



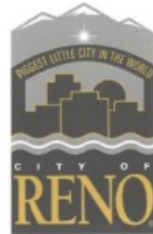
Spectrum - Dandini Apartments

**Secondary Emergency Fire Access and TMWA
Waterline Easements**

Spectrum Blvd. Area



Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2070



April 8, 2021

South Western Property Corp
Attn: Joseph Pelham
7979 E Tufts Ave., Ste 1125
Denver, CO 80237-2843

Subject: LDC21-00040 (Spectrum-Dandini Mixed Use Site)
APN No. 035-681-04, 05, 06 & 07 (Ward 4)

Dear Applicant:

At the regular meeting of the Planning Commission on April 7, 2021, 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 four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard. The site is in the Mixed Use/Dandini Regional Center (MU/DRC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021.

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. This request was submitted and analyzed prior to the January 13, 2021 adoption of the comprehensive update to Title 18 of the Reno Municipal Code ("RMC"). In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for shall prevail, excluding Title 18 standards. The development shall be constructed utilizing the formerly adopted Title 18 code standards adopted immediately prior to January 13, 2021. Upon completion of the project constructed under LDC21- 00040 (Spectrum – Dandini Mixed Use Site), any

City of Reno Approval

City of Reno Conditions of Approval

► April 8, 2021 – SUP

- Condition 38: Secondary Emergency Access Required per Fire Code
 - Condition 26: Automated Security Gate at RPSTC Entrance
 - Condition 27: Disclosure notice to residents explaining proximity of RPSTC and notifying residents of “noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke.
- Demonstrates that the RPSTC was on notice and had an opportunity to raise concerns before the City of Reno.

► Minutes of the Washoe County Commission Meeting - August 22, 2023

County Commission Directive

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- ▶ “On motion by Commissioner Clark, seconded by Vice Chair Herman, which motion duly carried on a 4-1 vote with Commissioner Garcia voting no, staff was directed to work with the developer on a path forward.”

▶ Minutes of the Washoe County Commission Meeting - August 22, 2023

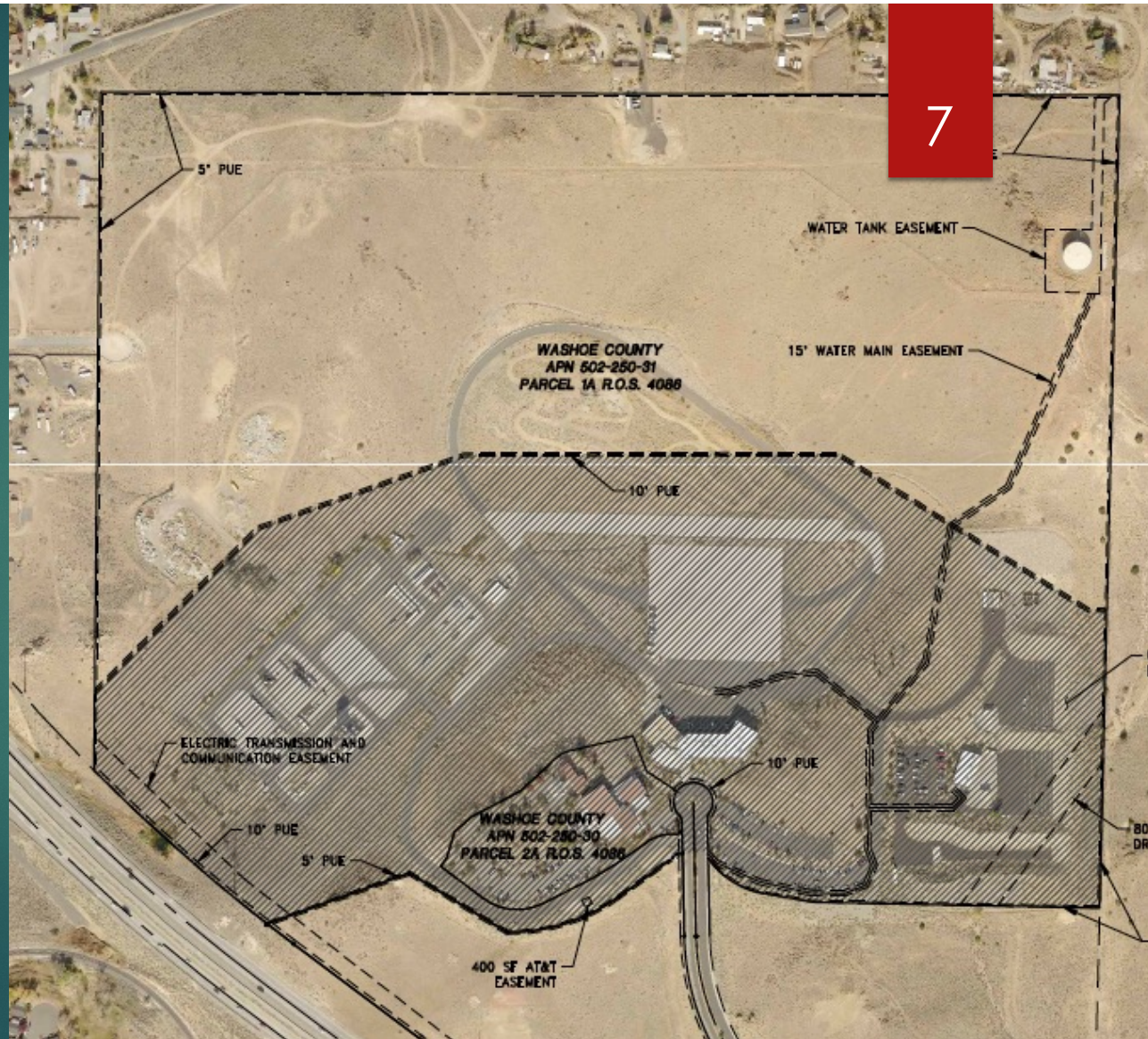
- ▶ “...directing staff to negotiate a solution with the developer to allow the progression of the project.”
[Emphasis added]

▶ Minutes of the Washoe County Commission Meeting - August 22, 2023

The Easement Purchase Agreement

- From January through September 2025, Dandini-Spectrum and the County negotiated and finalized an easement purchase agreement.
- The negotiations included site visits and surveys to identify the location of the secondary emergency access road and water line including construction easements.
- Dandini-Spectrum invested a significant amount of time and money into this process.
- Essential Terms of the Easement Purchase Agreement:
 - \$650,000 payment to the County.
 - Dandini-Spectrum to construct, install and maintain the access road and water main.
 - Dandini-Spectrum to install a manual access gate at the terminus of Ranger Road.
 - Dandini Spectrum to install an electronic access gate at the entrance to the RPSTC.

Existing Easement



WATER ALIGNMENT & EMERGENCY ACCESS
DANDINI-SPECTRUM MFR
 SOUTHWESTERN PROPERTY CORP.
 RENO NEVADA
 AUGUST 2009



Agreed
emergency fire
secondary
access and
TMWA
easements

Planned Impact Mitigations

- 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.
- \$650,000 payment to Washoe County. While there are no specific restrictions on the use of funds in the easement purchase agreement, we understand the County will utilize the funds to make improvements at the Regional Public Safety Training Center.
- ▶ ***We understand there also exists a Homeland Security safety report for the training center that recommends a second means of ingress/egress.***

Traffic and Sewer Improvements

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Traffic Improvements

- ▶ Traffic lights to be added to control and improve traffic flow at Parr/Dandini and US 395
- ▶ Roundabout at Dandini and Spectrum to be removed and access to be incorporated into the traffic light plan to improve traffic flow and limit slowdowns

Sewer Improvements

- ▶ Developer to fund and construct an increased capacity sewer line from Spectrum Blvd. West on Parr Blvd. to North Virginia St. costing approximately \$5,500,000.00 to be dedicated to the City of Reno for Public Use.
 - ▶ This sewer line is currently approved
 - ▶ This sewer line is needed for any future expansion of the Washoe County Jail

Additional
Benefits to
RPSTC
- Estimated
Value
\$8,000,000

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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 but available for secondary water access to RPSTC

Owner will abandon existing easements under facility operations areas and buildings eliminating a major operations risk for RPSTC.

Incorporate mitigations listed on earlier slide

Tax Revenues

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Location Dandini Spectrum Apartments

Total Estimated Taxable Value: \$ 168,000,000

Total Estimated Assessed Value: \$ 58,800,000

Estimated Annual Appreciation: 1.00%

Estimated Tax Payments - 30 year			
Discount Rate:	4.50%		
Entity	Total Value	Present Value	
City of Sparks	\$ 19,631,285	\$ 10,321,774	
State of NV	\$ 3,477,098	\$ 1,828,195	
Washoe County	\$ 28,465,159	\$ 14,966,465	
Washoe County SD	\$ 23,286,328	\$ 12,243,530	
Total	\$ 74,859,869	\$ 39,359,964	

Tax Year	Est. Assessed Value	City of Reno Tax Rate and \$\$		State of Nevada Tax Rate and \$\$		Washoe County Tax Rate and \$\$		Washoe County School Tax Rate and \$\$		Total Annual Tax Rate and \$\$	
		Rate	Annual Tax	Rate	Annual Tax	Rate	Annual Tax	Rate	Annual Tax	Rate	Annual Tax
1	\$ 58,800,000	0.959800%	\$ 564,362.40	0.170000%	\$ 99,960.00	1.391700%	\$ 818,319.60	1.138500%	\$ 669,438	3.660000%	\$ 2,152,080
2	\$ 59,388,000	0.959800%	\$ 570,006.02	0.170000%	\$ 100,959.60	1.391700%	\$ 826,502.80	1.138500%	\$ 676,132	3.660000%	\$ 2,173,601
3	\$ 59,981,880	0.959800%	\$ 575,706.08	0.170000%	\$ 101,969.20	1.391700%	\$ 834,767.82	1.138500%	\$ 682,894	3.660000%	\$ 2,195,337
4	\$ 60,581,699	0.959800%	\$ 581,463.15	0.170000%	\$ 102,988.89	1.391700%	\$ 843,115.50	1.138500%	\$ 689,723	3.660000%	\$ 2,217,290
5	\$ 61,187,516	0.959800%	\$ 587,277.78	0.170000%	\$ 104,018.78	1.391700%	\$ 851,546.66	1.138500%	\$ 696,620	3.660000%	\$ 2,239,463
6	\$ 61,799,391	0.959800%	\$ 593,150.55	0.170000%	\$ 105,058.96	1.391700%	\$ 860,062.12	1.138500%	\$ 703,586	3.660000%	\$ 2,261,858
7	\$ 62,417,385	0.959800%	\$ 599,082.06	0.170000%	\$ 106,109.55	1.391700%	\$ 868,662.75	1.138500%	\$ 710,622	3.660000%	\$ 2,284,476
8	\$ 63,041,559	0.959800%	\$ 605,072.88	0.170000%	\$ 107,170.65	1.391700%	\$ 877,349.37	1.138500%	\$ 717,728	3.660000%	\$ 2,307,321
9	\$ 63,671,974	0.959800%	\$ 611,123.61	0.170000%	\$ 108,242.36	1.391700%	\$ 886,122.87	1.138500%	\$ 724,905	3.660000%	\$ 2,330,394
10	\$ 64,308,694	0.959800%	\$ 617,234.85	0.170000%	\$ 109,324.78	1.391700%	\$ 894,984.09	1.138500%	\$ 732,154	3.660000%	\$ 2,353,698
11	\$ 64,951,781	0.959800%	\$ 623,407.19	0.170000%	\$ 110,418.03	1.391700%	\$ 903,933.94	1.138500%	\$ 739,476	3.660000%	\$ 2,377,235
12	\$ 65,601,299	0.959800%	\$ 629,641.27	0.170000%	\$ 111,522.21	1.391700%	\$ 912,973.28	1.138500%	\$ 746,871	3.660000%	\$ 2,401,008
13	\$ 66,257,312	0.959800%	\$ 635,937.68	0.170000%	\$ 112,637.43	1.391700%	\$ 922,103.01	1.138500%	\$ 754,339	3.660000%	\$ 2,425,018
14	\$ 66,919,885	0.959800%	\$ 642,297.06	0.170000%	\$ 113,763.80	1.391700%	\$ 931,324.04	1.138500%	\$ 761,883	3.660000%	\$ 2,449,268
15	\$ 67,589,084	0.959800%	\$ 648,720.03	0.170000%	\$ 114,901.44	1.391700%	\$ 940,637.28	1.138500%	\$ 769,502	3.660000%	\$ 2,473,760
16	\$ 68,264,975	0.959800%	\$ 655,207.23	0.170000%	\$ 116,050.46	1.391700%	\$ 950,043.65	1.138500%	\$ 777,197	3.660000%	\$ 2,498,498
17	\$ 68,947,624	0.959800%	\$ 661,759.30	0.170000%	\$ 117,210.96	1.391700%	\$ 959,544.09	1.138500%	\$ 784,969	3.660000%	\$ 2,523,483
18	\$ 69,637,101	0.959800%	\$ 668,376.89	0.170000%	\$ 118,383.07	1.391700%	\$ 969,139.53	1.138500%	\$ 792,818	3.660000%	\$ 2,548,718
19	\$ 70,333,472	0.959800%	\$ 675,060.66	0.170000%	\$ 119,566.90	1.391700%	\$ 978,830.92	1.138500%	\$ 800,747	3.660000%	\$ 2,574,205
20	\$ 71,036,806	0.959800%	\$ 681,811.27	0.170000%	\$ 120,762.57	1.391700%	\$ 988,619.23	1.138500%	\$ 808,754	3.660000%	\$ 2,599,947
21	\$ 71,747,174	0.959800%	\$ 688,629.38	0.170000%	\$ 121,970.20	1.391700%	\$ 998,505.43	1.138500%	\$ 816,842	3.660000%	\$ 2,625,947
22	\$ 72,464,466	0.959800%	\$ 695,515.67	0.170000%	\$ 123,189.90	1.391700%	\$ 1,008,490.48	1.138500%	\$ 825,010	3.660000%	\$ 2,652,206
23	\$ 73,189,293	0.959800%	\$ 702,470.83	0.170000%	\$ 124,421.80	1.391700%	\$ 1,018,575.38	1.138500%	\$ 833,260	3.660000%	\$ 2,678,728
24	\$ 73,921,185	0.959800%	\$ 709,495.54	0.170000%	\$ 125,666.02	1.391700%	\$ 1,028,761.14	1.138500%	\$ 841,593	3.660000%	\$ 2,705,515
25	\$ 74,660,397	0.959800%	\$ 716,590.49	0.170000%	\$ 126,922.68	1.391700%	\$ 1,039,048.75	1.138500%	\$ 850,009	3.660000%	\$ 2,732,571
26	\$ 75,407,001	0.959800%	\$ 723,756.40	0.170000%	\$ 128,191.90	1.391700%	\$ 1,049,439.24	1.138500%	\$ 858,509	3.660000%	\$ 2,759,896
27	\$ 76,161,071	0.959800%	\$ 730,993.96	0.170000%	\$ 129,473.82	1.391700%	\$ 1,059,933.63	1.138500%	\$ 867,094	3.660000%	\$ 2,787,495
28	\$ 76,922,682	0.959800%	\$ 738,303.90	0.170000%	\$ 130,768.56	1.391700%	\$ 1,070,532.97	1.138500%	\$ 875,765	3.660000%	\$ 2,815,370
29	\$ 77,691,909	0.959800%	\$ 745,686.94	0.170000%	\$ 132,076.25	1.391700%	\$ 1,081,238.30	1.138500%	\$ 884,522	3.660000%	\$ 2,843,524
30	\$ 78,468,828	0.959800%	\$ 753,143.81	0.170000%	\$ 133,397.01	1.391700%	\$ 1,092,050.68	1.138500%	\$ 893,368	3.660000%	\$ 2,871,959

Noise Study

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- ▶ *“Measurements of existing ambient noise levels in the project vicinity were conducted between November 16 and November 21, 2023. Long-term (24-hour) ambient noise level measurements were conducted at four (4) locations (sites LT-1 through LT-4). [. . .]. The predominant source of noise at all four ambient measurement sites was traffic noise associated with vehicles on US 395.”*
- ▶ *“While noise associated with firing range activities was at times audible and distinguishable at locations within the project site, firing range activities did not result in any measurable increase over existing ambient noise levels, when firing range activities were not occurring at any location within the overall project site.”*

Reno Housing Shortage

“Housing Crunch Threatens Reno’s Tech Boom” — Headline The Wall Street Journal

- ▶ “We want to make the region where people can come and live. We want to make sure that our teachers and our nurses and our hospitality workers have stable housing,” - *City of Reno Vice Mayor and at large City Councilmember Devon Reese.*
- ▶ “. . . a growing number of renters are experiencing a significant burden, with over 60% of them now paying more than 30% of their income towards housing costs. This is a significant jump from the 46% reported just six years ago.” - *Channel 2 News in discussion with Reno Housing and Neighborhood Development Director Monica Cochran Kirch.*
- ▶ “With more people unable to afford buying a home, more are being driven to the rental market. In turn, the higher demand has caused average rent to spike in recent years.” - *Reno Gazette Journal*
- ▶ According to EDAWN’s Annual Forecast the top challenges for the Reno-Sparks economy include: Housing affordability, Homelessness, and Education Funding.
- ▶ **“Potential solutions:** To boost housing supply, EDAWN is pushing for a couple of potential solutions. One is more infill development to use existing properties for housing, especially projects with higher density such as apartments” - *Reno Gazette Journal*

Increasing Housing Supply

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Assembly Bill 213 (2021)

- ▶ “The Legislature hereby finds and declares that a consistent and robust supply of housing is an important factor in the overall affordability of housing.” (Sec. 14)
- ▶ AB 213 passed with overwhelming bi-partisan support. (Assembly 39-3; Senate 18-2)

Conclusion - Increased Housing Supply and Safety

- ▶ *The Spectrum-Dandini Apartment project will inject much-needed housing supply into the Northern Nevada market.*
- ▶ *The Secondary Emergency Access Road will provide enhanced safety not only to the residents of the Spectrum-Dandini Apartment project, but to everyone who works along Spectrum Blvd., including the employees of the Regional Public Safety Training Safety Center.*



Questions?