



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

July 31, 2024

Jeff Foster
Development Services
City of Reno
1 East First Street
Reno, NV 89501

RE: Apartments at Dandini – Major Site Plan Review – LDC25-00001 – RTC Comment Letter

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the proposed Apartments at Dandini project located in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote 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, Dandini Boulevard, as 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 Dandini Boulevard is LOS D.

Ongoing Engineering Projects

RTC would like to make the project sponsor aware of the US395 / Pyramid Connection project. Information about this project can be found on the RTC website here: <https://rtcwashoe.com/projects/pyramid-highway-us-395-connection-project/>.

The project began in 2008 and received a Record of Decision following the National Environmental Protection Act in February 2018. The project has been split into many phases, the first of which is being led by NDOT and is currently under construction. This phase includes widening Pyramid Highway between Queen Way and Golden View Drive. Phases 3 and 6 of the Connector project include elements that **run directly through the development parcel in question**. The Connector alignment is currently included in Phase 3 while the interchange to the west of Sun Valley Boulevard is included in Phase 6. The scope and limits of each phase are subject to change as we further analyze potential packaging scenarios for the overall US395 / Pyramid Connection Project. The US395 / Pyramid Connector is included in the Regional Transportation Plan for phases to be incrementally completed through 2050.

RTC is advancing the design of the entire US395 / Pyramid Connection project to a 30% level (including the phases referenced above). This alignment is consistent with what was approved in the NEPA Record of Decision for the project.

Please feel free to reach out to Amanda Calegari, RTC Engineering Manager (acalegari@rtcwashoe.com) for more details related to the project.

Traffic Impact Study

RTC has reviewed the traffic impact study, and has the following comments for consideration by the City:

- The traffic study needs to analyze the requirement for turn lanes at driveways based on RTC's Access Management Standards contained in the RTP. Dandini Boulevard is a moderate access control roadway so a right turn lane would be required for the project driveway.
- Optimizing signal splits at the Dandini /Sun Valley intersection may not be a viable strategy for recommended mitigations because it would affect the coordination of signals on Sun Valley.
- For the 2045 analysis, RTP projects need to be taken into account including the Pyramid Connector Project. Please share a copy of the revised traffic study upon completion.

Active Transportation & Transit Orientation

RTC supports the goals and principles outlined in the Reno Master Plan, which emphasize mixed-use, transit-oriented development and community revitalization projects that encourage walking, bicycling, and easy access to transit. In order to enhance walkability, bikeability, and transit use, the City should consider requiring installation of wide sidewalks, pedestrian lighting, ADA-compliant curb ramps, and easily accessible bike racks as a condition of project approval.

Additionally, RTC encourages the incorporation of pedestrian-oriented building design strategies such as placing of building facades along the sidewalk, locating surface-level parking behind the building and away from walkways, and strategically including entrances and windows facing the street for convenient pedestrian access.

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,



Marquis Williams
Senior Technical Planner

From: [Chisholm, Kyle W](#)
To: [Jeff Foster](#)
Cc: [Rodela, Brett A](#); [Lee, Scott](#); [Searcy, Adam T](#)
Subject: Re: [EXTERNAL] Current Development Projects Submitted July 8, 2024
Date: Monday, July 15, 2024 9:04:51 AM
Attachments: [Outlook-horiz2_web.png](#)

Hi Jeff,

In regards to Case No. LDC25-00001 (Apartments at Dandini), WCSD offers the following comments based on our initial review of the application:

- WCSD currently doesn't anticipate any issues accommodating students potentially generated by this development. The subject site is currently zoned for Allen Elementary, Desert Skies Middle, and Hug High schools. School zoning is subject to change based on WCSD processes and approvals.
- Due to the topography of the site and the fact that the site is located in a "walk zone" for Allen Elementary, a condition of approval is recommended to ensure adequate ADA compliant walkways are provided to Sunflower drive and between Areas A & B, as shown on the Site Circulation Plan page A0.3.7. It is also recommended that the property owner be required to keep these walkways clear of snow and ice in the winter months for the safety of the children.
- WCSD has collaborated with the Applicant's representative on WCSD Bus pick-up/drop-off locations shown on the Site Circulation Plan page A0.3.7. The proposed plan locations/routes are adequate for WCSD's ability to provide transportation services to the facility. However, to ensure WCSD's ability to serve Area C, a condition of approval is recommended requiring that an improved school bus turnout with signage and benches be provided along Dandini Blvd and at the site entrance and roundabout in Area A, in accordance with the plan.

Thank you for the opportunity to comment, please let me know if you have any questions.

Regards,

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net

July 24, 2024

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Apartments at Dandini; 035-011-04 & 035-031-01
Major Site Plan Review; LDC25-00001

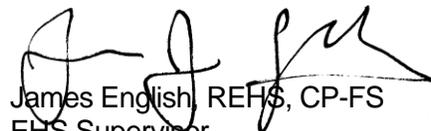
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application and has no concerns for its approval as submitted.
2. The proposed development and subsequent parcel shall be served by community water and sewerage systems.
3. If the application is approved all subject civil improvement or building plans must be routed to EHS for review and approval.

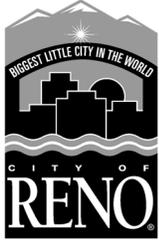
If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@nnph.org regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health





Environmental Control

MEMORANDUM

Date: July 23, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **July 8, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated July 8, 2024. We offer the following comments or conditions:

Apartments at Dandini- LDC25-00001

EC has no comment on the application for a Major Site Plan Review.

Viewpoint Apartments Access Road - LDC25-00002

EC has no comment on the application for a Major Site Plan Review.

From: [COOPER, CLIFFORD E](#)
To: [Jeff Foster](#)
Subject: LDC25-00001 Apartments at Dandini
Date: Monday, July 15, 2024 1:39:46 PM

Jeff,

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait