


**REGIONAL TRANSPORTATION COMMISSION**
*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

September 26, 2018

FR: Chrono/PL 182-18

Mr. Ian Crittenden Planner  
 Planning and Community Services Department  
 City of Sparks  
 431 Prater Way  
 Sparks, NV 89431

**RE: PCN18-00048 / STM18-0009 (The Canyons on Los Altos Townhomes)**

Dear Mr. Crittenden,

We have reviewed the subject application and have the following comments and recommendations.

**Comments and Recommendations:**

1. The 2040 Regional Transportation Plan identifies Los Altos Parkway as arterials with Moderate-Access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

<b>Access Management Standards-Arterials<sup>1</sup> and Collectors</b>							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>4</sup>	200 ft./300 ft.

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour.

2. The policy Level of Service (LOS) standard for Los Altos Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersection corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.
3. The traffic report prepared by Traffic Works and submitted with the application reviewed existing traffic plus project and build out scenario of approved developments contributing to traffic on Los Altos Parkway. The Los Altos/Vista Heights roundabout and Los Altos Parkway are projected to operate within acceptable level of service conditions for both

scenarios. Per the recommendations of the traffic report, the project should be conditioned to:

- Construct the 4<sup>th</sup> leg of the Vista Heights/Los Altos roundabout in accordance with NCHRP Report 672, including assurance of proper intersection sight lines for both pedestrians and vehicular traffic.
  - Improve sight lines at the crosswalk across Vista Heights (westbound to northbound right turn vehicle movement) within the existing right of way to improve pedestrian visibility and safety, ie, removal of existing landscaping.
4. The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Planner

RK/jm

Copies: Jon Ericson, City of Sparks Public Works  
Jae Pullen, Nevada Department of Transportation, District II  
Daniel Doenges, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Mark Maloney, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission



**Washoe County School District**

Every Child, By Name And Face, To Graduation

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04-Sep-18

Ian Crittenden  
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RE: **PCN18-0048/STM18-0009 (The Canyons on Los Altos Townhomes)**

Dear Mr. Crittenden,

**The Canyons on Los Altos**, which proposes **69** new townhome units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

**Beasley Elementary School**

**Beasley ES** has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.

- **Estimated The Canyons on Los Altos impact = 3** new ES students (**69** townhome units x **0.038** ES students per unit)
- **Base Capacity = 784**
- **2017-2018 Enrollment = 817**
- **% of Base Capacity = 104%**
  
- **2017-2018 Enrollment including The Canyons on Los Altos = 820**
- **% of Base Capacity including The Canyons on Los Altos = 105%**
  
- The Washoe County School District has projects underway to assist with overcrowding throughout the district including Sky Ranch Middle School which will assist in overcrowding pressures at Bud Beasley Elementary.

### Mendive Middle School

- **Estimated The Canyons on Los Altos impact = 1 new MS students (69 townhome units x 0.008 MS students per unit)**
- **Base Capacity = 1,072**
- **2017-2018 Enrollment = 1,044**
- **% of Base Capacity = 97%**
  
- **2017-2018 Enrollment including The Canyons on Los Altos = 1,045**
- **% of Base Capacity including The Canyons on Los Altos = 97%**

### Reed High School

**Reed** HS has **6** portable buildings (**12** classrooms) in use that provide temporary space for an additional **300** students.

- **Estimated The Canyons on Los Altos impact = 1 new HS students (69 townhome units x 0.021 HS students per unit)**
- **Base Capacity = 2,127**
- **2017-2018 Enrollment = 2,046**
- **% of Base Capacity = 96%**
  
- **2017-2018 Enrollment including The Canyons on Los Altos = 2,047**
- **% of Base Capacity including The Canyons on Los Altos = 96%**
  
- **WCSD is undergoing all measures possible to assist with overcrowding throughout the entirety of the district including at Reed High School.**

Thank you for the opportunity to comment. Please inform of any further questions and/or comments.

***Brett A. Rodela***

Brett A. Rodela, GIS Analyst

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