



August 27, 2019

Tim Thompson, AICP – Planning Director
 City of Fernley
 595 Silver Lace Blvd.
 Fernley, NV 89408

RE: Sunrise Trails Tentative Map Parking Justification

Dear Tim,

The Sunrise Trails Project (Project) includes 202 single family attached units with a mix of duplex units, and townhomes. The Project is intended to be designed with smaller for sale units to provide housing that is more affordable by design to fill the gap of housing product types and density that is not readily available in the City of Fernley. The gap is commonly referred to as the “missing middle” and includes single family attached products that are not quite as dense as multi-family apartment units and are smaller and more affordable than large single-family homes while still offering a for sale product. The “missing middle” products are designed to create opportunity for first time home buyers, single income households, families looking for more affordable alternatives, or seniors who are looking to downsize on square footage and costs. In many of these cases the buyers or households only have one vehicle.

The proposed units are all 2-bedroom units and the Project will not have any larger 3- or 4-bedroom units. The Duplex units include three different floor plans, Plan A at 812 square feet, Plan B at 874 square feet, and Plan C at 1,197 square feet. The townhomes are all 1,187 square feet. These units are smaller than your average duplex or townhome, which for City of Reno or Sparks would typically be 1,100 square feet to over 2,000 square feet for more luxury type townhomes with an average around 1,400 square feet.

Given the smaller size units and potential for single vehicle households the Applicant, Fernley Land Investment, LLC, is requesting that the City of Fernley consider an alternative parking rate for the per unit parking requirement as outlined below. The Applicant is proposing to maintain the City of Fernley standard for guest parking at 1 per 4 units. The City of Fernley municipal code, 32.28.050 Multi Family Dwelling Parking Standards, allows the administrator to approve an alternative parking rate based on an analysis of the Institute of Transportation Engineers (ITE) Parking Generation 4th Edition, and the American Planning Association (APA) Parking Standards (PAS Report 510/511), both of which are identified below.

Below is a table with a comparison of the parking standards for City of Fernley, ITE, and APA:

Parking Standard Source	Use considered	Parking Standard	Project Comparison (202 units)
City of Fernley	Multi-family (also includes single family attached)	2 spaces per unit + 1 space per 4 units for guest	455 spaces
ITE*	Residential Condominium/Townhouse	1.04 – 1.96 vehicles per unit (85 th Percentile = 1.52 per unit)	308-396 spaces (85 th percentile to high end of the range)
APA*	Condominium 2 bedroom	1.75 per unit - 2 per unit	354 - 404 spaces

*Note: ITE and APA numbers are overall project ratios inclusive of both resident and guest parking.

Based on the comparison of the City of Fernley zoning code with the ITE and APA parking standards for condominiums (duplex) and townhouses, the City of Fernley standards are much higher. To create a more accurate comparison of the proposed alternative parking standard the table below utilizes the City of Fernley required guest parking for each and breaks out resident versus guest. Resident parking for ITE and APA utilizes the higher end of both ranges.

Parking Standard Source	Use considered	Resident Parking	Guest Parking (Based no City of Fernley requirement)	Project Comparison (202 units)
City of Fernley	Multi-family (also includes single family attached)	2 spaces per unit	1 space per 4 units	455 spaces
ITE	Residential Condominium/Townhouse	1.71 spaces per unit	1 space per 4 units	396 spaces
APA	Condominium 2 bedroom	1.75 spaces per unit	1 space per 4 units	404 spaces
<i>Proposed Alternative Parking Standard</i>	<i>Proposed Project (Duplex/Townhomes)</i>	<i>1.7 per unit</i>	<i>1 space per 4 units</i>	<i>400 spaces</i>

Another factor that was considered in justifying an alternative parking rate was the proximity of the Project to the City of Fernley commercial core. The Project is within a quarter mile or less to all the neighboring commercial uses and is fully connected by existing sidewalk. Walkability for future residents will make this an attractive place to live for single vehicle households.

A parking layout that equally distributes the parking is attached with this letter. There are 202 covered resident parking stalls (1 per unit) and includes a mix of garages and carports. There are 144 additional uncovered resident parking stalls for a total of 344 resident parking spaces equating to 1.7 per unit in resident parking. Resident parking will be identified and managed by the Home Owners Association (HOA). Garages will be identified in the future CC&Rs to only allow parking and not be used for storage, which will be managed by the HOA. A total of 57 guest parking stalls are equally distributed throughout the project equating to approximately 1 guest parking space per 3.5 units.

Please do not hesitate to call me at (775) 828-7742 or e-mail dkirkland@woodrogers.com if you have questions or need additional information.

Sincerely,

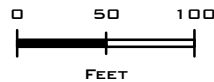
Derek Kirkland, AICP
Associate – Planning

ATTACHMENTS:
Parking Allocation Exhibit



PARKING ALLOCATION
SUNRISE TRAILS TOWNHOMES
FERNLEY, NV
AUGUST 2019

NOTES



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066