



Arrowleaf ON HARVARD

168 AFFORDABLE WORKFORCE APARTMENTS

Presented by PacWest Housing, LLC

Arrowleaf will help fill the ongoing need for affordable housing in the Reno area, providing 168 affordable workforce apartments on a 5.18-acre site off Harvard Way.

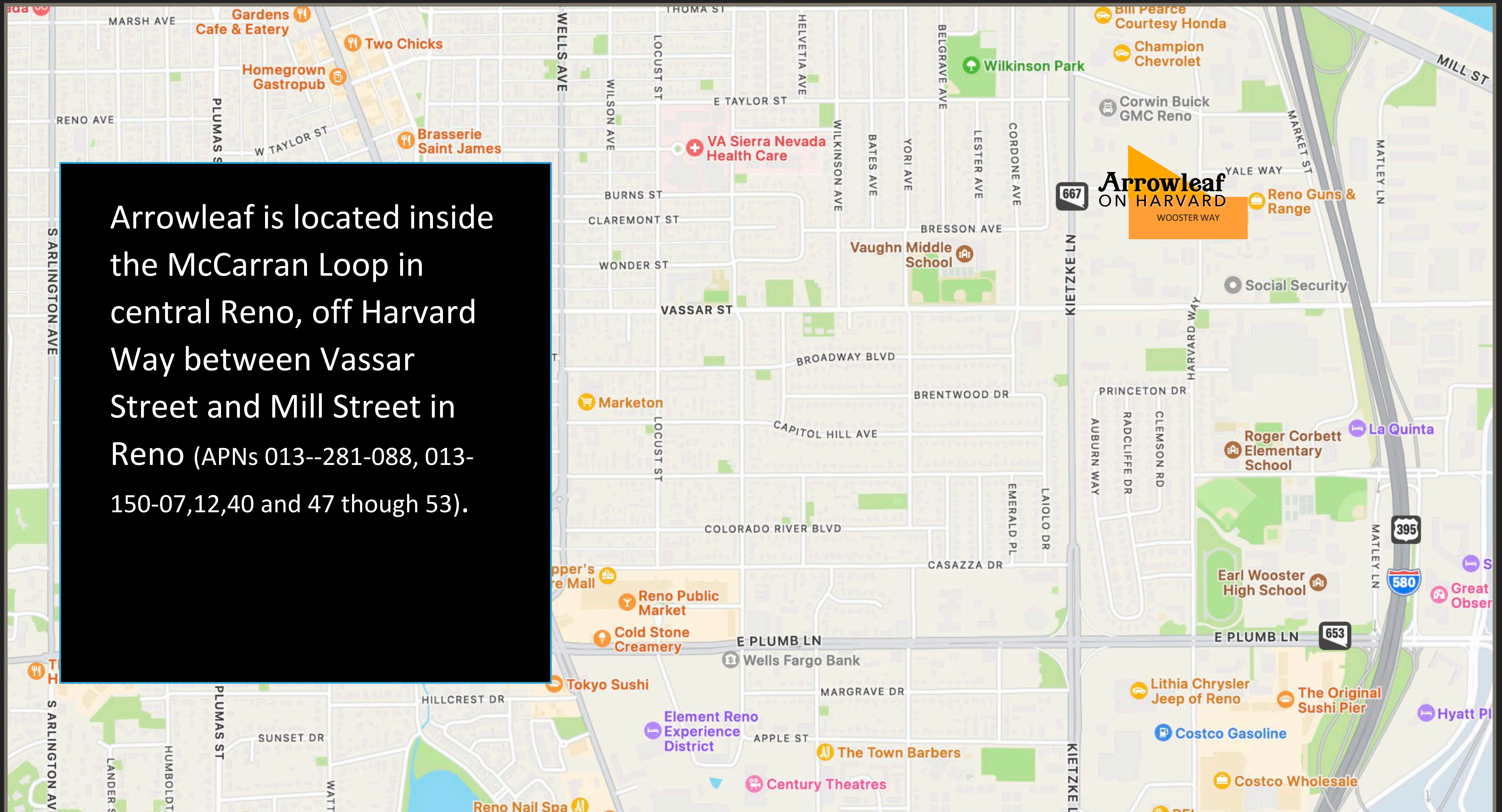
Use of the Average Income Set Aside provides for rent/income restrictions from 40% AMI to 70% AMI.

Eleven of the units will be restricted to households earning 40% AMI or less.

THE LOCATION

Arrowleaf
ON HARVARD

Arrowleaf is located inside the McCarran Loop in central Reno, off Harvard Way between Vassar Street and Mill Street in Reno (APNs 013--281-088, 013-150-07,12,40 and 47 through 53).



The site offers convenient access to I-580 and Highway 395, as well as to public transportation, including bus service on Vassar and rapid transit bus service on South Virginia Street.

The project is also close to:

Shopping

Parks

Medical Facilities

Social Services

Other Businesses

THE LOCATION

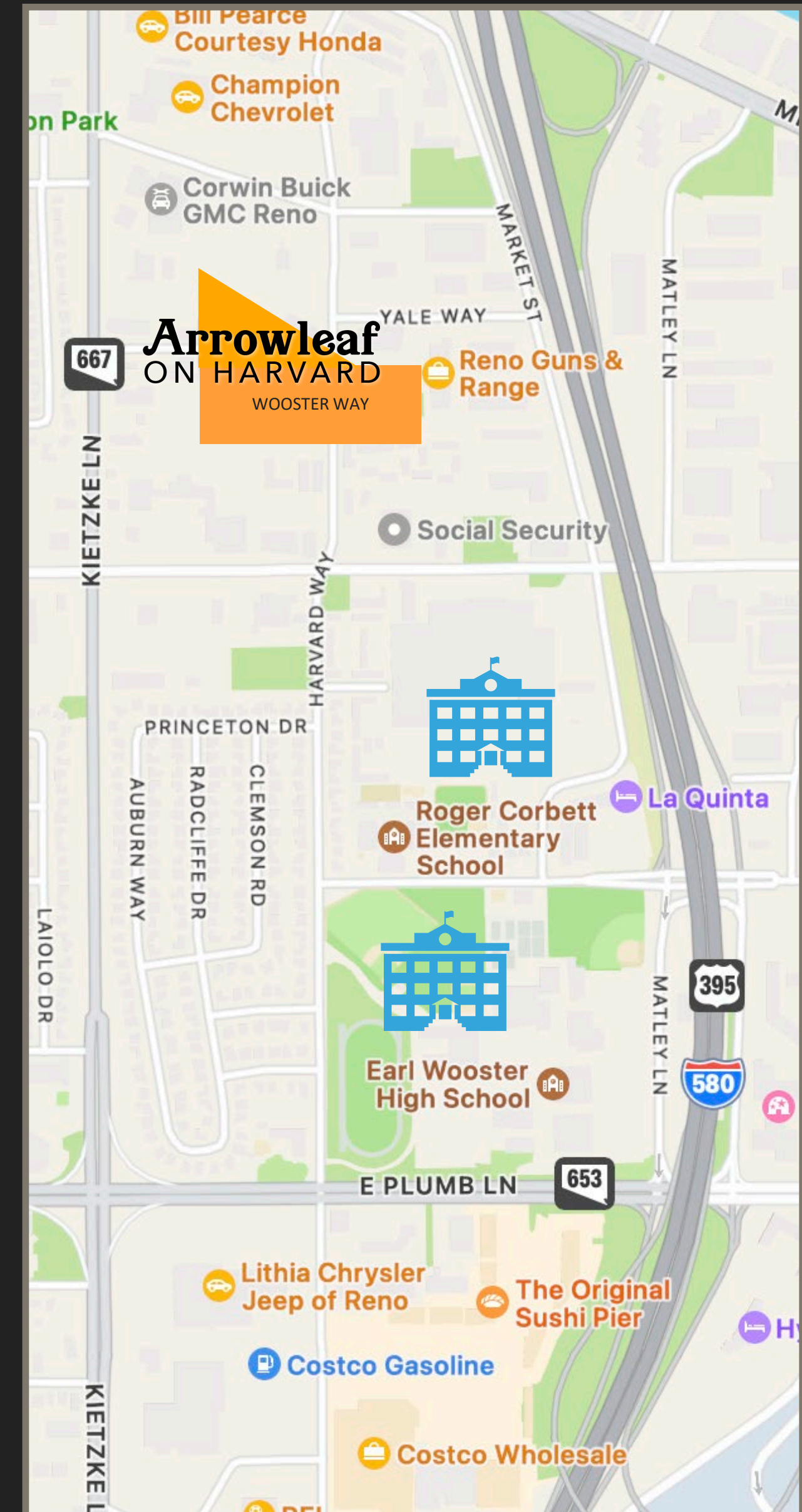
Arrowleaf
ON HARVARD

Arrowleaf is within walking distance of:

Roger Corbett Elementary School

Vaughn Middle School

Wooster High School



PROJECT SUMMARY

Total Area	+ - 5.18 acres
Total Number of Units	168 apartments
Number of Buildings	6 (including a clubhouse and maintenance building)
Project Density	32.43 units/acre (168 units / 5.18 acres
Parking Required	179: 168 spaces (1 per unit), 11 clubhouse
Parking Provided	231 spaces (includes 168 covered spaces)
Landscape Area Required	1.04 acres - 20%
Landscape Area Provided	1.54 acres - 30%

The project will include two 3- story (24-unit) buildings and two 5- story (60-unit) buildings offering:

52 1-bedroom, 1- bath units averaging 650 s.f.

90 2-bedroom, 2-bath units averaging 880 s.f.

26 3-bedroom, 2-bath units averaging 1090 s.f.

THE COMMUNITY

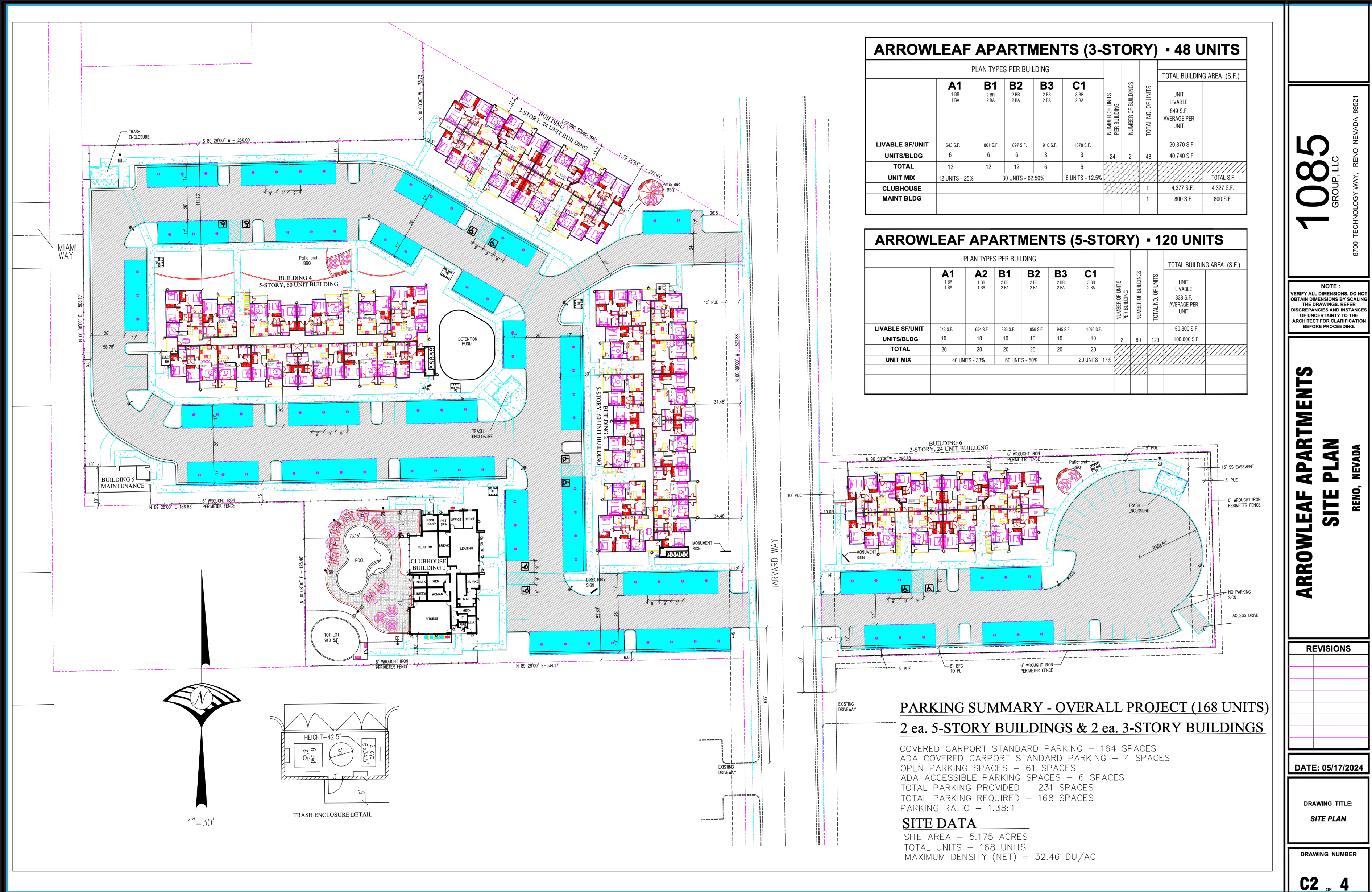
Arrowleaf
ON HARVARD



Arrowleaf features a 4,377 s.f. clubhouse, which will include a leasing center, offices, a club room and fitness center, and a pet spa. Also included will be a pool, tot lot and three BBQ patio areas.

THE COMMUNITY

Arrowleaf ON HARVARD



There are 231 off-street, on-site parking spaces on the site, of which 168 will be covered.

The RMC off-street parking requirement is 1 space per 1,250 s.f. per unit. All of the units are under the 1,250 sf threshold and thus 168 stalls would be required. The 4,377 s.f. Club House requires 1 space per 400 s.f. or an additional 11 spaces, bringing the total required to 179 covered spaces.

A “monument” sign will be used to indicate the development entrance and identifying the name of the development.

The entry signs will be architecturally designed to reflect the overall character of the project.

Typical residential numbering will be used on residential units as applicable.

All signage will be in accordance with RMC and Reno Fire requirements.

Site lighting within the Arrowleaf Apartments will adhere to the lighting standards contained in the RMC. A photometric plan has been provided with application materials to detail proposed lighting.

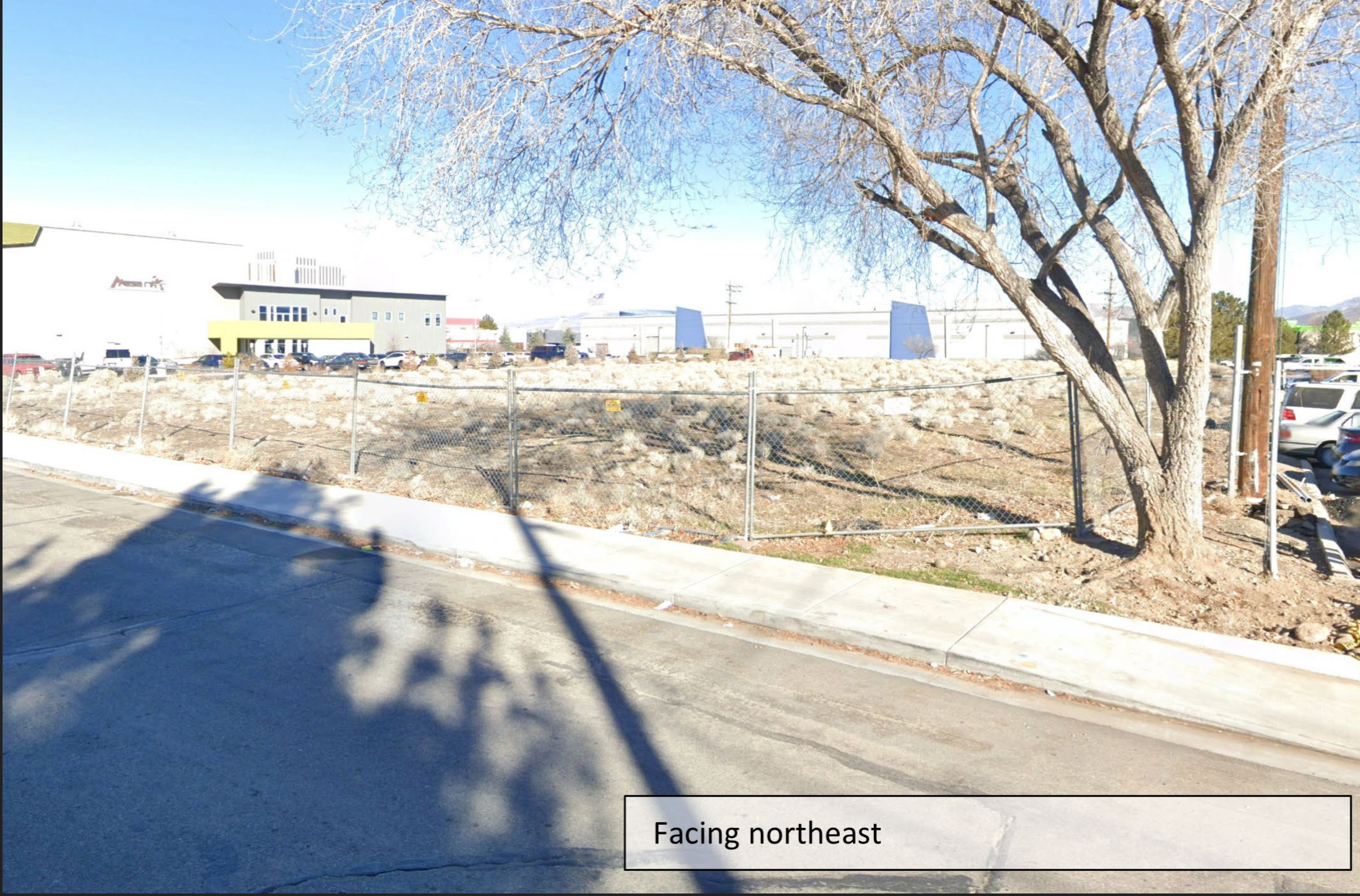
The project site has one vacated building on the property. The remaining property is undeveloped.

Surrounding properties include apartments to the south, commercial businesses to the west, a car dealership parking area and a climbing gym to the north, and commercial businesses to the east.

EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



Facing East toward Harvard Way

The project site has a Master Plan designation of Suburban Mixed Use (SMU). The surrounding properties also have a Master Plan designation of Suburban Mixed-Use (SMU).

The zoning designation of the project site is General Commercial on 3.22 acres and MF-30 on the remaining 1.96 acres. The surrounding properties are Zoned General Commercial (GC).

MASTER PLAN AND ZONING DESIGNATIONS

DIRECTION	MASTER PLAN	ZONING	CURRENT USE
North	Suburban Mixed Use	General Commercial	Auto Dealer Parking Lot, Mesa Rim Climbing Center
East <i>Adjacent and Across I-580</i>	Suburban Mixed Use	General Commercial	Developed Commercial
South	Suburban Mixed Use	General Commercial	Multi-Family
West	Suburban Mixed Use	General Commercial	Developed Commercial



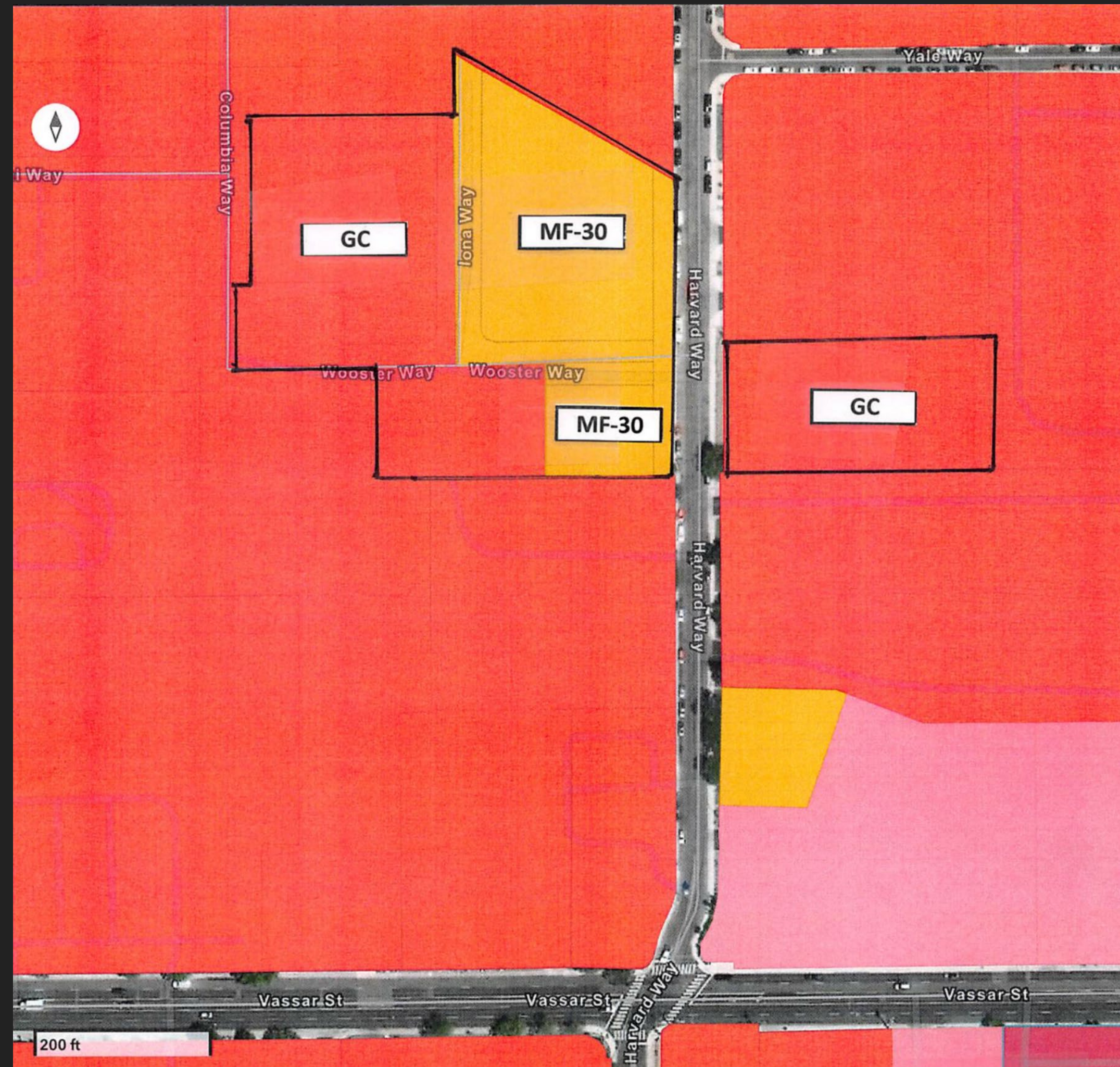
EXISTING MASTER PLAN DESIGNATION

Suburban Mixed Use (SMU)



EXISTING ZONING DESIGNATION

Multi-Family Residential - 30 DU/acre (MF-30)
And General Commercial (GC)



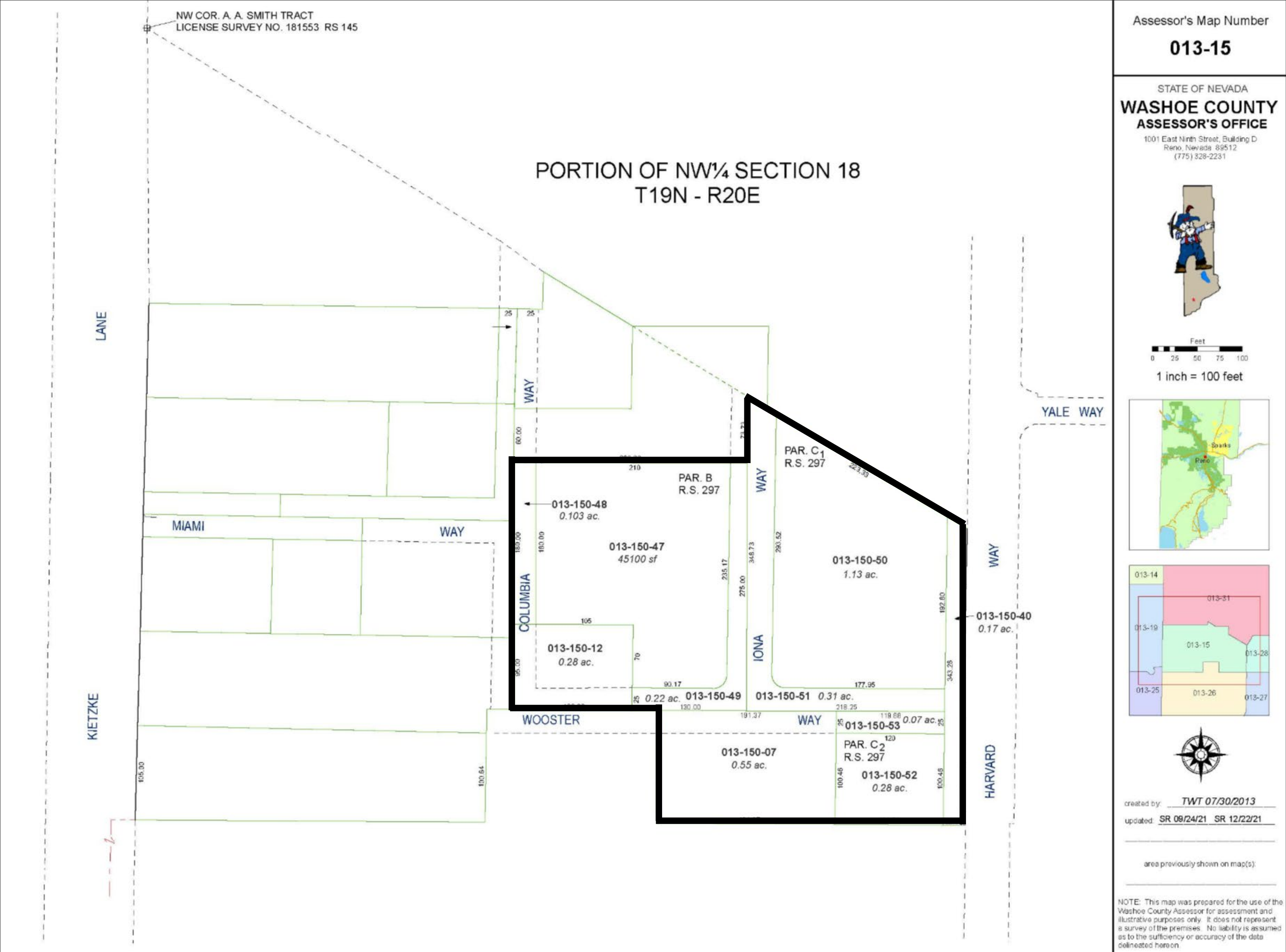
ASSESSOR'S PARCEL MAP 013-15

Assessor's Parcel #s Harvard West

APN	AREA	ZONING
013-150-47	1.035	GC
013-150-48	0.103	GC
013-150-12	0.280	GC
013-150-49	0.220	GC
013-150-51	0.310	MF-30
013-150-50	1.130	MF-30
013-150-40	0.174	MF-30
013-150-53	0.070	MF-30
013-150-52	0.280	MF-30
013-150-07	0.551	GC
TOTAL	4.153	

Assessor's Parcel #s Harvard East

APN	AREA	ZONING
013-281-08	1.022	GC
GRAND TOTAL	5.175	



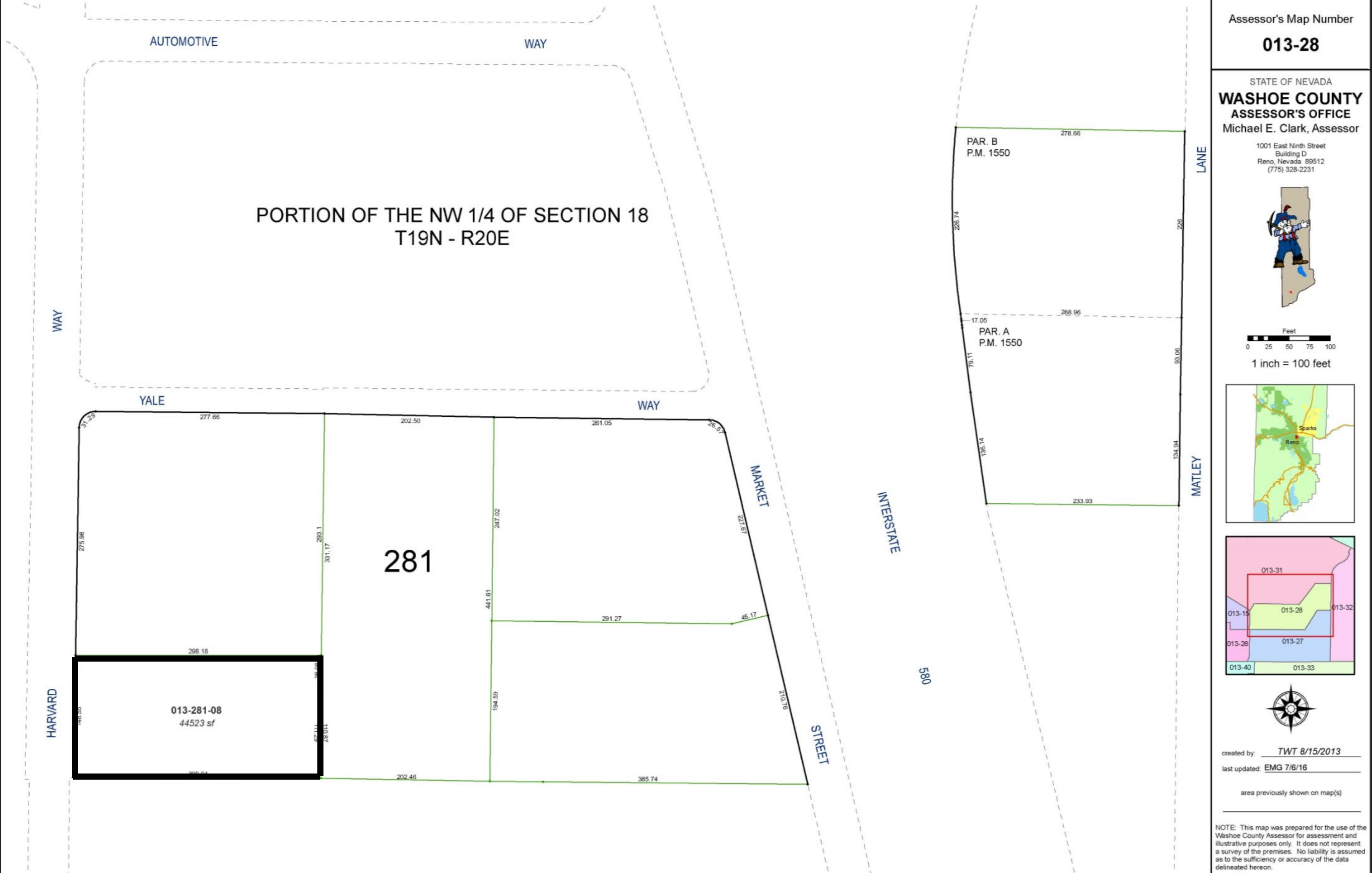
ASSESSOR'S PARCEL MAP 013-28

Application Request

The application is a request for:

- 1) A Zone Change from MF-30 to GC on 1.96 Acres of the 5.18 acre site.
- 2) A Conditional Use Permit

a. Per RMC18.03.302 (c)(2), a Conditional use permit is required if 100 or more multi-family units are developed in a (GC) zoned property.



A goal of the Reimagine Reno Master Plan is to promote responsible and well-managed growth, encouraging development within areas adjacent to existing infrastructure. The proposed project, in this location, accomplishes this goal.

The availability of housing opportunities is a regional concern in northern Nevada. The Master Plan addresses the need for additional moderate to high density housing, similar to the type of development outlined in this application.

Arrowleaf
ON HARVARD

TRIP GENERATION DATA (PROVIDED BY HEADWAY TRANSPORTATION)

Trip generation estimates were calculated based on average trip rates presented in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. Since this is an Affordable Housing project, trip generation estimates were calculated using 'Affordable Housing' (ITE Code 223) rates.

Estimated Project Trips
(Daily, AM peak hour, PM peak hour trip generation estimates)

Land Use (ITE Code)	Quantity	Daily			AM			PM		
		Total	In	Out	Total	In	Out	Total	In	Out
Affordable Housing (223)	168 Units	808	404	404	84	24	60	77	46	31

Arrowleaf is expected to generate 808 Daily trips, 84 AM peak hour trips, and 77 PM peak hour trips.

TRIP GENERATION CONCLUSION (PROVIDED BY HEADWAY

TRANSPORTATION)

The City of Reno Municipal Code (Vehicle Access/Circulation and Traffic Analysis - 18.04.601) requires a Traffic Entry and Access Study if a proposed development is anticipated to generate more than 100 peak hour trips.

The trip generation for this project is below the City of Reno requirements for a Traffic Entry & Access Study with 84 trips anticipated during the AM peak hour and 77 trips anticipated during the PM peak hour.

At this relatively low trip generation, the proposed project is not expected to have any significant impact on local traffic operations. No further study is recommended. The project access points should be designed and constructed to provide adequate intersection sight distance lines.

ZONING MAP AMENDMENT FINDINGS (RMC 18.08.304(e))

1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250

The property being developed and partially re-zoned was subdivided back in 1957. The Record of Survey that created the parcels also included interior parcels for the streets which are known as Wooster Way, Iona Way and Columbia Way, these streets were never improved or dedicated. As time progressed, the property was never developed as originally contemplated. The Arrowleaf Apartment complex will be developed over the entire area, a reversion to acreage map will be filed eliminating the existing property lines creating one parcel. The Zone Change is being requested to provide for a consistent Zoning over the property. All adjoining properties have a consistent zoning with the zoning being proposed, General Commercial. The Zone Change request does change the components of Title, and does not conflict with NRS section 278.250(2).

2) The amendment is in substantial conformance the Master Plan.

The Zone Change being requested is in substantial conformance with the Masterplan.

1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;

The project site is currently zoned MF-30 and GC. The application includes a request to re-zone the MF-30 zoned property to GC. The proposed residential project is consistent with this zoning. The project has been designed to meet the requirements of the City of Reno zoning ordinance development standards.

2) The proposed land use and project design is compatible with surrounding development; The proposed use and project design is compatible with surrounding development. Property to the south is Multi-Family. There are commercial uses to the north, east and west.

3) The proposed land use and project design is consistent with applicable development standards; The project has been designed to meet the requirements of the City of Reno zoning ordinance development standards for the GC zoning district and any other applicable development standards.

Continued

4) Public services and facilities are available to serve the project, or will be provided with development;

All utility infrastructure needed to serve the project is in place and/or can easily be extended to serve the project. Access to the site is directly from Harvard Way, an existing public street.

5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area.

The proposed project use (Apartments) is compatible with the use and zoning designations found to the north, south, east, and west of the subject property as it shares the same use characteristics and zoning designation of GC. The proposed density on site is consistent with the GC zoning standards and anticipated development type within this zoning district. The proposed project use is compatible to the surrounding uses.

Continued

6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and

b. Any hazard to persons and property.

The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution, or odor which would be detrimental to, or constitute a nuisance to area properties. Additionally, the granting of the special use permit would not generate any hazards to nearby persons and/or property.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS

18.087304(E)

1) Consistency with Reno Master Plan

The project site has a Master Plan designation of Suburban Mixed Use and is zoned General Commercial (GC) and Multi-family (MF-30). A Zone Change application is being submitted concurrently to re-zone the MF-30 to GC. The City of Reno Master Plan generally encourages development within areas adjacent to existing infrastructure. The Master Plan also addresses the need for additional moderate to high density housing, similar to the type of development outlined in this application. Moderate density housing on this property fills a gap in housing stock and seeks to increase the overall supply of housing in the region.

(2) Compliance with This Title

The project plans have been designed to be in compliance with Title 18, including the GC zoning designation and development standards. With approval of this Zone Change and Conditional Use Permit for the apartment project, as described in this application, it is in compliance with Title 18.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS

18.087304(E)

Continued

(3) Mitigates Traffic Impacts

A trip Generation Study was prepared for the site. The City of Reno Municipal Code requires a Traffic Entry and Access study if a proposed development is anticipated to generate more than 100 peak hour trips. The trip generation for the proposed project is below the City of Reno requirements for a Traffic Entry and Access Study with 84 AM peak hour and 77 trips anticipated during the PM PM peak hour. At this relatively low trip generation, the proposed project is not expected to have any significant impact on local traffic operations.

(4) Provides Safe Environment

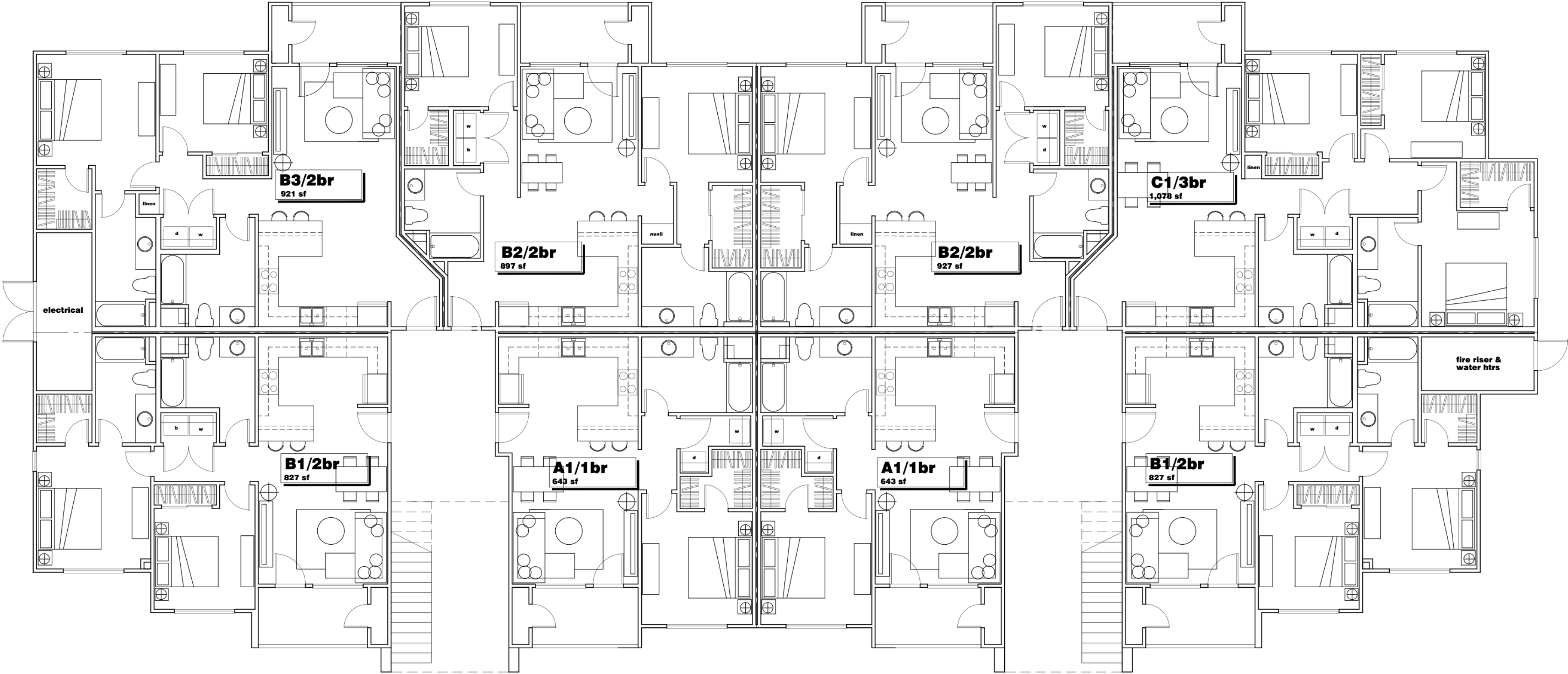
Because the project has been designed in accordance with RMC Title 18 and all public services, including police and fire, are available to serve this area, the project will provide a safe environment.

(5) Rational Phasing Plan

The project will be developed in a single phase.

Arrowleaf ON HARVARD

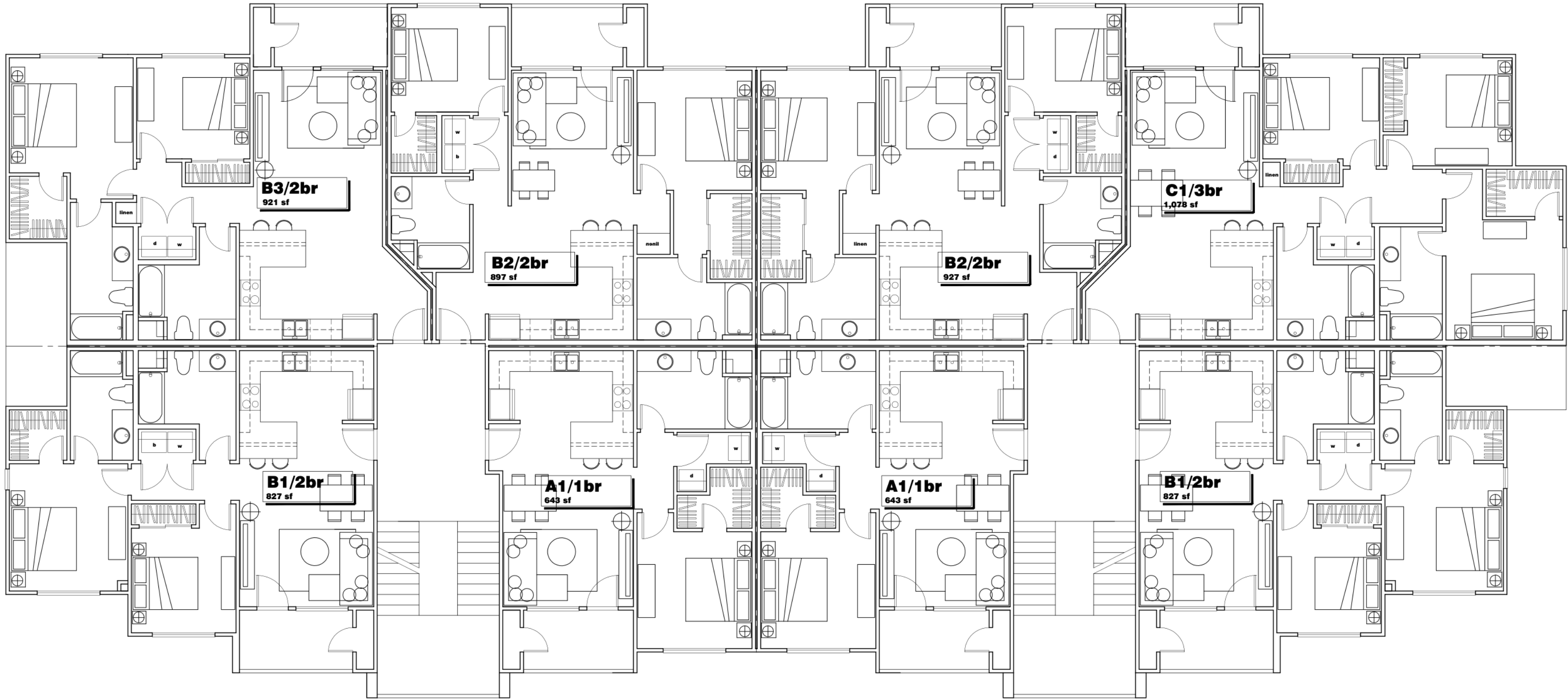
ARROWLEAF - CLUBHOUSE



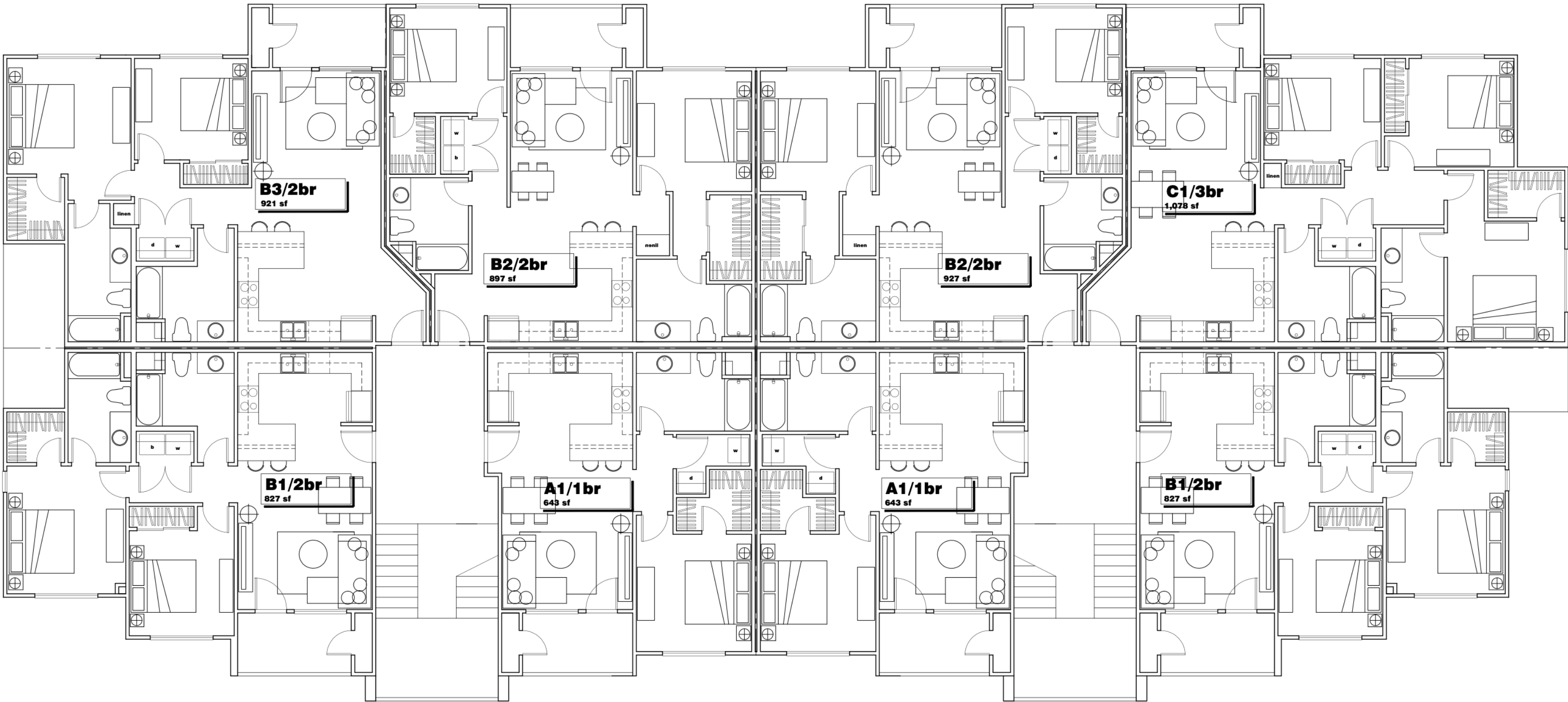
24 Unit Building Mix
1 br/25%
2 br/62%
3 br/13%

A1/1br 643 sf x 2 units = 1,286 sf
B1/2br 827 sf x 2 units = 1,654 sf
B2/2br 927 sf x 2 units = 1,854 sf
B3/2br 921 sf x 1 unit = 921 sf
C1/3br 1,078 sf x 1 unit = 1,078 sf
8 unit total = 6,793 sf

FIRST FLOOR



A1/1br	643 sf x 2 units = 1,286 sf
B1/2br	827 sf x 2 units = 1,654 sf
B2/2br	927 sf x 2 units = 1,854 sf
B3/2br	921 sf x 1 unit = 921 sf
C1/3br	1,078 sf x 1 unit = 1,078 sf
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C1/3br	1,078 sf x 1 unit = 1,078 sf
8 unit total = 6,793 sf	

THIRD FLOOR



The 3-story building will have a height of 29'-3" from the finish floor to the top plate.



SHEET A-10

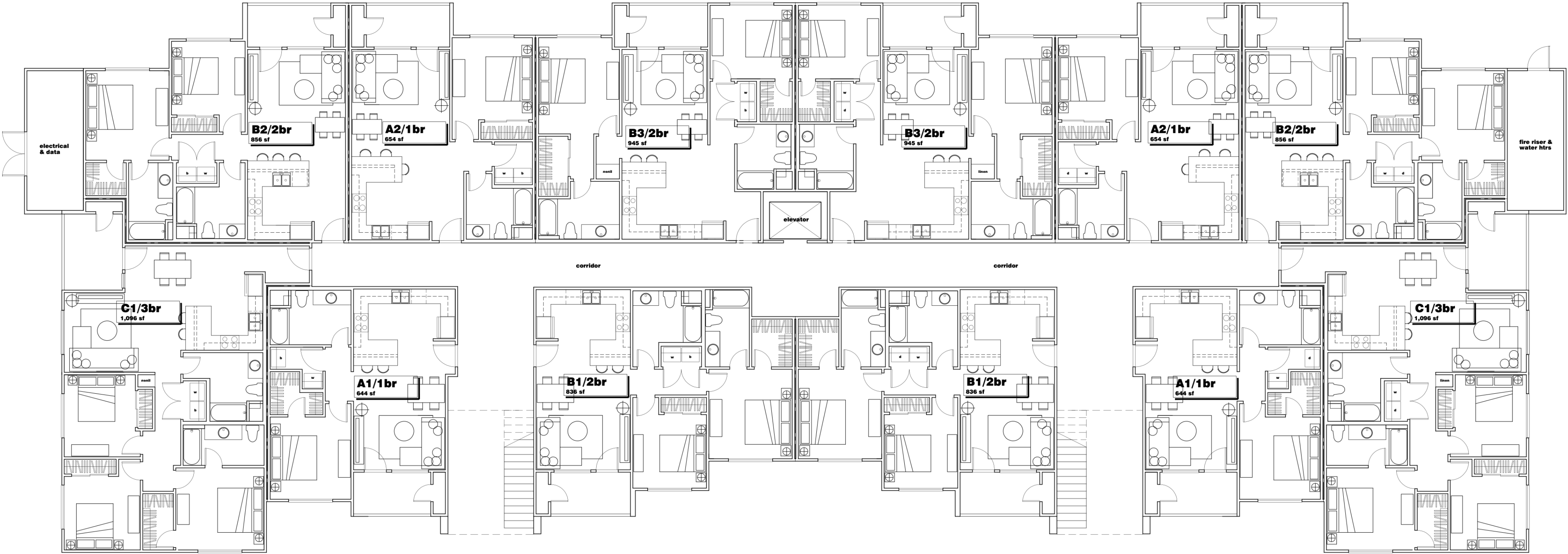




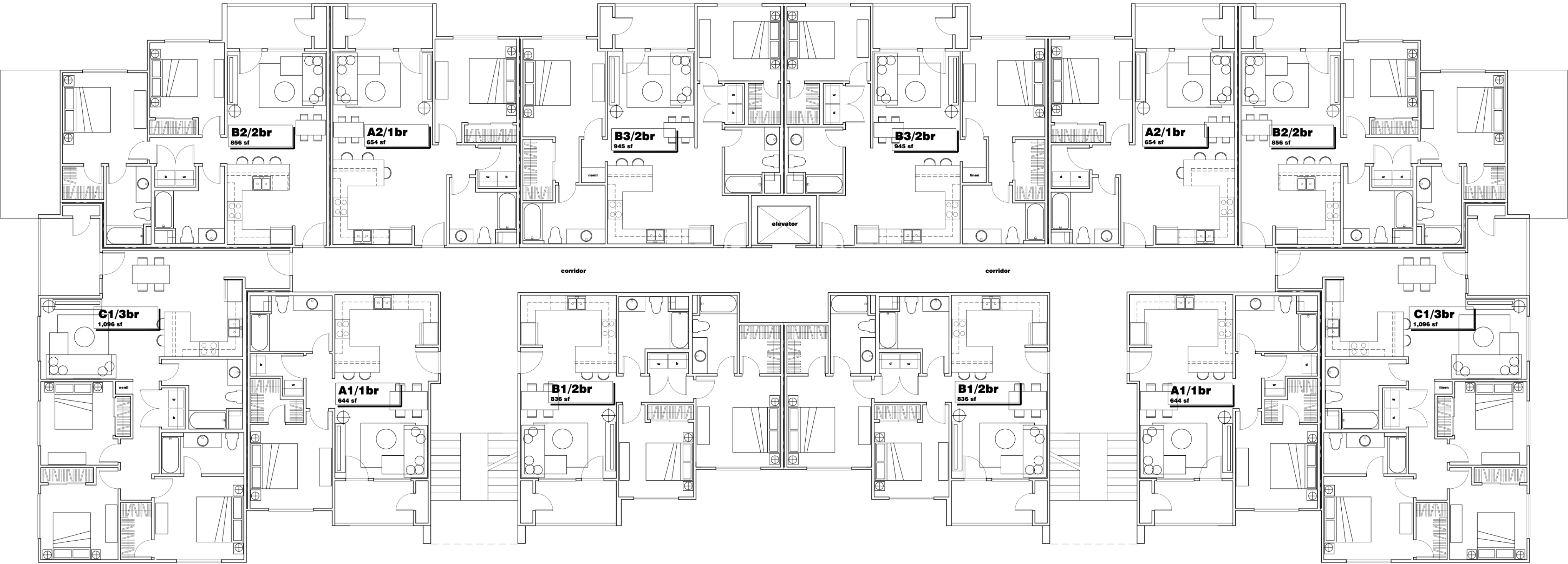








Units/Building Mix	
1 br/33%	
2 br/50%	
3 br/17%	
A1/1br	644 sf x 2 units = 1,288 sf
A2/1br	654 sf x 2 units = 1,308 sf
B1/2br	836 sf x 2 units = 1,672 sf
B2/2br	856 sf x 2 units = 1,712 sf
B3/2br	945 sf x 2 units = 1,890 sf
C1/3br	1,096 sf x 2 units = 1,096 sf
12 unit total = 10,062 sf	



A1/1br	644 sf x 2 units = 1,288 sf
A2/1br	654 sf x 2 units = 1,308 sf
B1/2br	836 sf x 2 units = 1,672 sf
B2/2br	856 sf x 2 units = 1,712 sf
B3/2br	945 sf x 2 units = 1,890 sf
C1/3br	1,096 sf x 2 units = 1,096 sf
12 unit total = 10,062 sf	

SECOND thru FIFTH FLOOR



The 5-story building will have a height of 49'-5" from finish floor to the top plate.

SHEET A-20

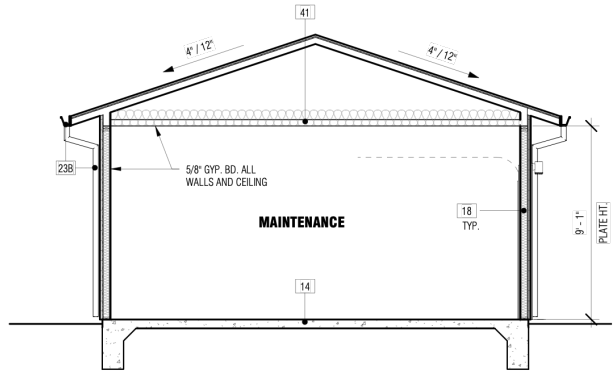




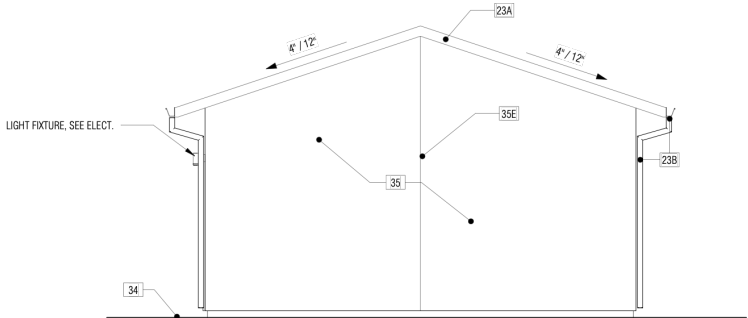




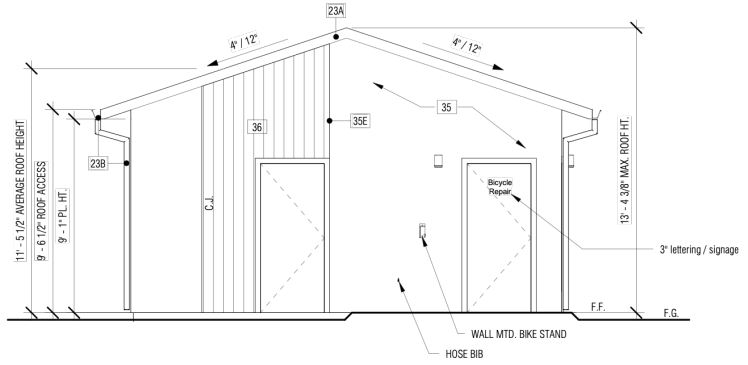
SHEET A-23



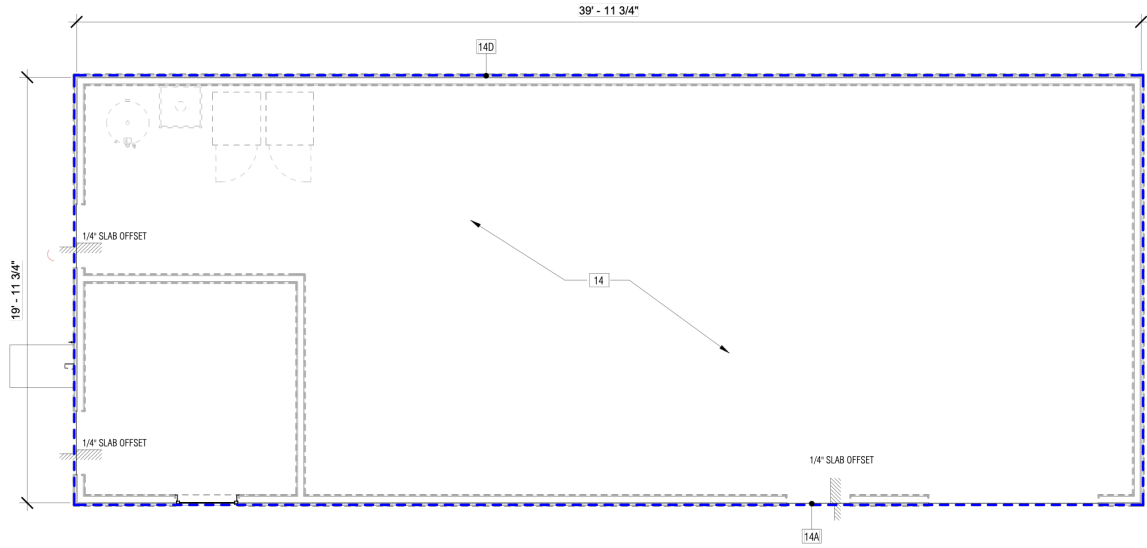
SECTION A
1/4" = 1'-0"



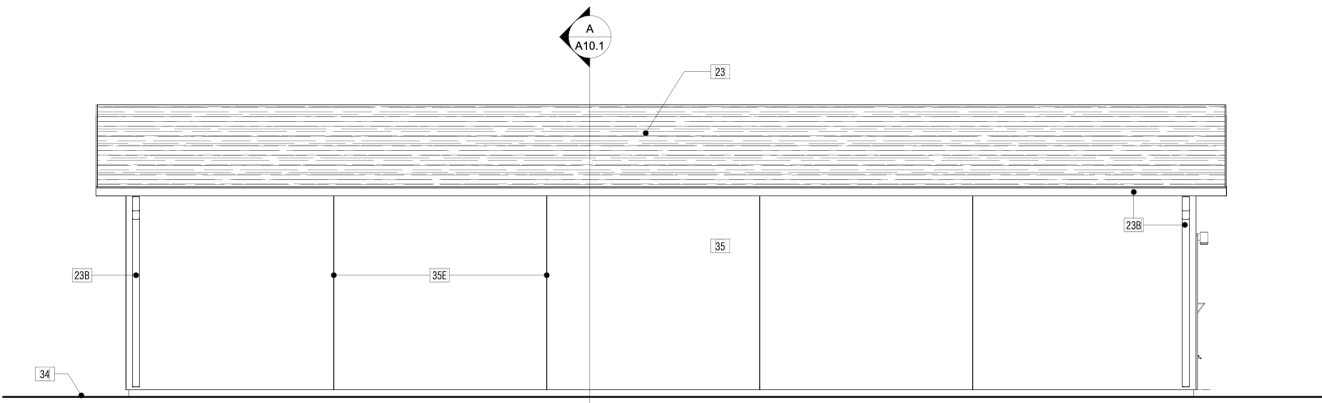
RIGHT ELEVATION
1/4" = 1'-0"



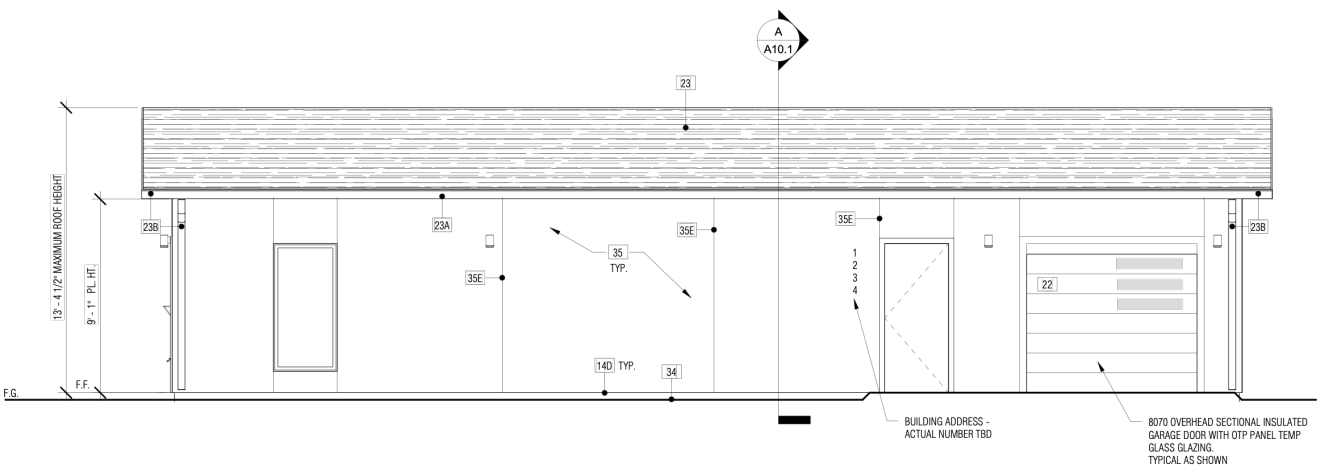
LEFT ELEVATION
1/4" = 1'-0"



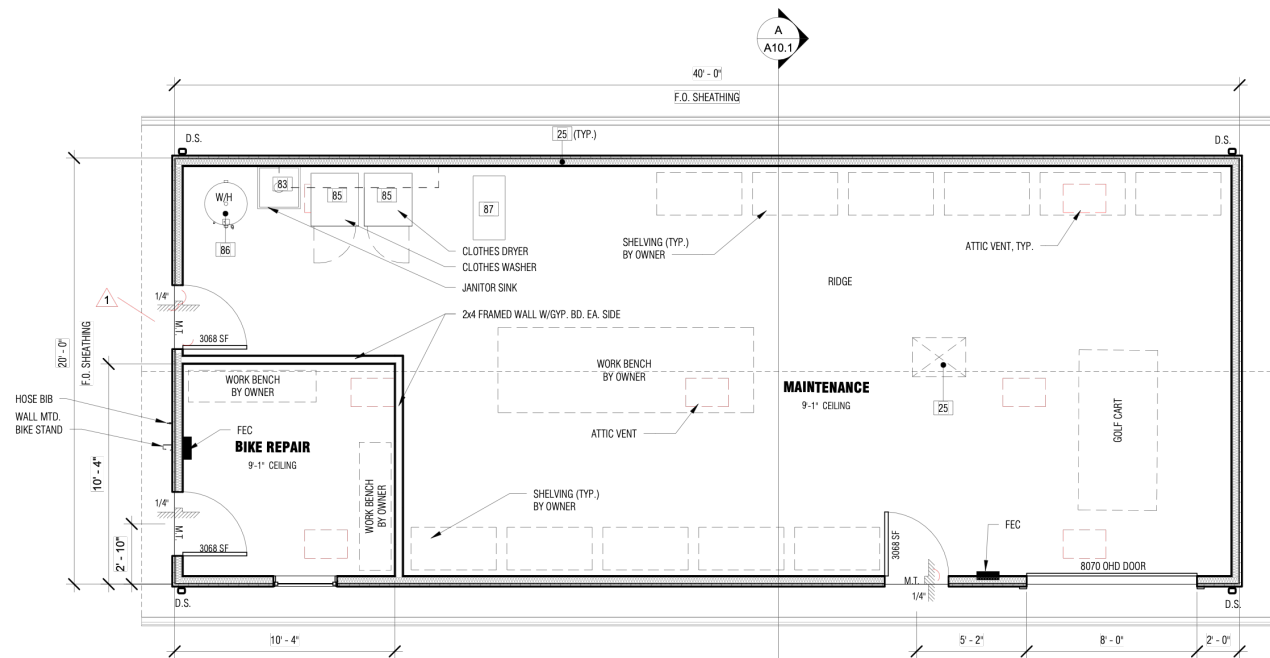
SLAB PLAN
1/4" = 1'-0"



BACK ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



FLOOR PLAN
1/4" = 1'-0"

1085
GROUP, LLC

8700 TECHNOLOGY WAY,
RENO, NEVADA 89521

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CLARIFICATION BEFORE PROCEEDING.

ARROWLEAF - Maintenance Build
HARVARD WAY
RENO, NEVADA

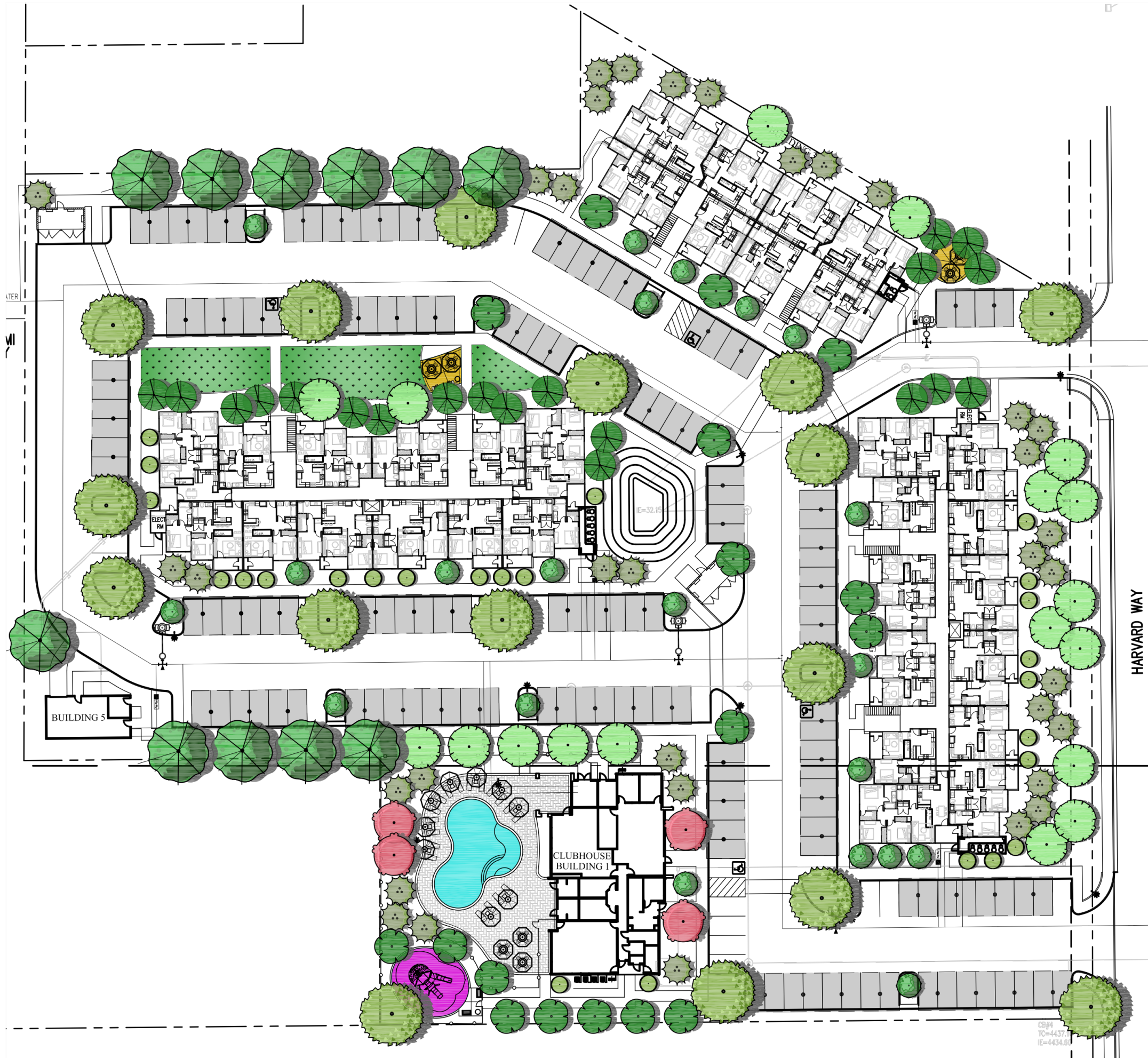
REVISIONS

DATE: 15 Sept. 2022

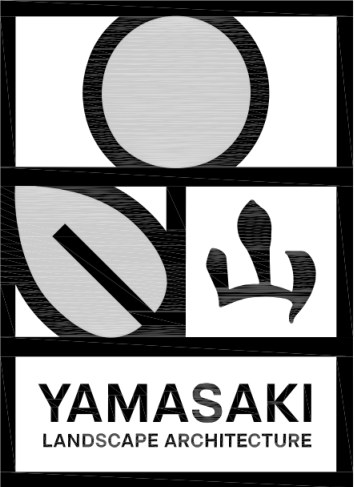
DRAWING TITLE:
FLOOR PLANS
EXTERIOR
ELEVATIONS
SECTIONS

DRAWING NUMBER

A-24



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CAR FRA	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam
	COR ALT	Cornus alternifolia / Pagoda Dogwood
	JUN MOO	Juniperus scopulorum 'Moonglow' / Moonglow Juniper
	MAL PRA	Malus x 'Prairifire' / Prairifire Crabapple
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine
	PI5 CHI	Pistacia chinensis / Chinese Pistache
	QUA ASP	Populus tremuloides / Quaking Aspen
	QUE PAL	Quercus palustris / Pin Oak
	RHA MON	Raphiolepis x 'Montic' TM / Majestic Beauty Indian Hawthorn



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AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

ARROWLEAF
APARTMENTS

HARVARD WAY
RENO, NEVADA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=30'-0"

Date: 9/12/24

File Name: AA PL

No. Date Revision

△

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Seal



Sheet Title

PLANTING
COVER