



Spectrum-Dandini Apartments

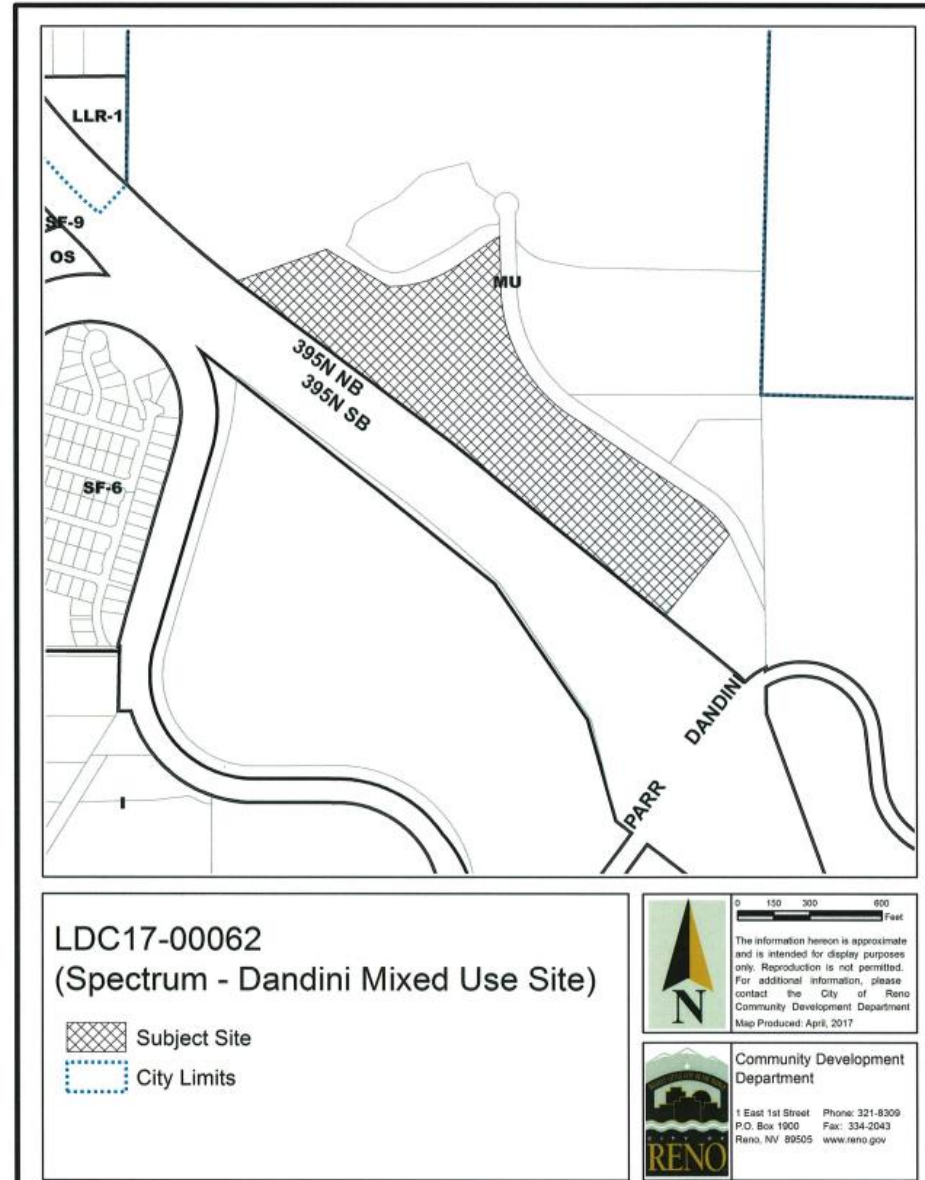
Secondary Emergency Fire Access and TMWA Waterline Easements

Presented by

Garrett D. Gordon, Esq.
on behalf of Southwestern Properties

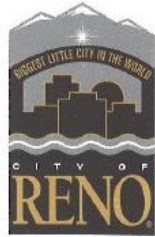
AUGUST 22, 2022 – REGIONAL PUBLIC SAFETY TRAINING CENTER EXECUTIVE BOARD

AERIAL MAP OF SUBJECT SITE



CITY OF RENO APPROVAL

Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



August 21, 2017

REVISED LETTER

Corman Leigh Housing, LP
32823 Temecula Pkwy
Temecula, CA 92592

Subject: LDC17-00062 (Spectrum-Dandini Mixed Use Site)
APN No. 035-681-01 and -02

Dear Applicant:

At the regular meeting of the Planning Commission on August 16, 2017, the Planning Commission, as set forth in the official record, **approved your request for a special use permit** for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing **multifamily residential**, hotel, and restaurant uses. The ±25.66 acre site is comprised of two parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zone. The site has a Master Plan land use designation of Special Planning Area/Dandini Regional Center Plan.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The applicant shall apply for building permits for the first phase of the project within 18 months of the date of final approval and shall apply for building permit for successive phases within 12 months of the previous phase. All building permits shall be applied for within 42 months from the date of final approval.
3. The applicant, developer, builder, property, or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction on



4-STORY (REAR) ELEVATION | LEFT PERSPECTIVE VIEW



4-STORY (REAR) ELEVATION | RIGHT PERSPECTIVE VIEW



3-STORY (FRONT) ELEVATION | LEFT PERSPECTIVE VIEW



3-STORY (FRONT) ELEVATION | RIGHT PERSPECTIVE VIEW



SPECTRUM
City of Reno, Nevada

CONCEPTUAL BUILDING PERSPECTIVES

JDA 1

REGIONAL PUBLIC SAFETY CENTER CONDITIONS OF APPROVAL

The Police Department initially expressed concerns about the proximity of the project to the proposed Regional Public Safety Training Center. The Police Department and other regional partners that use the facility were concerned with the generally more people being closer to the facility, which can cause some security issues. Currently the site is directly accessed with no security gating or fencing. The applicant has worked with the Police Department in designing a new entry feature with an automated security access gate. Further, a proposed fence and thorny bushes are proposed along the north property line as an added security feature for the facility. A condition is recommended that these be installed prior to the first certificate of occupancy of any building on the site (**Condition No. 25**).

Currently, the Regional Public Safety Training Center facility is somewhat removed from anything surrounding it. The Fire Departments and Police Departments from the region all use the facility to conduct fire simulation, car chase trainings, and other real world scenarios to assist in training. This could result in noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke. A condition is recommended for the applicant to provide a disclosure to every resident as part of their lease informing them of the location of the Regional Public Safety Training Center and potential for noises and smells related to training. The language of this disclosure should be approved by the Police Chief and the management at the Regional Public Safety Training Facility prior to the issuance of a building permit (**Condition No. 26**).

26. Prior to the issuance of a permit for site improvements, the applicant shall have plans approved demonstrating that an automated security gate and access turn-around will be installed at the main entrance to the **Regional Public Safety Training Center**. The plans shall also demonstrate a security fence with thorny bushes located between the subject site and the perimeter boundary of the training center will be installed. The final design of the security features shall be approved by management staff of the **Regional Public Safety Training Center and the City of Reno Police Chief or designee**. All required security improvements shall be installed prior to the certificate of occupancy of the first building.
27. Prior to the issuance of the first building permit for residential units, the applicant shall have language approved regarding the adjacency of the **Regional Public Safety Training Center ("RPSTC")** and the Society for the Prevention of Cruelty to Animals ("SPCA") facility for disclosure statements to all prospective tenants that will be included in their lease package. Said disclosure shall explain the proximity of the RPSTC and SPCA facilities and the activities occurring at each facility. **For the RPSTC, the language shall state that the Fire Departments and Police Departments from the region RPSTC to conduct fire simulation, car chase trainings, and other real world scenarios to assist in training. This activity could result in noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke. For the SPCA facility, the language shall state that animals on-site could result in noise such as barking dogs. The final language shall be approved by the management staff of the RPSTC, the City of Reno Police Chief or designee, and the Zoning Administrator.**

SITE PLAN

TREE LIST

-  Canopy/ Shade Trees (30' -40' Spread Typ.)
-  Screening Trees (15' - 25' Spread Typ.)
-  Ornamental Trees (15' Spread Typ.)

PLANT LEGEND

-  Landscape Area: Shrubs and Groundcover
-  Native Planting /Rip-rap (along steep sloped areas)
-  Detention Basin
-  Turf Areas
-  Interior Trail Loop
-  Amenity Area
-  Open Space Amenity Area
-  Entry Amenity Area
-  Fencing (Security Fence, Split Rail Fence)

LANDSCAPE DATA

Required Landscape Area: (20% of site acreage)	22.49 ac total x 20% = 4.5 ac required =7.4 ac provided (incl. open space)
Open Space Requirement:	2.93 ac required 3.35 ac provided
Parking Lot Shade Tree: (1-10 spaces)	536 spaces/10 = 54 trees required = 54 trees provided
Landscape Planter Strips: (1:30 feet of street frontage)	1,614feet/30 = 54 trees required = 54 trees provided*
Trees Required: (1 per 300sf of required landscape area)	196,020- 145,926 (open space)=50,094sf 50,094sf/300 = 167trees required = 400 trees provided
Lawn Space: (>50% of Landscape Area)	50,094sf x 50% = 25,047 sf max. = 24,800 sf provided

*for graphic clarity, total tree count is not reflected accurately on plans, intent of the plans is to meet City requirements on tree counts

LANDSCAPE NOTES

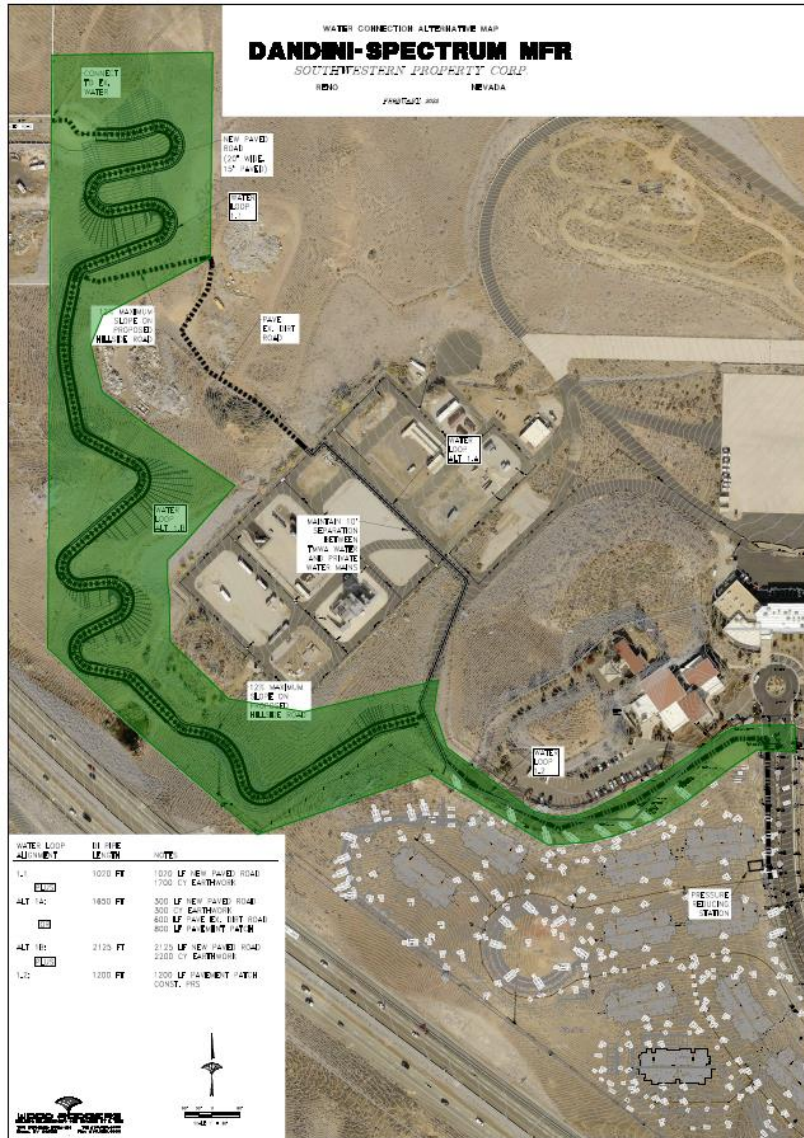
1. PLANS WILL BE DESIGNED IN ACCORDANCE TO THE CITY OF RENO STANDARDS, THE HILLSIDE DEVELOPMENT CODE, THE DANDINI REGIONAL CENTER PLAN GUIDELINES AND AS APPROPRIATE FOR THE SITE SETTING AND CLIMATE.
2. ALL LANDSCAPE AREA SHALL BE DESIGNED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE, SECTION 18.12.1209
3. LAWN SPACE SHALL NOT EXCEED 50% OF THE LANDSCAPE AREA PER THE LAND DEVELOPMENT CODE, SECTION 18.12.1210.
4. AUTOMATIC IRRIGATION SHALL BE INSTALLED ON SITE PER TDM REQUIREMENTS. INCLUDES DRIP IRRIGATION AND OVERHEAD SPRAYS WHERE APPROPRIATE.

AMENITIES KEY

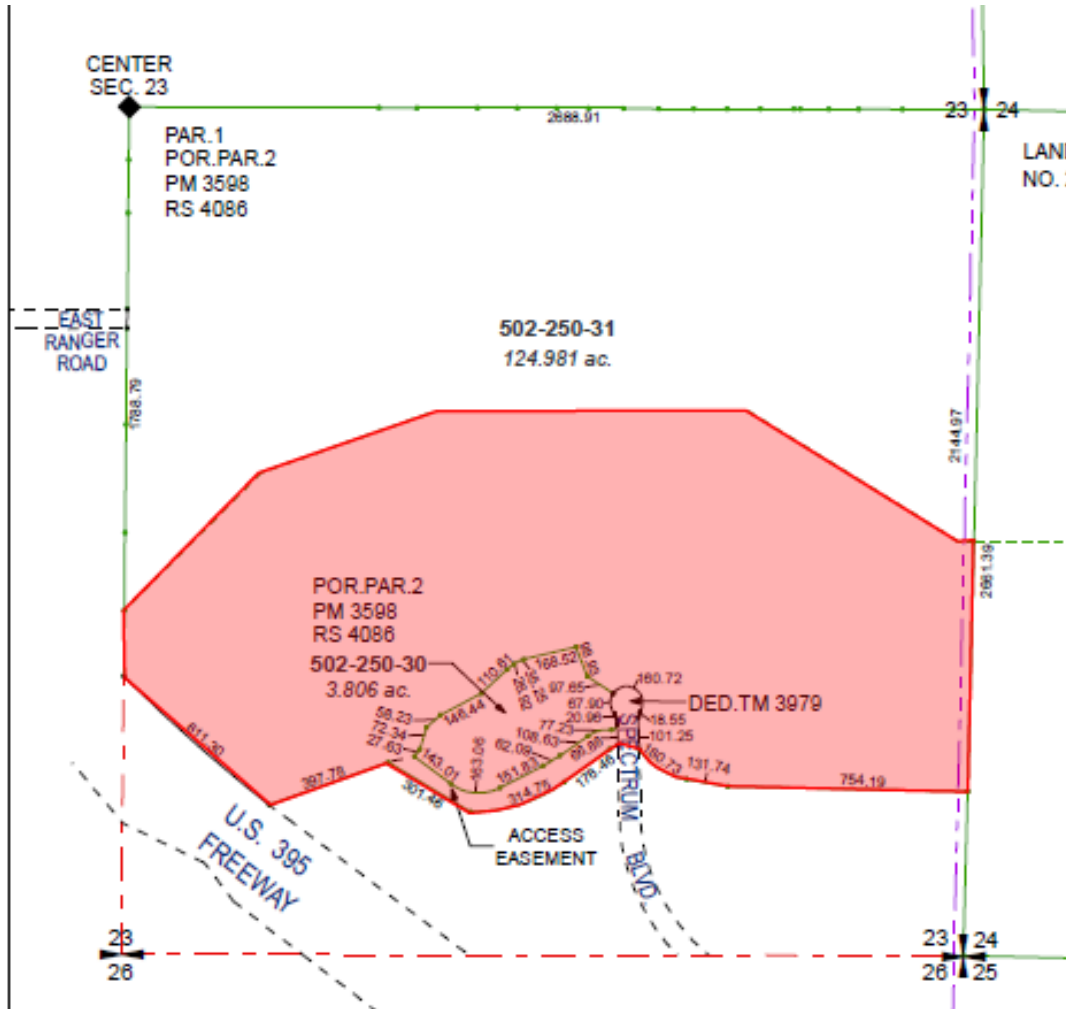
- ① CLUBHOUSE
- ② DAYCARE
- ③ PLAYGROUND
- ④ OPEN SPACE AMENITY (could include picnic area, seating, shade structure, concrete paths, decomposed granite, native landscaping and interpretive signage)
- ⑤ PUBLIC AMENITY (could include fitness node, seating, pet area, concrete pathways, decomposed granite, picnic area and native landscaping)
- ⑥ ENTRY AMENITY (could include public art, entry sign, fountain, concrete paths, decomposed granite and native landscaping)
- ⑦ BRIDGE AMENITY (could include public art, decomposed granite, concrete paths, seating area, fencing and native landscaping)
- ⑧ FENCING (6' ornamental fencing, vine planting, hostile planting for perimeter control.)



PROPOSED EMERGENCY FIRE SECONDARY ACCESS AND TMWA EASEMENTS



EXISTING EASEMENT



Description of Easements

3. The easements granted in this Agreement are easements for the construction and maintenance of utility services, including water, electricity, natural gas, storm drain, sewer, cable and telephone as Grantees shall reasonably require across or under Grantors' real



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property, the Servient Tenement, and as reasonably approved by the Grantors. Grantees shall each bear the costs of the construction and maintenance of said utilities for their own uses or their proportionate shares as they may agree.

PROPOSED MITIGATIONS

Regional Emergency Operations Center possible mitigations for site access:

- Equip the existing fence at the operations center with outriggers that are angled out and away from the facility to make climbing the fence more difficult and to prevent ladders from being placed against it. The overhang should extend far enough to increase the height of the fence by at least 1 foot.
- Ensure that a clear zone of 20 feet or more separates a perimeter barrier from exterior structures, parking areas, and natural features. A clear zone of 50 feet or more should separate a perimeter barrier from structures within the protected area. For areas that it is not possible to have a clear zone install fixed bollards, engineered planters, and/or heavy objects, such as boulders and sculptures, to increase standoff distance from a potential explosive device and reduce damage.
- Although the vehicle gate to the operations center provides a clear boundary marker and alerts individuals to restricted areas, the gate lacks enhancements that would increase its effectiveness to deter and delay penetration (e.g., traversal, vehicle ramming). Install enhancements for the gate to improve its effectiveness to deter and delay penetration.
- Post visible, well-placed warning signs (text to be determined by Washoe County) on the existing fence between properties.
- Install screening options to hinder surveillance from the new development. Options include landscaping, high walls, and fences with screening fabric.
- Enclose the existing telephone/communications service entrance equipment within a concrete block walled structure with roof, a locking solid structural door and roof access hatch to secure the 911 trunk phone line.

We understand there also exists a Homeland Security safety report for the training center that recommends a second means of ingress/egress.

**REGIONAL PUBLIC SAFETY TRAINING CENTER
INTERLOCAL AGREEMENT BETWEEN
WASHOE COUNTY, CITY OF RENO, AND CITY OF SPARKS**

9. Use of Facility

- 9.1 Partnering Agencies shall not alter, repair, modify, or change the premises of the RPSTC without the express written permission and approval of the Washoe County Public Works Department and/or Washoe County Commission.**

- We will request the Washoe County Board of Commissions grant the secondary emergency fire access and TMWA easements, subject to the following conditions:
 - Secondary emergency fire access road will be constructed, maintained and insured by the owner of apartment project in perpetuity
 - TMWA waterline will be constructed by the owner of apartment project and dedicated to TMWA
 - Abandon existing easements
 - Incorporate mitigations listed on earlier slide and add any additional mitigations requested by this Board



QUESTIONS?