



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

EXHIBIT F

February 1, 2024

Carter Williams
Development Services Department
City of Reno
1 East First Street
Reno, NV 89501

RE: North Virginia and Webb Industrial Conditional Use Permit – LDC24-00035 – RTC Comment Letter

Dear Mr. Williams,

RTC appreciates the opportunity to comment on the proposed North Virginia and Webb Industrial Conditional Use Permit located on the north side of North Virginia Street east of its intersection with Stead Boulevard in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County to create developments that improve regional transportation by reducing congestion, expanding mode share, and designing walkable neighborhoods.

The purpose of this letter is to make comments ensuring that the Project is in compliance with approved RTC plans, programs, and initiatives, and to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

2050 Regional Transportation Plan (RTP)

This project impacts a regional road, North Virginia Street, which is identified as an arterial with a moderate access control as identified in Appendix D – Access Management in the [2050 RTP](#).

The Policy level of service (LOS) standard for North Virginia Street is LOS D.

North Virginia Street between Panther Drive and Stead Boulevard, adjacent to the proposed project, has been identified in the 2050 RTP for “Capacity” enhancements in the 2026-2030 timeframe. City staff along with the project sponsor should coordinate project design efforts with RTC to ensure consistency. Further details are included below.

North Virginia Street Multimodal Project

RTC would like to inform the project sponsor of the North Virginia Street capacity and multimodal project currently in preliminary design located on North Virginia Street between Panther Drive and Stead Boulevard. Please plan to coordinate construction efforts as necessary, and contact Garrett Rodgers at grodgers@rtcwashoe.com with any questions.

Regional Road Impact Fee Capital Improvement Plan

The 2050 RTP and the [7th Ed Regional Road Impact Fee Capital Improvement Plan](#) (RRIF CIP) identifies N. Virginia St. from Panther Dr. to Stead Blvd to widened from 2 lanes to 4-lanes in the 2026-2030 timeframe. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right of way for RRIF CIP improvements and dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. See the attached typical 98' right of way section for a 4-lane facility. Additional right of way may be required for dedicated turn lanes at intersections.

The applicant may be eligible for RRIF Waivers for right-of-way and/or construction for of improvements to N. Virginia St. through a RRIF Offset Agreement. To be eligible for RRIF Waivers against the RRIF Program, capital improvements must be included in the RRIF CIP. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Jeff Wilbrecht, RTC Engineering Manager at 775-335-1827.

RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at MWilliams@rtcwashoe.com, or by mail at the following address:

RTC Development Review
1105 Terminal Way, Suite 211
Reno, NV 89502

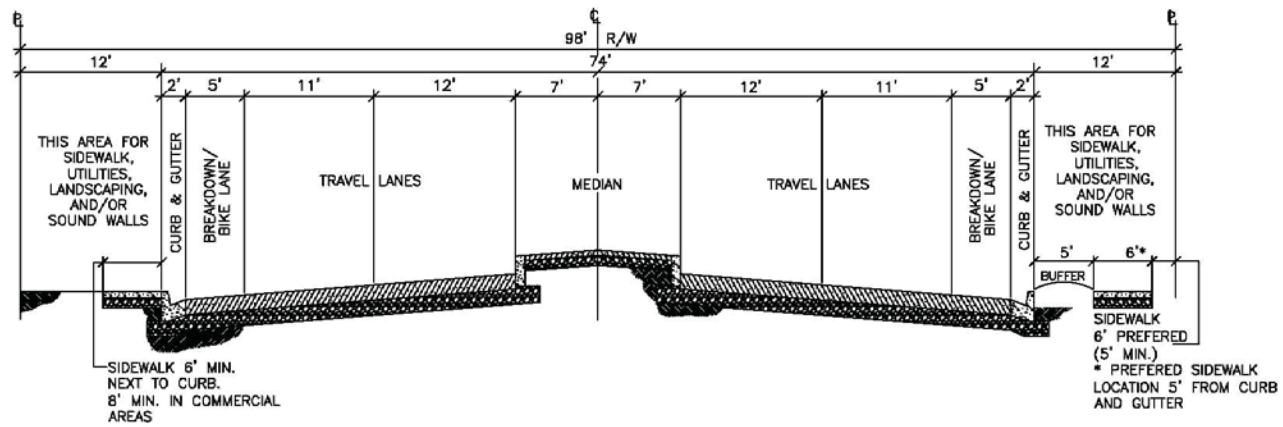
Sincerely,

A handwritten signature in black ink, appearing to read 'Marquis Williams', written over a horizontal line.

Marquis Williams
Senior Technical Planner

Attachments:
4 Lane ROW Typical Cross-Section

TYPICAL 4-LANE RIGHT-OF-WAY SECTION



TYPICAL 98' RIGHT-OF-WAY SECTION
FOUR TRAVEL LANES

REGIONAL TRANSPORTATION COMMISSION
RIGHT-OF-WAY SECTION

