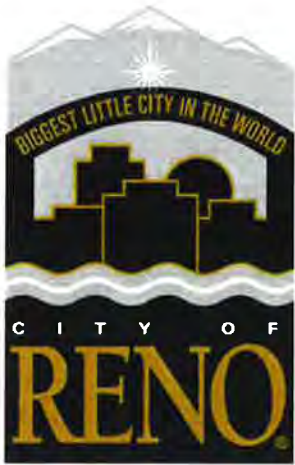


**CITY OF RENO
APPLICATION FOR SITE PLAN REVIEW**



RECEIVED
By Carter D Williams at 4:29 pm, Dec 21, 2017

For Community Development Department Use Only:

CASE NUMBER: _____

Date Received _____
Time Received _____

PROJECT NAME: Meadowood Mall - Sears Renovation

PROJECT DESCRIPTION: Exterior and Interior renovation of an existing Sears building.

PROJECT ADDRESS: 5400 Meadowood Mall Circle, Reno, NV 89502

PROPERTY SIZE: 2.52 Acre ASSESSOR'S PARCEL NO(S): 025-372-30

ZONING - EXISTING: SPD Meadowood Mall PROPOSED: No Change

MASTER PLAN - EXISTING: SPA PROPOSED: No Change

EXISTING LAND USE: 400

PROPERTY OWNER(S)

NAME: Claudia Juarez (Seritage)

ADDRESS: 10960 Wilshire Blvd., Suite 1420

Los Angeles, CA 90024

PHONE: 424-901-7650

APPLICANT/DEVELOPER(S)

NAME: Brian Arial (DLR Group)

ADDRESS: 700 S. Flower St., 22nd Floor

Los Angeles, CA 90017

PHONE: 213-516-7936

FAX NO: _____

PERSON TO CONTACT REGARDING APPLICATION:

NAME: Sean Ngo (DLR Group)

(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: 700 S. Flower St., 22nd Floor

Los Angeles, CA 90017

PHONE: 213-516-7936

FAX NO: _____

E-MAIL ADDRESS: sngo@dlrgroup.com

The City of Reno will direct all mail on this project to the contact person designated above.
The above information is required.

CITY OF RENO
SITE PLAN REVIEW APPLICATION

The undersigned owner of the property here described or his duly authorized agent hereby requests approval of this application for site plan review for the project described herein.

Is this site plan review part of a previously approved project, zone change application, special use permit, etc.? Yes No

SIZE OF SUBJECT SITE: 2.52 Acre (109,771 SF)

DESCRIPTION OF PROPOSED PROJECT (include type of activity, description of structures, height of structures, number of employees, number and type of units, number of bedrooms per unit, recreational or common areas, square footages, seating capacity, and construction schedule and proposed phasing, signs, lighting, landscaping and parking):

Renovation of existing Sears building (165,792 SF), including redemising of interior space for multiple tenants and new interior mall entrance. Exterior Renovation includes demolition of entry canopy on the north elevation to create new entries for the tenants, new door opening on the south elevation, repaint exterior, and new tenants signage.

IDENTIFY THE IMPACTS OF THE PROPOSED USE ON ADJACENT PROPERTIES AND LAND USES AND MITIGATION MEASURES PROPOSED (including discussion of lighting, signing, noise, traffic generation, odor, smoke, dust, hours of operation, etc.):

1. The proposed project is consistent with all requirements of the Meadowood Mall Development Standards Handbook. 2. The project has safe and adequate automobile and pedestrian access. 3. The project has been designed in such a manner as to facilitate police and fire protection. 4. The project represents an integrated development per the Meadowood Mall Development Standards Handbook. 5. The applicant will mitigate the traffic impacts of the project as required in the Meadowood Mall Development Standards Handbook and Meadowood Mall Development Agreement.

IDENTIFY THE IMPACTS OF THE PROPOSED PROJECT ON THE FOLLOWING:

(1) SCHOOLS: We do not anticipate any impacts on the schools.

(2) POLICE SERVICES: There is no change or impact to the existing police services.

(3) FIRE PROTECTION (Include distance from nearest fire protection facility, response time and nearest emergency source of water:

There is no change or impact to the existing fire protection.

(4) TRAFFIC (Include total daily traffic to be generated by this development, major transportation corridors affect and mitigating measures proposed):

The project has safe and adequate automobile and pedestrian access.

(5) AIR QUALITY (Include emission source and mitigating measures proposed):

We do not anticipate any impacts on the Air Quality.

(6) SEWAGE COLLECTION AND TREATMENT (Include facility to be utilized and estimated gallons per day to be generated by the proposed project):

N/A

(7) NOISE-GENERATED outside of the structure by stationary and mobile sources:

We do not anticipate any impacts on the noise generated.

(8) PRIVACY of single family residential yards/views from the proposed building and site of single family homes:

The project is part of an existing mall with no additional square feet added, so there should be no change to the impact of privacy.

IDENTIFY HOW THE SITE, BUILDING, AND/OR LANDSCAPE DEVELOPMENT INCORPORATE GREEN TECHNOLOGIES TO REDUCE ENERGY CONSUMPTION:

Site, landscape, and building are existing.

Site, landscape, and building are existing.

SN (Applicants Initials) ***Applications with missing plans and checklists or missing components of plans and checklists, will be deemed incomplete and returned within three (3) days of application submittal. The applicant must consult with Community Development Staff prior to submitting an application without the above information to determine if the information may be eliminated for a particular application. Additional information may be requested through the staff/applicant meeting and the review process.**

SITE PLAN REVIEW APPLICATION CHECKLIST

APPLICATIONS: Paper originals shall be unbound with two-hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

| Applicant | Item No. | ITEMS REQUIRED FOR GENERAL APPLICATION CHECKLIST | Staff |
|-------------------------------------|----------|---|--------------------------|
| Complete and Correct | | | Incomplete |
| <input checked="" type="checkbox"/> | 1 | Application Form(s) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 2 | Owner's Affidavit, Applicant Affidavit | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 3 | Advisory Board information (optional) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 4 | 8-1/2" x 11" a Site Plan and the "Site Plan, Access and Circulation Checklist" (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 5 | 8-1/2" x 11" Zoning/Vicinity Map | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 6 | 24" x 36" Colored Display Map (1 copy only for original application) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 7 | 24" x 36" Non-Colored Display Map (SITE PLAN) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 8 | 8-1/2" x 11" Color Building Elevations (if applicable) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 9 | 24" x 36" Building Elevations (original to be in color) (if applicable. One copy for file) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 10 | 24" x 36" Preliminary Grading & Drainage Plan and Checklist (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 11 | 24" x 36" Preliminary Utility Plan and Checklist (if applicable) – may be part of the site/grading plan | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 12 | Preliminary Hydrology Report and Checklist (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 13 | Preliminary Geotechnical Report (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 14 | Preliminary Sewer Report and Checklist (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 15 | 24" x 36" Preliminary Landscape Plan and Checklist (if applicable) - may be part of the site plan | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 16 | Traffic study as required by RMC 18.12.903 | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 17 | Handicap parking spaces and regular parking space calculations | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 18 | Information on signage (size, location, number & type) | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 19 | Exterior lighting (include site photometric plan-if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> | 20 | Supporting Information including a written analysis of applicable findings listed under SITE PLAN REVIEW PROCEDURES | <input type="checkbox"/> |
| <input type="checkbox"/> | 21 | Check or Money Order | <input type="checkbox"/> |

*FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"

****Original paper application, one paper copy and ten digital copies on CD in PDF format are required for this application****



Architecture Engineering Planning Interiors

700 South Flower Street, 22nd Floor
Los Angeles, CA 90017

December 20, 2017

Carter Williams
City of Reno – Community Development Department
1 E. First Street
Reno, NV 89501

Re: Project Name: Meadowood Mall – Sears Repositioning
DLR Group Project No.: 33-18012-00

Findings:

1. The proposed project is consistent with all requirements of the Meadowood Mall Development Standards Handbook.
 - a. There is no change to the site and parking design.
 - b. Please see item #4 below for the description of the Architectural design intent as it relates to the Meadowood Mall Development Standards.
2. The project has safe and adequate automobile and pedestrian access.
 - a. There is no change to the site plan and automobile and pedestrian access remains as existing.
3. The project has been designed in such a manner as to facilitate police and fire protection.
 - a. There is no change to the site plan and automobile and pedestrian access remains as existing.
 - b. Entrance and exits have been maintained with no change.
4. The project represents an integrated development per the Meadowood Mall Development Standards Handbook.
 - a. The renovation's overall intent is to provide distinct identities for each new tenants while maintaining and updating the architecture language to match the rest of the mall. The proposed massing is designed to break up the monotonous of the existing box and incorporates human scale elements to enhance pedestrian experience and activity. Consistent with the existing mall, the new façade/material palette includes warm tone wood and stone panel, metal clad canopy and pilaster, and glass storefront.
5. The applicant will mitigate the traffic impacts of the project as required in the Meadowood Mall Development Standards Handbook and Meadowood Mall Development Agreement.
 - a. This is not applicable since there is no increase in square footage to the building and mall.

Sincerely,
DLR Group

Los Angeles and locations worldwide

Site Plan, Access, and Circulation Checklist

Project Name: _____ Reviewed By: _____

Case Number: _____ Engineer of Record or Architect: _____

Date: _____ Applicant: _____

| Applicant | Item No. | ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST | Staff |
|-------------------------------------|----------|--|--------------------------|
| Correct and Complete | | | Incomplete |
| <input type="checkbox"/> N/A | 1 | All required owner affidavits and/or easements from adjacent land owners impacted by the project are included. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 2 | All required applications provided for the proposed project. All required application documents are provide (applicant affidavit, metes and bounds legal description, title report, treasure tax information, assessor's parcel number information, traffic study, sewer report, drainage study, soils report, etc.). | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 3 | Site plan provides adequate level of detail and information for review (boundaries, dimensions, square-footage call-outs, adjacent roadway information, adjacent properties identified, parking and land use statistics, etc.). | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 4 | All existing and proposed easements are shown and labeled with all easement abandonments identified. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 5 | Proposed site accesses, roadway improvements, acceleration/deceleration lanes, intersection designs, and off-site circulation patterns in conformance with the Traffic Study, the Public Works Design Manual, City code, and/or good engineering practices (locations, minimum spacing criteria, widths, throat depths, curb return radii, restricted turning movements, gating, configurations, sight distances, on-street parking restrictions, access routes, maximum tangent lengths, median openings, minimum centerline curvatures, minimum cul-de-sac and knuckle radii, etc.). | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 6 | Public rights-of-way, public use easements, private access easements, private streets, emergency accesses, and all other project access concerns are established or proposed to be resolved within application. Ownership and maintenance of adjacent roadways not within City right-of-way are established within application. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 7 | All required on-site/off-site roadway and intersection improvements, with proposed street cross-sections, are depicted in the application and in conformance with the Public Works Design Manual. | <input type="checkbox"/> |

| Applicant | Item No. | ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST | Staff |
|------------------------------|----------|--|--------------------------|
| Correct and Complete | | | Incomplete |
| <input type="checkbox"/> N/A | 8 | Common use driveways, alleys, parking spaces, drive aisles, on-site circulation, fire access routes, on-site truck routes, and dead end travel paths are proposed in accordance with the Public Works Design Manual and City code (number of units served, backing space, distance from intersections, turning radii, vehicle wheel travel paths, turning templates, travel lane widths, adequate turn-around dimensions, divided entrance for fire access, typical sections, parking restrictions, etc.). | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 9 | Adequate access provided to all utilities, sanitary sewers, and storm water management facilities in accordance with the Public Works Design Manual. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 10 | Proposed demolition, project phasing, infrastructure improvement scheduling provided with the application. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 11 | Preliminary improvement plans and application documents are legible and meet City standards for applications submittal. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 12 | Proposed sidewalk improvements will provide pedestrian connectivity throughout the site and to the adjacent public rights-of-way. At least one pedestrian route from adjacent rights-of-way to each building can meet ADA requirements. All required ADA compliant improvements are proposed (pedestrian ramps, parking spaces, ADA routes, etc.). | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 13 | Rehabilitation plans for deteriorated pavement surfaces, curb and gutters, sidewalks, and driveway aprons within on-site or adjacent roadways, alleys, access easements, etc. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 14 | Proposed off-site roadway and site access lighting is shown with improvements proposed in accordance with City standards. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 15 | Existing and proposed public streets are defined using City of Reno Master Plan and RTC Regional Roadway classifications. | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 16 | Proposed signage and striping is adequate for preliminary plans in accordance with the Public Works Design Manual, MUTCD, RTC, and NDOT standards (in that hierarchal order). | <input type="checkbox"/> |
| <input type="checkbox"/> N/A | 17 | Proposed curb painting/lettering for parking limitations and/or prohibitions are depicted. All existing and proposed special parking and curb use zones depicted per City standards (fire zones, loading zones, bus/taxi zones, disabled zones, hotel zones, time zones). Speed control, traffic calming, and mid-block crossing provisions depicted per City standards. | <input type="checkbox"/> |

The following checklist items are in accordance with the minimum requirements for site design and transportation planning contained in multiple chapters of the Public Works Design Manual and multiple sections of Title 18 of the Reno Municipal City code. Address circled items as directed.

SUBMITTED BY (Firm): DLR Group

B?LO
(Engineer's or Architect's Signature)



(Engineer's or Architect's Seal)

PARKING SUMMARY:

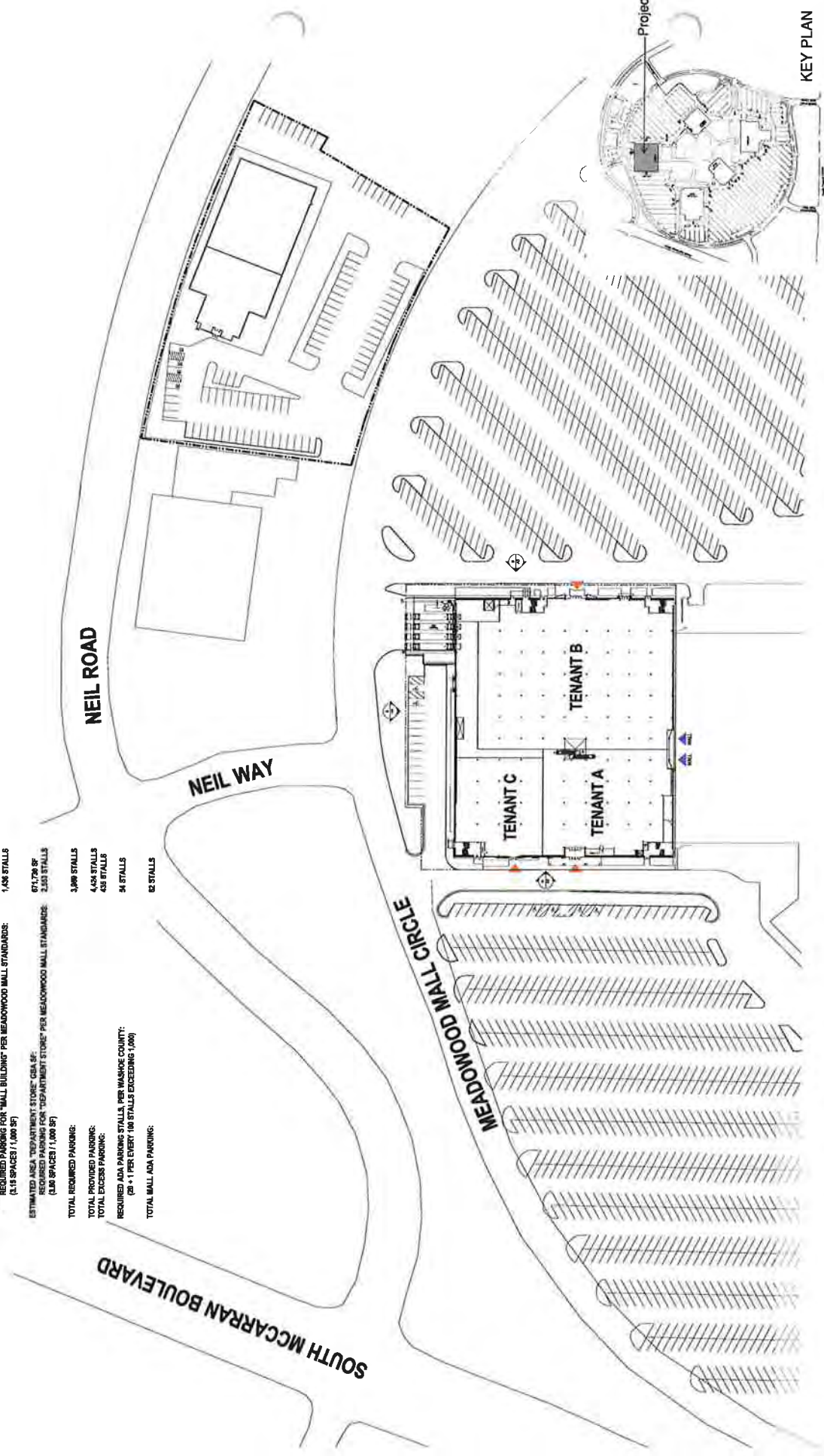
ESTIMATED AREA "MALL BUILDING" GSA SF: 465,875 SF
 REQUIRED PARKING FOR "MALL BUILDING" PER MEADOWOOD MALL STANDARDS: 1,428 STALLS
 (0.15 SPACES / 1,000 SF)

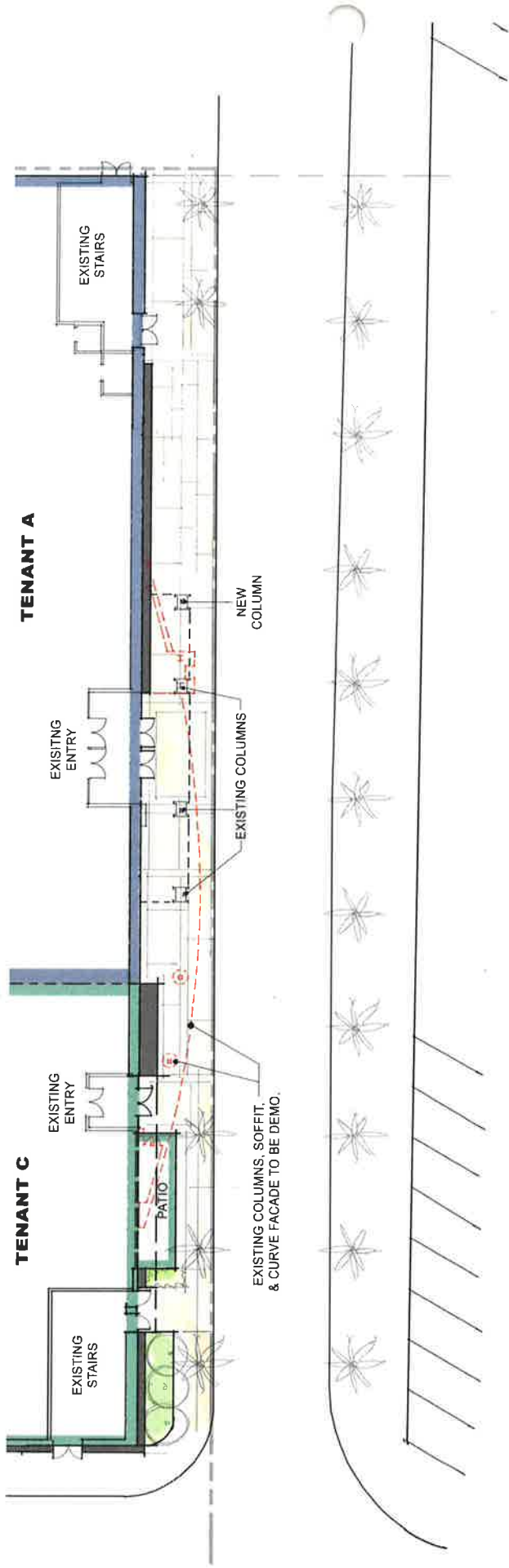
ESTIMATED AREA "DEPARTMENT STORE" GSA SF: 871,728 SF
 REQUIRED PARKING FOR "DEPARTMENT STORE" PER MEADOWOOD MALL STANDARDS: 2,583 STALLS
 (0.15 SPACES / 1,000 SF)

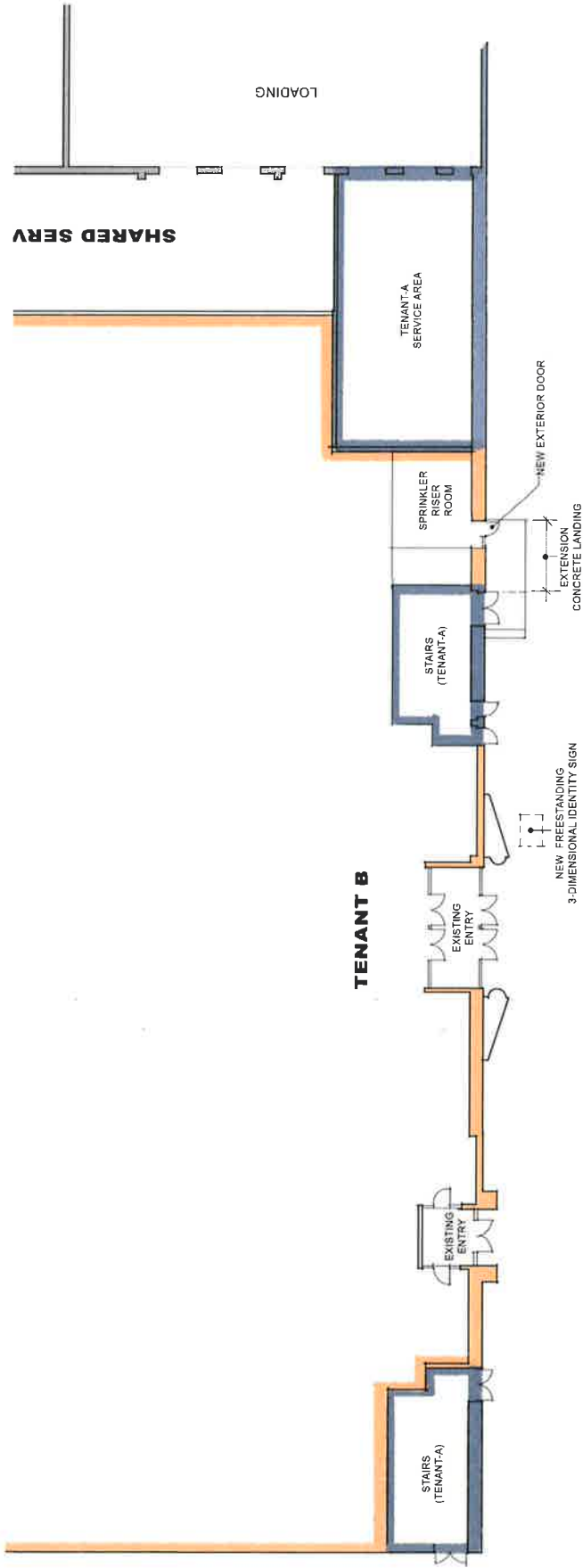
TOTAL REQUIRED PARKING: 3,998 STALLS

TOTAL PROVIDED PARKING: 4,428 STALLS
 TOTAL EXCESS PARKING: 430 STALLS

REQUIRED ADA PARKING STALLS PER WASHOE COUNTY: 28 * 1 PER EVERY 100 STALLS EXCEEDING 1,000
 TOTAL MALL ADA PARKING: 32 STALLS



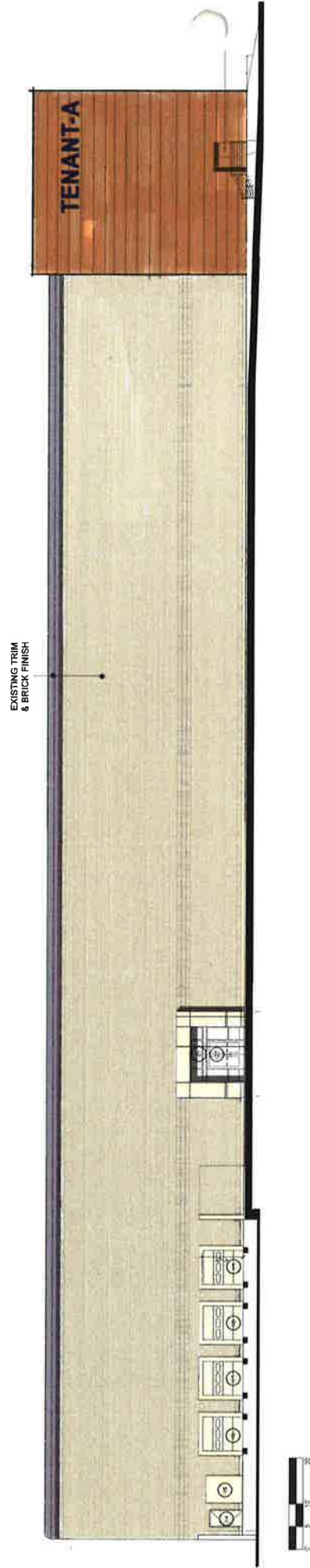
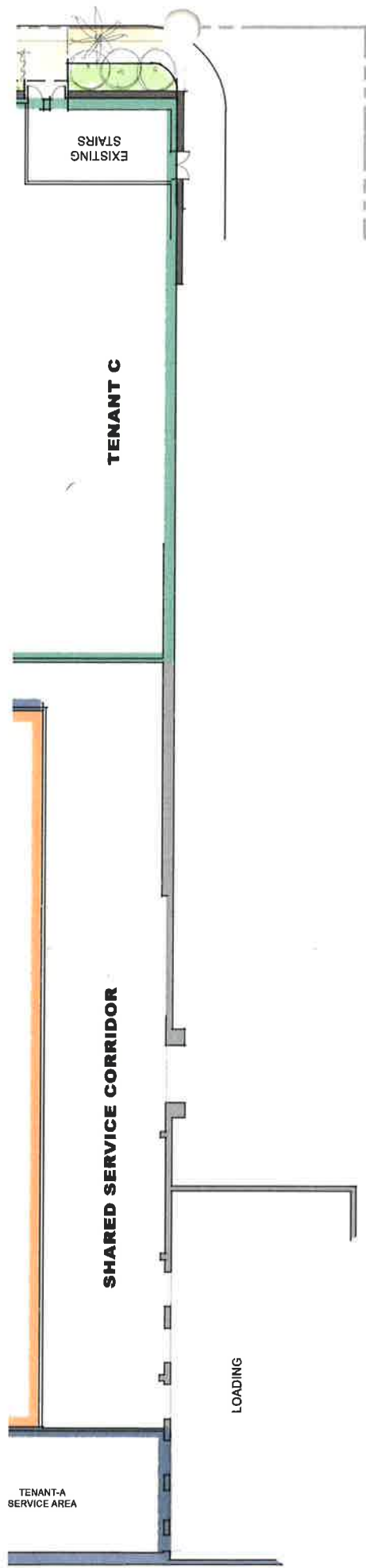


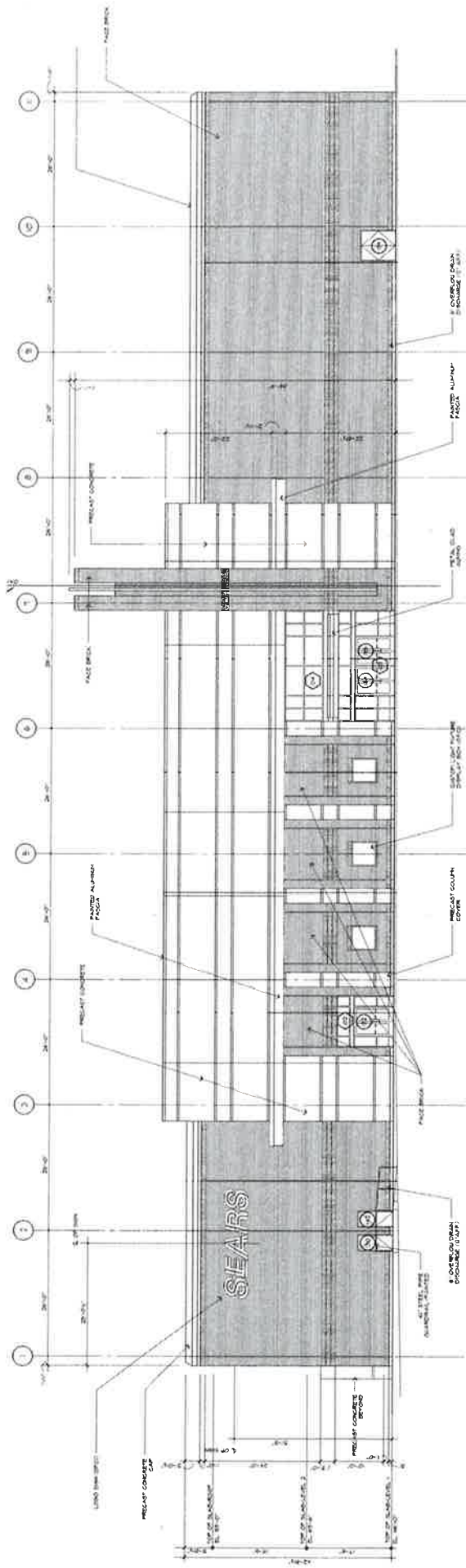


NEW FREESTANDING
3-DIMENSIONAL IDENTITY SIGN

EXISTING TRIM
& BRICK FINISH



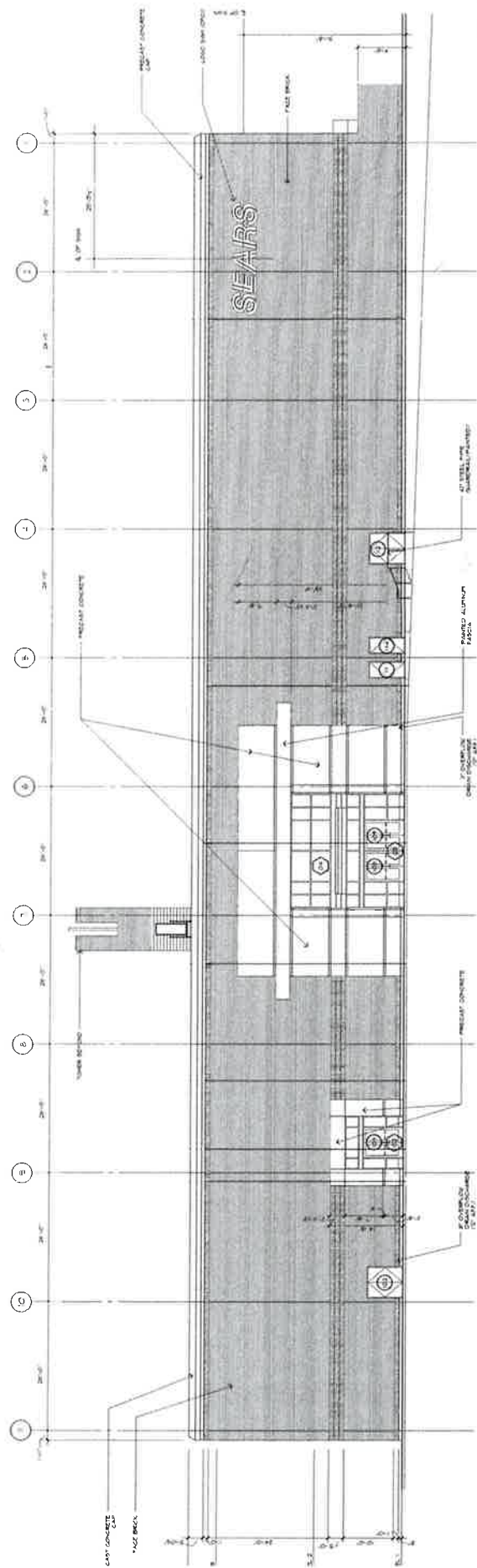




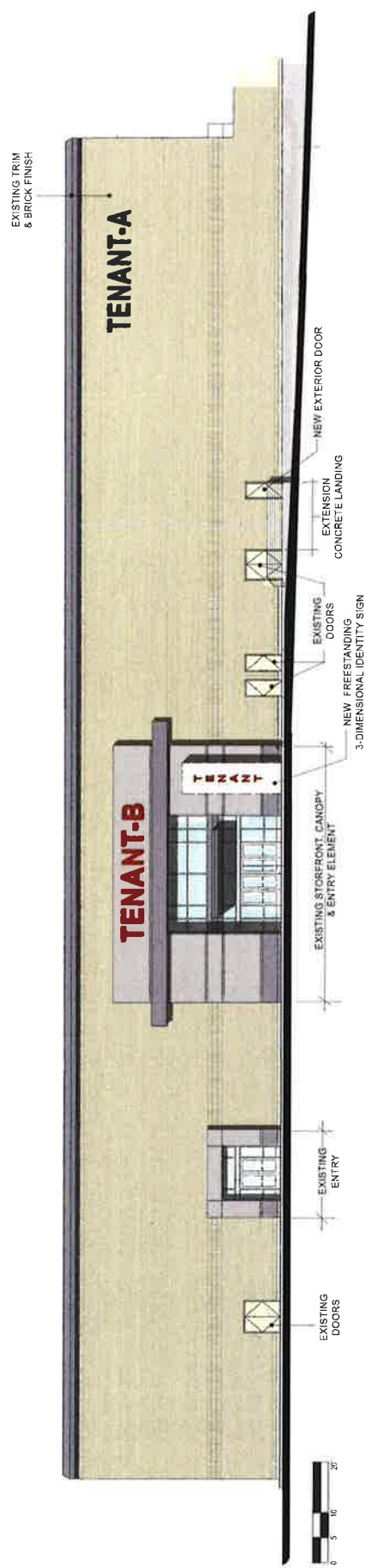
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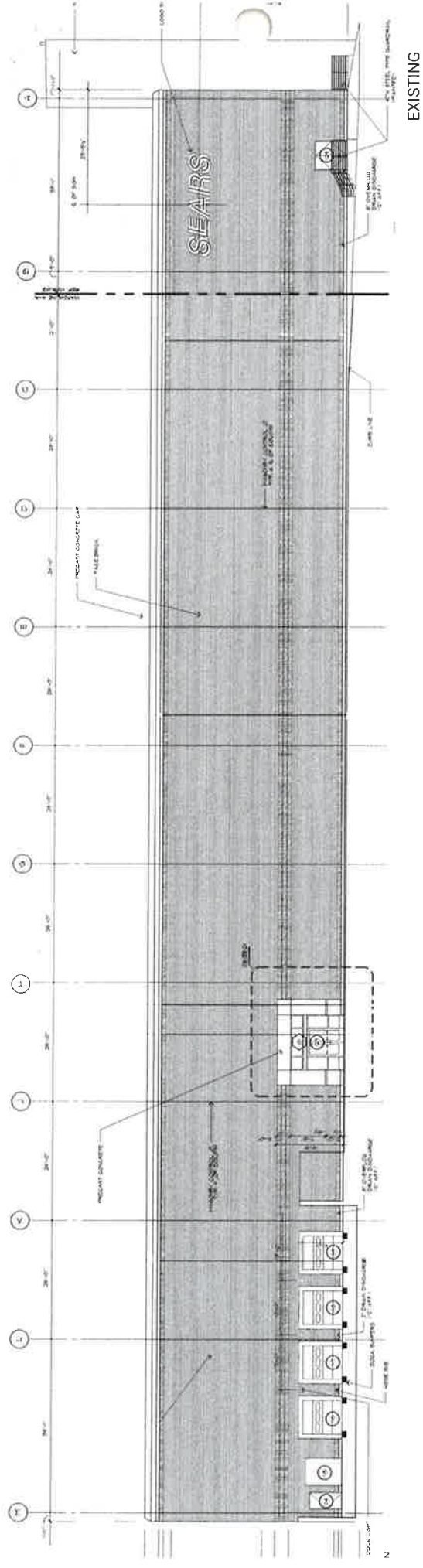
PROPOSED



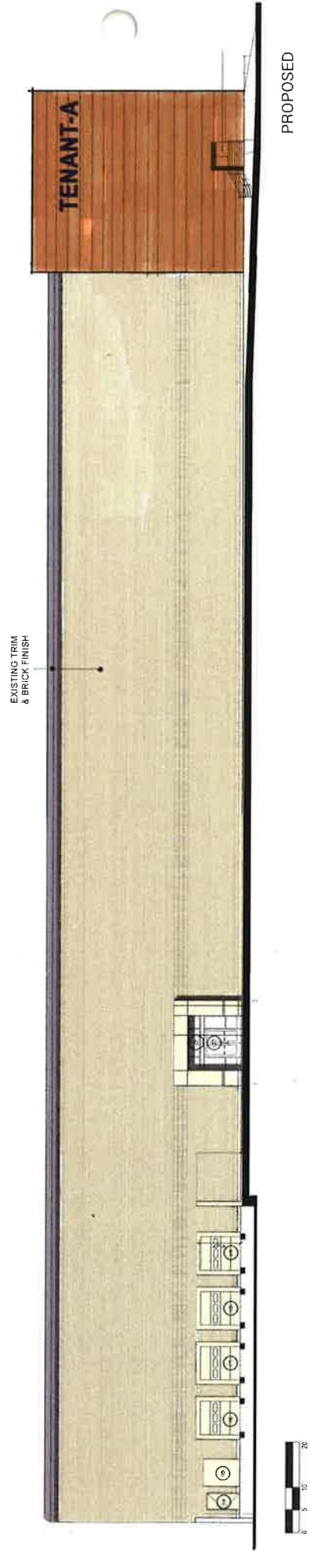
EXISTING



PROPOSED



EXISTING



PROPOSED

