

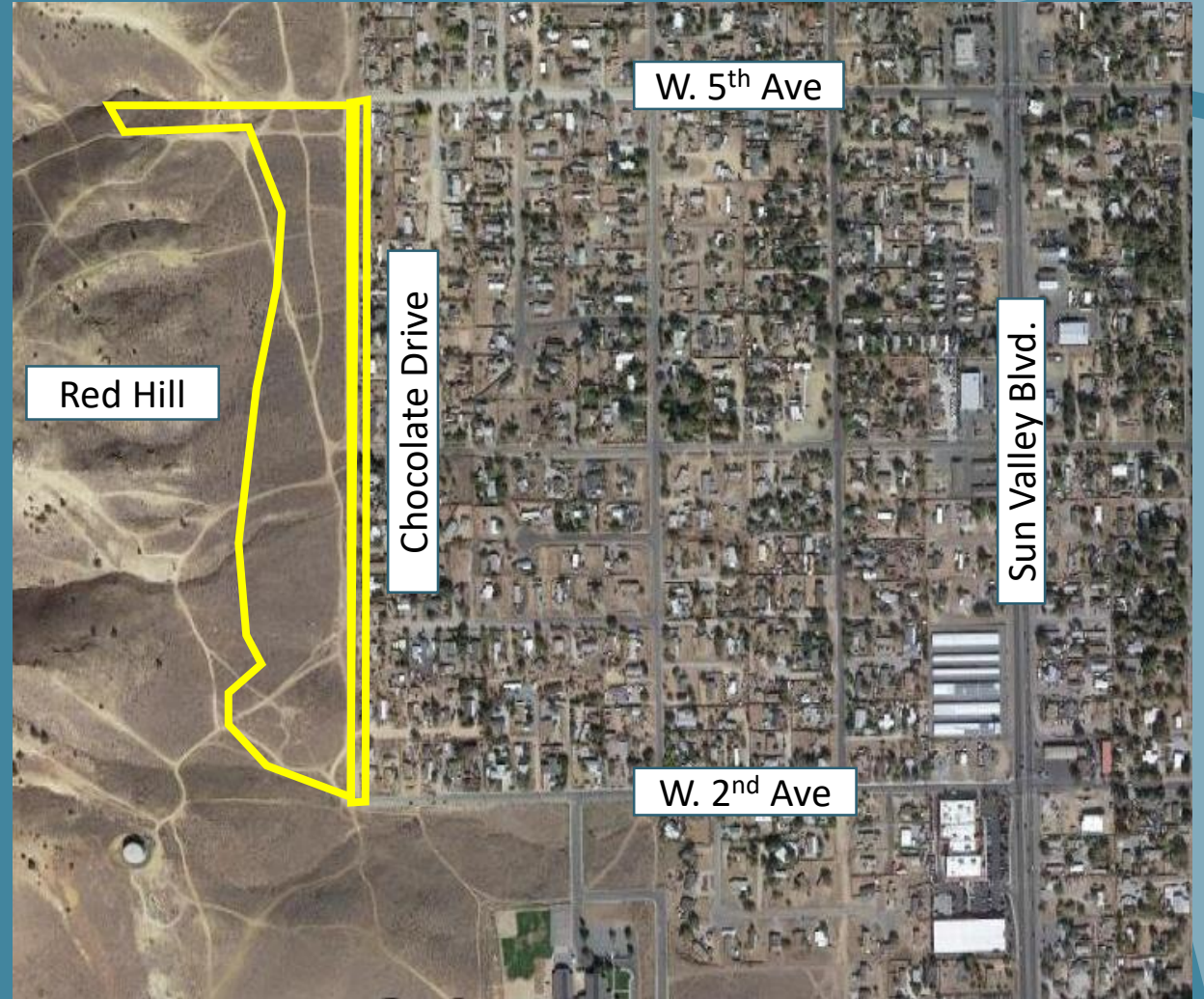
Chocolate Drive

Administrative Permit # WADMIN22-0029
Special Use Permit # WSUP23-0001

Ryan Rodgers – Pedcor Investments, LLC
Brent Nasset – Kimley-Horn & Associates, Inc.

Project Location

- APNs: 502-250-09 and -10
- Spans $\frac{3}{4}$ of mile along Chocolate Drive from West 2nd Ave to West 5th Ave
- Borders Red Hill (Washoe County Open Space)



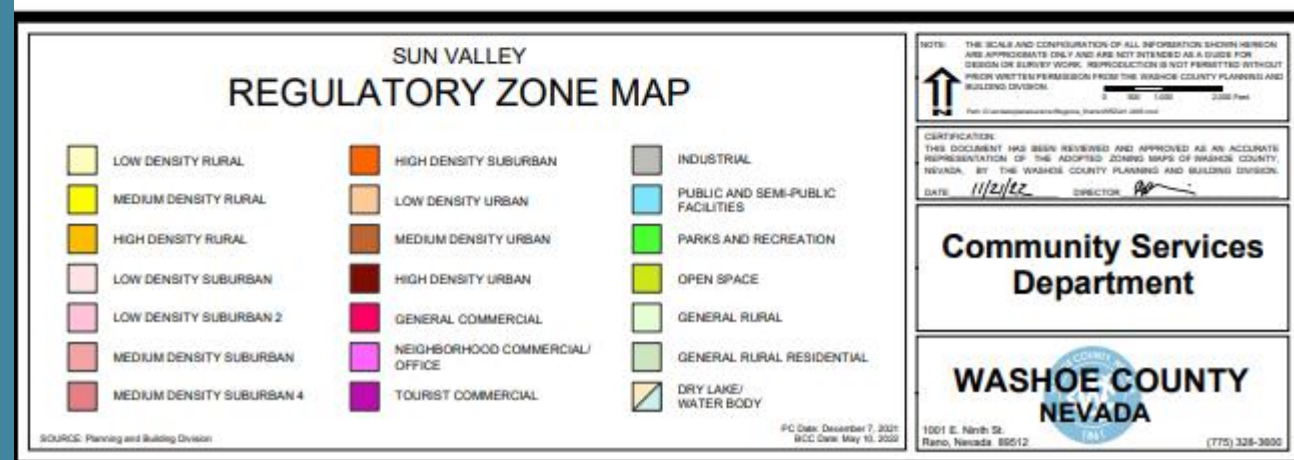
Project Location Cont.

- Less than a ¼ mile from Lois Allen Elementary School
- Less than a ½ mile from Sun Valley Boulevard
- Adjacent Washoe County Parks and Open Space Trail System



Community Planning

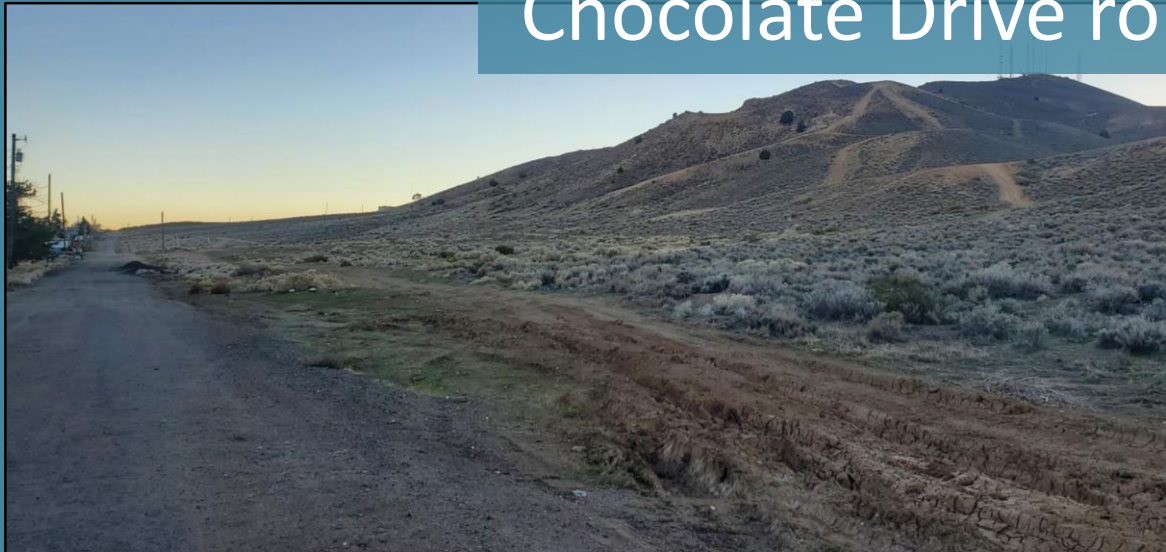
- Master Plan and Regulatory Zone Amendments approved June 28, 2022
- Truckee Meadows Regional Planning Commission Conformance Review approval August 31, 2022
- Project in conformance with Washoe County Master Plan and Sun Valley Area Plan



Existing Conditions



Area vacant with utilities and
Chocolate Drive rough dirt road



Proposed Project

- Twenty (20) two-story buildings (240 Units) of low-income affordable multi-family housing
- Buildings maximum 32 feet in height
- Site landscaping
- Primary entrance located south of W. Gepford with access via 2nd street



Proposed Project (cont.)

- Amenities:

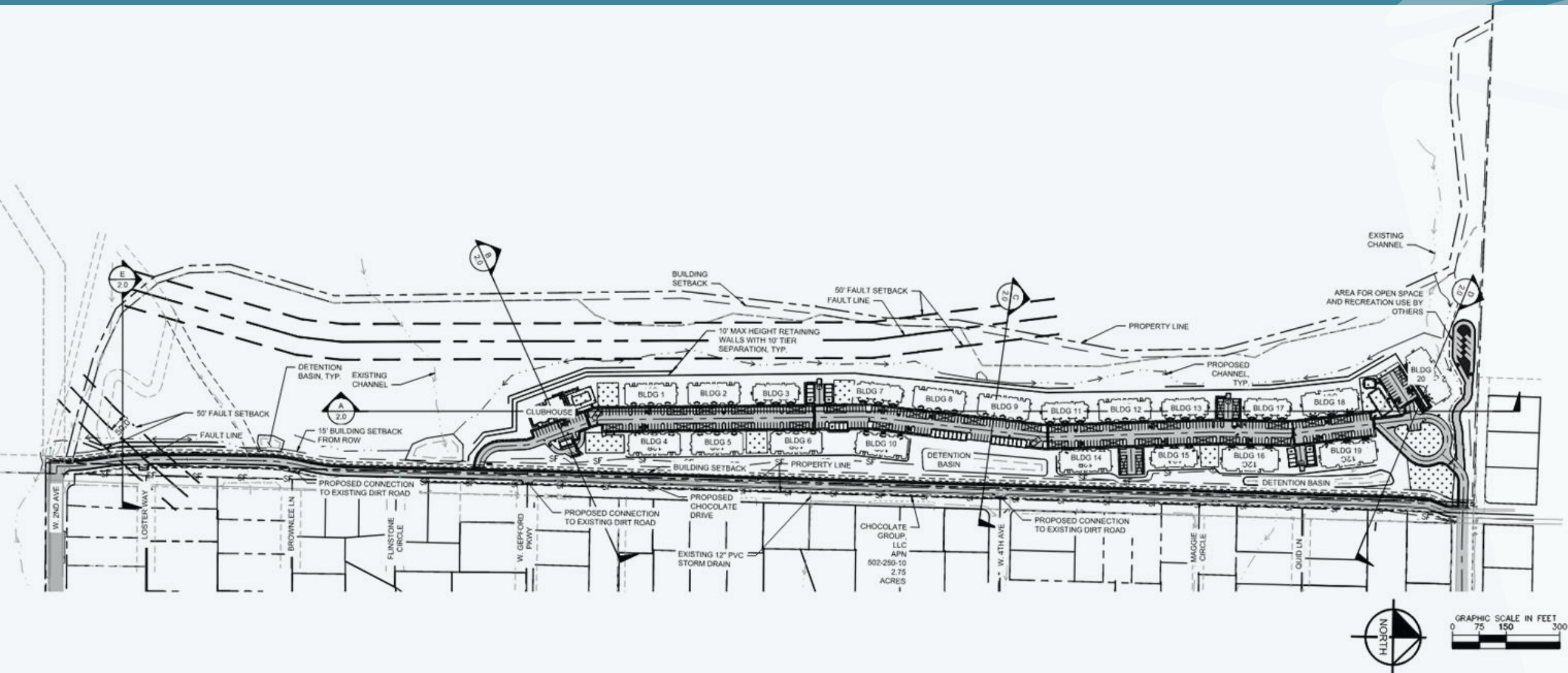
- ❖ Clubhouse
- ❖ Swimming pool
- ❖ Mail kiosk
- ❖ Playground
- ❖ Dog park
- ❖ Trail access to Red Hill open space
- ❖ Common Open Space areas

470 parking spaces including:

- ❖ 204 covered and 36 garage spaces
- ❖ 28 accessible spaces



Site Plan



Landscape Plan



0' 50' 100' 150'
Scale in Feet

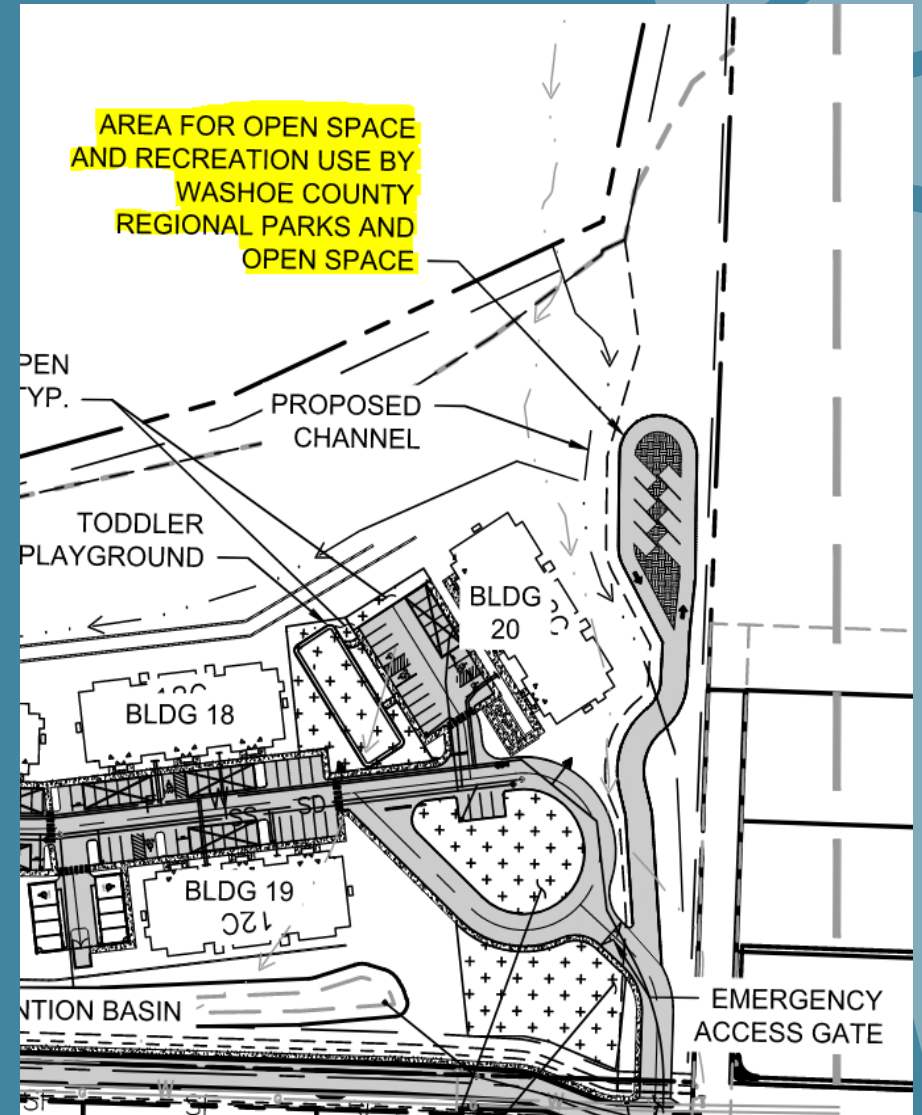
Community Benefits

- Provides affordable housing in Sun Valley and Washoe County
- Paved Chocolate Drive access to surrounding neighborhood
 - ❖ Improved Emergency Services response
 - ❖ Waste management and Utility maintenance access
 - ❖ Reduced dust control
 - ❖ Sidewalk system along Chocolate Drive
- Safer walkways for foot traffic to Lois Allen Elementary School
- Full time on-site property management



Community Benefits (cont.)

- Dedication of 4.87 acres of open space for public use
- Established and safer trail access to Red Hill
- Will limit dumping in Open Space site
- Significant stormwater improvements for neighborhood



Project Meetings

- Neighborhood meeting - October 19th, 2022
- Regional Parks and Open Space - October 26th, 2022
- Chocolate Drive access with Washoe County Engineering - November 3rd, 2022
- Administrative and Special Use Permits confirmed with Washoe County Planning – January 4th, 2023
- Grading a small portion on Open Space with Director of Operations of Community Services – February 2nd, 2023
- Process for obtaining access agreements for Chocolate Drive with Director of Engineering – February 9th, 2023

Agency Coordination

Washoe County Regional Transportation Commission (RTC)

Washoe County School District

- Capacity to serve 240 affordable multi-family units

Washoe County Parks and Open Space

- Split zoning of 4.87 acres for Open Space buffer and trail access

Washoe County Planning and Engineering Department

Washoe County HOME Consortium

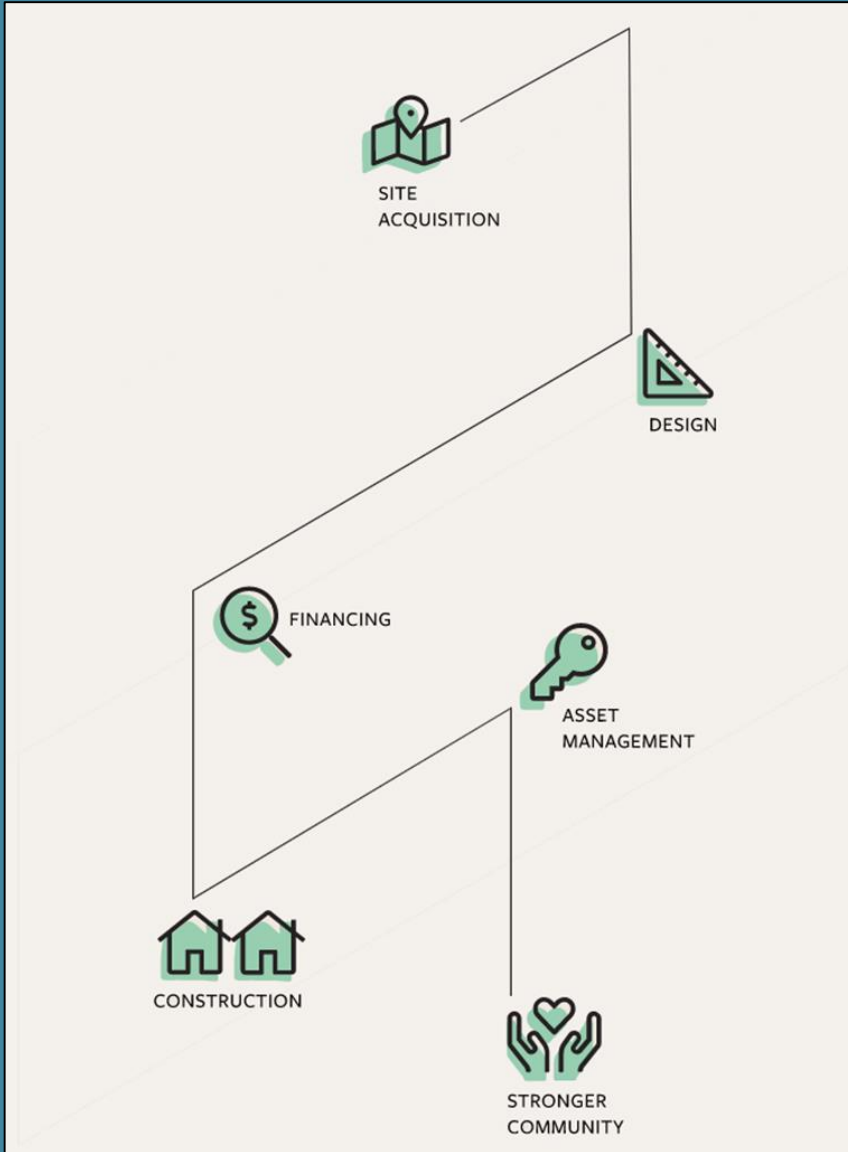
- Awarded \$200,000 in HOME funds for project on June 9th, 2022

Sun Valley General Improvement District (SVGID)

- Will supply water, sewer, and garbage services

Truckee Meadows Regional Planning Agency (TRMPA)

About Pedcor

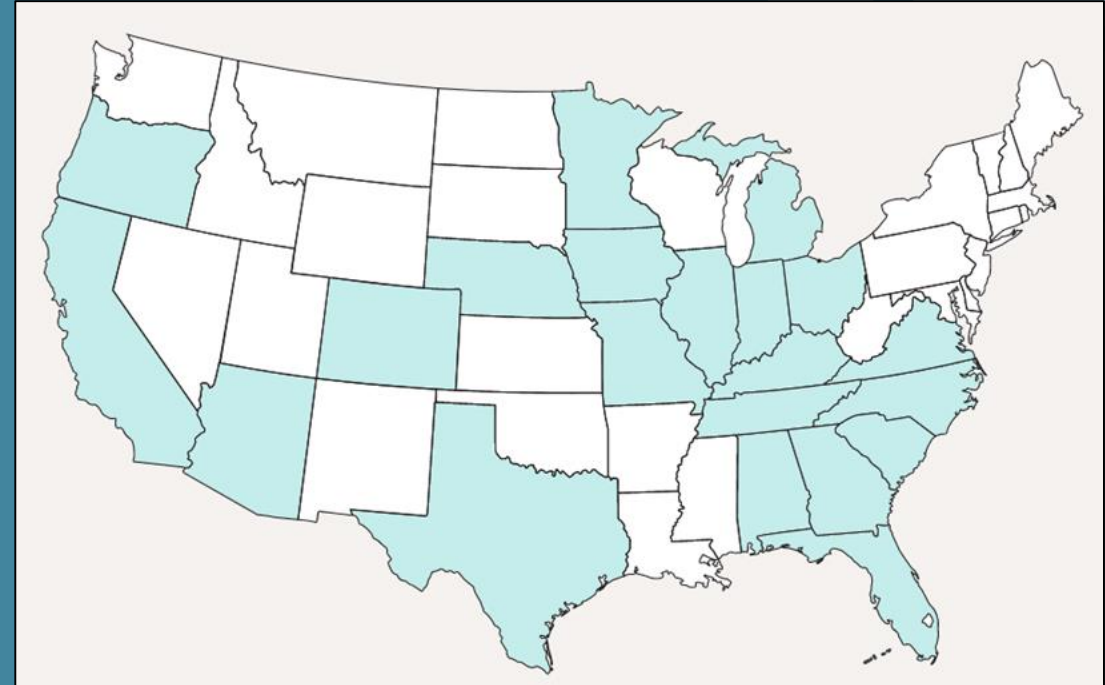


21
STATES

34
YEARS

172
COMMUNITIES

30,309
APARTMENT UNITS



We will be there every
step of the way

Pedcor builds high-quality apartments with popular amenities



Thank you!

