



FOUNTAINHOUSE @ VICTORIAN SQUARE

Project Summary

History/TOD Conformance:

- The existing parking lots were never intended to be the permanent use of these areas. In both the original SUP, Redevelopment Plan along with the more recent TOD zoning for this area, the parking lots were to be permanently developed. Under the TOD zoning the proposed development is consistent with its requirements.
- The buildings will be consistent with the TOD requirements both in exterior materials (primarily brick), roof pitches and density (over 40 units/acre). Our concept is to expand the TOD theme by adding fountains (playing off of the Civic Fountain that already exists) in prominent/visible areas of each parcel.
- While the current attached elevations illustrate 3 story buildings, we are hopeful that during the pre-development process we can increase the design to accommodate 4 stories with adequate parking.
- This proposed plan preserves the parcels along the promenade to be developed in the future, at least in part, with retail/commercial uses as demand supports such development.

Residential:

- The four parcels (#3, #13, #21 and #22 on the attached aerial) located on the west side of the Victorian Square Redevelopment area will be improved with first class multi-family development-complete with a full clubhouse, business center, coffee bar, 24 hour fitness area, pool and spa. By adding residential, this will increase the year round activity of the area, which will assist in future retail development along the promenade. We will be asking for 13th street next to the theater, to be abandoned so 50% of the street's width can be attached to Parcel #3.
- We expect the unit count to be approximately 165 units, potentially increasing to 200 if the Nugget parcel #23 and Redevelopment parcel #24 are included.
- We hope to add to the ambiance of the Civic Fountain by adding water features at the entrances of the two sites, divided by Avenue of the Oaks.
- Our application will include confirmation that no future assessments for public areas will be required.

Office:

- On parcel #9, we are proposing to spend 24 months working with EDawn to attract an office tenant so that new full time employment is introduced into this area. We would acquire this parcel at a late date, if and when a tenant can be located which will commit to be either a significant tenant or eventual owner of the office development on parcel #9.
- The office layout has not been shown and will be based on the requirements of the potential user. Once a LOI is signed with an office user we would expect to come back to Council/Redevelopment Agency for approval of that use, architecture and site layout. The back-up residential use, is outlined in the site plan.

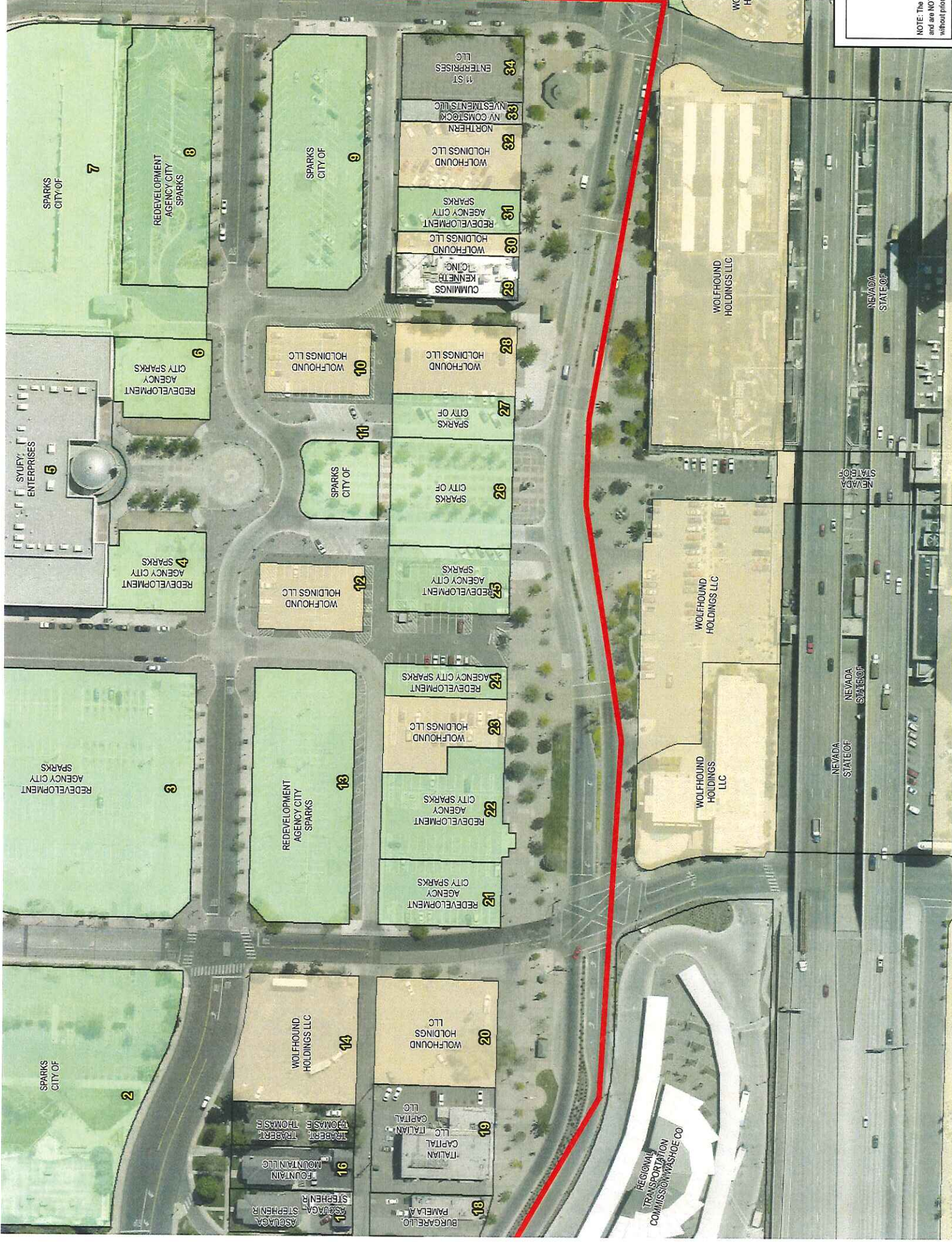
Benefits:

- The site's location is highly visible and critical to create synergy to the overall Victorian Square plan. More residential density needs to be established prior to any full time retail/dining/entertainment uses in this area.
- More housing will also assist Cinemark's operations in its theater complex.
- The success of this site will provide a track record for other developers to prove out to banks and equity partners that other sites in the immediate area are producing more growth in the Victorian Square area.
- The City will derive new property taxes (and related sales taxes) from the development and its residents.
- This type of new housing option will improve the areas appeals and assist EDAWN in attracting potential office users on the eastern parcel.
- This type of housing will meet the demand created by companies looking to locate in Sparks and TRIC areas, due to its convenient/central location.
- Centennial Plaza Bus Station will gain further use from the increased density of full time local residents.

Public Utilities:

- The site plan will maintain all of the improvements made along Avenue of the Oaks.
- None of the underground improvements that were recently improved will be negatively impacted.

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15 REDEVELOPMENT AGENCY CITY SPARKS
16 FOUNTAIN LLC
17 TRBERT THOMAS
18 BURGARELLO PAMELA A
19 ITALIAN CAPITAL LLC
20 WOLFHOUND HOLDINGS LLC
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33 INVESTMENTS LLC
34 11 ST ENTERPRISES LLC

REGIONAL TRANSPORTATION COMMISSION WASHOE CO

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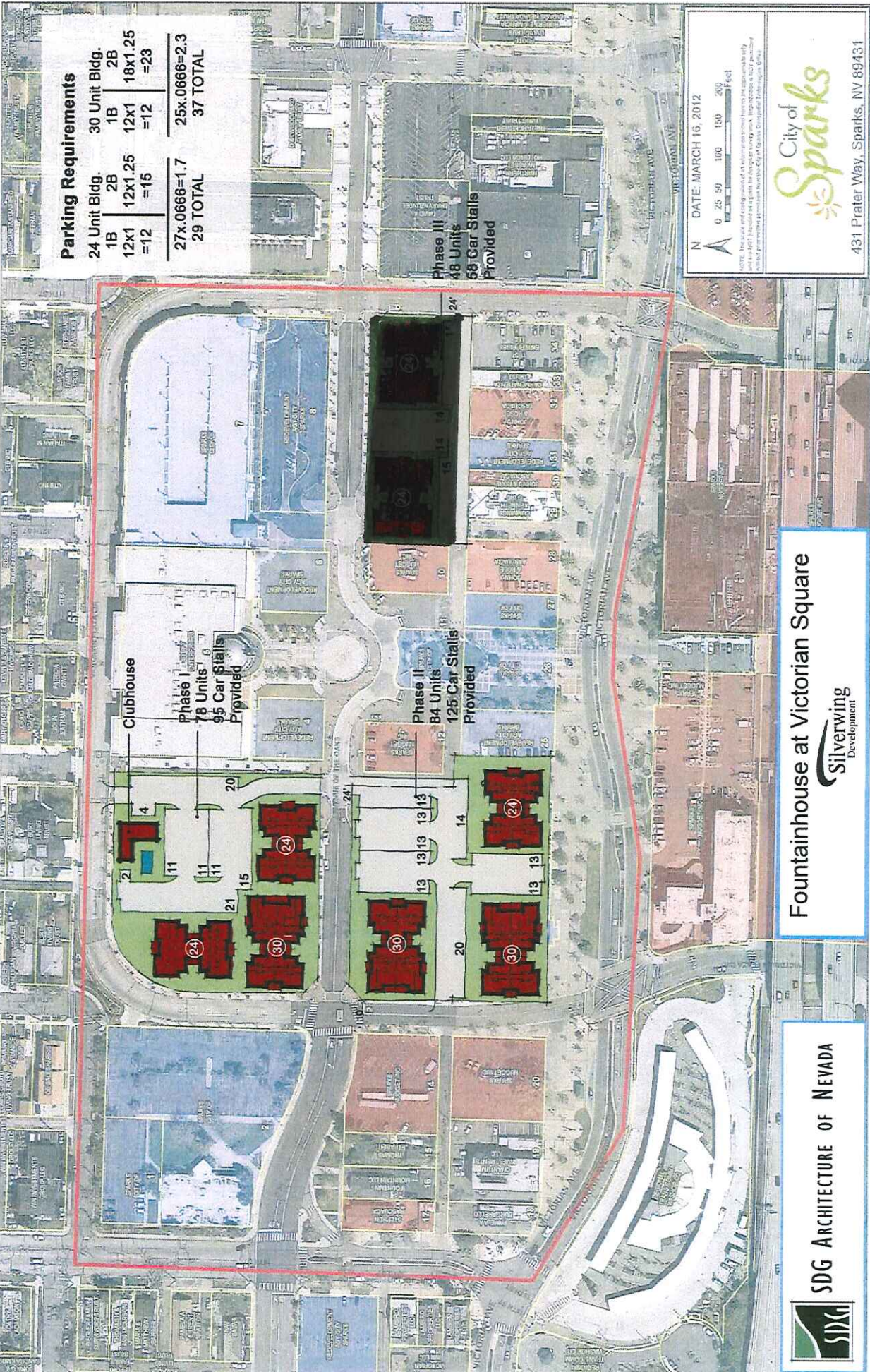
Fountainhouse at Victorian Square
Sparks, NV
August 23, 2014

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775.324.1700

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925.634.7000
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SDG Architects, Inc.



Parking Requirements

24 Unit Bldg.		30 Unit Bldg.	
1B	2B	1B	2B
12x1	12x1.25	12x1	18x1.25
=12	=15	=12	=23
27x 0666=1.7		25x 0666=2.3	
29 TOTAL		37 TOTAL	

DATE: MARCH 16, 2012

0 25 50 100 150 200 Feet

NOTE: This plan and design documents are preliminary and subject to change without notice. The City of Sparks reserves the right to modify or cancel this plan at any time without notice. The City of Sparks is not responsible for any errors or omissions on this plan.

City of Sparks

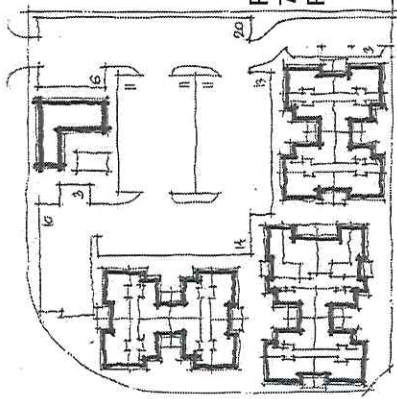
431 Prater Way, Sparks, NV 89431

Fountainhouse at Victorian Square

Silverwing
Development

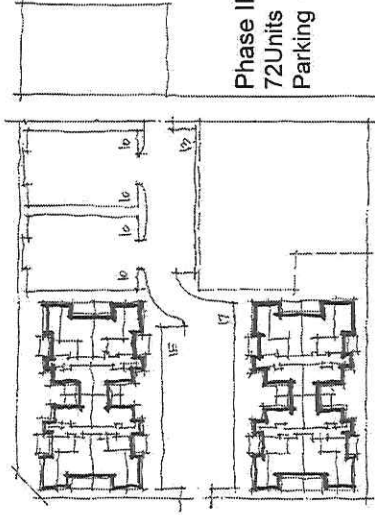
SDG ARCHITECTURE OF NEVADA

SDG



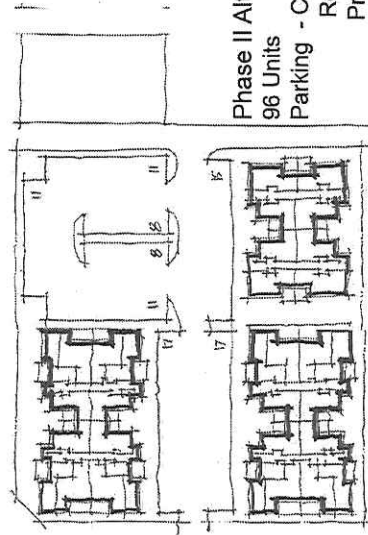
Phase I
78 Units
Parking - Car Stalls :

Required -95
Provided -102



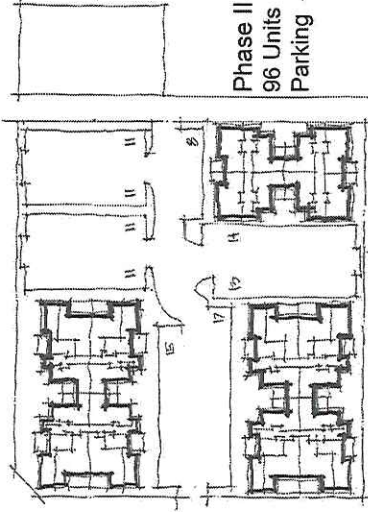
Phase II Alt. 2
72 Units
Parking - Car Stalls :

Required -90
Provided -85



Phase II Alt. 1a
96 Units
Parking - Car Stalls :

Required -119
Provided -98



Phase II Alt. 1b
96 Units
Parking - Car Stalls :

Required -119
Provided -111

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