



REGIONAL TRANSPORTATION COMMISSION

Public Transportation Streets and Highways Planning

January 6, 2015

FR: Chrono/PL 182-15

Mr. Tim Thompson, Senior Planner
Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89432

RE: PCN14056 (Fountainhouse at Victorian Square)

Dear Tim,

The applicant is requesting a site plan review to allow for the construction of 236 multi-family units and 8,148 square feet of mixed use on a site located at 1350 Victorian Avenue.

The land use data in the RTC's travel demand model does not include the amount of population and employment proposed in this project. If this project is approved, we will adjust our travel demand model increasing the land use growth in the TAZ.

RTC ACCESS service will be provided to this location. RTC ACCESS is the paratransit service that provides door-to-door, prescheduled transportation for people who meet the eligibility criteria of the Americans with Disabilities Act (ADA). We are requesting that a designated boarding and alighting area for the ACCESS vehicles be provided. This recommendation will ensure patron safety and easy vehicle access at the project location. Please contact RTC Senior Transit Planner Tina Wu at 775-335-1908 or twu@rtcwashoe.com to this request.

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 project. If you have any questions, please feel free to contact me at 335.1918.

Sincerely,

Debra Goodwin
Planning Administrator

DG/jm

Copies: Jon Ericson, City of Sparks Public Works
Marchon-Miller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission

935 Fountainhouse at Victorian Square



WASHOE COUNTY HEALTH DISTRICT



Public Health
Prevent. Promote. Protect.

January 9, 2015

Tim Thompson, AICP, Senior Planner
City of Sparks Planning Department
431 Prater Way
Sparks, Nevada 89431

RE: Fountainhouse at Victorian Square
Site Plan Review – 1350 Victorian Avenue, Sparks, NV
PCN14056

Dear Mr. Thompson:

Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced project with regard to sewage disposal, water supply, solid waste, food establishments, public bathing facilities and water quality. The project is to construct an approximate 220 unit multi-family residential units with a clubhouse and two separate mixed use buildings consisting of retail and restaurant services. Approval of this Division is subject to the following conditions being met.

1. Water service and sewage disposal must be by public utilities.
2. If the clubhouse includes public bathing facilities, an application for the construction and operation of a public bathing facilities (public pools and spas), to ensure safe water quality and to protect the health of the public and environment, must be submitted to WCHD.
 - a. All plans submitted for the pool/spa construction require the building plan for the pool house or any associated building and/or club house to be submitted in conjunction with the construction plans. Any plans submitted without the associated pool building may be denied until a complete set is submitted for review.
3. Solid waste shall be disposed of in compliance with Section 065 of the Washoe County District Board of Health Regulations Governing Solid Waste Management.
4. Construction plans and equipment specifications for any food handling facilities, detailing food storage and preparation areas, shall be submitted to the Washoe County Health District for review and approval prior to the issuance of a building permit. Food handling facilities shall comply with requirements stipulated in the Washoe County District Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.
5. Garbage facilities, dumpsters, and compactors shall have raised washdown pad(s) which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
6. A Will-Serve letter from the solid waste disposal company must be submitted to the Health District with the building permit application. The letter must indicate that Health the trash bin sites are located in a manner which allows for the proper pickup and disposal of the trash, in accordance with the Washoe County District Board of Health Regulations Governing Solid Waste Management.
7. If the multi-family residential units qualify as a condominium or other per NAC 278.190, then all requirements per NAC 278 shall be followed and no construction shall be performed prior to Washoe County Health District approval.

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us/health
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January 9, 2015

Fountainhouse at Victorian Square

Site Plan Review – 1350 Victorian Avenue, Sparks, NV

PCN14056

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If you have any questions regarding the above, please call me at 328-2632.

Best Regards,

Chris Anderson, P.E.

Registered Engineer

Environmental Health Services

CAWR:ca

Cc: Steve Driscoll-City of Sparks
J Carter Witt III-Silverwing Development
Angela Fuss-CFA



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425

Phone (775) 348-0200 * (775) 348-0304 * www.washoecountyschools.org

Board of Trustees: Barbara Clark, President * Dave Aiazzi, Vice President * Lisa Ruggerio, Clerk
Estela Gutierrez * John Mayer * Barbara McLaury * Howard Rosenberg * Pedro Martinez, Superintendent

January 7, 2015

Tim Thompson, Planner
City of Sparks Planning & Community Services Department
431 Prater Way
Sparks NV 89431

RE: Fountainhouse at Victorian (PCN14056)

Dear Mr Thompson,

The Washoe County School District appreciates the opportunity to provide input regarding the **Fountainhouse at Victorian project**. WCSD incorporates several review criteria in order to provide comprehensive school impact statements regarding such projects. Our review includes, but is not limited to, any circumstance or condition that may impact school facilities, maintenance, operations, special programs, transportation and staffing levels at our school sites and support facilities.

The **Fountainhouse at Victorian project** is located within the attendance boundaries for **Mitchell Elementary, Dilworth Middle, and Sparks High Schools**. Enrollment counts and estimates for each school are listed below:

Mitchell Elementary K-6
2014-2015 Enrollment = 443
Base Capacity = 410
Total # of Classrooms = 16

2014-2015 Count Day Enrollments and Classroom Usage	Kindergarten	1 st & 2 nd Grades	3 rd Grade	4 th -6 th Grades	Pre-K	Other Special Education	Totals	% of School's Base Capacity
2014-2015 Enrollment	64	134	66	179	0	Included in overall K-6 count	443	108%
# of Classes	4	7	3	7	0	0	21	131%*

*Pre-K, Kindergarten and Special Education classes include fewer students per classroom, which results in an overcapacity of the available classrooms in the school due to the special needs of these younger and special education students.

Number of new elementary students anticipated based on 236 MFR units = 22

Dilworth Middle School 7-8
2014-2015 Enrollment = 583
Base Capacity = 740
Total # of Classrooms = 30

2014-2015 Count Day Enrollments and Classroom Usage	6 th Grade	7 th & 8 th Grades	G&T/SWAS 6 th -8 th Grades	Gym/Fitness	Music	Special Ed/ESL	Totals	% of School's Base Capacity
2014-2015 Enrollment	0	583	0	N/A	N/A	Included in overall count	583	79%
# of Classes	0	22	0	2	1	5	30	100%*

*G&T, SWAS, ESL and Special Education classes include fewer students per classroom, which results in 100% capacity of the available classrooms in the school due to the special needs of these students.

Number of new middle school students anticipated based on 236 MFR units = 1

Sparks High School 9-12
2014-2015 Enrollment = 1235
Base Capacity = 1425
Total # of Classrooms = 57

2014-2015 Count Day Enrollments and Classroom Usage	9 th -12 th Grades	G&T/SWAS	Gym/Fitness	Music	ROTC	Special Ed/ESL	Totals	% of School's Base Capacity
2014-2015 Enrollment	1222	0	N/A	N/A	N/A	13	1235	87%
# of Classes	50	0	3	1	3	5	62	109%*

*G&T, SWAS, ESL and Special Education classes include fewer students per classroom, which results in an overcapacity of the available classrooms in the school due to the special needs of these students.

Number of new high school students anticipated based on 236 MFR units = 6

Options Available to the District to Accommodate Additional Residential Growth:

Currently, the Washoe County School District's only significant source of capital funding is through allocated property tax revenues. With the recent recession, property values and the associated property tax revenues significantly decreased. Even with the gradual recovery in property values, the legislatively imposed 3% cap on residential property tax increases has limited the property tax revenues available to the school district. The Washoe County School District currently does not have bonding capacity to build new schools. WCSD desires to continue to work with our regional and statewide partners to find a sustainable funding source for building new schools and maintaining our existing schools.

In the event of an over-capacity situation at any school, the primary option available to the District is to send such students to the nearest school(s) with available seats, which would entail assigning such students to one or more schools throughout the District.

Financial Impact:

The Washoe County School District does not have a funding source for new construction or capital improvement needs beyond the currently allocated funds remaining in the now-expired 2002-2012 Rollover Bond Program. These rollover bond funds will be completely exhausted by the end of 2017.

Recommended WCSD Condition(s):

Should the City of Sparks approve this project, WCSD recommends inclusion of the following disclosure:

A disclosure shall be made by the developer to each homebuyer on their closing documents that students in this subdivision may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.

The District hopes this analysis is useful to the Sparks Planning Commission and the Sparks City Council in making a decision about the Fountainhouse at Victorian project. Thank you for the opportunity to comment.

Sincerely,

Mike Boster

Michael S. Boster

School Planner

Washoe County School District Capital Projects

14101 Old Virginia Road

Reno NV 89521

775.789.3810

cc: Pete Etchart; Chris Cobb; Joe Gabica; Tami Zimmerman; Randy Baxley; Lindsay Anderson

The District utilizes data from the University of Nevada's Center for Regional Studies; the Truckee Meadows Regional Planning Agency; the Nevada State Demographer's office; the Nevada Governor's Office of Economic Development; and current and historical WCSD student enrollment statistics.