

Development Review Public Comment

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

Case Number

LDC24-00044

Position

In Opposition

Comments

Creating an SPD to defeat neighborhood zoning requirements is the worst kind of city planning. The project at 0 Riverside Drive being proposed by Built. overburdens the lot with more than 3 times the density of the neighboring parcels which complied with the MF-30 requirements. Most egregiously, the site plans currently offered rely on an Emergency Access easement through private property owned by 1200 Riverside Drive Community Association which will not be granted, and a traffic study that is so flawed that it has no credibility. The traffic study purports to support the addition of hundreds of additional vehicle trips every day in the area comprising Keystone Avenue, Jones Street, Riverside Drive, Booth Street and Idlewild Park by analyze data from a couple of hours on the Wednesday before Thanksgiving. That is akin to estimating average crowd attendance at the Aces Ballpark by looking at a day in December. It bears no relation to reality. Anyone intent on understanding the traffic impact of an additional 123 units at Riverside and Booth Street would understand that spring, summer, and fall events at Idlewild back traffic up for blocks as it is. Good weather brings out scores of pedestrians, cars, and bicycles that wouldn't be counted in November. Nor does the study seem to realize how often Riverside Drive is shut down to vehicle traffic to accommodate charity runs and Artown Events. Parking is scarce most of the year and will be made scarcer because Built. only wants to provide 6/10ths of a parking space per tenant. The study also undercounts pedestrian traffic because it doesn't include the time period in the day in which Reno High School students cross Booth Street by the dozens at around 3 p.m. The study makes no mention of the blind spots for drivers created at that intersection because of the design of the Booth Street Bridge. 1200 Riverside Drive Community Association

supports development of the lot at 0 Riverside Drive, even if it isn't for the open space purpose which gave the City of Reno ownership of the land. Providing additional housing units is a worthy pursuit but it shouldn't come at the expense of neighborhood aesthetics, access to Idlewild Park and the Truckee River, or the safety of students. The footprint of the current planned development is too large, provides none of the tree canopy the City claims to value, fails to account for actual vehicle and pedestrian activity during most of the year, doesn't provide sufficient parking for its tenants and visitors, and hasn't established adequate emergency vehicle access. The zoning change should be denied until all these problems are addressed.

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Submitted: 4/8/2024 4:47:09 PM

These comments were submitted on behalf of: 1200 Riverside Drive Community Association (self if blank)

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I very much oppose changing the zoning of 0 Riverside Drive from single family (30 units per acre) to SPD, which will allow as many units as will fit to be built on that small piece of property. As a longtime homeowner and next door neighbor to 0 Riverside Drive, I dread to think of the problems our neighborhood will suffer with the increase in density, noise, traffic, and parking. Our neighborhood is already congested, and the project now proposed for that property will make things exponentially worse, especially considering that there will not be enough dedicated parking to accommodate the renters who will live there. Students walk and bike through the "unnamed" alley next to the property on their way to school and back. Many folks, including a good number of elderly, walk their dogs through that alley to reach the river path. And those who currently live on Jones Street and along the "unnamed" alley use that route to access Riverside Drive and the Booth Street bridge. People drive, bike, and walk along that alley each day trying to get to the places where they work, catch the bus, attend school, shop, and recreate. Pedestrians already risk being hit as they leave the alley and cross either Booth Street or Riverside Drive. Bikers and people in cars must wait, sometimes for several minutes, for the oncoming traffic to clear before they can proceed on their way. Now think of an additional 100-200 people trying to do the same. The Reno city council is obsessed with cramming tiny apartments into every possible square foot of open land in the city, whether it makes sense or not. Those of us who live at 1200 Riverside Drive are not opposed to the development of 0 Riverside Drive. In fact, we would like to see something suitable built on that property. Just not a project that overtaxes the space and makes living in our neighborhood even more difficult for those of us who already reside here.

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These comments were submitted on behalf of: (self if blank)