

# Reno's Neon Line District Development Agreement One Year Review

Reno City Council  
November 15, 2023



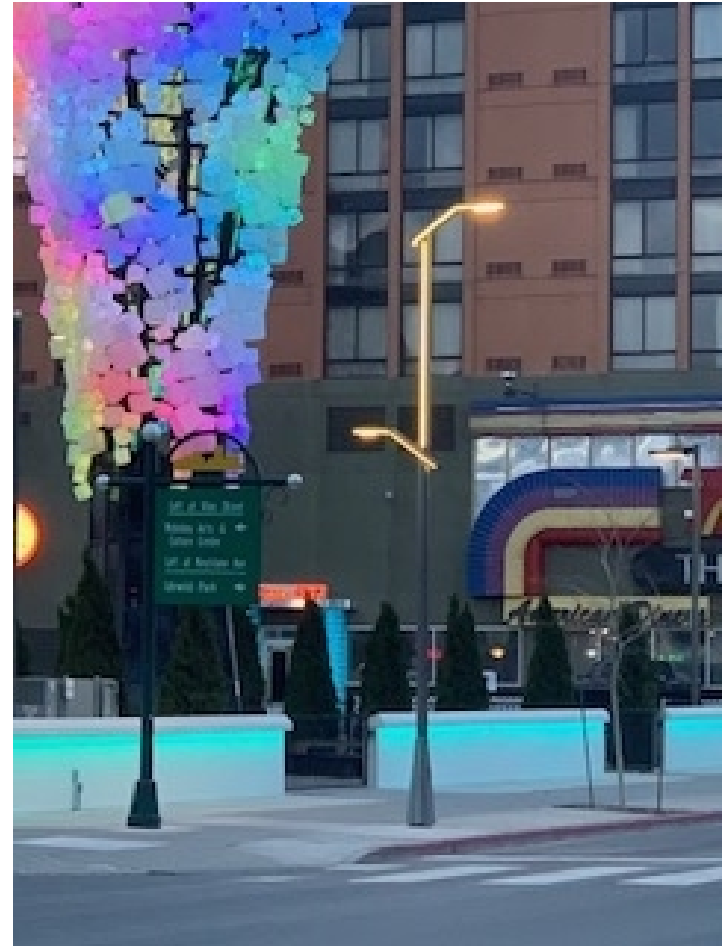
# RENO'S NEON LINE DISTRICT



- ❑ Reno's Neon Line Development Agreement recorded and became effective on November 21, 2021 (20-year agreement)
- ❑ The first review shall occur no later than twelve (12) months after the effective date of the Agreement, and the Developer shall provide an updated report every twenty-four (24) months on the anniversary date of that first review

# STREETLIGHTS

- ❑ Added streetlight standard on the north and south sides of West Fourth Street between the limits of Keystone Avenue and West Street.
- Master Developer working with City of Reno and coordinating with RTC on its 4<sup>th</sup> Street improvements for installation of new streetlights in 2024.



# PEDESTRIAN AMENITY AND SEWER CONNECTION FEE CREDITS

- ❑ Master Development has already paid \$2,327,534 for art installations, concrete pedestals, landscaping, and fencing so given a credit for pedestrian amenity requirement. \$352,533 of credit used so balance of \$1,975,000.
- ❑ Sewer connection fee credits totaled \$1,568,261. Approximately \$468,002 of credit used so balance of \$1,100,259.





# SUSTAINABILITY

- ❑ At a minimum, projects shall provide one (1) charging station for every fifty (50) parking spaces, with a minimum of one space provided on each project that has ten (10) or more parking spaces.
- Both J Resort and Arlington Apartments are under construction and will comply with these requirements.



# APPLY FOR 63 UNIT CONDOMINIUM PROJECT WITHIN ONE YEAR



October 25, 2021

City of Reno  
Community Development Department  
P.O. Box 1900  
Reno, NV 89505

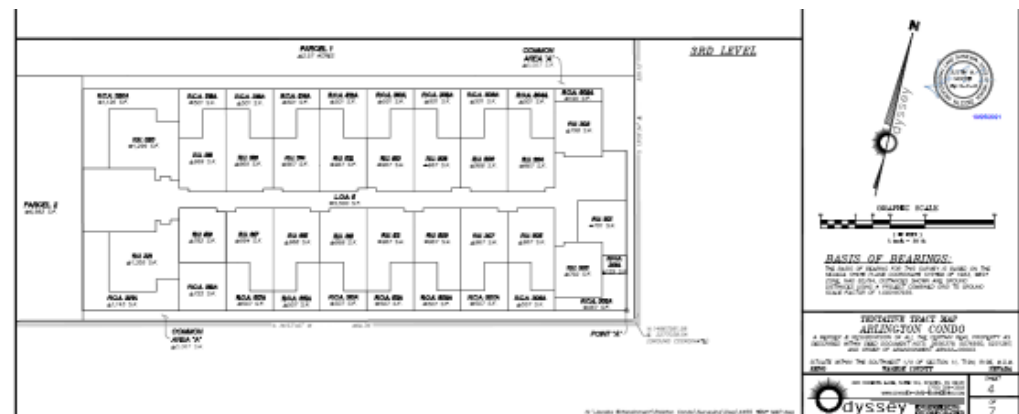
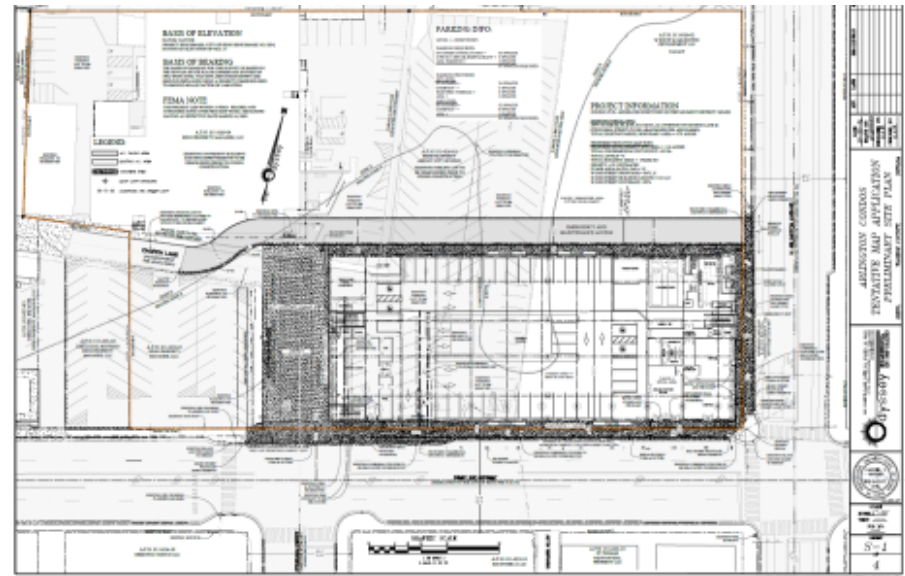
RE: Arlington Condos  
Application for Tentative Map

Dear Staff:

On Behalf of the property owners, W 2nd Street & Arlington Development LLC, Odyssey Engineering is pleased to submit the attached application and supporting information for the **63-unit, 6-story Residential Condominium development** located at the intersection of W 2nd Street and N Arlington Ave.

The proposed project will consist of one Condominium building which includes internal parking garage, ground level retail/restaurant space, resident amenity areas, 63 condo units, and building related common areas. The project will potentially have a second phase to the west of this proposed tentative map (with future application) that will be connected with a second-floor amenity deck. The project is bordered on the south by West 2nd Street, the north and west by parking lots and a vacant building, and the east by North Arlington Ave. The entire block (Ralston to Arlington and Retrack to W 2nd St) is anticipated to be controlled by the developer and will be master planned in the near future.

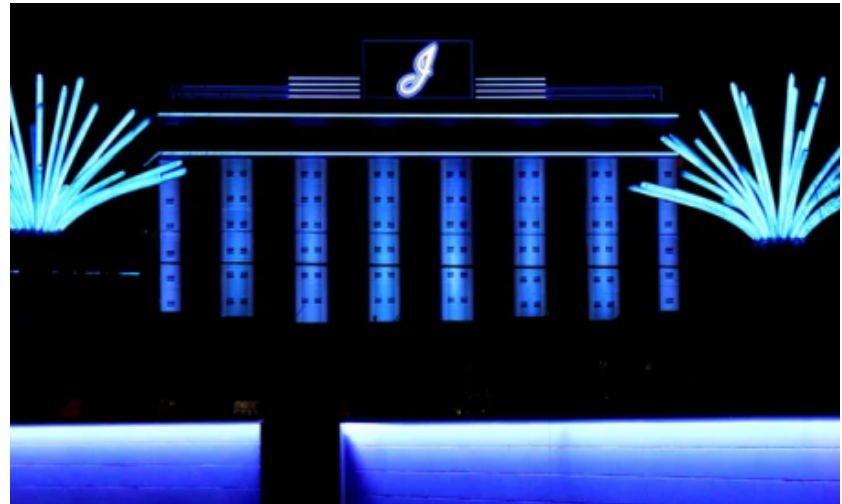
The proposed Arlington Condos project currently lies within APN's 011-026-02, 03, 04 and 011-023-01. The project also includes a portion of Church Lane and Stevenson Street, which are currently being abandoned per ABN22-00003. In addition to the proposed abandonment property, the City of Reno Redevelopment Agency has entered into a purchase agreement with the developer for the transfer of APN 011-026-03, currently set to record in January 2022.



# CONVERTED INTO A 60 UNIT APARTMENT PROJECT WITH 10% SENIOR AFFORDABLE HOUSING



# \$300 MILLION REBRANDING AND RENOVATION OF J RESORT





# \$20 MILLION EXPANSION OF GLOW PLAZA FESTIVAL GROUNDS

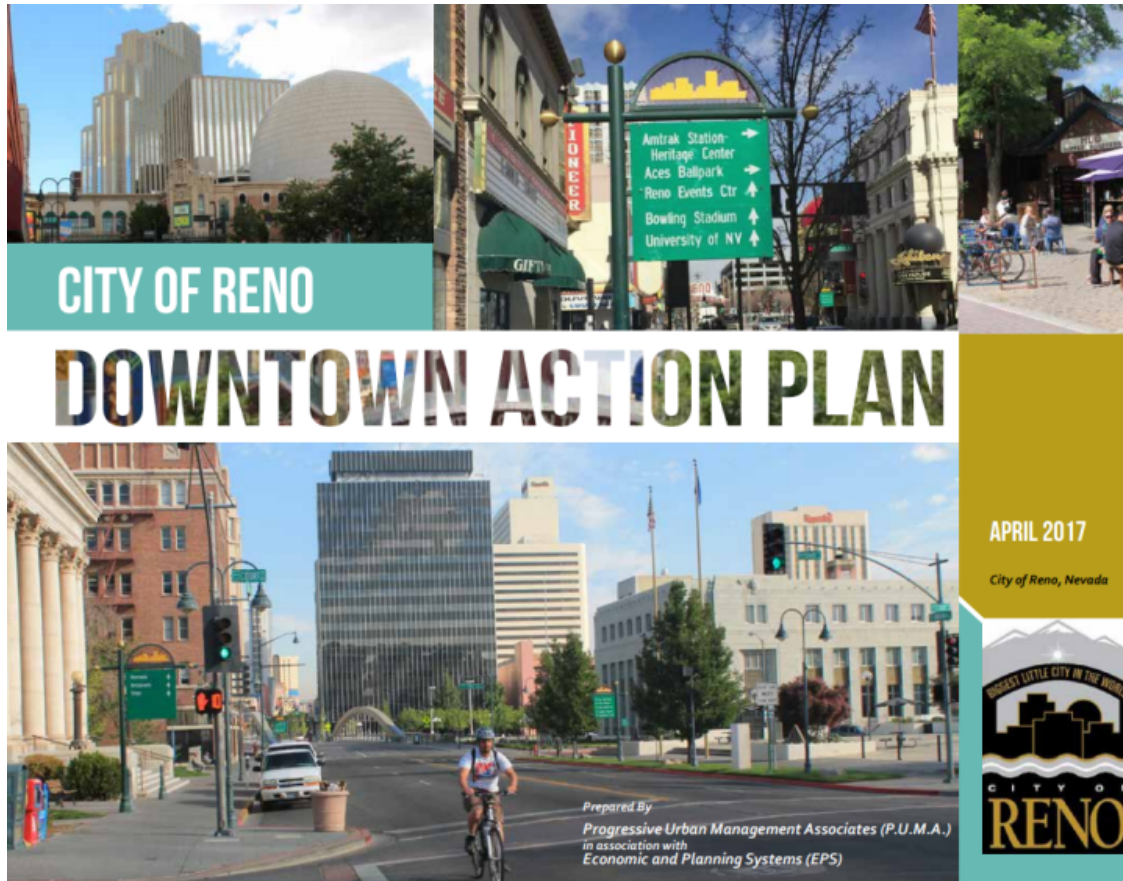


Had an amazing time at the Reno Night Market last night at Glow Plaza! 🥰🌟 The atmosphere was filled with art, love, and so much fun. From delicious food to incredible performers, this event had it all. The vibrant lights added an extra touch of magic to the night. It was a playground for my Lens 😊 Can't wait for the next one! 🌟 #RenoNightMarket #ArtLoveFun



# GLOW PLAZA FESTIVAL GROUNDS





## MAYOR AND CITY COUNCIL

Hillary Schieve, Mayor

David Bobzien, At-Large

Jenny Brekhus, Ward 1

Naomi Duerr, Ward 2

Oscar Delgado, Ward 3

Paul McKenzie, Ward 4

Neoma Jardon, Ward 5



- **Master Plan Policy 1:** Build on tourism assets and market Reno as destination for outdoor recreation
- **Master Plan Policy 2.2:** Prioritize infill and redevelopment in the downtown where it can be readily served by transit and advances other Master Plan goals related to connectivity, walkable centers, and housing diversity.
- **Master Plan Policy 3.3:** Promote the continued revitalization of the downtown economy and built environment.




**FACT:**

**ZERO TAXPAYER MONEY  
SPENT ON THE  
DEVELOPMENT OF  
RENO'S NEON LINE DISTRICT**



## Reno's Neon Line District



- Phase 2 (2021 – 2026)
  - ✓ Expansion of Glow Plaza → Festival Grounds
  - ✓ Expansion of Reno's Neon Line Artwork
  - ✓ 0 Second Street residential groundbreaking
    - ✓ *10% senior affordable*
  - ✓ Sands Regency rebranding and renovations → 
    - ✓ *Over 400 full and part time jobs!*
- \$100M North Expansion of J Resort – restaurants, spa + more
- Auction for Bonanza for workforce housing
- Chevron block residential groundbreaking
- 10 year master plan released in next 60 – 90 days





***“On behalf of Lepori Construction and the over 1,000 men and women who have worked on Jacobs projects over the last year, we want to sincerely thank the Jacobs organization for its investment in downtown Reno.***

***Despite record high inflation and interest rates, which have stalled or delayed many projects throughout Reno, Jacobs continues to invest in our community and our construction workers, which has been critical to our local economy.***

***We also would like to thank the Reno City Council for their continued leadership and support of Reno’s construction workers and development of Reno’s Neon Line District.***

***We look forward to working with the Jacobs organization on future phases, including the upcoming \$100 million north expansion.”***

**Frank Lepori, President**



# QUESTIONS?



## JACOBS INVESTMENT IN OUR COMMUNITY



Existing living conditions  
in motels when  
purchased by Jacobs





- Ongoing City of Reno Code Enforcement Violations
- #1 Reno Police Department Calls for Service



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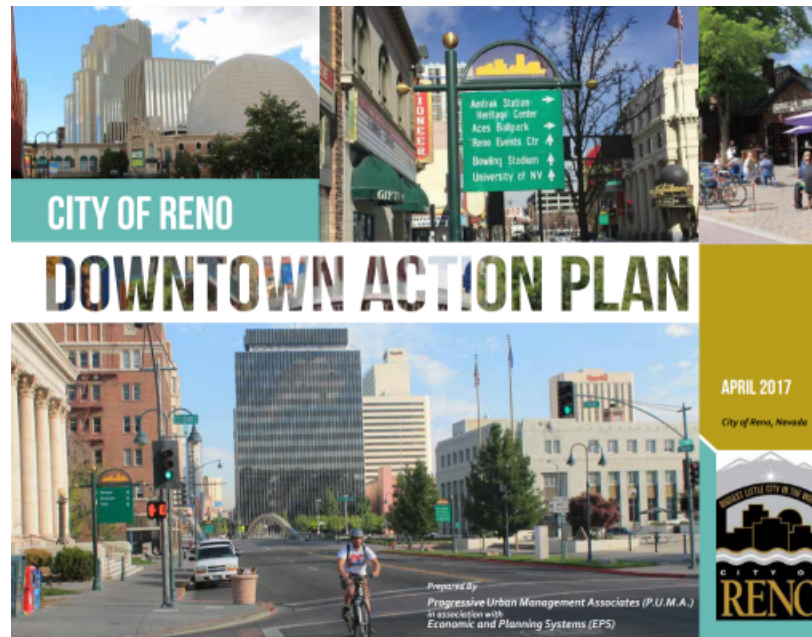
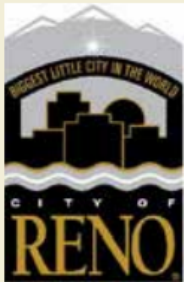
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### 3. Improve Blighted Neighborhoods & Underutilized Properties

*Blighted and underutilized properties offer an opportunity to upgrade affordable, distinctive, and in some cases historic buildings into more productive uses, including housing and mixed-use.*

#### *Prosperous, Livable, Safe & Clean, Vibrant*

Blighted and underutilized properties and are a top priority concern of Reno residents and leaders. Through targeted rehabilitation, these buildings, including a high concentration of older motels, could provide improved living conditions for low and moderate income households, including students, plus offer unique work spaces for small businesses.

3a. Create a balanced policy of both "carrots and sticks" to improve blighted properties. Sticks include code enforcement and policing, carrots could include financial incentives and development fee waivers.

3b. Identify historic properties and establish a rating of overall historic significance to help guide and target rehabilitation and/or demolition.

3c. In some cases, allow for the demolition of blighted properties if they are not historically significant and if their removal can create opportunities for new development.