



Joey Winter <winterj@reno.gov>

LDC23-00018 (Aspire at North Hills)

1 message

Chisholm, Kyle W <Kyle.Chisholm@washoeschools.net>

Thu, Oct 13, 2022 at 10:37 AM

To: "winterj@reno.gov" <winterj@reno.gov>

Cc: "Baxley, Randy" <RBaxley@washoeschools.net>, "Golden, Teresa" <Teresa.Golden@washoeschools.net>, "Pape, Robert" <RCPape@washoeschools.net>, "Rodela, Brett A" <Brett.Rodela@washoeschools.net>

Dear Mr. Winter,

In regards to the above referenced development review, the Washoe County School District has the following comments/concerns:

The proposed 204 unit apartment complex is located directly adjacent and south of an existing elementary school (Alice Smith) for which there appears to be an existing common driveway and connection to the School's rear property line where the school has an existing gate. This gate shall not be blocked by any proposed fencing of the development. Also, the application documents state that connections to the school will be provided (pgs. 7 & 22) but the applicant has not reached out to WCSD to discuss how these connections will be accomplished, nor have any details of such been provided in the application or plans. At minimum, the applicant shall provide pedestrian connection along the existing access road from Golden Valley Drive to the school gate entrance at the rear property line. Further, it would be ideal that the applicant work with WCSD regarding possible child pick-up/drop-off locations and circulation to the rear of the school.

In regards to school capacity, WCSD provides the following information:

Aspire at North Hills proposing a 204 unit multi-family residential development is zoned for Alice Smith Elementary, O'Brien Middle, and North Valleys High Schools. The project is calculated to generate 17, 6, and 12 at each respective school level.

The following table outlines current and future-projected student enrollment capacity percentages for each impacted school:

School	2022/23	2027/28	2032/33
Alice Smith ES	70%	89%	93%
O'Brien MS	84%	100%	100%
North Valleys HS	107%	111%	126%

Per increasing enrollments at O'Brien Middle School, the school district is constantly monitoring residential growth throughout region and considering options and engaging with stakeholders for as to where and when a new middle school in the North Valleys may become necessary to relieve O'Brien as a result of said residential growth.

Within the attached 20 Year Facilities Plan the school district has identified the probable need for the construction of a new high school sometime in the time frame between 2024 and 2028, favoring the later if not beyond. This high school will directly relieve enrollments at North Valleys High school and is dependent upon regional residential growth and development along with the coordination of all moving approvals necessary.

For further information as to the school district's 20 year facilities plans, please feel free to refer to the attached facilities plan that has been approved for conformance with the 2020 Truckee Meadows Regional Planning Agency's 20 Year Plan.

Please contact me should you have any questions.

Kyle Chisholm

School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



 **Washoe County School District Facilities Plan 2020-2039.pdf**
5251K



Joey Winter <winterj@reno.gov>

RE: RTC agency review of Planning applications

1 message

Xuan Wang <XWang@rtcwashoe.com>

Wed, Oct 26, 2022 at 10:49 AM

To: Joey Winter <winterj@reno.gov>

Cc: Daniel Doenges <DDoenges@rtcwashoe.com>, Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>

Joey,

Please see the RTC's comments below and let me know if you have any questions. Thanks!

Please let me know if you have any questions. Thank you!

Xuan Wang, PHD, PE, PTP, RSP2

RTC Planning

775-332-9521 Office

775-287-6360 Cell

The [Regional Transportation Plan \(RTP\)](#) identifies [North Hills Rd and Golden Valley Dr.](#) as [an arterial with moderate-access control](#). To maintain arterial capacity, the following RTP access management standards should be maintained.

Access Management Class	Posted Speeds	Signals Per Mile and Spacing ¹	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways	Driveway Spacing ¹
High Access Control	45-55 mph	2 or less Minimum spacing 2350	Raised w/ channelized turn pockets	Yes 750 ft. minimum	Only at signalized locations	Yes ¹	250 ft./500 ft.
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1550 feet	Raised or painted w/ turn pockets	Yes 500 ft. minimum	No, on 6- or 8- lane roadways w/o signal	Yes ¹	200 ft./300 ft.
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/ turn pockets or undivided w/ painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.
Ultra-Low Access Control	30-35 mph	8 or less Minimum spacing 500 feet	Raised or painted w/ turn pockets or undivided w/ painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft. 100 ft./100 ft. ¹

The policy Level of Service (LOS) standard for [Golden Valley Rd and North Hills Rd.](#) is LOS D. Policy LOS for intersections should be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2050 RTP and the 7th Ed Regional Road Impact Fee Capital Improvement Plan (RRIF CIP) identifies [North Hills Rd.](#) from [Buck Dr.](#) to [Golden Valley Dr.](#) to be 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 improvements to [North Hills Rd.](#) 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 (335-1827).

The RTC concurs with the traffic impact study included with this application, and that the applicant follow the recommendations in the study as a condition of approval. No further comments.

From: Joey Winter <winterj@reno.gov>
Sent: Wednesday, October 26, 2022 10:19 AM
To: Xuan Wang <XWang@rtcwashoe.com>
Subject: Fwd: RTC agency review of Planning applications



Joey Winter <winterj@reno.gov>

LDC23-00018

1 message

COOPER, CLIFFORD E <cc2132@att.com>
To: "winterj@reno.gov" <winterj@reno.gov>
Cc: "GORDON, BRYSON" <BG1853@att.com>

Mon, Oct 3, 2022 at 8:13 AM

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

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282

E-mail: cc2132@att.com

TEXTING and DRIVING... It Can Wait.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 12, 2022

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

RE: Aspire at North Hills; 502-120-12, 13, 18 & 20
Conditional Use Permit; LDC23-00018

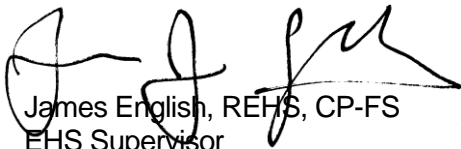
Dear City of Reno Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. The proposed project is on a parcel which will be served by community water and sewerage systems.
2. The WCHD has no concerns or comments for this project as the application is submitted. The project will go through normal plan review processes at WCHD.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District