

Exhibit G. Public Comments

Which Category Describes You	Citizen
Case Number	ABN24-00004
Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	Yes
Citizen General Public Comment Form	
Full Name	Rick Vawter
Contact Email	Hotvawt@yahoo.com
Contact Phone Number	7753133386
Position	In Opposition
Leave comments on this case here.	OK, who are you giving Bell Street to? Who benefits by this? I mean a person? Are you giving this to the neon district?

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These messages are not added in the [premium version](#).

Jeff Foster

From: Gary Cecil <garycecil621@msn.com>
Sent: Tuesday, February 6, 2024 1:34 PM
To: Jeff Foster
Subject: Comment on ABN24-00004 Bell St Abandonment

Good afternoon, Jeff:

Thank you for publishing your questions for the applicant and Mr. Gordon's answers in his letter dated January 24, 2024.

While I was pleased to see you push for information regarding what the block including the requested abandoned area was going to be used for, I was dismayed and confused by the answer that it is going to be another parking lot for the Glow Plaza. Please note the following statement regarding parking for the Glow Plaza submitted by Mr. Gordon in his original Glow Plaza CUP Application letter to the City dated December 27, 2021.

3. *Mitigates Traffic Impacts.* *The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.*

Response: The proposed Glow Plaza is anticipated to host several events throughout the year, primarily during nights and weekends outside of peak traffic hours. The Glow Plaza contain 200 parking spaces, and another three parking lots provide an additional 319 parking spaces within 1,040 feet or closer to the festival grounds. As necessary, approximately 136 parking spaces may be made available at the nearby Gold Dust West, which is held in common ownership with the festival grounds. Indeed, a parking study identified that the total parking supply in the immediate project area could accommodate an event up to approximately 3,500 attendees at this site. .

The above statement concluded that no other parking areas need be constructed to accommodate the parking needs for Glow Plaza events. This conclusion was also documented and supported by Headway Transportation in their Traffic Study letter addressed to Brooklyn Oswald on March 4, 2020.

PARKING SUPPLY

The Sands Connect project will be surrounded by several dedicated parking lots (currently in the permitting and construction phases), which will provide ample parking supply to accommodate parking



Parking & Traffic Analysis
Sands Connect
March 4, 2020

demand for special events. Attendees of the Sands Connect events can utilize parking spaces at three dedicated parking lots and, if necessary, may utilize overflow parking lots (see **Figure 3**, attached). These parking lots are all located within two blocks (roughly 1,000 feet) of the venue with Lots A, B, and C dedicated to Sands Connect parking needs. As shown in **Table 2**, the total supply of dedicated parking spaces is 400 parking spaces with an additional 119 parking spaces of overflow capacity (Lot D). This overflow lot is currently utilized for employee parking and overflow for the Sands Hotel and Casino. The parking utilization was analyzed for a Friday evening (7:30pm – 8pm) during the typical peak parking demand for the project. This analysis found that a total of 32% of the parking spaces in Lot D are utilized by the current parking demands. The remaining 68% of spaces (119 total spaces) could be utilized by Sands Connect attendees. This overflow parking area would accommodate nearly 18% of parking demand for all attendees. Additionally, this lot may be restricted to Sands Connect attendees and Sands guests in the future to accommodate parking demands, if necessary. If fully utilized, the available overflow parking supply in Lot D alone could accommodate parking demand from up to 528 attendees, which is 26% of all attendees.

Table 2. Available Parking Supply

Parking Lot	Available Parking Supply	Dedicated Parking	Approximate Distance from Project (ft.)
A	130	Yes	400
B	200	Yes	0
C	70	Yes	1,040
D	119	No	550
Total:	519		

And yet, we now learn that, yet another blacktop parking space is planned for the Glow Plaza. As Council Member Duerr frequently points out, Reno is one of the fastest warming cities in the U.S. and the profusion of concrete and blacktop Downtown is a major reason for this. This parking sufficiency "switcheroo" is just another reason why the City should require that Jacobs Entertainment release its entire Master Plan before any further Development-related projects are accepted by the City.

I have already submitted my comments for the related ward 1 NAB agenda item on Feb 12, but I just wanted to be sure that you are connecting the dots between what was presented by the applicant in 2020-2021 and the January, 2024 reveal of yet another parking lot for the Glow Plaza.

Kind Regards,
Gary Cecil
Ward 5 NAB