

## Exhibit H - NAB Comments & Public Comments

<b>Which Category Describes You</b>	NAB Member
<b>Case Number</b>	LDC23-00026 and 27
<b>Do you wish to opt-in to receive Reno Connect Development Project email newsletters?</b>	Yes
<b>NAB Member Comment Form</b>	
<b>Ward Number</b>	Ward Five (Neoma Jardon)
<b>Full Name</b>	Carly Borchard
<b>Contact Email</b>	ccborchard@gmail.com
<b>Contact Phone Number</b>	7758130420
<b>Compatibility of proposal with surrounding area.</b>	Compatible with residential and provides the "missing middle" for that area
<b>Traffic impacts &amp; pedestrian safety.</b>	Appears to be compatible with current traffic and improves pedestrian safety. Felt the presentation of the project to be very thorough with traffic statistics & entrance/exits
<b>Does the proposed design contribute to and enhance the character of the area.</b>	Yes - this will be a housing product not currently available in this area.
<b>Environmental impacts.</b>	None
<b>Leave other comments on this case here.</b>	Appreciate the common area space, sensitivity to neighbors and appears to be a good "infill" project all around.

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**Which Category Describes You**

NAB Member

**Case Number**

LDC23-00026 & LDC23-00027

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?**

Yes

**NAB Member Comment Form**

**Ward Number**

Ward Five (Neoma Jardon)

**Full Name**

Gary Cecil

**Contact Email**

garycecil621@msn.com

**Contact Phone Number**

9166079556

**Compatibility of proposal with surrounding area.**

While both projects are much denser than the existing single family homes, the townhomes seem very compatible.

**Traffic impacts & pedestrian safety.**

While I realize a more detailed traffic study was not mandated, I would have liked more detail to evaluate traffic impacts. Mae Anne is a busy street and I am somewhat concerned that new residents will want to turn left from the top of Grand Point to most quickly get to Robb Drive and its I-80 access. Knowing the quantity of Somerset traffic wanting I-80 access from the west side, the Robb intersection will get busier. Also, while it is admittedly affected by Christmas, when I drove to the location there was a great deal of traffic around the post office. As this is in between the two parcels, I wondered whether the post office traffic in general had been considered by Headway Transportation's analysis.

In terms of pedestrian safety, I was pleased to hear that the relevant section on the east side of Grand Point will get its first sidewalk. This is very important given the most likely walking route for children going to the nearby school would be on this sidewalk.

**Does the proposed design contribute to and enhance the character of the area.**

Both the North and South projects will fit in well aesthetically with the surrounding neighborhoods and the light commercial/retail areas immediately adjacent.

**Environmental impacts.**

I'm not qualified to comment on this. At time of writing, the final staff report is several weeks away and I will look forward to their comments on this issue. Regarding impacts on local schools, I was encouraged that the applicant had taken the time to contact

the elementary school (I believe) and verified it was not at full capacity. However, I would ask the City staff to confirm this independently.

I always wish I could have benefit of the staff report on development projects. As such, while at face value the applicant appears to have more than adequately addressed all possible issues, as a lay person NAB member, I must highlight a few concerns:

\* While one might assume that these projects are not sufficiently large to materially impact the existing infrastructure, the surrounding area already feels quite ""packed in"" and there are two other nearby projects under construction, so it is hard to gauge the cumulative effects.

\* I cannot say what (if any) effect the McQueen Neighborhood Planning Area Overlay might have on the applicant's statement that their projects meet all necessary findings.

\* The applicant has not yet made any overture to the surrounding neighborhoods. While this is not mandatory (unlike in unincorporated Washoe County) in Reno, I advised the applicant's representative to reach out before the Planning Commission review these projects. While our NAB keeps existing residents front-of-mind, we cannot predict all the potential concerns they may have. While I think there were some residents in attendance at last night's NAB meeting, it looked like they attended to gather more information. They might have feedback for the PC when it meets in January. I should finally say that, for me, there are some very positive elements to these projects. They almost define what I understand "infill" projects to be. These two lots have been undeveloped for a long time and they sit as ugly sites where previously excavated materials have been legally dropped. I like the look of the planned townhomes and I think they will improve the look of the overall area. Moreover, it will be good to see additions to the tax roll too."

**Leave other comments  
on this case here.**

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Leah Brock &lt;brockl@reno.gov&gt;

**LDC23-00027**

2 messages

**Bowers, Victoria** <VBowers@washoecounty.gov>  
 To: Leah Brock <brockl@reno.gov>

Mon, Dec 12, 2022 at 1:36 PM

Hi,

I wanted to express my concern regarding the proposed project for 78 townhomes at Grand Point and Mae Anne. I live in the neighborhood across the street, and I am concerned about the increase in traffic by adding 156 cars, assuming at least 2 per townhome, at this intersection. It is already very difficult to make a lefthand turn out of our neighborhood (heading East on Mae Anne) with the current traffic and drivers trying to turn left into the post office and the Raleys' shopping center. I feel that for this size of a parcel, the density of homes is too much. Thank you for your consideration.

**Victoria Bowers, MSW****Washoe County Human Services Agency | Social Worker**[vbowers@washoecounty.gov](mailto:vbowers@washoecounty.gov) | Cell: 775-386-7946 | Fax: 775-337-4495

350 S. Center St. Reno, NV 89501



In the event of an emergency and I cannot be reached, please contact my supervisor Lindsey Klaes at 775-530-2836 or the front desk at 775-337-4470.

**Serving Children, Adults and Seniors**

**Leah Brock** <brockl@reno.gov>  
 To: Joey Winter <winterj@reno.gov>

Tue, Dec 13, 2022 at 2:49 PM

[Quoted text hidden]

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**Leah Brock***(She/Her/Hers)**Assistant Planner*

Development Services

775-334-2178 (o) 775-870-5531 (c)

[Brockl@Reno.Gov](mailto:Brockl@Reno.Gov)

1 E. First St., Reno, NV 89505

[Reno.Gov](http://Reno.Gov) | Connect with us:





Leah Brock &lt;brockl@reno.gov&gt;

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**Case #LDC23-00027**

2 messages

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**City of Reno** <reno@enotify.visioninternet.com>  
Reply-To: Eric Breeze <sssled1996@gmail.com>  
To: "Brock, Leah" <brockl@reno.gov>

Fri, Dec 2, 2022 at 7:38 PM

Message submitted from the <City of Reno> website.

**Site Visitor Name:** Eric Breeze  
**Site Visitor Email:** [sssled1996@gmail.com](mailto:sssled1996@gmail.com)

Leah, I live at [1510 Grand Point Way](#) and want to be involved in the zoning of the proposed project, Grand Point Townhomes North.  
Have never been involved with anything like this, but want my voice heard.  
I am against a project like this in our neighborhood.

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**Leah Brock** <brockl@reno.gov>  
To: sssled1996@gmail.com

Mon, Dec 5, 2022 at 10:10 AM

Good Morning Eric,

Your comment has been received and will be included in the public comment section of the packet sent to the Planning Commission.  
If you would like to submit more details regarding your concerns you can do so through this [link](#).

Please let me know if you have any questions.  
Thank you,  
Leah

[Quoted text hidden]

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**Leah Brock**  
(She/Her/Hers)  
Assistant Planner  
Development Services  
775-334-2178 (o) 775-870-5531 (c)  
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**Which Category Describes You** Citizen

**Case Number** LDC23-00027

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** No

**Citizen General Public Comment Form**

**Full Name** Tobriah Hale

**Contact Email** tobriah@gmail.com

**Contact Phone Number** 503-320-4228

**Position** In Opposition

**Leave comments on this case here.** The number of units proposed is quite high. My property is adjacent and this will conceivably create parking and traffic issues, as well as noise pollution concerns during and after construction. Single family homes would be more consistent with the rest of the neighborhood.

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**Which Category Describes You** Citizen

**Case Number** LDC23-00027

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** No

**Citizen General Public Comment Form**

**Full Name** Gary F. Wanegar

**Contact Email** GWANEGAR@GMAIL.COM

**Contact Phone Number** 4158471503

**Position** In Opposition

**Leave comments on this case here.** Too many homes! Developer needs to scale back to 1 home per 6000Sqft to be balanced with adjoining neighborhoods

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