

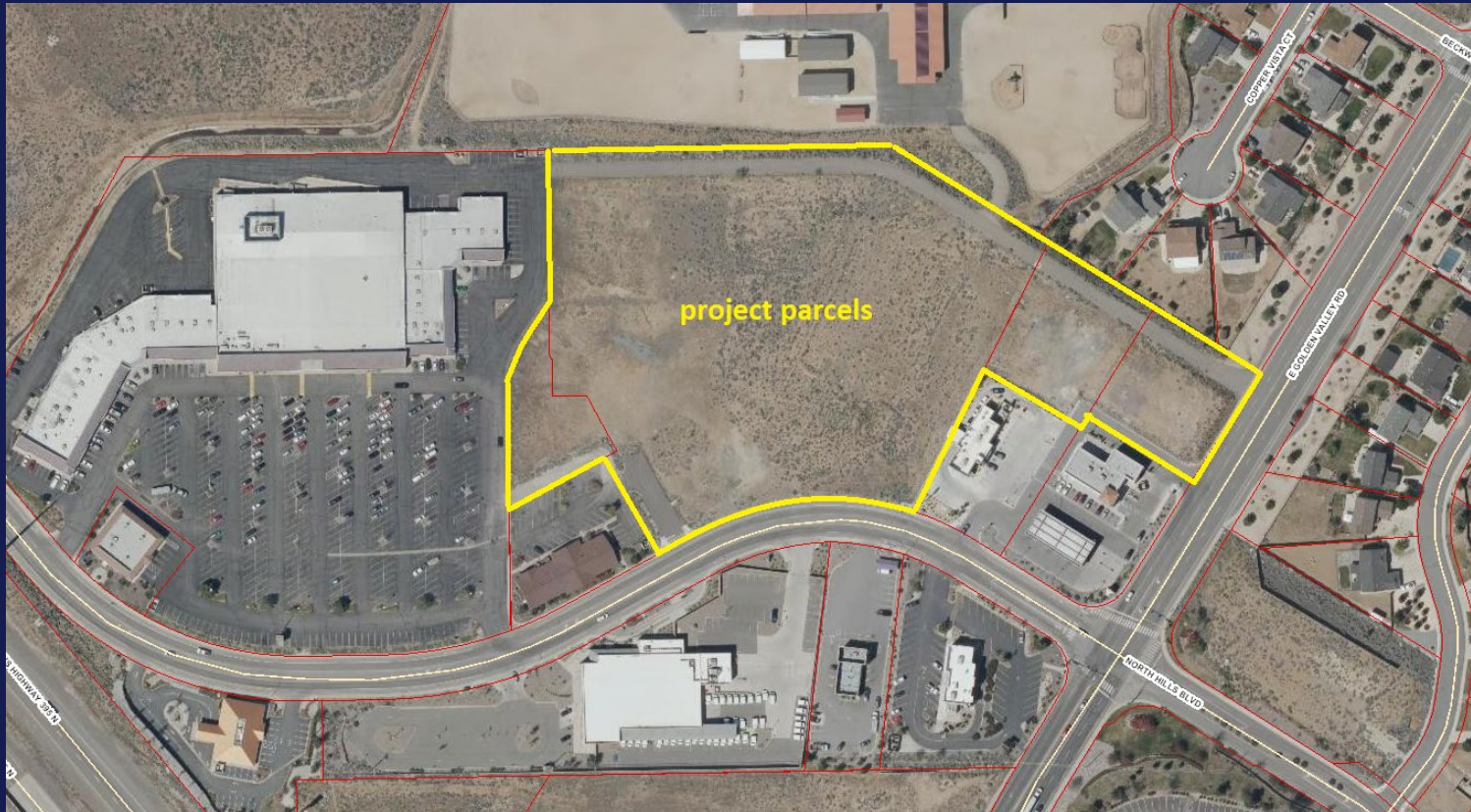
ASPIRE AT NORTH HILLS

MARCH 8, 2023 – RENO CITY COUNCIL MEETING

Presented By:
Garrett Gordon
on behalf of Selective Real Estate (Applicant)

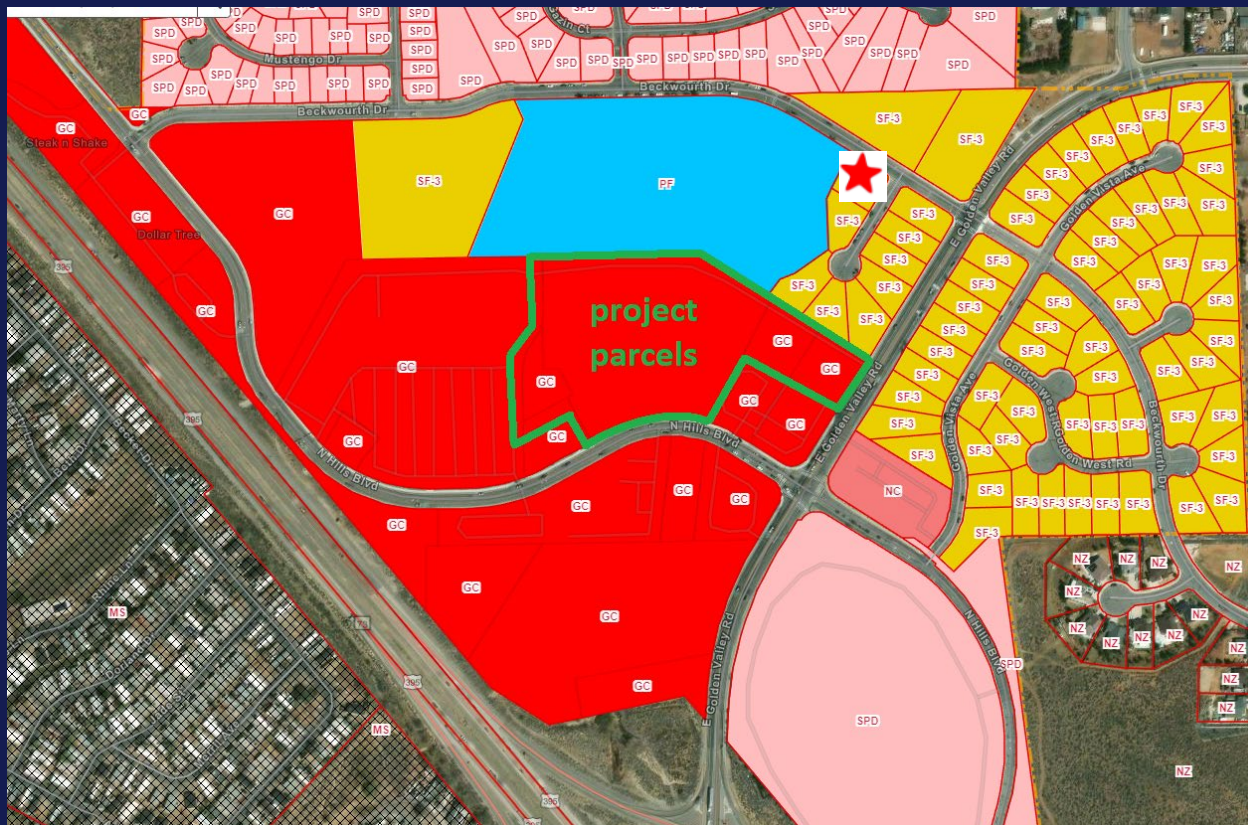
MIXED-USE INFILL PROJECT

- ±8.64 acres of land accessed from the east via Golden Valley Road, from the south via North Hills Boulevard, and from the west via an existing shopping center anchored by Raley's supermarket (same owner).
- Site has never been developed - graded flat during the construction of the neighboring shopping center. Property owner spent 18 years of marketing for Commercial without success.



PROJECT ZONING

- Mix of zoning in area including GC, PF, NC, SF-3. This is a mixed-use infill project.
- Project is compatible with recently updated Reno Code. No zone changes or variances.
- Subject site is allowed 100 units by right – requesting Conditional Use Permit for 194 apartment units.



DESIGN FEATURES

- Project parking exceeds Reno Code requirement.
- Stormwater retention capacity exceeds City Code requirement.
- Open space/landscaping exceeds City Code requirement.



PROJECT IMPACTS ON TRAFFIC

- Traffic study concluded that no significant traffic impacts are expected. No offsite traffic deficiencies were identified.
- Surrounding intersections will operate at acceptable levels of service.
- Traffic engineer analyzed a sample site plan for a commercial development to be constructed on the site rather than this project. The traffic impact on the surrounding area was substantially larger → commercial use would generate 4 to 5 times more total trips than the proposed project.

Table 9: Commercial Versus Residential Trip Comparison

Land Use (ITE Code)	Size	Trips to/from Project Site				
		Daily	AM In/Out	AM	PM In/Out	PM
Commercial Uses Trips at Driveways	37,200 SF total	5,000	207 / 186	393	223 / 213	436
Reduction for Pass-by Trips (45% pass-by)		-2,250	-93 / -84	-177	-100 / -96	-196
Commercial Net New Trips		2,750	114 / 102	216	123 / 117	240
Residential Use Trips (192 Multifamily Units)		1,229	17 / 56	73	59 / 34	93
Difference:		1,521	97 / 46	143	64 / 83	147

Source: Headway Transportation, 2022

CURRENT REGIONAL ROADWAY IMPROVEMENTS



SCHEDULE



MIXED-USE PROJECT IMPACT ON TRAFFIC

The project's location mitigates traffic impacts since it limits the total daily trips generated by the project:

- Adjacent to elementary school and less than 1 mile to high school.
- Adjacent to supermarket, pharmacy, medical/urgent care, library, U.S. Post Office, bank, restaurants and other convenience/service providers.
- -Locating housing on an infill site (close to daily destinations) is the best way to minimize area-wide traffic.



SCHOOLS

- Project will generate (2027):
 - 17 elementary school students
 - 6 middle school students
 - 12 high school students
- Need for a new high school between 2024-2028 depending on regional growth
- Per the request of WCSD:
 - Alice Smith gate not blocked by any fencing
 - Pedestrian connection to the school gate
- WCSD will review final building plans

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.

NEIGHBORHOOD OUTREACH

- Presented to NAB in October 2022
- First on-site meeting with neighborhood group on Nov 1, 2022
- Emailed responses to all people providing project comments to City (29 emails)
- Second on-site meeting with neighbor group on December 28, 2022
- Additional fence/landscape design discussions with neighbors from November 1 to January 13

NEIGHBORHOOD MITIGATIONS

- Reduced height of building from 3 stories to 2 stories (removal of 12 housing units)

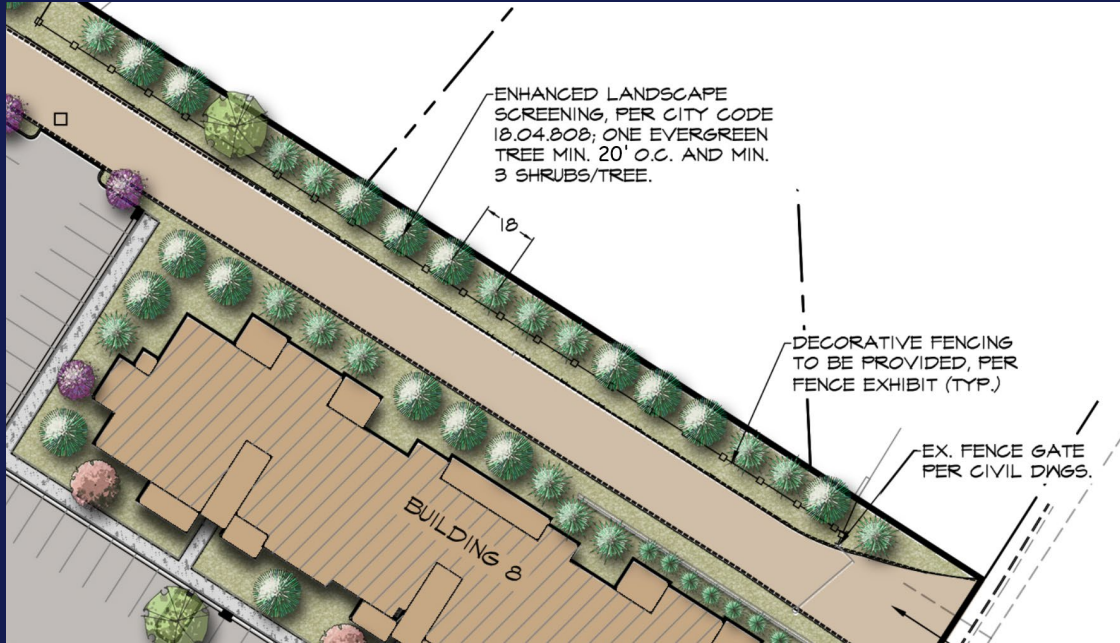


VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (SPRING)



VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (WINTER)

NEIGHBORHOOD MITIGATIONS



- Upgraded landscaping with evergreen trees spaces every 20 feet (in excess of Reno Code requirement)

- Upgraded solid, durable fence with design reviewed by neighbors



PLANNING COMMISSIONER INPUT AND APPROVAL

- Project is a buffer between the freeway/commercial uses and existing homes.



SUPPORT FROM ADJACENT RESTAURANTS




"On behalf of my operations as the Burger King franchisee for Northern Nevada, I support the proposed development adjacent to our location of the 192-unit Aspire at North Hills multi-family project. We believe the additional residents within walking distance to the North Hills Shopping Center and our restaurant will help us to continue to serve the local and growing community."



"We have been located at the adjacent North Hills Shopping Center for over 16 years. We strongly support the plans for the proposed Aspire at North Hills Project.





In conclusion, given the Reno Master Plan strongly supports additional housing and infill projects and that all legal findings are met, we respectfully ask you to uphold the Reno Planning Staff's recommendation of approval and uphold Reno Planning Commission approval and approve this conditional use permit.

QUESTIONS?

