

RENO HOUSING AUTHORITY

Reno Avenue Development Update
November 20, 2025



Agenda

- Introductions
- Project design updates
- Design workshop
- Workshop summary
- Next steps

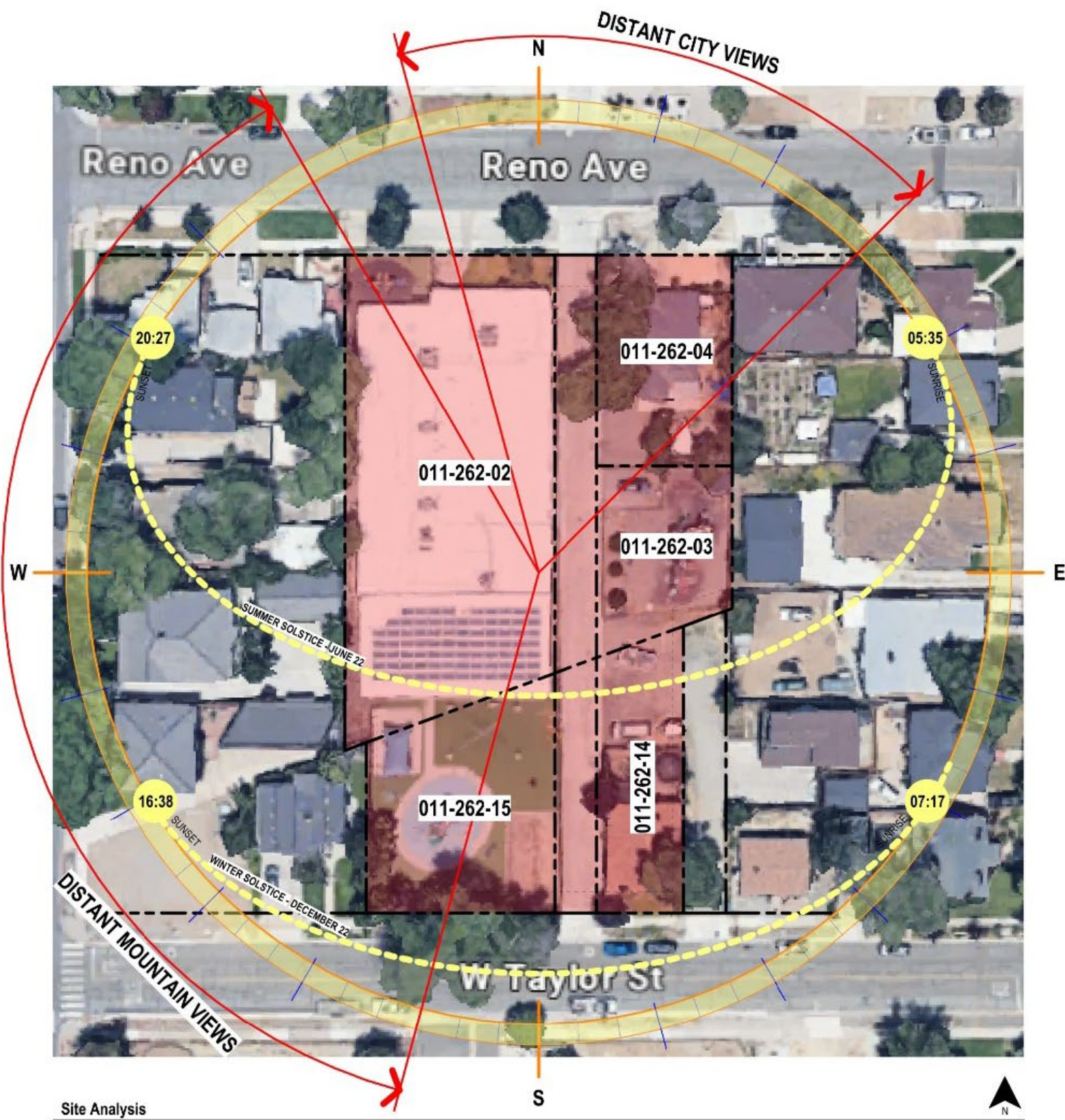
Team Introductions

- Reno Housing Authority
 - Development Department
- JKAE Architecture
 - Chris Vicencio, Partner-In-Charge
 - Ken Anderson, Partner-In-Charge
 - Casey Snell, Associate Principal, Project Manager
 - Justin Moore, Director of Surveying Services

Project “Must Haves”

- Minimum of 40 units
 - Unit mix to include at least 24 two-bedroom units
- 1:1 parking
- On-site leasing office
- Community clubhouse (minimum of 500 sq feet)
- Playground (minimum of 500 sq feet)
- Two BBQ/patio areas (minimum of 140 sq feet total)
- 2 trash enclosures

Site Analysis

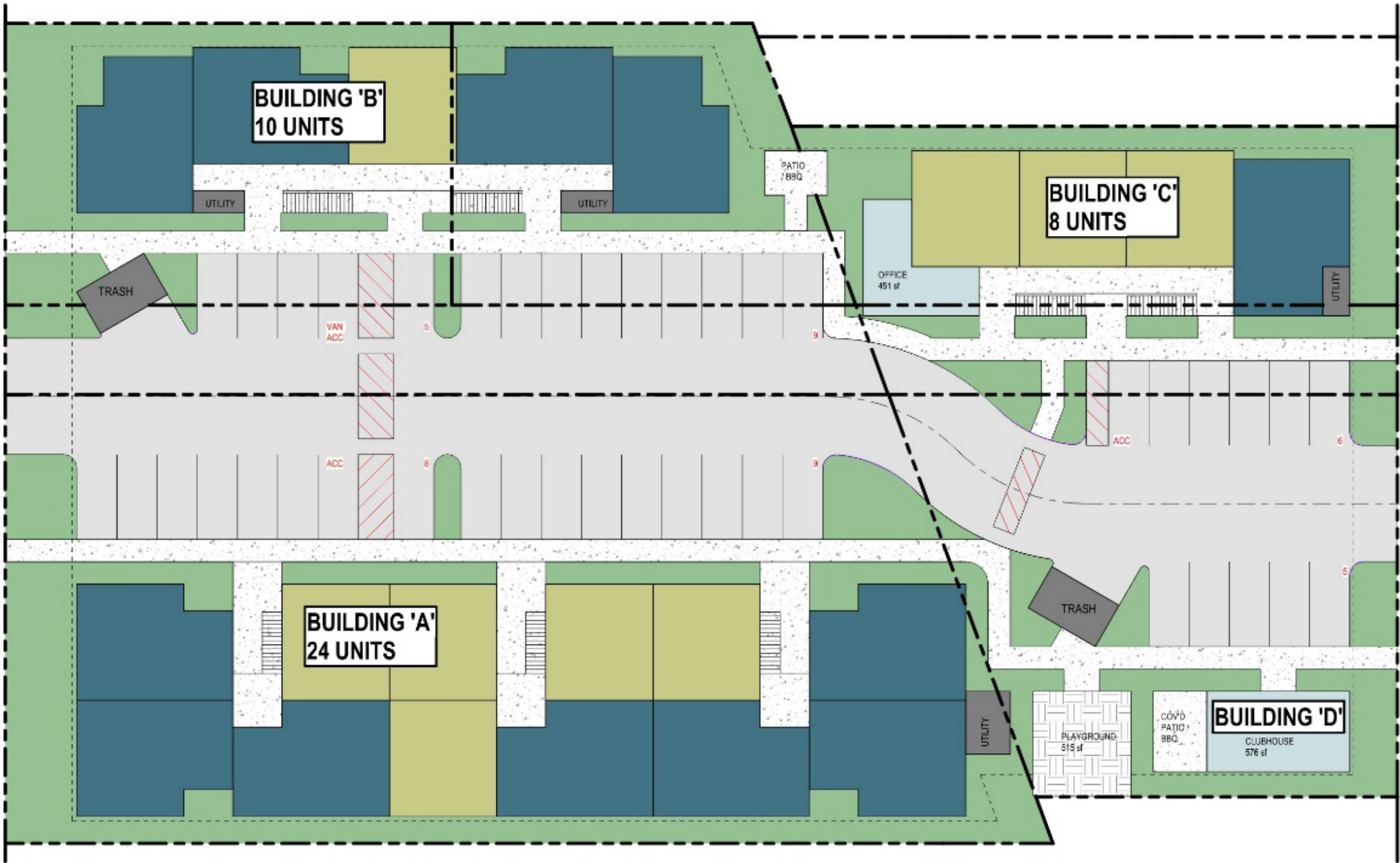


Site Analysis
1" = 30'-0"

PROJECT INFORMATION

TOTAL PROJECT SIZE:	53,090 SF / 1.22 ACRES
ZONING:	
NORTH PARCEL ZONING:	MF-30
SOUTH PARCEL ZONING:	MF-14
OVERLAY DISTRICT:	PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA
TOTAL ALLOWABLE UNITS W/ DENSITY BONUS:	55 UNITS
HEIGHT LIMIT:	25'-0"
SETBACKS:	
NORTH FRONT	15'-0"
SOUTH FRONT	10'-0"
SIDES	5'-0"
INTERNAL (REAR)	10'-0"
ROOF PITCH:	4:12 MINIMUM ROOF PITCH
PARKING:	OFF-STREET PARKING TARGET PARKING RATIO = 1:1 (PARKING SPOT:UNIT)
TARGET PARKING REQ'D:	42
ACCESSIBLE PARKING REQ'D:	2 (1-VAN ACCESSIBLE)

Potential Site Plan Option A



PROJECT UNIT MATRIX:	
UNIT TYPE A (1 BEDROOM / 1 BATH)	= 18 (43%)
UNIT TYPE B (2 BEDROOM / 1 BATH)	= 24 (57%)
TOTAL UNITS	= 42 (100%)
BUILDING 'A':	
UNIT TYPE A (1 BEDROOM / 1 BATH)	= 10 (42%)
UNIT TYPE B (2 BEDROOM / 1 BATH)	= 14 (58%)
TOTAL UNITS	= 24 (100%)
BUILDING 'B':	
UNIT TYPE A (1 BEDROOM / 1 BATH)	= 2 (20%)
UNIT TYPE B (2 BEDROOM / 1 BATH)	= 8 (80%)
TOTAL UNITS	= 10 (100%)
BUILDING 'C':	
UNIT TYPE A (1 BEDROOM / 1 BATH)	= 6 (67%)
UNIT TYPE B (2 BEDROOM / 1 BATH)	= 2 (33%)
TOTAL UNITS	= 8 (100%)
OFFICE & COMMON AREA	= 451 SF
BUILDING 'D':	
COMMON AREA	= 576 SF
TOTAL COMMON AREA	= 1,027 SF
PARKING:	
SURFACE - STANDARD	= 39
ACCESSIBLE - STANDARD	= 2
ACCESSIBLE - VAN	= 1
TOTAL PARKING SPOTS	= 42
PARKING RATIO	= 1.00 SPACES/UNIT

Site Plan Option 'A'

1/16" = 1'-0"



Proposed Site Layout Overlay



Proposed Site Layout Overlay

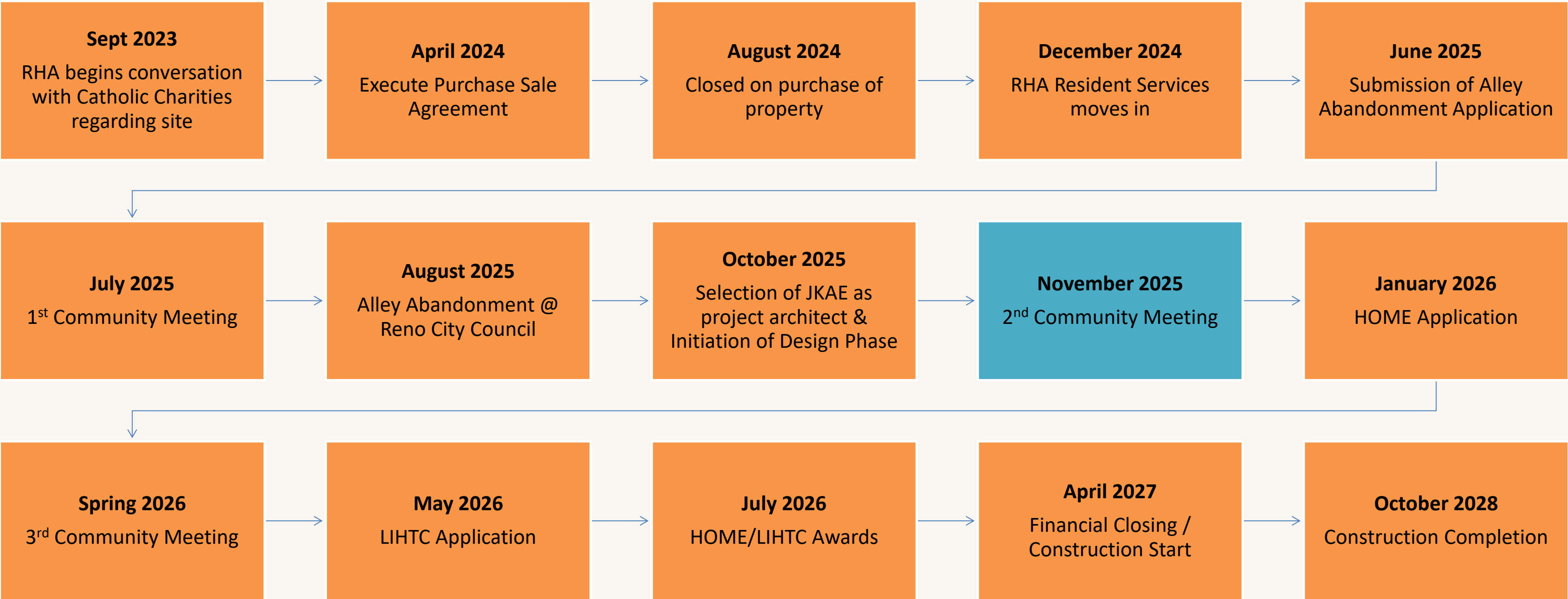
1" = 30'-0"



Opportunity for Input

- Activity: 15 minutes to view the stations
 - Station 1 Site Plans: – indicate your preference with the stickers provided
 - Station 2 Building Program/Amenities: – provide comments
 - Station 3 Architectural Design: – indicate your preference with the stickers provided
- Summary: 5 minutes with JKAE to review input

Project Timeline



For Additional Information

- Visit Reno Ave development page:
<https://www.renoha.org/redevelopment-and-preservation/reno-avenue/>
- Sign up for Reno Ave. website update notifications
- Jerri Williams Conrad, government & public affairs manager:
jconrad@renoha.org