



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning · Public Transportation & Operations · Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 7, 2017

FR: Chrono/PL 183-17²

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

RE: PCN17-0011 (Miramonte Townhome Community)

Dear Mr. Crittenden,

The Regional Transportation Commission (RTC) has reviewed this request for a tentative map for 448 townhome lots on a site approximately 166 acres in size. This project is located near the end of Belmar Drive.

The 2035 Regional Transportation Plan (RTP) identifies Belmar Drive as a collector with low access control. To maintain arterial capacity, the following RTP access management standards should be adhered to:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.

¹ 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.

² 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.

³ Minimum spacing from signalized intersections/spacing other driveways.

The policy Level of Service (LOS) standard for Belmar Drive 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 intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The Traffic Impact Study prepared by Traffic Works and submitted with the application identified that access to the proposed project will access Los Altos Parkway via Belmar Drive, east of Vista Boulevard. All of the study intersections are anticipated to operate at acceptable LOS under the existing plus project conditions. However, the microsimulation analysis for the Los Altos/Vista Boulevard (south) westbound approach identifies the average queue length is anticipated to increase by approximately 449 feet over the baseline

conditions. It is recommended the westbound left turn pocket be extended to accommodate 400 feet of storage.

The RTP, the 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 if you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

RK/jm

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

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

March 6, 2017

Ian Crittenden, Senior Planner
City of Sparks
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Miramonte Townhome Community; APN 514-010-84
Administrative Review; PCN17-0011

Dear Mr. Crittenden:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has no objections to the approval of the proposed townhomes as proposed.
 - a. This proposal will require a Water Project to be submitted for review and approval by the WCHD prior to any approval of the site improvement plans/grading plans or building plans.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
 Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Angela Taylor, President * Katy Simon Holland, Vice President * Scott Kelley, Clerk *
 Debra Feemster * Veronica Frenkel * John Mayer * Malena Raymond * Traci Davis, Superintendent

31 March, 2017

Mr. Ian Crittenden, Senior Planner
 City of Sparks Community Services Planning Department
 1675 E Prater Way # 107
 Sparks, NV 89434

RE: PCN17-0011 (Miramonte Townhome Community)

Dear Mr. Crittenden,

448 new townhomes will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Jerry Whitehead Elementary School

- **Estimated project impact = 19 new ES students (448 townhomes x .043 ES students per unit)**
- **Base Capacity = 531**
- **2016-2017 Enrollment = 529**
- **% of Base Capacity = 99%**
- **2016-2017 Enrollment with Miramonte = 530**
- **% of Base Capacity with Miramonte = 99%**
- **Overcrowding Strategies:**
 - The **Whitehead** ES property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule^a when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.

Lou Mendive Middle School

- **Estimated project impact** = 6 new MS students (448 townhomes x .014 MS students per unit)
- **Base Capacity** = 1,072
- **2016-2017 Enrollment** = 1,053
- **% of Base Capacity** = 98%
- **2016-2017 Enrollment with Miramonte** = 1,059
- **% of Base Capacity with Miramonte** = 99%
- **Overcrowding Strategies:**
 - The **Mendive** MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session^b calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

Edward C. Reed High School

- **Estimated project impact** = 21 new HS students (448 townhomes x .046 HS students per unit)
- **Base Capacity** = 1,827
- **2016-2017 Enrollment** = 2,059
- **% of Base Capacity** = 113%
- **2016-2017 Enrollment with Miramonte** = 2,080
- **% of Base Capacity with Miramonte** = 114%
- **Overcrowding Strategies:**
 - **Reed** HS has 6 portable units (12 classrooms) in place that provide temporary space for an additional 300 students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar^b when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
 - o We should be able to avoid Double Sessions at middle and high schools.
 - o We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an independent group of community members, and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or rsutton@washoeschools.net.
3. **Transparency is a top priority.** Past spending and future projects are posted on our Data Gallery (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

Definitions:

- a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.

A handwritten signature in black ink, appearing to read "MBoster". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mike Boster

School Planner

14101 Old Virginia Road

Reno NV USA 89521

Washoe County School District Capital Projects

775.789.3810

mboster@washoeschools.net