



VH0063

Corddevista

Corddevista - A Master Planned, Mixed-Use Community (Formerly the "TRW Property")

Secluded on a large valley in the mountains in the center of Storey County, and surrounded on three sides by the Tahoe Reno Industrial Park, Corddevista is envisioned to be an all inclusive modern designed Master Planned Community. The 8,600 acre Community is being designed to balance and fulfill the growing need for office, retail and housing in Storey County from the Tahoe Reno Industrial Park and other developments and the new companies and employees.

Corddevista is beginning the process of a Master Plan Amendment and Zone Change in the coming months. In conjunction with this, Corddevista would like to have several Town Hall meetings. The first Town Hall meetings are scheduled for February 24, 2007 in Lockwood and March 10, 2007 in Virginia Highlands.

Please join us for the opportunity to present the proposed Corddevista project and to meet part of the development team. The meeting will be a presentation and question and answer period followed by a bus tour for those who would enjoy touring the Corddevista property as well as the Somerset Master Planned Community (developed by members of the Corddevista development team).

Virginia Highlands Town Meeting

Date: March 10, 2007
 Time: 9:00 a.m. - 10:30 a.m.
 Location: Virginia Highlands Fire Station

Corddevista site tour

A chartered bus tour of the project site and Somerset will follow the town meeting. This tour will provide an opportunity to ask more questions and to gain an understanding of the project vision. The tour of Somerset will provide an example of a master planned community built by members of the Corddevista development team.

Tour / Lunch
 Depart for Somerset: 10:30 a.m.
 Arrive at Somerset: 11:15 a.m.
 Depart for Corddevista: 12:30 p.m.
 Arrive at Corddevista: 1:00 p.m.
 Return to Virginia Highlands: 2:00 p.m.
 (Food & Drink provided on the bus)

R.S.V.P. for the bus tour/lunch by March 5th
 Contact: Darci Bertram @ 775.323.1405

Questions & Answers

Q: What is a Mixed Use Master Planned Community and what will be in the Community?

A: A Mixed Use Master Planned Community is a stand alone Community that includes office, retail and housing along with all amenities and services for the Community. Cordevista will be a quality Master Planned Community designed not to impact any existing Storey County Communities while fulfilling the demands of the growing Tahoe Reno Industrial Park (TRI)

Q: Why does Storey County need a Mixed Use Master Planned Community?

A: The Tahoe Reno Industrial Park is the largest industrial park in the world containing 102,000 acres. It currently has thousands of acres of land sold and millions of square feet of buildings being built with tens of thousands of jobs planned or slated. The Park is zoned for industrial and manufacturing uses which are being currently developed. Cordevista is designed to balance those uses that are not filled by the TRI Park, in particular, office, retail and housing, while not impacting any other communities in Storey County.

Q: Will this project be visible from existing Storey County homes?

A: No. This project is located over 4.3 miles from the Virginia Highlands Fire Station and over 3.9 miles from Lockwood with a number of mountain ranges between both communities. "Dark Skies" designs will be used throughout the community to minimize any visual impacts in the evenings and maintain the dark country night feel.

Q: Will the existing residence water supply be impacted negatively?

A: No. Water for this project will be imported from other sources and not from ground water basins from the Virginia Highlands or Lockwood areas. The ground water supply for existing Storey County residents will not be affected in any negative way as a result of this project. In fact, with current development technology and storage techniques, this project may present an opportunity to improve the amount of available water for existing residents through ground water storage and recharge practices.

Q: Will this Community help stop the flooding in Lockwood?

A: Yes. Water management has been pledged to be one of the major issues addressed within the community. Major hydrology studies have been completed and show that up to 17,000 cubic feet per second (CFS) of water can travel down Long Valley Creek at flood times. Storm water and drainage can and will be detained and retained on the Community property which will assist in reducing the amount of water flowing down to Lockwood. Of the 17,000 CFS of storm water, 10,000 CFS can be detained on the Community site as a result of the new development. Therefore, 59% of all the water that goes down to Lockwood can be controlled with the development of this Community to stop the flooding of Lockwood.

Q: How will people get to the Project? Will there be roads to and from Virginia Highlands or Lockwood?

A: No roads will be built to Virginia Highlands or Lockwood. Cordevista is surrounded on three sides by the TRI Park and will be connected directly to the Park by a newly developed road coming from USA Parkway running east to west to the Community. The existing dirt road from Lockwood will be gated and will only be used as an emergency fire exit road and not for daily traffic. No traffic from this development will affect the traffic volumes within existing Virginia Highlands, Virginia City and Lockwood neighborhoods.

Q: Will Storey County have to pay to build roads and other infrastructure?

A: No. The developer will be responsible to fund, finance, and construct all of the roads and infrastructure. Once the construction on the roads and infrastructure is complete, the roads and infrastructure will be deeded to the County or a new General Improvement District (G.I.D.) to cover the maintenance.

Q: How will this new Community impact the environment and wildlife in the area?

A: All environmental and wildlife studies of the site have been concluded and show that no endangered or protected species live within the project area. Careful design will ensure drainage corridors and other open space/natural areas are well connected in order to maintain possible habitat/wildlife corridors for horses, migratory birds and other animals.

Q: What is being done to protect and preserve the petroglyphs found in the area?

A: Through extensive cultural research studies that have been completed, all petroglyphs and historical artifacts within the project area have been located, mapped, and recorded and will be protected and enjoyed by all forever. As the Community is designed, it will embrace and adopt these areas for them to be enjoyed by all and not destroyed.

Q: What is being done to insure that this Community will be focused on quality, not quantity?

A: This is the first step of many that the Community will go through. The next steps will be to create strong development standards that the entire Community will have to follow. Storey County has very few tracts of land within the entire County that are even developable. This is one of them, and Cordevista desires to be a good steward of the land. It is envisioned that the final plan will have office, retail and housing (ranging from 1 to 2 units per acre) and that 40 to 50% of the entire project will remain as open space.