

## **Chocolate Drive Neighborhood Meeting**

### **Comments & Responses**

Time: March 21<sup>st</sup>, 2022

5:08 to 7:35 at Hobey's Casino

Speakers:

Ryan Rodgers with Pedcor Investments, a Limited Liability Company

Chris Waechter with Kimley Horn & Associates, LLC

Note: Every effort was made to record questions asked by the public and the project response; due to the loud environment, it was not possible to hear and record every question. Repeated and similar questions are consolidated below, as the project answers were the same. It is impossible to have the exact wording, but great effort was made to capture the essence of the questions and answers.

1. Q: Who is responsible for the project? Locally?
  - A. Pedcor Investments. For your information, our company has been around for 30 years and have projects in 23 states.
2. Q: What is the zoning change?
  - A. The zoning is currently Medium Density Suburban, which allows a density of 14 dwelling units per acre (du/ac) of Single Family Residences. We are performing this zoning change because we would like a different type of end product, Multi Family Residences, which is not allowed under the current zoning. We are trying to change the zoning to Medium Density Urban, which would allow Multi Family Residences and increase the density to 21 dwelling units/acre. However, our goal is to only have about 240 units, which would only be about 7 dwelling units/acre, a density that is already allowed per the current 14 du/ac zoning.
3. Q: Would you be able to put this (density only 7 du/ac) in writing?
  - A. We are submitting this to the County, with these approximate numbers and explanations, so technically, this is going to be in writing because that is what they would approve.
4. What is the proposed headcount for the development?
  - A. Since this is the neighborhood and planning commission meeting for the Regulatory Zoning Amendment, we have not started site development. That would happen in the Site Improvement Permit (SIP) stage and we have to get through the zoning change first. Therefore, some of the information requested tonight we do not know yet or we have an estimate but not a concrete answer. Per this question of proposed headcount, we are estimating about 240 units with a mix of 1, 2, and 3 bedrooms per unit. As we do not have the site plan and architectural drawings yet, we do not have an exact proposed headcount. However, each bedroom could have 2 people, thus, the 1 bed concept could have 2 residents and the 3 bed concept could have up to 6 residents.

5. Q: We do not want people to walk in and just get this property. Is this Section 8?
  - A. This is not Section 8 housing. This project is designed to be affordable housing and you absolutely would not be able to just walk in and get a unit. Applicants would still have to show proof of income and pass a credit check. But, each unit could not make above \$70,000 at this current time.
6. Q: What is the low bracket?
  - A. The income range depends on how many people are contributing to the income. For 1 person, the low range would either be \$25,000-\$30,000.
7. Q: What about schooling? Our schools are already overloaded.
  - A. As part of the SIP process, we would need to do a study to ensure the schools have the capacity to handle the estimated amount of children who would live in the development. The school would have to sign off on accepting these students. The school study, along with the actual site plan design, and sewer and water service by the SVGID would all have documentation required to be submitted and approved in the SIP process. This property is already in the Washoe County Sun Valley Area Master Plan, meaning schools and utility services for this lot were already expected and are expected to be met at the largest density capacity this is zoned for (14 du/ac), and we are estimating a density even less than that.
8. Q: What is the acreage?
  - A. The acreage is approximately 45 acres. Per the current Medium Density Suburban zoning, someone could develop lots of single family residences here and it could be more dense than what we are proposing. Right now, they could put over 500 homes here, while we are only proposing 240 units of multi family.
9. Q: How did you get this land from the BLM?
  - A. A portion of the BLM land was purchased and designated as open space by Washoe County, where a parcel (the subject parcel) was annexed into the Sun Valley Area. At this current moment, the property is held by Chocolate Drive, LLC. We, Pedcor Investments, are looking to buy this from Chocolate Drive, LLC, to build a multi family development.
10. Q: What about all the stormwater that goes down the hill?
  - A. This would be engineered in the SIP stage of this process. We would need to have detention basins on site. The stormwater peak flow coming off the proposed site would have to be the same or less than the stormwater coming off the existing site.
11. Q: What is the development going to look like? How many units?
  - A. This will be more concrete once we are in the SIP process. As of now, we are planning for about 240 units total. It could be less than that, but we do not believe it would go higher than 240. All proposed buildings would be 2 stories, with maybe 16 units per buildings, along with a clubhouse, fitness center, and playground. Around the room are examples of our previous developments of multi family residences, and we expect this development to look similar to one of these. This is a 70 million dollar investment so we definitely want it to look nice like these.

12. Q: I live right on 4<sup>th</sup> street; how many people would be going in and out?
- A. During the SIP process, we would have to do a traffic study where we go out and record current numbers. Then, the county would review that and our estimated number of traffic and recommend improvements such as paving streets, stop signs, stop lights, etc. We would have to follow all of the County's direction regarding the traffic improvements to get approved. Additionally, the roads and traffic right now are at a certain level of service (LOS); we would have to meet or improve the current LOS to be approved.
13. Q: More questions about site entrances and traffic
- A. This is a long site, stretching from 2<sup>nd</sup>-5<sup>th</sup> street so we would be required to have at least 2 entrances, at least the North and the South accesses, so it would not be 1 central access point with everyone going through. We have not approached the actual design of where the accesses are as that is in the SIP, but this is what we are thinking right now. We would be required to have those two entrance points far away from each other, and would maybe have a 3<sup>rd</sup> entrance point too.
14. Q: What about Chocolate Drive? That is a private road. So is 4<sup>th</sup>?
- A. Each person on Chocolate Drive may potentially part of that road and Chocolate Drive, LLC owns the other half of that road. It is unlikely we would be able to buy the residences' part of the road from everyone so we would likely have to create a new road. Additionally, we would have to do all the traffic improvements required by the County per the traffic study.
15. Q: Are you going to fix the dirt road? Right now, there is lots of speeding, our kids are in danger, and there are no stop signs on 4<sup>th</sup>.
- A. It is unlikely we could buy Chocolate Drive to make it a public road. The traffic improvements would definitely require some paved roads, including some of the roads leading up to the site.
16. Q: Eminent Domain? We do not want to lose our property and money.
- A. We would not be able to take Chocolate Drive from anyone. That is something the County could possibly do for utility or easement reasons. Because Chocolate Drive is private, the County cannot even tell us to use it for our proposed development.
17. Q: What about bus stops?
- A. Per the school study and acceptance of the children, they would probably need to add another bus stop or move the current one.
18. Q: It is a single lane road out there now – was that you driving on it?
- A. Yes, it is a single lane road and yes, I have driven the whole thing. Again, we would have to have roads on the site and road improvements extending further than that to handle the proposed traffic. We do not yet know the details of this.
19. Q: What is required of you to submit the application?
- A. There is a lot of documentation required for the SIP. This includes school study, proof of utility service, traffic study, site plans, access points, building design, etc. This is meeting is just for the zoning application, which does not require all of this.

20. Q: What about the trail systems? You are taking away open space, why can't you just zone it as a park? Open Space is really important in Sun Valley.

A. This property is already considered privately owned by Chocolate Drive, LLC and we would actually be giving back some of the Open Space as a form of a buffer to the open space property. The green hatch in this exhibit would be designated open space and provide a buffer between the open space behind the property and where the buildings would be. As for the actual building layout, we are thinking the buildings would be built on the lower and flatter part of the property, especially as the further back of the property, it gets much steeper and would be difficult or impossible to build on. Since we are building lower, the mountain views would still be protected too.

Additionally, we already working with Washoe County Regional Parks and Open Space to preserve trails and access points to these trails. As of now, this is an already owned property and if whoever bought it chose to, they could take away all the trails now. Technically this is private property. We are proposing and already in communication with Washoe County Regional Parks and Open Space to protect trails for the community and to offer this as an amenity to our residents too.

21. Q: Thank you guys for coming here. You should come to the Sun Valley Citizens Advisory Board on April 2<sup>nd</sup>. It may be too late to get you on the agenda but we would love to have you come out. Our concern is that Sun valley is a very rural community and there are not really apartments here. Some apartments that were built said they were going to do something, and then did a different thing, and those do not look nice.

A. We understand your concerns, especially about the open space. I believe this is one of the last properties available to be developed. As for the concern about the apartments, my company purchases these properties, develops, constructs, and then manages these. So if you are thinking 5 years down the road, Pedcor Investments and myself (Ryan) would still be the one communicating and managing this site.

22. Q: People would not want to buy property next to apartments; this will bring our property value down.

A. Actually, we have developments next to every type of house. Typically, based on previous developments in other areas, this tends to increase property values. Again, this is a 60-80 million dollar investment and we want it to be something our company is proud of.

23. Q: Where are most of your developments?

A. We are in 23 states, including CO, TX, TN, IN, OH, ID, OR, and many others. This is our first development in Nevada.

24. Q: Why Nevada? Why Sun Valley?

A. Towns like Reno are having trouble housing people, workers cannot afford to live here. Affordable housing like this would keep workers here, like police officers and teachers who are some of our more common residents. Sun Valley has an

influx of residents and the market rate is pretty high right now. We want to allow working families to keep living here and save money.

25. Q: Where is the Planning Commission Meeting?

A. The Planning Commission Meeting is on April 5<sup>th</sup>, at 6pm. It is a public meeting, and is at the Washoe County Complex.

26. Q: Is the development going to have walls?

A. No, that is not in the design we are thinking about.

27. Q: When would this start? When would it be finished?

A. For just this part of the process of the zoning change, it could be between 4-7 months. For the SIP, that could be another 3 months or more. We do not believe ground would be broken until next year. After that, construction could take 2 or so years.

28. Q: Why did I not get a notice?

A. Notices were sent out 30 days ago. The noticing for the Planning Commission meeting is sent out by the County.

29. Q: Dust, noise, & traffic?

A. We will do our best to address. Construction traffic and dust will have to be mitigated through a comprehensive erosion control plan and site preparation.

30. Q: Who votes? Everything we oppose goes through.

A. The planning commission votes and then the board of county commissioners. The public are invited to the meetings. The questions and responses of this neighborhood meeting are also sent to them.

31. Q: What about the fire department? We have the smallest and busiest fire department in the area. They cannot support all this.

A. The local fire department would have to sign off on approving the SIP permit as well and may have us change some stuff before approving, such as having less buildings. However, when this property was zoned initially and adopted into the master plan, the fire department would have been expected to be able to serve this area at maximum capacity.

32. Q: Why are you changing the density?

A. Medium Density Suburban only allows single family homes and we want to build apartments which would require Multi Family to be permitted, which require a zoning of Medium Density Urban. Additionally, the suburban zoning currently requires the property to be subdivided into many parcels, while we want to keep this as 1 parcel with multi-family buildings spaced out throughout.

33. Q: What about horses, chickens, and trailers? We do not want this development to come and then suddenly people are saying we cannot have these here.

A. This development would not affect whether or not those are allowed. For the horse trails, we would work with Washoe County Regional Parks and Open Space to ensure access to the trails behind the property still and likely have some trails at the area of the site closer to 2<sup>nd</sup>.

34. Q: Would you be adding sidewalks to the roadways? It would make it safer. Would you keep dirt sidewalks? It is better for horses.

A: We would typically adopt the Washoe County local road section which I do not think has sidewalks (Chris W.)

35. Q: How many people per 1/3 acre?

A. I am not quite sure about that number. We expect the 240 units but not sure of the 1, 2, 3 bedroom breakdown yet. That would be figured out in the site planning process and SIP.

36. Q: What would be the price range for units?

A. Typically, we are maybe talking \$900-\$1300. (Ryan)

37. Q: Are there going to be flood lights? We are concerned about the light.

A. Flood lights are not in the plan now and we would be keeping lighting in mind as a design concern during the SIP process.

38. Q: What is going to happen with the drainage? There is a lot of flooding happening in this area.

A. A drainage analysis will have to be performed during the site plan approval and building permit processes. At this time the existing and future drainage conditions will be analyzed, and the development will have to reduce the offsite drainage to pre-development conditions.

39. Sun Valley General Improvement District states that high-density is 7 units per acre.

A. Information regarding density requirements specific to the Sun Valley General Improvement District was not able to be found. The density requirements of the Sun Valley Area Plan and the Washoe County Master Plan will be satisfied with the approval of this amendment.

40. Will the value and equity in our homes be decreasing?

A. This cannot be answered with certainty, but I have read many studies that show that property values near these kinds of development actually increase post-development.

41. At the end of 6<sup>th</sup> street, they placed “no trespassing” signs due to the Ladera Ranch development. Will there be “no trespassing” signs blocking me from riding my horse all in this area? We do not want “no trespassing” signs.

A. We are working with Washoe County to allow for continued access to the Open Space behind the project to allow for trail use.

42. What will be done to improved Chocolate Drive from 5<sup>th</sup> Street to 7<sup>th</sup> Street? People will certainly be using this as access to these apartments.

A. At this time, required improvements to surrounding roads is not determined. A traffic study will be performed at a later stage in the project and the county will be requiring offsite roadway improvements before approving this development.

43. Will this development increase the crime in the neighborhood?

A. The impact from on crime in this neighborhood due to this development cannot be determined with certainty, but we feel that this does not have a correlation.

44. These people will never own a home, they will always just be paying you guys [the developers].

A. The hope for this development and for affordable housing in general is always that people do not stay for long. The point is for people to be able to afford to

save a little bit more each month in order to eventually be able to afford purchasing a home of their own.

45. Will this increase my property taxes?

A. This question cannot be answered with certainty as we are not tax professionals and we do not know the county tax code.

46. Do you plan to increase the speed limit on Sun Valley Blvd? It is way too slow right now.

A. This development will not have an impact on the speed limit for Sun Valley Blvd. That is up to Washoe County and RTC.

Documented question but not answered during meeting:

47. What year was this zoned Medium Density Suburban?

A: Based on Washoe County's GIS, there was a Regulatory Zone Amendment of this parcel in 2004. This was likely when this change was implemented.