

10-23-2024 - Reno City Council Meeting - Item # C.3 ABN24-00003 (Stevenson Street Abandonment)

[illegible]

9/11/24 Reno City Council agenda Item C.1 - Stevenson Street Abandonment

Alicia Barber <aliciambarber@gmail.com>

Tue 9/10/2024 12:59 PM

To: Public Comment - CC <PublicComment@reno.gov>

Cc: Mayor <Mayor@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Devon Reese <reeseD@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>

Dear Mayor Schieve and Councilmembers Brekhus, Duerr, Ebert, Martinez, Reese, and Taylor,

I am writing to express my opposition at this time to the abandonment of Stevenson Street. I invite you to read my latest edition of *The Barber Brief* in which I provide a great deal of context to explain why I do not believe an abandonment to be in the public interest. That link is here: <https://thebarberbrief.substack.com/p/should-the-city-abandon-stevenson>.

I hope you will read that entire piece and click on the links provided, but I'll summarize some of my key points. First, I do not believe that the baseline of public spaces provided by staff to calculate the abandonment as a net gain is accurate; the street, even without a reconfiguration away from parallel parking, has the capacity for well over 22 spaces, even while keeping its parallel configuration and just adding more meters. Aligning the parking spaces another way, it has the capacity for far more.

Beyond that, the City of Reno removed more than 60 public spaces from the immediate vicinity in 2021 with the sale of its public parking lot on West Second Street to Jacobs Entertainment, eliciting a public pledge (but no legally-binding agreement) from Jacobs to make that same number of spaces available for public use--and not just on Sundays. That provision of nearby public spaces should be provided on a guaranteed and permanent basis, and it has not happened. Without that occurring first, it would not be responsible for the City of Reno to place into private hands the only piece of City property in the vicinity that could be used to create a substantive amount of parking for public use.

Since that 2021 loss, the public's demand for parking in this vicinity has not decreased; indeed, in the intervening four years, the addition of new apartment buildings on this and adjacent blocks has already *increased* demand for street parking. And in this area in particular, that demand will only continue to increase in the years to come, because the surrounding area is still largely undeveloped. Vacant lots and buildings within approximately one block include the vast expanse of Jacobs-owned land on the north side of West Second Street and the City-owned Lear Theater, which has only a very small parking lot of its own.

With its location in the historic Powning Conservation District, this site has its own unique needs as well. Three buildings listed in the National Register, dating from the 1910s to 1930s—the St. Thomas Aquinas Cathedral complex, the Twentieth Century Club Building, and the First Church of Christ, Scientist (Lear Theater)—are located within a block (and just one block further west on Bell Street is another National Register-listed building, the historic Bethel AME Church). Built at a time of much lower population density and parking demands, they require special consideration in order to ensure their viability in the years to come. That means they need to have access to enough nearby public parking to accommodate those who use them, now and in the future.

Designating ANY parking spaces that the public wouldn't be able to use on this block would be a great disservice to the untold numbers of residents and visitors who flock to this specific location by

the Truckee River year round. I just want you to picture a scenario where 68 parking spaces have been created on Stevenson Street, but only 22 spaces are available for public use. How frequently do you think a large number of the spaces designated as private would actually be occupied by those with an exclusive right to use them? Tenants of the neighboring properties, who would be the only ones entitled to park there, might have driven somewhere else for the day, or night, or weekend, leaving vacant spaces on a prime river-facing block that the public can't park in without risk of being towed. How does that make sense?

I urge you to think of the public and come up with another solution whereby the street remains in public hands with the amount of parking spaces maximized--perhaps using funds generated by Redevelopment Area #1--and all spaces are equally available to whomever comes across them first.

And please do everything in the City's power to make up for the 60+ public parking spaces that were lost with the City's sale of the nearby public lot to Jacobs Entertainment in 2021. Regardless of Jacobs Entertainment's pledge (which should have been formalized in the parcel sale or its subsequent Development Agreement with the City), that continued and unmet obligation lies with the City of Reno.

Yours sincerely,

Alicia Barber

Alicia Barber, PhD
Ward One resident
Author, The Barber Brief

FW: 20th Century Building jeopardy

Leah Piccotti <PiccottiL@reno.gov>

Wed 9/11/2024 10:53 AM

To: Public Comment - CC <PublicComment@reno.gov>

Leah Piccotti
(She/Her/Hers)
Associate Planner
Development Services
775-334-2178 (o) 775-870-5531 (c)
PiccottiL@Reno.Gov
1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us:

-----Original Message-----

From: barbano@frontpage.reno.nv.us <barbano@frontpage.reno.nv.us>

Sent: Wednesday, September 11, 2024 2:42 AM

To: Hillary Schieve <hillaryforreno@gmail.com>; Naomi Duerr <DuerrN@reno.gov>; Devon <devon@votereese.com>; Jenny Brekhus <jennybrekhus@gmail.com>

Cc: Barbano <barbano@nevadalabor.com>; John White <john@whitelawchartered.com>; bob@thisisreno.com; jean.dube@shpo.nv.gov; Alicia Barber <alicia@storiesinplace.com>; Father Durante <fr.chuck@stacathedral.com>; Leah Piccotti <PiccottiL@reno.gov>; Todd Landry <LandryT@reno.gov>; chrystineklett@sbcglobal.net; Jonathan Shipman <ShipmanJ@reno.gov>; Karl Hall <HallK@reno.gov>; Miguel Martinez <martinezm@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>

Subject: 20th Century Building jeopardy

Dear Friends & Gentle Hearts:

My old friend, former Reno Deputy City Attorney John White, is understandably concerned about the Stevenson Street abandonment which I am advised appears on the council agenda. I have moved a brief column item in today's Tribune.

John and other professionals have used the venerable brick building behind St. Thomas Aquinas for many years. Parking availability has slowly eroded and John has lost tenants. Further erosion threatens the viability of building operation -- and its future. The 20th Century Building is listed on state and federal historical registers and has always been a rather welcoming presence across from the riverfront behind St. Thomas Aquinas.

You may or may not recall Stevenson Street's checkered past which has resulted in some of its current

condition. In 2020, the late Karl Breckenridge wrote a long piece about it on the ThisIsReno website. (Websearch "Reno Nevada Greyhound depot Harrah's parking garage demolition". I try to minimize URLs in e-mails as they are the first red flag for spam filters and time is not on our side this ayem.)

I'm old enough to remember the Harrah's/Greyhound brouhaha from exactly half a century ago. Turned out that Harrah's never used the old Greyhound depot site next to the eastern part of their property when they built their parking garage. So perhaps the vacant lot on Stevenson stands in mute testament to the current ambience of much of downtown, unintentional irony.

Mr. White may be hard pressed to maintain business in his building if more parking spaces are lost. I do not want to see the 20th Century Building go the way of the historic California Street homes demolished for expansion of the Lumpen Noir. (I love the Nevada Museum of Art, but did it have to be so ugly?)

Speaking of intentional homeliness, does the city have any design standards at all these days? "The Mod" high rise apartments on Stevenson fit right in with the current Reno-Sparks architectural norm: Emulation of Cold War East Berlin. And Carnaby Street "mod" went out when the Beatles arrived in 1964. Everything old is new again. Even East Berlin is making a comeback. Just look at German follytix today.

I watch a lot of travel shows in my old age. The most interesting present communities which have retained much of their original character. Alas, Reno and Sparks have oft gone the way of Gomorrah South, demolish and fuhgeddaboutit.

An old attorney friend of mine told me years ago of a comment from a casino executive: Reno is going from being a gambling town to a town with gambling. Matters have accelerated since.

Please ask yourselves: Do we really think nouveau East Berlin will benefit tourism?

BTW: Is the Mod Squad prepared to pay the city a hefty premium for the abandonment?

Your consideration is appreciated.

Be well. Raise hell. Stay safe.

Andrew Quarantino Barbano
53-year Renoite
(775) 747-0544

X3/14 TIR Greyhound/CORP WELFARE/opsn24a

-30-

FW: Feedback for City of Reno

Jennifer Pawliszyn <PawliszynJ@reno.gov>

Tue 9/10/2024 2:51 PM

To: Public Comment - CC <PublicComment@reno.gov>

Cc: Tyler Shaw <ShawT@reno.gov>

Good afternoon,

We received this feedback on the website, which appears best suited for public comment. Please see below.

Thank you!



Jennifer Pawliszyn

([She/Her/Hers](#))

Lead Citizen Service Representative

City Manager's Office- Innovation & Experience

PawliszynJ@reno.gov

1 E. First St., Reno, NV 89501

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From: City of Reno <reno@enotify.visioninternet.com>

Sent: Tuesday, September 10, 2024 2:13 PM

To: Webmaster <Webmaster@reno.gov>

Subject: Feedback for City of Reno

You have received this feedback from Anthony Durante <anthonydurantemichaelthomas@gmail.com> for the following page:

<https://www.reno.gov/government/city-council/city-council-members/ward-2-naomi-duerr>

I live in District 2 at 1476 Eastwood Drive 89509, and I worship at St. Thomas Aquinas Cathedral at Second Street and Arlington Avenue. I ask that you vote against the proposal (on tomorrow's agenda) to vacate Stevenson Street. I am not opposed to making the street one way and creating additional parking via diagonal spaces, but I am against giving the developer control over this neighborhood street. Please allow the citizens of Reno to maintain control of how this street will be used. Thank you. Anthony Durante

City Council Comment received from Barb Giacomini

Mikki Huntsman <HuntsmanM@reno.gov>

Sun 9/8/2024 4:17 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Barb Giacomini

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

bgiacomini@yahoo.com

Phone Number:

7752245546

Address:

97 bell st

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

I Items - Public Hearing Items

Item:

abn24-00003.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Stop giving away city property!! Stop allowing private companies from profiting from OUR property! The irresponsible dense building that has been allowed downtown has resulted in lack of public parking. WE, taxpaying citizens, cant enjoy the river for serious lack of parking. Are you desperate to give stevenson street away?!!!! Thats a school bus stop and public parking for several cars. City council behavior smacks of bribery.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No

City Council Comment received from cindi chandler

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 9/10/2024 11:37 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

cindi chandler

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cindicha@msn.com

Phone Number:

Address:

6184 Carriage House Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

C Items - Public Hearing Items

Item:

C!.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I oppose the proposal that would turn the street into a public/private parking lot with a northbound access lane running through the center. The City Council needs to review current parking availability, especially multi level structures in that are that can be remarked and metered before approving additional parking. The Council has already approved numerous request by the J Casino and other developers to wipe out city blocks for parking instead of multi-level parking structures, which minimize city blocks of parking lots.

ACKNOWLEDGEMENTS:

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Yes

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record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

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Yes

City Council Comment received from Claudia Davis

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 9/9/2024 10:40 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Claudia Davis

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

c32davis@gmail.com

Phone Number:

2065829376

Address:

525 Court St, I 106

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

C Items - Public Hearing Items

Item:

C.1 Stevenson Street Abandonment.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

This act by our city guardians of Gifting public property to private entities is rarely a good idea. This action would restrict public access to parking and could restrict traffic access to the river activities and events. I live across the river use Stevenson Street to travel to and from my residence. It is suggested that my access would not be affect , are you putting enforceable conditions to keep that access? By your history of abandonment of the other piece of Stevenson, I believe that you will not be interested in enforcing any conditions you impose I sincerely oppose this action

ACKNOWLEDGEMENTS:

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Yes

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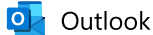
Yes

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companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

No



City Council Comment received from David Friedman

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 10/17/2024 6:48 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

David Friedman

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

dwfriedman2000@gmail.com

Phone Number:

845-303-5767

Address:

160 Sinclair St, 220, Reno, NV 89501

A new comment has been submitted for the Reno City Council Meeting held on: 2024-10-23.

Section:

C Items - Public Hearing Items

Item:

C.3.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

In regards to the abandonment of Stevenson Street, item C.3 on the agenda, I oppose it. I have many questions about this item. Who does it benefit? My suspicion is Jeffrey Jacobs. Who does it harm? Almost everybody else. Why create parking on the street when a vacant lot where the Greyhound Station was sits RIGHT NEXT TO THE STEVENSON STREET. If the city wants parking at \$2.00 an hour, build a public parking lot on that. Do not abandon Stevenson Street.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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No

Stevenson St Abandonment

Diane Coons <coons_diane@yahoo.com>

Wed 9/11/2024 7:21 AM

To:Public Comment - CC <PublicComment@reno.gov>

My goal and responsibility is to get the best outcome for the stability of the Twentieth Century Club building and its historical value. Whether street abandonment or revamped parking, resulting in the Twentieth Century Club building acquiring 5 designated parking spots, would be my goal. I am asking the Board to consider my request.

Sincerely,

Diane Coons

President, Twentieth Century Club

City Council Comment received from Maia Johnson

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 9/10/2024 11:55 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Maia Johnson

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

maia@tsundoku.ne.jp

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

C Items - Public Hearing Items

Item:

C.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I write in opposition to the proposed Stevenson Street abandonment. While I support and encourage development efforts in the adjacent parcels, as well as some of the proposed changes to this street segment (like making it one-way), the staff report makes no effort to explain why abandonment is necessary to achieve these ends. Considering that abandonment is irreversible, I think we should pursue this option only when it is required to achieve a specific aim, not simply because it is asked for. The staff report merely claims that abandonment does not harm the public interest and that the developer's proposal aligns with the Master Plan, but does not clarify why these proposed improvements must be undertaken by a private actor in possession of the land, rather than by the City or through public-private partnership. It may seem appealing in the short term to set up a developer to improve the street at their expense in exchange for abandonment, but continuing to take this approach threatens our cityscape and invites outcomes contrary to the Master Plan. My foremost concern is that this abandonment proposal revolves around parking availability for adjacent properties. The Master Plan calls for an urban environment that is friendly to pedestrians and provides

diverse transportation options, yet automobile access and parking routinely dominate development discussions, even in the heart of downtown. We will never achieve the goals set out in the Master Plan if we continue to expect that properties provide immediately adjacent parking for all residents, tenants, and visitors. Too much of our city is already covered in parking facilities, and if we are to take the dramatic step of removing a street from the grid, it should be for a greater cause than ensuring that drivers who live, work, and worship here never have to walk a few blocks from their cars to their destination. This area has no parking minimums for a reason. I am also wary of the proposed abandonment area's long-term fate. The current proposal may be amenable to our urban development goals, but once placed into private hands and merged with adjacent parcels, many other outcomes are possible, especially if the property changes hands in the future, or external circumstances impact the present developer's plans. I am regularly frustrated by the results of the earlier Mill Street abandonment between Center and Lake as I attempt to conduct my daily business downtown. The original plan that abandonment intended to serve was never realized, and we are left with an unsightly, fenced-off parking lot with no through access, which the City ultimately accepted. I can recall other privately-owned areas originally intended for public through access, like the walkway along the AT&T building's river frontage, that were announced with great fanfare only to be closed off later. While conditions may be imposed in the present, recent history gives me little faith that the City won't relax them in the future at a private owner's insistence. We already have a problem, particularly downtown, with oversized, consolidated parcels that are hostile to pedestrians. Our street grid in many areas is insufficiently dense, requiring foot traffic to navigate its way around insular complexes like the Renaissance or the ROW casinos with limited public access and no way through. This poses serious challenges to our redevelopment efforts, and the last thing we should do is exacerbate the problem by removing more streets from the grid. We need to promote human-scale development in diverse blocks, not more consolidation. By all means, pursue improvements to Stevenson Street, but do it without relinquishing a public right of way, without allowing developers to demand public property as ransom in exchange for carrying out their plans, and without giving priority to short-sighted parking concerns that violate the spirit of our Master Plan.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

FW: Stevenson Letter of support

Leah Piccotti <PiccottiL@reno.gov>

Thu 8/29/2024 11:11 AM

To: Public Comment - CC <PublicComment@reno.gov>

📎 1 attachments (15 KB)

Letter of Support Stevenson Street.docx;

**Leah Piccotti***(She/Her/Hers)*

Associate Planner

Development Services

775-334-2178 (o) 775-870-5531 (c)

PiccottiL@Reno.Gov

1 E. First St., Reno, NV 89505

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From: Matt Polley <mattpolley@sbcglobal.net>**Sent:** Thursday, August 29, 2024 9:26 AM**To:** Leah Piccotti <PiccottiL@reno.gov>**Subject:** Stevenson Letter of support

Hello Leah,

Please find attached letter of support for Stevenson Street re-use.

Regards,

Matt

City of Reno
Attn: Leah Piccotti
1 East First Street
Reno, NV 89501

Dear Ms. Piccotti,

I hope this letter finds you well. I am writing to express my strong support for the proposed plan to repurpose Stevenson Street which will create 46 additional parking spots in downtown Reno. As a resident and 23-year business owner in downtown Reno, I have witnessed firsthand the challenges our city faces with parking availability, particularly in our downtown area.

Downtown Reno has always been a vibrant and essential hub for both residents and visitors. However, the current shortage of parking spaces often discourages people from exploring local businesses and participating in community events. This limited parking availability creates significant inconvenience and detracts from the overall appeal of our downtown district.

The proposal to utilize Stevenson Street for additional parking is a thoughtful and pragmatic solution to this pressing issue. By adding 46 new parking spots, this initiative will not only ease the parking congestion but also support local businesses by making it easier for patrons to access their services. The increased parking capacity will undoubtedly contribute to a more positive experience for both locals and tourists, enhancing the vitality and economic health of our downtown area.

Moreover, this initiative aligns with broader goals of urban planning that prioritize both functionality and accessibility. The efficient use of space to address a critical need demonstrates a proactive approach to managing the growth and development of our city.

I urge the City Council to move forward with the Stevenson Street repurposing and support this valuable investment in our community. By doing so, you will be contributing to a more accessible, vibrant, and thriving downtown Reno.

Thank you for considering my perspective on this matter. I look forward to seeing the positive impact this initiative will have on our city.

Sincerely,

Matt Polley
Owner
The Office

Fw: Public Comment Received - 2024-09-11 PC Meeting - ABN24-00003

Michelle Fournier <FournierM@reno.gov>

Mon 9/9/2024 3:52 PM

To: Public Comment - CC <PublicComment@reno.gov>

 1 attachments (70 KB)

Public Comment - 53 - 2024-09-11.pdf;

This is for the 9/11 CC meeting

From: Planning Reno <Planning@reno.gov>

Sent: Saturday, September 7, 2024 11:07 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Subject: Public Comment Received - 2024-09-11 PC Meeting - ABN24-00003

The public comment form has a new entry from the public:

Planning Commission Meeting Date: 2024-09-11

Agenda Item or Case Number: ABN24-00003

Comments:

Stevenson Street should remain a public road, giving access to traffic and parking to those moving about Reno and attending public events in the area. It should not be abandoned to the control of corporate interests who will determine access to and use for the area in question. Enough with vast private parking lots downtown.

Email Address: maureen7778@att.net

Phone Number:

Address: 100 N. Arlington Ave., Unit 12J

Name of Commentor: Maureen Anne FitzGerald

This comment was submitted on behalf of: (self if blank)

Submitted: 9/7/2024 6:07:19 PM

Agenda item C1- Abandonment of Stevenson St

Sue Smith <sue@argentnevada.com>

Tue 9/17/2024 10:48 AM

To:Public Comment - CC <PublicComment@reno.gov>

I am opposed to the abandonment of Stevenson St. . I do not think there is a necessity for this and it will not benefit the public.

This looks like the Riverside Apts boondoggle to me. The next request will be to build an apartment building on land that belongs to the public.

Please deny the abandonment.

Sue Smith

NV Real Estate License # B028370

Argent Commercial Real Estate

775-323-5000


Sent via mobile-

12121::Voice Message From: Cisco Unity Connection Messaging System (917757507047)

Donoma Unity <DonomaUnity@reno.gov>

Tue 9/10/2024 8:36 AM

To:Public Comment - CC <PublicComment@reno.gov>

 1 attachments (519 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917757507047

Click to Call [917757507047](tel:917757507047)

A good day. My name is Aliyah Sanders, I live in Reno. Um, I am Only where I can get due telephone, otherwise I would have written a note. Um, I am. Again, upset by the city council's, consideration and past performance of selling land. That could be used for better public. Good. And this case it's Stevenson Street. I oppose, um, selling it, I oppose selling any more land to Jacobs, he just turns it into parking lots or builds walls and keeps the public out. I originally, uh, came in to the title, not 18 changes, but a beautiful pictures of apartments and green space around them so far. I've seen Apartments parking lots and no green space, Green, Space, Green, Space, Green Space, it's hot and Reno, thank you.

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.