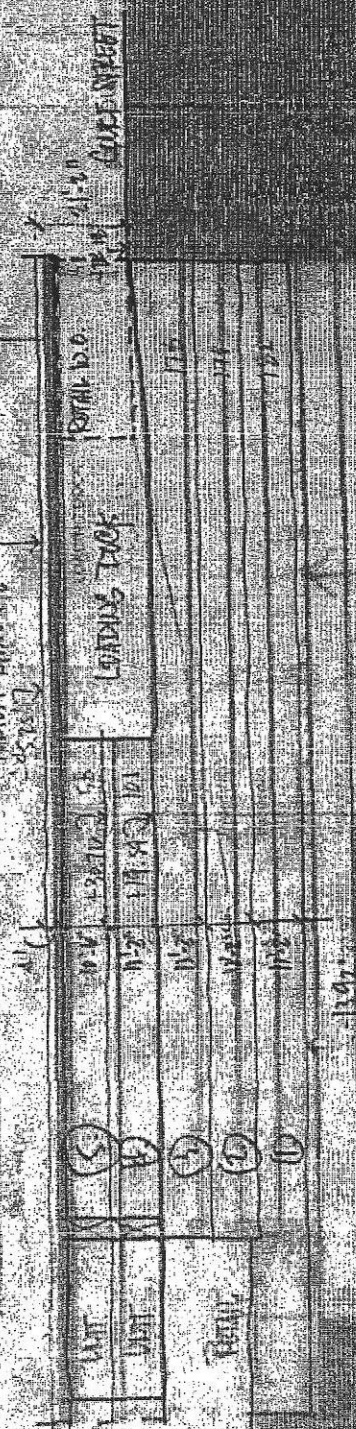
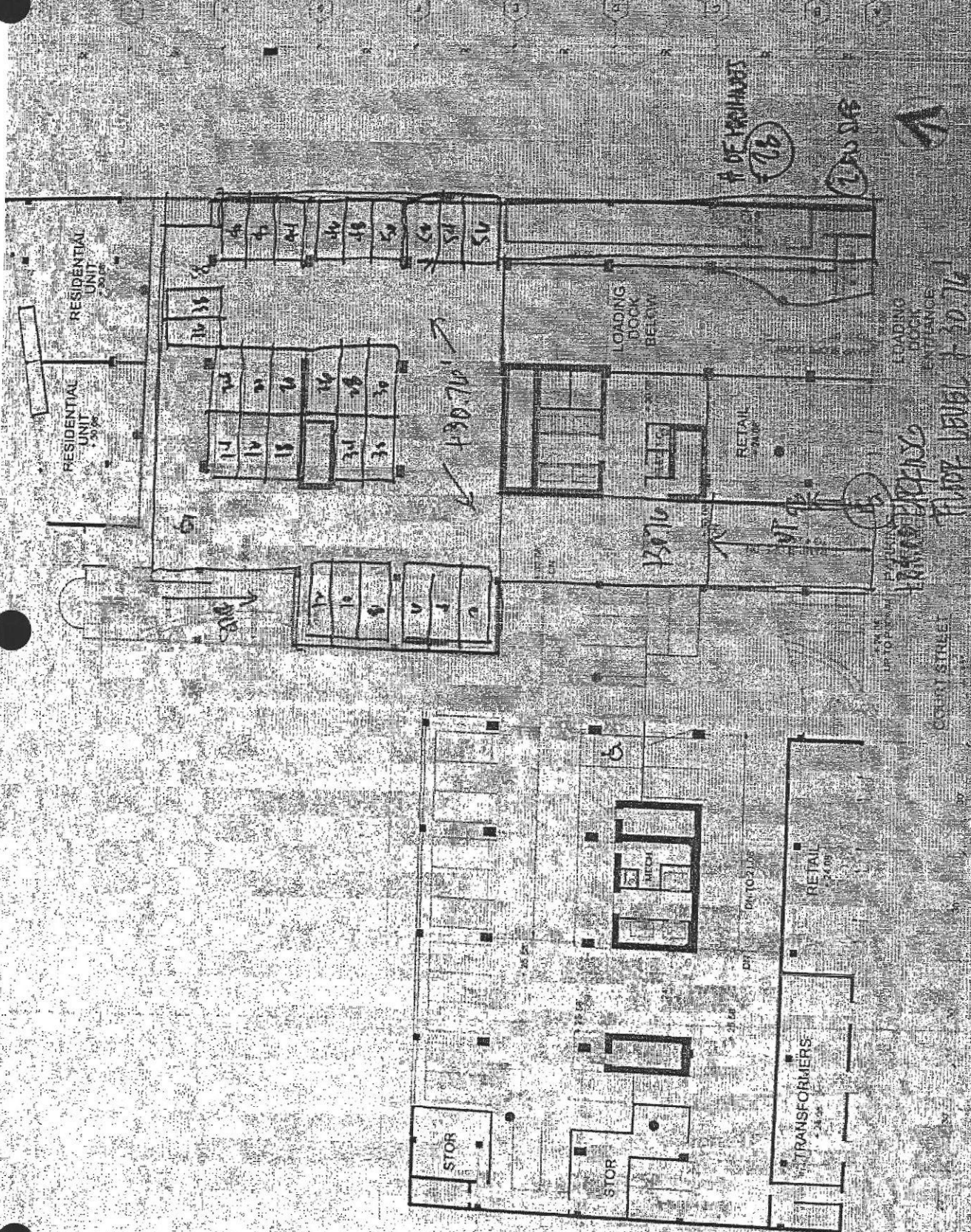


17  
16  
15  
14  
13  
12  
11  
10



OF BUILDING





**Nathan Ogle**

---

**From:** Michele Powell [mpowell@decacustomhomes.com]  
**Sent:** Thursday, September 28, 2006 10:42 AM  
**To:** Nathan Ogle  
**Subject:** FW: 9-27-06.Project.Desc

*Per Cal's request....*

*Michele Powell  
Project Coordinator  
Decal Nevada, Inc.  
775-826-9881(o)  
775-825-2152(f)*

---

**From:** Nathan Hastings [mailto:nhastings@WoodRodgers.com]  
**Sent:** Thursday, September 28, 2006 10:26 AM  
**To:** Calvin Bosma; Michele Powell  
**Subject:** 9-27-06.Project.Desc

**Project Description Update**

This is an update to the original project description. The original application was submitted in January 2006. Since that original submittal, certain changes have evolved relative to the interior makeup of the project as well as, overlay district zoning around the project area. As a result of the modifications additional special use permits and a variance have been provided through the applicant's cooperative work with City staff. The following are the requests of the City with this application.

**Requests of the City**

Eight requests are sought with this application.

- (1) A tentative map for a 499 unit high-rise condominium development containing 11 units of retail and office space.
- (2) A special use permit for hillside development.
- (3) A special use permit for cuts and fills.
- (4) A special use permit for modification to the building setback envelope for a building within the South Esplanade Frontage.
- (5) A special use permit for 100 or more condominium units.
- (6) A variance to allow buildings to cast a shadow on a public park between the hours of 10 a.m. and 2 p.m. on December 21.

The following is a brief description of the proposed Wingfield Towers project.

**Project Overview**

The exterior elevations of the proposed Wingfield Towers project have not changed since the original submittal in January. The Wingfield Towers Project is a mixed use development offering retail, office and condominium housing, a public plaza, winter garden space in the ever growing and improving downtown core. The central location to the heart of Reno is accessible to key transportation corridors through the South Virginia Street Transit Corridor, adjacent to the Riverwalk and overlooks the Truckee River. Retail/shop space is envisioned along both Island Avenue and Court Street. Additional retail and office uses will be accessed at the public plaza level. The project has been designed with two main

9/28/2006



AA3936

STEPPAN 0387

structures (one 28 and one 40 story tower above the public plaza). Parking will be provided entirely within a parking structure below the podium (public plaza) level. It is anticipated that the public plaza will provide opportunities to tie in the building residents and future businesses to the festivals and events that have been so successful in the Wingfield Park area (such as, Artown and the River Festival). The tie and increase of potential space for events and exhibits in association with the existing festivals will help to continue enhancing Reno's urban environment and help Reno attain infill and intensity goals and objectives within the Downtown Core, to help create the necessary critical mass to support viable mass transit as driven by the Truckee Meadows Regional Plan.

### Summary of Proposed Development

The project site consists of 1.36± acres of land located between Island Drive and Court Street in Downtown Reno, just east of Arlington Avenue. The Wingfield Towers will consist of two architecturally matching towers (one of 40 stories and one of 28 stories). The following uses are included in the proposed towers:

- 499 residential (condominium) units
- 824 parking spaces, entirely contained within a parking structure
- 28,300± SF of Public Plaza Space at the Podium Level
- 40,500± SF of Office and Retail Space
- A winter garden with a 75-foot lap pool, situated on top of the 28-story tower
- Anticipated 4.0 to 4.8 million dollars in pedestrian and/or art improvements

### Tentative Map Request

As noted previously, the Wingfield Towers proposes 499 residential condominium units. An addition 11 units are proposed to contain retail and office space.

### Special Use Permit Request

Requested with this application are four special use permits:

- (1) Hillside Development and;
- (2) Cuts in excess of 20 feet.
- (3) Modification to the building setback envelope for a building within the South Esplanade Frontage;
- (4) 100 or more condominium units;

### Variance Request

The application requests a variance to allow buildings to cast a shadow on a public park between the hours of 10 a.m. and 2 p.m. on December 21. It should be noted that properties within the Downtown Area Overlay Zoning District were exempt from this development standard prior to the removal of this section of Code in March 2006. There are several existing structures in the area that cast shadows on the public park between the hours of 10 a.m. and 2 p.m. on December 21. Due to the close proximity of the subject property to Wingfield Park, a three story structure would cast a shadow on the park.

### Parking

Parking will be provided in a parking garage beneath the proposed towers. The parking garage area will be contained entirely below the public plaza. Access to the garage will be provided from Court Street and Island Drive. With ingress and egress on Court Street and egress only on Island Avenue.

The demanded parking for the project is 603 spaces (without using any reductions for joint parking between office and residential uses). Total number of spaces provided in this update is 679. It has been the intent from day one of the

9/28/2006



project to try to provide additional parking to help adjacent uses such as Park Tower, Trinity Episcopal Church and the surgical arts building. The additional parking spaces over the required level are expected to be available for these uses.

The basis for 603 parking spaces is defined in both the MU (Mixed Use) zoning district in Code and by ITE parking (Institute of Traffic Engineers) requirement. Residential uses would provide parking at a rate of 1 space per unit. An additional 50 spaces would be provided for guest parking and the remaining spaces up to 603 are allotted to non-residential uses (office and retail).

Parking levels are proposed to be limited to 4 levels with parking lifts on each level. The use of the parking lifts allows for two cars to be parked in each space where the lift is incorporated. The significant benefit derived from this technology is that we can keep the subsurface structure above the groundwater table. It is expected that parking in the garage will be controlled by valets. This is a benefit especially with the use of parking lifts.

9/28/2006

**Nathan Ogle**

---

**From:** Amy Chu [amychu@fisherfriedman.com]

**Sent:** Friday, January 06, 2006 12:30 PM

**To:** ray@pezonella.com

**Cc:** Nathan Ogle; Mark Steppan

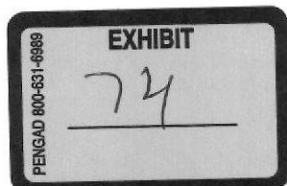
**Subject:** latest reno drawings #1

Ray,

Here are all the drawings for you to review. 2 emails total. Please contact us with questions & comments.

sincerely,

**Amy.S.I.Chu**  
FISHER FRIEDMAN ASSOCIATES  
(510) 420 - 1666 EXT 165



1/9/2006

**AA3939**

**STEPPAN 1274**



**Nathan Ogle**

---

**From:** Amy Chu [amychu@fisherfriedman.com]  
**Sent:** Friday, January 06, 2006 12:35 PM  
**To:** ray@pezonella.com  
**Cc:** Nathan Ogle; Mark Steppan  
**Subject:** latest reno drawings #2

Ray,

Here are all the drawings for you to review. Please contact us with questions & comments.

sincerely,

**Amy.S.I.Chu**  
FISHER FRIEDMAN ASSOCIATES  
(510) 420 - 1666 EXT 165

1/9/2006

AA3940

STEPPAN 1275

**Nathan Ogle**

---

**From:** Amy Chu [amychu@fisherfriedman.com]  
**Sent:** Friday, January 06, 2006 1:27 PM  
**To:** ray@pezonella.com  
**Cc:** Nathan Ogle; Mark Steppan  
**Subject:** reno latest drawings

**FILE / COPY**

Ray,

I have posted all the updated CAD files and a pdf package of the Reno Elevations and section renderings onto our FTP site in the Reno folder. Please follow the instruction below to retrieve the files. If you have any questions, please contact us.

**Accessing FFA's FTP site**

FFA's ftp site is not accessible using a browser.  
Use any ftp application with the following account info:

IP: 72.18.232.3  
Account Username: reno  
Account Password: highrise

Click [here](#) to download Core FTP Lite, an excellent free ftp application.

**sincerely,**

**Amy.S.I.Chu**  
FISHER FRIEDMAN ASSOCIATES  
(510) 420 - 1666 EXT 165

1/6/2006

**AA3941**

**STEPPAN 0180**



**Nathan Ogle**

---

**From:** Amy Chu [amychu@fisherfriedman.com]  
**Sent:** Thursday, January 12, 2006 5:35 PM  
**To:** psolaegui@aol.com  
**Cc:** samcaniglia@sbcglobal.net; 'Nathan Ogle'; Mark Steppan  
**Subject:** Reno Data Summary

FYI

sincerely,

**Amy.S.I.Chu**  
FISHER FRIEDMAN ASSOCIATES  
(510) 420 - 1666 EXT 165

1/12/2006

**AA3942**

**STEPPAN 0310**

**Nathan Ogle**

---

**From:** Amy Chu [amychu@fisherfriedman.com]  
**Sent:** Friday, January 13, 2006 9:13 AM  
**To:** psolaegui@aol.com  
**Cc:** 'Nathan Ogle'; Mark Steppan; samcaniglia@sbcglobal.net  
**Subject:** RENO ZONING MAP

Per your request.

sincerely,

**Amy.S.I.Chu**  
FISHER FRIEDMAN ASSOCIATES  
(510) 420 - 1666 EXT 165

1/13/2006

**AA3943**

**STEPPAN 0308**



the Reno-Tahoe International Airport, it does not appear that we are creating any perceived or otherwise hazards to air navigation.

Section 18.08.405(c)(3)(c)(5)(vi) in the DRRC states "All buildings shall be setback a minimum of 25 feet from the existing face of the river flood wall or top of bank to create the north and south Esplanades for a safe and adequate passage and facilitate police and fire protection access (See figure 18.08-20A)." This Code reference illustrates the differences between various overlays and ordinances that have been identified for possible review and consideration.

Although there are obviously concerns over what code regulations actually apply and the obvious difference between various code sections that have been identified as applicable to this project, we have provided the requested SUP requests under Exhibit C such that we make sure that all bases have been covered relating to this application.

4. Please provide supplemental information explaining potential parking scenarios as we discussed on June 13, 2006 (e.g. numbers, who can use, limitations, locations, etc.).

**Response** Please see Exhibit D, attached to this letter. In summary of this Exhibit, the project currently proposes 824 parking spaces in a 9 level parking garage contained below the podium/public plaza level. The construction of this parking structure (to the level below Island Avenue that is provided in the application) will require the construction of a encased, water tight bowl or box for the lowest level of the garage to protect against groundwater penetration into the garage. This is definitely a very doable construction technique, however very costly. As an alternative to this, we propose using parking machines and decreasing the number of parking levels necessary. To address the practical use of the parking machines that is typically expressed when proposed with a project, we propose that all parking will be controlled and coordinated by valets. We believe that control of the parking by valets will make the parking within the structure run smoothly. If this option is used, the staging area for the valets will be inside the garage off Court Street and Island Avenue – provided in enough parking space for people to park and get out of the drive aisles.

Based upon the understood amount of parking that is requested/required for Park Tower Condominiums, we believe that a base parking requirement for the project should be set at 1 space per unit. This would amount to 603 parking spaces, rather than 679 spaces per the standard Downtown Parking requirements in Code. It has always been our intention to provide additional parking spaces to help with the existing parking dilemma at Park Tower and Trinity Episcopal Church and to provide parking for the Surgical Arts building located on Island Avenue, between the proposed project and Park Tower. This total additional parking would equates to (up to 50 parking spaces for Park Tower and 50 parking spaces for the Surgical Arts Building. Parking for Trinity Episcopal Church would be provided through shared parking with the 54 parking spaces for office uses within the

**Towers. As such, the total amount that we would provide (at a minimum) is 703 parking spaces.**

**I request that a condition be provided to allow for a minimum parking number to be provided within the garage and that the actual structure of the parking be determined and approved by the Community Development Department through final plans.**

5. Will redevelopment funding be used to construct this project? If so, an additional 2% in public art will be required. Please clarify.

**Response** *Redevelopment funds will not be used for this project. All funding will be private.*

6. The plans indicate that at  $\pm 6$  foot and  $\pm 9$  foot wide sidewalk is provided along the Island Avenue and Court Street frontages. Based upon the height of the building from grade along Island Avenue ( $\pm 46$  feet) and Court Street ( $\pm 21-24$  feet), the building must be setback to provide a pedestrian area consistent with the DRRC (Downtown Regional Center) overlay zoning district.

**Response** *The street level of the building will be pulled back to allow for the provision of pedestrian access as necessary in Code. The residential units will be cantilevered over the shop space or supported, appropriately.*

7. Please clarify that store fronts with direct pedestrian access from Island and Court will be provided; and that the 3 levels above street grade to the podium will have consistent store fronts, windows, articulation, etc.

**Response** *The store fronts on both Island Avenue and Court Street will have pedestrian access directly from the adjacent sidewalk. To clarify, there are only store fronts and parking garage access along Court Street. The frontage along Island Avenue will contain shop space at the sidewalk level. The two (2) levels above (below the podium level) will contain residential units. As such, the levels above the street level storefronts on Island Avenue will not have commercial window, signage or anything that would differ from a typical residential window and balcony.*

8. Please provide a sign package – It should be consistent with the DRRC overlay standards.

**Response** *Signage for both Wingfield Towers and the retail/office components of the site will be consistent with the DRRC standards. Specific signage locations for the overall project and shop spaces and offices has not yet been designed. Can this be addressed through condition as it will have to be addressed through a separate permit, anyway.*

9. In conjunction with widening the sidewalks along Court and Island, it appears that the stairway from Island should be widened to provide better public access to the podium area, especially during special events. How is handicap access for



pedestrians to/from the podium plaza area accommodated when the power is out?

**Response** *The stairway from Island Drive is 5'8" wide. The IBC stairway width requirement is 42". As such, the proposed stairway exceeds the IBC requirement. Per a previous comment made on the project, requesting that the stairway be provided to be more inviting, Fisher Friedman has prepared a revised perspective of the Island Drive Stairway. They have cut out one of the "loops", previously shown on the plan Please see the attached Exhibit E depicting the Island Drive stairway.*

*Handicap access to/from the podium level is provided by elevators on both Court Street and Island Drive. The IBC does not require handicap access when the power to the site is unavailable.*

10. As we discussed on June 13, 2006, please provide plans for extending decorative treatments across Island north to the Riverwalk. This would include associated decorative pavement, landscaping, furnishings, etc.

**Response** *Please see the attached exhibit showing decorative pavement, landscaping and furnishings.*

11. Where will the staging for construction of the building occur?

**Response** *Staging will either be contained on site, with limited on-street staging of trucks during appropriate and acceptable time or will be accommodated within reasonable proximity of the site, similar to what Turner Construction is doing with the Paladio Project*

12. Please provide a waiver for the tentative map timeframe.

**Response** *A waiver for the tentative map timeframe was provided.*

13. I am awaiting comments from Downtown Redevelopment and Parks and Recreation which may result in site design changes/modifications.

**Response** *We have met with both the Redevelopment Agency and with Parks and Recreation regarding the project. Their comments did not differ from other comments posed on the project by others. I am hopeful that both of these agencies have provided written comments to your attention. I have not seen a response from either, to date but I do understand (from a conversation with you) that the Parks and Recreation Dept. has issues a letter or e-mail with comments. Could you please forward or provide that to me when you have a chance..*

14. Please address pedestrian amenity requirements (2% of project cost exclusive of land and financing), including estimate amount and types of amenities provided in excess of code requirements (e.g. landscaping, fountains, plazas, benches, etc.).

**Response**    ***We do foresee that the pedestrian amenities will take a big roll in the publicly accessible plaza area of the project. It is likely that there will be an artistic component to many if not all of the amenities provided. I anticipate that benches and artistic, inviting seating areas will be included on the plaza level. There may also be some artistic pieces such as sculptures included on the stairway from Court Street or within the Plaza.***

***It is safe to say that the specifics of what will be included has not yet been solidified. Please provide a condition to work with whatever agencies or departments necessary to review and approve what the nearly \$4 million dollars would be spent on.***

In addition to your comments I want to make sure that the average sewer amount is clearly represented as it relates to the Issue of a Project of Regional Significance (PRS). You had previously noted in the legal notice for the project that a PRS would be necessary due to the sewer demands exceeding 187,500 gpd. However, it should be noted that the sewer amounts identified in the sewer report and in the application on the document represent a peak flow amount, not an average as is the requirement under the PRS thresholds. I have spoken to Connie Anderson at Regional Planning about the method of calculation for average sewer demand, and she noted that all of the threshold factors are taken from the 625 unit base. The calculation that Regional Planning uses, based upon the 625 unit standard is 300 gallons per unit, which would put this project at 149,700 average gallons per day. This is under the threshold identified in the PRS listings and, as such, should not be listed as a PRS..

I hope that the above, text responses and attached information sufficiently answer your questions. Please feel free to contact me on my cell phone (745-0341) if you have further questions or need additional clarification of any of the responses.

Sincerely,

R. David Snelgrove, AICP  
Principal

Xc:    Vern Kloos, City of Reno Community Development  
         Cal Bosma, DeCal Nevada  
         Sam Caniglia, Consolidated Pacific Development  
         Nathan Ogle, Fisher Friedman  
         Gary Duhon, Lionel Sawyer & Collins  
         Chris Barrett, IW STRategies

**David Snelgrove**

---

**From:** David Snelgrove  
**Sent:** Monday, August 07, 2006 6:31 PM  
**To:** cbosma@decalcustomhomes.com; Sam Caniglia (samcaniglia@sbcglobal.net); 'nathan@fisherfriedman.com'; Joe Preston; Gary Duhon (gduhon@lionelsawyer.com); Chris Barrett; mpowell@decalcustomhomes.com; ben@innerwestadv.com; Paul Solaegui (psolaegui@aol.com)  
**Cc:** Andy Durling; Nathan Hastings  
**Subject:** Response to City Planning and Engineering Comments

Team:

Please find the attached documents containing the responses to the initial comments submitted to the City of Reno. The engineering comment response letter included revised pull size sheets that simply took the term "Revised" off the title. This request was made by Denny Peters of the City of Reno Community Development Dept.

Gary - please see Exhibit A of the Planning Comment Response as it contains the comparison table that we had discussed, last week.

Please feel free to contact me with any questions, comments or concerns regarding the provided documents.

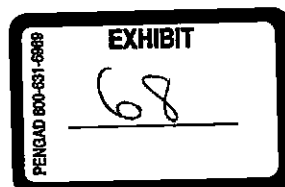
Thank you.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



575 Double Eagle Court - Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

10/22/2008



August 7, 2006

Vern Kloos  
City of Reno Community Development  
P.O. Box 1900  
Reno, Nevada 89505

**Re: Wingfield Towers (LDC06-00321) – Preliminary Review Comment Response**

Dear Vern:

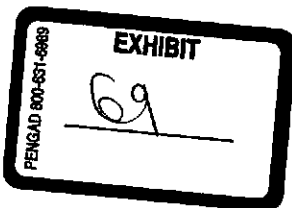
Following is a response to each of the comments issued in your June 29, 2006 Development Review Memorandum. Some items have attachment information, included with this letter to fully address your question or comment. Responses have been provided in bold, italics.

Your first three comments relate to applicability of certain codes and use permit requests that would be necessary if certain codes are reviewed and enforced under this application. Through preparation of the response materials for this letter, we determined that if the DRRC is ultimately the ruling ordinance (rather than CB, DT or GRC) then only one additional Special Use Permit request appears to be necessary – for the modification of the building envelope-height and Riverfront esplanade setback. The other two referenced Special Use Permits – for building height and building setback less than 50 feet from the Truckee River would be moot as they are contained within the "old" CB ordinance.

**City Planning Staff Comments and Wood Rodgers Responses**

1. Based upon an opinion issued by the City Attorney, this project is subject to the newly adopted DRRC (Downtown Reno Regional Center)/MU and Truckee River District Overlay zones. However, the project will also be reviewed for compliance with the CB, DT and GRC zones. This will result in a change to the requests associated with the project (e.g. a variance to the density reduction portion of the Hillside Ordinance), as well as issues addressed with Comments 2 and 3.

**Response** *To respond to this comment, we have provided a table in Exhibit A comparing all of the zoning and overlay districts listed in the comment. It should be noted that this analysis exposes conflicts amongst many of the ordinance directives. For example, the CB zoning district allows for a maximum height of 65-feet that can be exceeded with a special use permit while the MU district under the DRRC offers no height limitation. Additionally, the DRRC identifies a 25 foot setback to the River under the Truckee River District, District-specific development and design standards (18.08.405(c)(3)(5)(vi)). Finally, it was noted that setback, parking and landscape area requirements also vary from district to district.*



*We are currently discussing what aspects of the code (old and new) should be applicable. It is understood that the City Attorney has issued an opinion that the new DRRC is applicable to the project. We have not yet determined whether or not we agree with this opinion. Nonetheless, we will provide the requested additional SUP items contained in this letter to address all of the*

*comments and code items that you have identified. We want to make sure that the approval of the project is proceeded with appropriately such that no one can come back later and say that we did not do something correctly. In short, we are happy to provide SUP carpet bombing to make sure that no stone is left unturned. However, it would likely be best to eliminate the Use Permit requests that do not apply. To meet this end, we have provided three separate special use permit forms, addressing the special use permit items from both old and new code, separately. These application forms are provided in Exhibit C.*

*In regard to the specific example of a variance to the density reduction portion of the hillside ordinance – no such variance should be required as all of the districts incorporate either no density limit (as in the CB zoning district) or incorporate a minimum density (as in the MU district in conjunction with the DRRC plan). In either case we meet the code requirements for density. Please see the calculation sheet on Exhibit B that notes how a density reduction would be applied to a situation where a minimum density is set per the zoning code. As all of the identified applicable overlay districts incorporate either no density limit (as in the CB zone) or a minimum density limit as in the MU zone in conjunction with the DRRC overlay, there cannot be a variance request to density reduction. The minimum density in the Truckee River District is 21 units per acre. The 1.36± acre site has a minimum density requirement of 29 units. The Hillside Ordinance will reduce the minimum number of units to 24. The proposed project exceeds the minimum density requirements.*

*Finally, Section 18.08.405(b)(1) (Regional Center and Corridor Planning Area Overlay Districts, Applicability and exemption) states, "...the general regional center standards in this Section 18.08.405(b) shall not apply in a specific regional center or transit corridor planning area overlay districts as specified in subsections (d) through (l) of this Section 18.08.405." The project area is in the Downtown Reno Regional Center Plan (DRRC) and the transit corridor (GTC). Therefore, the GRC standards do not apply to the subject property.*

2. According to the DRRC overlay standards, a special use permit to modify the South Esplanade building setback envelope is required based upon your design. Please provide supplemental SUP information and justification as this project does not meet these standards.

**Response** *Based on Figure 18.08-20A Esplanade and Core Street Frontages, the subject properties are in the Truckee River District, not in the South Esplanade. However, if it is determined that the project is subject to the South Esplanade standards, supplemental SUP information to modify the South Esplanade building setback envelope is provided with this letter. Exhibit C*

3. According to Table 18.12-3 and RMC 18.12.105, special use permits are required in order to exceed 65 feet in height in the CB zone and to place the building less than 50 feet (±43) from the Truckee River, respectively. Please provide supplemental SUP application information to address these additional SUPs.

**Response** *Buildings in the GTC may exceed the maximum heights listed in the underlying zone provided that: (a) the building does not create a hazard to air navigation and (b) an additional 25% of gross landscaping shall be required for sites that have a building exceeding 125 feet in height. There is no landscape*

requirement in the CB zone. However, landscaping and public plaza area is proposed on the podium level and in the 10' side setback areas. It is our belief that the amount of provided landscape and public plaza area safely addresses the "additional 25%" gross landscaping requirement for a building over 125 feet. Through our conversations with the Reno-Tahoe International Airport, it does not appear that we are creating any perceived or otherwise hazards to air navigation.

Section 18.08.405(c)(3)(c)(5)(vi) in the DRRC states "All buildings shall be setback a minimum of 25 feet from the existing face of the river flood wall or top of bank to create the north and south Esplanades for a safe and adequate passage and facilitate police and fire protection access (See figure 18.08-20A)." This Code reference illustrates the differences between various overlays and ordinances that have been identified for possible review and consideration.

Although there are obviously concerns over what code regulations actually apply and the obvious difference between various code sections that have been identified as applicable to this project, we have provided the requested SUP requests under Exhibit C such that we make sure that all bases have been covered relating to this application.

4. Please provide supplemental information explaining potential parking scenarios as we discussed on June 13, 2006 (e.g. numbers, who can use, limitations, locations, etc.).

**Response** The project currently proposes 824 parking spaces in a 9 level parking garage contained below the podium/public plaza level. The construction of this parking structure (to the level below Island Avenue that is provided in the application) will require the construction of a encased, water tight "bowl" or box for the lowest level of the garage to protect against groundwater penetration into the garage. This is definitely a very doable construction technique, however very costly. As an alternative to this, we propose using parking machines, which stack the parking creating two spaces where one floor level space would typically exist. This strategy would decrease the number of parking levels necessary. To address the practical use of the parking machines that is typically expressed when proposed with a project, we propose that all parking will be controlled and coordinated by valets. We believe that control of the parking by valets will make the parking within the structure run smoothly. If this option is used, the staging area for the valets will be inside the garage off Court Street and Island Avenue – provided in enough parking space for people to park and get out of the drive aisles.

Based upon the understood amount of parking that the City of Reno is enforcing at the Park Tower Condominiums, we believe that a base parking requirement for the project should be set at 1 space per unit. This would amount to 603 parking spaces, rather than 679 spaces per the standard Downtown Parking requirements in Code. The calculation for the 603 base parking level was provided in the application. It has always been our intention to provide additional parking spaces to help with the existing parking dilemma on adjacent sites and we believe that this will be feasible. We are in discussion with Park Tower and Trinity Episcopal Church to see what their needs are and we will then determine if we can meet those needs.



***I request that a condition be provided to allow for a minimum parking number to be provided within the garage and that the actual structure of the parking be determined and approved by the Community Development Department through final plans.***

5. Will redevelopment funding be used to construct this project? If so, an additional 2% in public art will be required. Please clarify.

***Response    Redevelopment funds will not be used for this project. All funding will be private.***

6. The plans indicate that at  $\pm 6$  foot and  $\pm 9$  foot wide sidewalk is provided along the Island Avenue and Court Street frontages. Based upon the height of the building from grade along Island Avenue ( $\pm 46$  feet) and Court Street ( $\pm 21-24$  feet), the building must be setback to provide a pedestrian area consistent with the DRRC (Downtown Regional Center) overlay zoning district.

***Response    The street level of the building will be pulled back to allow for the provision of pedestrian access as necessary in Code. The residential units will be cantilevered over the shop space or supported, appropriately.***

7. Please clarify that store fronts with direct pedestrian access from Island and Court will be provided; and that the 3 levels above street grade to the podium will have consistent store fronts, windows, articulation, etc.

***Response    The store fronts on both Island Avenue and Court Street will have pedestrian access directly from the adjacent sidewalk. To clarify, there are only store fronts and parking garage access along Court Street. The frontage along Island Avenue will contain shop space at the sidewalk level. The two (2) levels above (below the podium level) will contain residential units. As such, the levels above the street level storefronts on Island Avenue will not have commercial window, signage or anything that would differ from a typical residential window and balcony.***

8. Please provide a sign package – It should be consistent with the DRRC overlay standards.

***Response    Signage for both Wingfield Towers and the retail/office components of the site will be consistent with the DRRC standards.***

***Specific signage locations for the overall project and shop spaces and offices has not yet been designed. Can this be addressed through condition as it will have to be addressed through a separate permit, anyway.***

9. In conjunction with widening the sidewalks along Court and Island, it appears that the stairway from Island should be widened to provide better public access to the podium area, especially during special events. How is handicap access for pedestrians to/from the podium plaza area accommodated when the power is out?

***Response    The stairway from Island Drive is 5'8" wide. The IBC stairway width requirement is 42". As such, the proposed stairway exceeds the IBC requirement. Per a previous comment made on the project, requesting that the stairway be provided to be more inviting, Fisher Friedman has prepared a revised perspective of the Island Drive Stairway. They have cut out one of the***

*"loops", previously shown on the plan Please see the attached Exhibit D depicting the Island Drive stairway.*

*Handicap access to/from the podium level is provided by elevators on both Court Street and Island Drive. The IBC does not require handicap access when the power to the site is unavailable.*

10. As we discussed on June 13, 2006, please provide plans for extending decorative treatments across Island north to the Riverwalk. This would include associated decorative pavement, landscaping, furnishings, etc.

**Response** *Please see the attached exhibit showing decorative pavement, landscaping and furnishings.*

11. Where will the staging for construction of the building occur?

**Response** *Staging will either be contained on site, with limited on-street staging of trucks during appropriate and acceptable time or will be accommodated within reasonable proximity of the site, similar to what Turner Construction is doing with the Paladio Project*

12. Please provide a waiver for the tentative map timeframe.

**Response** *A waiver for the tentative map timeframe was previously provided.*

13. I am awaiting comments from Downtown Redevelopment and Parks and Recreation which may result in site design changes/modifications.

**Response** *We have met with both the Redevelopment Agency and with Parks and Recreation regarding the project. Their comments did not differ from other comments posed on the project by others. I am hopeful that both of these agencies have provided written comments to your attention. I have not seen a response from either, to date but I do understand (from a conversation with you) that the Parks and Recreation Dept. has issues a letter or e-mail with comments. Could you please forward or provide that to me when you have a chance..*

14. Please address pedestrian amenity requirements (2% of project cost exclusive of land and financing), including estimate amount and types of amenities provided in excess of code requirements (e.g. landscaping, fountains, plazas, benches, etc.).

**Response** *We do foresee that the pedestrian amenities will take a big roll in the publicly accessible plaza area of the project. It is likely that there will be an artistic component to many if not all of the amenities provided. I anticipate that benches and artistic, inviting seating areas will be included on the plaza level. There may also be some artistic pieces such as sculptures included on the stairway from Court Street or within the Plaza.*

*It is safe to say that the specifics of what will be included has not yet been solidified. Please provide a condition to work with whatever agencies or departments necessary to review and approve what the nearly \$4 million dollars would be spent on.*

In addition to your comments I want to make sure that the average sewer amount is clearly represented as it relates to the issue of a Project of Regional Significance (PRS). You had previously noted in the legal notice for the project that a PRS would be necessary due to the sewer demands exceeding 187,500 gpd. However, it should be noted that the sewer amounts identified in the sewer report and in the application on the document represent a peak flow amount, not an average as is the requirement under the PRS thresholds. I have spoken to Connie Anderson at Regional Planning about the method of calculation for average sewer demand, and she noted that all of the threshold factors are taken from the 625 unit base. The calculation that Regional Planning uses, based upon the 625 unit standard is 300 gallons per unit, which would put this project at 149,700 average gallons per day. This is under the threshold identified in the PRS listings and, as such, should not be listed as a PRS..

I hope that the above, text responses and attached information sufficiently answer your- questions. Please feel free to contact me on my cell phone (745-0341) if you have further questions or need additional clarification of any of the responses.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. David Snelgrove', with a long horizontal line extending to the right.

R. David Snelgrove, AICP  
Principal

Xc: Vern Kloos, City of Reno Community Development  
Cal Bosma, DeCal Nevada  
Sam Caniglia, Consolidated Pacific Development  
Nathan Ogle, Fisher Friedman  
Gary Duhon, Lionel Sawyer & Collins  
Chris Barrett, IW STrategies

**Nathan Ogle**

**From:** Gary Duhon [Gwd@lionelsawyer.com]  
**Sent:** Tuesday, August 08, 2006 8:56 AM  
**To:** David Snelgrove; cbosma@decalcustomhomes.com; samcaniglia@sbcglobal.net; nathan@fisherfriedman.com; Joe Preston; Chris Barrett; mpowell@decalcustomhomes.com; ben@innerwestadv.com; psolaegui@aol.com  
**Cc:** Andy Durling; Nathan Hastings  
**Subject:** RE: Response to City Planning and Engineering Comments

The revised letter looks very good and the table clearly sets out the discrepancies. Good job. I suggest we discuss which version of the code we prefer this Thursday and then address with the city.

---

**From:** David Snelgrove [mailto:dsnelgrove@WoodRodgers.com]  
**Sent:** Mon 8/7/2006 6:30 PM  
**To:** cbosma@decalcustomhomes.com; samcaniglia@sbcglobal.net; nathan@fisherfriedman.com; Joe Preston; Gary Duhon; Chris Barrett; mpowell@decalcustomhomes.com; ben@innerwestadv.com; psolaegui@aol.com  
**Cc:** Andy Durling; Nathan Hastings  
**Subject:** Response to City Planning and Engineering Comments

Team:

Please find the attached documents containing the responses to the initial comments submitted to the City of Reno. The engineering comment response letter included revised pull size sheets that simply took the term "Revised" off the title. This request was made by Denny Peters of the City of Reno Community Development Dept.

Gary – please see Exhibit A of the Planning Comment Response as it contains the comparison table that we had discussed, last week.

Please feel free to contact me with any questions, comments or concerns regarding the provided documents.

Thank you.

**R. David Snelgrove, AICP - Principal**  
 Reno Planning Manager



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 575 Double Eagle Court • Reno, NV 89521  
 Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

This e-mail message is a confidential communication from the law firm of Lionel Sawyer & Collins and is intended only for the named recipient(s) above and may contain information that is a trade secret, proprietary, privileged or attorney work product. If you have received this message in error, or are not the named or intended recipient(s), please immediately notify the sender at 702-383-8888 and delete this e-mail message and any attachments from your workstation or network mail system.

8/8/2006



STEPPAN 1005

**Nathan Ogle**

---

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Monday, August 07, 2006 6:31 PM  
**To:** cbosma@decalcustomhomes.com; samcaniglia@sbcglobal.net; nathan@fisherfriedman.com; Joe Preston; gduhon@lionelsawyer.com; Chris Barrett; mpowell@decalcustomhomes.com; ben@innerwestadv.com; psolaegui@aol.com  
**Cc:** Andy Durling; Nathan Hastings  
**Subject:** Response to City Planning and Engineering Comments

Team:

Please find the attached documents containing the responses to the initial comments submitted to the City of Reno. The engineering comment response letter included revised pull size sheets that simply took the term "Revised" off the title. This request was made by Denny Peters of the City of Reno Community Development Dept.

Gary – please see Exhibit A of the Planning Comment Response as it contains the comparison table that we had discussed, last week.

Please feel free to contact me with any questions, comments or concerns regarding the provided documents.

Thank you.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

8/8/2006

AA3919

STEPAN 1006

August 7, 2006

Vern Kloos  
City of Reno Community Development  
P.O. Box 1900  
Reno, Nevada 89505

**Re: Wingfield Towers (LDC06-00) – Preliminary Review Comment Response**

Dear Vern:

Following is a response to each of the comments issued in your June 29, 2006 Development Review Memorandum. Some items have attachment information, included with this letter to fully address your question or comment. Responses have been provided in bold, italics.

**City Planning Staff Comments and Wood Rodgers Responses**

1. Based upon an opinion issued by the City Attorney, this project is subject to the newly adopted DRRC (Downtown Reno Regional Center)/MU and Truckee River District Overlay zones. However, the project will also be reviewed for compliance with the CB, DT and GRC zones. This will result in a change to the requests associated with the project (e.g. a variance to the density reduction portion of the Hillside Ordinance), as well as issues addressed with Comments 2 and 3.

**Response** *To respond to this comment, we have provided a table in **Exhibit A** comparing all of the zoning and overlay districts listed in the comment. It should be noted that this analysis exposes conflicts amongst many of the ordinance directives. For example, the CB zoning district allows for a maximum height of 65 that can be exceeded with a special use permit while the MU district is unlimited in height. Additionally, setback, parking and landscape area requirements vary from district to district.*

*We are currently discussing what aspects of the code (old and new are or should be applicable). It is understood that the City Attorney has issued an opinion that the new DRRC is applicable to the project. We have not yet determined whether or not we agree with this opinion. Nonetheless, we will provide the requested additional SUP items contained in this letter to address all of the comments and code items that you have identified. We want to make sure that the approval of the project is proceeded with appropriately such that no one can come back later and say that we did not do something correctly. In short, we are happy to provide SUP carpet bombing to make sure that no stone is left unturned.*

*In regard to the specific example of a variance to the density reduction portion of the hillside ordinance – no such variance should be required as all*



of the districts incorporate either no density limit (as in the CB zoning district) or incorporate a minimum density (as in the MU district in conjunction with the DRRC plan). In either case we meet the code requirements for density. Please see the calculation sheet on **Exhibit B** that notes how a density reduction would be applied to a situation where a minimum density is set per the zoning code. As all of the identified applicable overlay districts incorporate either no density limit (as in the CB zone) or a minimum density limit as in the MU zone in conjunction with the DRRC overlay, there cannot be a variance request to density reduction. The minimum density in the Truckee River District is 21 units per acre. The 1.36± acre site has a minimum density requirement of 29 units. The Hillside Ordinance will reduce the minimum number of units to 24. The proposed project exceeds the minimum density requirements.

Finally, Section 18.08.405(b)(1) (Regional Center and Corridor Planning Area Overlay Districts, Applicability and exemption) states, "...the general regional center standards in this Section 18.08.405(b) shall not apply in a specific regional center or transit corridor planning area overlay districts as specified in subsections (d) through (l) of this Section 18.08.405." The project area is in the Downtown Reno Regional Center Plan (DRRC) and the transit corridor (GTC). Therefore, the GRC standards do not apply to the subject property.

2. According to the DRRC overlay standards, a special use permit to modify the South Esplanade building setback envelope is required based upon your design. Please provide supplemental SUP information and justification as this project does not meet these standards.

**Response** Based on Figure 18.08-20A Esplanade and Core Street Frontages, the subject properties are in the Truckee River District, not in the South Esplanade. However, if it is determined that the project is subject to the South Esplanade standards, supplemental SUP information to modify the South Esplanade building setback envelope is provided with this letter. **Exhibit C**

3. According to Table 18.12-3 and RMC 18.12.105, special use permits are required in order to exceed 65 feet in height in the CB zone and to place the building less than 50 feet (±43) from the Truckee River, respectively. Please provide supplemental SUP application information to address these additional SUPs.

**Response** Buildings in the GTC may exceed the maximum heights listed in the underlying zone provided that: (a) the building does not create a hazard to air navigation and (b) an additional 25% of gross landscaping shall be required for sites that have a building exceeding 125 feet in height. There is no landscape requirement in the CB zone. However, landscaping and public plaza area is proposed on the podium level and in the 10' side setback areas. It is our belief that the amount of provided landscape and public plaza area safely addresses the "additional 25%" gross landscaping requirement for a building over 125 feet. Through our conversations with

the Reno-Tahoe International Airport, it does not appear that we are creating any perceived or otherwise hazards to air navigation.

Section 18.08.405(c)(3)(c)(5)(vi) in the DRRC states "All buildings shall be setback a minimum of 25 feet from the existing face of the river flood wall or top of bank to create the north and south Esplanades for a safe and adequate passage and facilitate police and fire protection access (See figure 18.08-20A)." This Code reference illustrates the differences between various overlays and ordinances that have been identified for possible review and consideration.

Although there are obviously concerns over what code regulations actually apply and the obvious difference between various code sections that have been identified as applicable to this project, we have provided the requested SUP requests under Exhibit C such that we make sure that all bases have been covered relating to this application.

4. Please provide supplemental information explaining potential parking scenarios as we discussed on June 13, 2006 (e.g. numbers, who can use, limitations, locations, etc.).

**Response** Please see Exhibit D, attached to this letter. In summary of this Exhibit, the project currently proposes 824 parking spaces in a 9 level parking garage contained below the podium/public plaza level. The construction of this parking structure (to the level below Island Avenue that is provided in the application) will require the construction of a encased, water tight bowl or box for the lowest level of the garage to protect against groundwater penetration into the garage. This is definitely a very doable construction technique, however very costly. As an alternative to this, we propose using parking machines and decreasing the number of parking levels necessary. To address the practical use of the parking machines that is typically expressed when proposed with a project, we propose that all parking will be controlled and coordinated by valets. We believe that control of the parking by valets will make the parking within the structure run smoothly. If this option is used, the staging area for the valets will be inside the garage off Court Street and Island Avenue – provided in enough parking space for people to park and get out of the drive aisles.

Based upon the understood amount of parking that is requested/required for Park Tower Condominiums, we believe that a base parking requirement for the project should be set at 1 space per unit. This would amount to 603 parking spaces, rather than 679 spaces per the standard Downtown Parking requirements in Code. It has always been our intention to provide additional parking spaces to help with the existing parking dilemma at Park Tower and Trinity Episcopal Church and to provide parking for the Surgical Arts building located on Island Avenue, between the proposed project and Park Tower. This total additional parking would equates to (up to 50 parking spaces for Park Tower and 50 parking spaces for the Surgical Arts Building. Parking for Trinity Episcopal Church would be provided through shared parking with the 54 parking spaces for office uses within the

**Towers. As such, the total amount that we would provide (at a minimum) is 703 parking spaces.**

**I request that a condition be provided to allow for a minimum parking number to be provided within the garage and that the actual structure of the parking be determined and approved by the Community Development Department through final plans.**

5. Will redevelopment funding be used to construct this project? If so, an additional 2% in public art will be required. Please clarify.

**Response** *Redevelopment funds will not be used for this project. All funding will be private.*

6. The plans indicate that at  $\pm 6$  foot and  $\pm 9$  foot wide sidewalk is provided along the Island Avenue and Court Street frontages. Based upon the height of the building from grade along Island Avenue ( $\pm 46$  feet) and Court Street ( $\pm 21$ -24 feet), the building must be setback to provide a pedestrian area consistent with the DRRC (Downtown Regional Center) overlay zoning district.

**Response** *The street level of the building will be pulled back to allow for the provision of pedestrian access as necessary in Code. The residential units will be cantilevered over the shop space or supported, appropriately.*

7. Please clarify that store fronts with direct pedestrian access from Island and Court will be provided; and that the 3 levels above street grade to the podium will have consistent store fronts, windows, articulation, etc.

**Response** *The store fronts on both Island Avenue and Court Street will have pedestrian access directly from the adjacent sidewalk. To clarify, there are only store fronts and parking garage access along Court Street. The frontage along Island Avenue will contain shop space at the sidewalk level. The two (2) levels above (below the podium level) will contain residential units. As such, the levels above the street level storefronts on Island Avenue will not have commercial window, signage or anything that would differ from a typical residential window and balcony.*

8. Please provide a sign package – It should be consistent with the DRRC overlay standards.

**Response** *Signage for both Wingfield Towers and the retail/office components of the site will be consistent with the DRRC standards. Specific signage locations for the overall project and shop spaces and offices has not yet been designed. Can this be addressed through condition as it will have to be addressed through a separate permit, anyway.*

9. In conjunction with widening the sidewalks along Court and Island, it appears that the stairway from Island should be widened to provide better public access to the podium area, especially during special events. How is handicap access for

pedestrians to/from the podium plaza area accommodated when the power is out?

**Response** *The stairway from Island Drive is 5'8" wide. The IBC stairway width requirement is 42". As such, the proposed stairway exceeds the IBC requirement. Per a previous comment made on the project, requesting that the stairway be provided to be more inviting, Fisher Friedman has prepared a revised perspective of the Island Drive Stairway. They have cut out one of the "loops", previously shown on the plan Please see the attached Exhibit E depicting the Island Drive stairway.*

*Handicap access to/from the podium level is provided by elevators on both Court Street and Island Drive. The IBC does not require handicap access when the power to the site is unavailable.*

10. As we discussed on June 13, 2006, please provide plans for extending decorative treatments across Island north to the Riverwalk. This would include associated decorative pavement, landscaping, furnishings, etc.

**Response** *Please see the attached exhibit showing decorative pavement, landscaping and furnishings.*

11. Where will the staging for construction of the building occur?

**Response** *Staging will either be contained on site, with limited on-street staging of trucks during appropriate and acceptable time or will be accommodated within reasonable proximity of the site, similar to what Turner Construction is doing with the Paladio Project*

12. Please provide a waiver for the tentative map timeframe.

**Response** *A waiver for the tentative map timeframe was provided.*

13. I am awaiting comments from Downtown Redevelopment and Parks and Recreation which may result in site design changes/modifications.

**Response** *We have met with both the Redevelopment Agency and with Parks and Recreation regarding the project. Their comments did not differ from other comments posed on the project by others. I am hopeful that both of these agencies have provided written comments to your attention. I have not seen a response from either, to date but I do understand (from a conversation with you) that the Parks and Recreation Dept. has issues a letter or e-mail with comments. Could you please forward or provide that to me when you have a chance..*

14. Please address pedestrian amenity requirements (2% of project cost exclusive of land and financing), including estimate amount and types of amenities provided in excess of code requirements (e.g. landscaping, fountains, plazas, benches, etc.).

**Response** *We do foresee that the pedestrian amenities will take a big roll in the publicly accessible plaza area of the project. It is likely that there will be an artistic component to many if not all of the amenities provided. I anticipate that benches and artistic, inviting seating areas will be included on the plaza level. There may also be some artistic pieces such as sculptures included on the stairway from Court Street or within the Plaza.*

*It is safe to say that the specifics of what will be included has not yet been solidified. Please provide a condition to work with whatever agencies or departments necessary to review and approve what the nearly \$4 million dollars would be spent on.*

In addition to your comments I want to make sure that the average sewer amount is clearly represented as it relates to the issue of a Project of Regional Significance (PRS). You had previously noted in the legal notice for the project that a PRS would be necessary due to the sewer demands exceeding 187,500 gpd. However, it should be noted that the sewer amounts identified in the sewer report and in the application on the document represent a peak flow amount, not an average as is the requirement under the PRS thresholds. I have spoken to Connie Anderson at Regional Planning about the method of calculation for average sewer demand, and she noted that all of the threshold factors are taken from the 625 unit base. The calculation that Regional Planning uses, based upon the 625 unit standard is 300 gallons per unit, which would put this project at 149,700 average gallons per day. This is under the threshold identified in the PRS listings and, as such, should not be listed as a PRS..

I hope that the above, text responses and attached information sufficiently answer your questions. Please feel free to contact me on my cell phone (745-0341) if you have further questions or need additional clarification of any of the responses.

Sincerely,

R. David Snelgrove, AICP  
Principal

Xc: Vern Kloos, City of Reno Community Development  
Cal Bosma, DeCal Nevada  
Sam Caniglia, Consolidated Pacific Development  
Nathan Ogle, Fisher Friedman  
Gary Duhon, Lionel Sawyer & Collins  
Chris Barrett, IW Strategies

david

---

**From:** david [dtritt@fisherfriedman.com]  
**Sent:** Monday, August 21, 2006 3:26 PM  
**To:** 'Nathan Ogle'  
**Cc:** 'pfernandez@parklift.com'  
**Subject:** RE: Study

Pedro: Nathan is on vacation, but I have done a study and come up with 697 spaces. 292 machines and 113 on the ramps without machines. All within the envelope we discussed. I would send you the sketches but they are too big to scan, so I don't know how to get them to you unless you stop by when you are in the neighborhood. David Tritt

-----Original Message-----

**From:** Nathan Ogle [mailto:nathan@fisherfriedman.com]  
**Sent:** Thursday, August 17, 2006 2:23 PM  
**To:** 'Amy Chu'; 'David Tritt'  
**Subject:** FW: Study

-----Original Message-----

**From:** Pedro E. Fernandez [mailto:pfernandez@parklift.com]  
**Sent:** Thursday, August 17, 2006 2:07 PM  
**To:** nathan@fisherfriedman.com  
**Subject:** Study

Nathan,

To follow up from our last conversation. You said you were going to make a little study of the parking area and run it by me to check it. Is there anything you need from me at this moment?

Pedro

Pedro E. Fernandez

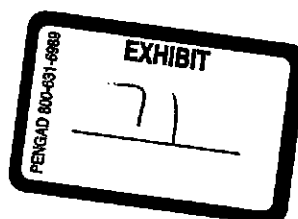
Project Manager & Sales

Klaus Parking Lifts

3652 Chestnut St. Suite A, Lafayette CA. 94549

Phone: 925.284.2092 x24; Fax: 925.284.3365; Cell: 925.628.6026

9/7/2006



AA3926

STEPPAN 4827



8.14.06

6-14-06

6-26-06

# Wingfield Towers Parking Schemes

RAISE PODIUM 1' TO -13.92'

1. 6 levels of garage (bottom level at -14.92') without additional parking on church property and no parking machines = ~~518~~ <sup>544</sup> PARKING SPACES
2. 6 levels of garage with 38 parking machines on the top level (+30.08') only without additional parking on church property = 556 PARKING SPACES
3. 6 levels of garage with 62 parking machines on bottom level (38,700 SF lowered to -16.52') and 38 parking machines on the top level (+30.08') without additional parking on church property = 618 PARKING SPACES
4. Valet Parking ~~not feasible~~
5. 6 levels of garage without parking machines (bottom level at -14.92') with additional parking on church property = 660 PARKING SPACES
6. 6 levels of garage with parking machines on the top and bottom levels plus additional parking on church property with parking machines on the top level of the church property garage = 793 PARKING SPACES
7. 7 levels of garage with parking machines on the top and bottom levels without additional parking on church property = 711 PARKING SPACES. In this scheme the podium level is raised 5' to 25' above Court Street and the bottom level, the new 7<sup>th</sup> level, is lowered down 7.6' to -22.52' below Island Drive.

5 LVL OF MACHINES = 697

# ON MACHINES = 544  
# ON FLAT = 113

LOWEST LEVEL -13.92 + PODIUM RAISED 1'-2"

+ CUE FLOWING → OK MIKE 8/14/06  
+ CUE MATH. AT NABIN'S OFFICE

EMAIL TO CAL BOZHA  
DUE 8/14/06

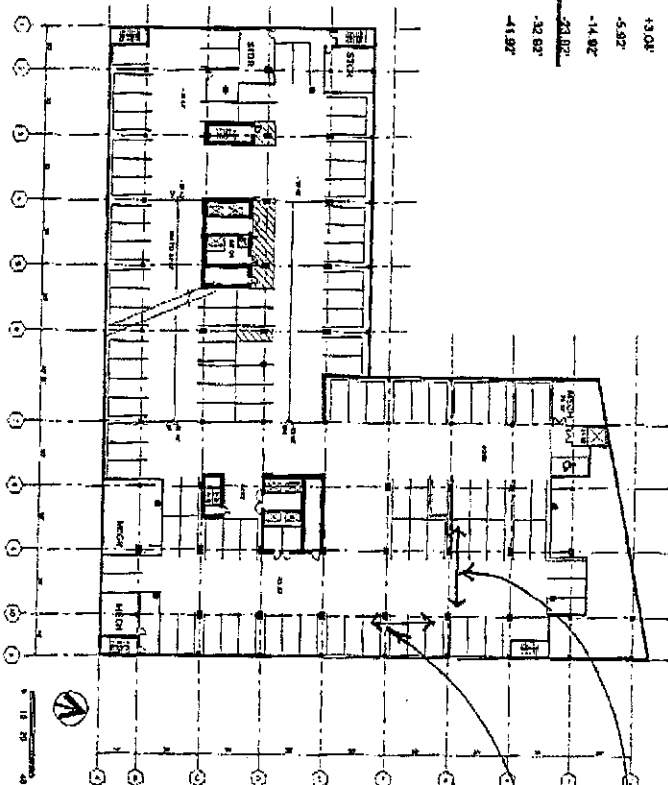
\*\*\*\*\*-6650 021 015

- David Pratt

2

PostNet® Fax Note	7671	Date 8/12/06	Ref # 1
To MICHAEL G.	From NATHAN		
Co Dept NYA	Co NYA		
Phone #	Phone # 5104211666		
Fax # 415 392 9605	Fax #		

	PODUM	+14.08
G1	+30.08	
G2	+21.08	
G3	+12.08	
G4	+3.08	
G5	-5.92	
G6	-14.92	
G7	-23.92	
G8	-32.92	
G9	-41.92	



GARAGE @ -23.92"  
108 PARKING STALLS

# Piano Towers

June 1, 2008  
May 24, 2008  
APRIL 7, 2008

COMMERCIAL BANK OF MARYLAND  
BLACK & STEPPAN, ASSOCIATES  
AT CREDIT  
FISHER FRIEDMAN ASSOCIATES  
OF MICHIGAN ASSOCIATES

FILE / COPY

**Nathan Ogle**

**From:** Nathan Ogle [nathan@fisherfriedman.com]  
**Sent:** Thursday, September 14, 2006 12:48 PM  
**To:** 'David Snelgrove'; 'Kenny Brown'  
**Cc:** 'Calvin Bosma'; 'Michele Powell'; 'samcaniglia@sbcglobal.net'; 'Amy Chu'; 'David Tritt'  
**Subject:** Wingfield Garage Valet/Lifts Sketches Attached

8-16-06

6-14-06

6-26-06

**Wingfield Towers Parking Schemes**

1. 6 levels of garage (bottom level at -14.92') without additional parking on church property and no parking machines = 518 PARKING SPACES
2. 6 levels of garage with 38 parking machines on the top level (+30.08') only without additional parking on church property = 556 PARKING SPACES
3. 6 levels of garage with 62 parking machines on bottom level (38,700 SF lowered to -16.52') and 38 parking machines on the top level (+30.08') without additional parking on church property = 618 PARKING SPACES
4. 6 levels of garage without parking machines (bottom level at -14.92') with additional parking on church property = 660 PARKING SPACES
5. 6 levels of garage with parking machines on the top and bottom levels plus additional parking on church property with parking machines on the top level of the church property garage = 793 PARKING SPACES
6. 7 levels of garage with parking machines on the top and bottom levels without additional parking on church property = 711 PARKING SPACES. In this scheme the podium level is raised 5' to 25' above Court Street and the bottom level, the new 7<sup>th</sup> level, is lowered down 7.6' to -22.52' below Island Drive.
7. Valet parking scheme: 5 levels of parking machines with the lowest level at -13.92' and the podium level raised 1'-2" to +45.3' = 697 PARKING SPACES. 584 of these are in parking machines (292 machines) and 113 are on concrete floor as single spaces at the 5% sloped ramps. (Note: this compares to the equivalent envelope described in scheme 2 above of 556 parking places. Therefore, in the same envelope there is a 141 gain in parking places.)

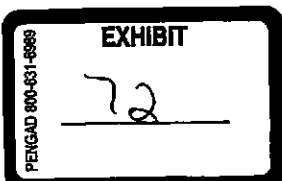
Nathan Ogle, AIA  
Vice President

Fisher Friedman Associates  
1485 Park Avenue, Suite 103  
Emeryville, CA 94608  
510.420.1666  
510.420.0599 fax  
[www.fisherfriedman.com](http://www.fisherfriedman.com)

603 RES  
54 RET 2/54  
50 OFFICE  
50 MEET

499  
54  
553  
50  
603

653  
642  
693  
653  
94



AA3929

STEPAN 0399



DSCN2372.JPG  
(349 KB)



DSCN2373.JPG  
(332 KB)



DSCN2374.JPG  
(351 KB)



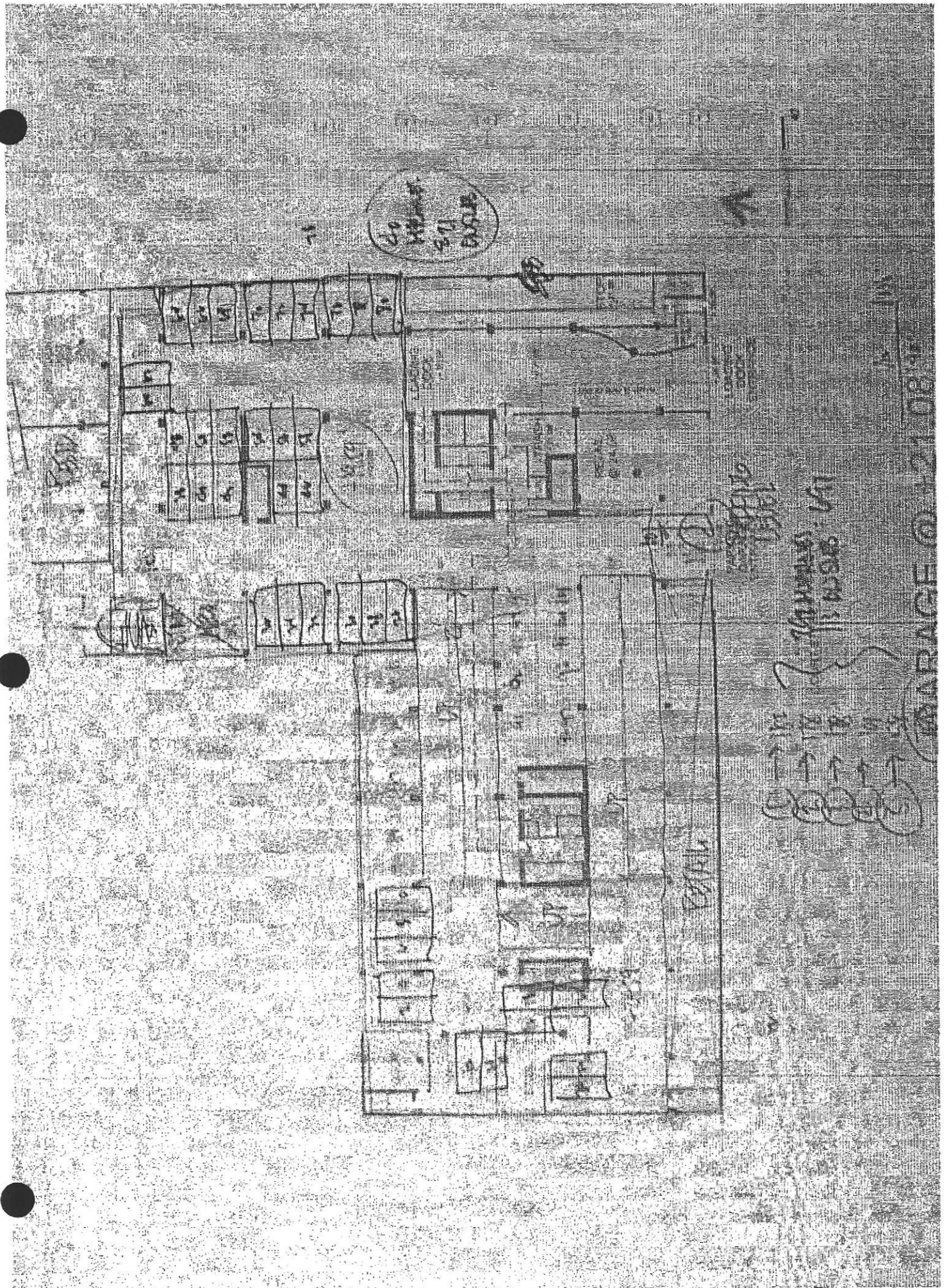
DSCN2375.JPG  
(357 KB)



DSCN2376.JPG  
(358 KB)











# Benefits

## Redevelopment

- Brings hundreds of new, permanent residents to ~~the river district of downtown Reno~~ *Helping Create a Great Place to Live*
- Adds hundreds of millions of dollars to the assessed valuation of Redevelopment District II
- Helps create the critical mass needed to ~~attract~~ *attract* additional retailers downtown, including a grocery store *And to Support Transit within downtown and Entire Community*
- Takes a vacant riverfront property to its highest and best use

the podium  
is a place for  
civic activities,  
at base  
town of Tower

the podium  
5.162 Plaza to be completed  
in conjunction with the field

- using local workers

workers  
? is this entirely accurate?

# Benefits

## Tall is Green

- Will use ~~less than~~ <sup>approximately</sup> half the water <sup>used by</sup> ~~of~~ a 499-unit <sup>Lot</sup> ~~single~~ <sub>standard</sub> family subdivision
- Greater energy efficiency generated by massing of units
- Included amenities reduce the need for residents to drive to their destinations

- Proximity of 499 units to Mass Transit opportunities will help ~~the~~ <sup>improve the</sup> viability of local ~~Transit options~~ <sup>local line</sup>



# Benefits

## Regional Priorities

- Intensifies residential development within a TOD corridor *and within the Downtown Regional Center Area*
- Intensifies development within a regional center
- Helps create the critical mass needed to support bus rapid transit along Virginia Street *and throughout the Community*
- Minimizes sprawl by intensifying development within the McCarran Boulevard ring
- Requires little new infrastructure

## Nathan Ogle

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Thursday, June 29, 2006 9:35 PM  
**To:** Michele Powell; Calvin Bosma; samcaniglia@sbcglobal.net; Nathan Ogle; Nathan Hastings; Gary Duhon; Chris Barrett; Andy Durling; cevart@mbareno.com; Joe Preston; ben@innerwestadv.com  
**Subject:** Initial Comments from Agencies/Staff

Team:

Attached is a copy of the agency review comments for the Wingfield Tower project. We will need to address the Planning and Engineering comments over the next few weeks. Please refer to the first five pages of the attachment for the Planning and Engineering comments. Vern Kloos (the City of Reno staff planner working on this project) will be on vacation for a good part of July (mid July to end of July – I believe he is back on the 27<sup>th</sup>). I have sent an e-mail to the City of Reno Engineer, requesting a meeting after his return from vacation on July 7<sup>th</sup>. I will be out of the office July 10<sup>th</sup> to July 17<sup>th</sup>.

Let's talk during next week's conference call to call out the easy to answer questions and comments, leaving only those that will need additional definition or clarification from staff to answer.

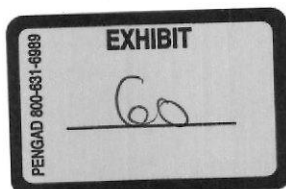
Thank you.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742



7/10/2006

AA3890

STEPPAN 1022

*\* via Email ~~Slater~~*



## Community Development Department

### MEMORANDUM

**Date:** June 29, 2006  
**To:** Development Review Committee  
**From:** Vern Kloos, AICP, Senior Planner  
**Subject:** LDC06-00321 (Wingfield Towers)

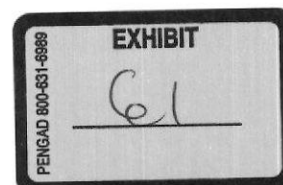
*Don't see  
for sub  
before*

Below are listed comments or concerns resulting from a preliminary review of your application. If additional comments or concerns are identified during the final review process, you will be notified.

1. Based upon an opinion issued by the City Attorney, this project is subject to the newly adopted DRRC (Downtown Reno Regional Center)/MU and Truckee River District Overlay zones. However, the project will also be reviewed for compliance with the CB, DT and GRC zones. This will result in a change to the requests associated with the project (e.g. a variance to the density reduction portion of the Hillside Ordinance), as well as issues addressed with Comments 2 and 3. *was to  
promote  
timeline  
gray portion*
2. According to the DRRC overlay standards, a special use permit to modify the South Esplanade building setback envelope is required based upon your design. Please provide supplemental SUP information and justification as this project does not meet these standards. *SUP  
WR*
3. According to Table 18.12-3 and RMC 18.12.105, special use permits are required in order to exceed 65 feet in height in the CB zone and to place the building less than 50 feet ( $\pm 43$ ) from the Truckee River, respectively. Please provide supplemental SUP application information to address these additional SUPs. *SUP  
WR*
4. Please provide supplemental information explaining potential parking scenarios as we discussed on June 13, 2006 (e.g. numbers, who can use, limitations, locations, etc.). *COST - we have all the schemes (will let PPA know if more is required). 7 schemes*
5. Will redevelopment funding be used to construct this project? If so, an additional 2% in public art will be required. Please clarify. *NO*

*WR \**

*→ resist w/ architect  
good neighbors*





6. The plans indicate that at  $\pm 6$  foot and  $\pm 9$  foot wide sidewalk is provided along the Island Avenue and Court Street frontages. Based upon the height of the building from grade along Island Avenue ( $\pm 46$  feet) and Court Street ( $\pm 21-24$  feet), the building must be setback to provide a pedestrian area consistent with the DRRC (Downtown Regional Center) overlay zoning district.

7. Please clarify that store fronts with direct pedestrian access from Island and Court will be provided; and that the 3 levels above street grade to the podium will have consistent store fronts, windows, articulation, etc.

8. Please provide a sign package – It should be consistent with the DRRC overlay standards.

9. In conjunction with widening the sidewalks along Court and Island, it appears that the stairway from Island should be widened to provide better public access to the podium area, especially during special events. How is handicap access for pedestrians to/from the podium plaza area accommodated when the power is out?

10. As we discussed on June 13, 2006, please provide plans for extending decorative treatments across Island north to the Riverwalk. This would include associated decorative pavement, landscaping, furnishings, etc.

11. Where will the staging for construction of the building occur?

12. Please provide a waiver for the tentative map timeframe.

13. I am awaiting comments from Downtown Redevelopment and Parks and Recreation which may result in site design changes/modifications.

14. Please address pedestrian amenity requirements (2% of project cost exclusive of land and financing), including estimate amount and types of amenities provided in excess of code requirements (e.g. landscaping, fountains, plazas, benches, etc.).

Please provide 3 full copies of all supplemental information/clarifications addressing Planning, Engineering and Fire concerns to City of Reno Planning staff by noon on Monday, August 7, 2006 to continue processing this application to the September 6, 2006 Planning Commission meeting. Based on the amount of supplemental information requested, a follow-up staff/applicant meeting may be requested prior to scheduling the project for a Planning Commission hearing. Failure by the applicant to respond in writing to all of the Planning, Engineering and Fire items requested by the date above will result in a postponement of the application per RMC Section 18.06.205; or a staff recommendation of denial for your project.



# Community Development Department

## MEMORANDUM

**Date:** June 26, 2006  
**To:** Claudia Hanson, AICP, Interim Planning Manager  
**From:** Denny Peters, P.E., Senior Civil Engineer  
**Through:** Barron Caronite, P.E., Engineering Manager  
**Subject:** Application Review

This office has reviewed the following application scheduled for a City Council or Planning Commission meeting, and offers the following comments and/or conditions:

LDC06-00321 (Wingfield Towers) – This is a request for: (1) a tentative map to develop a 499 unit residential condominium subdivision; and (2) special use permits to allow for: (a) hillside development; and (b) cuts of 20 feet or more. In addition to the condominium units, ±19,817 square feet of retail space and ±20,603 square feet of office space will be located within two towers which are ±492 and ±374 feet tall, respectively. This also is a project of Regional Significance as the proposal will generate more than 187,500 gallons of sewage per day (±263,000 gpd). The ±1.36 acre site is located on the south side of Island Avenue ±200 feet east of Arlington Avenue and north of Court Street in the CB (Central Business) and DT (Downtown Area Overlay) zones.

PLANNER: Vern Kloos, Senior Planner  
NEIGHBORHOOD ADVISORY BOARD: Ward 1 – Southwest Reno  
CITIZEN ADVISORY BOARD: West Truckee Meadows  
APN: 011-112-03, 06, 07 and 12  
MEETING DATE: Planning Commission – September 6, 2006

### Comments:

1. Engineering staff (Denny Peters) will be available to discuss the following comments and concerns in greater detail with the applicant and development team on or following July 7, 2006. Please send an e-mail requesting a time and date for the meeting to [petersd@ci.reno.nv.us](mailto:petersd@ci.reno.nv.us)
2. Please provide a Site Plan that depicts the project accesses (garage entrances and driveway configurations), truck loading docks, and all proposed improvements to the adjacent roadways.
3. The applicant needs to contact Mr. Mike Stram, Assistant Civil Engineer, in the City's Public Works Sanitation Engineering Division (775-334-2584). He has

TC wk  
7/18/06

completed  
7/13/06  
WK

WK  
to provide,  
in light of  
color

WK

ADDENDUM PROPOSE

2/20/06

plans for a sewer rehabilitation project in Arlington Avenue, between Court Street and Island Drive, that closely resemble the proposed sewer relocations shown in this application. It appears both the applicant and Public Works could benefit by coordinating/combining these efforts.

WR  
write up  
w/ city &  
coordinators

4. Engineering staff would like to discuss with the applicant and the applicant's traffic consultant possible mitigations (including turning prohibitions) and/or roadway and intersection improvements (including signalization) that would improve the levels of service of the Court Street, Ridge Street, and Liberty Street intersections with Arlington Avenue and the capacity of Court Street.

WR  
phases!  
go over

5. The applicant is strongly encouraged to contact one of the Environmental Control Officers in our Public Works Sanitation Engineering Division (775-334-2168) to discuss the project's approach to handling and treating storm water discharges into the Truckee River and plans for parking garage and elevator basin effluent discharges and treatment.

WR  
Johnny's

6. Engineering staff would like to discuss with the applicant their plans and strategies for controlling construction traffic and potential temporary road closures for Island Drive and Arlington Avenue that may coincide with downtown events.

WR/DEPT  
LETTER  
work w/ city  
re: downtown

7. Why are all of the drawings for this Tentative Map titled "Revised" – isn't this the first official submittal for this project. Please revise as needed so there is no confusion regarding this application. A Revised Tentative Map is a form of an entitlement application the Community Development processes.

NO  
FPA

WR  
have new  
OFF

8. Engineering staff would like to discuss with the applicant their plans and strategies for phased construction of this project and the timing needs to work for public infrastructure (namely, sanitary sewer) improvements, traffic mitigations, and construction access management.

WR  
ALL IN ONE  
PHASE

9. Does this project proposed storm water detention? Has the 1997 storm event high water surface elevation been evaluated for this development? How will the applicant deal with parking garage levels that may be situated below flood elevations in the river?

HYDROLOGIST OWNERS OFF 1997 FLOOD  
ISSUE

WR  
NO NEED FOR  
PROJECT

10. The applicant is reminded that if a portion of a parcel is situated within a FEMA Flood Hazard Zone (say, the A Zone on this site) then Community Development Engineering's policy is to view the entire site as being within that Zone. Therefore, for this project, please review the site plans and grading strategies as if the entire project is within the A Zone.

WR  
write up  
+ conditions

11. The soils report indicates there is a potential for shallow groundwater at the subject site. Please clarify how the subterranean elements of this project will be protected from shallow ground waters and/or infiltrating surface waters during flood events. (WR)
12. Please ensure the project adheres to all river environment setbacks that may impact this project. (WR)
13. Please ensure the Utility Plan clearly depicts the proposed undergrounding of overhead utilities traversing or bordering the site. (WR)

Sierra Pacific  
Discarding  
check

**David Snelgrove**

---

**From:** Joe Preston [joepreston@fisherfriedman.com]  
**Sent:** Monday, July 10, 2006 6:08 PM  
**To:** 'Calvin Bosma'  
**Cc:** 'Nathan Ogle'; David Snelgrove  
**Subject:** Wingfield Towers: Revised stairs at Island Dr.

Cal,

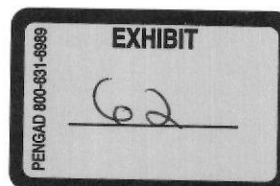
Per your conversation with Rodney earlier today (Monday), attached is a rendering of the revisions we've made to the podium stair at Island Drive. Please call with any questions.

Thanks,

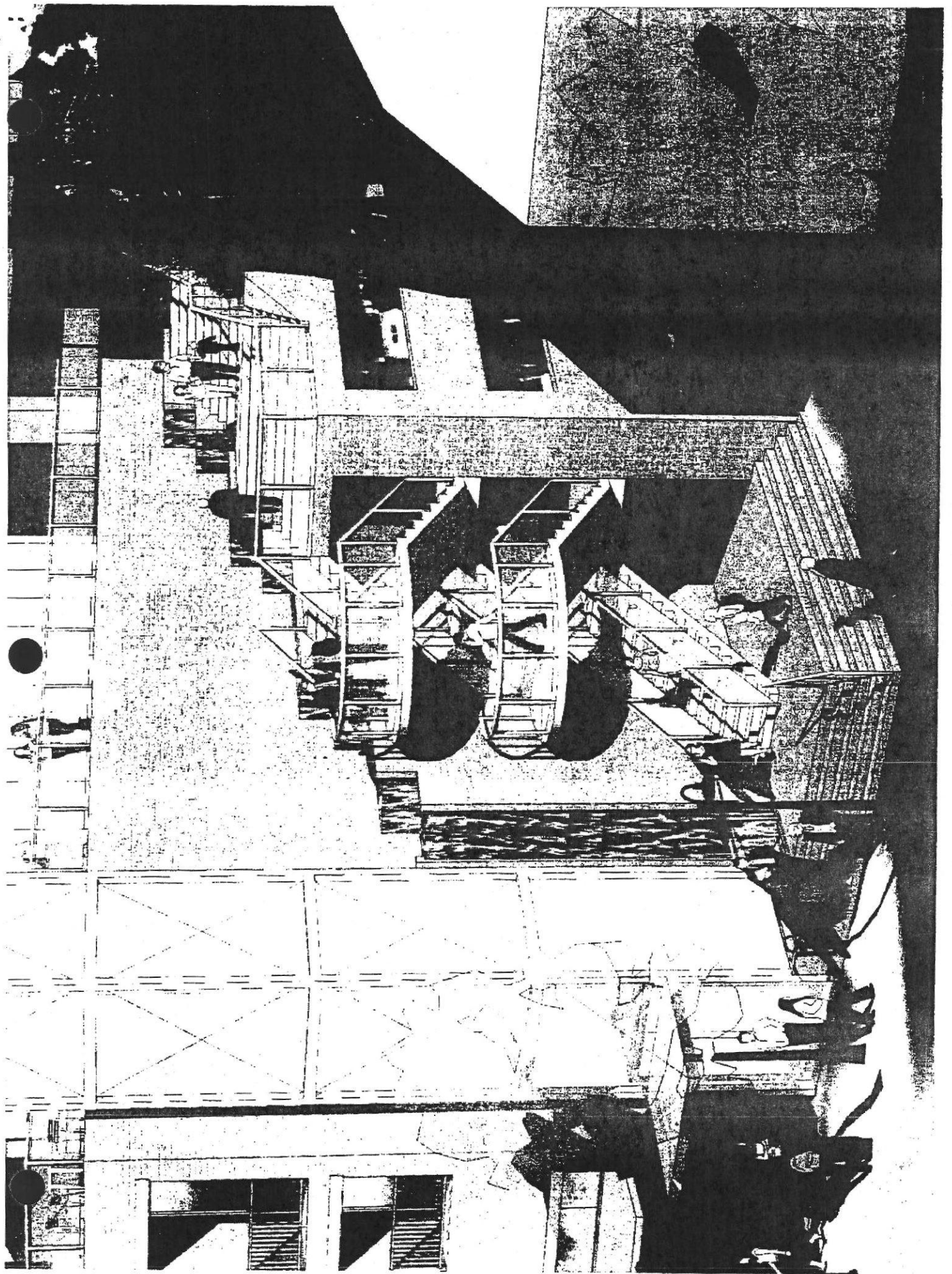
Joe Preston

Fisher • Friedman • Associates • AIA  
1485 Park Avenue, Suite 103, Emeryville, CA 94608  
510.420.1666 (F) 510.420.0599  
[www.fisherfriedman.com](http://www.fisherfriedman.com)

10/22/2008







AA3897

STEPPAN 6593

**Nathan Ogle**

---

**From:** matthew gaber [msgaber@lmi.net]  
**Sent:** Monday, July 17, 2006 12:57 PM  
**To:** David Tritt; Nathan Ogle; dsnelgrove@woodrodger.com  
**Subject:** Wingfield Towers and Island Drive Schematic Site Plan

Nathan and David

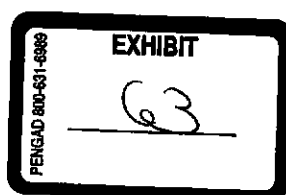
Please find attached our schematic site plan attached for your review and comment.

As we discussed the existing streetscape on Island Drive conflicts with the Riverfront Standards.... we can easily revise our plans to conform to existing, please advise.

Thanks Matthew Gaber

Matthew S. Gaber  
OMG  
1818 Harmon Street  
Suite #2  
Berkeley, Ca 94703  
510.985.1293 voice  
510.985.1263 fax

7/17/2006



AA3898

STEPPAN 1041



**David Snelgrove**

---

**From:** Amy Chu [amychu@fisherfriedman.com]

**Sent:** Wednesday, July 19, 2006 3:40 PM

**To:** cbosma@decacustomhomes.com; mpowell@decacustomhomes.com; David Snelgrove; 'Nathan Ogle'; Nathan Hastings; 'david'

**Subject:** WingField Towers - rendering

Here is the island drive rendering for you to review. please feel free to contact us if you have any questions and comments.

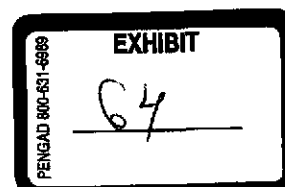
**Amy Chu**

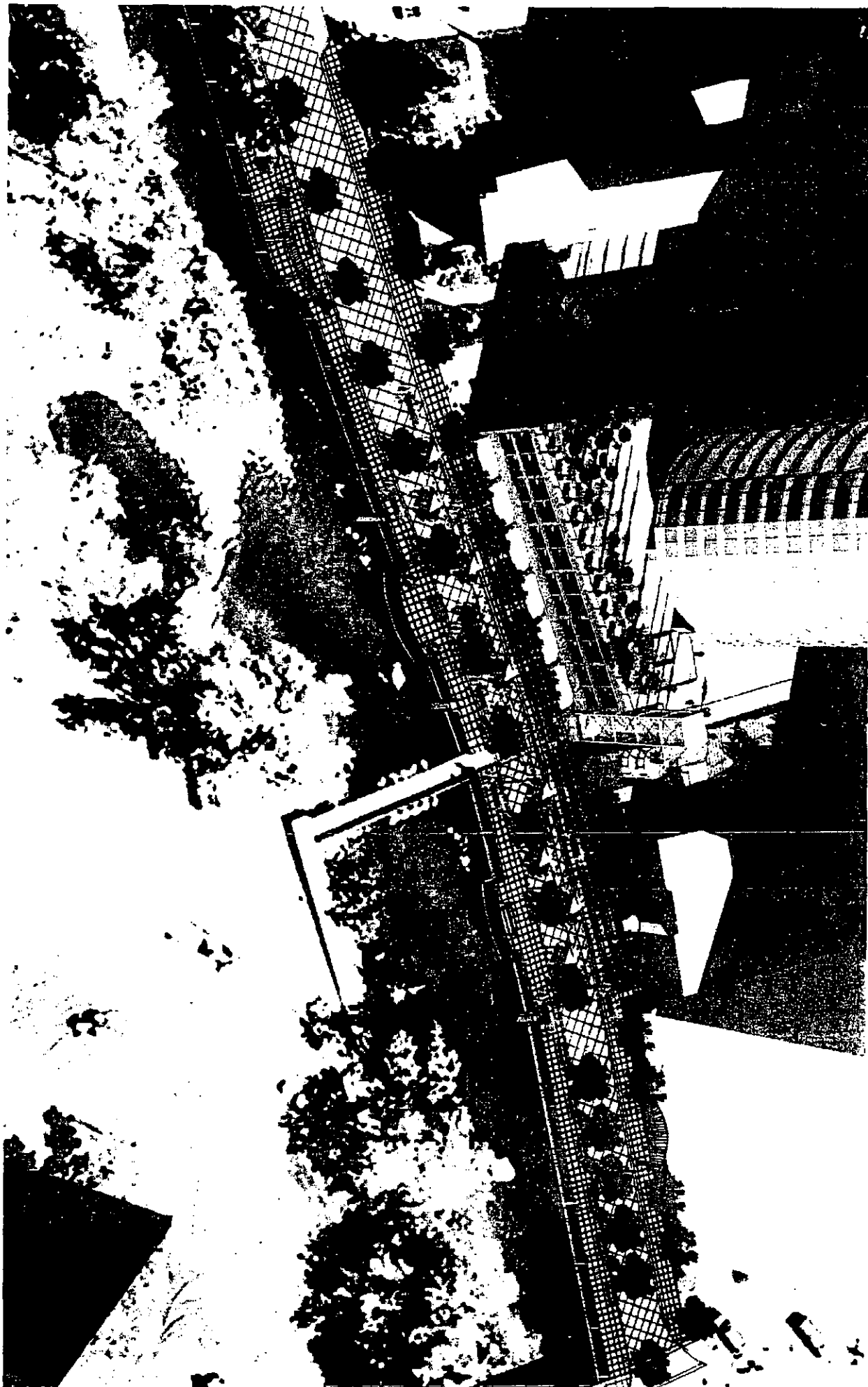
Fisher Friedman Associates

1485 Park Avenue suite 103  
Emeryville Ca 94608

t.5104201666 f.5104200599  
[amychu@fisherfriedman.com](mailto:amychu@fisherfriedman.com)

10/22/2008





**Nathan Ogle**

---

**From:** Kenny Brown [kbrown@WoodRodgers.com]

**Sent:** Thursday, July 20, 2006 1:36 PM

**To:** msgaber@lmi.net

**Cc:** Nathan Ogle

Gentlemen –

Here is a mark up of the site showing dimensions of Island Drive and the north sidewalk next to the river. I have also included the dimension for ease of reading if the graphic is too unclear. If you have any questions or comments, please feel free to contact me.

Dimensions

8'3" Fence to BFC

19'10" FFC to FFC

21'10" BFC to BFC

And

8'0" Fence to BFC

22'1" FFC to FFC

23'5" BFC to BFC

Best regards,

Kenny

Kenny Brown - Planner



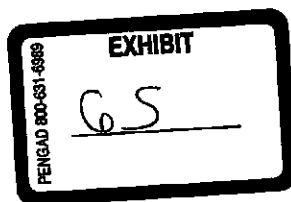
**WOOD RODGERS**

ENGINEERING • PLANNING • MAPPING • SURVEYING

575 Double Eagle Court • Reno, NV 89521

Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.823.4060

7/20/2006



AA3901

STEPPAN 1045

**David Snelgrove**

**From:** David Snelgrove  
**Sent:** Monday, July 31, 2006 7:50 PM  
**To:** cbosma@decacustomhomes.com; Sam Caniglia (samcaniglia@sbcglobal.net); 'nathan@fisherfriedman.com'; Joe Preston; Chris Barrett; Gary Duhon (gduhon@lionelsawyer.com); ben@innerwestadv.com; mpowell@decacustomhomes.com; Nathan Hastings; Andy Durling  
**Subject:** Updated Meeting Schedule

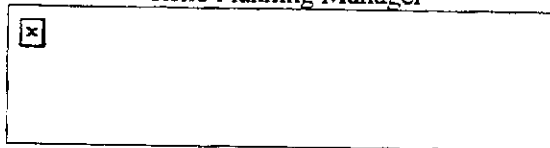
Team:

Please find the attached update meeting schedule for the Wingfield Towers project. Please note that I have a meeting scheduled with the Building Trades Council on Thursday, August 17<sup>th</sup> at Heidi's Restaurant on S. Virginia (near Park Lane Mall). They apparently meeting every Thursday, but Rich noted that they would not be able to accommodate us on August 24<sup>th</sup>.

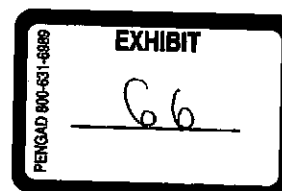
Please let me know if there are any additional meetings that should be added to the schedule.

Thank you.

**R. David Snelgrove, AICP - Principal**  
**Reno Planning Manager**



575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742



10/22/2008

# Wingfield Towers Meeting Schedule

Updated 07/21/06

• Scheduled Meetings  
• Tentatively Scheduled

Assume that a Powerpoint Presentation will be necessary for all meetings

Team Members	City Council Member Meetings*	Target Time or Date	Location	Date of Meeting	Time	Contact
WRL C, All	Mayor Capital	Done	City Hall, 15th Floor	05/28/06	10:30 AM	Morinda
WRL C, All	Pierre Hachuel	Done	City Hall, 15th Floor	07/25/06	2:30 PM	Direc
WRL C, All	Daght Dethen	Done	INSH Strategies, 4741 Daughlin Pkwy	05/25/06	10:00 AM	Chris B
FEA WRL	Dan Gustin	August	City Hall, 15th Floor	05/28/06		Chris B
WRL C, All	Sharon Zoltra	Done	City Hall, 15th Floor	05/28/06		Barbara DeCarmo
WRL C, All	Jessica Stenzler	Done	City Hall, 15th Floor	08/17/06	4:00 PM	May Jung
WRL C, All	Doreen Smith (Will Not Participate)	No Meeting Necessary				
WRL C	Agency Meetings	Done				
WRL C	Redevelopment Agency Meeting	Done	City Hall, 7th Floor	03/29/06	1:00 PM	Yvett Gilson
FEA WRL C	Staff/Agenda Meeting	Done	Reno Community Dev.	05/28/06	9:00 AM	Dave S
WRL C, All	City Staff Presentation of FY10 Budget	Done	Reno Community Dev.	06/13/06	3:30 PM	Chris B
WRL C, All	John Heister/Assistant City Attorney	August	Reno Community Dev.			Dave S
WRL C, FFA, IW	Donorland Redevelopment Agency	Done	City Hall, 7th Floor	08/27/06	10:30 AM	Dave S
WRL C	Regional Transportation Commission	Done	1105 Terminal Way, Suite 316	07/14/06	3:00 PM	Dave S
WRL C	Reid Parks and Recreation	Done	City of Reno Parks and Rec Dept	07/20/06	3:00 PM	Dave S
WRL C, IW	Additional City Staff Present at City Council	Done	Reno Community Dev	07/25/06	10:00 AM	Dave S
WRL C, IW	City Manager	August 2, 2006	City Hall, 15th Floor	08/02/06	11:00 AM	Dave S
WRL C, IW	City Council	August				Dave S
WRL C, IW	Board Meetings	Done				
FEA WRL C	Ward 1 Neighborhood Advisory Board	Done	Lake Minner	05/13/06	6:00 PM	Dave S
FEA WRL C	Children's Advisory Committee	Done	City Hall, 7th Floor	07/11/06	3:00 PM	Dave S
FEA WRL C, IW	Trinity Episcopal Church	August 1, 2006	Trinity Parish Hall	08/01/06		Chris B
FEA WRL C, IW	Ward 1 NAB - August July	Done	Lake Minner	07/11/06	6:00 PM	Dave S
FEA WRL C, IW	Association Meetings	August 7, 2006				
FEA WRL C, IW	Cadorna Ave Business Association	August 7, 2006	777 To be determined	08/07/06	2:30 PM	Dave S
FEA WRL C, IW	Park Tower HOA	Done	Park Tower Conference Room	08/08/06	5:00 PM	Gal
FEA WRL C, IW	Building Trades Council	August 17, 2006	Heidi's Restaurant on S. Virginia	08/17/06	9:30 AM	Dave S
FEA WRL C, IW	Newlands Neighborhood Assoc.	August				Dave S
FEA WRL C, IW	Hiverwalk Business Owners Assoc.	August 17, 2006	Serra Tap House	08/17/06	6:00 PM	Dave S
FEA WRL C, IW	Downtown Improvement Assoc.	August 3, 2006	Stadium Club at Mt. Belling Shalt	08/03/06	7:30 AM	Dave S
FEA WRL C, IW	Downtown Improvement Assoc.	Done	454 Lombard Ave	08/20/06	11:00 AM	Dave S
FEA WRL C, IW	Park Tower HOA - February	Done	DeCal Office	07/18/06	10:00 AM	Dave S
FEA WRL C, IW	Allegation Towers Association	Done	Allegation Towers - 4th Floor	07/27/06	6:30 PM	Dave S
WRL C	Planning Commission Meetings	Done				
WRL C	Doreen Gilson	Done				Chris B
WRL C	Liz Ford	August				Chris B
WRL C	Dennis Romano	Done	Wood Rodgers	05/28/06		Dave S
WRL C	Baron Georges	August				Dave S
WRL C	Leah Foster	August				Chris B
WRL C	Jim Menberg	Done	Wood Rodgers Office	08/08/06	1:00 PM	Dave S
Team	Planning Commission Meeting	September 6, 2006	Reno City Hall			Dave S
Team	City Council Meeting (if Necessary)	October	Reno City Hall			Dave S

\* City Council meetings will become necessary if an update is filed.

City Council dates listed above are best case scenario if the City Council Meeting should be required.

Team Members indicated who is expected to be present at the meetings. The acronyms represent the following:

FEA - Fenty Enterprises Associates

WRL - Wood Rodgers, Inc.

C - Client (Sam Caniglia and/or Cal Bassal)

Att - Attorney (Possible involvement of Gary Dahm)

Fylin - Entire Team Involvement of FFA WRL C, All, Sollogu Engineers

WRL - IW Strategies

**Nathan Ogle**

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Friday, August 04, 2006 1:28 PM  
**To:** cbosma@decalcustomhomes.com; samcaniglia@sbcglobal.net; nathan@fisherfriedman.com;  
gduhon@lionelsawyer.com; Chris Barrett; ben@innerwestadv.com  
**Cc:** mpowell@decalcustomhomes.com  
**Subject:** Draft Planning Comment Response Letter for Wingfield Towers

Team:

Please find the attached Draft response letter to Reno Planning Commission. I had hoped to get this in sooner, but there have been very many legal discussions this week about what our stance should be on the applications, codes and overlay districts that should apply. This needed to be incorporated into the text of the letter. Please review the letter (understanding that it is in draft form) and note any changes that you feel are necessary. I will be in the office on Sunday afternoon and evening finalizing this letter. Per Vern's initial letter, I need to get this information back to him no later than noon on Monday, August 7<sup>th</sup>. If you have any comments on any of the response, please get the comments to me by 9:00 am on Monday morning so that I can incorporate them.

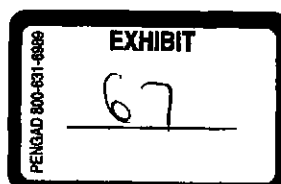
Thank you very much for your review and any comments.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
575 Double Eagle Court · Reno, NV 89521  
Tel: 775.823.4068 · Fax: 775.823.4066 · Direct: 775.828.7742

8/4/2006



AA3904

STEPPAN 1074

*DRAFT*  
FILE / COPY

August 7, 2006

Vern Kloos  
City of Reno Community Development  
P.O. Box 1900  
Reno, Nevada 89505

**Re: Wingfield Towers (LDC06-00) – Preliminary Review Comment Response**

Dear Vern:

Following is a response to each of the comments issued in your June 29, 2006 Development Review Memorandum. Some items have attachment information, included with this letter to fully address your question or comment. Responses have been provided in bold, italics.

**City Planning Staff Comments and Wood Rodgers Responses**

1. Based upon an opinion issued by the City Attorney, this project is subject to the newly adopted DRRC (Downtown Reno Regional Center)/MU and Truckee River District Overlay zones. However, the project will also be reviewed for compliance with the CB, DT and GRC zones. This will result in a change to the requests associated with the project (e.g. a variance to the density reduction portion of the Hillside Ordinance), as well as issues addressed with Comments 2 and 3.

***Response To respond to this comment, we have provided a table in Exhibit A comparing all of the zoning and overlay districts listed in the comment. It should be noted that this analysis exposes conflicts amongst many of the ordinance directives. For example, the CB zoning district allows for a maximum height of 65 that can be exceeded with a special use permit while the MU district is unlimited in height. Additionally, setback, parking and landscape area requirements vary from district to district.***

***We are currently discussing what aspects of the code (old and new are or should be applicable). It is understood that the City Attorney has issued an opinion that the new DRRC is applicable to the project. We have not yet determined whether or not we agree with this opinion. Nonetheless, we will provide the requested additional SUP items contained in this letter to address all of the comments and code items that you have identified. We want to make sure that the approval of the project is proceeded with appropriately such that no one can come back later and say that we did not do something correctly. In short, we are happy to provide SUP carpet bombing to make sure that no stone is left unturned.***

***In regard to the specific example of a variance to the density reduction portion of the hillside ordinance – no such variance should be required as all***



of the districts incorporate either no density limit (as in the CB zoning district) or incorporate a minimum density (as in the MU district in conjunction with the DRRC plan). In either case we meet the code requirements for density. Please see the calculation sheet on Exhibit B that notes how a density reduction would be applied to a situation where a minimum density is set per the zoning code. As all of the identified applicable overlay districts incorporate either no density limit (as in the CB zone) or a minimum density limit as in the MU zone in conjunction with the DRRC overlay, there cannot be a variance request to density reduction. The minimum density in the Truckee River District is 21 units per acre. The 1.36± acre site has a minimum density requirement of 29 units. The Hillside Ordinance will reduce the minimum number of units to 24. The proposed project exceeds the minimum density requirements.

Finally, Section 18.08.405(b)(1) (Regional Center and Corridor Planning Area Overlay Districts, Applicability and exemption) states, "...the general regional center standards in this Section 18.08.405(b) shall not apply in a specific regional center or transit corridor planning area overlay districts as specified in subsections (d) through (l) of this Section 18.08.405." The project area is in the Downtown Reno Regional Center Plan (DRRC) and the transit corridor (GTC). Therefore, the GRC standards do not apply to the subject property.

2. According to the DRRC overlay standards, a special use permit to modify the South Esplanade building setback envelope is required based upon your design. Please provide supplemental SUP information and justification as this project does not meet these standards.

**Response** Based on Figure 18.08-20A Esplanade and Core Street Frontages, the subject properties are in the Truckee River District, not in the South Esplanade. However, if it is determined that the project is subject to the South Esplanade standards, supplemental SUP information to modify the South Esplanade building setback envelope is provided with this letter. Exhibit C

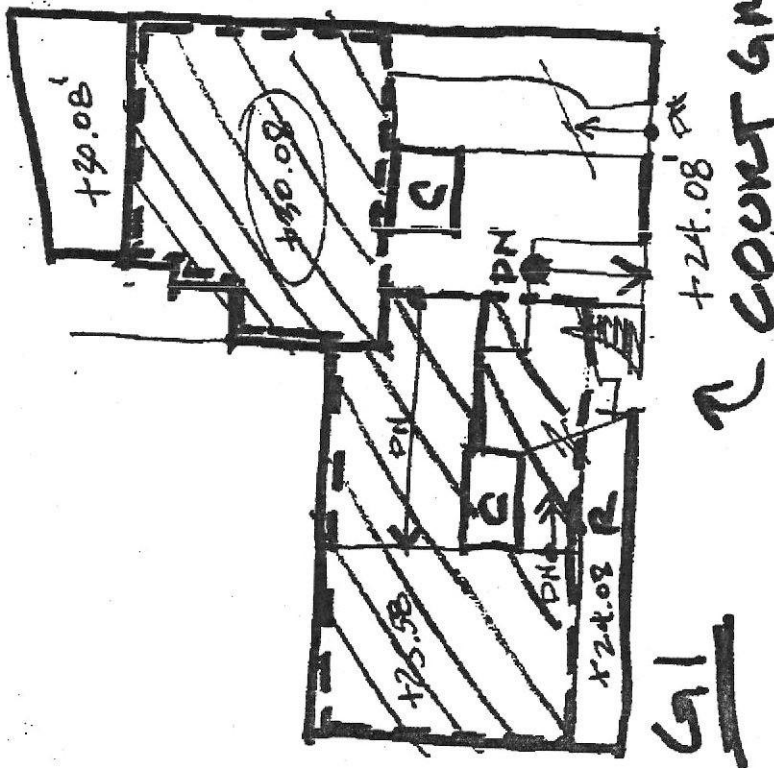
3. According to Table 18.12-3 and RMC 18.12.105, special use permits are required in order to exceed 65 feet in height in the CB zone and to place the building less than 50 feet (±43) from the Truckee River, respectively. Please provide supplemental SUP application information to address these additional SUPs.

**Response** Buildings in the GTC may exceed the maximum heights listed in the underlying zone provided that: (a) the building does not create a hazard to air navigation and (b) an additional 25% of gross landscaping shall be required for sites that have a building exceeding 125 feet in height. There is no landscape requirement in the CB zone. However, landscaping and public plaza area is proposed on the podium level and in the 10' side setback areas. It is our belief that the amount of provided landscape and public plaza area safely addresses the "additional 25%" gross landscaping requirement for a building over 125 feet. Through our conversations with

Parking 500  
COUNT  
Diagram

Podium

SHADED  
INDICATES  
LEVEL OF  
PARKING

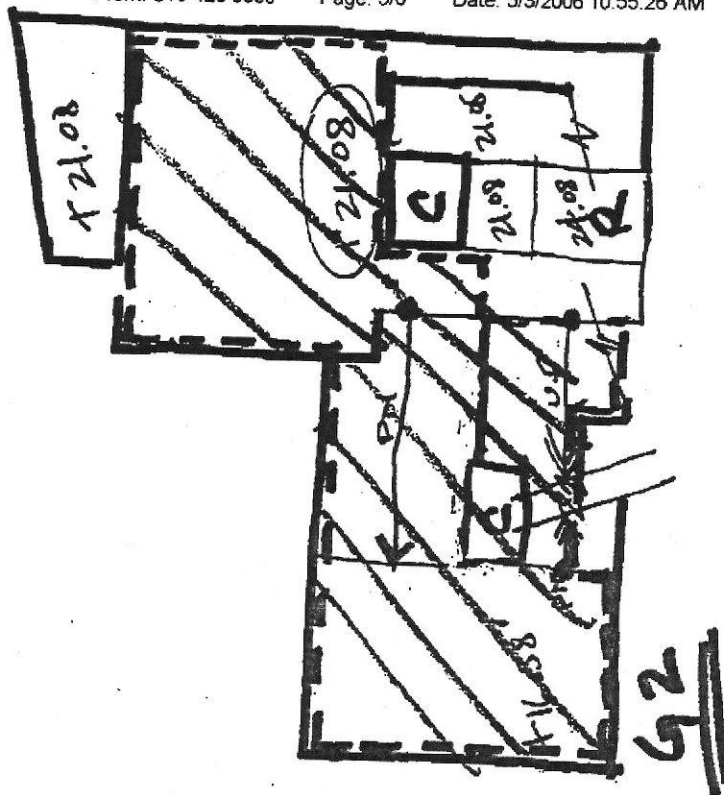


+30.08

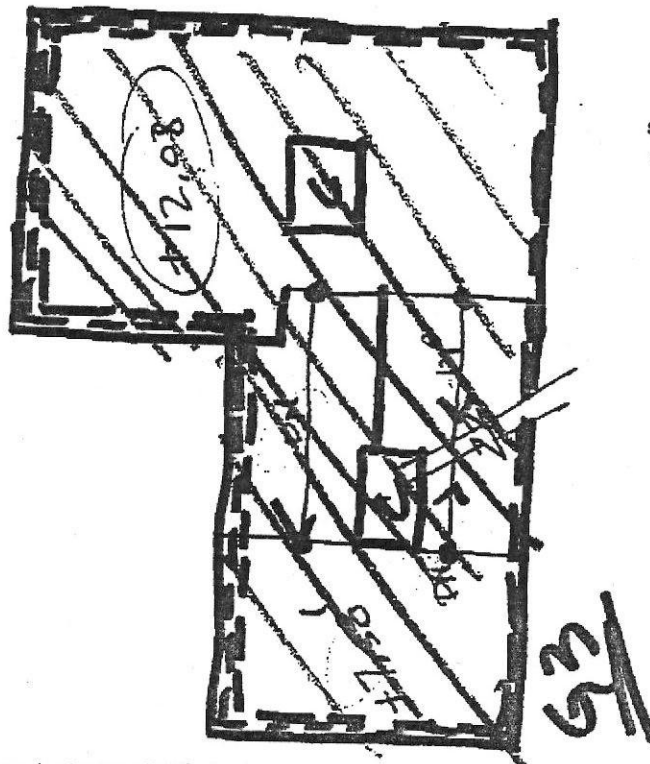
-1 LVL (58)

G1

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>



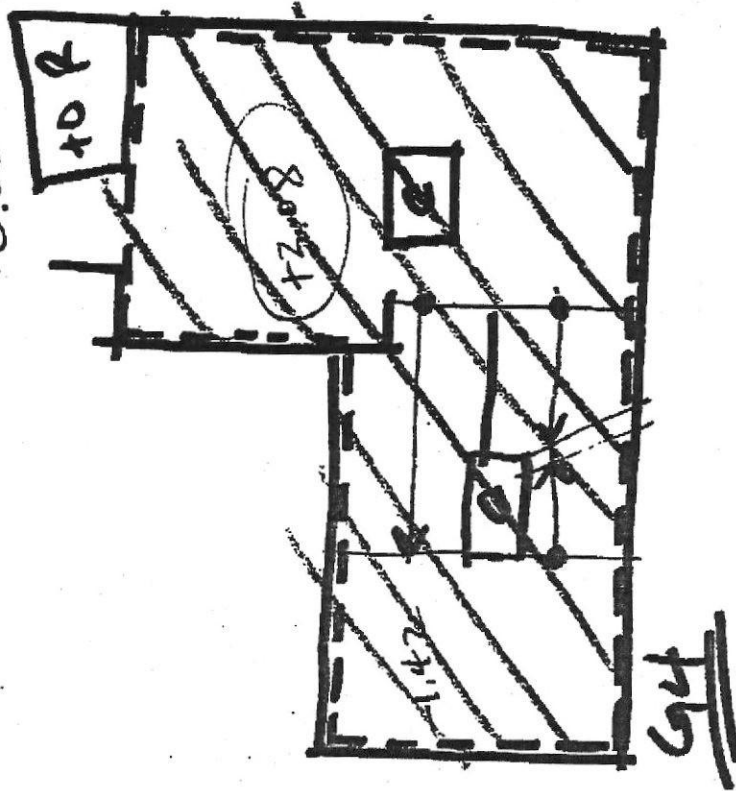
+21.08  
-2 LVL  
G2 (6)



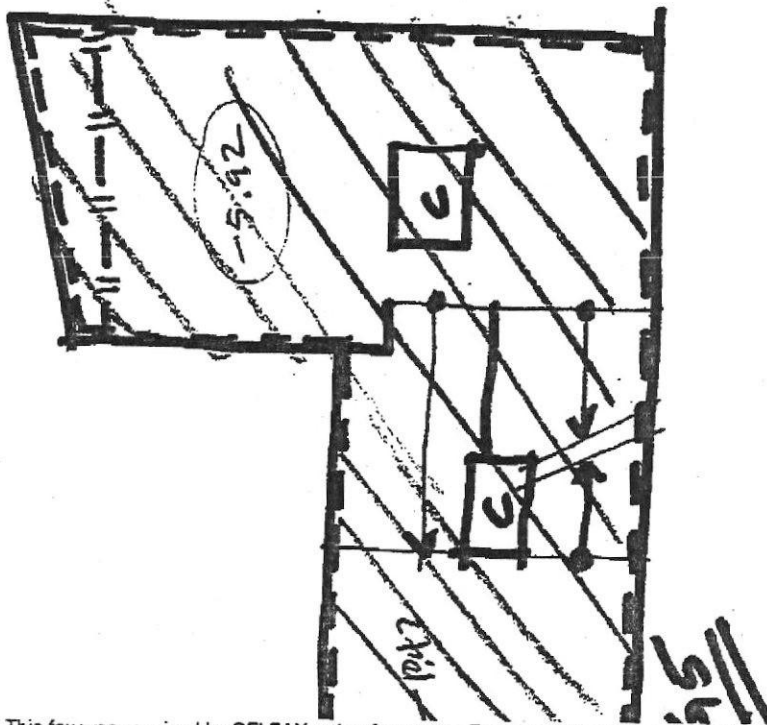
+12.08  
-3 LVL  
G3 (10)

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>

15cm x 6m  
+0.00

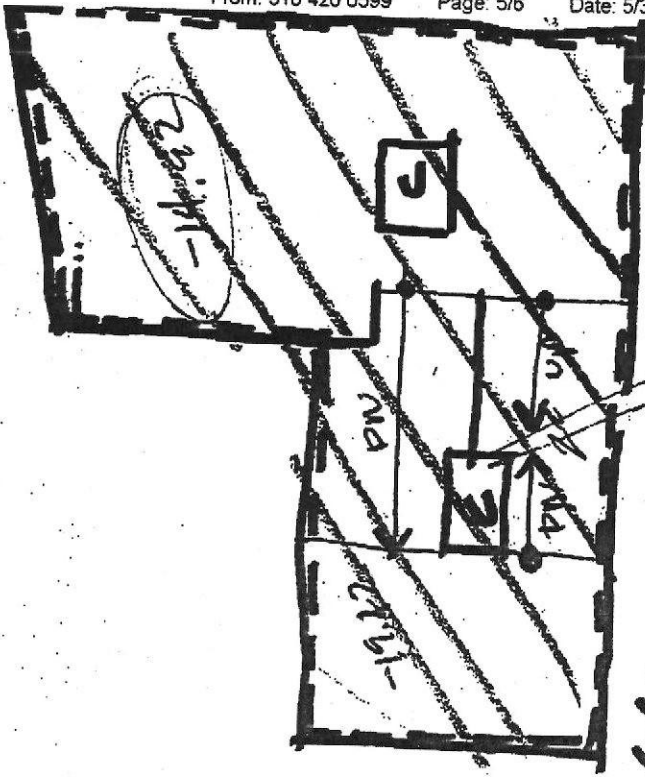


+3.08  
-4.2V  
64 10x



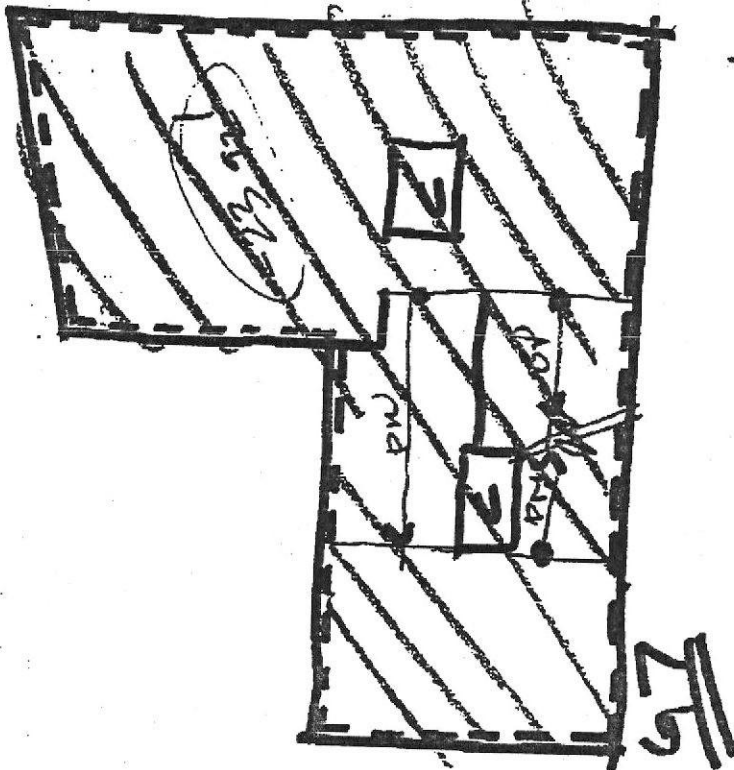
-5.92  
-5.0V  
65 10x

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>



-14.92  
-66  
66

66

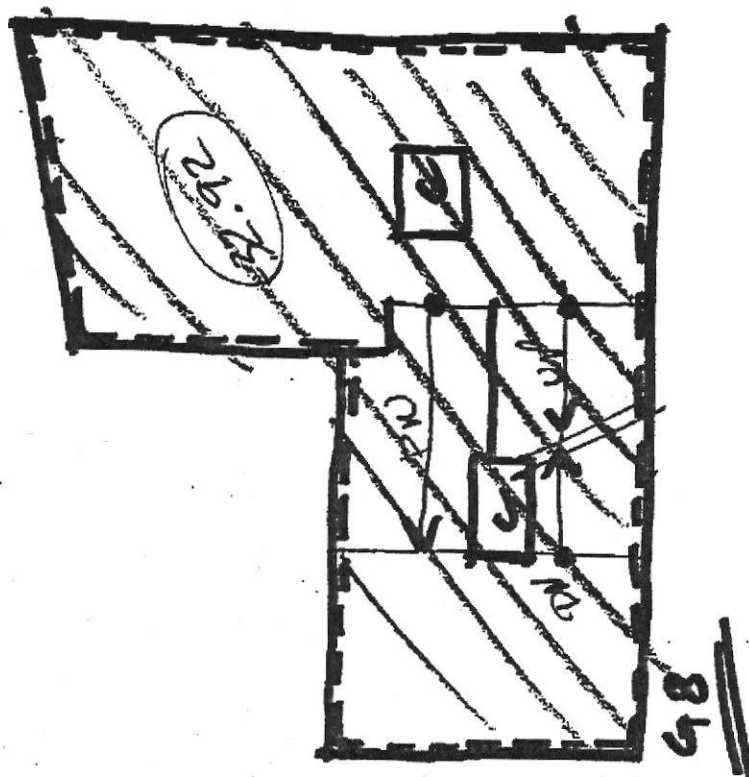


-14.92  
-66  
66

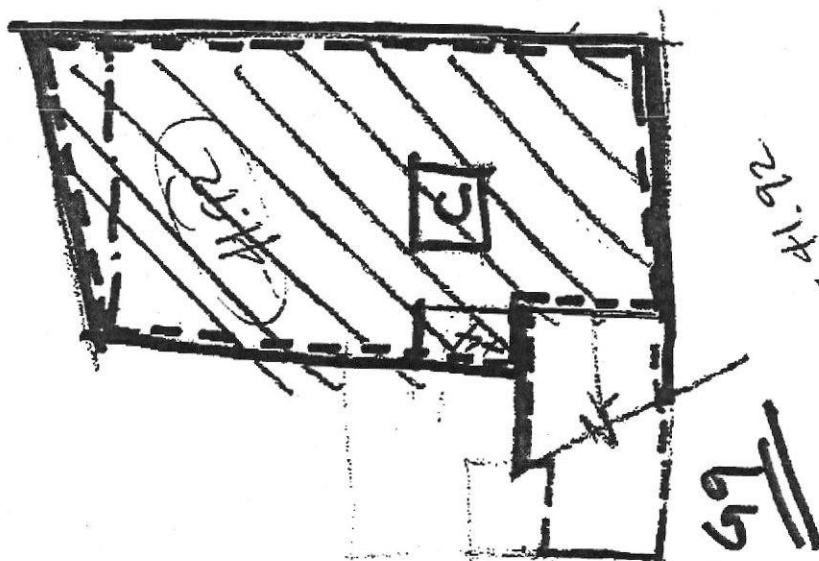
66

This fax was received by GFI FAXmaker fax server. For more information, visit <http://www.gfi.com>

66



-32.92  
-82.92  
10.8



-41.92  
-92.92  
6.6

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>

## Nathan Ogle

---

**From:** Calvin Bosma [cbosma@decalcustomhomes.com]  
**Sent:** Thursday, June 01, 2006 10:15 AM  
**To:** Nathan Ogle; David Snelgrove; Calvin Baty; john@schleining.com  
**Subject:** FW: Draft of Towers Report



Full Report.pdf  
(556 KB)

Cal Bosma  
General Manager  
DeCal Nevada, Inc.  
DeCal California, Inc.  
DeCal Idaho, Inc.  
Nev # 775-828-3351  
Cell # 775-313-4306  
email: cbosma@decalcustomhomes.com

-----Original Message-----

**From:** Michele Powell  
**Sent:** Wednesday, May 31, 2006 9:41 AM  
**To:** Calvin Bosma  
**Subject:** FW: Draft of Towers Report

I am printing a copy to review.

Michele Powell  
Project Coordinator  
Decal Nevada, Inc.  
775-826-9881(o)  
775-825-2152(f)

-----Original Message-----

**From:** Eugenia Kokunina [mailto:ekokunina@meridianbusinessadvisors.com]  
**Sent:** Tuesday, May 30, 2006 5:37 PM  
**To:** Michele Powell  
**Subject:** Draft of Towers Report

Michele,  
Attached please find a draft of the fiscal and economic impact analyses report for the Towers Development. This is only a draft and some numbers may change. Please forward a copy to Cal and anyone on the team who you feel should have a copy. Please review the analysis and contact me or Candace with any changes so we can finalize the report.  
Sincerely,

Eugenia

Economic and Financial Specialist  
Meridian Business Advisors  
661 Sierra Rose Dr.  
Reno, NV 89511  
Phone: (775) 954-2020 ext. 208  
Fax: (775) 954-2023





**David Snelgrove**

**From:** Calvin Bosma [cbosma@decacustomhomes.com]

**Sent:** Wednesday, June 07, 2006 10:02 AM

**To:** Calvin Baty; Todd Singh; john@schleining.com; Rob Patridge; Tim Fasel; Auby Howard; gwd2@lionelsawyer.com; David Snelgrove; chris@iwstrategies.biz; John Taylor

**Cc:** Nathan Ogle; Michele Powell

Good Morning All-

We presented to Park Tower HOA and residents last night and we have their buy in and acceptance of the project! We discussed the project at length, a fairly lengthy meeting but as it turned out but they will support us at the Neighborhood Advisory Board Meeting at the city next week. As I am sure you all realize this was a major coo for the project, thanks to David Snelgrove and Chris Barrett and Ted Meyer as well for the assistance with the presentation. The residents of the tower could have had a very large impact on the project if they didn't want it built, also a councilmen owns a unit in the tower so we just crossed over a big hurdle. We discussed their issues and will be meeting with them again within the next few weeks to see what we can do help with their specific issues regarding the Tower Pedestal and the units that are impacted on the south face of park tower (otherwise referred to as the canyon). Some mitigation will be required to keep them in support of the project but we are definitely in good favor for being the courteous developer in town and the mitigation probably won't financially impact the project too severely or even at all.

I have a conference call with the Episcopal Church this morning, I'll follow up later with you all to let you know how that goes.

Also the word has come back from the Lab regarding the tests for contaminants (2<sup>nd</sup> huge hurdle), levels are far below the allowable limits for ground water, meaning we have a clean site!

Groundwater levels are higher than we'd like (14') but we have developed a reasonable solution to that and I'll fill you in on the details after my discussion with the church.

More later....

Cal Bosma  
General Manager  
DeCal Nevada, Inc.  
DeCal California, Inc.  
DeCal Idaho, Inc.  
Nev # 775-828-3351  
Cell # 775-313-4306  
email: [cbosma@decacustomhomes.com](mailto:cbosma@decacustomhomes.com)

10/22/2008



RECEIVED

JUN 15 2006

FISHER FRIEDMAN ASSOCIATES

June 12, 2006

Consolidated Pacific Development  
932 Parker Street  
Berkeley, CA 94710

RE: LDC06-00321 (Wingfield Towers)

Dear Sir:

Your requested development proposal will be considered at the Planning Commission meeting on Wednesday, September 6, 2006, which begins at 6:00 p.m. in the City Council Chambers, City Hall, 1 East First Street.

In addition, a preliminary discussion of your proposal and comments by reviewing agencies will be held as follows:

Thursday, June 29, 2006, at 9:00 a.m.  
3rd Floor Conference Room  
City Hall Annex  
450 Sinclair Street

Your attendance is requested at these meetings, although it is not mandatory. Lack of representation at the Planning Commission meeting may result in the tabling or denial of your proposal.

A copy of the Planning Commission meeting agenda and staff report on this project will be available online at [www.cityofreno.com](http://www.cityofreno.com) by 4:00 p.m. on Friday, September 1, 2006.

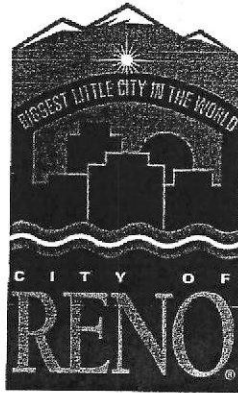
If you should have any questions, please feel free to contact our office at 334-2576.

John B. Hester, Director  
Community Development Department

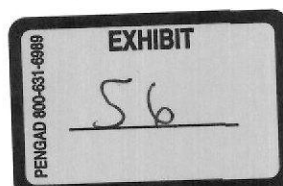
Xc: John and Sonia Iliescu  
219 Court Street  
Reno, NV 89501

Fisher Friedman Associates  
Nathan Ogle, AIA  
1485 Park Avenue, Suite 103  
Emeryville, CA 94608

LDC06-00321 (Wingfield Towers) - VAK



John B. Hester, Director  
Community Development Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-2435



AA3872

STEPPAN 1051

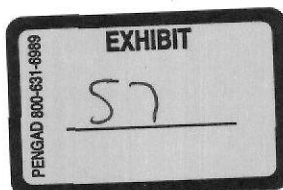
6-14-06

6-26-06

# Wingfield Towers Parking Schemes

1. 6 levels of garage (bottom level at -14.92') without additional parking on church property and no parking machines = 518 PARKING SPACES
2. 6 levels of garage with 38 parking machines on the top level (+30.08') only without additional parking on church property = 556 PARKING SPACES
3. 6 levels of garage with 62 parking machines on bottom level (38,700 SF lowered to -16.52') and 38 parking machines on the top level (+30.08') without additional parking on church property = 618 PARKING SPACES
4. Valet Parking not feasible
5. 6 levels of garage without parking machines (bottom level at -14.92') with additional parking on church property = 660 PARKING SPACES
6. 6 levels of garage with parking machines on the top and bottom levels plus additional parking on church property with parking machines on the top level of the church property garage = 793 PARKING SPACES
7. 7 levels of garage with parking machines on the top and bottom levels without additional parking on church property = 711 PARKING SPACES. In this scheme the podium level is raised 5' to 25' above Court Street and the bottom level, the new 7<sup>th</sup> level, is lowered down 7.6' to -22.52' below Island Drive.

→ 9. 5 LEVELS OF MACHINES = 697



6-14-06

# Wingfield Towers Parking Schemes

1. 6 levels of garage (bottom level at -14.92') without additional parking on church property and no parking machines = 518 PARKING SPACES
2. 6 levels of garage with 38 parking machines on the top level (+30.08') only without additional parking on church property = 556 PARKING SPACES
3. 6 levels of garage with 62 parking machines on bottom level (38,700 SF lowered to -16.52') and 38 parking machines on the top level (+30.08') without additional parking on church property = 618 PARKING SPACES
4. Valet Parking not feasible
5. 6 levels of garage without parking machines (bottom level at -14.92') with additional parking on church property = 660 PARKING SPACES
6. 6 levels of garage with parking machines on the top and bottom levels plus additional parking on church property with parking machines on the top level of the church property garage = 793 PARKING SPACES

NO CHURCH. } 7. 7 LEVELS - test IF TOP LEVEL UP 15' & BOTTOM DN. 7.6'  
W/PARK'G MACHINES AT BTM.  
~~700 IF MACHINES A~~  
~~694 IF MACHINES AT TOP & BTM~~  
711

+ Jan's requirements: 499 units = 499  
50 restaurant  
30 Park Tower  
54 office  
623 Spaces

674  
~~PEA's: 711 + 50 test + church etc.~~

Proposed Scheme: Building 2

3 Floors of offices

1 Floor of mechanical

1 Floor of Pool

23 Floors of residential

28 Floors Total

Proposed Scheme: Building 1

1 Floor health club/retail

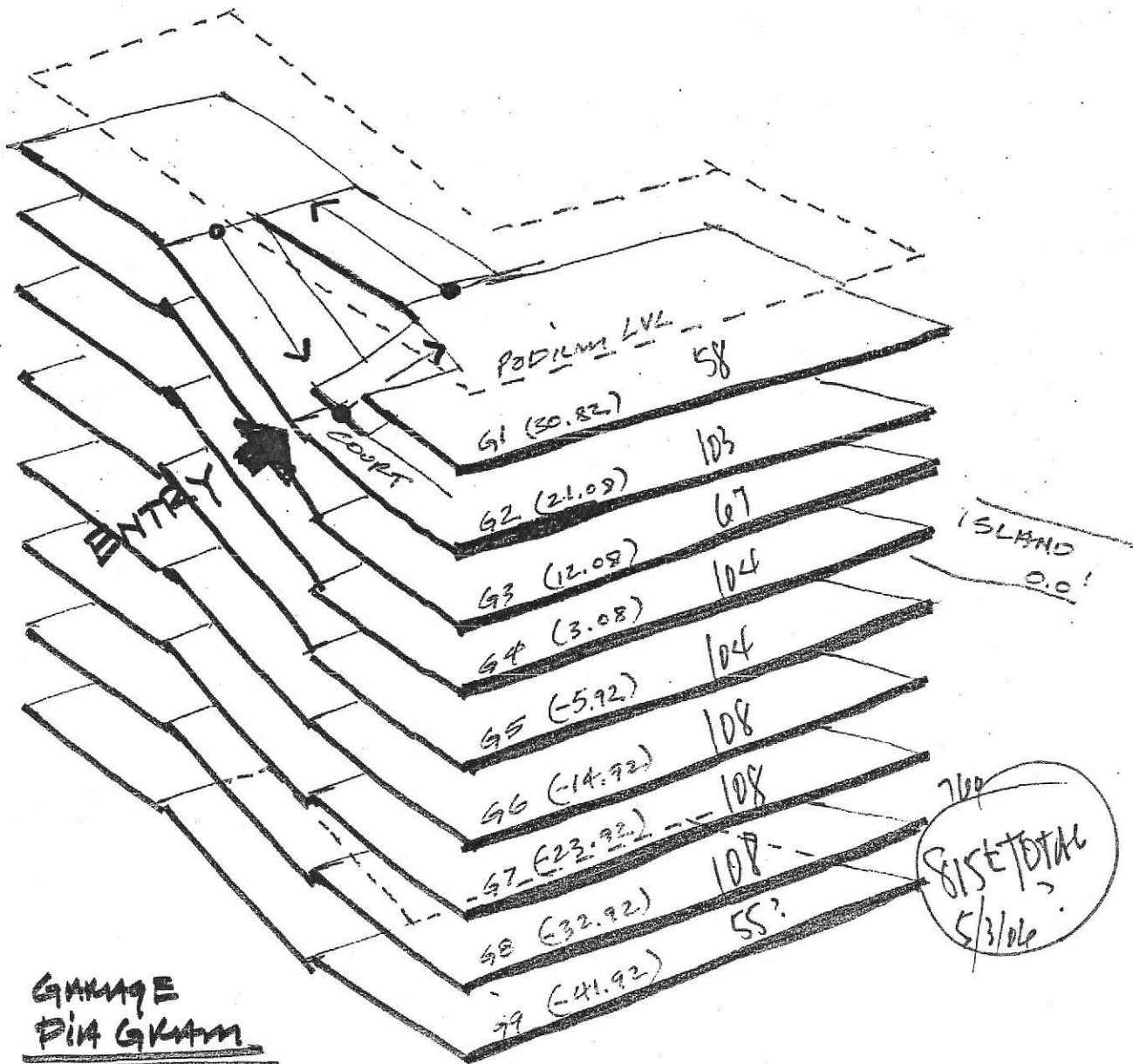
2 Floors mechanical

37 Floors residential

40 Floors Total

D. Snellgrove  
Post-It® Fax Note 7671

Date	5/3/06	# of pages	6
To	NATHAN JAMES	From	N. OGLE
Co./Dept.	WIK	Co.	FFA
Phone #		Phone #	510 420 1666
Fax #	775 823 4066	Fax #	



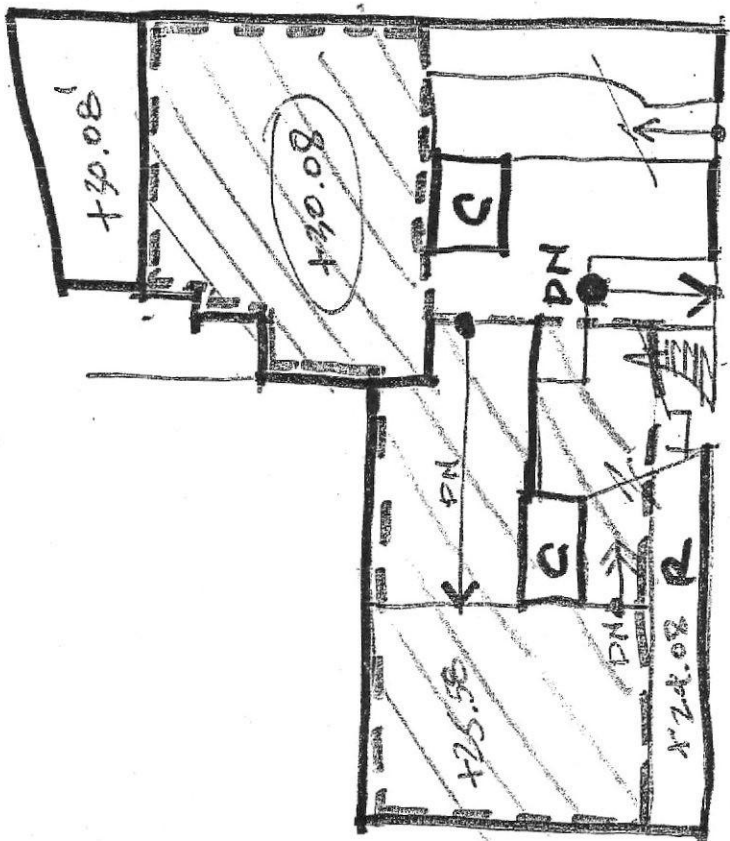
GARAGE  
DIA GRAM

NTS

5/3/06

①

PARKING COUNT DIAGRAM  
500



51

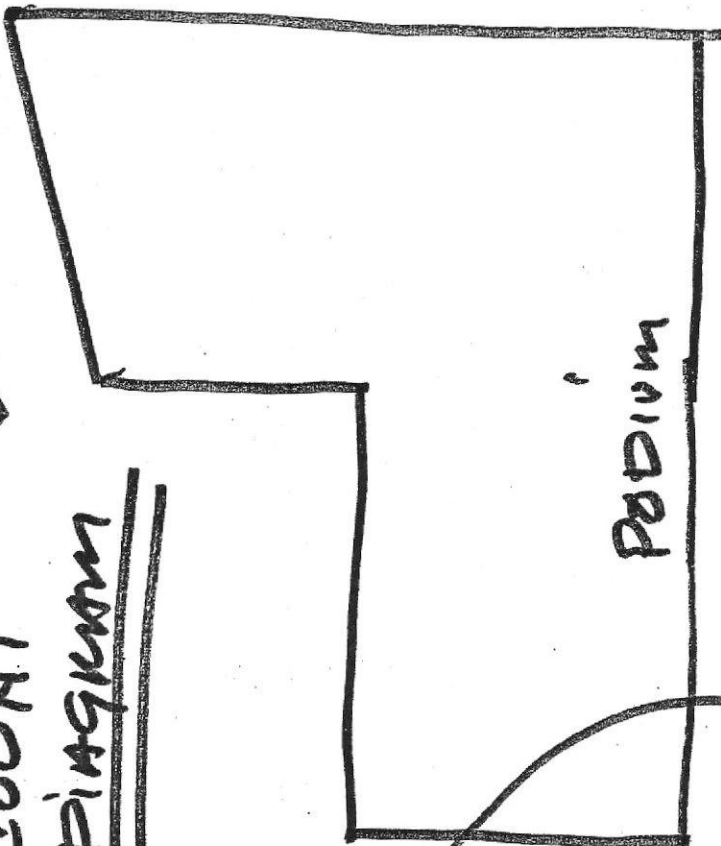
2 COUNT GRADE

+ 30.08

50

-1 LVL

51

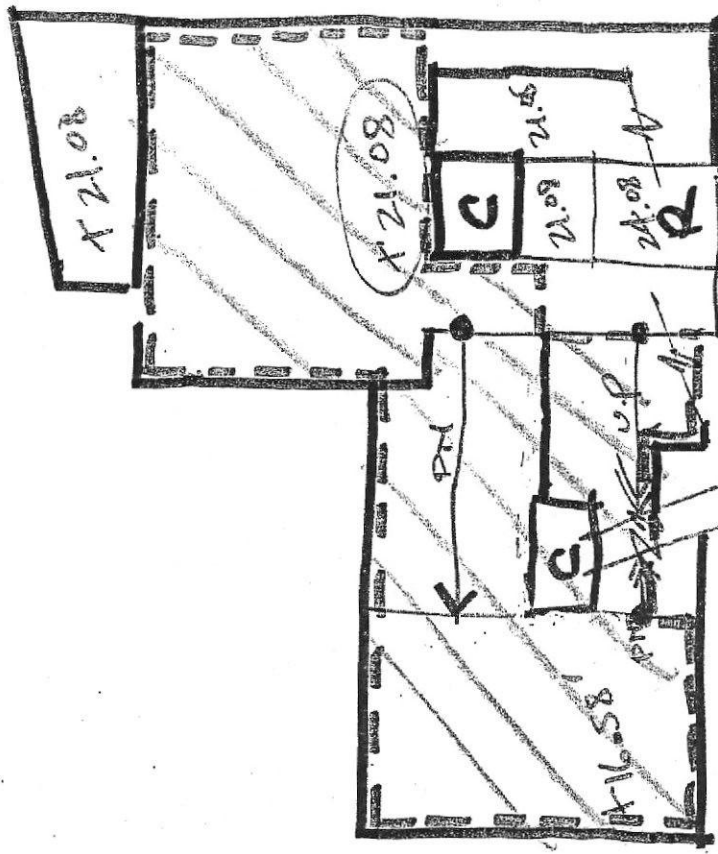


Podium



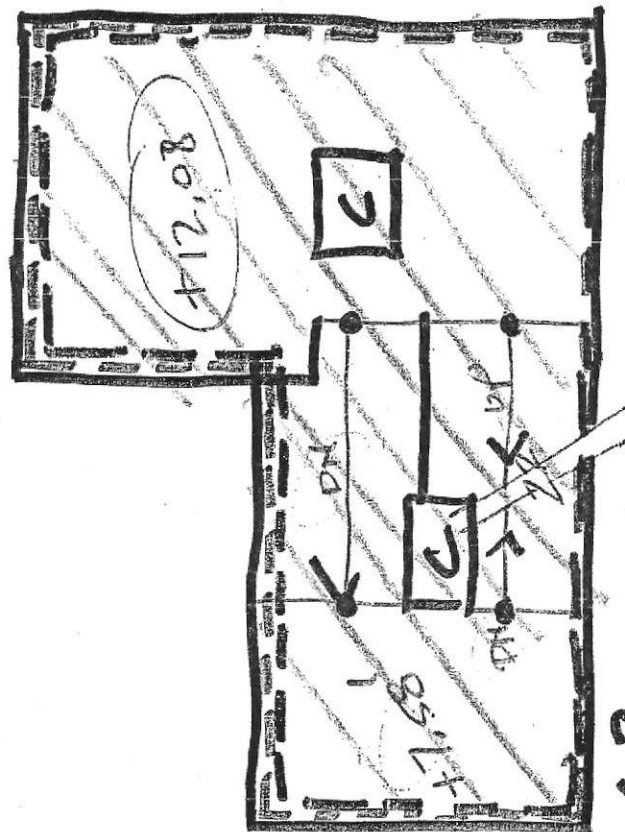
2





62

+21.08  
-2 LVL  
62



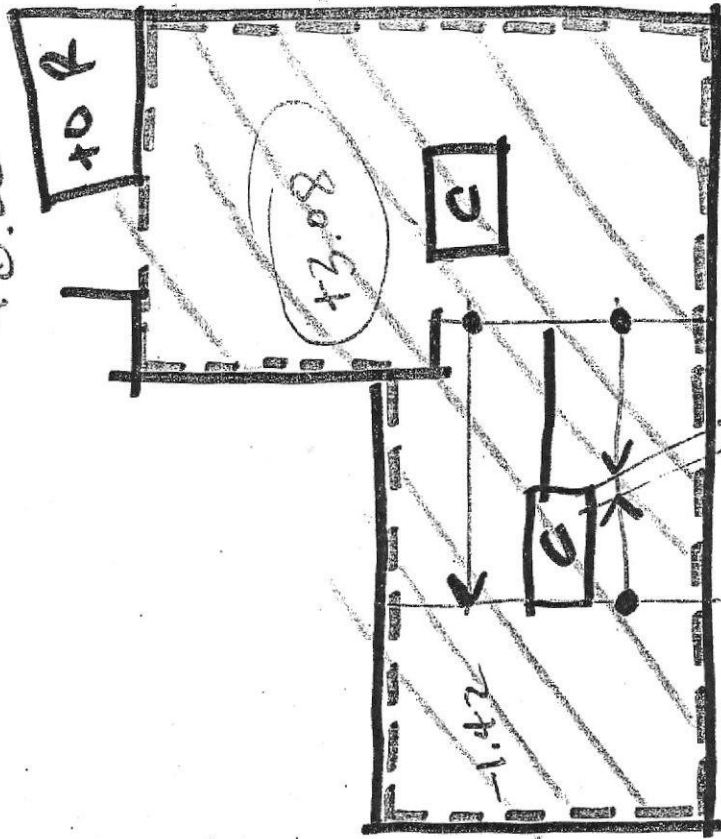
63

+12.08  
-3 LVL  
63

(2)

15cm x 6cm

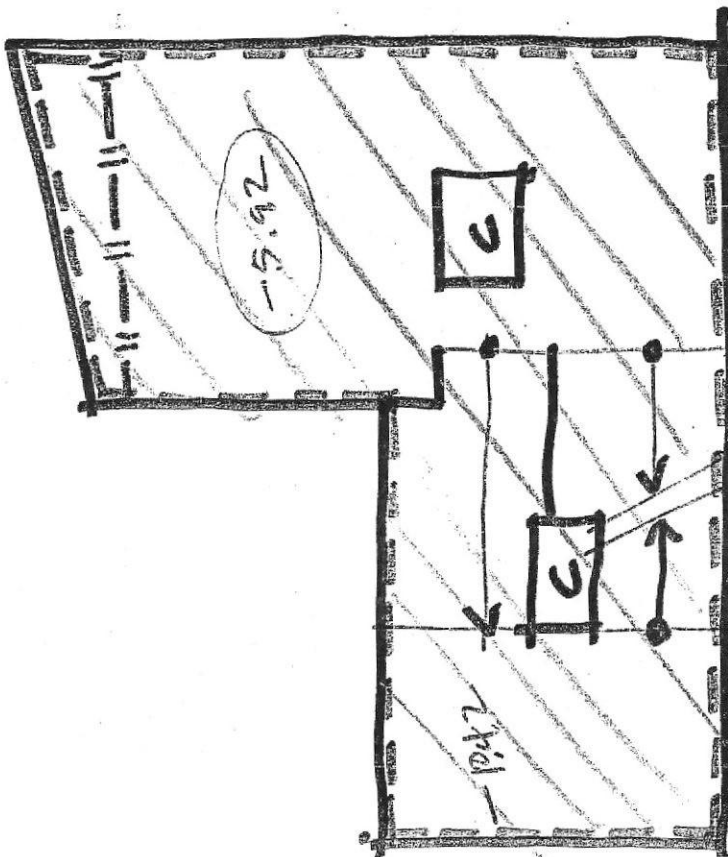
10.00



94

3.08

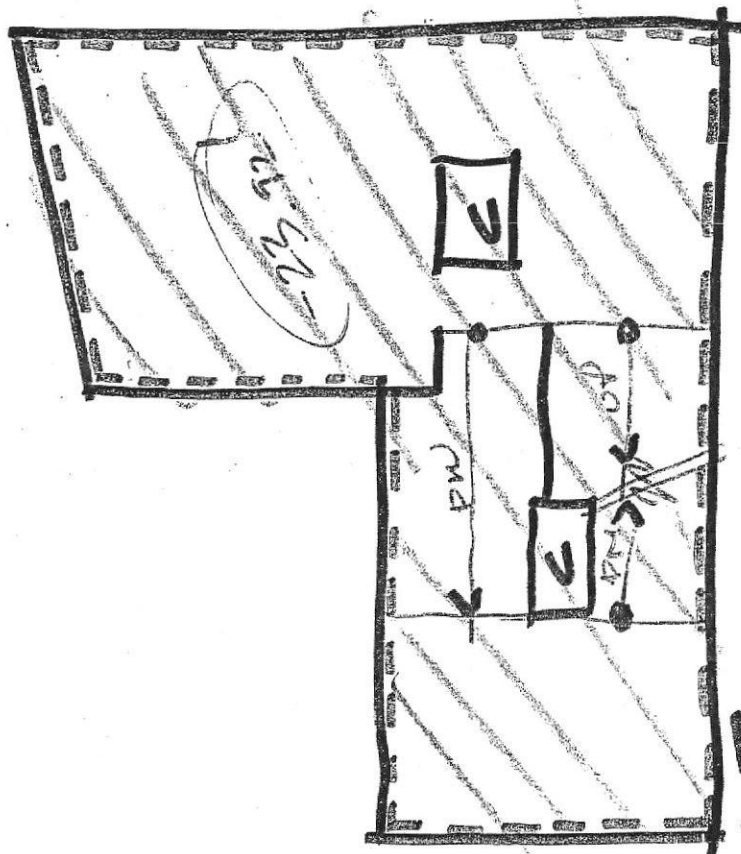
10 R  
- 11.22  
6.4



95

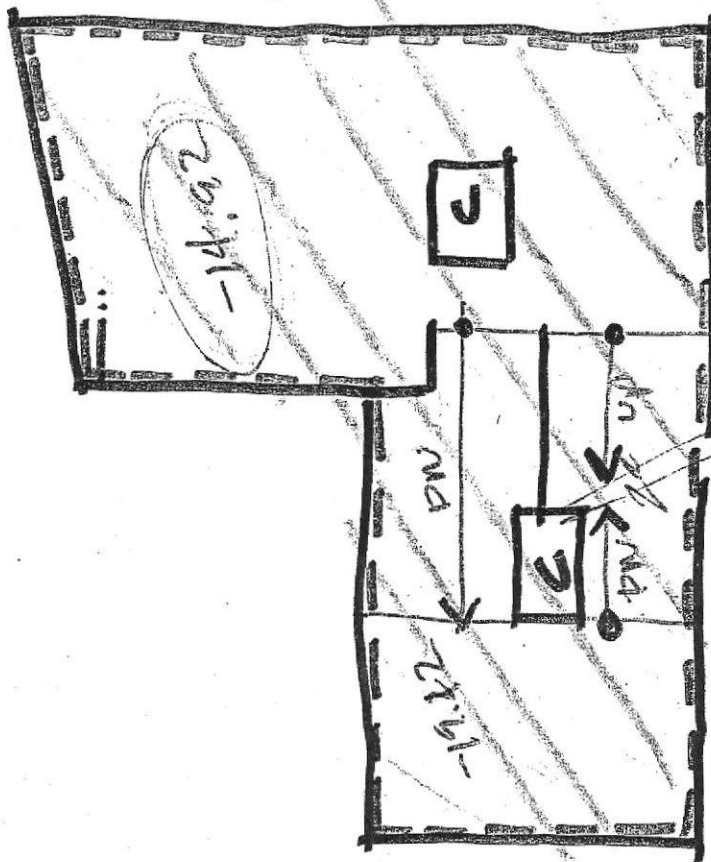
5.92

10 R  
- 5.92  
5.5



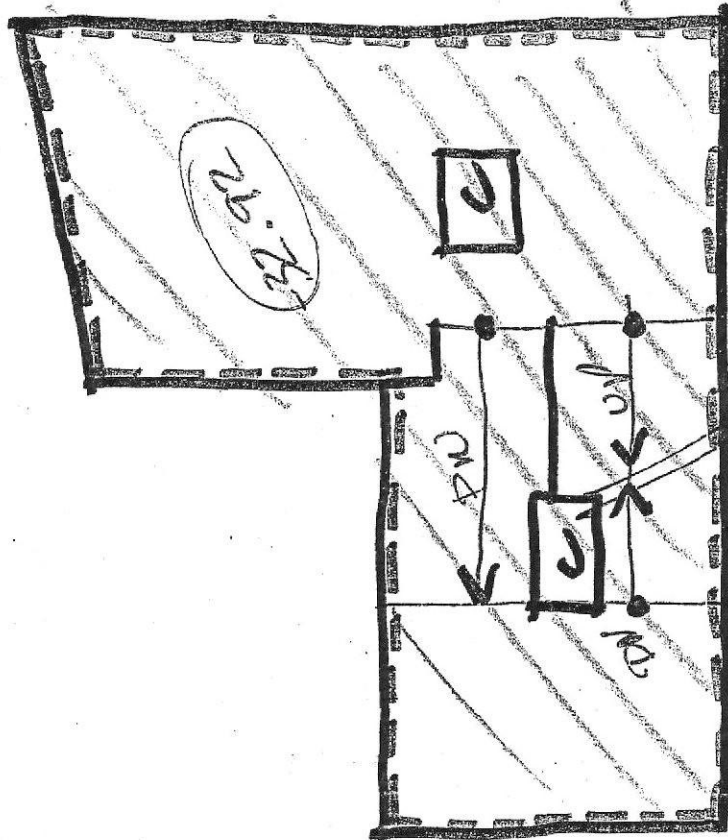
5

14.92  
- 14.92  
108

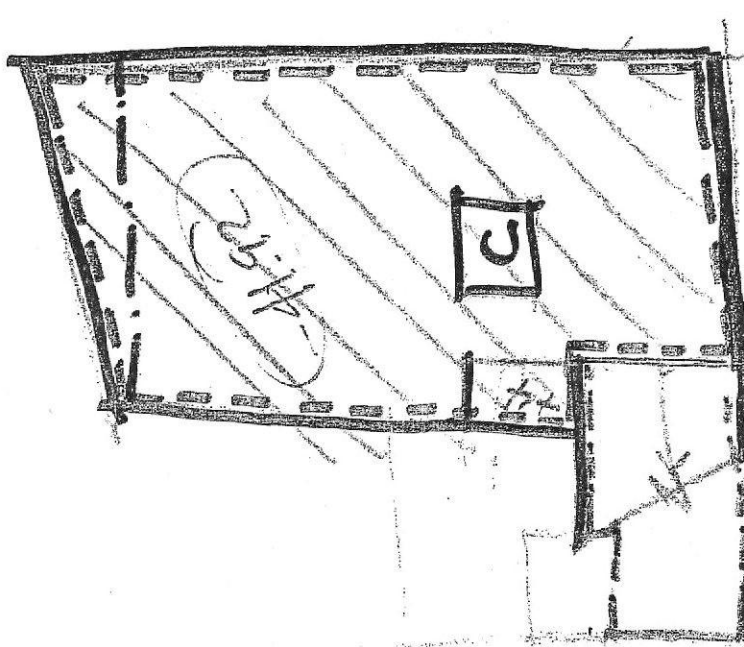


5

14.92  
- 14.92  
108



32.02  
-82.02  
-82.02  
69



41.72  
-82.02  
-82.02  
69

### BASIS OF ELEVATION

THE BASIS OF ELLEVATION FOR THIS SURVEY IS NAVD/86 CITY OF RENO  
BENCHMARK NO. 2017 WITH AN ELEVATION TAKEN AS 4494.673 US. FT.

## BASIS OF BEARINGS

THE BASIS OF GUARANTEES FOR THIS SURETY IS MAID 83/94 STATE PLANE  
COORDINATE SYSTEM PER CONDOMINIUM TRACT MAP 3947

SURVEYOR'S CERTIFICATE

Survey was completed on September 21, 2005

LEE H. SMITHSON, P.L.S.  
NEVADA CERTIFICATE NO. 5097

1992



LEGEND

1. ☐ SODA AND SODA  
 2. ☐ WATER WARE  
 3. ☐ WHITE METAL BOX  
 4. ☐ GAS TAPES  
 5. ☐ THERMOMETER  
 6. ☐ POWER PUMP  
 7. ☐ OIL BATH  
 8. ☐ SAMPLER: SLURRY SAMPLE  
 9. ☐ STRONG BATH: OIL BATH  
 10. ☐ STRONG BATH: WATER  
 11. ☐ TELEPHONE BOX  
 12. ☐ SHELL: HOT  
 13. ☐ SHELL: COLD  
 14. ☐ PUMPING UNIT  
 15. ☐ THERM
16. ☐ BATTERY AS RECEIVED  
 17. ☐ BATTERY AS RECEIVED  
 18. ☐ BATTERY AS RECEIVED  
 19. ☐ BATTERY AS RECEIVED  
 20. ☐ BATTERY AS RECEIVED  
 21. ☐ BATTERY AS RECEIVED  
 22. ☐ BATTERY AS RECEIVED  
 23. ☐ BATTERY AS RECEIVED  
 24. ☐ BATTERY AS RECEIVED  
 25. ☐ BATTERY AS RECEIVED  
 26. ☐ BATTERY AS RECEIVED  
 27. ☐ BATTERY AS RECEIVED  
 28. ☐ BATTERY AS RECEIVED  
 29. ☐ BATTERY AS RECEIVED  
 30. ☐ BATTERY AS RECEIVED  
 31. ☐ BATTERY AS RECEIVED  
 32. ☐ BATTERY AS RECEIVED  
 33. ☐ BATTERY AS RECEIVED  
 34. ☐ BATTERY AS RECEIVED  
 35. ☐ BATTERY AS RECEIVED  
 36. ☐ BATTERY AS RECEIVED  
 37. ☐ BATTERY AS RECEIVED  
 38. ☐ BATTERY AS RECEIVED  
 39. ☐ BATTERY AS RECEIVED  
 40. ☐ BATTERY AS RECEIVED  
 41. ☐ BATTERY AS RECEIVED  
 42. ☐ BATTERY AS RECEIVED  
 43. ☐ BATTERY AS RECEIVED  
 44. ☐ BATTERY AS RECEIVED  
 45. ☐ BATTERY AS RECEIVED  
 46. ☐ BATTERY AS RECEIVED  
 47. ☐ BATTERY AS RECEIVED  
 48. ☐ BATTERY AS RECEIVED  
 49. ☐ BATTERY AS RECEIVED  
 50. ☐ BATTERY AS RECEIVED  
 51. ☐ BATTERY AS RECEIVED  
 52. ☐ BATTERY AS RECEIVED  
 53. ☐ BATTERY AS RECEIVED  
 54. ☐ BATTERY AS RECEIVED  
 55. ☐ BATTERY AS RECEIVED  
 56. ☐ BATTERY AS RECEIVED  
 57. ☐ BATTERY AS RECEIVED  
 58. ☐ BATTERY AS RECEIVED  
 59. ☐ BATTERY AS RECEIVED  
 60. ☐ BATTERY AS RECEIVED  
 61. ☐ BATTERY AS RECEIVED  
 62. ☐ BATTERY AS RECEIVED  
 63. ☐ BATTERY AS RECEIVED  
 64. ☐ BATTERY AS RECEIVED  
 65. ☐ BATTERY AS RECEIVED  
 66. ☐ BATTERY AS RECEIVED  
 67. ☐ BATTERY AS RECEIVED  
 68. ☐ BATTERY AS RECEIVED  
 69. ☐ BATTERY AS RECEIVED  
 70. ☐ BATTERY AS RECEIVED  
 71. ☐ BATTERY AS RECEIVED  
 72. ☐ BATTERY AS RECEIVED  
 73. ☐ BATTERY AS RECEIVED  
 74. ☐ BATTERY AS RECEIVED  
 75. ☐ BATTERY AS RECEIVED  
 76. ☐ BATTERY AS RECEIVED  
 77. ☐ BATTERY AS RECEIVED  
 78. ☐ BATTERY AS RECEIVED  
 79. ☐ BATTERY AS RECEIVED  
 80. ☐ BATTERY AS RECEIVED  
 81. ☐ BATTERY AS RECEIVED  
 82. ☐ BATTERY AS RECEIVED  
 83. ☐ BATTERY AS RECEIVED  
 84. ☐ BATTERY AS RECEIVED  
 85. ☐ BATTERY AS RECEIVED  
 86. ☐ BATTERY AS RECEIVED  
 87. ☐ BATTERY AS RECEIVED  
 88. ☐ BATTERY AS RECEIVED  
 89. ☐ BATTERY AS RECEIVED  
 90. ☐ BATTERY AS RECEIVED  
 91. ☐ BATTERY AS RECEIVED  
 92. ☐ BATTERY AS RECEIVED  
 93. ☐ BATTERY AS RECEIVED  
 94. ☐ BATTERY AS RECEIVED  
 95. ☐ BATTERY AS RECEIVED  
 96. ☐ BATTERY AS RECEIVED  
 97. ☐ BATTERY AS RECEIVED  
 98. ☐ BATTERY AS RECEIVED  
 99. ☐ BATTERY AS RECEIVED  
 100. ☐ BATTERY AS RECEIVED

*[Illegible handwritten notes]*

2/06/17

8-14  
RIVERVIEW  
SURVEY

TOPOGRAPHIC SURVEY  
FOR  
COURT STREET HIGHRISE  
A PORTION OF THE SE 1/4 OF SEC. 11  
T. 18 N., R. 18 E., M.D.N.

TRI STATE SURVEYING, LTD.  
1925 E. PRATER WAY  
SPARKS, NEVADA 89434  
(775) 358-9451 • FAX # 358-5

[illegible]

AA3882

STEPPAN 4842

June 16, 2006

Rodney F. Friedman,  
President & CEO  
Fisher-Friedman Associates  
1485 Park Avenue  
Emeryville, CA 94608

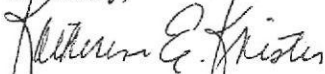
Dear Mr. Friedman:

Silver State Fair Housing Council (SSFHC) understands, based on public records, that Fisher-Friedman Associates may be involved in the planning, design, development or construction of new multi-family housing, called Wingfield Towers, located on parcel #011-112-03 in Reno, Nevada. If this is the case, SSFHC wants Fisher-Friedman Associates to be aware of the federal Fair Housing Act and its requirements for new multi-family housing to be designed and constructed in an accessible manner.

SSFHC advocates for equal access to housing opportunities in northern Nevada. The federal Fair Housing Act prohibits discrimination based on race, color, religion, sex, national origin, family status or disability. When disability was added to the law in 1988, it included seven design and construction requirements for all new multi-family dwellings ready for first occupancy on or after March 13, 1991. These requirements are intended to increase the accessibility of these units to persons with disabilities.

The Fair Housing Act requires that all ground floor units, as defined in 24 CFR Ch. I, and all units served by an elevator must meet the Act's accessibility guidelines. Enclosed please find information about the accessibility guidelines and a list of resources. Feel free to contact our office should you require any additional information.

Sincerely,



Katherine E. Knister  
Executive Director

KEK:ro  
Encl.





**David Snelgrove**

---

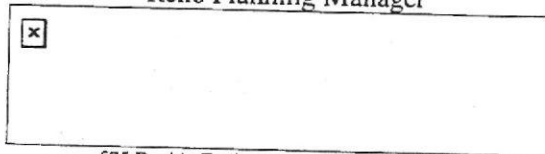
**From:** David Snelgrove  
**Sent:** Thursday, June 22, 2006 9:05 PM  
**To:** ben@innerwestadv.com; Chris Barrett  
**Cc:** 'Calvin Bosma'; Nathan Ogle  
**Subject:** PowerPoint Leave Behind Redlines from Dave S.

Chris and Ben:

Attached are my comments and suggested changes regarding the PowerPoint Leave Behind for the Wingfield Tower project. My writing and scribbling is not the neatest and I apologize. Please call me on my cell phone (745-0341) if you cannot decipher what I have written.

Thank you.

**R. David Snelgrove, AICP - Principal**  
**Reno Planning Manager**



575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

10/22/2008





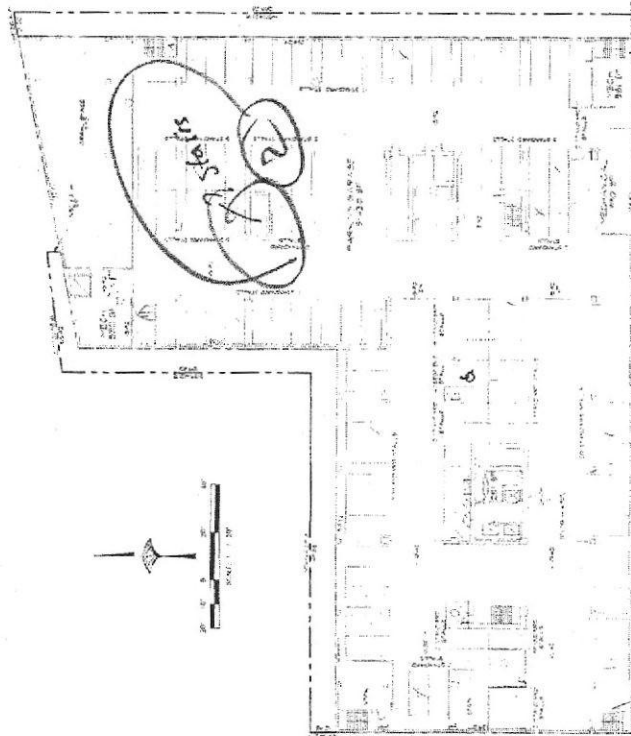
Are you going to put the  
Picture behind the  
Logo?

Wingfield Towers

Logo

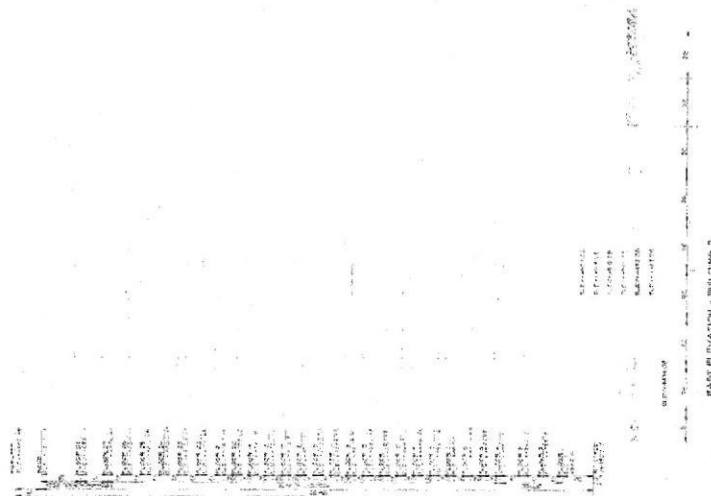
**BSC MIXED USE DEVELOPMENT**  
**REVISED TENTATIVE MAP**  
**SITE PLAN - PARKING GARAGE LEVEL 4**

3



PARKING GARAGE LEVEL 4  
 ELEVATOR CORE  
 STAIRS  
 ACCESSIBLE STALLS

101



EAST ELEVATION BUILDING 2



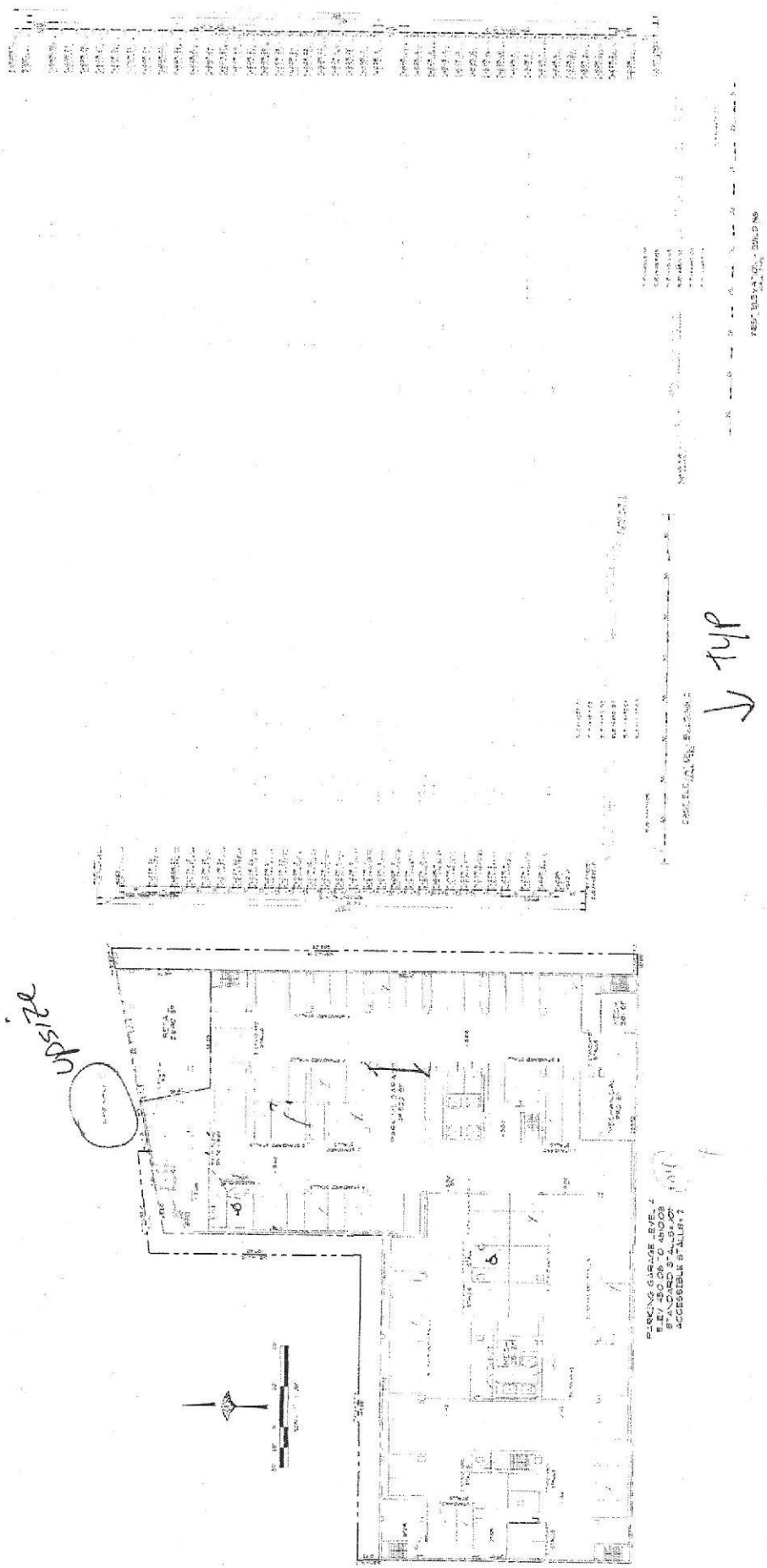
WEST ELEVATION BUILDING 1

**BSC MIXED USE DEVELOPMENT**



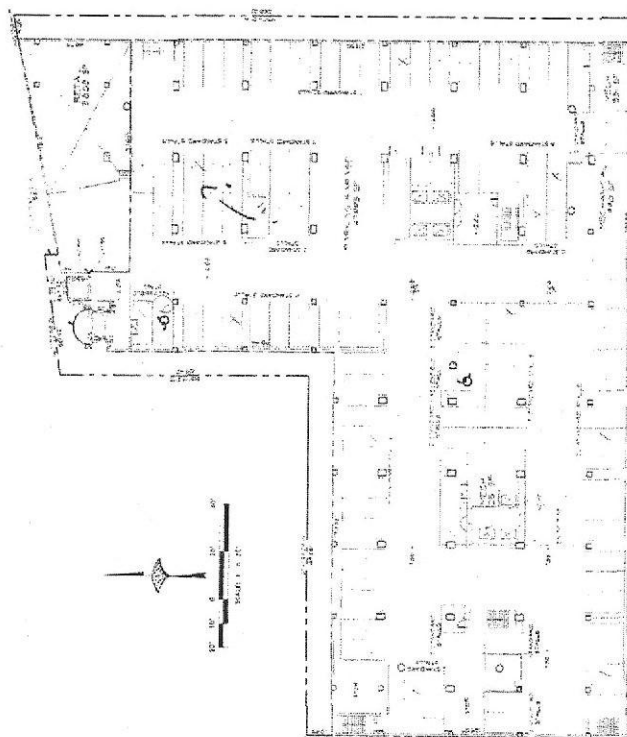
**WOOD RODGERS**

**BSC MIXED USE DEVELOPMENT**  
 REVISED TENTATIVE MAP  
 SITE PLAN - PARKING GARAGE LEVEL 5



BSC MIXED USE DEVELOPMENT



[illegible]

PARKING GARAGE LEVEL. 5  
ELEV 4510.08 TO 4519.08  
STANDARD STALLS = 108  
ACCESSIBLE STALLS = 2

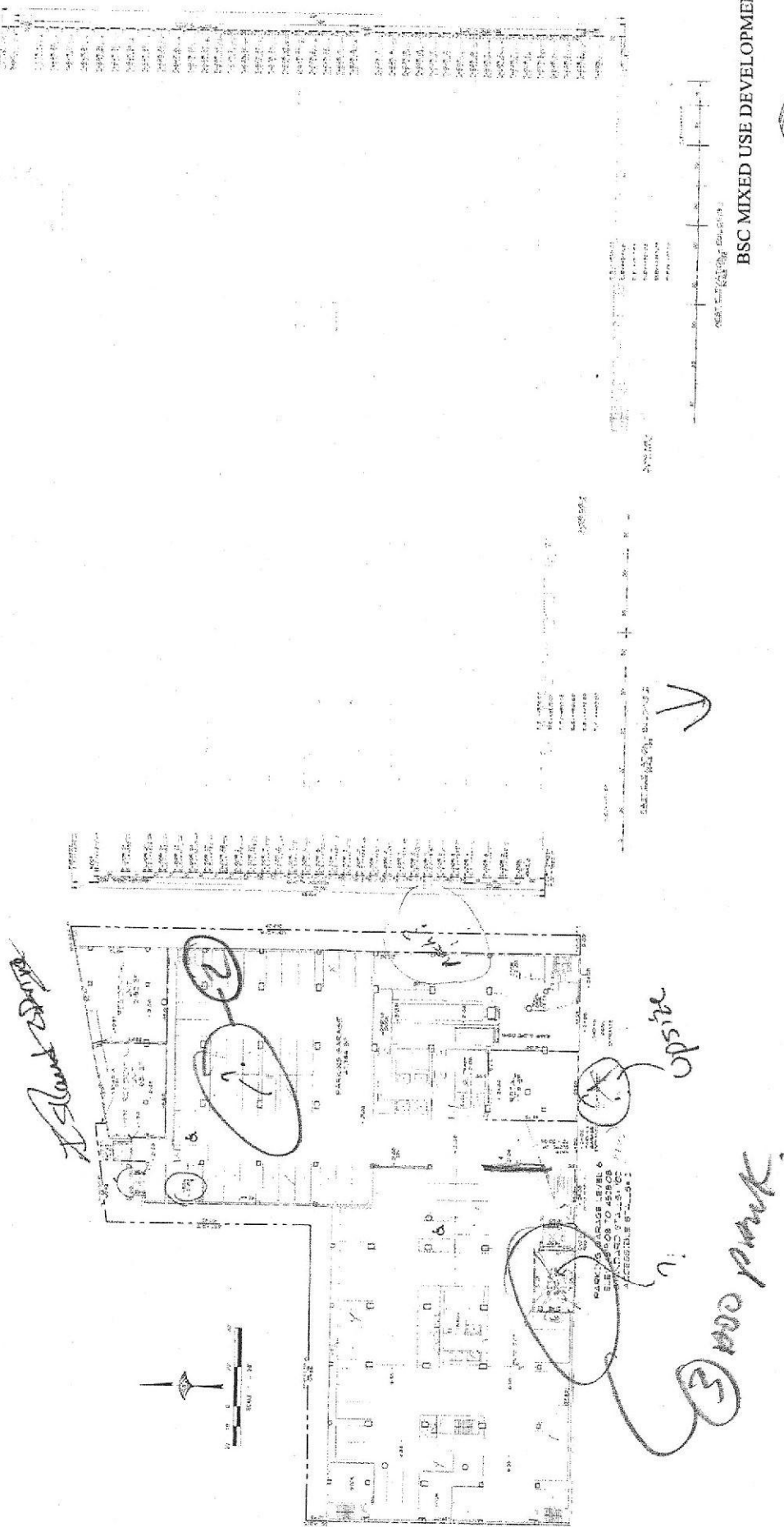
[illegible]

WEST FLUTATION - BUILDING -

BSC MIXED USE DEVELOPMENT

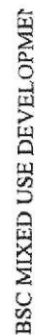


# BSC MIXED USE DEVELOPMENT REVISED TENTATIVE MAP SITE PLAN - PARKING GARAGE LEVEL 7





REVISED TENTATIVE MAP  
SITE PLAN - BUILDING 1 FIRST FLOOR  
BUILDING 2 FIRST FLOOR



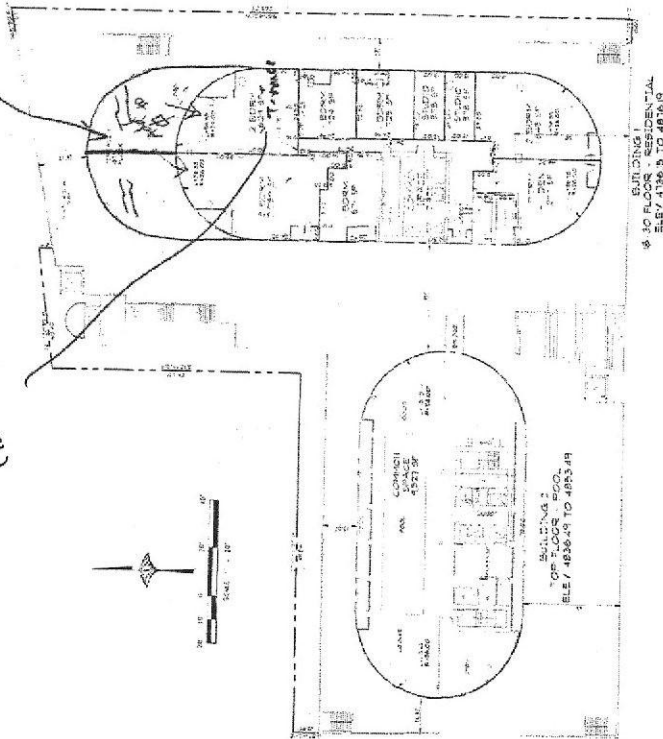


# BSC MIXED USE DEVELOPMENT

REVISED TENTATIVE MAP  
 SITE PLAN - BUILDING 1 (18-30 FLOOR)  
 BUILDING 2 (21-26 FLOOR)

*600,000 sq ft*  
*at 1100 ft*

*(18th Floor only)*  
*Private Terrace*  
*18th Floor only*



BSC MIXED USE DEVELOPMENT



MODE = MEMORY TRANSMISSION

START=APR-12 10:45

END=APR-12 10:48

FILE NO.=401

STN NO. COMM. ABBR NO. STATION NAME/TEL NO. PAGES DURATION  
001 OK 5 5486164 024/024 00:02:32

-FISHER FRIEDMAN ASSOC -

\*\*\*\*\*

\*\*\*\*\* 510 420 0599- \*\*\*\*\*

(499 UNITS) 4.7.06

PROJECT NAME: RESIDENTIAL PROJECT IN RENO NEVADA  
LOCATION: RENO, NEVADA

APN: 011-112-03, 011-112-06, 011-112-07, 011-112-12

ZONING: CB

PROJECT DATA SUMMARY:

SITE AREA: 59,387 SF / 1.36 ACRE

PUBLIC OPEN SPACE: 41,667 SF

BUILDING FOOTPRINT @ GRADE: 53,370 SF

Post-It Fax Note 7671

To: *Steve Toney*  
From: *Nathan*  
Co: *Nathan*  
Phone #: *543 6164*  
Fax #: *543 6164*

BUILDING DATA

BUILDING	# LEVEL	HEIGHT
BUILDING 1	40	492'
BUILDING 2	28	373.33'
GARAGE	6.5	14'

UNIT TABULATION

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	P.H./T.H.	TOTAL
BUILDING 1	71	114	34	94	6	334
BUILDING 2	0	92	23	46	0	161
GARAGE	0	0	0	4	0	4
PROJECT TOTAL	71	206	57	144	6	489

AREA CALC. (SF)

BUILDING	RESIDENTIAL	BALCONY/TERRACE	LOBBY/CIRCULATION	RESIDENTIAL WAREHOUSE	HEALTHCARE	POOL/SPA	OFFICE	COMMERCIAL	100% T	RETAIL	PARKING	GROSS
BUILDING 1	344,024	32,211	49,297	83,302	6,023	29,206	852	0	0	2,791	0	532,305
BUILDING 2	182,513	16,859	30,167	30,807	0	0	19,849	6,364	0	0	0	256,559
GARAGE	7,329	316	2,980	32,072	0	0	0	0	0	3,851	304,402	305,929
PROJECT TOTAL	503,865	53,386	82,424	147,015	6,023	29,206	20,701	6,364	0	6,642	304,402	1,139,794

TOTAL RESIDENTIAL AREA: 557,251 SF

(INCLUDE BALCONIES & TERRACES)

PARKING CALC.

SPACE	# UNITS	CITY REQUIREMENT	# STALLS
RESIDENTIAL STUDIO	71	8.9 STALL/UNIT	64
RESIDENTIAL 1BR	206	1 STALL/UNIT	206
RESIDENTIAL 2BR	144	1.5 STALL/UNIT	216
RESIDENTIAL 3BR	15	2.5 STALL/UNIT	30
RESIDENTIAL P.H./T.H.	6	2 STALL/UNIT	12
OFFICE	NONE	NONE	50
RETAIL	NONE	NONE	10
H.C. CLUB/EMPLOYEE	NONE	NONE	52
GUEST	NONE	NONE	10
TOTAL			436
HANDICAP ACCESSIBLE		2% OF TOTAL	9
H.A. VAN PARKING		1 OUT OF 6 H.A.	2

PARKING PROPOSED

	STANDARD STALLS	HANDICAP ACCESSIBLE	HANDICAP ACCESSIBLE - VAN	TOTAL
GARAGE: +30.08'	55	0	2	57
GARAGE: +21.08'	85	2	0	87
GARAGE: +12.08'	98	2	0	100
GARAGE: +3.08'	98	2	0	100
GARAGE: -5.92'	99	2	0	101
GARAGE: -14.92'	103	2	0	105
GARAGE: -23.92'	98	2	0	100
TOTAL	618	12	2	630



**Nathan Ogle****From:** Nathan Hastings [nhastings@WoodRodgers.com]**Sent:** Wednesday, April 26, 2006 3:08 PM**To:** Nathan Ogle; joe Preston@fisherfriedman.com**Cc:** David Snelgrove**Subject:** BSC Parking Analysis

Parking Analysis			
Use	#Units	Requirement	# Req'd Spaces
Studio	71	0.9	64
1 bdrm*	263	1	263
2 bdrm	144	1.5	216
3 bdrm**	21	1.5	32
Guest	499	1/10 du	50
Retail	12,692 sf	0	
Office	20,603 sf	1/385 sf	54
Health Club***	7,125 sf	1/220 sf	32
Total Required Spaces			711
Total Spaces Provided			650

\* 1bdrm &amp; 1bdrm + den combined

\*\* 3 bdrm &amp; Penthouses combined

\*\*\* Possible justification for no parking for health club if all members reside in towers &amp; Park Tower Condominiums



4/26/2006

AA3852

STEPPAN 1338

**David Snelgrove**

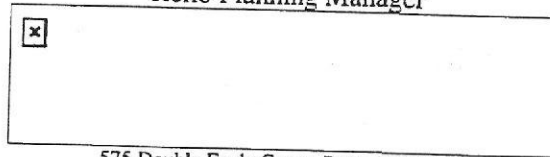
**From:** David Snelgrove  
**Sent:** Tuesday, May 02, 2006 2:42 PM  
**To:** Nathan Ogle  
**Subject:** Tentative Map Sheets with Questions

Nathan:

I will call you in a few minutes to go over these.

Thanks.

**R. David Snelgrove, AICP - Principal**  
**Reno Planning Manager**



575 Double Eagle Court · Reno, NV 89521  
Tel: 775.823.4068 · Fax: 775.823.4066 · Direct: 775.828.7742

10/22/2008

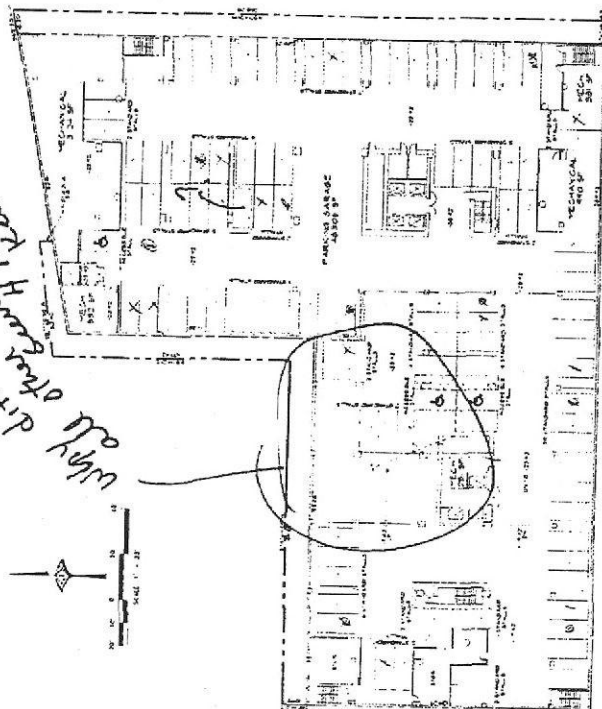


AA3853

STEPPAN 6842

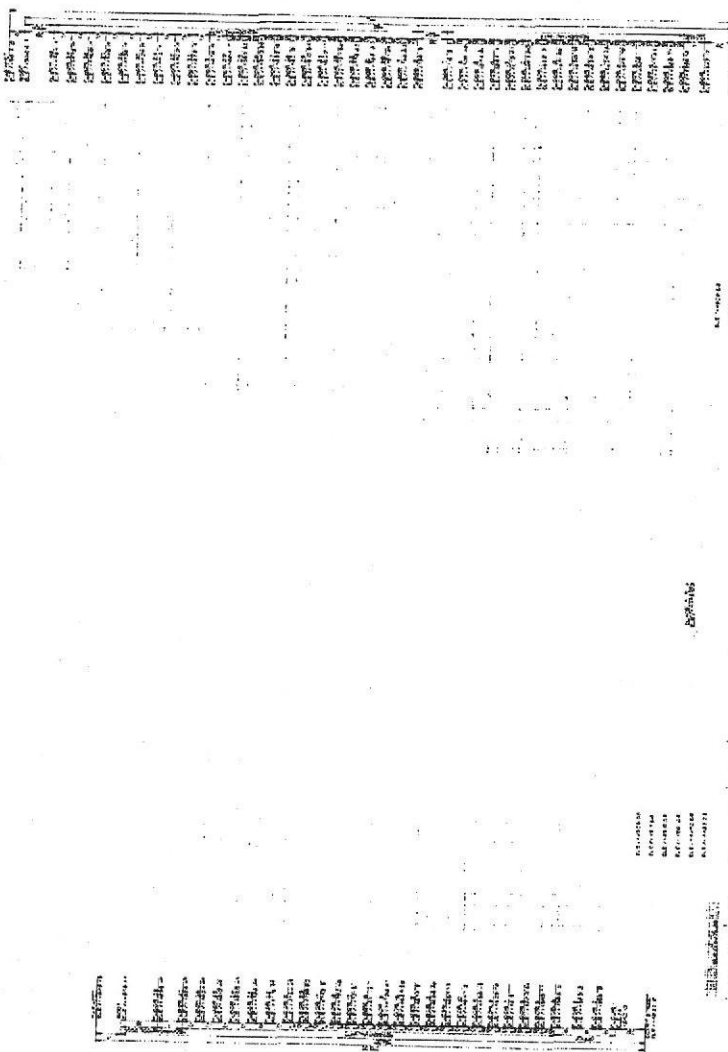
**BSC MIXED USE DEVELOPMENT**  
**REVISED TENTATIVE MAP**  
**SITE PLAN - PARKING GARAGE LEVEL 1**

*Why different than other parking lots? More parking spaces for same footprint*



PARKING GARAGE LEVEL 1  
 ELEVATION 42.08 TO 42.09  
 ACCESSIBLE STALLS 13

101



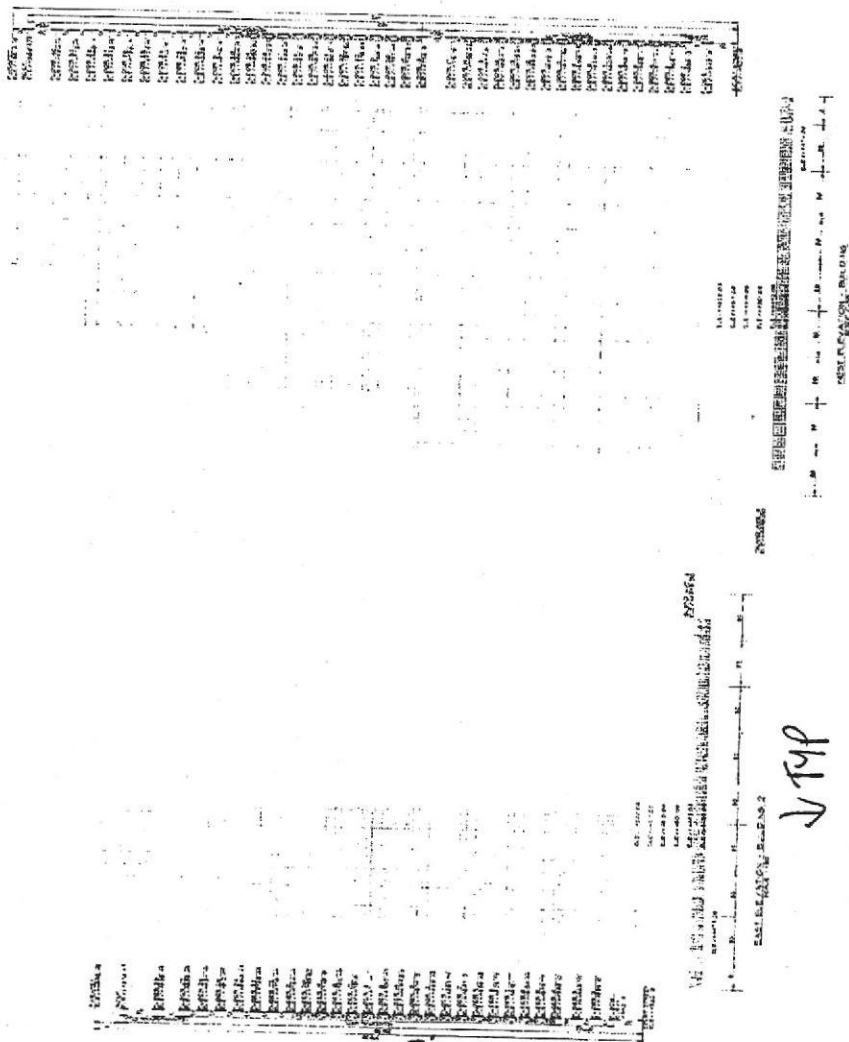
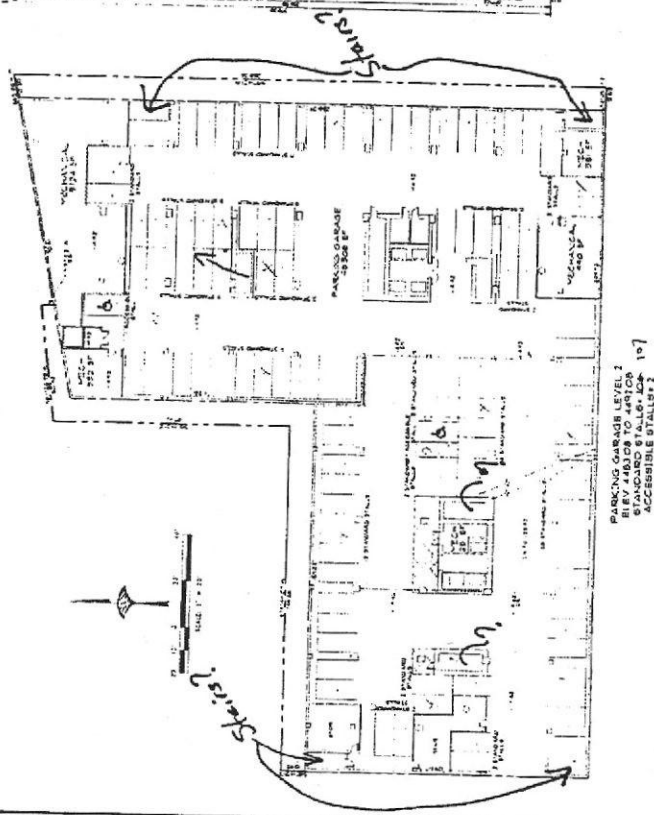
101

101

BSC MIXED USE DEVELOPMENT



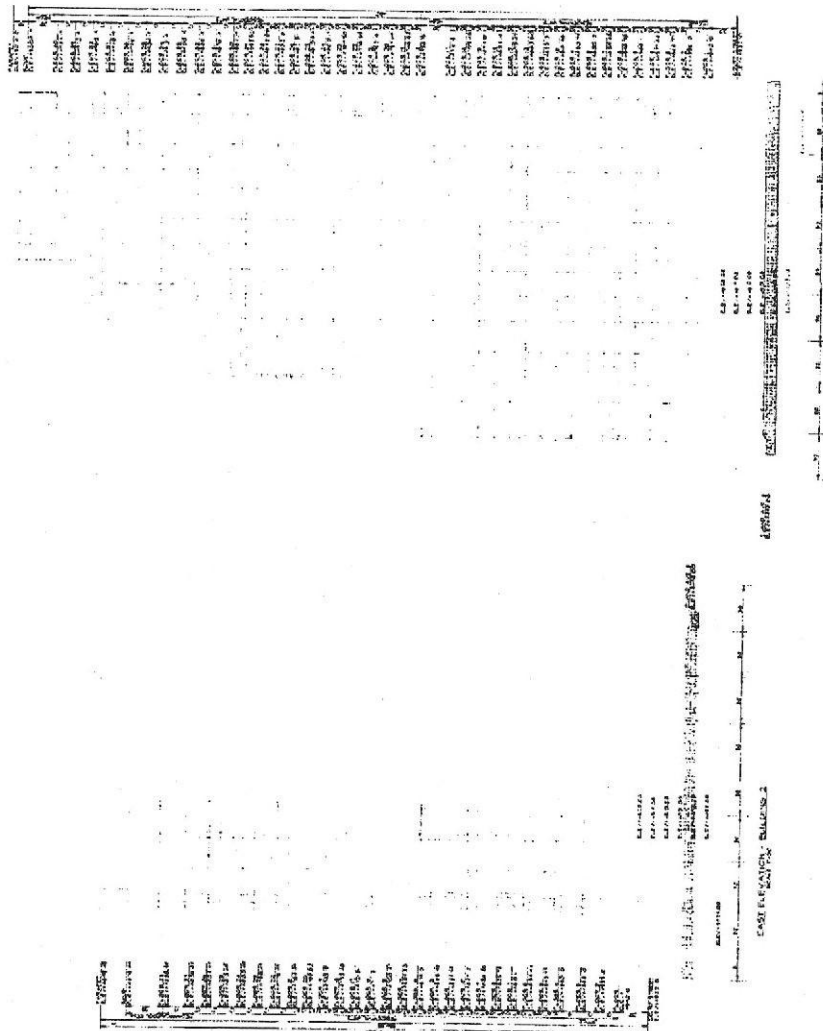
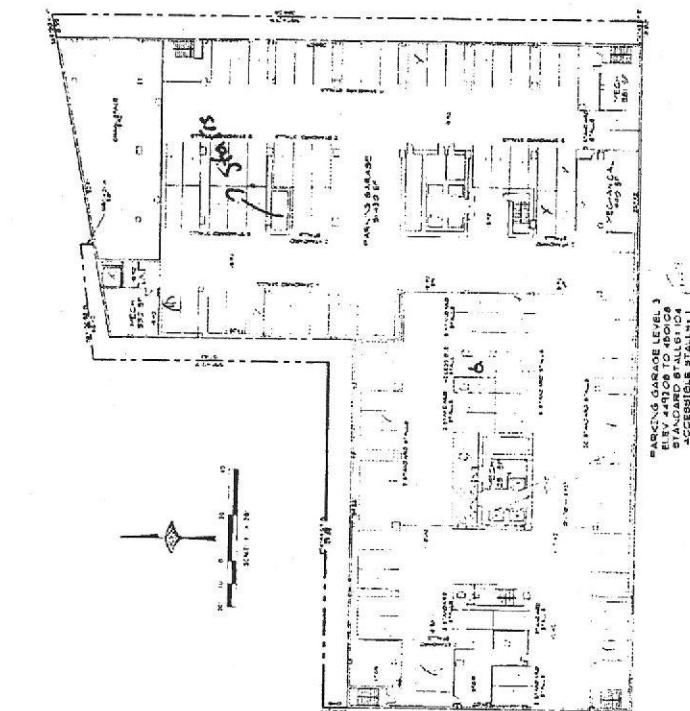
# BSC MIXED USE DEVELOPMENT REVISED TENTATIVE MAP SITE PLAN - PARKING GARAGE LEVEL 3



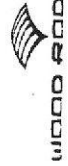
BSC MIXED USE DEVELOPMENT



# **BSC MIXED USE DEVELOPMENT** **REVISED TENTATIVE MAP** **SITE PLAN - PARKING GARAGE LEVEL (4)**

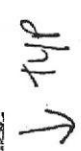


BSC MIXED USE DEVELOPMENT





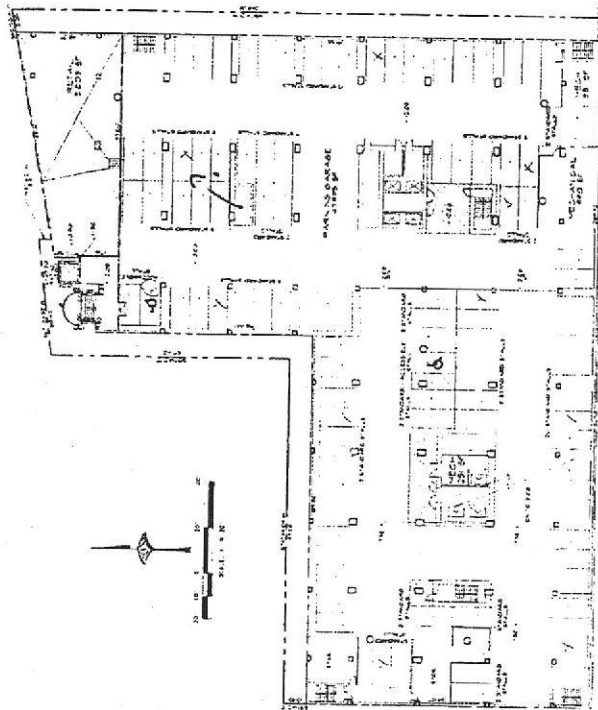
573



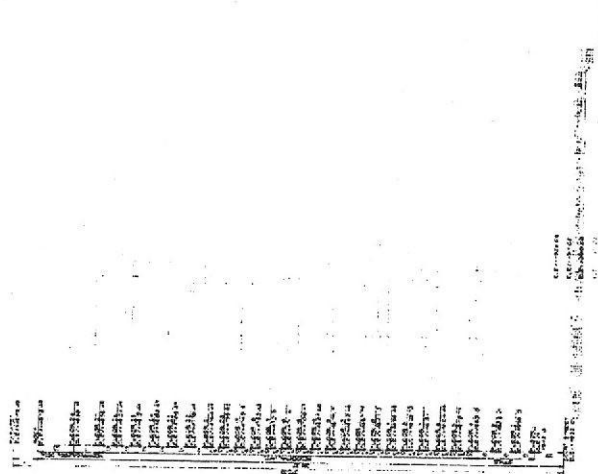
BSC MIXED USE DEVELOPMENT



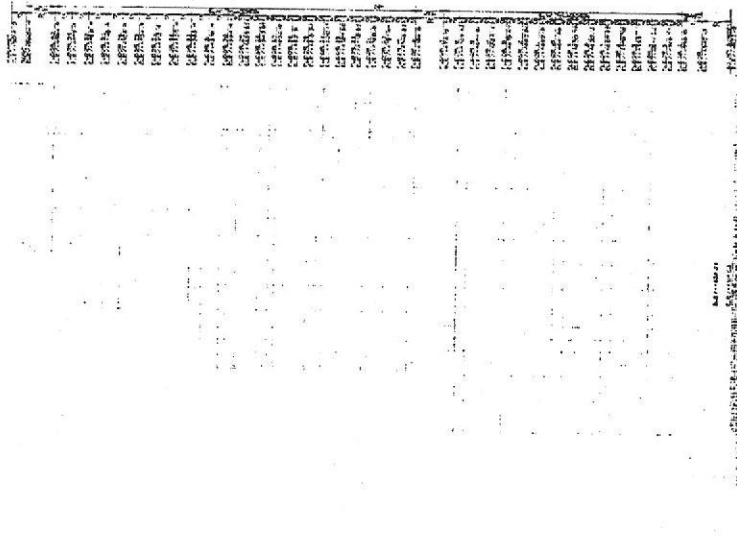
# **BSC MIXED USE DEVELOPMENT** **REVISED TENTATIVE MAP** **SITE PLAN - PARKING GARAGE LEVEL 6**



PARKING GARAGE LEVEL 6  
 TOTAL GARAGE SPACES  
 ACCESSIBLE STALLS 103



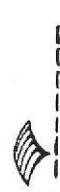
PARKING GARAGE LEVEL 5  
 TOTAL GARAGE SPACES  
 ACCESSIBLE STALLS 103



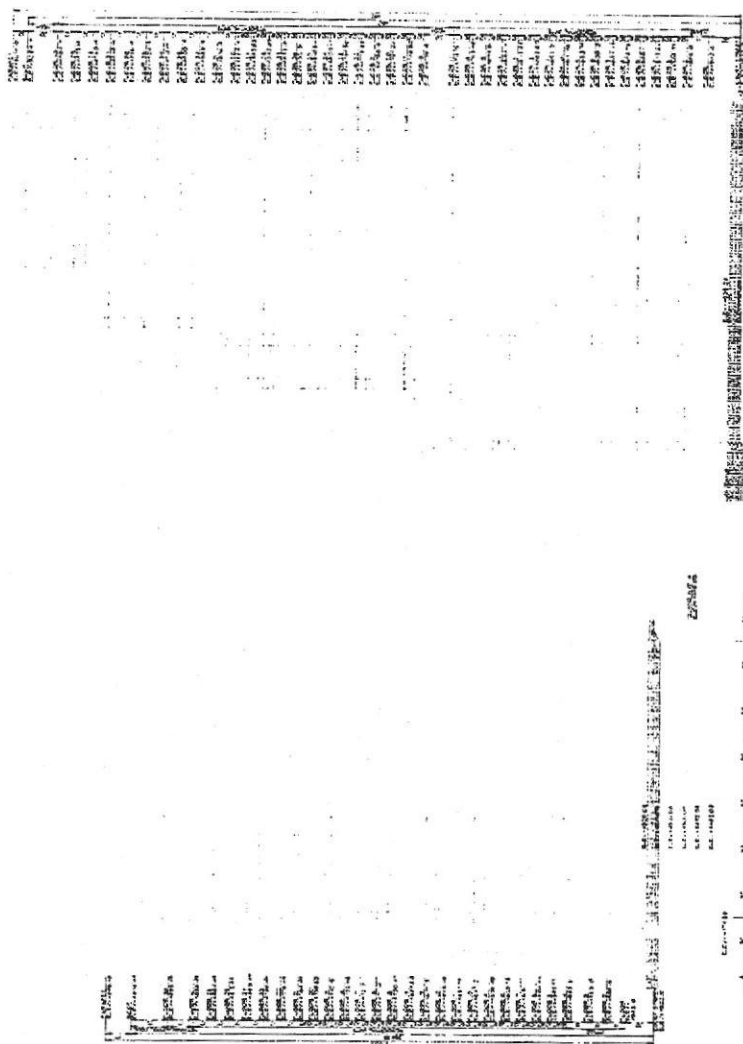
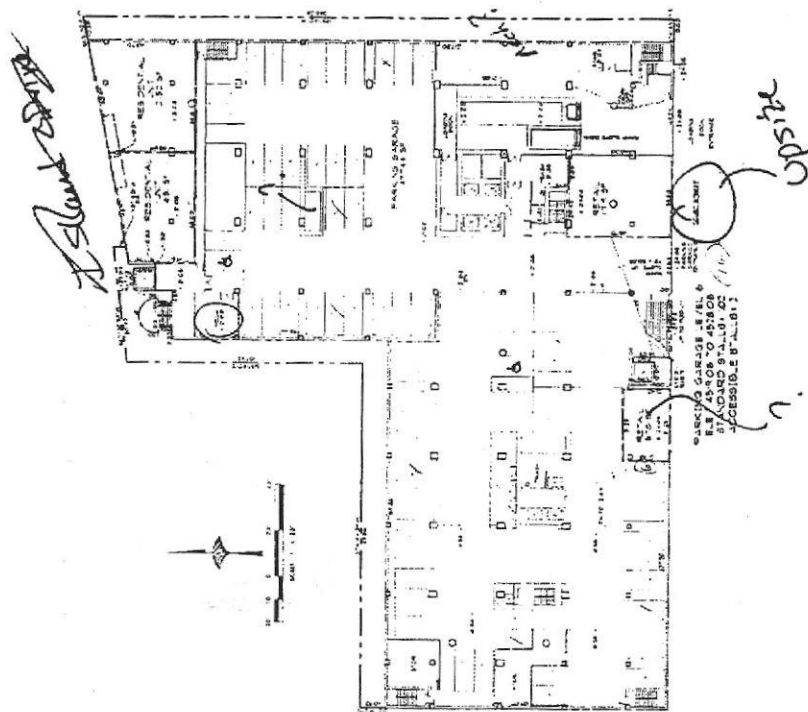
PARKING GARAGE LEVEL 4  
 TOTAL GARAGE SPACES  
 ACCESSIBLE STALLS 103



PARKING GARAGE LEVEL 3  
 TOTAL GARAGE SPACES  
 ACCESSIBLE STALLS 103



**BSC MIXED USE DEVELOPMENT**  
 REVISED TENTATIVE MAP  
 SITE PLAN - PARKING GARAGE LEVEL



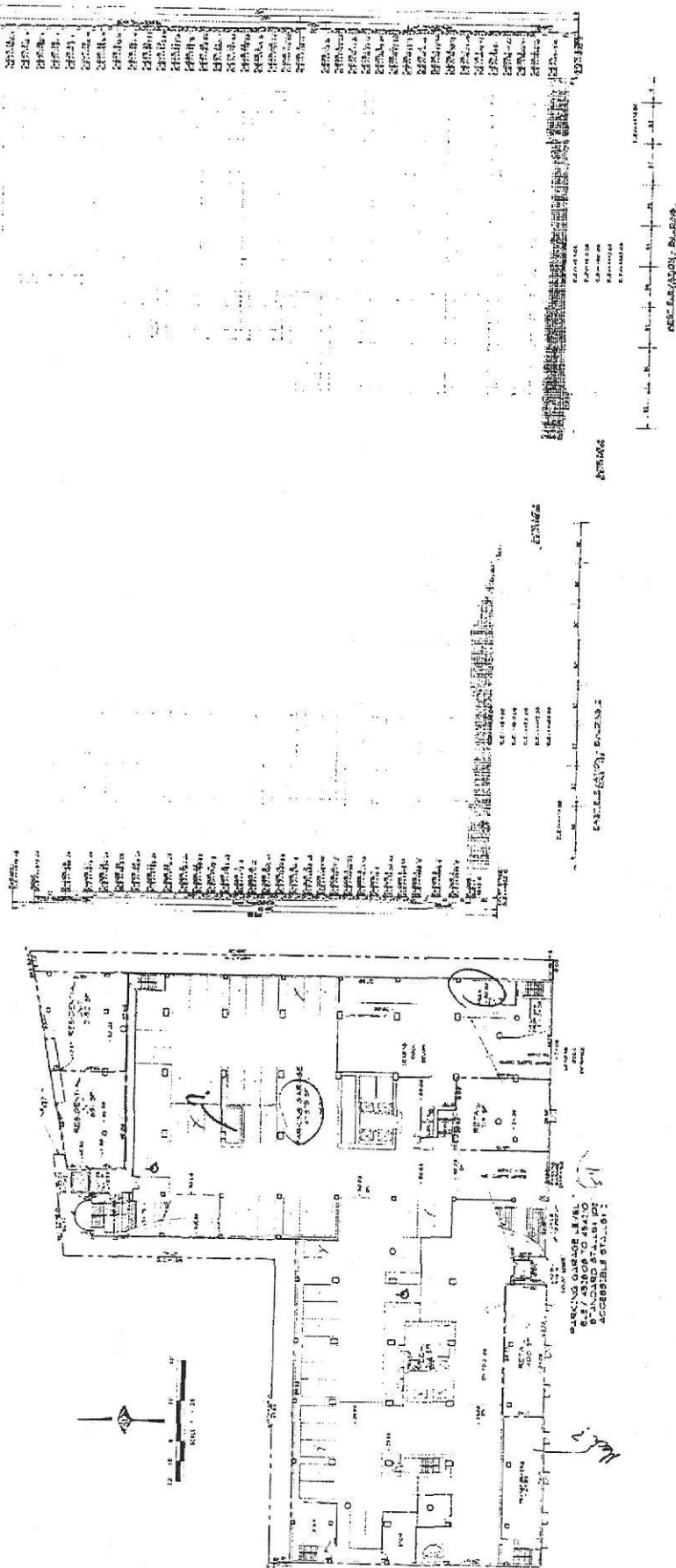
upside

STAIRS TO 4TH FLOOR  
 STAIRS TO 5TH FLOOR  
 ACCESSIBLE 8'x8'0"

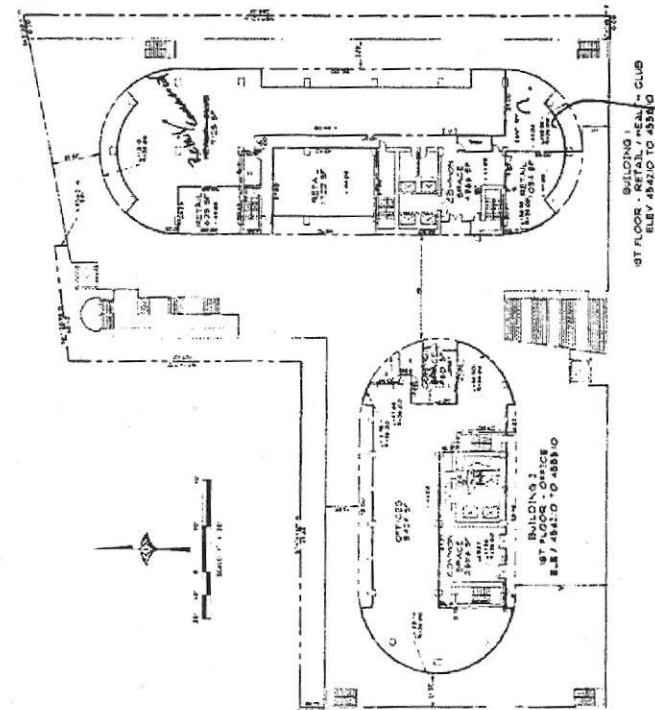
BSC MIXED USE DEVELOPMENT



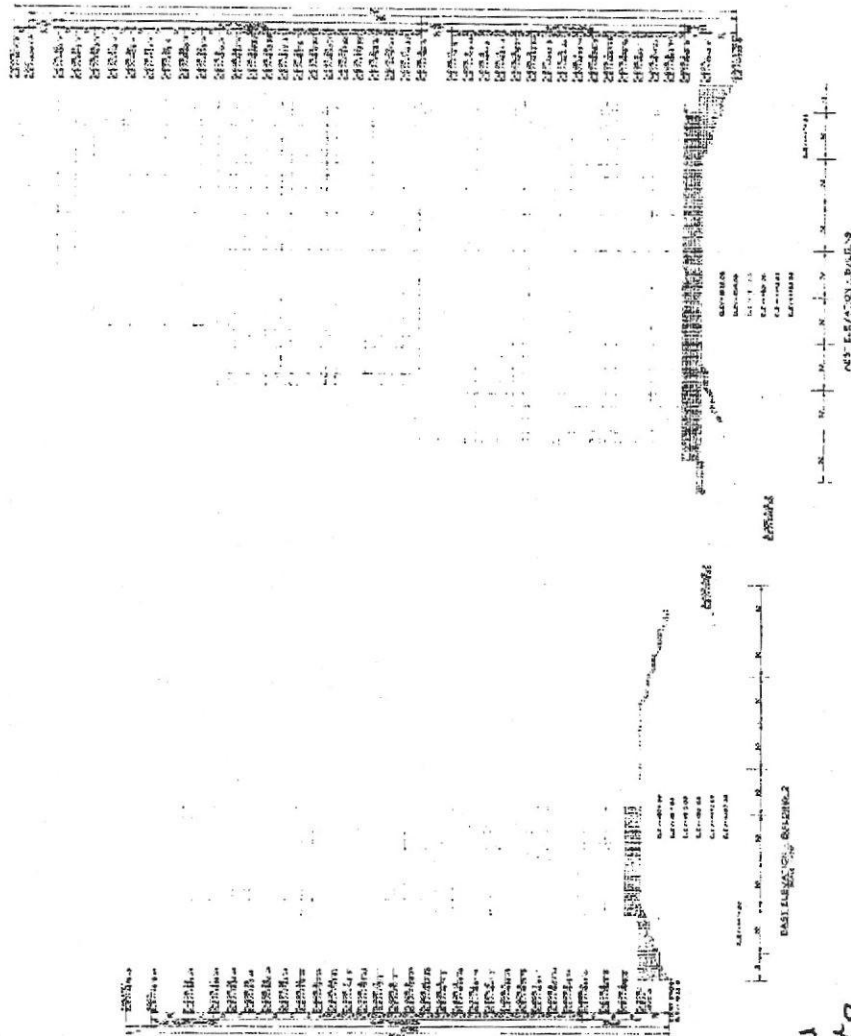
# BSC MIXED USE DEVELOPMENT REVISED TENTATIVE MAP SITE PLAN - PARKING GARAGE LEVEL



**BSC MIXED USE DEVELOPMENT**  
**REVISED TENTATIVE MAP**  
**SITE PLAN - BUILDING 1 FIRST FLOOR**  
**BUILDING 2 FIRST FLOOR**



*to the West  
 Building 1  
 Building 2*

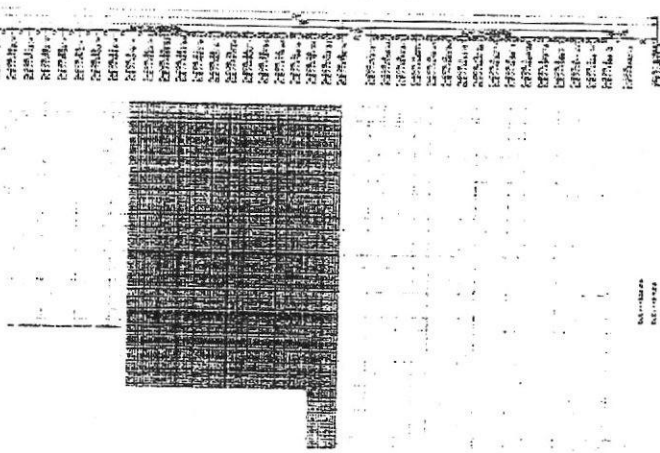
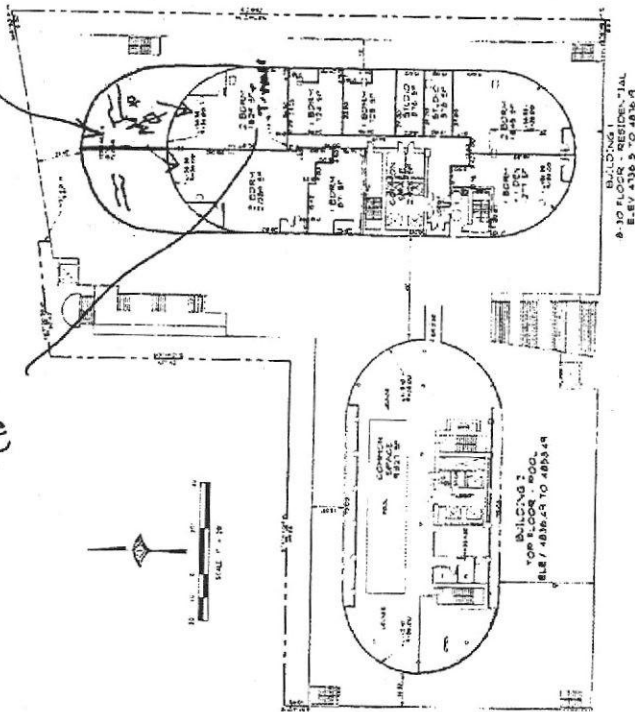


**BSC MIXED USE DEVELOPMENT**

# BSC MIXED USE DEVELOPMENT

REVISED TENTATIVE MAP  
SITE PLAN - BUILDING 1 (18-30 FLOOR)  
BUILDING 2 (21-26 FLOOR)

(18th Floor only)  
Private Terrace  
18th floor only



BSC MIXED USE DEVELOPMENT



**Nathan Ogle**

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Monday, May 15, 2006 8:22 AM  
**To:** Chris Barrett  
**Cc:** Calvin Bosma; samcaniglia@sbcglobal.net; Nathan Ogle; Gary Duhon; Andy Durling; Nathan Hastings  
**Subject:** Meetings with Mayor, Charles and Jessica

Chris:

I received your message from Sunday regarding the Mayor's desire to meet with our team and Charles McNeely (City Manager). Please let me know if you have a time or if I should contact Marsha?

Regarding the meeting with Jessica, it is scheduled for 4:00 pm, this Wednesday, May 17<sup>th</sup> at her office on the 15<sup>th</sup> floor. I suspect that either Nathan Ogle or Rodney Friedman from Fisher Friedman will be able to attend this meeting with Jessica. As such, if we have Cal, Gary, me, you and the architect present, we are getting pretty full pretty fast. Do you think it will be too much?

I put in requests to each of the Council Members (with the exception of Pierre, who I still need to call) for meetings. The requests were made by e-mail and their liasons most likely will be handling the scheduling. I am still awaiting calls or e-mails back from Sharon, Dwight and Dan. We have already met with the Mayor and Dan, but want to make sure that they are fully aware of the status and community benefit aspects of the project as it moves through the process. Dave Aiazzi has mentioned that he will recuse himself from any vote as he owns a unit in the Park Tower Condominiums. Nonetheless, I have offered to meet with him to keep him informed as he will likely get calls on the project.

Please give me a call to coordinate efforts in the scheduling of meetings. Also, could you please take a look at the continually updating meeting schedule and make any recommendations relative to additional groups that we should meet with prior to Planning Commission.

Thank you very much for your support and assistance through this process.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

5/15/2006

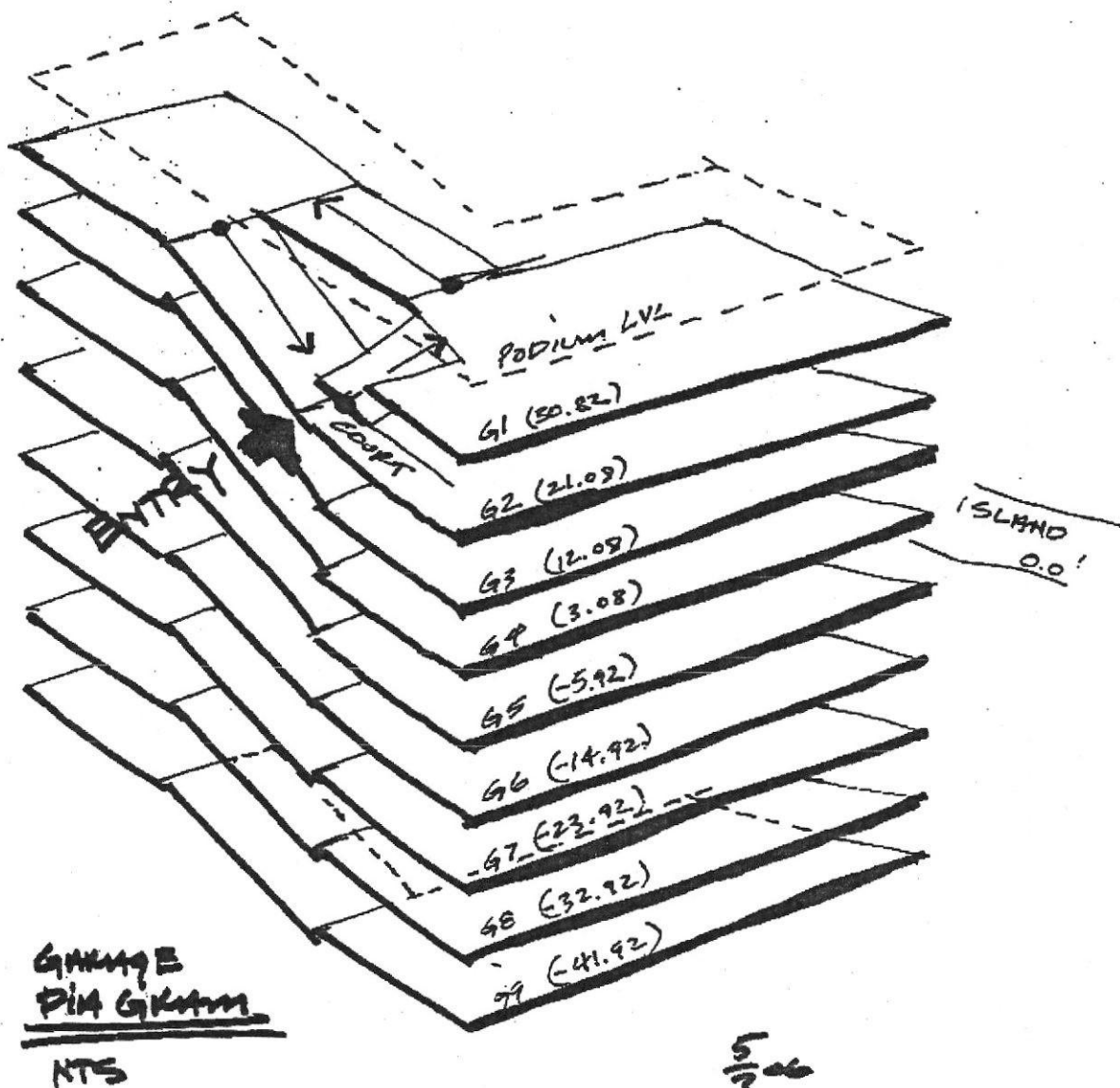


AA3863

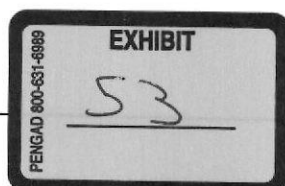
STEPPAN 0187



D. SNEIGHOR		Date	5/3/06	# of pages	6
Post-it Fax Note 7671		To	NATHAN JAMES		
From		N. OGUE			
Co./Dept.		WIK			
Phone #		Co. EPA			
Fax # 775 823 4066		Phone #		510 920 1666	
		Fax #			



This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>



AA3864

STEPPAN 6836

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

JOHN ILIESCU, JR. individually, JOHN  
ILIESCU, JR. and SONNIA SANTEE  
ILIESCU, as Trustees of the JOHN  
ILIESCU, JR. AND SONNIA ILIESCU  
1992 FAMILY TRUST AGREEMENT,

Appellants

vs.

MARK B. STEPPAN,

Respondent.

Electronically Filed  
Aug 11 2016 02:46 p.m.  
Tracie K. Lindeman  
Clerk of Supreme Court

**Supreme Court No. 68346**  
Washoe County Case No. CV07-  
00341  
(Consolidated w/CV07-01021)

---

**APPELLANTS' SUPPLEMENTAL APPENDIX  
VOLUME XVII**

---

Appeal from the Second Judicial District Court of the State of Nevada  
in and for the County of Washoe County  
Case No. CV07-00341

G. MARK ALBRIGHT, ESQ.

Nevada Bar No. 001394

D. CHRIS ALBRIGHT, ESQ.

Nevada Bar No. 004904

**ALBRIGHT, STODDARD, WARNICK & ALBRIGHT**

801 South Rancho Drive, Suite D-4

Las Vegas, Nevada 89106

Tel: (702) 384-7111 / Fax: (702) 384-0605

[gma@albrightstoddard.com](mailto:gma@albrightstoddard.com)

[dca@albrightstoddard.com](mailto:dca@albrightstoddard.com)

*Counsel for Appellants*

## DOCUMENT INDEX

<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
72	04/17/08	Additional Exhibits to Applicants/ Defendants' Motion for Partial Summary Judgment not previously attached with original Appellants Appendix including Exhibits 1, 3, pages 25-152 of Exhibit 7, 8, 9, pages 13-56 of Exhibit 12	XII, XIII	AA2572-2912
73	Taken 09/29/08 Filed 12/11/13	Deposition Transcript of Mark Steppan on September 29, 2008 (Pages 1-75)	XIII	AA2913-2987
74	Taken 02/16/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on February 16, 2010 (Pages 1-203), including Exhibits	XIII, XIV	AA2988-3279
75	Taken 03/02/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 2, 2010 (Pages 1-420), including Exhibits	XIV, XV, XVI, XVII	AA3280-3958
76	Taken 03/03/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 3, 2010 (Pages 421-519), including Exhibits	XVII, XVIII, XIX	AA3959-4402
77	09/27/12	Order Granting Mark Steppan's Motion for Reconsideration and Denying Motion to Dismiss, and Order Granting John Iliescu's Motion for Reconsideration and Denying [Hale Lane's] Motion for Summary Judgment	XIX	AA4403-4408
78	02/14/13	Second Stipulation to Stay Proceedings Against Defendant Hale Lane and Order to Stay and to Dismiss Claims Against Defendants Dennison, Howard and Snyder without Prejudice	XIX	AA4409-4411

<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
79	10/27/14	Additional Exhibits to Defendants' Motion for NRCP 60(b) Relief From Court's Findings of Fact, Conclusions of Law and Decision and Related Orders not previously attached to Appellant's Appendix, including Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, and 19	XIX, XX	AA4412-4761

### ALPHABETICAL INDEX

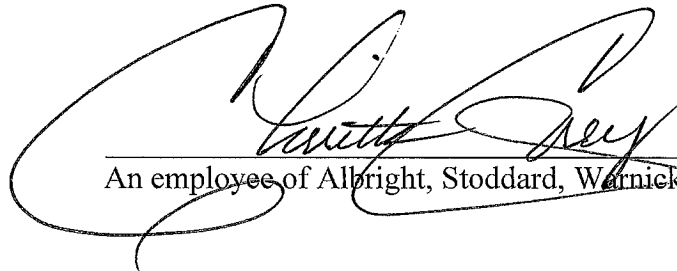
<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
72	04/17/08	Additional Exhibits to Applicants/ Defendants' Motion for Partial Summary Judgment not previously attached with original Appellants Appendix including Exhibits 1, 3, pages 25-152 of Exhibit 7, 8, 9, pages 13-56 of Exhibit 12	XII, XIII	AA2572-2912
79	10/27/14	Additional Exhibits to Defendants' Motion for NRCP 60(b) Relief From Court's Findings of Fact, Conclusions of Law and Decision and Related Orders not previously attached to Appellant's Appendix, including Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, and 19	XIX, XX	AA4412-4761
73	Taken 09/29/08 Filed 12/11/13	Deposition Transcript of Mark Steppan on September 29, 2008 (Pages 1-75)	XIII	AA2913-2987
74	Taken 02/16/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on February 16, 2010 (Pages 1-203), including Exhibits	XIII, XIV	AA2988-3279

<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
75	Taken 03/02/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 2, 2010 (Pages 1-420), including Exhibits	XIV, XV, XVI, XVII	AA3280-3958
76	Taken 03/03/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 3, 2010 (Pages 421-519), including Exhibits	XVII, XVIII, XIX	AA3959-4402
77	09/27/12	Order Granting Mark Steppan's Motion for Reconsideration and Denying Motion to Dismiss, and Order Granting John Iliescu's Motion for Reconsideration and Denying [Hale Lane's] Motion for Summary Judgment	XIX	AA4403-4408
78	02/14/13	Second Stipulation to Stay Proceedings Against Defendant Hale Lane and Order to Stay and to Dismiss Claims Against Defendants Dennison, Howard and Snyder without Prejudice	XIX	AA4409-4411

### CERTIFICATE OF SERVICE

Pursuant to NRAP 25(c), I hereby certify that I am an employee of ALBRIGHT, STODDARD, WARNICK & ALBRIGHT, and that on this 11<sup>th</sup> day of August, 2016, the foregoing **APPELLANTS' SUPPLEMENTAL APPENDIX VOLUME XVII**, was filed electronically with the Clerk of the Nevada Supreme Court, and therefore electronic service was made in accordance with the master service list as follows:

Michael D. Hoy, Esq.  
HOY CHRISSINGER KIMMEL P.C.  
50 West Liberty Street, Suite 840  
Reno, Nevada 89501  
(775) 786-8000  
[mhoy@nevadalaw.com](mailto:mhoy@nevadalaw.com)  
*Attorney for Respondent Mark Steppan*

  
An employee of Albright, Stoddard, Warnick & Albright

MS

Addendum: No.1 Contractual Changes to AIA B141 Standard Agreement between Owner and Architect.

AIA Contract Review between BSC Financial, LLC and Mark Steppan, AIA and Fisher Friedman and Associates, Design Consultant.

The following addendum has been assembled to provide clarification of specific contractual items as specified in the attached standard AIA agreement. Terms and conditions provided herein shall be accepted as the substitution and shall be in effect, and shall take precedence over items as specified in the attached standard AIA agreement.

Both parties are aware of <sup>this addendum</sup> ~~these remedies~~ and do hereby elect and agree to said terms and conditions as stated below.

✓ ss.1.1.2.1 The project is to create an urban mixed use high rise residential development with approximately 390 plus living units for BSC Financial, LLC.

NO ss. 1.1.2.3 To obtain entitlements and approvals for the property and proposed buildings as shown in exhibit B as attached to the AIA B141 agreement. *(vs. long showing the bldg)*

NO ss. 1.1.2.5 + ?  
ss. 1.5.2 +  
*(1.1.2.5.2)?*

Amount of the owner's overall budget for the project, including the architects compensation is determined by supplemental budgets provided by the architects for the work associated with obtaining said entitlements. Definitive budgets will be adhered to and additional compensations shall be determined and owner approved *(REDUCES FEE)* prior to performing additional services to the contract. Subsequently the owner cannot significantly alter the budget or the allocated budgets for the Cost of Work without consulting the Architect to a corresponding change in the project scope and quality. *← NO ?*

ss. 1.2.2.2 The owner shall periodically update the budget through the course of the project in order to maintain financial control of the project cost, including that portion allocated for the cost of the Work associated with the architectural services required to obtain the necessary entitlements and approvals. The owner shall have the right to increase or decrease the overall budget at its sole and absolute discretion. *← OK ?*

✓ ss. 1.3.2.2 If and upon the date the Architect is adjudged in default of this Agreement, or upon any default by the Architect, the foregoing license shall be deemed terminated and replaced by a second, *and concurrently alter the scope of work*



- still requires Architect's consent -

nonexclusive license permitting the Owner to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project.

Either party to this agreement shall be deemed in default if: (a) Either party fails to keep or perform any of the terms, obligations covenants, agreements or conditions contained herein, and such default continues of a period to thirty (30) days after notice by either party or beyond the time reasonably necessary for cure if such default is of a nature to require in excess of thirty (30) days to remedy; (b) Either party shall become bankrupt or insolvent or make a transfer in defraud of creditors, or make an assignment for the benefit of creditors, or be the subject of any proceedings of any kind under any provisions of the Federal Bankruptcy Act or under any other insolvency, bankruptcy or reorganization act; or (c) a receiver is appointed for a substantial part of the assets of either party.

- OK ss. 1.3.5.4 See the language at ss. 4.6.4 of AIA Form 201. (Arbitration)
- ss. 1.3.6 This section is to be omitted. *means can claim for covered damages*
- ✓ ss. 1.3.7.1 This agreement shall be governed by the State of Nevada, without regards to the conflicts of state of operation of the principal architect or it's consultants.
- ✓ ss. 1.3.7.6 Unless otherwise provided in this agreement, the architect and the architect's consultants shall have no responsibility for the discovery, presence, handling, or disposal of or the exposure of persons to hazardous materials or toxic substances in any form at the project site, unless the architect or the architect's consultants specify the use of hazardous materials, and cause or creation of said instance can be directly attributed to the architect or it's consultants. *removal*
- ✓ ss. 1.3.7.9 The owner and architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this agreement ~~their~~ partners, successors, assigns and legal representatives of such other party with respect to all covenants of this agreement. The architect shall not assign this agreement without the written consent of the owner, and assignment thereof shall be void. The owner may assign this agreement to any party in its sole and absolute discretion, provided that such assignment shall not materially prejudice the Architect. The architect shall *? and to the*

execute all consents reasonably required to facilitate such assignment.

✓ ss. 1.5

Section 1.5 – The abbreviated terms used in the first paragraph are as follows:

- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Administration

*Their (or) The*  
There definition can be found in the American Institute of Architect's Handbook of Professional Practice, Volume 2, Sections 3.6 Design Services, 3.7 Design Parameters, 3.8 Design Documentation, and 3.9 Construction Related Services. Copies of these sections shall be provided upon request.

✓ ss. 1.5.1

The following verbiage will be in addition to the existing text:  
In the event that the owner chooses not to proceed with construction of the project the fee's associated with retaining said entitlements will be paid as incurred in the due course of the project and will be applied to aforementioned budgets as defined in the architects scope of work and estimated value. *unclear ?*

ss. 1.5.9

*no*  
The time frame for the extent of the work as defined by this agreement is estimated at thirty two months (32) from the effective date of this agreement. If through no fault of either party, the time frame is extended beyond the 32 months then neither party, owner nor architect, shall be held liable for additional sums or compensation. [The work as defined to obtain the required entitlements and the respective budgets will remain as fact without respect to an estimated time line.] *escalation etc. !*

ss. 2.4.1

In this case, normal structural, mechanical and electrical services mean that the consultants are contracted to the Architect and no extravagant systems are required by the Owner which would trigger an increase in consultants fees as well as Architects. We anticipate that the end result of the project would produce industry standard Class-A units.

*what is this?*

*Doesn't really belong here.*

*fee is based on modified RFP for MEP*

*? - can in Architects and/or consultants fees.*

~~11/5/06~~  
Both parties are aware of these remedies and do hereby elect and agree to said terms and conditions as stated above.

Agreed this Day, \_\_\_\_\_ day of \_\_\_\_\_, 2006.

BSC Financial, LLC.

Owner: \_\_\_\_\_, Title \_\_\_\_\_  
Signature

Mark Steppan, AIA, CSI, NCARB

Architect: \_\_\_\_\_  
Signature

**Nathan Ogle**

---

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Friday, March 24, 2006 2:32 PM  
**To:** nathan@fisherfriedman.com; Joe Preston; cbosma@decalscustomhomes.com;  
samcaniglia@sbcglobal.net  
**Cc:** Nathan Hastings; Andy Durling; psolaegui@aol.com  
**Subject:** Traffic Report Update

Team:

Based upon the conversations during the conference call and a follow-up conversation with Nathan and Rodney, yesterday it is apparent that the number of desired units will be increased. As such, I put a call in to Paul Solaegui to give him the heads-up that a request for modification to the traffic analysis would likely be coming (next week, possibly) once we know exactly how many units we will change to.

Paul noted that we were already having some issues at a couple intersections and the additional traffic would exacerbate those problem areas, necessitating more significant mitigation. Until we know the numbers we will be proposing, it would not be fully determinable what the impact and likely additional mitigation measures will be necessary.

Please let me know the outcome of your meeting, today to give some identification and direction to the foreseen revision to the project Tentative Map Sheets, Applications, Project Description, Sewer Report, Traffic Analysis, Water Estimates, etc.

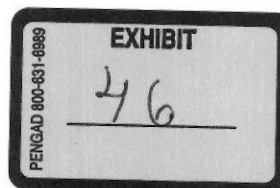
Thank you.

**R. David Snelgrove, AICP - Principal**  
Reno Planning Manager



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

575 Double Eagle Court • Reno, NV 89521  
Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742



3/24/2006

AA3827

STEPPAN 0161

**Nathan Ogle**

---

**From:** Calvin Bosma [cbosma@decalscustomhomes.com]

**Sent:** Tuesday, April 04, 2006 10:51 AM

**To:** Nathan Ogle

**Subject:** AIA Addendum?

Hey there Nathan-

What is the status of the AIA Contract Addendum? Any input from your Attorney?

Have you guys sent anything to Meridian Bus. Advisors? Michele spoke with them yesterday and they have not seen anything from you or David as yet.

Cal Bosma  
General Manager  
DeCal Custom Homes - Nevada / California  
Nev # 775-313-4306  
Cal # 209-759-3890  
email: [cbosma@decalscustomhomes.com](mailto:cbosma@decalscustomhomes.com)

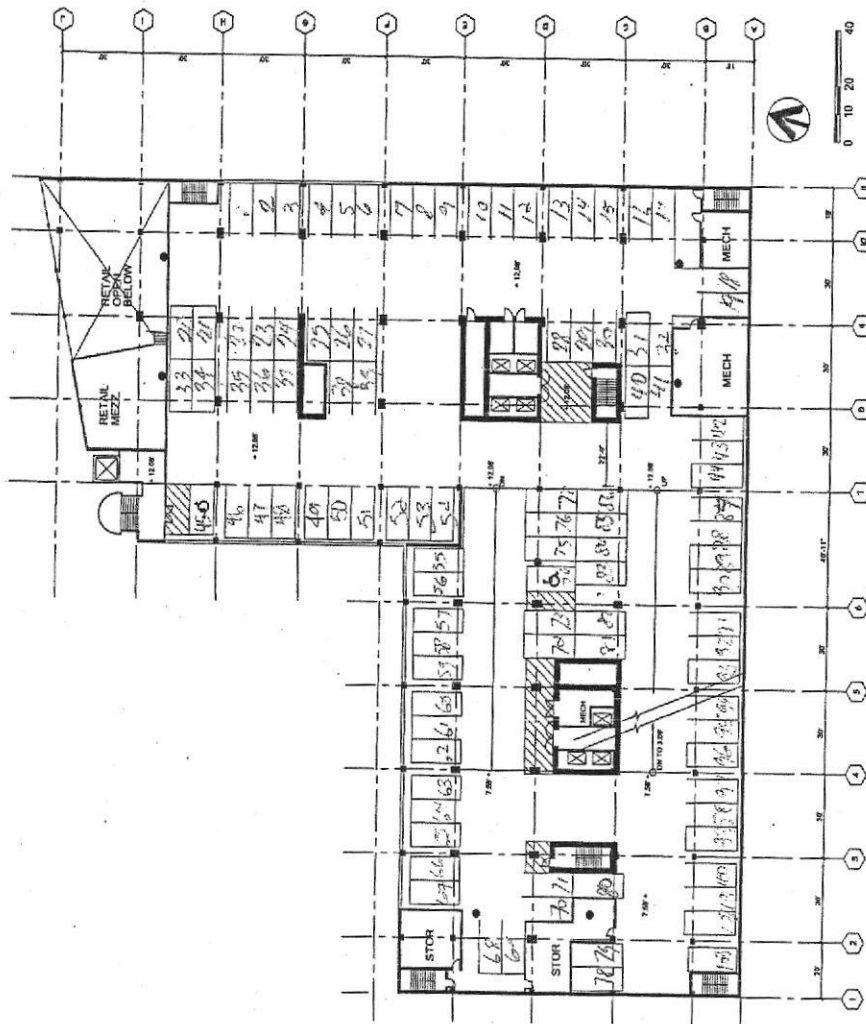
TC  
weo  
L  
pious / King  
TRUSS

4/4/2006



AA3828

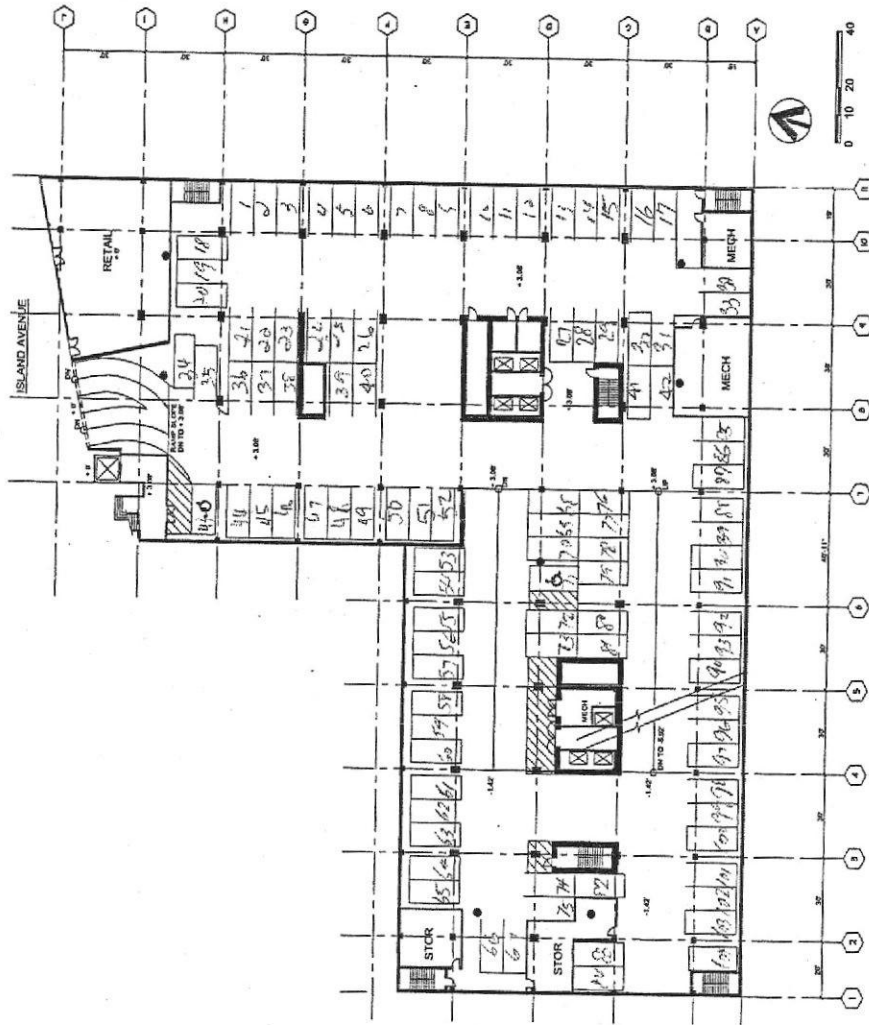
STEPPAN 2850



**GARAGE @ +12.08'**  
**103** ~~100~~ **PARKING STALLS**  
 103

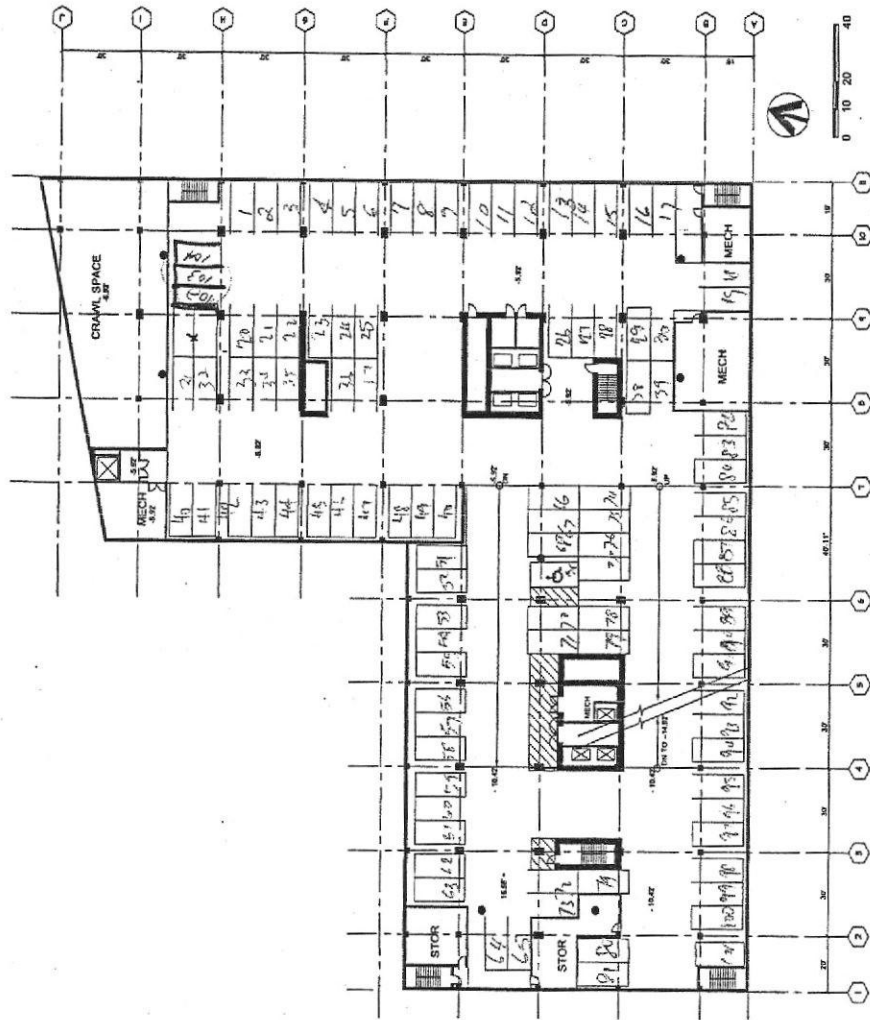
APRIL 7, 2006  
 COPYRIGHT 2006 © MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT

PENGAD 800-631-6969  
**EXHIBIT**  
 48



GARAGE @ +3.08'  
~~104~~ 104 PARKING STALLS

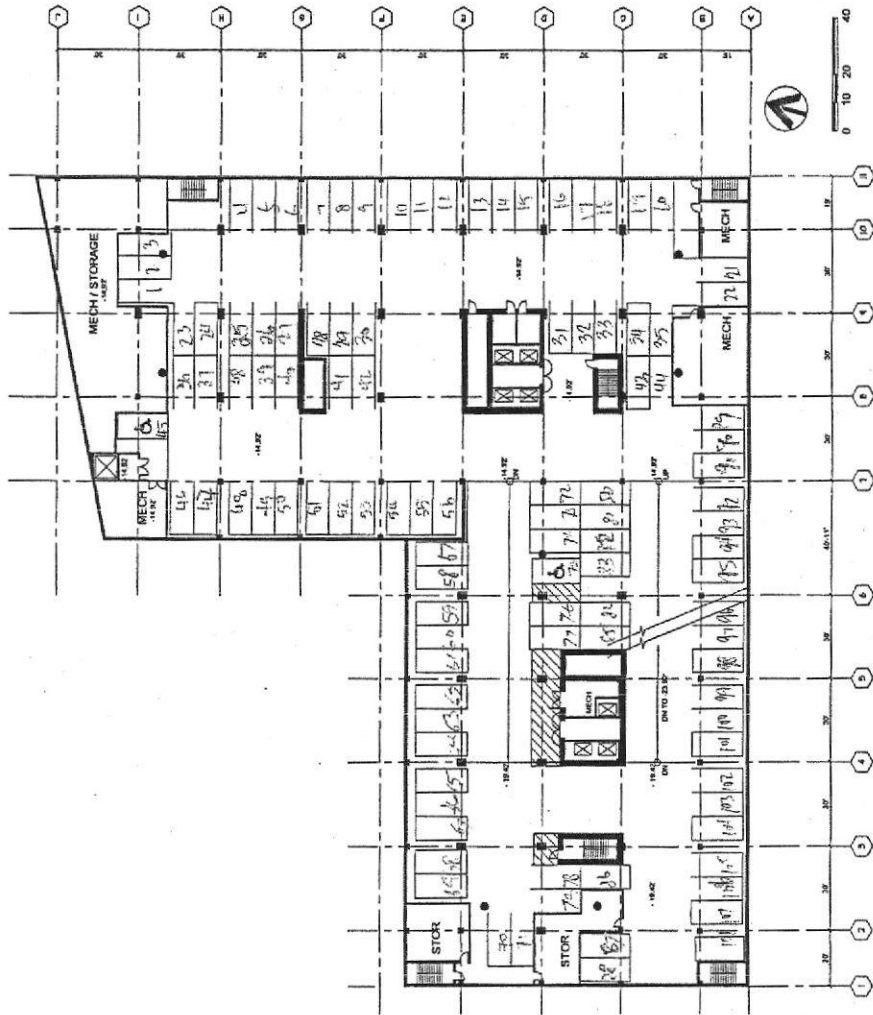
APRIL 7, 2006  
 COPYRIGHT 2006 MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT



104+ ~~104~~ PARKING STALLS  
 104+ 104  
 GARAGE @ -5.92'

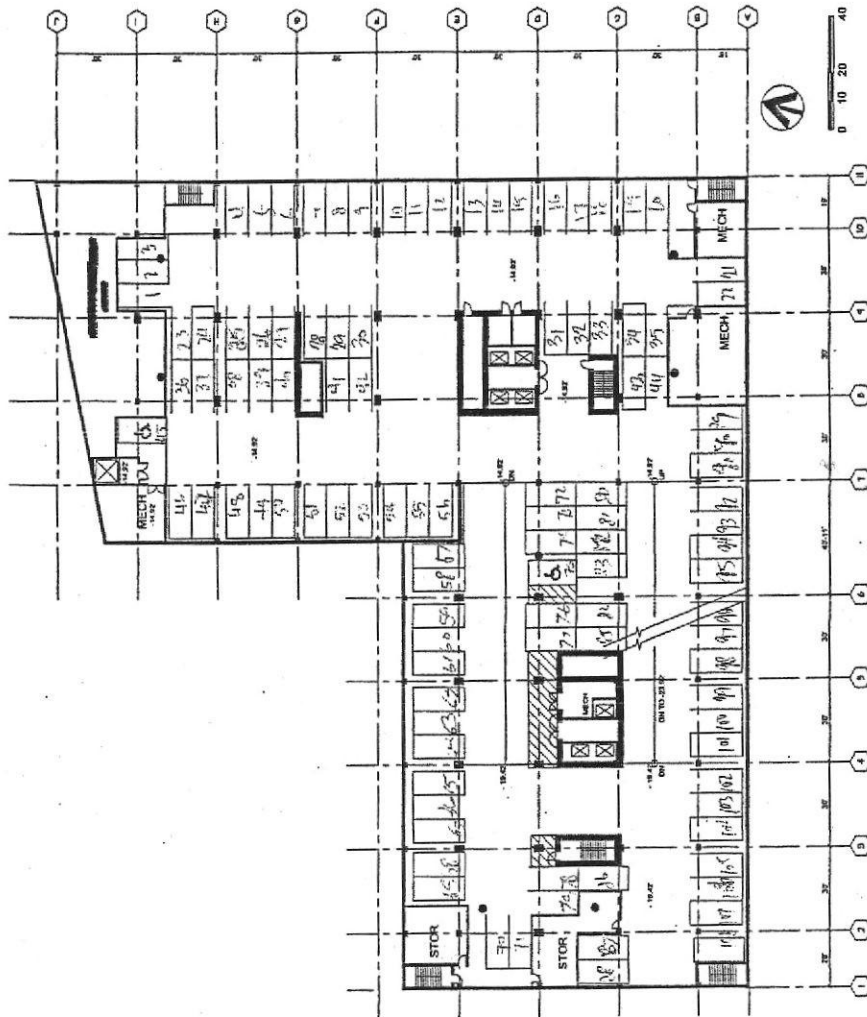
APRIL 7, 2006  
 COPYRIGHT 2006 MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT





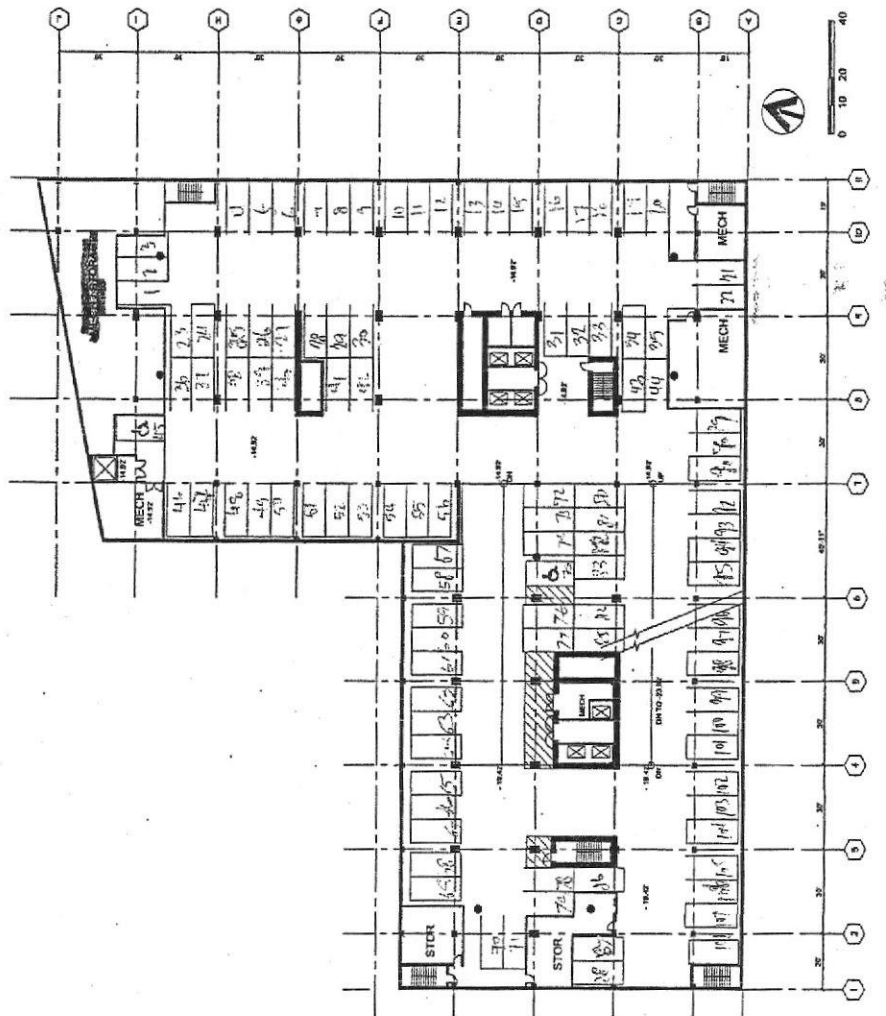
APRIL 7, 2006  
 COPYRIGHT 2006 © MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT

108 GARAGE @ -14.92'  
 100 PARKING STALLS @ -14.92' @ -23.92'



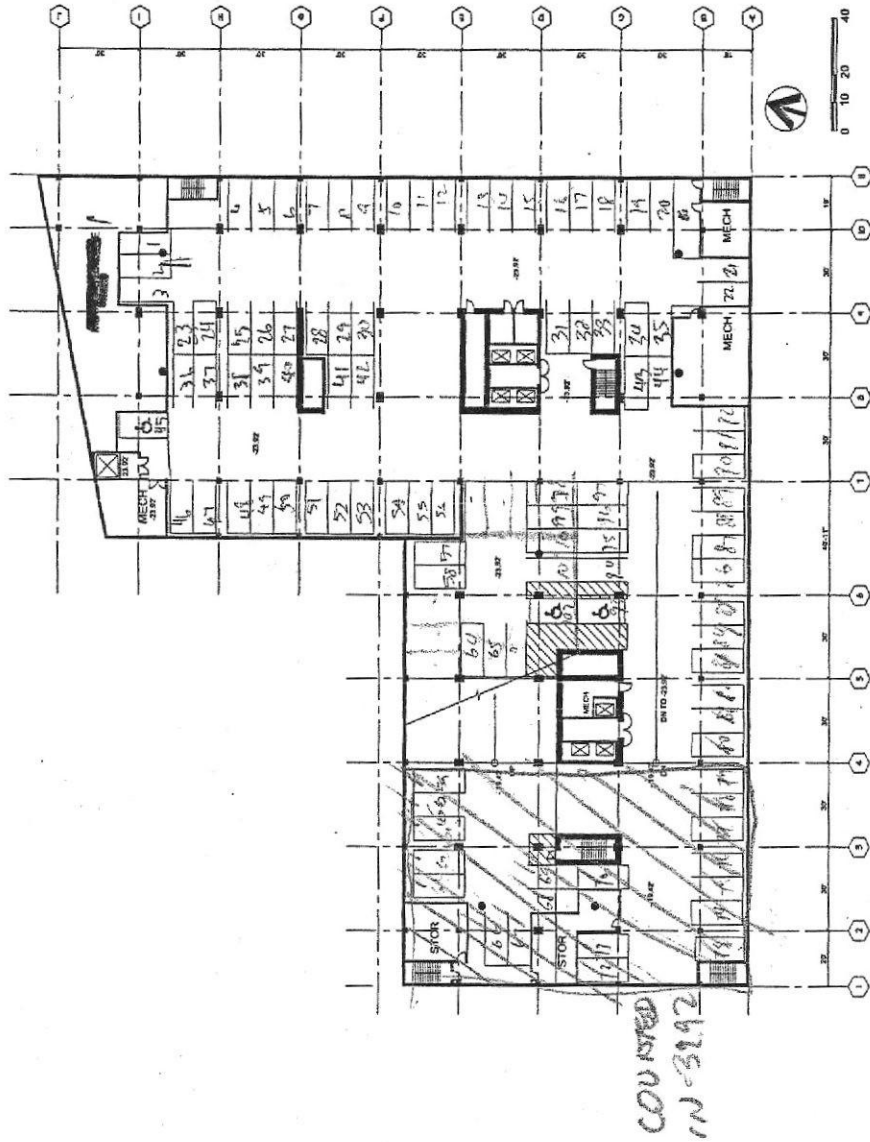
APRIL 7, 2006  
 COPYRIGHT 2006 © MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT

108 GARAGE @ ~~23.92'~~ -23.92'  
 108 PARKING STALLS, 14 STALLS @ 23.92'



108 GARAGE @ ~~108~~ - 32.92'  
 108 ~~108~~ PARKING STALLS, 14 STALLS @ 29.92'

APRIL 7, 2006  
 COPYRIGHT 2005 © MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT



APRIL 7, 2006  
 COPYRIGHT 2006 © MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT

**GARAGE @ -23.92' - 41.92'**

**102-102-41.92' PARKING STALLS, 14 STALLS @ -23.92'**

**102-102-41.92'**

PROJECT NAME: RESIDENTIAL PROJECT IN RENO NEVADA  
LOCATION: RENO, NEVADA

APN: 011-112-03, 011-112-06, 011-112-07, 011-112-12

ZONING: CB

# PROJECT DATA SUMMARY:

SITE AREA: 59,367 SF / 1.36 ACRE

PUBLIC OPEN SPACE: 41,667 SF

BUILDING FOOTPRINT @ GRADE: 53,370 SF

## BUILDING DATA

	# LEVEL	HEIGHT
BUILDING 1	40	492'
BUILDING 2	28	373.33'
GARAGE	6.5	14'

## UNIT TABULATION

	STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	3 BEDROOM	P.H./T.H.	TOTAL
BUILDING 1	71	114	34	94	15	6	334
BUILDING 2	0	92	23	46	0	0	161
GARAGE	0	0	0	4	0	0	4
PROJECT TOTAL	71	206	57	144	15	6	499

## AREA CALC. (S.F.)

	RESIDENTIAL	BALCONY/TERRACE	LOBBY/CIRCULATION	MECHANICAL/VERTICAL CIRCULATION SERVICES	HEALTH CLUB	PODIUM	OFFICE/ CONFERENCE RM	POOL + MESSAGE	RETAIL	PARKING	GROSS
BUILDING 1	344,024	32,211	49,297	63,302	6,623	29,206	852	0	2,791	0	532,306
BUILDING 2	152,513	16,859	30,167	30,807	0	0	19,849	6,364	0	0	256,559
GARAGE	7,328	316	2,960	32,072	0	0	0	0	7,012	303,244	345,239
PROJECT TOTAL	503,865	53,386	82,424	147,015	6,623	29,206	20,701	6,364	9,803	303,244	1,134,104

TOTAL RESIDENTIAL AREA: 557,251 SF

(INCLUDE BALCONIES & TERRACES)

## PARKING REQ. CALCULATION

SPACE	# UNITS	REQUIREMENT	# STALLS
RESIDENTIAL: STUDIO	71	0.8 STALL / UNIT	64
RESIDENTIAL: 1BR	206	1 STALL / UNIT	206
RESIDENTIAL: 1BR + DEN	57	1 STALL / UNIT	57
RESIDENTIAL: 2BR	144	1.5 STALL / UNIT	216
RESIDENTIAL: 3BR	15	1.5 STALL / UNIT	23
RESIDENTIAL: P.H./T.H.	6	1.5 STALL / UNIT	9
OFFICE		1/325 SF	54
RETAIL		NONE	0
H.CLUB/ EMPLOYEE		1/220 SF	32
GUEST		1/75 DU	50
CITY REQ. TOTAL			711
ADDITIONAL REQ.: (E) RESTAURANT			50
TOTAL			761
HANDICAP ACCESSIBLE		2% OF TOTAL	16
H.A. VAN PARKING		1 OUT OF 8 H.A.	2

## PARKING PROPOSED

	STANDARD STALLS	HANDICAP ACCESSIBLE	HANDICAP ACCESSIBLE - VAN	TOTAL
GARAGE: +30.08'	54	2	2	58
GARAGE: +21.08'	65	2	0	67
GARAGE: +12.08'	101	2	0	103
GARAGE: +3.08'	102	2	0	104
GARAGE: -5.92'	102	2	0	104
GARAGE: -14.92'	106	2	0	108
GARAGE: -23.92'	98	2	0	100
	+8 (ADDITIONAL PARKING STALL FOR BEING A FULL FLOOR)			8
GARAGE: -32.92'	106	2	0	108
GARAGE: -41.92'	100	2	0	102
NEW TOTAL:	842	18	2	862

(ADD + 1-35,850 SF PER ADDITION LEVEL)

7 LEVEL SCHEME  
(644 PARKING)

ADDITIONAL LEVELS:  
9 LEVEL SCHEME  
(862 PARKING)

APRIL 27, 2006

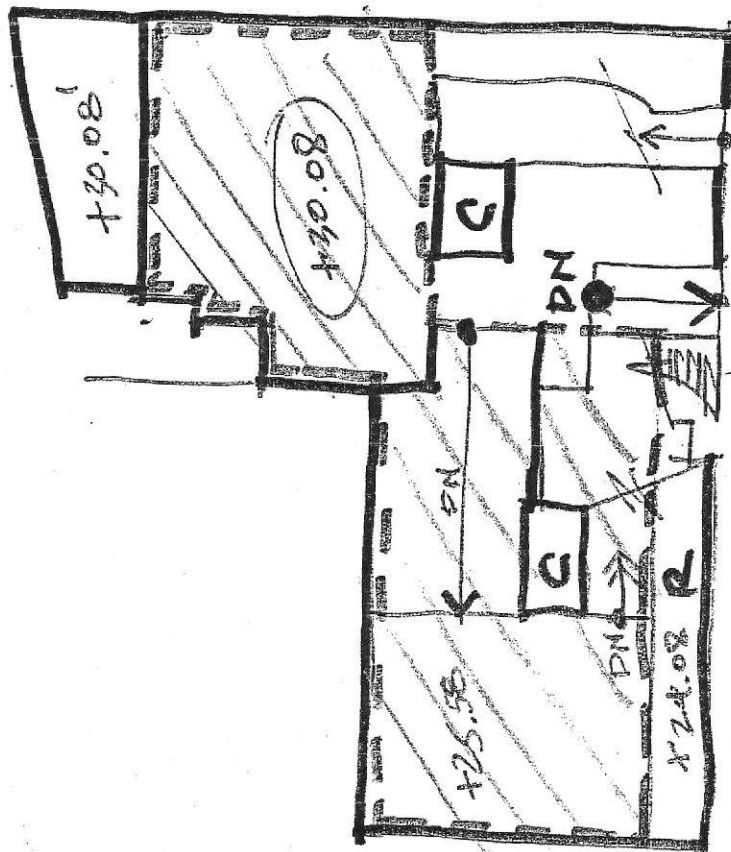
APRIL 7, 2006

COPYRIGHT 2006 © MARK B. STEPPAN, AIA, CSI, NCARB

MARK B. STEPPAN, AIA, CSI, NCARB  
ARCHITECT

FISHER FRIEDMAN ASSOCIATES  
DESIGN CONSULTANT

# PARKING COUNT DIAGRAM



G1

↑ COUNT GRADE

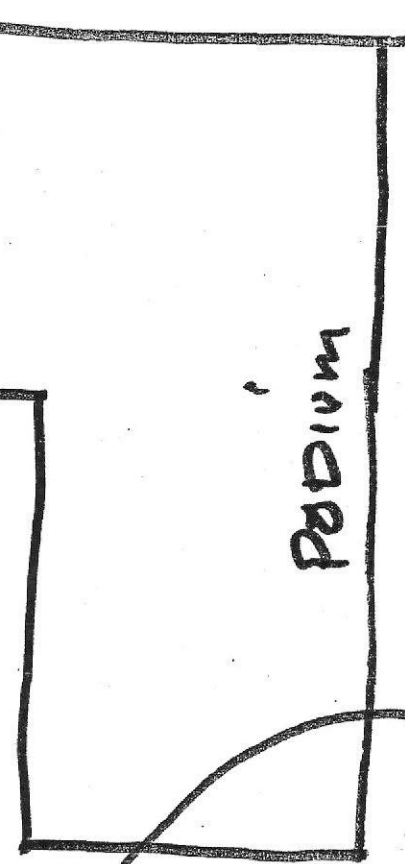
+24.08' DN

+30.08

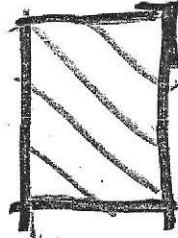
-1 LVL

G1

(50)



Podium



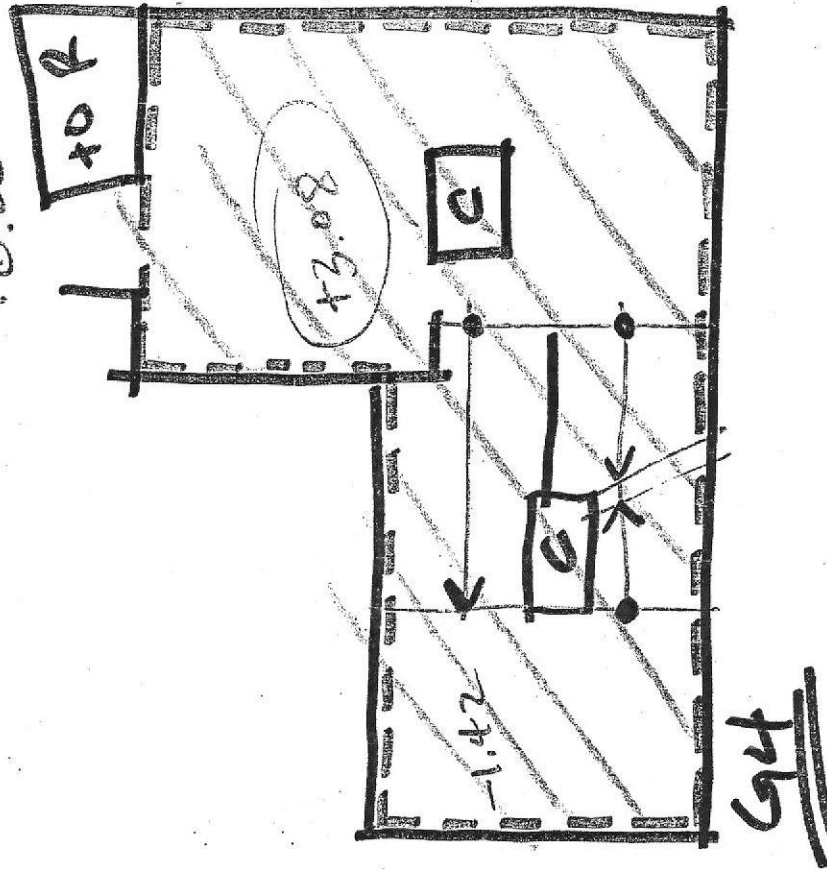
SHADED INDICATES  
LEVEL OF PARKING

(2)



15cm x 6cm

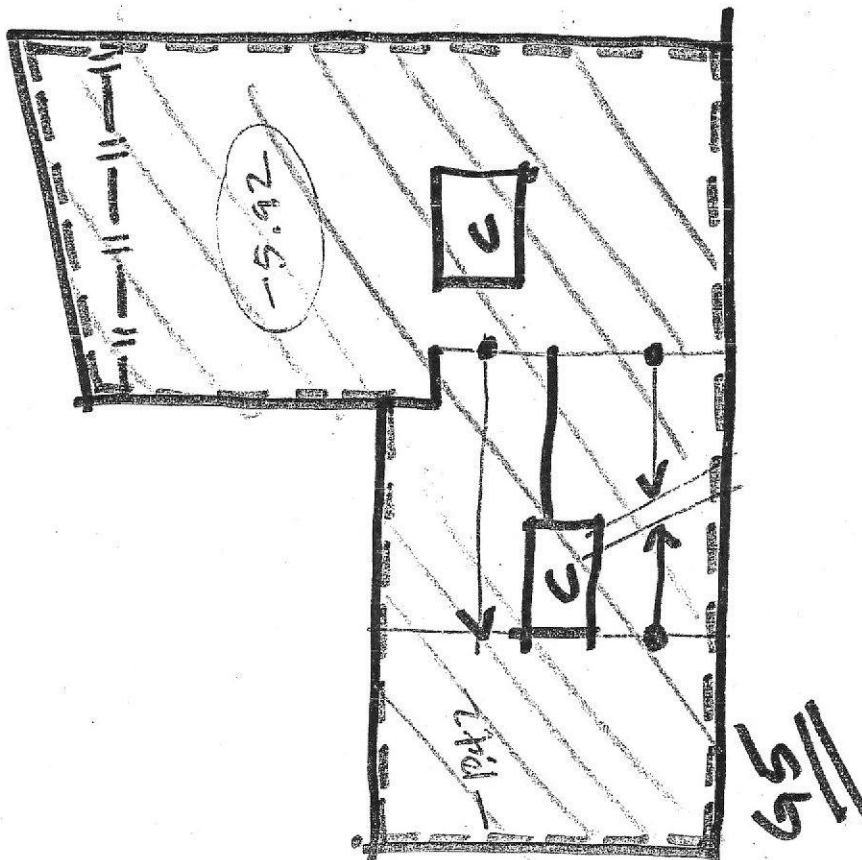
to 0.00



+3.08

-4.22

101

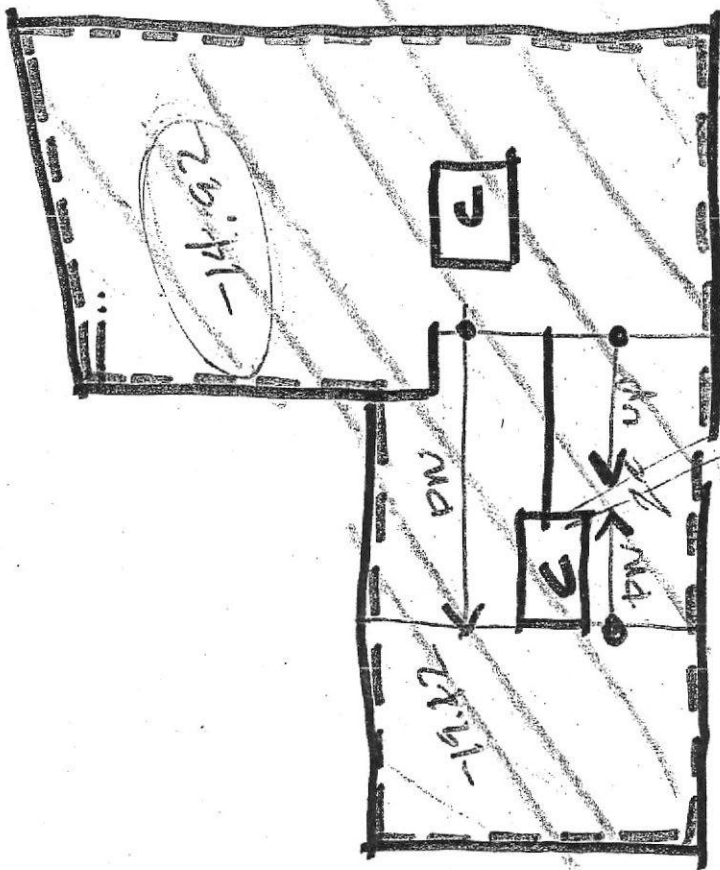


-5.92

-5.00

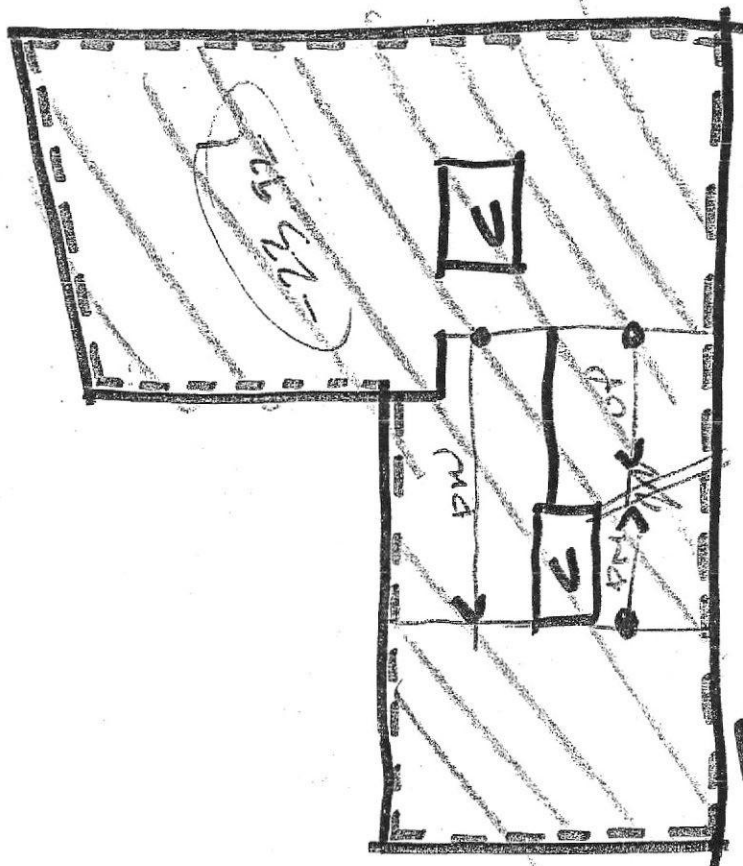
101





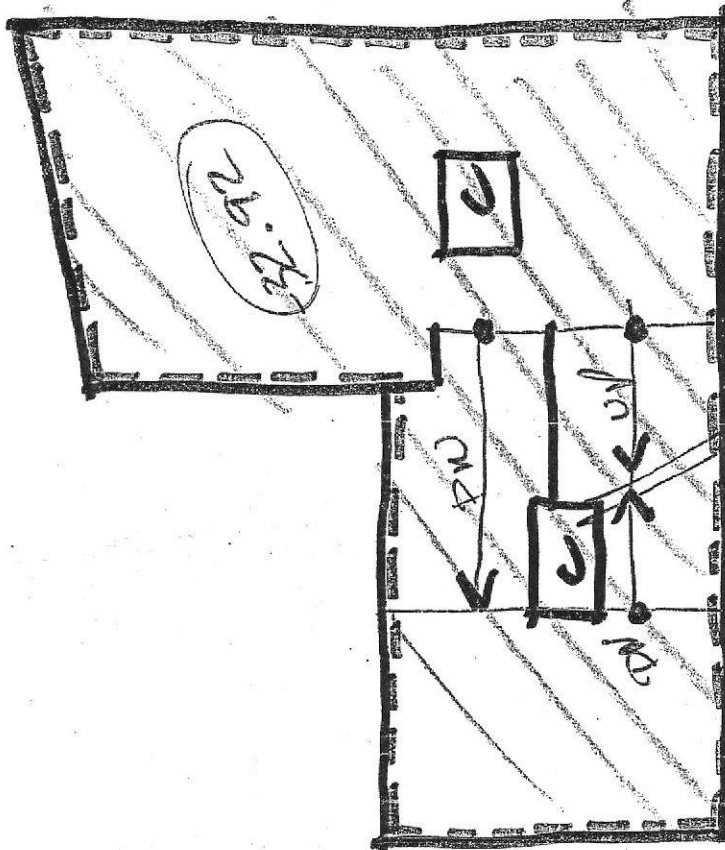
69

$14.92$   
 $14.92$   
 $14.92$



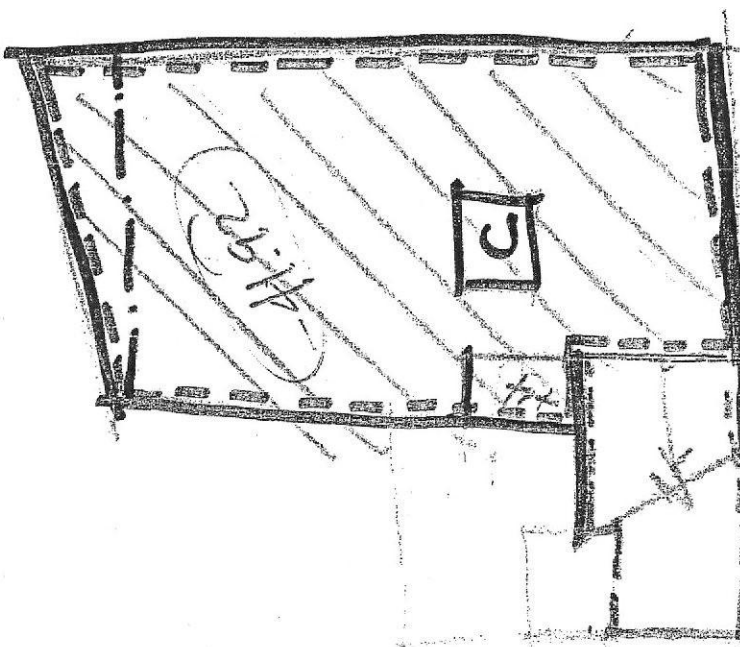
69

$14.92$   
 $14.92$   
 $14.92$



48

32-02  
-82-02  
100



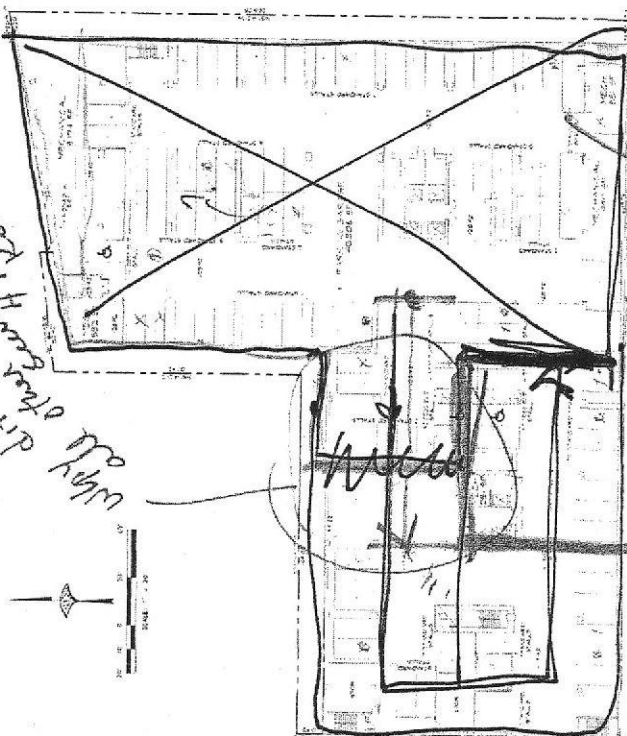
48

32-02  
-82-02  
100

6

# BSC MIXED USE DEVELOPMENT REVISED TENTATIVE MAP SITE PLAN - PARKING GARAGE LEVEL 1

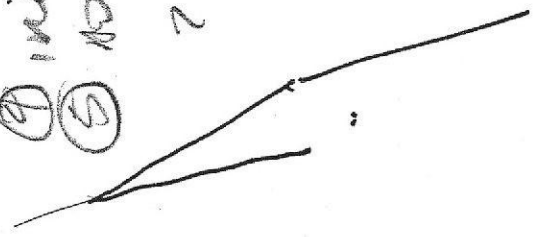
Why different than  
all other garages use  
could pick up  
new parking spaces by  
keeping same pattern



PARKING GARAGE LEVEL 1  
SEE PLAN FOR ACCESS  
ACCESSIBLE STAIRS

①

- ① zero days 2 weeks
  - ② 100 deer
  - ③ new park
  - ④ increase Kephin
  - ⑤ 100 T. H. H. S. P.
- 725-823-5770  
WATSON  
JAMES



↓

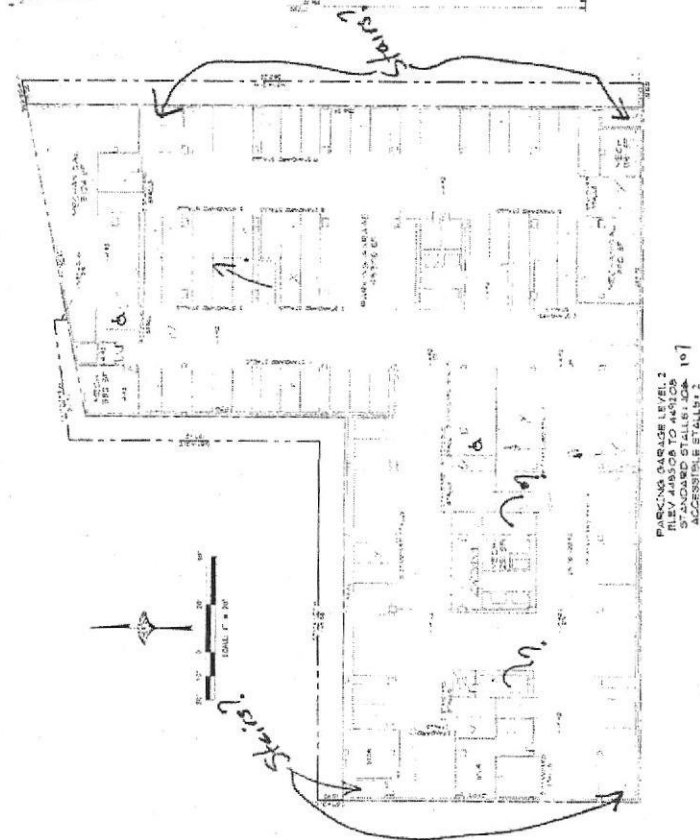
SEE PLAN FOR ACCESS  
ACCESSIBLE STAIRS

SEE PLAN FOR ACCESS  
ACCESSIBLE STAIRS

BSC MIXED USE DEVELOPMENT



**BSC MIXED USE DEVELOPMENT**  
**REVISED TENTATIVE MAP**  
**SITE PLAN - PARKING GARAGE LEVEL 3** 2



↓ TYP

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	PRELIMINARY	10/1/07	AA		
2	REVISED	10/1/07	AA		
3	REVISED	10/1/07	AA		
4	REVISED	10/1/07	AA		
5	REVISED	10/1/07	AA		
6	REVISED	10/1/07	AA		
7	REVISED	10/1/07	AA		
8	REVISED	10/1/07	AA		
9	REVISED	10/1/07	AA		
10	REVISED	10/1/07	AA		
11	REVISED	10/1/07	AA		
12	REVISED	10/1/07	AA		
13	REVISED	10/1/07	AA		
14	REVISED	10/1/07	AA		
15	REVISED	10/1/07	AA		
16	REVISED	10/1/07	AA		
17	REVISED	10/1/07	AA		
18	REVISED	10/1/07	AA		
19	REVISED	10/1/07	AA		
20	REVISED	10/1/07	AA		
21	REVISED	10/1/07	AA		
22	REVISED	10/1/07	AA		
23	REVISED	10/1/07	AA		
24	REVISED	10/1/07	AA		
25	REVISED	10/1/07	AA		
26	REVISED	10/1/07	AA		
27	REVISED	10/1/07	AA		
28	REVISED	10/1/07	AA		
29	REVISED	10/1/07	AA		
30	REVISED	10/1/07	AA		
31	REVISED	10/1/07	AA		
32	REVISED	10/1/07	AA		
33	REVISED	10/1/07	AA		
34	REVISED	10/1/07	AA		
35	REVISED	10/1/07	AA		
36	REVISED	10/1/07	AA		
37	REVISED	10/1/07	AA		
38	REVISED	10/1/07	AA		
39	REVISED	10/1/07	AA		
40	REVISED	10/1/07	AA		
41	REVISED	10/1/07	AA		
42	REVISED	10/1/07	AA		
43	REVISED	10/1/07	AA		
44	REVISED	10/1/07	AA		
45	REVISED	10/1/07	AA		
46	REVISED	10/1/07	AA		
47	REVISED	10/1/07	AA		
48	REVISED	10/1/07	AA		
49	REVISED	10/1/07	AA		
50	REVISED	10/1/07	AA		
51	REVISED	10/1/07	AA		
52	REVISED	10/1/07	AA		
53	REVISED	10/1/07	AA		
54	REVISED	10/1/07	AA		
55	REVISED	10/1/07	AA		
56	REVISED	10/1/07	AA		
57	REVISED	10/1/07	AA		
58	REVISED	10/1/07	AA		
59	REVISED	10/1/07	AA		
60	REVISED	10/1/07	AA		
61	REVISED	10/1/07	AA		
62	REVISED	10/1/07	AA		
63	REVISED	10/1/07	AA		
64	REVISED	10/1/07	AA		
65	REVISED	10/1/07	AA		
66	REVISED	10/1/07	AA		
67	REVISED	10/1/07	AA		
68	REVISED	10/1/07	AA		
69	REVISED	10/1/07	AA		
70	REVISED	10/1/07	AA		
71	REVISED	10/1/07	AA		
72	REVISED	10/1/07	AA		
73	REVISED	10/1/07	AA		
74	REVISED	10/1/07	AA		
75	REVISED	10/1/07	AA		
76	REVISED	10/1/07	AA		
77	REVISED	10/1/07	AA		
78	REVISED	10/1/07	AA		
79	REVISED	10/1/07	AA		
80	REVISED	10/1/07	AA		
81	REVISED	10/1/07	AA		
82	REVISED	10/1/07	AA		
83	REVISED	10/1/07	AA		
84	REVISED	10/1/07	AA		
85	REVISED	10/1/07	AA		
86	REVISED	10/1/07	AA		
87	REVISED	10/1/07	AA		
88	REVISED	10/1/07	AA		
89	REVISED	10/1/07	AA		
90	REVISED	10/1/07	AA		
91	REVISED	10/1/07	AA		
92	REVISED	10/1/07	AA		
93	REVISED	10/1/07	AA		
94	REVISED	10/1/07	AA		
95	REVISED	10/1/07	AA		
96	REVISED	10/1/07	AA		
97	REVISED	10/1/07	AA		
98	REVISED	10/1/07	AA		
99	REVISED	10/1/07	AA		
100	REVISED	10/1/07	AA		

STAIRS TO ACCESS STANDARD STALLS

BSC MIXED USE DEVELOPMENT

