

Exhibit I. NAB and Public Comments

Which Category Describes You NAB Member

Case Number LDC24-00010

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? No

NAB Member Comment Form

Ward Number Ward One (Jenny Brekhus)

Full Name karla werninghaus

Contact Email kwerninghaus@gmail.com

Contact Phone Number 7756223554

Compatibility of proposal with surrounding area. Poor

Traffic impacts & pedestrian safety. Bad

Does the proposed design contribute to and enhance the character of the area. No

Environmental impacts. Poor

Leave other comments on this case here. This school has already taken up too much space in the family residential neighborhood. Perhaps they should look for a larger parcel elsewhere in town if they have outgrown this space.

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



Jeff Foster <fosterj@reno.gov>

Re: Snows Church expansion

1 message

Mark Taxer <renomark69@gbis.com>
To: Jeff Foster <fosterj@reno.gov>

Thu, Sep 28, 2023 at 12:08 AM

Jeff,
Here are my concerns about the church expansion. How does this work as something to forward on to planning department and planning commission?

Memo regarding Snows Church Expansion Plan

My name is Mark Taxer, owner of the duplex at 655-665 Monroe Street for the past 28 years, and I have concerns about the planned expansion.

I studied the posted plans and saw that they showed little to no fencing, hedge or barrier between my back yard and the planned parking lot to the north. What are the plans there?

I have concerns about the proposed parking lot behind my duplex causing spillover light pollution into my backyard.

The proposed exit to Monroe street is a one way exit-only design when at the public meetings there was assurance from the church that auto, bike, and pedestrian traffic could flow through the street abandonment as it had previously and does currently. In addition, what allowances are in place for street access which I currently have, such as deliveries, garbage pick up, rear side egress and the like?

The plans I saw showed a portion of the work and development happening on the section of the street which was abandoned adjacent to my property, which is now part of my parcel. I neither asked for, nor gave my permission for this to take place, so this would require further investigation and review.

These are a few of the concerns I have with this project, but should not be understood to be an exhaustive list.

Thank you,
Mark Taxer

Sent from my iPhone

On Sep 18, 2023, at 2:52 PM, Mark Taxer <mapesape@gbis.com> wrote:

Hi
Just got this. This afternoon on-site works if you're still available.

Text works best for me. And fastest

Mark

Sent from my iPhone

On Sep 18, 2023, at 1:07 PM, Jeff Foster <fosterj@reno.gov> wrote:

From: Allyson Wong
1243 Humboldt Street
Reno, NV 89509

October 12, 2023

To: City of Reno, Development Services Department
Attn: Jeff Foster, Associate Planner
Re: Case Number LDC24-00010 (Our Lady of Snows Parish Hall)

Dear Mr. Foster,

I am a neighbor to the proposed expansion project at Our Lady of Snows, having lived in the neighborhood for over 24 years. I have reviewed the application, and there are a few questions and concerns that I would like to address. I am not opposed to the project, but would like to see the residential neighborhood where this facility sits be considered and respected as they proceed with their expansion. Below is a summary of my concerns.

South Elevation

The proposed south side of the new building does not appear to be compatible in scale and proportion to the adjacent residential neighborhood. It looks like it is being treated as the back of the building, while this is actually a street-facing side. I do not think this meets the requirements for residential adjacency set forth in the Development Code 1405(c) or 1804.903(c)1. This 40' tall building is much taller than neighboring buildings, and the proposed south side has no doors and only two windows on the top level of the building. Doors, windows, a lower "porch" roofline, etc. could make this tall structure fit into the fabric of the neighborhood much better. In RMC 18.01 Article 2 (e), the Purpose of the Development Code is to "Conserve and enhance the character of Reno's established residential neighborhoods through mitigation of adverse factors, promotion of a balanced mix of housing types, and through appropriately scaled and planned infill development." I think the proposed project could do a much better job of meeting this goal.

Parking

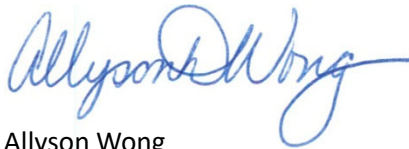
The parking count provided in the application does not seem correct. It says that there are currently 120 off-street parking spaces. With 30 spaces in the existing west lot (as shown on the application existing plan) and 39 in the lot that will be demolished, plus 22 on the west side of Lander Street that is part of the Snows property, that only adds up to 91 spaces existing, not 120. The east side of Lander Street is not on-site parking and needs to be available for use for the public park in addition to the church and school. The proposed plan adds 8 new off-street spaces compared to existing, but the parking calculations don't seem to factor in the loss of all street parking on Wright Street, which currently has parking on both sides of the street. Looking at this, there is a net loss of available parking spaces, with an addition of 26,000 square feet of building, within a neighborhood that has single-family homes and multi-family homes (many without garages) and a well-used public park that utilizes street parking. I think that parking considerations for this project need further evaluation.

Park usage

With the addition of more students at the school, Plumas Park will get even heavier usage during recess, before and after school. Will any improvements be made to the park? Are there any park fees associated with a project of this type to help offset the additional maintenance costs for the park?

Thank you for your time and careful consideration of this project. As previously stated, I am not opposed to this project, but the use of this facility does impact the neighbors and the neighborhood, so I would like to see the project move forward with utmost consideration given to the needs of the neighborhood.

Regards,

A handwritten signature in blue ink that reads "Allyson Wong". The signature is fluid and cursive, with the first name "Allyson" and the last name "Wong" clearly distinguishable.

Allyson Wong

Which Category Describes You	Citizen
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Case Number	LDC24-00010
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Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	Yes
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Citizen General Public Comment Form

Full Name	Richard Pople
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Contact Email	rrpople@aol.com
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Contact Phone Number	2132202200
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Position	Neutral/No Position
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Leave comments on this case here.	yes
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