

Leah Piccotti

From: Jim Atcheson <atchesonjim@hotmail.com>
Sent: Tuesday, November 19, 2024 12:54 PM
To: Leah Piccotti; Naomi Duerr
Subject: Lakeridge development project

Hi all,

As a resident in the area affected by the proposed housing project located at the old Lakeridge Tennis Club, I am voicing my opposition to the proposed project . I will spare you my list of concerns as I'm sure they mirror everyone else's concern. I'm happy to provide a list of reasons if needed otherwise have a great day.

Thanks, James Atcheson
2110Brooksboro Circle, Reno NV 89509
775 843-0993

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Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	I thought it was going to be condos with much less density. Certainly not 273 apartments.
Email Address	chrislong60@gmail.com
Name of Commentor	Chris Long
Phone Number	775-848-9116

Submitted: 10/31/2024 6:36:53 PM

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

Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	<p>I have lived in this area for over 13 years! The roads are old and the traffic with in those moving to Reno has increased without any consideration of the residents who live in this area. If this project is approved, the traffic will be worse with more cars turning onto McCarran! It is already a struggle to turn off McCarran onto Lakeside! Isn't there enough condos / apartments in our area!</p>
Email Address	6382 Meadow Hill Circle
Name of Commentor	Pat Newman
Phone Number	443.871.2142

Submitted: 11/18/2024 11:30:06 PM

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

Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	The original plan, as I recall , for this parcel was for 155 units....It has grown to 273 units !! Where will the parking be (usually 2 vehicles per door)? AND what will the impact on the already impossible log jam on McCarren / Lakeside ? There are no other routes ? This is madness, and totally unacceptable for developers to develop that parcel beyond its capacity....and then the rest of the community must deal with the bad traffic and impossible parking ??
Email Address	lillettat@gmail.com
Name of Commentor	Lilliana Trinchero
Phone Number	775-741-2446

Submitted: 11/19/2024 12:44:41 AM

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

Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	<p>This is the worst area to add an additional 275 apartments. There are a thousand apartments on the same block and across the streets from this location. The traffic is a virtual nightmare now. I live in Lakeridge and must sit in gridlock every morning and every evening when trying to get home from work. My attorney claims there needs to be an environmental impact study performed for this location before one shovel is used.</p>
Email Address	candy.klieman@gmail.com
Name of Commentor	Candace Klieman
Phone Number	949 795 7646

Submitted: 11/19/2024 12:44:45 AM

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

Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	<p>There is no mention of the number of parking that will be available. In my experience you need a minimum of 2 spaces for a one bedroom and 3-4 spaces for 2 bedrooms. The complex I live in has overflow parking and it almost always full. Withe the price if rents it takes at least 2 working people to afford a one bedroom which means two vehicles. This complex is not on the bus line.</p>
Email Address	morrisonharriett@yahoo.com
Name of Commentor	Harriett MORRISON
Phone Number	7757700074

Submitted: 11/19/2024 2:05:57 AM

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

Development Review Public Comment

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

Case Number	LDC2500016
Position	In Opposition
Comments	Enough is enough Reno. The growth has to stop. High impact area.
Email Address	Seacella@hotmail.com
Name of Commentor	Marcy Ross
Phone Number	7753036534

Submitted: 11/19/2024 3:36:51 PM

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

Development Review Public Comment

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

Case Number	LDC25-00016
Position	In Opposition
Comments	Both the height and density of this proposed land use is totally inappropriate for this location. The traffic at the corner of Plumas and McCarren is terrible every morning and late afternoon. Also, the look of tall buildings is not in keeping with the neighborhood.
Email Address	nanchontos@gmail.com
Name of Commentor	Nancy Chontos
Phone Number	9493578700

Submitted: 11/19/2024 8:53:15 PM

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

Leah Piccotti

From: Naomi Duerr
Sent: Wednesday, November 20, 2024 10:28 AM
To: Jackie Bryant
Cc: Leah Piccotti; Mike Railey; Angela Fuss
Subject: P.S. Re: Ward 2 NAB comments on 6000 Plumas - Lakeside Tennis Club

P.S. I meant to add that all three TV stations were there, interviewed me, and stayed the whole two hours of the hearing.

-- Naomi

Naomi Duerr
Councilmember - Ward 2
City of Reno

775-334-2017
Duerrn@reno.gov

Sent from my Verizon, Samsung Galaxy smartphone
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From: Naomi Duerr
Sent: Tuesday, November 19, 2024 8:43:23 PM
To: Jackie Bryant <BryantJ@reno.gov>
Cc: Leah Piccotti <PiccottiL@reno.gov>; Mike Railey <RaileyM@reno.gov>; Angela Fuss <FussA@reno.gov>
Subject: Ward 2 NAB comments on 6000 Plumas - Lakeside Tennis Club

Hi Leah,

I'm not sure you were able to listen in tonight to the Ward 2 NAB meeting on the project known as Plumas Rededvelopmet, aka 6000 Plumas, aka Lakeside Tennis Club.

There were about 50 residents in attendance, about half online.

There were many important questions asked tonight to be addressed by the applicant and in the staff report by you. If you weren't online tonight, I hope you get to watch the video.

The Project is coming up soon at the Dec 5 Planning Commission. You may recall that 9 people appealed the first version of this project about 4 years ago, followed by another 19 people who appealed

in the second iteration. That hearing took will over 5 hours. And ended with a 4:3 Council vote to approve.

This project was one of the most controversial projects to come before Council. The appeal hearing went on for something like 5 hrs. Three of the Council members did NOT vote to approve the project, including myself and Mayor Schieve. It would be much better if the communities' questions and concerns could be answered through your review and the Planning Commission process.

The biggest issues tonight seemed to be the monolithic, prison-like look of the building which bears no resemblance to the general context or feel of the neighborhood, traffic, parking, the need for public transportation, exacerbating the already existing congestion, and compromised fire evacuation.

Please note: This is not a directive. It is simply a suggestion.

Thanks.

-- Naomi

Naomi Duerr
Councilmember - Ward 2
City of Reno

775-334-2017
Duerrn@reno.gov

Sent from my Verizon, Samsung Galaxy smartphone
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Outlook

For Ward 2 11/19 Meeting re Plumas Redevelopment Project

From Bob Alessandrelli <RLA921@hotmail.com>

Date Sun 11/17/2024 8:01 PM

To NABs <NABs@reno.gov>

I registered for this meeting so that I could submit a comment. I'm unable to attend the meeting in person or electronically.

As a nearby homeowner of more than 40 years, I have 2 things to say about the proposed project:

Their traffic study is either flawed or a lie. Traffic in this area is already a mess and at capacity... and the Toll Bros. project isn't yet completed. Traffic for more than 300 units will acerbate two already extremely busy and backed up intersections. Please take a couple of trips in the morning and mid to late afternoon to see for yourselves.

The building design reminds me of dwellings in Mother Russia. Namely, exceedingly unattractive.

Thank you for your consideration.

Bob Alessandrelli
2025 Lakeridge Dr
Reno 89509



LDC25-00016 (Plumas Redevelopment),

From CINDI CHANDLER <cindicha@msn.com>

Date Tue 11/19/2024 7:44 AM

To NABs <NABs@reno.gov>

I am completely opposed to LDC25-00016 (Plumas Redevelopment), a **proposed 273-unit apartment complex on the former site of the Lakeridge Tennis Club**, at the corner of Plumas Street and South McCarran Boulevard. City Council was lied to when they first rezoned the property for 150 senior condos and when Lyons purchased it and submitted a request for 513 apartment units. At that time, City Council should have revoked the rezoning. But instead, they allowed them to submit a new request of 413 condos, which was approved despite board presentations from neighboring homeowners and residents. **NOW WE ARE BACK TO APARTMENTS WITH ANOTHER DEVELOPER PURCHASING FROM LYONS. HISTORY IS REPEATING ITSELF AND THIS NEEDS TO STOP.**

I recommend that NAB view the video presentations by the Residents to fully understand WHY this new request from the new developer should NOT MOVE FORWARD. Traffic, parking, public safety, public transportation availability, and increased congestion of people and vehicles are only a few issues that are major concerns to residents, not to mention four story buildings, which are NOT in the current location.

This is an opportunity for NAB to hear THE RESIDENTS INSTEAD OF THE DEVELOPER AND DO WHAT IS RIGHT FOR THE COMMUNITY AND SHARE IT WITH CITY COUNCIL.

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Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NAB's agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: BRADLEY CARLSON

DATE: NOV 19, 2024

CONTACT PHONE: 775-772-4777

E-MAIL: bradley.d.carlson@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

CIRCULATION / PUBLIC TRANSPORTATION

ACCESS

BUILDINGS CONFIGURATION

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: TERRY RUPPERT

DATE: _____

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Sandra Bergtson
DATE: 11/19/24
CONTACT PHONE: 775 826 1275
E-MAIL: SandraBergtson@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:

parking - traffic - compatibility

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NAME: James Carroll
DATE: 11/19/24
CONTACT PHONE: 375-218-5755
E-MAIL: jfc001+reno@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Recommend multiple pedestrian access along all perimeter; as Pierce pointed out, by making it easier to

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NAME: Steve Topol
DATE: 11/19/24
CONTACT PHONE: 775-721-2091
E-MAIL: NSTopol@charter.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:

Trying to maintain a consistent
neighborhood feeling

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NAME: Marianne Merriam
DATE: 11-19-2024
CONTACT PHONE: 818-590-8460
E-MAIL: MarianneMerriam@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:

Ty 7m
Traffic / architecture design
No Detention Basins
H.H. of Bldgs
No Mass Transit accommodations

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NAME: BRADLEY CARSON
DATE: 11-19-24
CONTACT PHONE: 775 772-4777
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: DENIS DOLAN
DATE: 11/20/24
CONTACT PHONE: 203-417-0116
E-MAIL: DOLANDP@HOTMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: CONCERNS! TRAFFIC,
AEESTHETICS, ~~AND~~ SCHOOLS,
QUALITY OF LIFE

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NAME: LUIS GARCIA-PEREZ
DATE: 11/19/24
CONTACT PHONE: 775-343-2896
E-MAIL: Luis.GarciaPerez@icloud.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: MARIC JOHNSON
DATE: 11/19
CONTACT PHONE: _____
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Terry Ruppert

DATE: 11/19/24

CONTACT PHONE: 775-338-5279

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Lakeridge Villas HOA

Which NAB?

Ward 1 Ward 2 Ward 3 Ward 4 Ward 5 Ward 6

DO YOU WISH TO SPEAK? Yes No

AGENDA ITEM:

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: Traffic? Height
restrictions? More Apartments?
What is current occupancy
rates of Reno/Spark
apartments?

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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Leah Piccotti

From: Melinda Biancalana <melindabiancalana@gmail.com>
Sent: Wednesday, November 20, 2024 5:00 PM
To: Leah Piccotti
Cc: Naomi Duerr
Subject: LDC25-00016(Plumas Redevelopment) A neighbor's Opinion of new plan

Hello Ms. Piccotti,

I just learned of the Plumas Redevelopment plan at the NAB Ward 2 meeting last night.

I hope you will consider my opinions as you prepare for the Reno Planning Commission meeting December 5.

I am a Lakeridge/Carriage House resident and have owned my home here since 2007.

Our community suffered the senseless loss of Lakeridge Tennis and Swim Club and the empty site been an eyesore to all for 4 years now. I know that can't be replaced, but adding a monolithic 314 unit apartment complex in its place will add insult to injury!

There are multiple reasons to reject this development as it is proposed....

first the massive 5 story buildings will tower over our neighborhood in a style not complementary to existing residences.

The resulting traffic snarls from estimates of approximately 700 more car trips daily will diminish even more the quality of life for those of us already dealing with increased traffic on Plumas from Toll Brothers Hilltop townhouses (and btw we despise the enormous "Hilltop" signage).

The current design of the proposed buildings, cheap generic looking boxes, is going to devalue real estate in the area. Most of our residences are 1 or 2 story with interesting rooflines.

Also, apartments are not as attractive as condominiums would be.

Apartment dwellers are more transient and will not be as invested in the neighborhood.

In addition, fire danger is always present. Evacuating neighborhoods above Plumas, up Ridgeview Drive, would be slower, less safe. The increase of residents/cars at this site will make it extremely congested on any given day.

I implore you and the Planning Commission to deny this development plan as it is now.

Current Lakeridge area neighbors deserve enhancement of our lovely neighborhood, nothing less.

Let's see fewer stories, fewer units and a more interesting design.

Thank you,

Melinda Biancalana

6109 Carriage House Way

Reno, NV 89519

Leah Piccotti

From: Lisa Hauserman <lisahauserman@gmail.com>
Sent: Wednesday, November 20, 2024 3:52 PM
To: Leah Piccotti; planningcommission@reno.gov
Subject: Ward 2 Plumas Redevelopment

Hello-

I joined last night's neighborhood meeting via Zoom. I also had previously sent in my concerns to the NAB members.

My initial concerns were with increased traffic in an already saturated area as well as deterioration of our green space like Bartley Ranch and Windy Hill. I live in the Green Ranch development and sometimes have to wait 8 -12 minutes to exit our driveway due to traffic and school related slow downs. Assuming that half of the new residents in the apartment complex are on the road at the same time, it will be increasing the traffic by OVER 1/4 of a mile! And that's just at the intersection of Plumas and McCarran or Lakeside and McCarran. After last night's presentation I have several more concerns. Most importantly the absolutely hideous structure being proposed. It does not fit into our neighborhood and as we are well aware, any non conforming building will bring down our property values. Our quaint neighborhood will be stuck with an institutional looking building that might be mistaken for a jail.

My next concern is that it's apartments and not condos. This lends to a transient population and more crime. Apartments should be on less expensive land to keep rents lower.

As this is a major thoroughfare from Hwy 80 into town, wouldn't it be nice to have more green space and a parklike setting? Maybe with the feeling of Caughlin Ranch- ponds and walkways or a dog park?

There's lots of options.

It's difficult to see how anyone can be in favor of this project.

Thank you,
Lisa Hauserman

Leah Piccotti

From: Lindie Brunson <lindie@ferrari-lund.com>
Sent: Wednesday, November 20, 2024 8:28 PM
To: Leah Piccotti
Subject: Lakeridge Tennis Club/Plumas Development

I attended the NAB Ward 2 meeting last evening. The main discussion focused on plans for the vacant land on the corner of S. McCarran and Plumas, where Lakeridge Tennis Club used to be. Wood Rogers had representatives on hand to share the project proposal submitted by their client. In a nutshell, the project looks like all of the other ugly box apartment buildings being erected in Reno and Sparks. This project in no way fits in nor complements the surrounding properties. It is 4-5 stories tall, has no architectural interest, will increase the traffic problems that are already beyond control in that area, and will house a more transient population (because they are dense apartments and not townhomes or condominiums.) There was not one person at the meeting who supported the proposed project. Please reconsider what these developers have proposed. In my opinion they are throwing up a cheap build to make a ton of money and move on to the next town.

Thank you for your time,

Lindie Brunson

--



Lindie Brunson GRI SFR
Honest and Trustworthy
Ferrari-Lund Real Estate
775.378.3018
S.50592

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Leah Piccotti

From: Pierce Donovan <pierce.donovan@unr.edu>
Sent: Wednesday, November 20, 2024 7:37 PM
To: Leah Piccotti
Cc: adurling@woodrogers.com
Subject: Ward 2 NAB notes pertaining to the 11/19 Plumas redevelopment presentation

Hello Leah,

I am a new member to the Ward 2 NAB, and I was encouraged to share comments regarding the new development at the site of the old Lakeridge Tennis Club. Below is a summary of some of the public and NAB member comments made at last night's meeting, filtered through my perspective. (For reference, my perspective is one of a resource economist at UNR with expertise related to land use and urban planning.) In bold, I have identified a short description to encapsulate each point:

- Many residents expressed concerns over **traffic and local road congestion**, which, while valid, generally led to incorrect conclusions about how to alleviate these things. Several commenters wanted additional parking, despite the fact that there were already 438 spaces on the property for 273 units. That is 1.6 spaces per unit, which is absurd once you consider that only 140 units are two (124) or three (16) bedrooms. Because parking is not assigned to units, nor is it going to incur an additional charge, the plan incentivizes more car use than one with fewer parking spaces, all else equal (for example, by attracting two-car households to the two-bed units, rather than one-car households that simply desire more space). The correct policy to alleviate traffic concerns would be to *reduce* the number of available spaces on the property. Additionally, local traffic getting worse is inevitable because the area in question is a car-dependent suburb, and it is not the responsibility (or ability) of one developer to remedy a situation caused by decades of myopic city planning. The only solution to traffic is creating viable alternatives to driving, which I will explain in the next point.
- There has been **zero effort made to integrate transportation alternatives** into the design of the project. This is a massive weak point that is correctible. Both NAB members and public commenters spoke about the need for collaboration with RTC in order to induce transit ridership among residents (through route planning and infrastructure that makes ridership an attractive option), and for abundant bicycle parking, distributed throughout the property. It is critical that the developer work with the city to induce demand for alternative modes of transportation. This is how they can address the traffic concerns. Adding parking spaces or widening roads do not accomplish this.
- The **Lakeside Dr exist should not allow for left turns**. This is obvious given the inherent danger of crossing such a wide right of way just before a busy intersection with McCarran Blvd. Further, this intersection is very poorly designed, with a right slip lane enabling blind turns at greater speed off of McCarran and into the path of this property exit. This doesn't invalidate the project, but the City should plan on restricting that exit from permitting left turns.
- The **monolithic structure of the two buildings** in question bothers a lot of the residents who live near the site. The styling of the structures is indeed soulless, but the size of the buildings is needed to house the 273 units cost-effectively. Some residents expressed concern that this development would change the character of the neighborhood, but these concerns lack weight given that the property abuts an aspirational highway. One resident architect motivated a nicer

solution would be to consider multiple smaller buildings, with what I imagine would be outdoor unit entrances and greater opportunity for natural light in each unit and improvements to the appearance of the facade of each building. I do not believe that these complaints are all that compelling to withhold a conditional use permit, but I do wonder who would want to live in the existing planned structures.

- Local residents also **displayed significant prejudice against renters**. These beliefs should be discounted by the city. The same residents are quick to forget that the increased demand for housing in Reno has landed them enormous capital gains without merit. As people move to the area, they deserve the same housing opportunities as the people who came before them. This can only be accomplished by increasing density with infill projects throughout Reno, which is exactly what this project aims to do. Related: there were some claims that condos would be more agreeable because of some "buy in" effect leading to increased community engagement, but this presumes that renters could not have as great a positive impact on the community (which is of course unfounded). This renter disagrees with the harmful sentiment espoused by the residents.
- Lastly, there were a few comments that can be summarized as **incumbent resident greed**. It is not the City's place to deny projects in order to protect the unearned appreciation in the housing values of local residents. It is draconian zoning and building policy that created a housing affordability crisis in Reno, and this can only be reversed by defeating the toxic idea that housing is an investment that must go up in value at the expense of younger people moving to the area. Please ignore all selfish anti-social concerns about property values, as they demonstrate a lack of moral character that should not be tolerated in Reno. This should have no influence on the decisions of the planning department. These views are incompatible with the goals of increasing density and making Reno a nicer place to live.

In sum, from the presentation and comments that I heard yesterday, there wasn't much to convince me that this project shouldn't happen in its current form, with what I consider to be relatively minor revisions.

Thank you for receiving these comments.

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