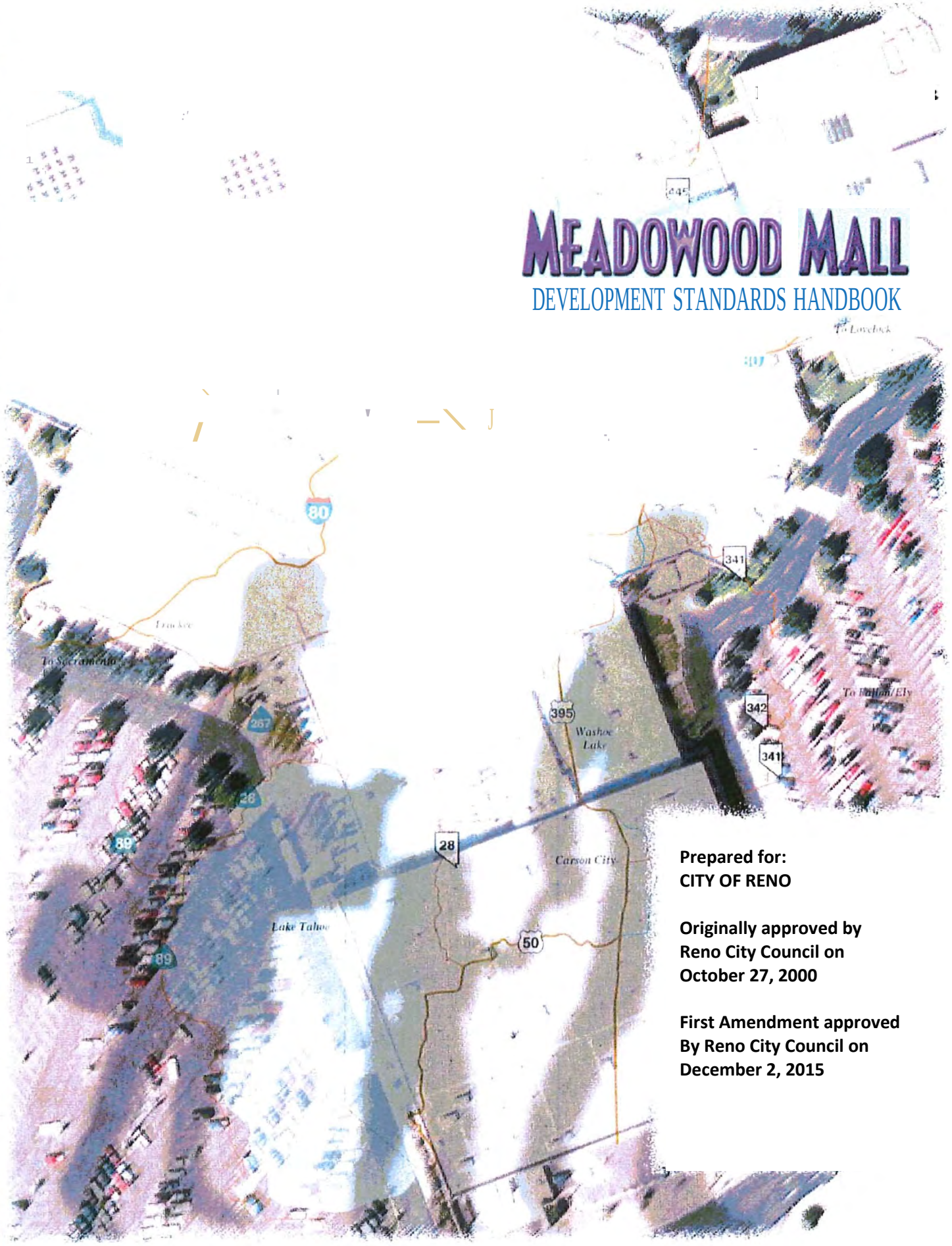
MEADOWOOD MALL

DEVELOPMENT STANDARDS HANDBOOK



Prepared for:
CITY OF RENO

Originally approved by Reno City Council on October 27, 2000

First Amendment approved By Reno City Council on December 2, 2015

EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.

BILL NO. 6952

ORDINANCE NO. 6382

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", BY AMENDING ORDINANCE NO. 5199 TO CHANGE THE TEXT IN THE SPD HANDBOOK TO MODIFY STANDARDS FOR: A) SIGN TYPE, SIZE AND LOCATIONAL REQUIREMENTS; B) BUILDING ORIENTATION; C) STREET AND PEDESTRIAN SYSTEM DESIGN; D) LIGHT POLE HEIGHT; E) EXTERIOR BUILDING MATERIALS; F) ARCHITECTURAL STYLE; G) BUILDING IDENTITY FOR CERTAIN TENANTS; H) PARKING DECK FACADES; I) MODIFYING "DEPARTMENT STORE IDENTITY" TO "KEY TENANT IDENTITY"; AND J) CHANGES TO THE SPD TEXT AND COMPLIANCE CHECKLIST TO REFLECT THE CHANGES TO ITEMS A-I AS LISTED ABOVE, LOCATED SOUTH OF SOUTH MCCARRAN BOULEVARD AND EAST OF SOUTH VIRGINIA STREET ON THE INTERIOR OF MEADOWOOD MALL CIRCLE IN THE MIXED USE/CONVENTION REGIONAL CENTER/GENERAL MIXED USE (MU/CRC/GMU) ZONE IN AN SPD (SPECIFIC PLAN DISTRICT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1330 relating to a ±76.09 acre site located south of South McCarran Boulevard and east of South Virginia Street on the interior of Meadowood Mall Circle in the Mixed Use/Convention Regional Center/General Mixed Use (MU/CRC/GMU) zone and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 5199 to change the text in the SPD handbook to modify standards for: a) sign type, size and locational requirements; b) building orientation; c) street and pedestrian system design; d) light pole height; e) exterior building materials; f) architectural style; g) building identity for certain tenants; h) parking deck facades; i) modifying "department store identity" to "key tenant identity"; and j) changes to the SPD text and compliance checklist to reflect the changes to items a-i as listed above, as described in Exhibit B, the same to read as follows:

Sec. 18.08.102(b).1330. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC16-00020, thereby changing the use of land indicated therein, relating to a ±76.09 acre site located south of South McCarran Boulevard and east of South Virginia Street on the interior of Meadowood Mall Circle in the Mixed Use/Convention Regional Center/General Mixed Use (MU/CRC/GMU) zone, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 5199 to change the text in the SPD handbook to modify standards for: a) sign type, size and locational requirements; b) building orientation; c) street and pedestrian system design; d) light pole height; e) exterior building materials; f) architectural style; g) building identity for certain tenants; h) parking deck facades; i) modifying "department store identity" to "key tenant identity"; and j) changes to the SPD text and compliance checklist to reflect the changes to items a-i as listed above, as described in Exhibit B.

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 16th day of December, 2015, by the following vote of the Council:

AYES: Delgado, McKenzie, Brekhus, Duerr, Jardon, Schieve

NAYS: None

ABSTAIN: Bobzien ABSENT: None

APPROVED this 16th day of December, 2015.

HILLARY L. SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

ASHLEY D. TURNEY
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

CITY OF RENO CORPORATE SEAL WASHOE COUNTY, NEVADA

EFFECTIVE DATE: December 18, 2015.

Stantec Consulting Inc.
950 Industrial Way
Sparks NV 89431 USA
Tel: (775) 358-6931 Fax: (775) 3
www.stantec.com

EXHIBIT "A"

Stantec

December 10, 1999
Project No. 80400533

Jeff Codega Planning & Design
Zone Change
Legal Description

All that real property situate in a portion of the NW¼ Section 31, T19N, R20E, MDM, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Lots 1, 2, 3, and 6 of Meadowood Regional Retail Development Subdivision, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 14, 1977, under Filing No. 475753, as Tract Map No. 1663, Official Records and Parcel B as set forth on Parcel Map No. 2912, filed for record on June 2, 1995, as File No. 1898051, Official Records of Washoe County, Nevada.

Containing an area of 76.09 acres of land, more or less.

The above described parcels are subject to all easements and reservations of record.

BASIS OF BEARINGS: Meadowood Regional Retail Development Subdivision, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 14, 1977, under Filing No. 475753, as Tract Map No. 1663, Official Records.

\\renoserv05\data-2\survey\80400533\wpdocs\legals\codega lgl.doc

Buildings

Environment

Industrial

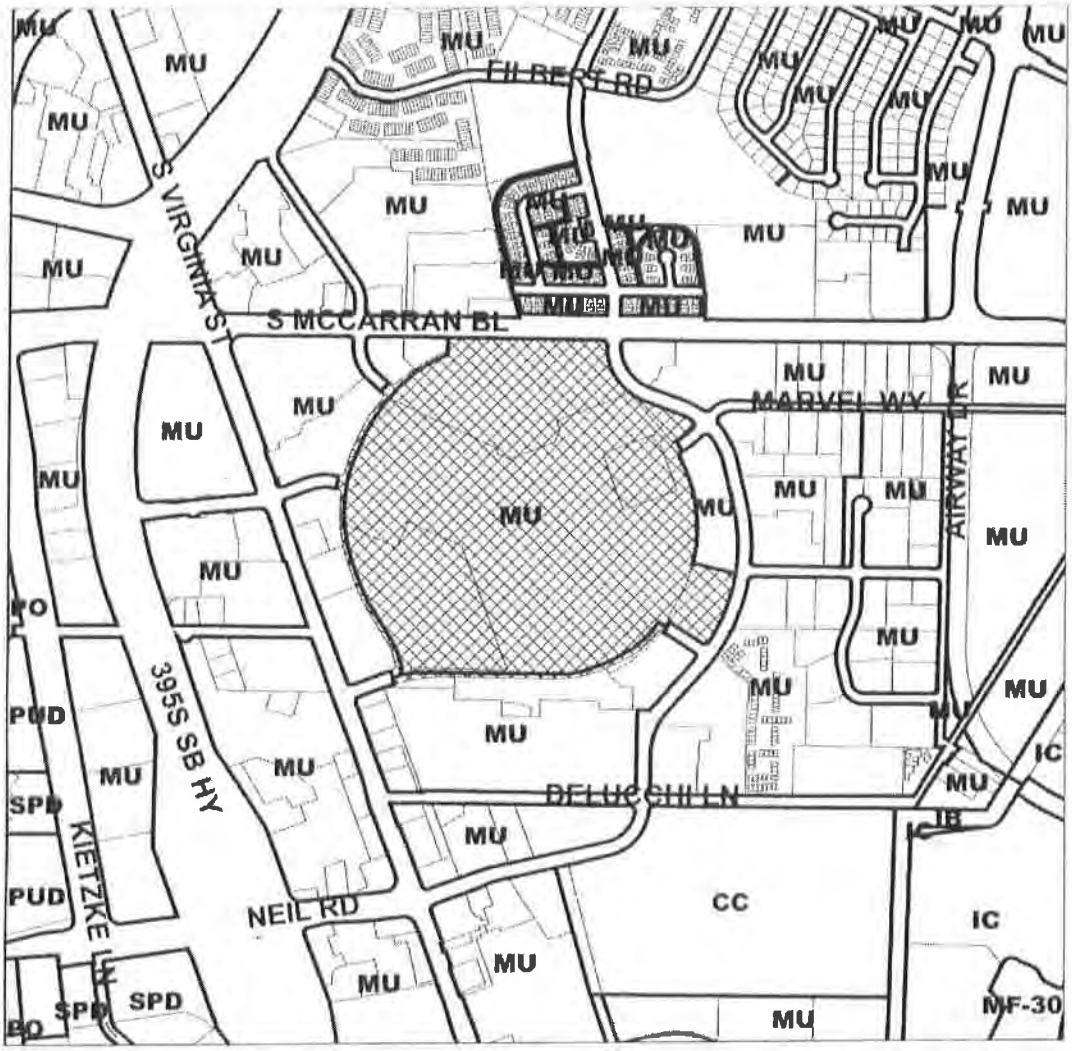
Management Systems

Transportation

Urban Land

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
JAMES A. MACK
No. 6897

12-10-99



LDC16-00020 (Meadowood Mall SPD Amendment)

Subject Site

0 125250 500 750 1,000 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department.

Map Produced: October, 2015

Community Development Department

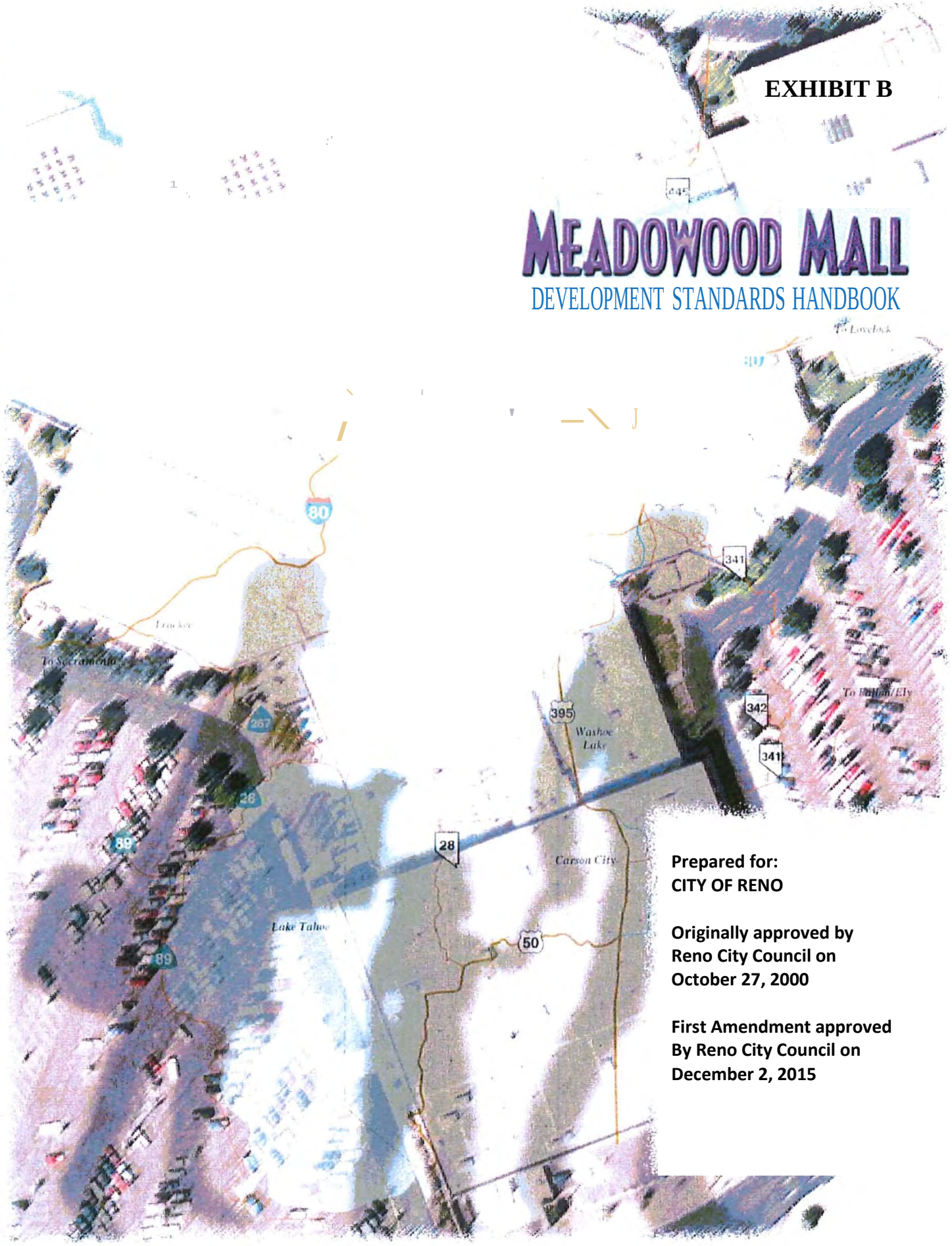
1 East 1st Street P.O. Box 1900 Reno, NV 89505

Phone: 321-8309 Fax: 334-2043 www.reno.gov

EXHIBIT B

MEADOWOOD MALL

DEVELOPMENT STANDARDS HANDBOOK



Prepared for:
CITY OF RENO

Originally approved by Reno City Council on October 27, 2000

First Amendment approved By Reno City Council on December 2, 2015

TABLE OF CONTENTS

CHAPTER ONE - PROJECT DESCRIPTION 1-1

Introduction 1-1

Statement of Purpose and Plan 1-1

Intent 1-1

Project Location 1-1

Site Plan Review Process 1-3

Application for Site Plan Review 1-3

Plan Amendment Process 1-3

Applicability 1-3

CHAPTER TWO - SPECIFIC PLAN DISTRICT DEVELOPMENT STANDARDS 2-1

Definition of Terms 2-1

Intent 2-1

Standards 2-1

Guidelines 2-1

Land Use Classes 2-1

Intent 2-1

Development/Site Plan 2-1

Building Orientation and Location 2-1

Intent 2-1

Standards 2-1

Street and Pedestrian System Design 2-3

Intent 2-3

Standards 2-3

Guidelines 2-5

Parking 2-7

Intent 2-7

Standards 2-7

Guidelines 2-7

Exterior Mechanical, Electrical Equipment, Service Areas and Trans Enclosure Screening 2-9

Intent 2-9

Standards 2-9

Guidelines 2-9

Lighting 2-11

Intent 2-11

Standards 2-11

Guidelines 2-11

Architecture 2-12

Intent 2-12

Building Size 2-12

Standards 2-12

Building Height 2-12

Standards 2-12

Building Exteriors – Material and Façades 2-12

Standards 2-12

Guidelines 2-14

Landscape Architecture 2-15

Intent 2-15

General 2-15

Standards 2-15

Guidelines 2-15

Mall Buildings 2-15

Standards 2-15

Guidelines 2-16

Parking Lots/Parking Structures 2-16

Standards 2-16

Guidelines 2-18

Mall Building/Vehicular Entries and Public Open Spaces 2-18

Standards 2-18

Guidelines 2-21

Screening for Service/Loading Areas 2-22

Standards 2-22

Guidelines 2-22

Signs 2-24

Intent 2-24

General Standards 2-24

General Guidelines 2-25

Wall Signs 2-25

Intent 2-25

Standards 2-25

Guidelines 2-26

Ground Signs 2-26

Intent 2-26

Standards 2-26

Guidelines 2-27

Other Sign Types 2-27
Standards 2-27
Infrastructure – Public and Private Improvements 2-28
Intent 2-28
Standards 2-28
Summary and Conclusions of the Traffic Impact Analysis Report 2-29

FIGURES

Figure 1-1 Location Map 1-1
Figure 1-2 Existing Site 1-2
Figure 2-1 Building Setbacks 2-2
Figure 2-2 Typical Mall Pedestrian Circulation 2-4
Figure 2-3 Typical Public Open Space Concept 2-5
Figure 2-4 General Location of Public Open Space 2-6
Figure 2-5 Typical Mall Entrances 2-7
Figure 2-6 Parking Stall Standards 2-8
Figure 2-7 Examples of Mechanical and Electrical Screening 2-10
Figure 2-8 Example of Project Parking Lot Lighting 2-11
Figure 2-9 Existing Meadowood Mall 2-13
Figure 2-10 Parking Decks Character Examples 2-13
Figure 2-11A Typical Landscape Treatment Adjacent to Mall Building 2-16
Figure 2-11B Typical Landscape Treatment Adjacent to Mall Building 2-17
Figure 2-12 Typical Landscape Treatment in Parking Lots and Adjacent to Ring Road 2-18
Figure 2-13 Areas for Landscaping 2-19
Figure 2-14 Typical Landscape Treatment Adjacent to Parking Garages 2-20
Figure 2-15A Typical Focal Mall Building Entry Landscape Treatment 2-21
Figure 2-15B Typical Mall Building Entry Landscape Treatment 2-22
Figure 2-16 Examples of Service and Loading Area Screening 2-23
Figure 2-17 Conceptual Vehicular Entry Landscape Treatment 2-24
Figure 2-18 Department Store Wall Sign 2-25
Figure 2-19 Conceptual Mall Identity Monument Signs 2-26
Figure 2-20 Existing Mall Identity Monument Sign 2-27
Figure 2-21 Examples of Direction Signs 2-27
Figure 2-22 Signage on Awnings 2-28

TABLES

Table 2-1 Recommended Roadway Improvements 2-31

APPENDICES

Definitions A-1
Landscape Palette A-3
Development Standards Compliance Checklist A-5
Exhibit 1 – Application Requirements for Site Plan Review A-9
Exhibit 2 – Allowed Uses A-11
Exhibit 3 – Legal Description A-12

CHAPTER ONE – PROJECT DESCRIPTION

INTRODUCTION

This Development Standards Handbook (Handbook) has been approved by the City of Reno pursuant to Case Number 231-00 to amend the zoning map from Community Commercial (CC) to Specific Plan District (SPD) relating to Meadowood Mall. Meadowood Mall is located at the southeast quadrant of the intersection of South McCarran Boulevard with South Virginia Street in Reno, Nevada as depicted in Figure 1-1 Location Map on this page. The property to which this development Standards Handbook applies is identified by Assessor's parcel numbers 025-372-01, 02, 07, 29, 30 and 32. The legal description for the property is in the Appendix.

The purpose of the Handbook is to establish development guidelines, standards and procedures in connection with any future expansion of Meadowood Mall with up to an additional 1,000,000 square feet of gross leasable area (GLA) over and above the 896,000 ± square feet of existing GLA. Compliance with the applicable provisions of the Handbook shall be a condition for obtaining a building permit for any expansion.

The project will be developed in phases depending on numerous factors such as market demand, interest rates, competition and other similar factors. The developer shall have the right to develop the project in phases in such order and at such times as the developer deems appropriate within the exercise of its subjective business judgement and the provisions of this Handbook. The developer shall not be obligated to develop the project.

STATEMENT OF PURPOSE AND PLAN

The developer plans to expand Meadowood Mall by up to an additional 1,000,000 square feet of GLA over the next fifteen to twenty years. This expansion will occur within the site area identified on the Existing Site Plan, Figure 1-2 on page 1-2. Expansion plans could include the addition of new department store(s), expansions to existing department stores, additional mall shops and parking decks. The expansion of Meadowood Mall will be executed in phases in response to market conditions.

This Handbook addresses the specific needs for expansion of Meadowood Mall by establishing a Specific Plan District (SPD). This Handbook also sets forth standards and thresholds for development of Meadowood Mall. In conjunction with the SPD, a Development Agreement has been approved, which establishes the vested development rights and obligations between the parties.

INTENT

The SPD and Development Agreement recognize that Meadowood Mall requires and merits the application of special design and other criteria different from those embodied in the City's existing zoning ordinance. Its purpose is to enhance and maintain an economically viable shopping center.

PROJECT LOCATION

Meadowood Mall is located in southeast Reno, south of McCarran Boulevard, and east of South Virginia Street on 76.09± acres. Surrounding land uses included commercial to the west and north. Professional offices are located directly east of Meadowood Mall, with multi-family residential located to the south, southeast, and northeast of the project site. The location of the mall is depicted in Figure 1-1 Location Map.

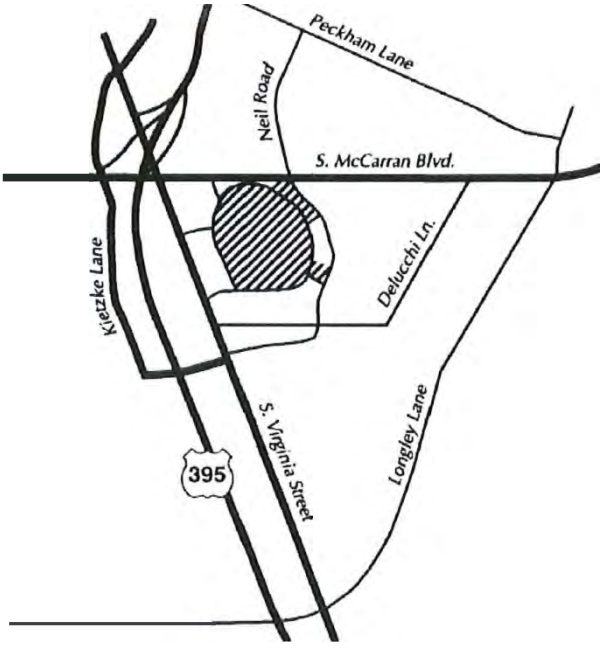


FIGURE 1-1 LOCATION MAP

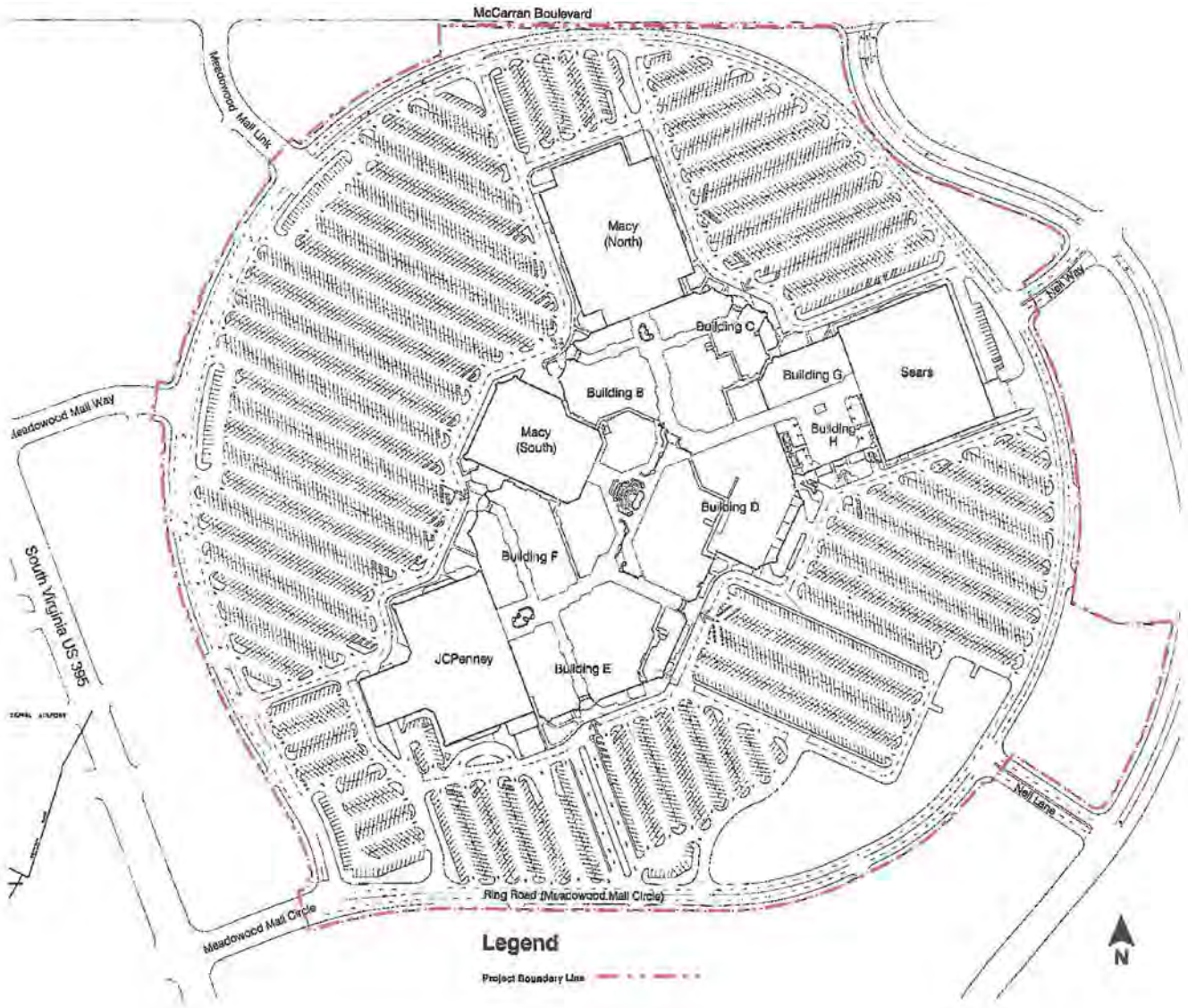


FIGURE 1-2 EXISTING SITE

SITE PLAN REVIEW PROCESS

All new construction, exterior additions or exterior modifications to any building or sign within the area identified as the Meadowood Mall as shown in Figure 1-2 Existing Site on page 1-2 are subject to a Site Plan Review consistent with the standards contained in this Handbook and Development Agreement.

In order to approve the site plan review application, the administrator shall make the following findings (and may impose limited conditions necessary to make such findings):

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.

APPLICATION FOR SITE PLAN REVIEW

All applications submitted for a building permit will require prior approval of a Site Plan Review by the City of Reno Community Development Department. Applications for Site Plan Review will include the information as shown in Exhibit 1 in the Appendix.

PLAN AMENDMENT PROCESS

Changes or refinements to this Handbook may be approved by the Administrator, when in the opinion of the Administrator, the changes or refinements do not impact the health, safety, and welfare of the general public; project design or site circumstances, etc. warrant the changes or refinements, and; the intent of the Development Standards Handbook is met with approval of the changes or refinements, and; the changes or refinements do not violate City code.

APPLICABILITY

This Handbook is applicable to new construction, additions, modification to existing structures, signs and landscape elements to be located within the project area identified in Figure 1-2 Existing Site on page 1-2.

The project shall comply with all applicable City codes, and plan reports, materials, etc. as submitted. In the event of a conflict between said plans, reports, and materials and City codes, City codes in effect at the time the building permit is applied for shall prevail except as provided for in the Meadowood Mall Development Agreement.

CHAPTER TWO – SPECIFIC PLAN DISTRICT DEVELOPMENT STANDARDS

DEFINITION OF TERMS

INTENT

Intent statements are provided to define goals for which the standards and guidelines are created. In circumstances where the appropriateness or applicability of a standard or guideline is in question or under negotiation, the intent statement will serve to provide additional direction.

STANDARDS

Standards are objective criteria that provide specific direction based on the stated intent. Standards are used to define issues that are considered critical to achieving the stated intent. Standards use the term "shall" to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- The intent for which the standard was created to address will not be achieved by the application of the standard in this particular circumstance;
- The application of other standards and/or guidelines will be improved by not applying this standard;
- The application of one or more related guidelines may be amended by the reviewing entity to provide a sufficient substitute for the standard, or;
- Unique site factors make the standard impractical.

GUIDELINES

Guidelines provide further considerations that promote the goals defined by the intent statements. Guidelines use the terms "should" or "may" to denote that they are considered pertinent to achieving the stated intent, but allow discretion based on site and project conditions. While the failure to meet a Guideline is not grounds for denial, it will be strongly considered when there is a request to waive a related standard.

LAND USE CLASSES

INTENT

To define the land use classes permitted as part of the Meadowood Mall expansion. The land uses are presented in the Specific Plan District Section of Reno Zoning Code (RMC 18.06286 (b)) and are as follows:

- Neighborhood Commercial
- Community Commercial
- Recreational Uses
- A list of specific Allowed Land Uses is contained in Exhibit 2 in the Appendix.

DEVELOPMENT / SITE PLAN

BUILDING ORIENTATION AND LOCATION

INTENT

To provide for the orderly expansion of the shopping center to a more urban and intense use.

To define the relationship of new structures, including parking decks to the existing buildings and the circulation / access system.

To spatially define the "ring road" with building setbacks, architectural elements and/or landscaping which helps to create a positive environment along the "ring road".

STANDARDS

BUILDING SETBACKS (INCLUDING PARKING STRUCTURES)

- Building setback lines within the ring road shall be at least fifteen (15) feet, as measured from the inside radius of the ring road. Building setback lines on that portion of the property outside of the ring road shall be a minimum of fifteen (15) feet as measured from the outside radius of the ring road easement. Setbacks for rear and side yards outside the ring road shall similarly be fifteen (15) feet

as measured from the relevant property line. Figure 2-1 Building Setbacks on this page illustrate the building setbacks.

- Parking structures under two levels in height located within the ring road shall be setback at least fifteen (15) feet as measured from the inside radius of the ring road. Building setbacks for parking structures exceeding two supported levels in height shall include a building minimum inset of five (5) feet in width for each additional supported level. Figure 2-1 Building Setbacks illustrates the parking structure setbacks on this page.

BUILDING ORIENTATION

Meadowood Mall is an existing collection of buildings that are oriented to an internal pedestrian circulation system and an external vehicular and pedestrian circulation system. New buildings and parking structures may be located to give primary focus to the internal orientation of new structures relative to the existing structures. External orientation of buildings shall be designed to optimize access, parking and traffic circulation. Nothing contained in this Handbook shall be construed to prohibit free standing buildings, separate from the existing collection of buildings.

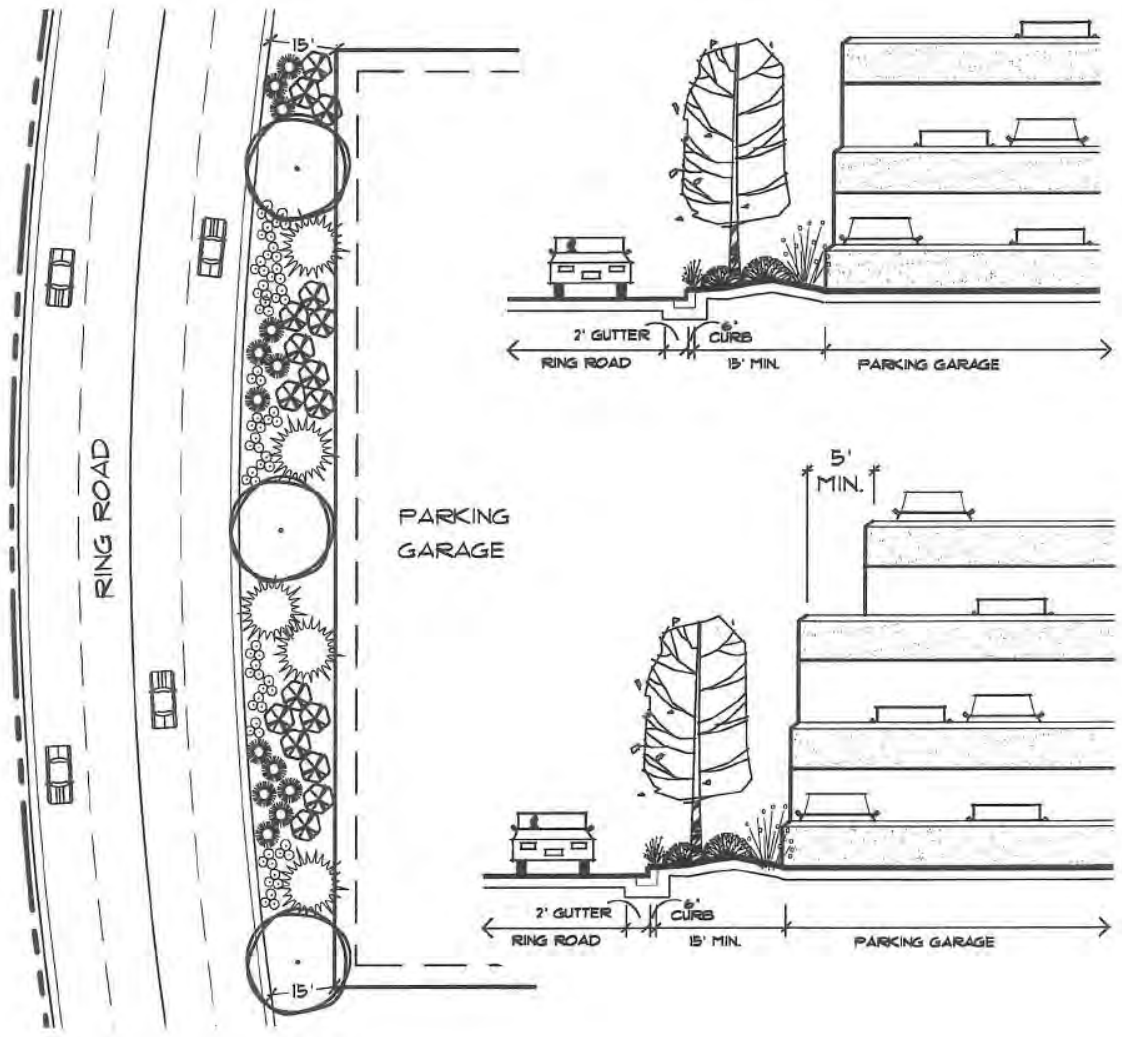


FIGURE 2-1 BUILDING SETBACKS

STREET AND PEDESTRIAN SYSTEM DESIGN

INTENT

To promote harmonious interaction between the pedestrian, vehicular and built environment.

To provide balance in the design of the ring road environment by responding to the needs of all users. In particular, to create designs that provide the same level of convenience for all modes of transportation users including motorists, bicyclists, pedestrians and transit.

To create comfortable and safe environments along the ring road and internal circulation elements and at designated crossings for both pedestrians and bicyclists.

To create clear, comfortable and direct connections between building entrances and the sidewalk system.

STANDARDS

- All street level entries shall be directly connected to the parking structures with a five (5) foot minimum width walkway. For details on entry type and landscape standards, refer to Architecture on page 2-12 and Landscape Architecture on page 2-15. Refer to Figure 2-15A Typical Focal Mall Building Entry Landscape Treatment on page 2-21 and Figure 2-15B Typical Mall Entry Landscape Treatment on page 2-22.

- New building location and orientation shall create pedestrian circulation continuity with the existing buildings and parking structures. Figure 2-2 Typical Mall Pedestrian Circulation illustrates the pedestrian connections with a mall entry on page 2-4. A pedestrian access and circulation plan for the expansion area shall be provided with each building addition to the project.

- Prior to issuance of a certificate of occupancy for the first phase of expansion, a five (5) foot wide sidewalk shall be constructed along the south side of McCarran Boulevard adjacent to the site between Neil Road and Meadowood Mall Link.

- A minimum of four (4) sidewalk connections from the adjacent public streets shall be provided. Additional sidewalk connections may be required, as deemed appropriate by staff with application for each site plan review. At least two (2) sidewalk connections between adjacent streets and the interior of the site shall be provided with the first expansion phase.

- There shall be a minimum of three (3) additional outdoor public open spaces or focal entries provided with the buildout of the Mall. There shall be constructed a minimum of one public open space for each 250,000 square feet of mall expansion. For increments between these thresholds, staff will determine, in consultation with the developer, the appropriateness and location of the next public open space area. In any event, construction of the public open space may not necessarily be constructed in precise 250,000 square foot increments. These public open spaces shall be a minimum of 2,500 square feet. Figure 2-3 Typical Public Open Space Concept on page 2-5 illustrates the general layout for the public spaces. Illustrating the General Location of Public Open Space is Figure 2-4 on page 2-6. Standards for the public open space and focal entries shall be consistent with the Mall Building/Vehicular Entries and Public Open Space on pages 2-18 and 2-21 as shown in figure 2-15A on page 2-21.

- The public open space/plazas shall be functional and comfortable by providing decorative paving, furnishings such as seating, low walls suitable for seating, lighting, fountains, and trash receptacles. Shade structures and public art may also be included. Existing mall entrances are illustrated in Figure 2-5 Typical Mall Entrances on page 2-7.

- At such time as an additional open space plaza is required, its location shall be incorporated into the site plan such that it provides an interface at or near the perimeter of mall buildings, providing that the area is not entirely enclosed or blocked by building or parking structures.

- Mall entries, excluding service entries shall serve as alternative entries to the Mall and department stores and shall have a minimum of a ten (10) foot sidewalk approach. These entries will be located throughout the Mall and department store. Refer to Landscape Architecture, Mall Building and Vehicular Entries Section, for details of conceptual design standards on page 2-18.

- A transit station, either public and/or private, shall be incorporated into the pedestrian circulation of the site. This requirement shall be addressed with each building addition, as applicable.

- To enhance transit use, bicycle use, pedestrian activity and carpooling, an Employee Trip Reduction (ETR) program will be provided. The ETR program shall be implemented prior to the issuance of any certificate of occupancy for the first phase of development, and continuously maintained by the developer or subsequent owner. ETR program provisions shall be subject to Regional Transportation Commission and Community Development Department approval.

- Bicycle parking shall be provided equal to one and one half (1.5) percent of net automobile parking space requirement for each expansion. The bicycle parking shall be distributed between public and employee entries. Each inverted-U rack shall count as two (2) bicycle parking spaces. A bicycle parking plan demonstrating compliance with this standard shall be provided with each building expansion or phase.

- Any curb cuts with access onto public right-of-way shall require City approval.

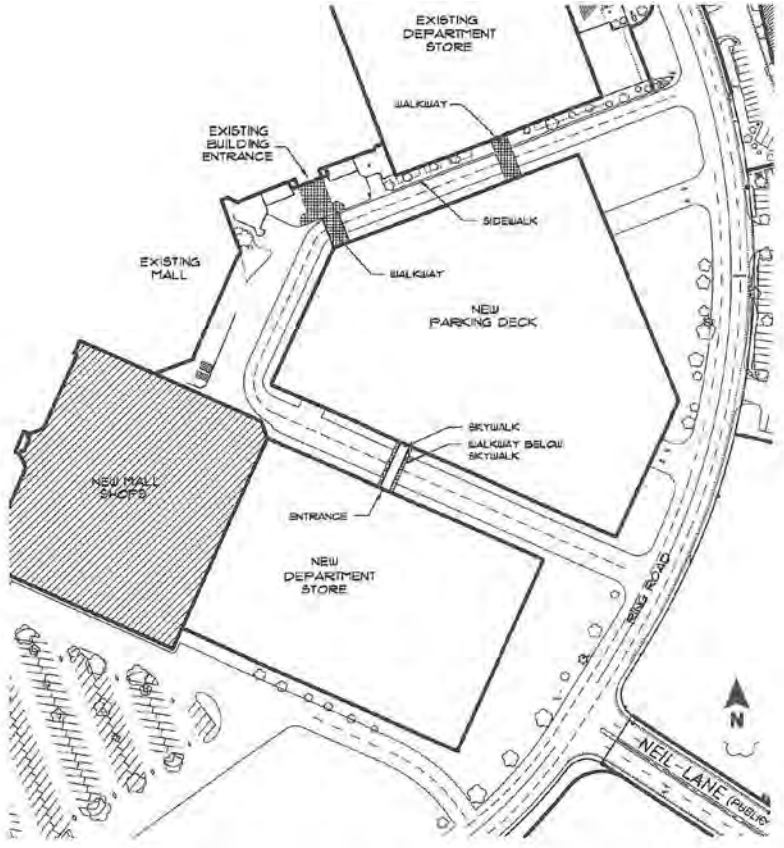


FIGURE 2-2 TYPICAL MALL PEDESTRIAN CIRCULATION

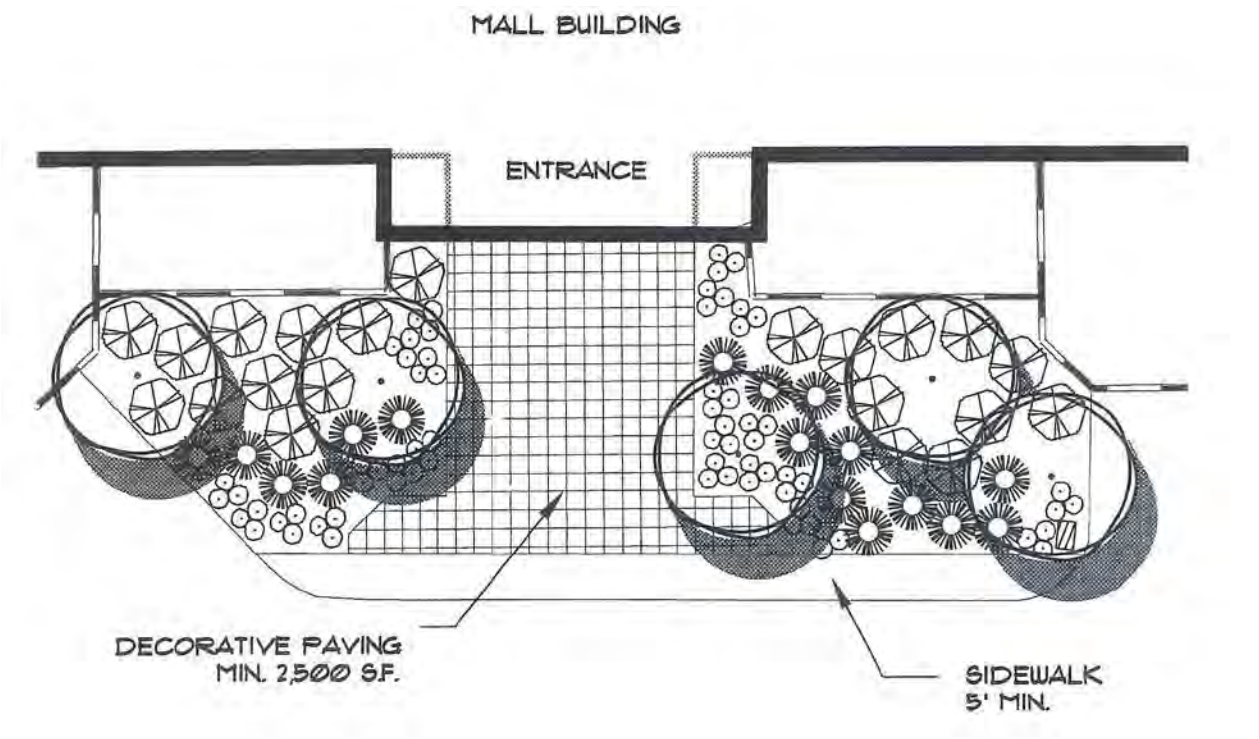


FIGURE 2-3 TYPICAL PUBLIC OPEN SPACE CONCEPT

GUIDELINES

- Mall building entries should have identity signage and landscaping. Multiple entries should be provided for pedestrians.
- Where practical, pedestrian and vehicular circulation should be separated to minimize conflicts.
- Drop-off lanes, and/or vehicular access drives will be allowed between parking garages and the mall building if designed to accommodate and encourage pedestrian connections.
- The existing transit facilities will be maintained to provide convenient access to the Mall for both patrons and employees.
- New or expanded transit facilities will be developed on-site in coordination with the mall developer, City of Reno and Regional Planning Transportation Commission (RTC). The transit facilities will be provided in proportion to transit growth and ridership. Transit facilities will be designed to minimize modal conflicts and to provide efficient transit operations on-site.
- Pedestrian walkways to mall entries should be provided from designated on-site public transit facilities.
- New or expanded buildings should provide secure, conveniently located bicycle parking, including designated parking areas within the ground level of parking structures. Bicycle parking should be located close to building entrances, and in public view. While separate and specific bicycle routes within parking areas and drives are not required, nor in many cases encouraged, drives and sidewalk areas in front entries of buildings should be designed to accommodate bicycles.
- Building location and orientation should provide continuous pedestrian circulation with the adjoining and existing buildings.

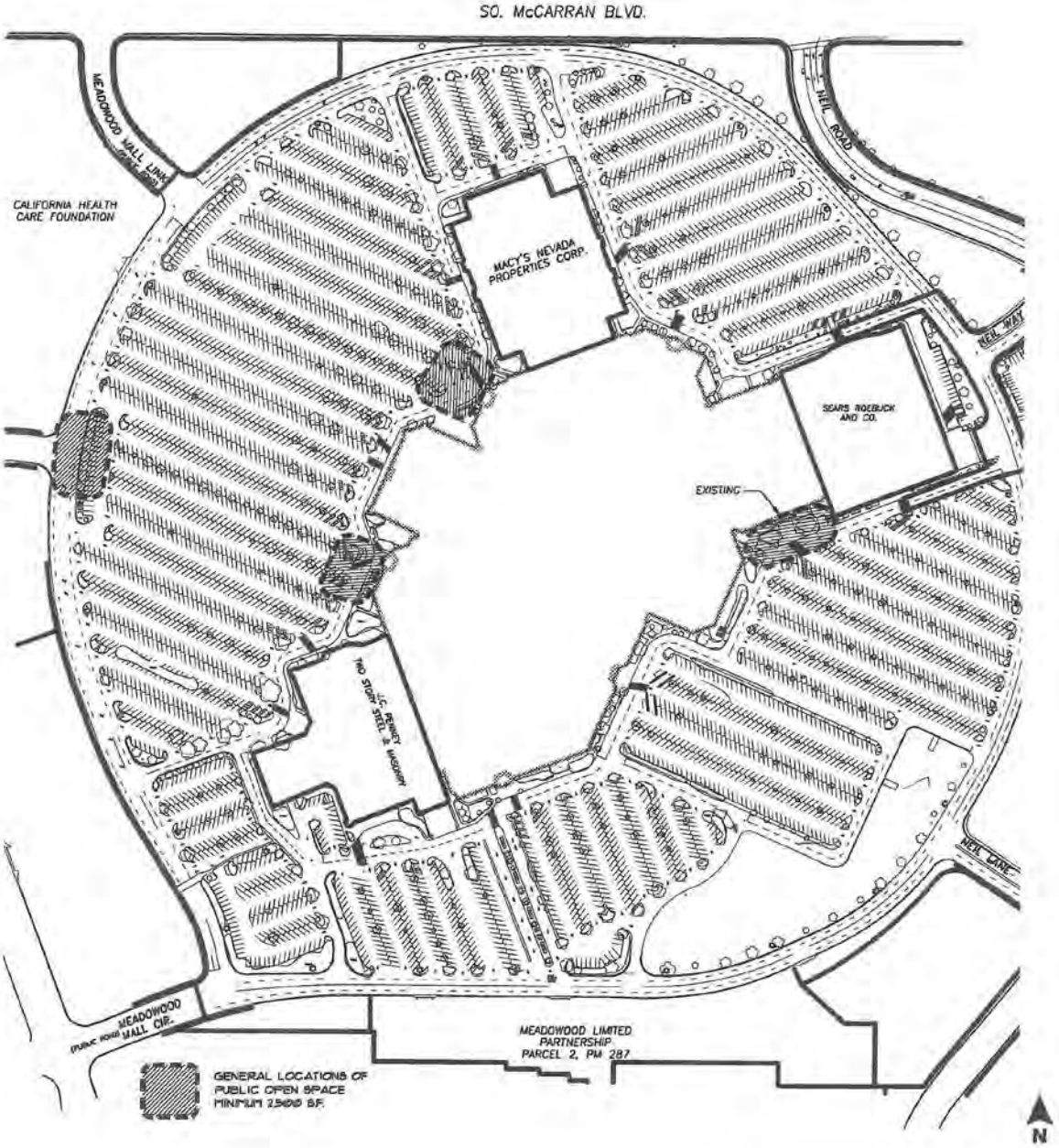


FIGURE 2-4 GENERAL LOCATION OF PUBLIC OPEN SPACE

PARKING

INTENT

To provide adequate parking capacity based upon standards which may from time to time be adopted by the Institute of Transportation Engineers (ITE), Urban Land Institute (ULI) or other validated parking demand study standards for major regional shopping centers.

STANDARDS

- Parking shall be provided based on a ratio of 3.15 parking spaces per 1,000 square feet of gross building area (GBA) for the Mall building. Parking shall be provided based on a ratio of 3.8 parking spaces per 1,000 square feet of BGA for Department Stores. The minimum accessible parking requirement is twenty (20) spaces plus one (1) space for each 100 spaces over 1,000 spaces required. Requests to reduce the parking ratio will be considered if the Mall implements Traffic Demand Management (TDM) measures such as ridesharing, carpooling, employees transit pass subsidies, etc.

- Upon application for either a building permit or business license, the applicant shall provide to the City a parking calculation of required parking versus parking provided to ensure that an adequate number of parking stalls are available. The administrator can allow up to a 10% reduction of the total required parking for the expansion on an interim basis. For example, when the parking required would necessitate the construction of partial parking decks, the parking shortfall shall be provided with the next phase of construction.

- Parking shall be at a 60º angle with one-way aisles or 90º angle with two-way aisles. Compact parking spaces shall not exceed 25% of total required parking spaces. Figure 2-6 Parking Stall Standards on page 2-8 illustrates the minimum dimensions for standard, compact and accessible parking stalls, and associated drive aisle widths.

GUIDELINES

- Parking areas (including the size and orientation of individual parking spaces) should be designed in accordance with standards adopted by ITE, ULI or other similarly accredited organizations.

- Parking at other angles and dimensions may be provided as approved by the City.

Mall Entry

Focal Entry

FIGURE 2-5 TYPICAL MALL ENTRANCES

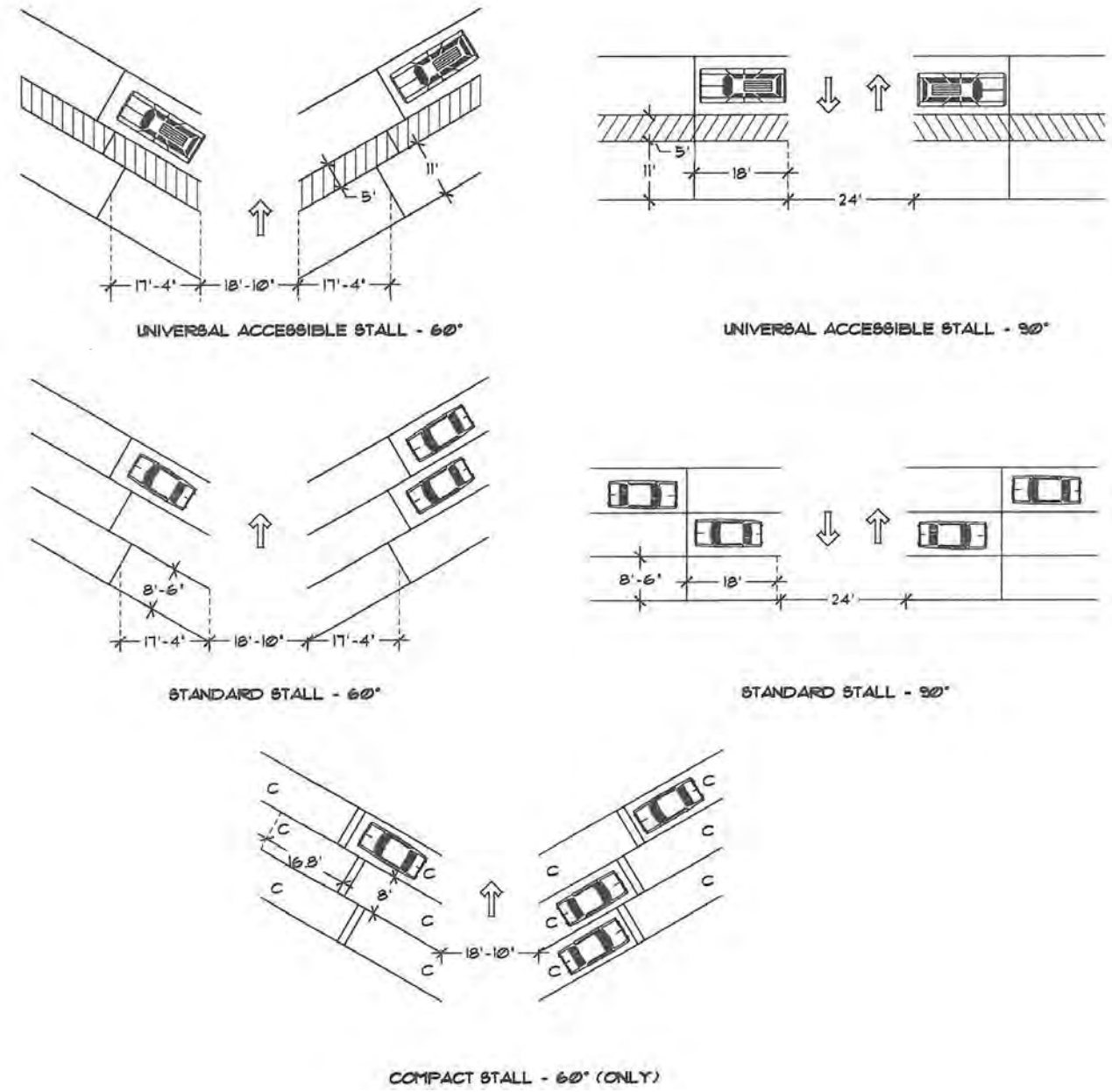


FIGURE 2-6 PARKING STALL STANDARDS

- Compact parking spaces are encouraged to be used at tree planter locations in surface parking lots.

- In all cases, the administrator should have the authority to vary parking requirements if the applicant is able to provide sufficient information on similar projects from industry standards such ITE, ULI or other source for regional shopping centers that demonstrate alternative parking requirements are justified. Examples of justification could include shared parking during off-peak hours or more recent studies showing different parking demands.

EXTERIOR MECHANICAL, ELECTRICAL EQUIPMENT, SERVICE AREAS AND TRASH ENCLOSURE SCREENING

INTENT

To minimize the visual impact of services areas, refuse storage, and mechanical/electrical equipment from streets and parking areas.

STANDARDS

- Switch boxes, transformers, electrical and gas meters and other above ground or building-mounted utility elements shall be screened or located out of view from the ring road or public areas, such as exterior public entrances and courtyards. Transformers and other utility equipment that must be above ground shall be screened with planting, berms or with enclosures acceptable to the utility company providing the service. Refer to Figure 2-7 Examples of Mechanical and Electrical Screening on page 2-10.

- Mechanical screens and penthouse structures shall be integrated with the façade of the building. Screens shall be continuous and "solid" in appearance (no picket fences permitted). All rooftop utility and mechanical equipment shall be screened by the actual building elements or parapets rather than an open lattice enclosure. All mechanical and utility equipment shall be painted in colors compatible with the color of the roof. Refer to Figure 2-7 Examples of Mechanical and Electrical Screening on page 2-10.

- Service and loading area screening shall be per the landscape standards in the Landscape Architecture section for Screening for Service/Loading Areas on page 2-22.

- Loading areas and trash enclosures shall be located either inside a closed building or behind a visual barrier to screen from streets/accessways and parking lot areas. Refer to Figure 2-16 Examples of Service and Loading Area Screening on page 2-23.

- The specific landscape standards are in the Landscape Architecture Screening for Service/Loading Areas section of this Handbook on page 2-22.

- Loading docks shall be set back, recessed and screened from view by walls, berms or plantings as described in landscaping standards. Refer to Figure 2-16 Examples of Service and Loading Area Screening on page 2-23.

- Exterior on-site utilities, including sewers, gas lines, water lines, electrical, telephone and communication wires and equipment shall be installed underground.

- Outdoor storage shall be prohibited.

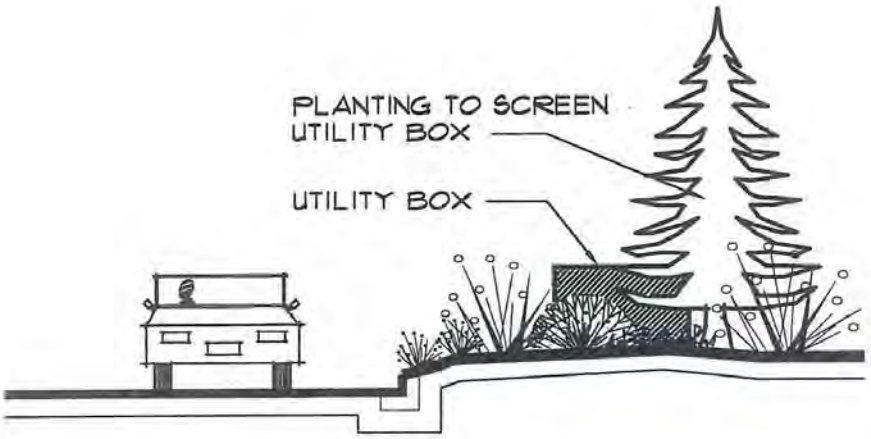
- The screening design shall complement the building design. The method of screening shall be architecturally integrated in terms of materials, color, shape and size.

- All enclosures shall be designed of durable materials with finishes and colors that are consistent with or complementary to the overall architectural design.

GUIDELINES

- To the extent practical, refuse storage and collection areas should be combined with other service and loading areas.

- Where practical, refuse containers and transformers should share the same enclosure or enclosed area.



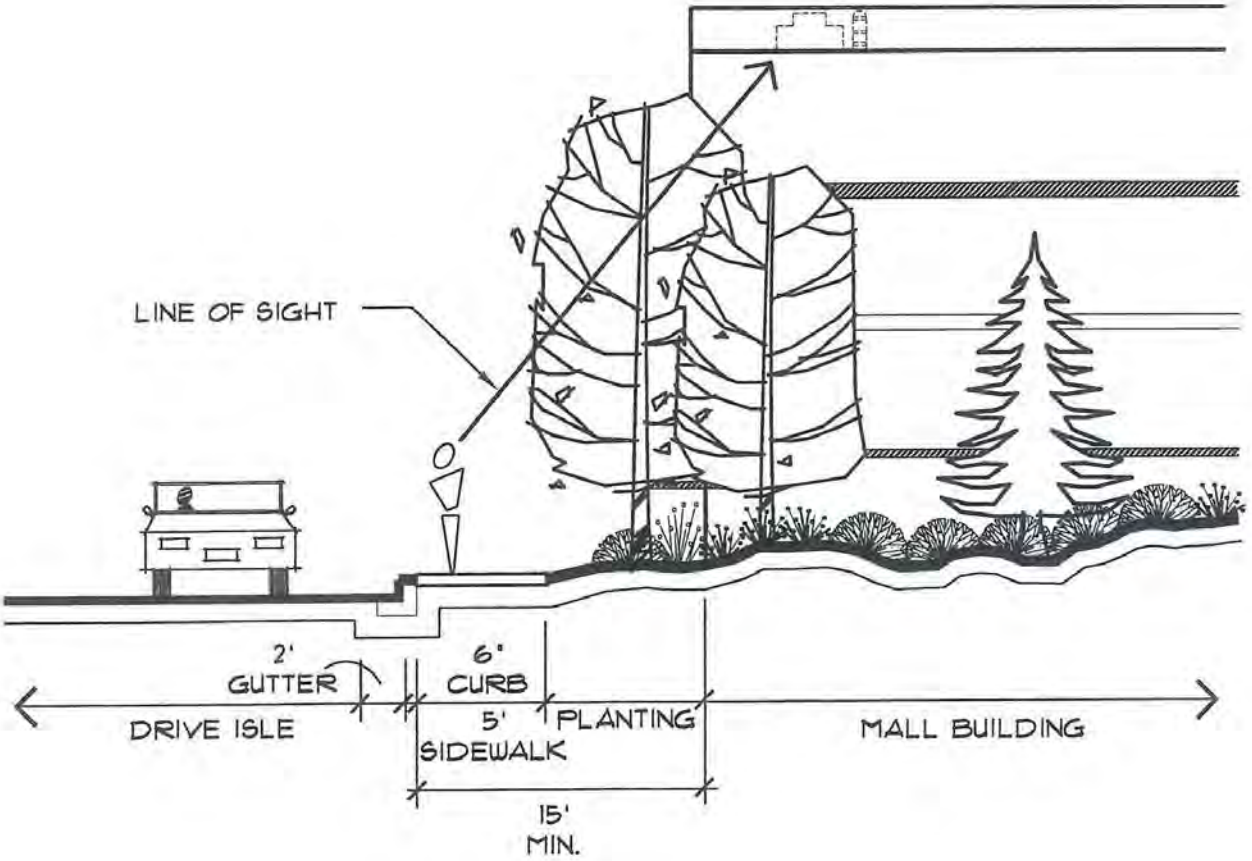


FIGURE 2-7 EXAMPLES OF MECHANICAL AND ELECTRICAL SCREENING

LIGHTING

INTENT

To enhance safety, to emphasize important and functional areas of the mall (i.e. entrances, pedestrian accessways) and add to the aesthetic cohesiveness of the project.

STANDARDS

- All new or replaced light standards for surface parking lots shall be limited to fifty (50) feet in height, including the base. Light standards installed prior to the date of adoption of this Handbook may be in excess of fifty (50) feet in height. Refer to figure 2-8 Example of Project Parking Lot Lighting on this page.
- Lighting shall be shielding as needed to prevent glare onto adjoining residential land uses.
- No light standard shall be placed within forty (40) feet of residential properties.
- Light fixtures on the roof-top level of parking structures shall be of a 'sharp cut-off' type that directs the light down onto the parking surface designed to be as inconspicuous from adjoining streets and residential buildings as is practical. Parking deck light standards shall be limited to twenty (20) feet in height, including base.
- Parking lot, service area and security lighting shall use white light sources such as metal halide, incandescent, or mercury vapor lamps.

GUIDELINES

- Parking lot lighting should be consistent with the architecture and consistent throughout the entire mall site.
- Exterior building lighting is encouraged and should accentuate building elements such as entrances, bays, corner elements or pilasters, and/or create lighting patterns that emphasizes the building's architectural/structural forms.
- Light levels at public entrances should be higher than those in surrounding exterior spaces, while maintaining an appropriate balance with ambient public area lighting levels.
- Decorative lighting such as accent lighting in planters will be allowed as long the lighting is directed away from the vision of pedestrian or motorists.
- Decorative and accent lighting should be designed to achieve their intended purpose.

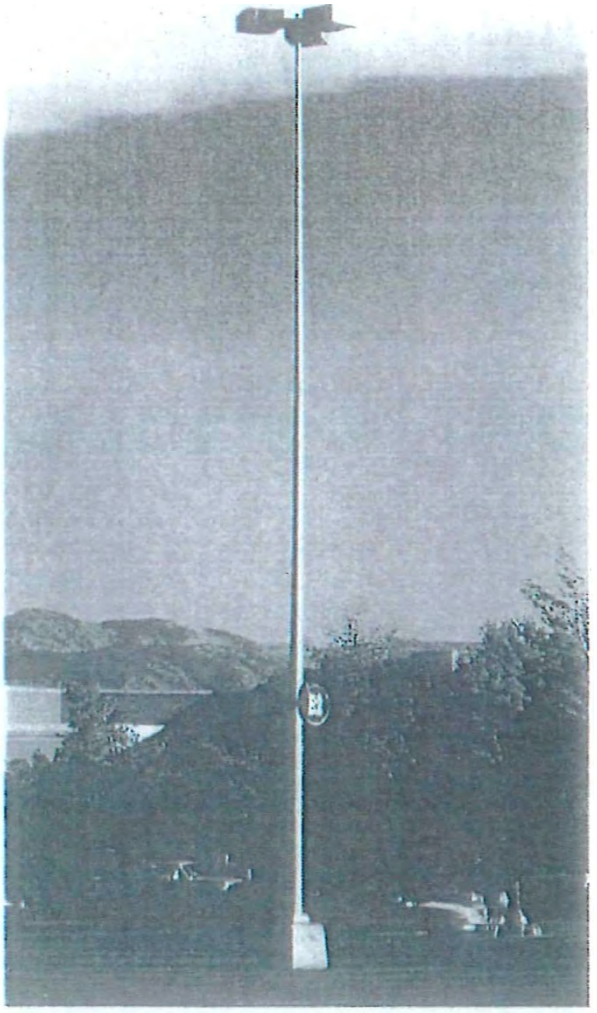


FIGURE 2-8 EXAMPLE OF PROJECT PARKING LOT LIGHTING

ARCHITECTURE

INTENT

To provide designs with distinct identities for the department stores, while expressing a thoughtful integration of buildings or building components.

To create buildings with a human scale at places with pedestrian activity.

To avoid monotonous, monolithic buildings.

To design new building(s), including department stores and the shopping center, that complement the character of the existing project buildings. For the existing architecture refer to Figure 2-9 Existing Meadowood Mall on page 2-13.

BUILDING SIZE

STANDARDS

- Meadowood Mall shall be allowed to expand by an additional 1,000,000 square feet of GLA.
- The gross building area (GBA) shall be a maximum of 25% above the approved 1,000,000 square feet gross leasable area (GLA). Each expansion plan shall include the existing/proposed GBA and existing/proposed GLA.

BUILDING HEIGHT

STANDARDS

- Meadowood Mall is located within a "focal center" as designated in the City's Master Plan. Buildings shall be limited to seventy-five (75) feet in height.
- Parking structures in that portion of the property within the ring road shall be limited to fifty-five (55) feet and parking structures outside of the ring road shall be limited to forty (40) feet.

BUILDING EXTERIORS – MATERIALS AND FACADES

STANDARDS

- All buildings shall be constructed of durable materials which are suited to local conditions, professionally crafted or fabricated to high quality industry standards.
- Appropriate materials shall include plaster or "stucco" (including, but not limited to, synthetic EFIS stucco or other substitutes that resemble traditional plaster or "stucco"), brick, masonry, stone, metal, glass and tile.
- Predominant exterior building materials shall not include the following: smooth-faced concrete block, tilt-up concrete panels without fenestration or texture changes and pre-fabricated steel panels. Highly reflective mirror glass is prohibited.
- Each building within the center shall be architecturally finished on all exterior sides.
- Long wall planes or blank walls (over 50 linear feet) shall be articulated to create visual interest.
- Articulated Walls: Articulation of long or blank walls shall be accomplished by at least two of the following techniques:
    - Use of color or change in materials.
    - Use of building attachments such as columns, pilasters, cornices, reveals, recesses, projections or attachments.
    - Landscaping adjacent to building. Refer to Landscape Architecture section starting on page 2-15.
- Key Tenant Identity: Each tenant located within: 1) a store containing more than 30,000 square feet, 2) a freestanding building, 3) a restaurant, or 4) any other tenant with exterior facing facades (all considered "key tenants") is allowed to use its own individual architectural style to express its unique identity, as long as it is materially consistent with the standards contained in this Handbook.
- Exterior Colors: Facade colors shall be low reflectance, and of subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent color schemes are permitted as accents to the overall color(s) of the building.
- Parking Deck Facades: Parking deck facades shall provide architectural detail employing color, texture and/or design patterns to enrich the surface which are consistent with Meadowood Mall architecture. During the Site Plan Review process the applicant shall demonstrate that each parking structure has been designed to complement the architectural concept or expression of the adjacent building(s).

FIGURE 2-9 EXISTING MEADOWOOD MALL

FIGURE 2-10 PARKING DECKS CHARACTER EXAMPLES

- Parking Structure Building Inset: Parking structures along the ring road exceeding two supported levels shall include a minimum building inset of five (5) feet in width for each additional supported level over two.

- Roof Planes: Major roof planes shall appear to be horizontal as seen from the street and parking lots. Accent roof forms for elements such as skylights, arcades, porches, entries, porte cocheres, protruding bays, penthouses and other special architectural features shall be allowed.

GUIDELINES

- The common thread that runs through the exterior of Meadowood is the buff colored brick, capped by a precast concrete coping. Refer to Figure 2-9 Existing Meadowood Mall on page 2·13. The basic materials have numerous variations that are expressed in recesses, protrusions, and undulations of wall surfaces to create interest with shades, shadows and backgrounds for landscaping. Changes of patterns, sizes, coursings (vertical, horizontal, and soldier) create different patterns that add interest, while retaining the architectural harmony of the overall complex. Exterior fenestration may have a repetitive pattern.

- Building materials should he used to create interest, unity and compatibility. Exterior elements and materials should be limited incompatible with one another, and in scale with the building. Care should be taken that materials do not detract from the buildings' overall appearance. Articulated on parking decks may be of multiple colors, tones of same color, or changes in texture.

- Architectural Style: All mall buildings should incorporate a "harmonious" architectural design. The general architecture is "contemporary" reflecting current methods of construction. Each Key Tenant as described above on page 2-12 is allowed to utilize its own individual architectural identity. Refer to Figure 2-9 Existing Meadowood Mall on page 2-13.

LANDSCAPE ARCHITECTURE

INTENT

To provide a pleasant environment and to complement the building architecture.

To provide a human scale, screening and provide shade, particularly at key pedestrian access entries.

To soften and break up the visual presence of large buildings and paved areas.

To provide landscape materials and systems that conserve water, and are generally appropriate to the climate.

As Meadowood Mall expands in phases, the landscape standards apply to the development area of each expansion. This will minimize disturbances to the overall site and focus new improvements in the appropriate location. The new landscaping will be compatible with existing landscaping. The new landscaping shall transition into and complement existing landscaping.

GENERAL

STANDARDS

- Plant material shall be selected from the Plant Palette in the Appendix of this Handbook, which may be added to over time.
- Plant species selected shall be suitable to the Truckee Meadows environment. Plant selection shall contain a combination of materials with fast, medium and slow growth rates. Plants that have similar growing requirements shall be grouped.
- Inert ground covers shall not exceed 25% of landscape area and shall be composed of grey or brown colors.
- All landscape areas shall be maintained in a neat and attractive condition. Minimum requirements include replacing dead or dying plant material, mowing, pruning, regular fertilizing, watering and general clean-up.
- Plant species produce falling fruit shall not be located adjacent to paved areas.
- Irrigation systems shall be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.

GUIDELINES

- Plant species that can survive on low to moderate amounts of irrigation are favored.
- Species of plants should be massed or spaced to provide a simple, uncluttered look.
- A blend of evergreen and deciduous trees, shrubs and ground covers should be used to provide year-round visual interest.
- Use of vegetative ground cover is preferred over inert mulches.
- Site landscaping, walls, fences, sidewalks and pathways play an integral role in design. Colors and materials should be complementary to finishes of the adjoining buildings and such detailing should be considered in the final design.
- All planting areas should have automatic irrigation systems with backflow prevention per City of Reno code.
- Irrigation systems should be water efficient and require low maintenance.

MALL BUILDINGS

STANDARDS

- When practical, the minimum planter depth in front of a new mall building shall be ten (10) feet, excluding service areas. When new mall/department store building(s) are located adjacent to the ring road, the minimum planter depth shall be fifteen (15) feet, excluding service areas. Service areas shall conform to the standards for screening on page 2-22. Entries shall comply with the standards for entries on page 2-18. Refer to Figures 2-11A and B Typical Landscape Treatment Adjacent to Mall Building on page 2-16 and 2-17.

- Minimum deciduous tree size shall be two (2) inch caliper; minimum evergreen tree size shall be 50% six (6) feet in height and 50% eight (8) feet in height.

- Trees shall be planted at a rate of one (1) tree per 30 lineal feet of building façade, exclusive of accessways, allowing for groupings and clustering.

- Adjacent to the mall building, there shall be a mix of 50% deciduous trees and 50% evergreen trees.

- Minimum vegetative ground cover shall be 50% coverage at installation.

GUIDELINES

- Plantings along buildings should be placed to enhance the architecture.

- Clustering or grouping of plant materials creates interest and variety, enhancing the architecture of the Mall build-in and should be encouraged.

PARKING LOTS/PARKING STRUCTURES

STANDARDS

- **Minimum planter size for Parking Lots:** New planters along the "ring road" shall have a minimum width of fifteen (15) feet, allowing for canoe and similar shape planters, with trees planted at a minimum rate of one (1) tree per 30 lineal feet of frontage, exclusive of accessways. Within new surface parking lots, the minimum planter size shall have a minimum nine (9) feet inside dimension unless special provisions are made for protection of the tree from bumpers and special aeration techniques are used upon approval by the City Landscape Architect. New parking lots shall meet the requirement of one tree per fourteen (14) parking spaces. Refer to Figure 2-12 Typical Landscape Treatment in Parking Lots and Adjacent to Ring Road on page 2-18.

- The perimeter landscaping for new surface parking lots, parking structures and mall buildings adjacent to Ring Road shall include 33% oversized deciduous trees at three (3) inch caliper trees and remainder two (2) inch caliper for deciduous trees. In these areas, the mix of tree types

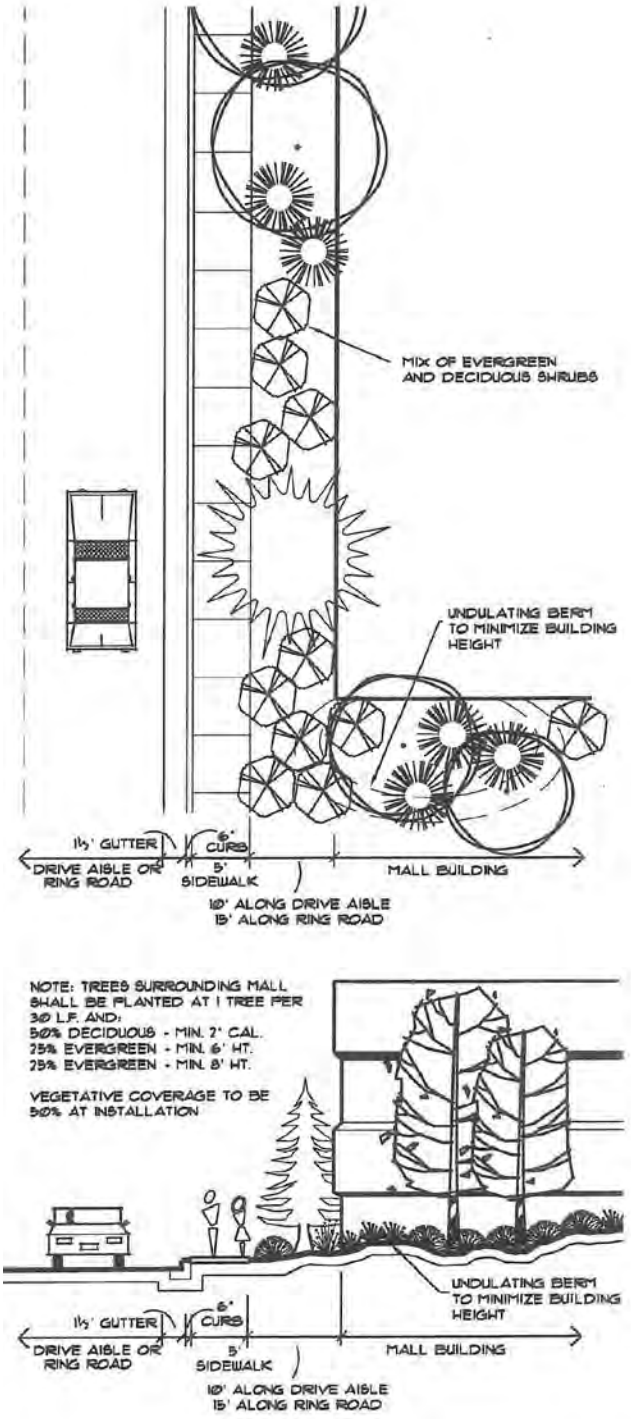


FIGURE 2-11A TYPICAL LANDSCAPE TREATMENT ADJACENT TO MALL BUILDING

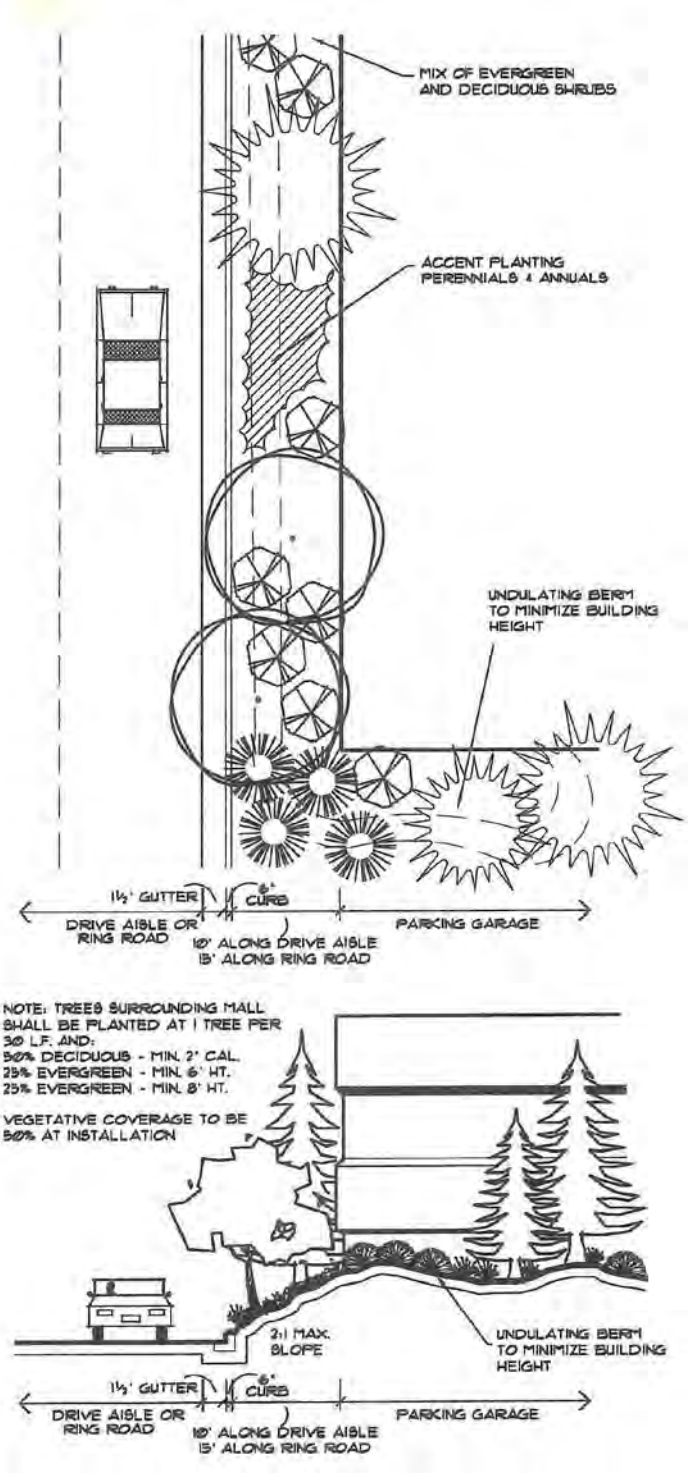


FIGURE 2-11B TYPICAL LANDSCAPE TREATMENT ADJACENT TO MALL BUILDING

shall be 60% deciduous and 40% evergreen. Evergreen trees shall be 50% eight (8) feet in height and 50% six (6) feet minimum height.

- With the first expansion, the vacant areas located adjacent to the northeast side of Ring Road (at the intersection of Neil Road and McCarran Boulevard) shall be improved with a minimum of fifteen (15) feet of landscaping. Refer to Area A in Figure 2-13 on page 2-19.

- With the first expansion, the developer shall install all of the missing trees in parking lot planters shown as Area B in Figure 2-13, Areas for Landscaping on page 2-19.

- With the first expansion, the developer shall install a minimum of fifteen (15) feet of landscaping per the perimeter landscape standards in this handbook. Refer to Area C as shown on Figure 2-13, Areas for Landscaping on page 2-19.

- The vacant area located southeast of Ring Road shall be landscaped in accordance with the perimeter landscape standards in this handbook at such time as this parcel is developed/improved. Refer to Area D as shown on Figure 2-13, Areas for Landscaping on page 2-19.

- Within parking lot islands, trees shall be 100% two (2) inch caliper deciduous. In lineal planters or canoe planters, there shall be a mix of 60% deciduous trees and 40% evergreen trees.

- **Minimum planter size for Parking Structures:** Landscaping in front of parking structures shall be a minimum width of ten (10) feet and fifteen (15) when adjacent to Ring Road. Trees shall be planted at a maximum spacing of one (1) tree per 30 lineal feet of frontage. Refer to Figure 2-14 Typical Landscape Treatment Adjacent to Parking Garages on page 2-20.

- Adjacent to parking structures, there shall be a mix of 40% deciduous trees and 60% evergreen trees. The minimum tree size shall be two (2) inch caliper for deciduous trees and six (6) feet in height for evergreen trees.

- Unless deemed impractical by staff, the areas at the ends of parking rows of surface lots shall be landscaped with trees and ground covers, in accordance with these standards.

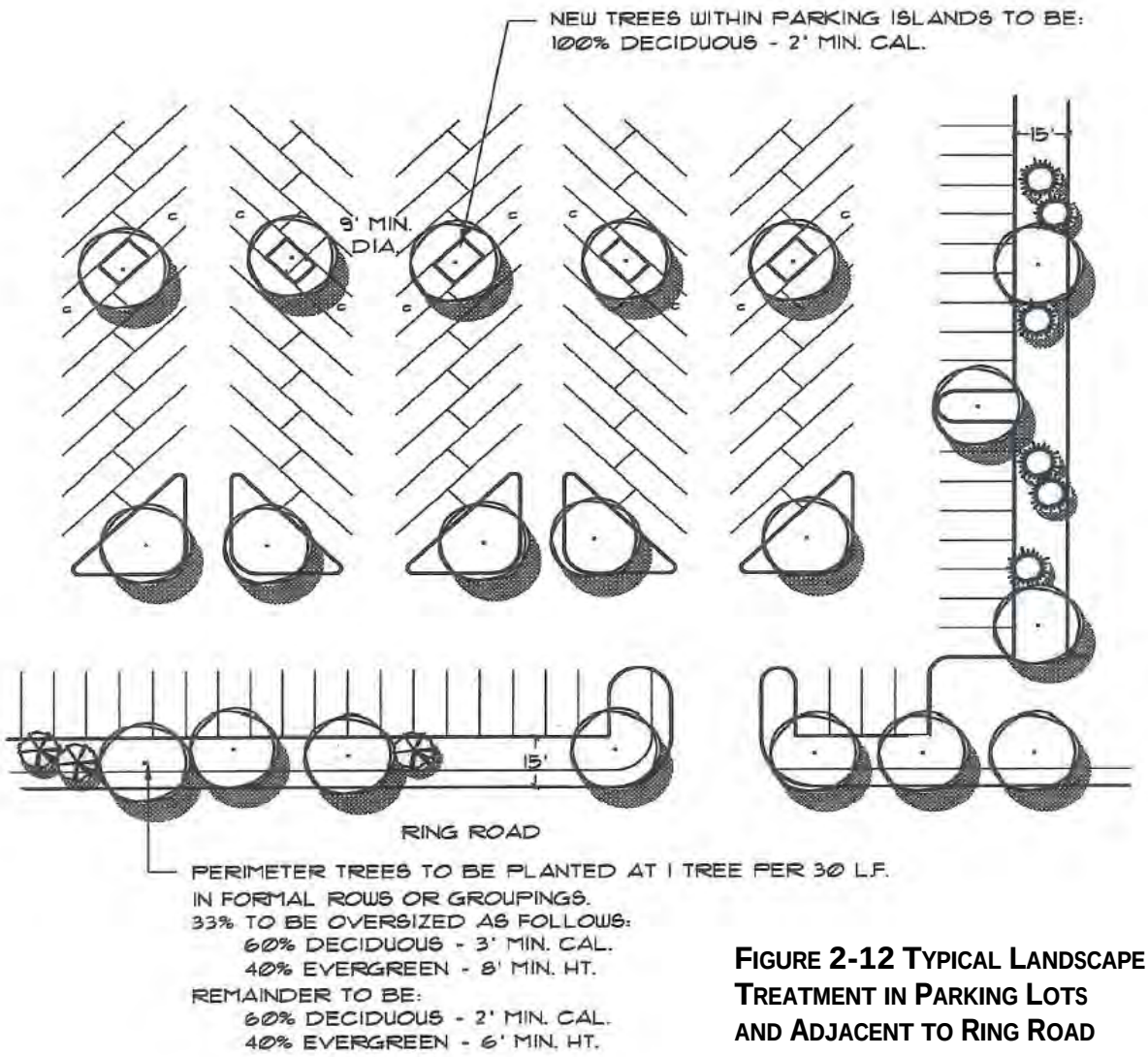


FIGURE 2-12 TYPICAL LANDSCAPE TREATMENT IN PARKING LOTS AND ADJACENT TO RING ROAD

GUIDELINES

- Parking lot landscaping should be organized to break up a lot into smaller visual sections, to reinforce circulation patterns and to relate to the building's architecture.
- To avoid creating ice hazards in pedestrian areas, care in the final placement of evergreen trees should be taken.

MALL BUILDING/VEHICULAR ENTRIES AND PUBLIC OPEN SPACES

STANDARDS

- Minimum deciduous tree size shall be three (3) inch caliper; minimum evergreen tree size shall be ten (10) feet in height for public open spaces.
- There shall be a mix of 60% deciduous trees and 40% evergreen trees, with one (1) tree provided for every 300 square feet of planter area, and a minimum of one (1) tree per planter.

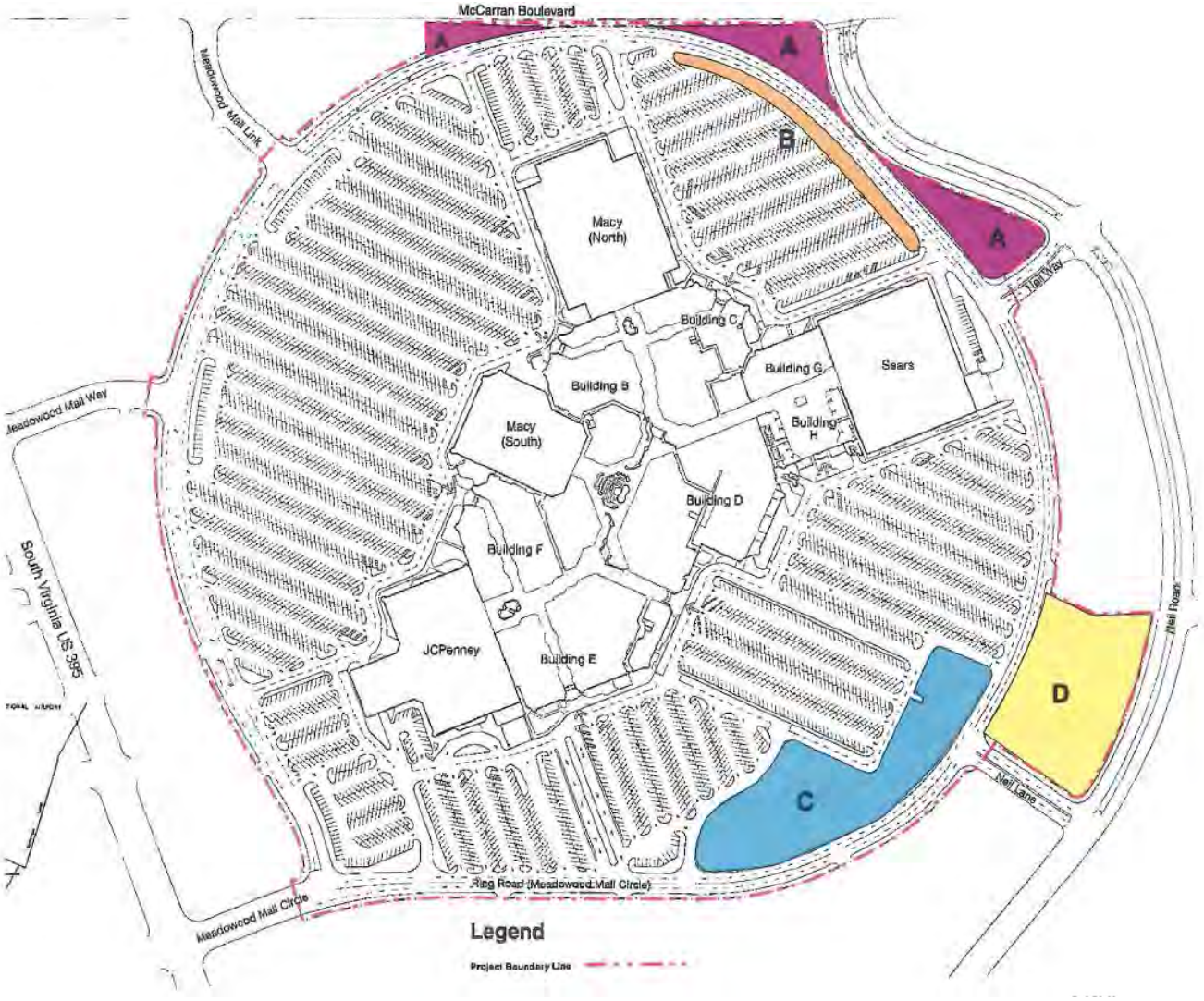


FIGURE 2-13
AREAS FOR LANDSCAPING

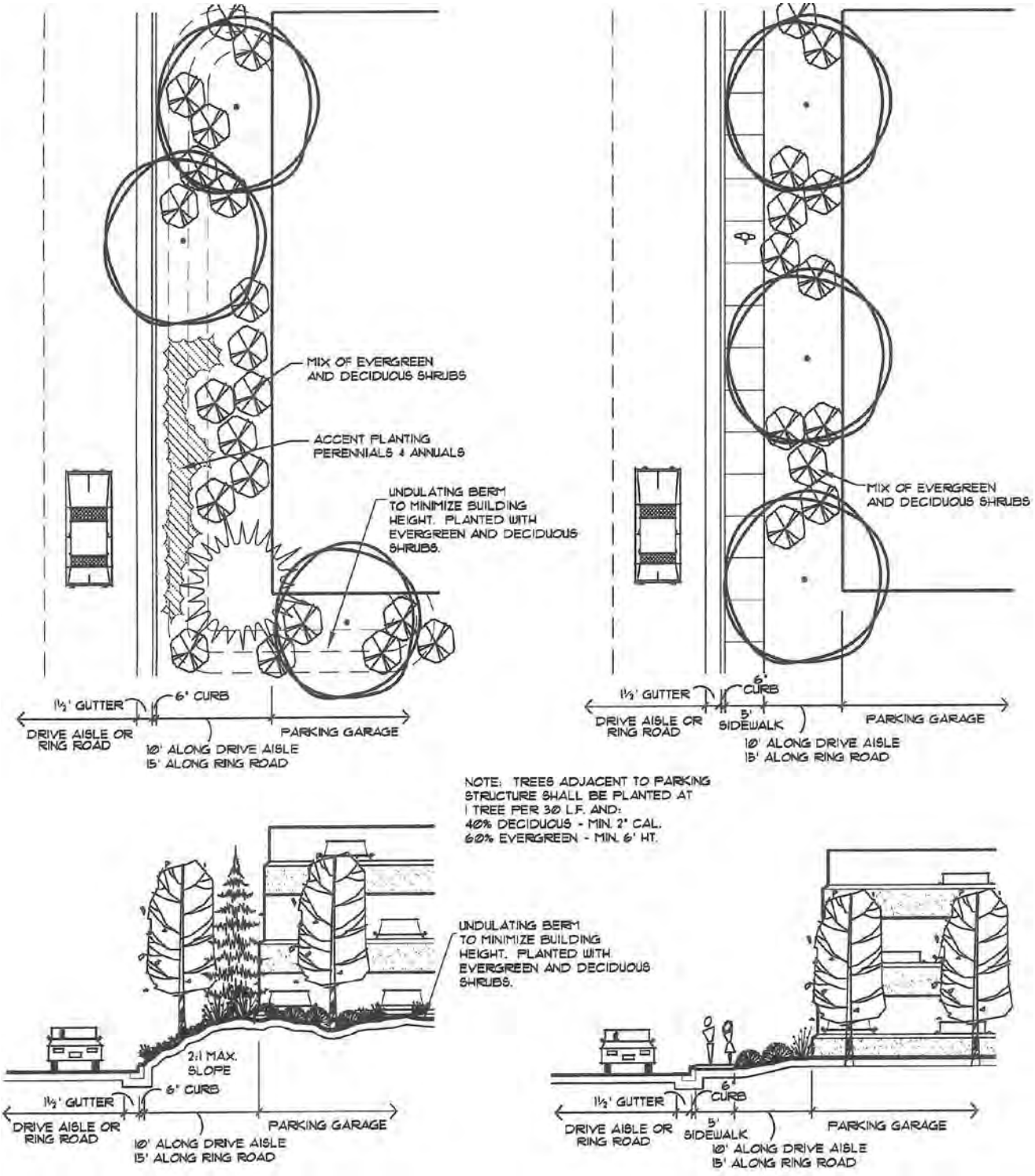


FIGURE 2-14 TYPICAL LANDSCAPE TREATMENT ADJACENT TO PARKING GARAGES

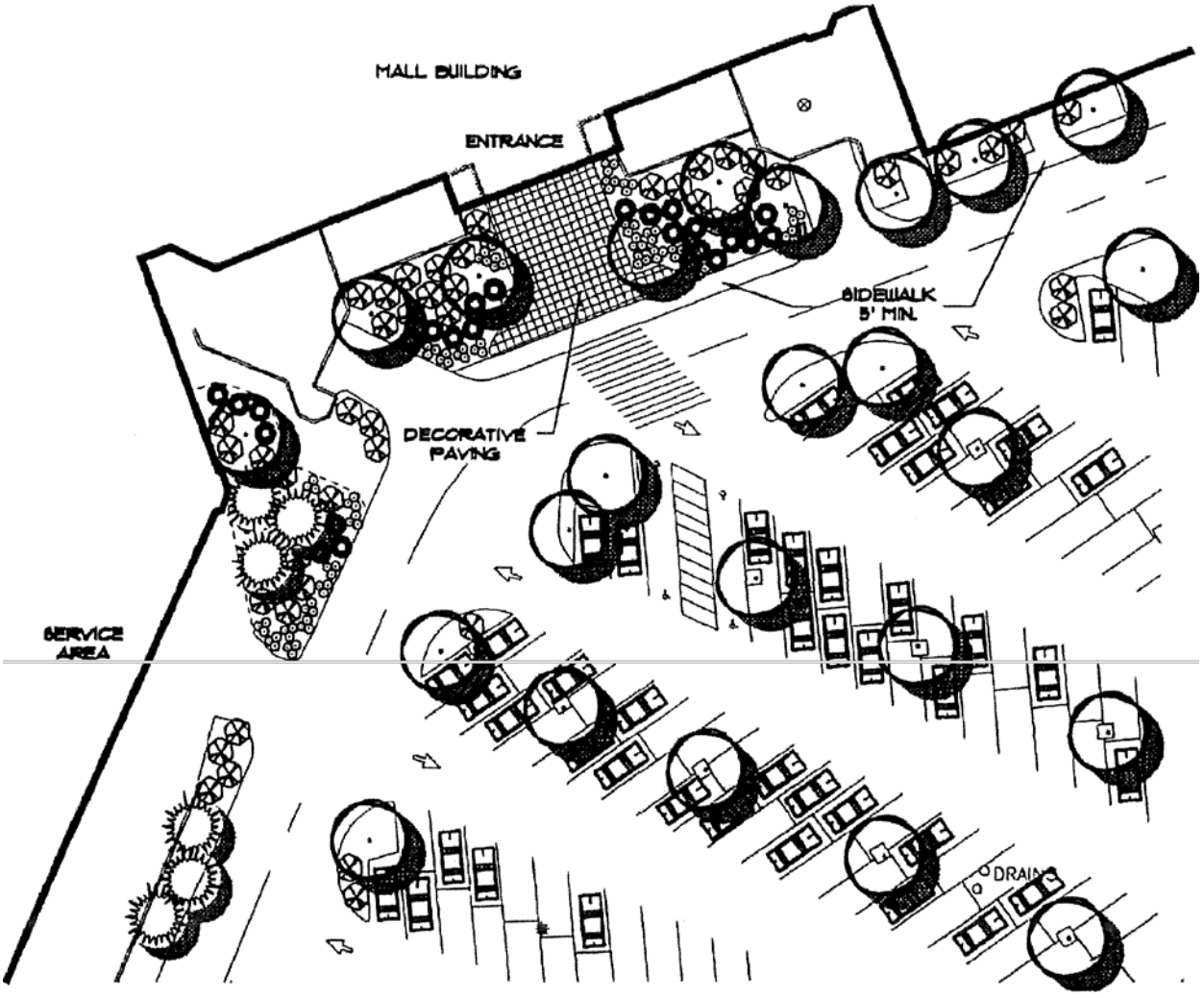


FIGURE 2-15A TYPICAL FOCAL MALL BUILDING ENTRY LANDSCAPE TREATMENT

- There shall be 65% vegetative coverage at time of installation, including trees, shrubs, and ground covers.
- Entries shall incorporate decorative paving such as stamped concrete, stone, or brick which are compatible with the Mall Building, as shown in Figure 2-l5A Typical Focal Mall Building Entry Landscape Treatment on this page. Figure 2-17 Conceptual Vehicular Entry Landscape Treatment on page 2-24 illustrates vehicular entry to the mall.
- These structures shall apply to the public open spaces and focal entries as discussed on page 2-3.
- The use of public art shall be required to create a focal point or interest in courtyards and/or plazas. Public art as defined in RMC 18.15.020 can be installed both inside and outside of the mall. Public art shall be provided at a rate of .5% of the gross cost of each expansion. A reasonable deviation above or below the required .5% rate may be approved by staff with an expansion phase, provided .5% of the gross cost of the 1,000,000 square foot expansion is achieved.

GUIDELINES

- Selection, design and location of site furnishings should depend upon their function and aesthetic contribution to their surroundings at entries or courtyards/plazas. Site furnishing designs should be integrated with other site elements (i.e., walls, lighting, signage, etc.).

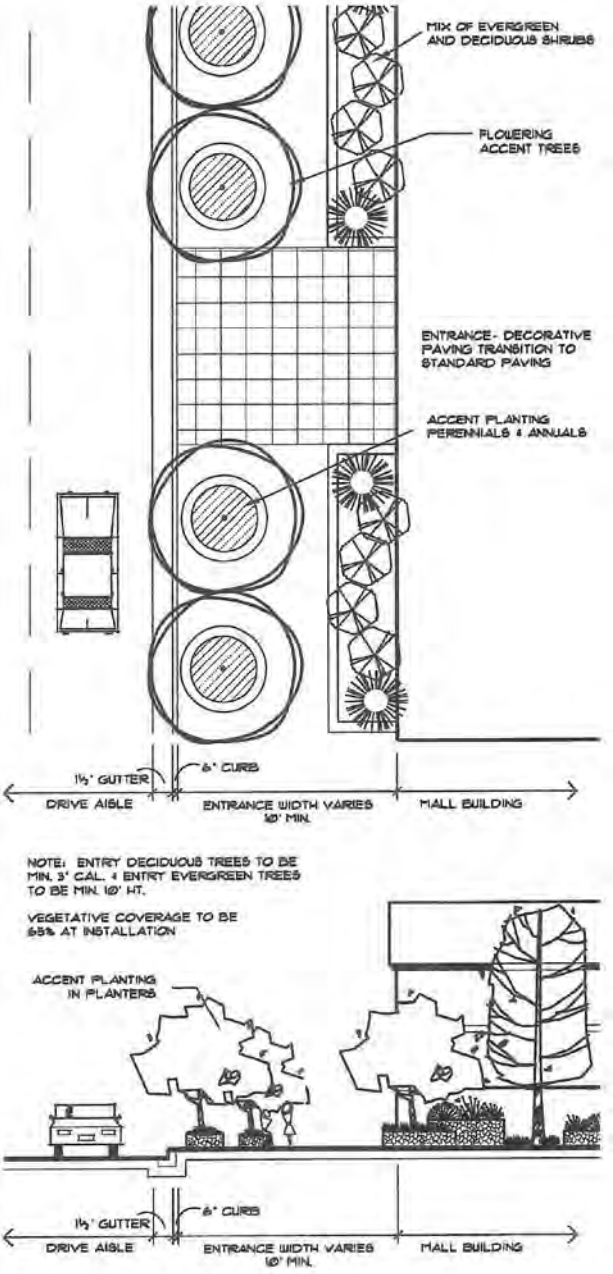


FIGURE 2-15B TYPICAL MALL BUILDING ENTRY LANDSCAPE TREATMENT

- The use of accent planting such as perennials, annuals and small accent trees should be considered in design.

SCREENING FOR SERVICE/LOADING AREAS

STANDARDS

- Screening for service/loading areas shall be either:
  - A six to twelve (6-12) foot tall solid masonry wall as required to screen truck docks or dumpsters located adjacent to a five (5) foot wide landscape planter which includes 40% deciduous trees and 60% evergreen trees planted at a rate of one (1) tree per 30 lineal feet with five (5) evergreen shrubs planted at a minimum size of five (5) gallons for each required deciduous tree. Refer to Figure 2-16 Examples of Service and Loading Area Screening on page 2-23; or
  - A two foot berm with a 3:1 maximum slope located adjacent to a minimum twelve (12) foot wide planter which includes 40% deciduous trees and 60% evergreen trees planted at a rate of 1 tree per 20 lineal feet and shrubs planted to visually screen 80% of the service/loading areas within three (3) years after installation. Refer to Figure 2-1 Examples of Service and Loading Area Screening on page 2-23.

GUIDELINES

- Landscape screening for trash enclosures should match the service/loading area screening.
- Evergreen trees are the preferred tree for screening and should be used in mass.
- Plants that provide effective year-round screening, such as evergreens that branch close to the ground, should be used.

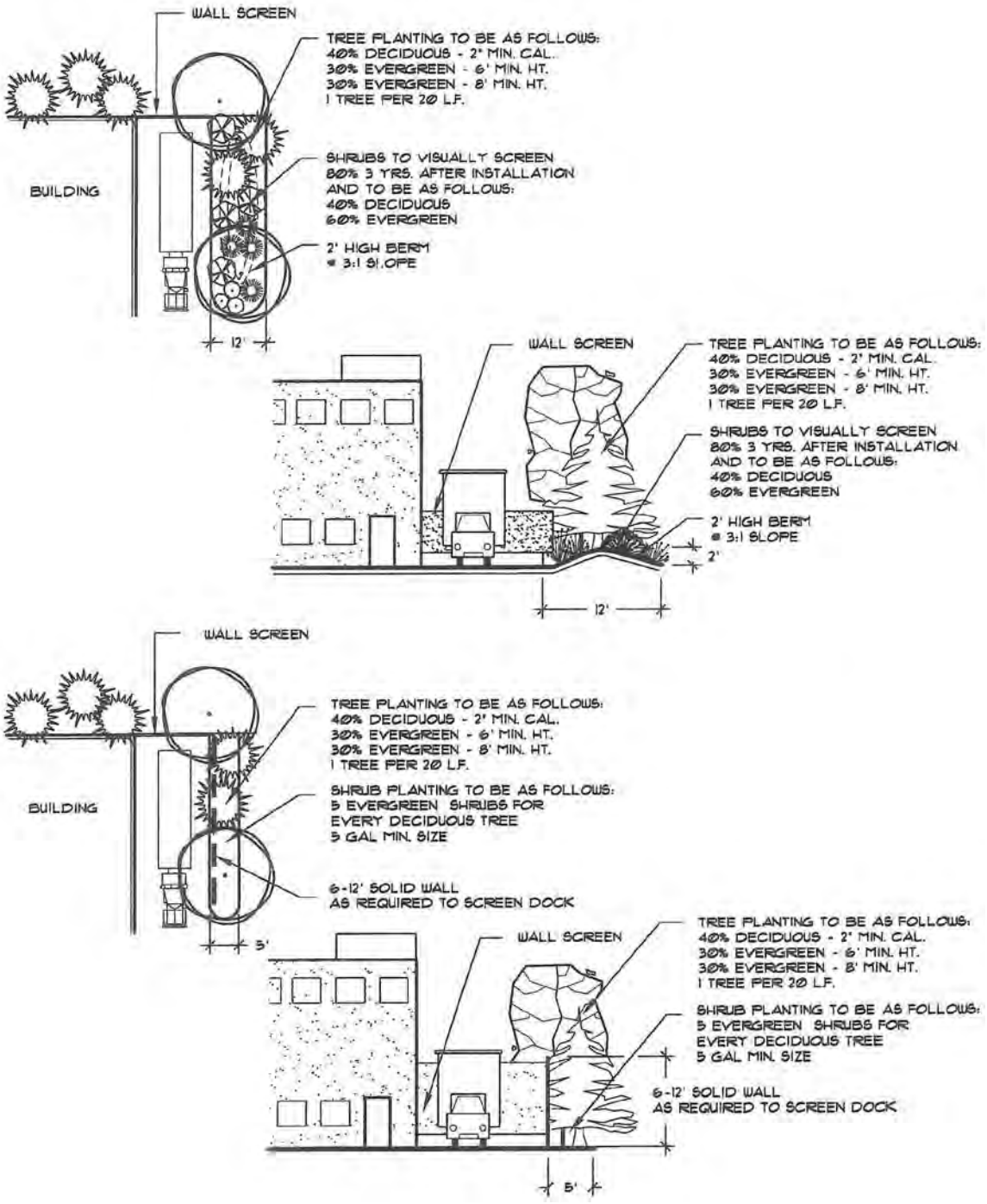


FIGURE 2-16 EXAMPLES OF SERVICE AND LOADING AREA SCREENING

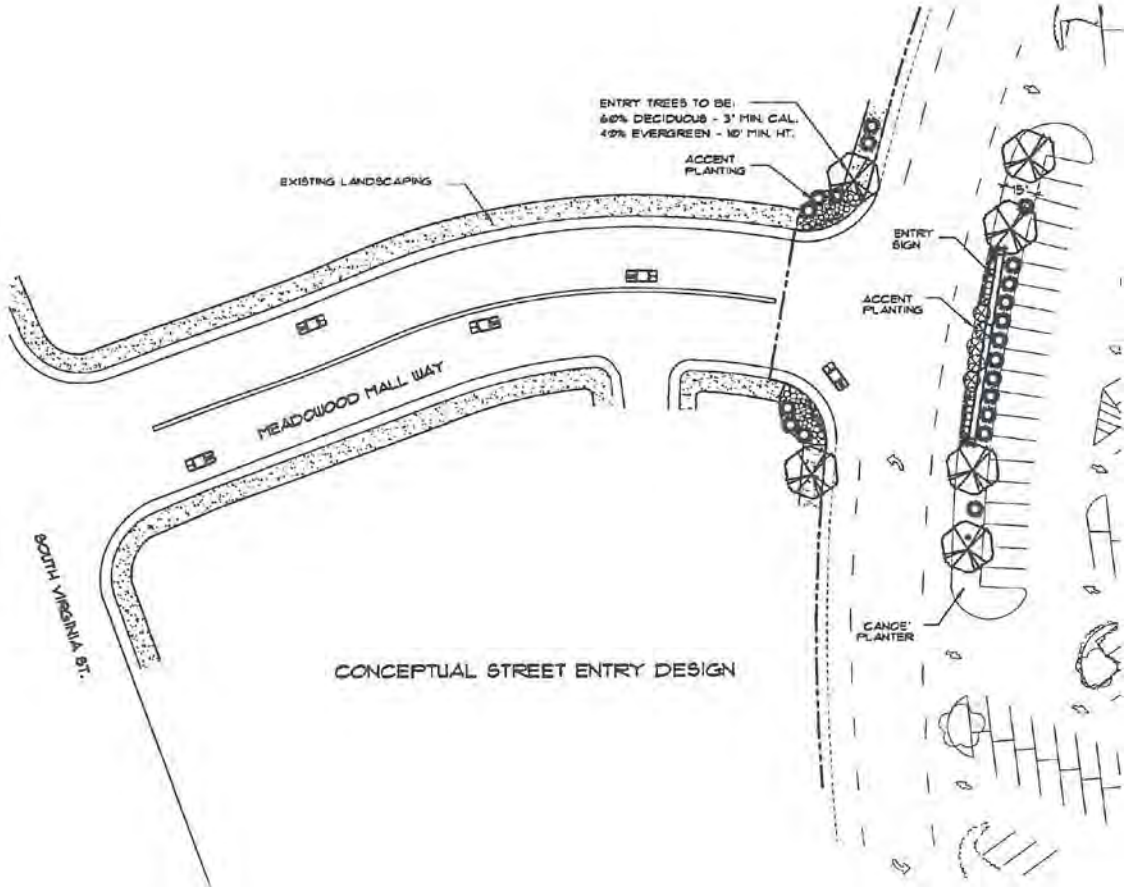


FIGURE 2-17 CONCEPTUAL VEHICULAR ENTRY LANDSCAPE TREATMENT

SIGNS

INTENT

To provide for a cohesive, coordinated overall sign program for Meadowood Mall.

To create signs that fit with the design and scale of the architecture of the building on which they are attached.

To create an organized and interrelated system of signs, sign structures and graphics.

To use high quality, durable materials appropriate to an urban setting.

To locate signs so that they are appropriately scaled and easy to read from primary approaches.

GENERAL STANDARDS

- These sign standards apply to exterior signs that are visible from streets, parking lots and parking garages.
- Individual tenant shops will not be permitted to display signs on the exterior of the building facing parking lots or parking structures.
- Mall stores that (i) exceed 25,000 square feet of GLA; or (ii) that have an exterior façade; or (iii) are located within freestanding buildings will be permitted to have exterior signs.

- Restaurants that have an exterior façade are located within a freestanding building, and/or remain open for business after mall hours will be permitted to have exterior signs.

- Signs and Building Design - Permitted wall and/or freestanding ground signs shall fit within and/or be accommodated by the architectural features of the façade, and shall complement the building's architecture.

- Electrical Service - All conduits, bus bars, transformers and other elements of electrical service shall be concealed from external view, or integrated into the design of the sign.

- Sign lighting - Sign lighting shall be coordinated with any significant building lighting.

- Prohibited signs and sign components:

  - Sign manufacturer's name, stamps or decals.

  - Signs with painted letters.

  - Sign employing unedged or uncapped plastic letters with no returns.

  - Paper, plastic or cardboard signs.

  - In addition, stickers or decals are limited to the entry door area only, shall be no larger than seven inches in width or length, with a maximum size of one square foot in area, and only one per door. Logos and/or identification signs painted on glass doors or glass side panels are acceptable, and are limited by the same standards for stickers and decals.

FIGURE 2-18 KEY TENANT IDENTITY WALL SIGN

GENERAL GUIDELINES

- Sign Typography -Sign typeface should be simple, legible and well proportioned. Appropriate signs should be designed to be legible for both the pedestrian and for a person in a moving vehicle. Legibility should be related to the primary intended viewer.

WALL SIGNS

INTENT

To integrate wall and window signs with the architecture of the building.

To coordinate the location, design and illumination of multiple signs on a building.

STANDARDS

- Preferred Sign Type - Individual back-lit, shadow box "halo" channel letter/logos; internally illuminated individual channels letters/logos with translucent faces; or externally lit cut-out letters/logos are preferred for the main store wall signs. Refer to Figure 2-18 Key Tenant Identity Wall Sign on this page.

- Cabinet Signs - Cabinet signs shall be prohibited. Refer to Figure 2-18 Key Tenant Identity Wall Sign on this page.

- Exterior Wall Mounted Signs shall have a maximum letter height:

  - Signs for tenants exceeding 30,000 square feet shall not exceed seventy-two (72) inches in overall height.

  - Signs for Individual Mall Tenants (i) between 25,000 square feet and 30,000 square feet of GLA; (ii) with exterior façades, or (iii) located within freestanding buildings shall not exceed thirty (30) inches in overall height.

- No sign shall extend free of the building surface or be constructed above the parapet line of the building. Signs or sign structures may extend beyond the parapet line of the building as an architectural feature if approved via the Site Plan Review process in accordance with RMC 18.16.401, as amended.

GUIDELINES

- Externally Lit Signs - Sign illumination external to the sign is acceptable so long as the light source is shielded or concealed from direct view of pedestrians and/or motorists, and the light fixture and its structure is well designed.

GROUND SIGNS

GROUND SIGNS

To allow ground signs as an alternative sign type for Mall or business identification, regulatory and directional signs.

To encourage ground signs to be complementary to the character of the buildings which they serve, and to provide a consistent overall identity for Meadowood Mall.

To coordinate ground signs with low walls, landscaping and other elements to define the sign's location, and to maintain good sign visibility.

To use ground sign(s) without sacrificing the advertising and informational effectiveness of the signs.

STANDARDS

- Ground sign supports shall be designed as either:
  - a wall form which is created by the sign itself ("pedestal" or "monument" sign).
  - a wall on which (or on top of which) the sign is mounted.
  - specially designed column(s) or other vertical elements that are part of the overall sign design.
- Ground signs for individual buildings or mall tenants located inside of Ring Road shall not be allowed. Individual buildings located outside of Ring Road shall be permitted to have ground signs that conform to the Meadowood Mall identity ground sign standards for eight (8) foot tall monument signs contained herein; and limited to one ground sign per street frontage, with a maximum of two (2) total ground signs.
- Meadowood Mall identity sign(s) shall be allowed to a maximum height of eight (8) feet for a monument sign or thirty (30) feet for a vertical monument sign. The maximum lettering height shall be thirty-six (36) inches. The sign style shall be consistent with Mall Architecture. Refer to Figure 2-19 Conceptual Mall Identity Monument Sign on this page and figure 2-20 Existing Mall Identity Monument Sign on page 2-27.
- Interior Ring Road Directional Signs - Maximum size shall be eight (8) square feet (two (2) feet in height by four (4) feet in width) with a maximum height of five (5) feet. Refer to Figure 2-21 Examples of Directional Signs on page 2-27.
- Ring Road Directional Signs - Maximum size shall be thirty (30) square feet (six (6) feet in height by five (5) feet in width) with a maximum height of eight (8) feet. These signs shall be limited to a maximum of six (6) on Ring Road, unless it can be demonstrated to the administrator that additional signs are necessary to provide adequate on-site circulation. Refer to Figure 2-21 Examples of Directional Signs on page 2-27.
- Regulatory Signs - Shall be in accordance with the Manual of Uniform Traffic Control Devices (M.U.T.C.D.).

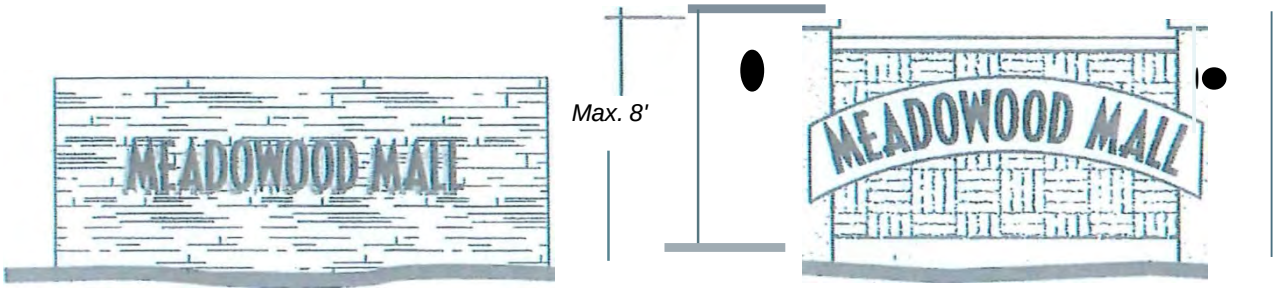


FIGURE 2-19 CONCEPTUAL MALL IDENTITY MONUMENT SIGNS

FIGURE 2-20 EXISTING MALL IDENTITY MONUMENT SIGN

GUIDELINES

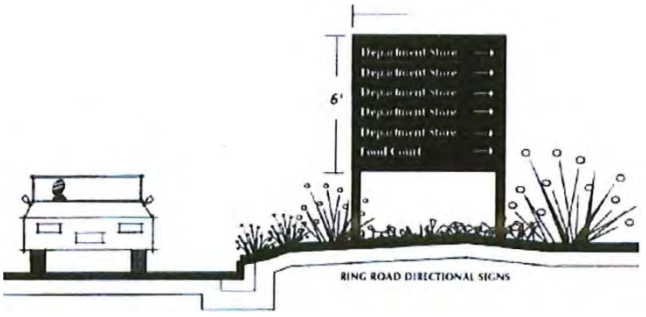
- Ground sign supports which are simple posts or poles shall be avoided.
- Directional and Regulatory Signs should be located in landscaped areas with clear sight lines. Signs should be located at key directional decision points. Materials should have a consistent design scheme and can be made of aluminum or fiberglass panels with polyurethane finish and silk-screened graphics.

OTHER SIGN TYPES

STANDARDS

Signs on Canopies, Marquees, and Awnings - Such signs shall be permitted only for the following conditions. Refer to Figure 2-22 Signage on Awning on page 2-28.

- located only on canopies, marquees and awnings provided for the ground floor of the building;
- located only on the front of an awning (either on a surrey sash, or on a front facing sloped plane no greater than 18:12, but not on both) and not on the side return panels or side surrey sashes.
- may not be located on a vertical plane of an awning unless such plane is a surrey sash no greater in height than 8 inches, or is the front facing panel on an awning designed to provide weather protection for an entry.
- no larger than 10% of the awning area, not including the area of the side return panels.
- back-lit awnings, where the awnings are translucent and intended to glow, are prohibited, whether or not they contain signs.
- canopy and awning signs shall be confined to the surrey sash along the bottom of the awning or on the front facing panel of entry canopies. Refer to Figure 2-22 Signage on Awnings on page 2-28.



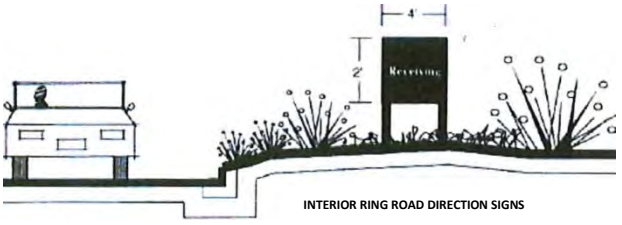


FIGURE 2-21 EXAMPLES OF DIRECTIONAL SIGNS

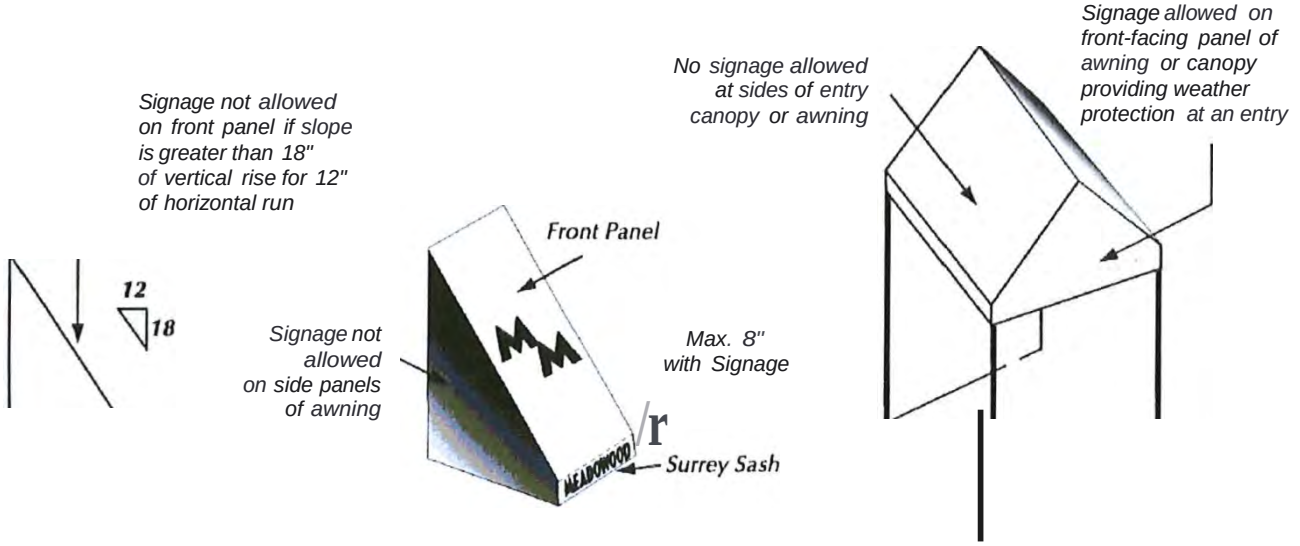


FIGURE 2-22 SIGNAGE ON AWNINGS

INFRASTRUCTURE – PUBLIC AND PRIVATE IMPROVEMENTS

INTENT

To assure the design and construction of quality infrastructure/public/private improvements.

STANDARDS

- All design and construction shall conform to applicable City of Reno and Nevada Department of Transportation standards and specifications.
- Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon state right-of-way and for any drainage disposal on the state right-of-way.
- All on-site private improvements shall be certified to the Community Development Department.
- Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm water for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
- Access, circulation, parking device location and design shall be subject to the approval of the Community Development Department. Site-related access improvement requirements will be identified at the time of the site plan review.
- Prior to the issuance of any building permit, the applicant shall submit a sewerage report to the approval of the City Engineer to verify downstream line capacity.
- Prior to the issuance of any building permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 11.08.080(c)(l)c.
- Prior to the issuance of any building permit, the applicant shall have drawings for all public improvements approved by the Community Development Department.
- Prior to the issuance of any certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all public improvements.
- Applicable excavation/encroachment permits for work within City rights-of-way are required.
- Prior to the issuance of any building permit for additional development beyond a cumulative site total of 1,250,000 square feet GLA, the Nevada Department of Transportation or Regional Transportation Commission shall have awarded a contract for the construction of a new freeway interchange at the extension of Meadowood Mall Way with I-580/U.S. 395. If the contract for the interchange is not awarded after

1,250,000 square feet, the balance of the project will be subject to a new traffic study addressing traffic impacts without the interchange for consideration by Planning Commission and City Council, including alternative traffic improvements.

- Prior to the issuance of any building permit or additional development beyond a cumulative site total of 1,550,000 square feet GLA, the Reno City Planning Commission shall make a determination that planned and scheduled major regional roadway improvement, in addition to project traffic mitigations, are consistent with area growth and development traffic needs and continued expansion of the Meadowood Mall.

- With each site plan review application, traffic improvement design information shall be submitted as required by the Nevada Department of Transportation, Regional Transportation Commission and City of Reno.

- Roadway and intersection improvements the developer has agreed to provide to mitigate project traffic impacts are listed in Table 2-1 on page 2-31 of the SPD Handbook, together with a schedule for completion of those improvements concurrent with phases of development. As the listing includes some projects on regional roadways, the construction of such improvements may be undertaken by the Nevada Department of Transportation, Regional Transportation Commission or the City of Reno.

- The developer may apply to the Regional Transportation Commission Impact Fee Administrator for Regional Road Impact Fee System credits for the construction of those roadway and intersection improvements listed in Table 2-1 which benefit the regional road system. Credits may be granted, consistent with provisions of the Regional Road Impact Fee System General Administrative Manual. Phases of development which exceed a cumulative total development on the site of 1,050,000 square feet GLA are subject to the payment of regional road impact fees.

- Prior to the issuance of each building permit, the applicant shall have approved a construction staging plan to address hours of construction operation, truck traffic and street cleaning, to the approval of the Community Development Department. Prior to the issuance of any certificate of occupancy, the applicant shall repair or reconstruct, as directed by the City, streets or portions thereof, used and damaged by construction staging and access.

SUMMARY AND CONCLUSIONS OF THE TRAFFIC IMPACT ANALYSIS REPORT

This study was undertaken to analyze the potential traffic impacts of an expansion of the Meadowood Mall project. The following summarizes the results of this analysis:

- A total of 19 intersections were analyzed within the study area for this project. Two of the 16 existing analyzed locations (Kietzke Lane/Del Monte Lane and South Virginia Street/McCarran Boulevard) currently operate at LOS D and F, respectively, during the PM peak hour. All the other intersections currently operate at LOS C or better.

- All of the 5 intersections analyzed for Saturday midday currently operate at acceptable LOS (LOS C or better) and are lower than the weekday afternoon peak hour LOS.

- Of the 41 roadway segments analyzed in this study, only one segment (southbound South Virginia Street between US 395 NB on-ramp and US 395 SB off-ramp) is currently operating at LOS F in the PM peak hour. All the other roadway segments are currently operating at LOS D or better.

- In the year 2015, future cumulative base conditions, three intersections will be operating at LOS E or worse. They include the South Virginia Street/McCarran Boulevard (LOS F), Smithridge Drive/McCarran Boulevard (LOS E) and Neil Road/McCarran Boulevard (LOS F) intersections. All other intersections will operate at LOS C or better.

- Of all the roadway segments analyzed in the year 2015 future cumulative base conditions, three segments will operate at LOS E. They include the South Virginia Street segment between US 395 NB on-ramp and McCarran Boulevard in the northbound direction, McCarran Boulevard segment west of Kietzke Lane in the westbound direction, and McCarran Boulevard between South Virginia Street and Meadowood Mall Link in the westbound direction.

- The proposed project will add up to 1,000,000 square feet of GLA. The estimated additional trips generated by the expansion project will be approximately 22,510 daily trips with about 1,980 trips occurring during the weekday evening peak hour.

- A project mitigation program is defined to include physical improvements at seven study intersections and two segments.

- Analysis of the Cumulative Plus Project conditions, representing year 2015 future conditions with the proposed project and improvements, indicates that four intersections will operate at LOS F in the year 2015. These include the Neil Road/McCarran Boulevard, Neil Road/Neil Way, South Virginia Street/Meadowood Mall Way and South Virginia Street/McCarran Boulevard intersections. However, the intersections will still be operating at their respective adopted LOS standards with the proposed project improvements. Thus, there will not be any significant traffic impacts due to the project.

- Year 2015 link capacity analysis within the study area also reveal that all the segments will be operating at or better than their adopted LOS standards as detailed in the Regional Road Impact Fee Ordinance, indicating that there will be no significant project traffic impacts with the proposed improvements.

- In implementing the project mitigation program, the cost to implement the off-site intersection and roadway improvements that accommodate regional traffic growth may be eligible for credit against the project's share of the Regional Road Impact Fee.

- Land use growth between the years 2015 and 2030 will result in significant growth in north/south traffic flows through the study area.

- As a result of long range traffic growth projections, year 2030 background conditions will require additional improvements beyond the year 2015 CIP roadway system. Five key intersections will require additional physical improvements. After the addition of the Meadowood Mall expansion project traffic, along with its mitigation program, all but four of the study intersections will meet the year 2015 CIP LOS targets even under year 2030 traffic conditions.

- The long-range traffic analysis results show that with or without the Meadowood Mall expansion, year 2030 traffic levels will require additional roadway improvements beyond the year 20l5 CIP in order to maintain the current LOS targets.

Cumulative Additional Development(SF)	Cumulative Total Development (SF)	Description of Roadway/Intersection Improvements
153,722	1,050,000	Entitlement currently available at the mall site.
253,722	1,150,000	South Virginia St./McCarran Blvd. Intersection: Provide second northbound left turn lane on South Virginia Street. South Virginia St./Meadowood Mall Way Intersection: Widen westbound approach of Meadowood Mall Way at the South Virginia St. intersection to provide an exclusive left-turn lane, two through lanes, and a separate right turn lane.
353,722	1,250,000	Neil Road/Neil Way Intersection: Provide a signal or a roundabout. South Virginia St./Meadowood Mall Way Intersection: Provide second southbound left-turn lane on South Virginia Street.
453,722	1,350,000	McCarran Bl/Meadowood Mall Link Intersection: Provide a free-flowing right-turning lane from McCarran Bl eastbound to Meadowood Mall Link southbound (inbound to the Center).
553,722	1,450,000	Neil Road/McCarran Bl Intersection: Restripe Neil Road as 2 lanes northbound. Widen NB approach to provide dual left-turn lanes, a through-lane and a right-turn lane. The inner lane on Neil Road will be a left-turn only lane. Restrict on-street parking on Neil Road between McCarran Bl and Neil Way on both sides. Restripe southbound Neil Road to two lanes with the curb lane being a 'trap lane' for right-turns in only at Neil Way.
653,722	1,550,000	South Virginia St/Neil Road-Del Monte Intersection: Provide a second left-turn lane on eastbound Del Monte at South Virginia St.
803,722	1,700,000	Del Monte Lane between South Virginia St & US 395 NB on-off ramps: Widen eastbound Del Monte Lane to three lanes. Del Monte Lane/US 395 NB off-ramp Intersection: Provide free-flow right-turn lane from US 395 NB off-ramp to Del Monte Lane eastbound.
1,000,000	1,896,278	Meadowood Mall Link widening and McCarran Bl/Meadowood Mall Link Intersection: Widen Meadowood Mall Circle to three lanes in the northbound direction between Loop Road and McCarran Bl. At the northbound Meadowood Mall Link approach to McCarran Bl., provide dual left-turn lanes, a through lane and a free-flowing right-turn lane.

TABLE 2-1 RECOMMENDED ROADWAY IMPROVEMENTS

APPENDICES

DEFINITIONS

The following defines words and terms used throughout the Meadowood Mall Development Standards Handbook. Any words or terms used in the Meadowood Mall Development Standards Handbook which are not defined in this Handbook will have the meaning ascribed in the Reno Municipal Code.

Administrator means the planning director or other agent of the Planning Commission acting in a capacity as zoning administrator.

Accent Tree means a tree including deciduous, evergreen and palm, whose distinctive leaf or flower color draws attention to site features or warns of potential conflicts at intersections and project entries.

Building Height means the vertical distance from the finished ground level floor elevation to the ceiling line of the topmost floor.

Canopy Tree or **Shade Tree** means a tree, typically deciduous, whose leaf pattern and branching pattern displays characteristics of near equal height and width, providing shade. The mature height is generally *over* 30 feet in height.

Department Store means a minimum of 80,000 square feet of retail gross leasable area offering a wide variety of merchandise and services organized in separate departments.

Evergreen Tree means a tree which retains its needles or leaves year round in a living condition.

Floor Area has same meaning as Gross Leasable Area.

Gross Building Area is the actual number of square feet of enclosed floor space of all floors in any existing or new building improvements located on the property as shown in Figure 1-2 Existing Site on page 1-3 in the Development Standards Handbook within the interior faceline of the exterior walls.

Gross Leasable Area (GLA) is the actual number of square feet or enclosed floor space of all floors in any existing or new building improvements located on the property as shown in Figure 1-2 Existing Site on page 1-3 in the Development Standards Handbook (excluding basement space, subterranean areas, and balcony, and mezzanine space) within the interior faceline of the exterior walls; provided, however, that "Gross Leasable Area" shall not include any of the following:

(i) areas which are used exclusively to house mechanical, electrical, telephone, HVAC and other such equipment, including any computer equipment, any garbage (or other waste) collecting area or waste baling or compacting area, in each case whether or not physically separated or otherwise required by, building codes;

(ii) any area designated for the parking of motor vehicles, whether contained in enclosed or partially enclosed structures or on roofs, whether above, below or at grade, and whether contained in single or multilevel structures;

(iii) any outside areas (including those covered by canopy, awning or other protective cover and which sides are generally unwalled) which is permitted to be and is used for exterior restaurant seating or similar purposes;

(iv) second or above of any multi-deck stock areas;

(v) community and meeting rooms, public restrooms, any police mini- or substation, any not-for-profit customer-oriented childcare center or child play area, and other similar areas designed to serve the general public as patrons of the Shopping Center;

(vii) truck loading area, truck tunnels and truck parking, turnaround and dock areas and ramps and approaches thereto;

(vii) all malls including kiosks and other incidental structures within any mall; and

(viii) emergency fire and service corridors and all common area located within building improvements, including, without limitation, all malls, restrooms, pedestrian walkways, stairways, escalators and elevators: and all other similar areas not located within any store.

REA is the Construction, Operation and Reciprocal Easement Agreement, dated as of July 14, 1977, recorded under Instrument No. 475769 in Book 1104, commencing on Page 1, in the Official Records of Washoe County, State of Nevada, as heretofore or hereafter amended.

Ring Road is the private road encircling the principal portion of the shopping center.

RMC is the abbreviation for the City of Reno Municipal Code.

PUE is the abbreviation for the Public Utility Easement.

LANDSCAPE PALETTE

LARGE SHADE TREES

Acer sp.	Maple
Catalpa speciosa	Northern Catalpa
Celtis occidentialis	Hackberry
Fraxinus sp.	Ash
Gleditsia traincantos 'inermis'	Thornless Honeylocust
Platanus acerifolia	London Plane Tree
Quercus coccinea	Scarlett Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur	English Oak
Robinia pseudoacacia	'Purple Robe' Black Locust

EVERGREEN TREES

Cedrus atlantica glauca	Blue Atlas Cedar
Cedrus deodara	Deodor Cedar
Cercocarpus sp.	Mt. Mahogany
Juniperus sp.	Tree Juniper
Picea sp.	Spruce
Pinus edulis	Two Needle Pinyon
Pinus monophylla	Single Leaf Pinyon
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus sylvestris	Scotch Pine

MEDIUM–SMALL DECIDUOUS TREES ACCENT

Acer sp.	Maple
Amelanchier sp.	Serviceberry
Cotinus coggygria	Smoketree
Crataegus sp.	Hawthorne
Eleagnus angustifolia	Russian Olive
Koelreuteria paniculata	Golden Rain Tree
Laburnum x watereri	Golden Chain Tree
Malus sp.	Crabapple
Prunus sp.	Flowering Cherry
Pyrus calleryana Et. Al.	Ornamental Pear
Quercus gambelii	Gambel Oak
Robinia idahoensis	Idaho Locust
Sorbus aucuparia Et. Al.	European Mt. Ash
Syringa reticulata	Japanese Tree Lilac

EVERGREEN SHRUBS

Arctostaphylos patula	Greenleaf Manzanita
Cytisus sp.	Broom
Cotoneaster sp.	Cotoneaster
Cotoneaster dammeri	Bearberry
Eremurus sp.	Desert Lily
Juniperus chinensis	Juniper
Juniperus communis saxatilis	Dwarf Mtn. Juniper
Juniperus sp.	Many
Mahonia aquifolium	Oregon Grape
Paxistema myrsinites	Oregon Boxwood
Picea abies Nidiformis	Nest Spruce
Pinus mugo mugo	Dwarf Mugo Pine
Pinus mugo pumilio	Shrubby Swiss Pine
Pyracantha coccinea	Pyracantha
Yucca sp.	Yucca

DECIDUOUS SHRUBS

Artemisia fridgida	Fringed Wormwood
Artemisia schmidtiana	Silver Mound
Berberis mentorensis	Mentor Barberry
Berberis thunbergii	Japanese Barberry
Buddiea davidii	Butterfly Bush
Caragana sp.	Siberian Peashrub
Cotoneaster sp.	Cotoneaster
Euonymus alatus	Winged Euonymus
Forestiera neomexicana	New Mexico Privet
Hibiscus syriacus	Rose of Sharon
Holodicus discolor	Ocean Spray
Perovskia atriplicifolia	Russian Sage
Philadelphus lewisii	Mock Orange
Physocarupus sp.	Ninebark
Potentilla sp.	Potentilla
Prunus besseyi	Sand Cherry
Rhus glabra cismontana	Dward Smooth Sumac
Ribes aureum	Golden Currant
Ribes cereum	Squaw Currant
Rosa foetida bicolor	Austrian Copper Rose
Symphorocarpus	Snowberry, Coralberry
Syringa vulgaris	Lilac
Viburnium tinus	Leatherleaf Viburnum

GROUNDCOVER/VINES

Ajuga reptans	Ajuga
Antennaria dioca	Pussy Toes
Arabis caucasica	Wall Rockress

Arctostaphylos uva ursi	Kinnikinnick
Campsis radicans	Trumpet vine
Clematis jackmanii	Jackman Clematis
Clematis langutica	Golden Clematis
Clematis orientalis	Oriental Clematis
Convallaria majalis	Lily-of-the-Valley
Cotoneaster dammeri	Bearberry
Euonymus fortunei	Winter Creeper
Hedera helix	English Ivy
Hypericum repens	St. Johns Wort
Juniperus sp.	Juniper (many)
Lavandula sp.	Lavender
Lonicera japonica	Honeysuckle
Lysimachia numularia	Moneywort
Mahonia repens	Creeping Oregon Grape
Parthenocissus quinquefolia	Virginia Creeper
Phlox subulata	Creeping Phlox
Polygonum auberti	Silver Lace Vine
Potentilla sp.	Potentilla
Santolina chamaecyparissus	Lavender Cotton
Sedum sp.	Sedum
Stachys lanata	Lamb’s Ears
Thymus serpyllum	Thyme
Thymus vulgaris	Common Thyme
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle
Vitis arizonica	Arizona Grape
Zauschneria californica	California Fuschia

PERENNIALS

Achillea filipendulina	Fernleaf Yarrow
Aegopodium podagraria	Bishops Weed
Aster spp.	Aster
Aubrietia deltoidea	Aubrietia
Aurinia saxatilis	Basket of Gold
Centranthus sp.	Jupiters Bear
Cerastium tomentosum	Snow in Summer
Chrysanthemum coccineum	Painted Daisy
Chrysanthemum maximum	Shasta Daisy
Chrysanthemum parthenium	Feverfew
Coreopsis lanceolata	Coreopsis
Coreopsis verticillota	Coreopsis
Dianthus barbatus	Sweet William
Dianthus deltoides	Maiden Pink
Echinacea purpurea	Purpose Cone Flower
Echinops exalta	Globe Thistle
Erigeron speciosus	Sugarloaf
Gaillardia sp.	Blanket Flower
Hemerocallis sp.	Daylily
Iberis sempervirens	Candytuft
Iris sp.	Iris
Kniphofia sp.	Hot pokers
Lathyrus latifolia	Sweet Pea
Lavandula officinalis	Lavender
Linum sp.	Flax
Lysimachia panctata	Moneywort
Monardella odoratissima	Mountain Lavender
Oenothera speciosa	Mexican Evening Primrose
Papaver oriental	Oriental Poppy
Penstemon sp.	Penstemon
Rudbeckia sp.	Gloriosa Daisy
Santolina chamaecyparis	Lavender Cotton
Zinnia grandiflora	Rocky Mountain Zinnia

TURF GRASS

Festuca sp.	Fescue
Poapratensis	Kentucky Bluegrass

DEVELOPMENT STANDARDS COMPLIANCE CHECKLIST

This checklist must be submitted with an application for any building permit for Meadowood Mall Expansion.

Name of Project: _____

Developer: _____

Developer's Agent: _____

Address: _____

Phone: _____

Fax: _____

The following items are required for review by the Community Development Department prior to obtaining a building permit.

FOR PROPOSED DEVELOPMENT:

- ☐ Site Plan Review Approval Letter from City of Reno indicating conformance of the proposed project with the SPD Development Standards Handbook.
- ☐ A minimum of three (3) copies of the building plans stamped and signed by the master developer certifying that the plans are in conformance with the SPD Development Standards Handbook.

Note: The City of Reno may require changes to the plans after submittal. The project developer must notify the Reno Community Development of any such required changes prior to obtaining a building permit for his project. This process does not relieve the project developer from the responsibility for obtaining all necessary review and approval of these changes from the master developer.

PROJECT:

- ☐ Site Plan illustrating:
  - ☐ structure locations
  - ☐ access from access street(s)
  - ☐ setbacks
  - ☐ location of signs
  - ☐ parking areas (with number of regular and handicap spaces indicated) with parking ratios noted
- ☐ List of Architectural Features
- ☐ Landscape and irrigation plan (on-site and any required perimeter landscaping) per Development Standards Handbook
- ☐ Full color architectural elevations (all sides of proposed buildings) with construction materials and building heights noted
- ☐ Sign calculations – type, size, location
- ☐ Outdoor lighting plan

ALLOWED USES:

- ☐ Automotive sales (all within an enclosed building)
- ☐ Automobile repair establishment (all repair within enclosed building). No more than 2 establishments on site.
- ☐ Bakeries, (baking on premises, retail sales only)
- ☐ Bus or other public/community transit terminals (no repair or vehicle maintenance)
- ☐ Barber/beauty salons
- ☐ Car washes
- ☐ Child care facilities
- ☐ Cocktail lounge
- ☐ Commercial uses adjacent to residential
- ☐ Communication facilities provided location is on top of building of 3 stories or greater in height or meet the standards set forth in RMC for communication facilities
- ☐ Convenience services establishments such as tailoring, shoe repair, and the like
- ☐ Cultural facilities (including art galleries, libraries and museums) and/or publically-owned buildings
- ☐ Department Stores
- ☐ Drive-through facilities
- ☐ Drug/pharmacy stores

- Educational centers/schools, private or public
- Entertainment facilities (including video arcade, game arcade, fun center and other similar activities)
- Financial institutions, with or without drive-through facilities
- Fitness center
- Freestanding automated teller machines
- Indoor recreational activities including skating (ice or wheeled), bicycle courses, model race car tracks, miniature golf, bowling and other similar activities
- Indoor entertainment including video arcades, fun center, arcade games, virtual reality games, laser tag and other similar activities
- Hotel/motel without gaming
- Open lot or structured parking
- Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling)
- Printing (including quick-copy establishments), reproduction or publishing establishments
- Private clubs and lodges
- Professional, business, financial, civic or public utility offices
- Recording studios
- Rental businesses within an enclosed building
- Residential caretaker uses
- Restaurants with or without cocktail lounges
- Retail uses
- Specialty retail shops (jewelry, compact disks, books, craft, antiques, electronics, etc.)
- Theaters including motion theaters (no drive-in theaters)
- Uses operating between 11 pm to 6 am
- Video rental establishments
- Accessory uses which are incidental to and customarily associated with the above-permitted uses

PARKING:

- Based on the ratio of 3.15 parking spaces per 1,000 square feet of GBA for Mall Building as defined in the definitions of Meadowood Mall Development Standards
- Based on ratio 3.8 parking spaces per 1,000 square feet of GBA for Department Stores
- Bicycle Parking equal to 1.5% of automobile parking space requirement per expansion, distributed between public and employee entries. Each inverted-U rack shall count as 2 bicycle parking spaces.
- Accessible parking requirements is 20 spaces plus 1 space for each 100 spaces over l 000 spaces required
- Parking stalls shall be 60° or 90° with 8'-6" wide by 17'-4" long stalls and 18'-10" or 24' wide aisle.
- Compact parking stalls shall be 60° or 90° with 8 feet wide by 16.8 feet long and shall not exceed more than 25% of total required parking spaces.
- Accessible parking shall be 11 feet wide by 18 feet long with 5 foot access aisle placed between 2 accessible parking spaces.

MINIMIUM SETBACKS:

- Buildings within Ring Road: 15 feet measured from the inside radius of Ring Road
- Building outside of Ring Road: 15 feet measured from the outside radius of the Ring Road
- Parking structure: 15 feet measured from the inside radius of Ring Road
- Parking structure exceeding two supported levels: Include a building inset of 5 feet in width for each additional level over 2 levels

BUILDING HEIGHT:

- 75 feet for retail commercial
- 55 feet for parking structure within Ring Road, 40 feet for parking structure outside Ring Road

EXTERIOR MECHANICAL AND ELECTRIAL EQUIPMENT SCREENING:

- Switch boxes, transformer, electrical and gas meters and other above ground utility elements screened or located out of view from street or public area.
- Any equipment, whether on the roof, side of building, or on the ground must be screened. The method of screening must be architecturally integrated in terms of materials, color, shape and size.

SERVICE AREAS AND TRASH ENCLSOURE SCREENING:

- Storage, service including loading areas and trash enclosures must be located either inside a closed building or behind a visual barrier.
- Loading docks areas must be setback, recessed and screened from view by walls, berms or plantings

LIGHTING:

- Light standards shall be limited to 50 feet in height, including base.
- Parking deck light standards shall be limited to 20 feet in height, including base.
- Lighting shall be shielded as needed to prevent glare onto adjoining residential parcels.
- There shall be no light standards within 40 feet of residential properties.
- Lighting shall be decorative, consistent with the architecture.

ARCHITECTURE:

- Building square footage for existing/proposed of GLA and GBA (maximum 25% above 1,000,000 square feet GLA).
- Exterior materials - exterior plaster or "stucco" (including, but not limited to, synthetic EFIS stucco or other substitutes that resemble traditional plaster or "stucco"), brick, masonry, stone metal and tile. Wood as trim, only.
- Predominant exterior materials shall not include smooth-faced concrete block,concrete panels without fenestration or texture and pre-fabricated steel panels.
- Facade colors - low reflectance, subtle, neutral or earth tone colors. The use of intensity colors, metallic colors, black or fluorescent colors is prohibited.
- Building trim and accent areas may feature brighter colors.

LANDSCAPE REQUIREMENTS:

- Plant material shall be selected from the Plant Palette in Appendix.
- Inert ground covets shall not exceed 25% of landscaped area.
- Mall Building
  - Minimum depth shall be 10 feet adjacent to mall building, when adjacent to ring road shall be 15 feet.
  - Tree mix shall be 50% deciduous and 50% evergreen.
  - Minimum tree size: Deciduous 2 inch caliper
    50% - 6 feet height
    50% - Evergreen 8 feet height
  - Trees planted at a rate of 1 tree per 30 linear feet.
  - Minimum vegetative groundcover shall be 50% coverage at installation.
- Parking lots / Parking Structures
  - Minimum horizontal dimension shall be 10 feet and 15 feet when adjacent to ring road.
  - Minimum tree size: Deciduous 2 inch caliper
    Evergreen 6 feet height
  - Perimeter (along Ring Road): 33% oversized trees at 3" caliper deciduous trees and 50% 8 feet in height for evergreen trees and 50% 6 feet in height. Tree mix shall be 60% deciduous and 40% evergreen.
  - Trees planted at a rate of 1 tree per 30 lineal feet.
  - Adjacent to Parking Structures Tree mix - be 40% deciduous trees and 60% evergreen trees.
  - Parking Lots Tree Mix: lineal Planters 60% deciduous trees, 40% Evergreen trees
    Island Planters – 100%, deciduous trees
- Mall Building, Vehicular Entries and Public Open Spaces
  - Minimum tree size: Deciduous 3 inch caliper
    Evergreen 1 0 feet height
  - Tree mix shall be 60% deciduous trees and 40% evergreen trees.
  - 1 tree per 300 square feet of planter area and minimum of 1 tree per planter.
- Landscaping Screening shall be one oi the options below:
  - Minimum 12 foot landscape planter with 2 foot berm planted with 40% deciduous trees and 60% evergreen trees at a rate of 1 tree per 20 linear feet or;
  - Minimum 5 foot landscape planter with 6-12 foot solid wall as required to screen vehicle or dumpster planted with 40% deciduous trees and 60'% ever green trees at a rate of 1 trees per 30 linear feet.
  - Mix of shrubs shall be 40% deciduous and 60% evergreen and visually screen 80% within 3 years of installation.
- All other landscape requirements shall be in accordance with Meadowood Mall Development Standards Handbook.

SIGNS:

- Individual tenant shops not permitted to display signs on the exterior of the building facing parking lots or parking structures.
- Mall stores (i) between 25,000 square feet and 30,000 square feet of GLA; or (ii) that have an exterior facade; or (iii) that are located within a free-standing building will be permitted to have exterior signs.
- Restaurants that have an exterior facade are located within a free-standing building and/or remain open for business after mall hours will be permitted to have exterior signs.
- Signs have individually channelized letters and may be internally illuminated.
- Stores exceeding 30,000 square feet of GLA shall not exceed 72 inches in overall height for wall mounted channelized letters.
- Individual mall tenants or free-standing buildings shall not exceed 30 inches for wall mounted channelized letters.
- Ground signs for individual buildings or mall tenants located inside of the ring road shall not be allowed. Individual buildings located outside the ring road shall be permitted to have ground signs that conform to the Meadowood Mall identity ground sign standards for eight (8) foot tall monument signs contained herein; and limited to one ground sign per street frontage, with a maximum of two (2) total ground signs.
- Ground signs maximum height shall not exceed 8 feet in overall height.
- Mall identity shall be maximum height of 30 feet, located at entrances to the mall.
- Exterior signs compatible with building surface upon displayed
- Prohibited signs and sign components:
  - Cabinet or canned signs
  - Sign manufacturer's name, stamps or decals
  - Sign with painted letters
  - Sign employing unedged or uncapped plastic letters with no returns
  - Paper, plastic or cardboard signs
- Signs on canopies, marquees and awnings permitted only for the following conditions:
  - located only on the front of an awning (either on surrey sash, or on a front facing sloped plane on greater than 18:12, but not both) and not on the side return panels or side surrey sashes
  - may not be located on a vertical plane or an awning unless such plane is a surrey sash no greater in height than 8 inches, or is the front facing panel on an awning designed to provide weather protection for an entry
  - no larger than 10% of the awning area not including the area of the side return panels.
- Interior signs approved by mall management and are excluded from these standards.
- Interior Ring Directional Signs shall be a maximum size of 8 square feet with a maximum height of 5 feet.
- Ring Road Directional Signs shall be a maximum size of 30 square feet with a maximum height of 8 feet. A maximum of six (6) signs on the ring road, are permitted, unless it can be demonstrated to the administrator that additional signs are necessary to provide adequate on-site circulation.
- Regulatory signs shall be in accordance with the Manual of Uniform Traffic Control Devices (M.U.T.C.D.).

EXHIBIT 1

APPLICATION REQUIREMENTS FOR SITE PLAN REVIEW

APPLICATIONS shall be collated and bound into separate packets of the following:

- ☐ Application Form(s)
- ☐ Assessor's Parcel Map pages within 600 feet of subject site
- ☐ Owner's Affidavit, Applicant Affidavit Notarized
- ☐ If there is a mobile home park or subdivision within 600', provide all names and addresses for residents in these park(s).
- ☐ Neighborhood Advisory Board information
- ☐ Legal Description (legal description for annexations, zone changes and abandonments must be signed and stamped by a licensed engineer or land surveyor of the State of Nevada)
- ☐ 8-1/2" x 11" Map Site Plan
- ☐ 8-1/2" x 11" Zoning/Vicinity Map (see next page)
- ☐ 24" x 36" Colored Display Map (1 copy only for original application)
- ☐ 24" x 36" Display Map, Non-Colored Display Map
- ☐ 8-1/2" x 11" and 24" x 36" Building Elevations and building square footage showing existing/proposed GBA and GLA
- ☐ 24" x 36 Preliminary Grading and Drainage Plan (if applicable) FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" x 12"
- ☐ Calculate handicap parking spaces and regular parking spaces
- ☐ Calculate percentage of landscaping, number of trees, and what is being provided
- ☐ Information on signage
- ☐ Building heights
- ☐ Exterior lighting
- ☐ Preliminary Grading and Drainage Plan
- ☐ Traffic improvement design information shall be submitted as required by the Nevada Department of Transportation and City of Reno.
- ☐ Supporting Information
- ☐ Application Requirements Checklist
- ☐ Check or Money Order

Original Application and *fourteen* copies.

Pursuant to Reno Municipal Code (18.06.400(b)), the administrator reserves the right to require additional information on any Site Plan Review application prior to determining that it is complete.

RIVIEW, DECISIONS, AND RECOMENDATIONS

If the application is complete and no supplementary information is required, the administrator will advise the applicant, in writing, within 30 days if the application is approved, conditionally approved or denied. The administrator may not approve an application for site plan review until at least ten days after notice has been given pursuant to this section. The Community Development Department will make a determination if the proposed submittal is consistent with the Meadowood Mall Development Standards.

Review periods may be extended with the applicant's consent.

FINDINGS

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.

NOTICE

The applicant shall place a sign(s), provided by the administrator, on the property which is the subject of the site plan review application. One sign shall be placed adjacent to each street abutting the property within seven days of the acceptance of the application by the administrator.

APPEAL PROCESS

The decision of the administrator to approve, approve with conditions or deny a site plan review, may be appealed to the Board of Adjustment by filing with the Administrator, within ten days from the date of the decision, a written notice stating briefly the grounds of the appeal. The applicant or authorized representative shall have the right to appeal the decision. The administrator will place such appeal on the Board of Adjustment agenda at the next regularly scheduled Board of Adjustment meeting occurring at least twenty-one days thereafter. The Board of Adjustment, after a public hearing, shall have the power to affirm or reverse such decision. If the Board of Adjustment denies the appeal, the applicant may appeal to the City Council within ten days of the Board of Adjustment's decision by filing a notice of appeal with the City Clerk.

TIMING

The owner, applicant or developer shall apply for a building permit for the project within one year of the date of approval of the site plan review application and maintain the validity of that permit or the site plan review approval shall be null and void.

EXHIBIT 2
ALLOWED USES:

- Automotive sales (All within an enclosed building)
- Automobile repair establishment. (All repair must take place within an enclosed building)— maximum number is 2 establishments on site.
- Bakeries, retail (Baking on premises with all baked goods sold at retail on premises)
- Barber/beauty salons
- Bus or other public/community transit terminals (no repair or vehicle maintenance)
- Car washes
- Child care facilities
- Cocktail lounge
- Commercial uses adjacent to residential
- Communication facilities provided location is on top of building of 3 stories or greater in height or meet the standards set forth in RMC for communication facilities
- Convenience services establishments such as tailoring, shoe repair and the like
- Cultural facilities (including art galleries, libraries and museums) and/or publicly-owned buildings
- Department Stores
- Drive-through facilities
- Drug/pharmacy stores
- Educational centers/schools, private or public
- Entertainment facilities (including video arcade, game arcade, fun center and other similar activities)
- Financial institutions, with or without drive-through facilities
- Fitness centers
- Freestanding automated teller machines
- Indoor recreational activities including skating (ice or wheeled), bicycle courses, model race car tracks, miniature golf, bowling and other similar activities
- Indoor entertainment including video arcades, fun center, arcade games, virtual reality games, laser tag and other similar activities
- Hotel/Motel without gaming
- Open lot or structured parking
- Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling)
- Printing (including quick-copy establishments), reproduction or publishing establishments
- Private clubs and lodges
- Professional, business, financial, civic or public utility offices
- Recording studios
- Rental businesses within an enclosed building
- Residential caretaker uses
- Restaurants with or without cocktail lounges
- Retail use
- Specialty retail shops (jewelry, compact disks, books, craft, antiques, electronics, etc.)
- Theaters including motion theaters (no drive-in theaters)
- Uses operating between 11 pm to 6 am
- Uses adjacent to residentially zoned or used property
- Uses adjacent to a major arterial
- Video rental establishments
- Accessory uses which are incidental to and customarily associated with the above-permitted uses

EXHIBIT 3
LEGAL DESCRIPTION

Stantec Consulting Inc.
950 Industrial Way
Sparks NV 89431 USA
Tel: (775) 358-6931 Fax: (775) 358-6954
www.stantec.com

EXHIBIT A

Stantec

December 10, 1999
Project No. 80400533

Jeff Codega Planning & Design
Zone Change
Legal Description

All that real property situate in a portion of the NW¼ Section 31, T19N, R20E, MDM, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Lots 1, 2, 3, and 6 of Meadowood Regional Retail Development Subdivision, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 14, 1977, under Filing No. 475753, as Tract Map No. 1663, Official Records and Parcel B as set forth on Parcel Map No. 2912, filed for record on June 2, 1995, as File No. 1898051, Official Records of Washoe County, Nevada.

Containing an area of 76.09 acres of land, more or less.

The above described parcels are subject to all easements and reservations of record.

BASIS OF BEARINGS: Meadowood Regional Retail Development Subdivision, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 14, 1977, under Filing No. 475753, as Tract Map No. 1663, Official Records.

\\renoserv05\data-2\survey\80400533\wpdocs\legals\codega lgl.doc

Buildings
Environment
Industrial
Management Systems
Transportation
Urban Land

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JAMES A. MACK
No. 6897
James A. Mack
12-10-99