

To: Heather Forest, City of Sacramento

300 Richards Blvd., 3rd Floor

Sacramento, CA 95811

From: Oak Park Neighborhood Association Board of Directors

Date: September 23, 2009

RE: Curtis Park Village (P04-109)

We, the Oak Park Neighborhood Association, support the efforts of the Sierra Curtis Park Neighborhood Association, in their efforts to create the best possible Curtis Village on the rail yard site. Although we support a development project on the proposed rail yard site, we do not support the current project as it is being proposed. We feel that it is flawed in nature.

We share with them a strong desire to see the site developed and we share the concerns for a missed opportunity to make this development an asset to all of Sacramento. The current proposal does not satisfy the requirements of good urban planning with a true pedestrian friendly, mixed design (income and use) and a plan that looks into the future.

For example, the project proposes over 200,000 square feet in retail development, a large portion of that being parking. Also, this development has cut off the some of the proposed residential development from the public transit system, effectively creating an island of inaccessibility. The proposed fix was a very awkward pedestrian bridge in an attempt to mitigate accessibility. We think it is critical for the development to have a well-designed pedestrian bridge that will improve accessibility to the commercial area from Sacramento City College. The developer has put forth a very suburban proposal for a very urban neighborhood.

It is our hope that the City of Sacramento and the developer Paul Petrovich, will take a page from the SACOG Regional 2030 Master Plan, actualizing the sentiments of the regions' community development plan, by highlighting walk able, viable, mixed use mixed income development. Communities that can be become the City's earmark for urban development, while at the same time matching the desire of the community.

So, it is with strong support that we urge the City Council and the developers Paul Petrovich to consider the issues raised by the Sierra Curtis Park Neighborhood Association and make this a more pedestrian and bike friendly, mixed use design that will have a smaller commercial footprint and reduce the amount of regional traffic drawn to our neighborhood streets.

Respectfully,

*Signed by*

Joany Titherington, President

*signed by*

Michael Boyd, Vice President