



Reno Police Department
CPTED Review Memorandum
 December 5, 2017

To: City of Reno, Business License Division

Business Name: Silver Vista **Case#:** LDC18-00038

Address: 0 Veterans Parkway

Completed by: Burow,C 13298

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Natural Surveillance (Concept focuses on increased visibility):
 Noted Concerns: No noted concerns with proposed plans
 Possible Solution / Resolution:

Natural Access Control (Concept that focuses on entry & exit points):
 Noted Concerns: No noted concerns with proposed plans
 Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space):
 Noted Concerns: Development name signage at entrance increases territorial reinforcement. Signage allows responding personnel to more easily identify the development to decrease response time. Sound wall along Veterans Parkway decreases noise level to residents as well as provides safety to residents from traffic accident related incidents that may occur due to higher speeds along that portion of the road way.
 Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property):
 Noted Concerns: Landscape should be maintained to CPTED standards with trees trimmed up at least 6' and bushes/shrubs trimmed bellow window lines.
 Possible Solution / Resolution:

Design guide for reviewing project – CHECKLIST

The design guide is summarized in the form of a checklist. The questions help you to go through the security aspects of a project. The checklist will provide an initial crime prevention through environmental design review for the project.

1. Sightlines
2. Lighting
3. Concealed or Isolated Routes
4. Entrapment Areas
5. Isolation
6. Land Use Mix
7. Activity Generators
8. Ownership, Maintenance, and Management
9. Signs and Information
10. Overall Design

<i>Sightlines</i>	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does design allow clear sight lines and visibility at those areas where they are desired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines? NA	<input type="checkbox"/>	<input type="checkbox"/>
4. If sight lines are blocked, can it be made visible by using glass or can other enhancements such as mirrors or security cameras be provided? NA	<input type="checkbox"/>	<input type="checkbox"/>
5. Does design allow for future sight line impediments such as landscaping in maturity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does access to hidden areas such as underpasses or parking areas have clear sight lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Lighting</i>	Yes	No
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1. Is there a need for lighting to be provided if the paths or spaces are not used at night?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is lighting adequately provided such that a person can recognize a face from about 10 metres? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
3. Does lighting provide uniform spread and reduce contrast between shadow and illuminated areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Is lighting provided too glaring? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are light fixtures provided for areas that require good visibility such as pedestrian routes and entrapment areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are light fixtures protected against vandalism or made of vandal resistant materials? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
7. Is lighting at areas used during night time e.g. parking lots, space around buildings adequately provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is back lane lighting required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Concealed or Isolated Routes</i>	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is there an alternate route?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. If a pedestrian cannot see the end of a concealed or isolated route, can visibility be enhanced by lighting or improving natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are concealed or isolated routes uniformly lit? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there natural surveillance by people or activities through various land		

uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there formal surveillance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is access to help e.g. security alarm, emergency telephones, signage and information available? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

Entrapment Areas	Yes	No
1. Is there an entrapment area and can it be eliminated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Can it be closed during off hours?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the entrapment area visible through natural or formal surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does design provide for escape routes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Isolation	Yes	No
1. Does design incorporate natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Can compatible land uses be provided to increase activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Land Use Mix	Yes	No
1. Are different land uses compatible?	<input type="checkbox"/>	<input type="checkbox"/>

	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Can land uses that raise security concerns e.g. bars and pubs, be located where their impact is minimized?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Activity Generators	Yes	No
1. Can complementary uses that promote natural surveillance be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does design provide for complementary users?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does design reinforce activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the area programmed for various events or activities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Can a clustering of uses be used to support the intended activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are ground level activities incorporated in design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Can areas be programmed to facilitate increased activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ownership, Maintenance, and Management	Yes	No
1. Does the design provide territorial reinforcement through design features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the design allow for easy maintenance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there signs and information to guide people on how to report maintenance concerns?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

Signs and Information	Yes	No
1. Are signs visible and legible? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
2. Are signs conveying messages clearly? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
3. Is information adequate? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Are sign strategically located to allow for maximum visibility? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are signs well maintained? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are maps provided in large areas such as underpasses, parks, etc.? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
7. Are signs displaying hours of operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Overall Design	Yes	No
1. Do quality and aesthetically pleasing built environments compromise security concerns?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the scale of development consistent with neighbors to avoid large gaps on streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is design of the built environment simple and easy to understand?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is there space that can become dead space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. How is the built environment used at night time? NA	<input type="checkbox"/>	<input type="checkbox"/>
6. Are construction materials used to enhance safety and security?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments / Concerns:

Entrapment areas at all four corners of development are not ideal for natural surveillance and often result in parking related incidents.



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Angela Taylor, President * Katy Simon Holland, Vice President * Scott Kelley, Clerk *
Debra Feemster * Veronica Frenkel * John Mayer * Malena Raymond * Traci Davis, Superintendent

28 November, 2017

Brooklyn Oswald, Planner
City of Reno
1 E. First St.
Reno, NV 89501

RE: **LDC18-00038 (Silver Vista)**

Dear Mr. Oswald,

51 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Double Diamond Elementary School

- **Estimated project impact = 9** new ES students (**51** single-family units x **.173** ES students per unit)
- **Base Capacity = 710**
- **2017-2018 Enrollment = 917**
- **% of Base Capacity = 129%**
- **2017-2018 Enrollment with PROJECT = 926**
- **% of Base Capacity with PROJECT = 130%**
- **Overcrowding Strategies:**
 - **Double Diamond** ES has **3** portable buildings (**6** classrooms) in use that provide temporary space for an additional **150** students.
 - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule^a when their enrollment reaches 120% of capacity.
 - Assignment to the closest elementary school with available capacity may be used for students in this development.

Depoali Middle School

- **Estimated project impact = 3** new MS students (**51** single-family units x **.061** MS students per unit)



Certificate No. 01431

- **Base Capacity = 1,320**
- **2017-2018 Enrollment = 1,251**
- **% of Base Capacity = 95%**
- **2017-2018 Enrollment with PROJECT = 1,254**
- **% of Base Capacity with PROJECT = 95%**
- **Overcrowding Strategies:**
 - The **Depoali** MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
 - Per adopted District Policy 6111, most middle schools will be converted to a double session^b calendar when enrollment exceeds 120% of capacity.
 - Assignment to the closest middle school with available capacity may be used for students in this development.

Damonte Ranch High School

- **Estimated project impact = 5 new HS students (51 single-family units x .092 HS students per unit)**
- **Base Capacity = 1,597**
- **2017-2018 Enrollment = 1,737**
- **% of Base Capacity = 109%**
- **2017-2018 Enrollment with PROJECT = 1,742**
- **% of Base Capacity with PROJECT = 109%**
- **Overcrowding Strategies:**
 - **Damonte Ranch** HS has 4 portable units (8 classrooms) in place that provide temporary space for an additional **200** students.
 - Per adopted District Policy 6111, high schools will convert to a double session calendar^b when enrollment exceeds 120% of capacity.
 - Assignment to the closest high school with available capacity may be implemented for students in this development.

With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
 - We should be able to avoid Double Sessions at middle and high schools.
 - We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an independent group of community members, and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or rsutton@washoeschools.net.
3. **Transparency is a top priority.** Past spending and future projects are posted on our Data Gallery (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

Definitions:

- a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.

Mike Boster

Mike Boster

School Planner

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Reno NV USA 89521

Washoe County School District Capital Projects

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Brooklyn Oswald <oswaldb@reno.gov>

Development Review LDC18-00038 (Silver Vista)

Rodela, Brett A <Brett.Rodela@washoeschools.net>

Tue, Nov 28, 2017 at 2:41 PM

To: "oswaldb@reno.gov" <oswaldb@reno.gov>

Cc: "Boster, Mike" <MBoster@washoeschools.net>

Hi, Mr. Oswald,

As a follow up to our Development Review it is important to inform that the new Elementary School, "Nick Poulakidas", opening Fall of 2019 in South Meadows will provide significant relief to overcrowding at both Double Diamond and Brown Elementary Schools. As a result of official zoning boundaries not yet having been drawn for Poulakidas ES we currently do not have numbers for those effects.

Thanks very much and please inform of any further questions and/or comments.

Brett A. Rodela, B.Sc.

GIS Analyst

Washoe County School District

Office: (775) 325-8303 Cell: (775) 250-7762

From: Rodela, Brett A

Sent: Tuesday, November 28, 2017 8:48 AM

To: 'oswaldb@reno.gov' <oswaldb@reno.gov>

Cc: Boster, Mike <MBoster@washoeschools.net>

Subject: Development Review LDC18-00038 (Silver Vista)

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