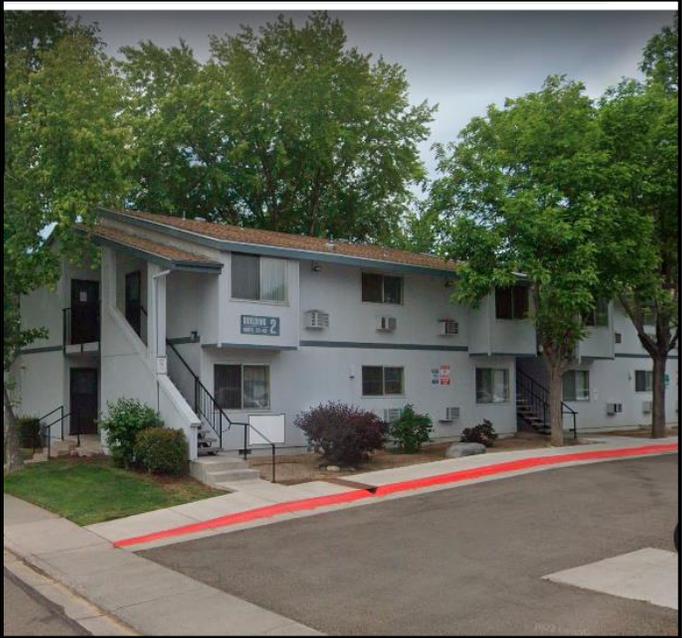


Exhibit E. Carville Park Senior Apartments SPD

CARVILLE PARK SENIOR APARTMENTS



SPECIFIC PLAN DISTRICT DESIGN HANDBOOK

Prepared for the City of Reno
May 2, 2023

**Carville Park
Development Standards Handbook**

Notice is given that Development Standards Handbook for Carville Park Senior Apartments was approved by the Reno City Council on _____ 2023. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this ____ day of _____ 2023.

Name of Authorized Agent

Signature of Authorized Agent

STATE OF NEVADA)
)ss
COUNT OF WASHOE)

On this ____ day of _____, 2023, before me, a Notary Public personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

Notary Public (seal)

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A. Introduction & Project Location

Carville Park Apartments is located at 1244 Carville Drive (APN# 008-084-37, 008-086-07). The Property consists of +/- 4.53 acres and has been improved as a 208-unit garden low rise apartment community built in 1979. The Property has operated as a low-income housing community serving elderly residents at income levels of 30-60% of the area median income. The Property is able to achieve such deep levels of affordability through a 208-unit HUD Housing Assistance Payment Contract (“HAP”). Figure 1 depicts the location.

B. Existing Conditions and Site Description

Carville Park Apartments is located in a mixed-use area with nearby parcels being MF-14, MF-21, PF, SF-8, and PO. The property is bordered to the north by Carville Drive and to the east by Arnold Drive and sits less than one half block from the corner of Sutro Street and Carville Drive. The Property is accessible via three points of entry and provides its residents with off street surface parking.

Existing buildings at the Property are typical of the period of construction (1979) with 10 buildings being wood framed two-story construction with pitched roofs. An onsite management office/ common area lounge is one story wood framed construction with pitched roof. Landscaping at the property includes native plants, a mixture of mature trees lining the public right of way and interior courtyards. The existing landscaped areas will be maintained and only reduced by the requirements of HUD for handicap accessibility to first floor existing units.

A summary of the existing conditions at the Property are noted below and visually represented in Figure 1 & 2 below.

Buildings:	11 Total (10 residential / 1 leasing office)
Stories:	2 stories
Units:	208 units
Gross Bldg SF:	82,095 SF
Net Rentable SF:	69,966 SF
Land Acreage:	4.53 acres
Parking Stalls:	134 (including 15 accessible spaces / 1 van accessible space)

C. Statement of Purpose and Plan

The purpose of the Carville Park Specific Plan District (SPD) is to allow each existing 52 “dorm style” four bedrooms (208 dwellings) with shared common kitchens to be redeveloped to four private apartments (208 units). In doing so, the SPD will also establish allowed uses and development standards within the plan area to ensure that all onsite operations are compatible with the exclusive operational focus to preserve and modernize affordable housing within the existing buildings at the Property. The standards and provisions contained herein will ensure the functional use of the SPD area.

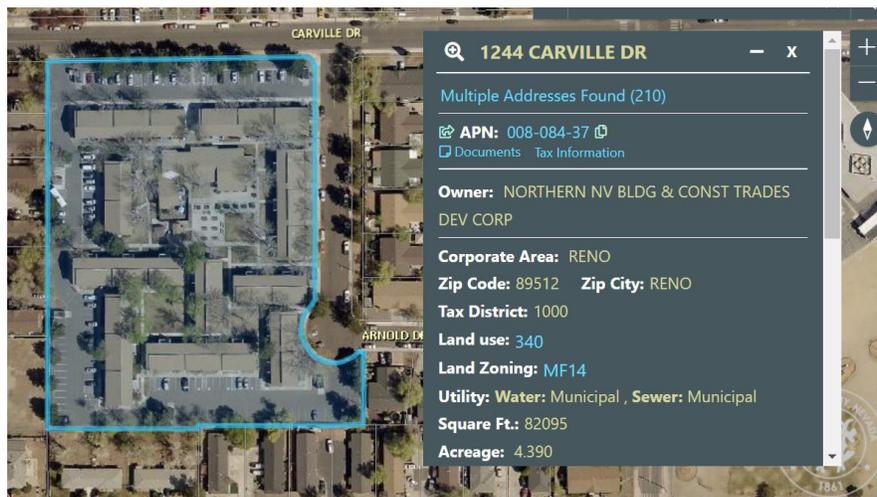


Figure 1- Vicinity Map

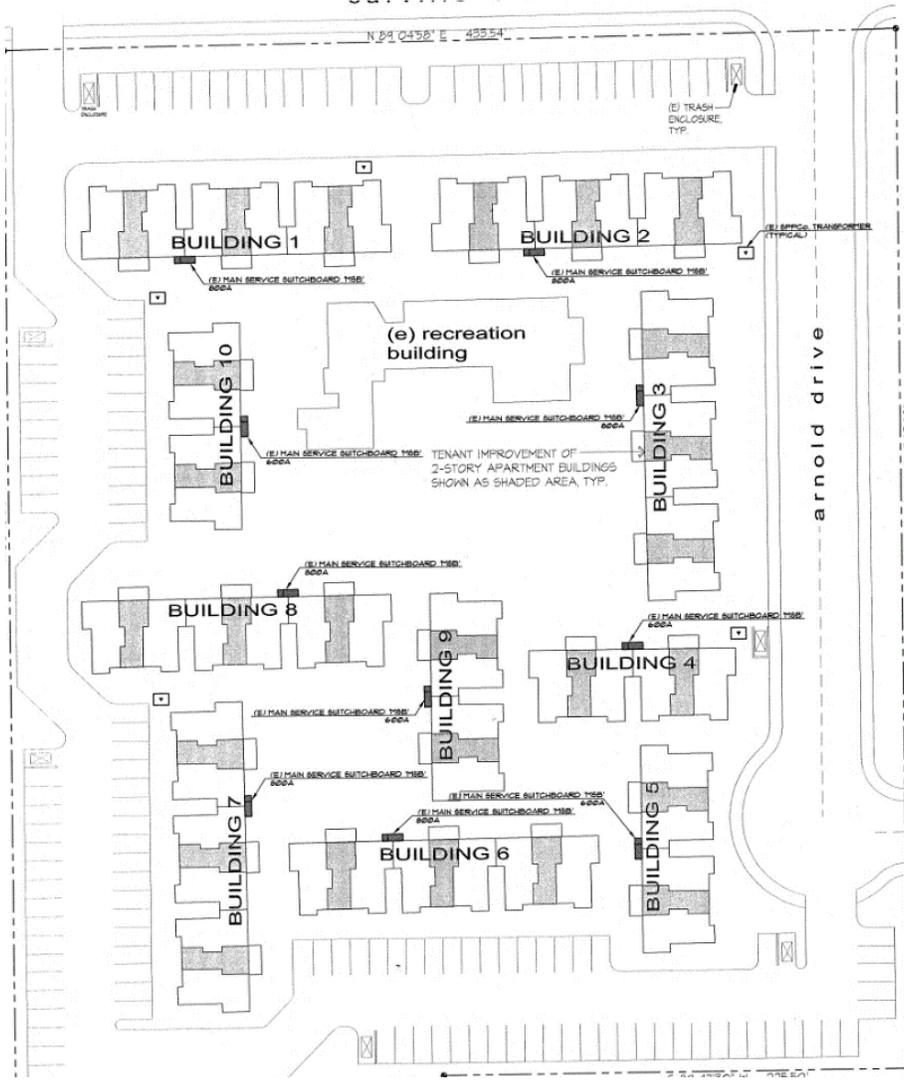


Figure 2- Existing Site Layout

D. Zoning

The maps below depict the Carville Park SPD (outlined in yellow) in context with surrounding zoning patterns.



Figure 3 - Zoning Maps

E. Development Standards

The Carville Park SPD allows for multi-family housing which has existed at the property since 1979. It is understood that the uses permitted under the Carville Park SPD will be no more intense than what has existed at the property and in the neighborhood for more than 40 years. The location of existing buildings, sidewalks, parking lots and service areas will remain unchanged from today. Aside from meeting building code requirements, there will be no additional structures added to the property nor will building heights be materially increased or decreased. The scope of redevelopment allowed under this SPD will require upgrades to meet current life safety standards for multi-family dwellings. To meet the life safety standard, it is anticipated that the only addition to existing buildings will be specific to accomplishing the fire life safety requirement of the City of Reno. Specifically, fire life safety riser rooms for fire suppression, command rooms for emergency response and or fire alarm control rooms may require 30-75 additional square feet to be added to each of the existing buildings.

Standards not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (RMC), as amended. Lawfully permitted existing nonconformities may continue subject to RMC Section 18.01 Article 4, as amended. The Multi-family Residential – 14 units per acre (MF-14) zone standards shall be applied, as modified in this SPD.

Allowed Uses

The standards included in this handbook are specific and provide assurance that the current and future redevelopment of the site will follow near identical forms to what has existed on the property. The handbook provides for little flexibility in design and development standards as the property will function no differently than it has and will continue to serve 208 low-income households for a period of at least 20 years. As the SPD development standards already exist with physical buildings, parking lots, easements, utilities, landscaping and street infrastructure.

The SPD establishes specific uses that shall be permitted at the site. The uses listed below constitute the allowed uses within the Carville Park SPD.

- (1) Uses as exist on site currently including an office for management of residential housing operations and common area for resident services and needs.
- (2) Uses exclusively permitted by the Land Use Restriction Agreement to be recorded as part of the low-income housing tax credit and public bond financing established in 2023/2024.
- (3) Uses exclusively permitted by HUD Housing Assistance Payment Contract with elderly preference

Carville Park SPD MF-14 Base Zoning: Lot and Building Standards		
Lots		
Base density, maximum	1 du/920 sf	
Lot area, minimum	3,000 sf	
Lot width, minimum	40 ft (no minimum lot width for zero-lot line development)	
Setbacks, minimum		
	Principal Buildings	Accessory Structures
Front	10 ft	10ft
Side	5 ft	5ft
Rear	20ft/10ft [2] [3]	20ft/10ft/5ft
Building separation	10 ft between principal buildings	
Height, maximum		
	Principal Buildings	Accessory Structures
Height	35 ft	29 ft/16ft/12ft [4]
Stories	2.5	[4]
Other		
Usable open space, minimum: 100 sf/du		
Usable yard, minimum: 400 sf with a max. slope of 7:1		
Accessory uses/structures: See Chapter 18.03 Article 4		
Site and Building standards for residential districts: See Chapter 18.04 Article 9		
Development standards (parking, landscaping, etc.) See Chapter 18.04		

Notes: [1] A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.

[2] The rear yard shall be a minimum of 20 feet for each parcel with a minimum useable rear yard of 400 sf and a maximum slope of seven to one (7:1) one foot (rise) to seven feet (run).

[3] The rear yard for each parcel may be 10 feet if one side of the yard is at least 20 feet wide and contains a minimum of 400 sf having a maximum slope of seven to one (7:1).

[4] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

F. Design Standards

The design will not materially change from existing conditions. The handbook provides for no options and there is little flexibility in terms of allowed uses beyond the current use of the Property. No new buildings and alterations will be limited to like for like replacement. This handbook does not allow for material additions to any existing building footprint.

Landscaping

Screening and buffer landscaping that exists at the Property along Carville Drive and Arnold Drive will be maintained. Landscaping internal to the property in common courtyards will be maintained in current condition with seasonal upgrades. Dead plants will be replaced per RMC 18.04.807 (b), as amended. Street trees will be maintained and replaced as needed per RMC 18.04.804(f) and 18.04.805, as amended.

Parking

Parking shall be provided as is and maintained per the standards outlined in Reno Municipal Code, as amended.

Sidewalks

Existing 4' sidewalks shall be maintained for the proposed improvements and site modifications. Additionally, any required new accessible pedestrian routes shall be simply held to ADA standards.