

9/11/24 Reno City Council agenda Item C.1 - Stevenson Street Abandonment

Alicia Barber <aliciabarber@gmail.com>

Tue 9/10/2024 12:59 PM

To:Public Comment - CC <PublicComment@reno.gov>

Cc:Mayor <Mayor@reno.gov>;Jenny Brekhus <BrekhusJ@reno.gov>;Naomi Duerr <DuerrN@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Devon Reese <reeseD@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>

Dear Mayor Schieve and Councilmembers Brekhus, Duerr, Ebert, Martinez, Reese, and Taylor,

I am writing to express my opposition at this time to the abandonment of Stevenson Street. I invite you to read my latest edition of *The Barber Brief* in which I provide a great deal of context to explain why I do not believe an abandonment to be in the public interest. That link is here: <https://thebarberbrief.substack.com/p/should-the-city-abandon-stevenson>.

I hope you will read that entire piece and click on the links provided, but I'll summarize some of my key points. First, I do not believe that the baseline of public spaces provided by staff to calculate the abandonment as a net gain is accurate; the street, even without a reconfiguration away from parallel parking, has the capacity for well over 22 spaces, even while keeping its parallel configuration and just adding more meters. Aligning the parking spaces another way, it has the capacity for far more.

Beyond that, the City of Reno removed more than 60 public spaces from the immediate vicinity in 2021 with the sale of its public parking lot on West Second Street to Jacobs Entertainment, eliciting a public pledge (but no legally-binding agreement) from Jacobs to make that same number of spaces available for public use--and not just on Sundays. That provision of nearby public spaces should be provided on a guaranteed and permanent basis, and it has not happened. Without that occurring first, it would not be responsible for the City of Reno to place into private hands the only piece of City property in the vicinity that could be used to create a substantive amount of parking for public use.

Since that 2021 loss, the public's demand for parking in this vicinity has not decreased; indeed, in the intervening four years, the addition of new apartment buildings on this and adjacent blocks has already *increased* demand for street parking. And in this area in particular, that demand will only continue to increase in the years to come, because the surrounding area is still largely undeveloped. Vacant lots and buildings within approximately one block include the vast expanse of Jacobs-owned land on the north side of West Second Street and the City-owned Lear Theater, which has only a very small parking lot of its own.

With its location in the historic Powning Conservation District, this site has its own unique needs as well. Three buildings listed in the National Register, dating from the 1910s to 1930s—the St. Thomas Aquinas Cathedral complex, the Twentieth Century Club Building, and the First Church of Christ, Scientist (Lear Theater)—are located within a block (and just one block further west on Bell Street is another National Register-listed building, the historic Bethel AME Church). Built at a time of much lower population density and parking demands, they require special consideration in order to ensure their viability in the years to come. That means they need to have access to enough nearby public parking to accommodate those who use them, now and in the future.

Designating ANY parking spaces that the public wouldn't be able to use on this block would be a great disservice to the untold numbers of residents and visitors who flock to this specific location by

FW: Feedback for City of Reno

Jennifer Pawliszyn <PawliszynJ@reno.gov>

Tue 9/10/2024 2:51 PM

To: Public Comment - CC <PublicComment@reno.gov>

Cc: Tyler Shaw <ShawT@reno.gov>

Good afternoon,

We received this feedback on the website, which appears best suited for public comment. Please see below.

Thank you!



Jennifer Pawliszyn

([She/Her/Hers](#))

Lead Citizen Service Representative

City Manager's Office- Innovation & Experience

PawliszynJ@reno.gov

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | Connect with us:

From: City of Reno <reno@enotify.visioninternet.com>

Sent: Tuesday, September 10, 2024 2:13 PM

To: Webmaster <Webmaster@reno.gov>

Subject: Feedback for City of Reno

You have received this feedback from Anthony Durante <anthonydurantemichaelthomas@gmail.com> for the following page:

<https://www.reno.gov/government/city-council/city-council-members/ward-2-naomi-duerr>

I live in District 2 at 1476 Eastwood Drive 89509, and I worship at St. Thomas Aquinas Cathedral at Second Street and Arlington Avenue. I ask that you vote against the proposal (on tomorrow's agenda) to vacate Stevenson Street. I am not opposed to making the street one way and creating additional parking via diagonal spaces, but I am against giving the developer control over this neighborhood street. Please allow the citizens of Reno to maintain control of how this street will be used. Thank you. Anthony Durante

City Council Comment received from cindi chandler

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 9/10/2024 11:37 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

cindi chandler

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cindicha@msn.com

Phone Number:

Address:

6184 Carriage House Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

C Items - Public Hearing Items

Item:

C!.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I oppose the proposal that would turn the street into a public/private parking lot with a northbound access lane running through the center. The City Council needs to review current parking availability, especially multi level structures in that are that can be remarked and metered before approving additional parking. The Council has already approved numerous request by the J Casino and other developers to wipe out city blocks for parking instead of multi-level parking structures, which minimize city blocks of parking lots.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public

record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

City Council Comment received from Maia Johnson

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 9/10/2024 11:55 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Maia Johnson

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

maia@tsundoku.ne.jp

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-09-11.

Section:

C Items - Public Hearing Items

Item:

C.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I write in opposition to the proposed Stevenson Street abandonment. While I support and encourage development efforts in the adjacent parcels, as well as some of the proposed changes to this street segment (like making it one-way), the staff report makes no effort to explain why abandonment is necessary to achieve these ends. Considering that abandonment is irreversible, I think we should pursue this option only when it is required to achieve a specific aim, not simply because it is asked for. The staff report merely claims that abandonment does not harm the public interest and that the developer's proposal aligns with the Master Plan, but does not clarify why these proposed improvements must be undertaken by a private actor in possession of the land, rather than by the City or through public-private partnership. It may seem appealing in the short term to set up a developer to improve the street at their expense in exchange for abandonment, but continuing to take this approach threatens our cityscape and invites outcomes contrary to the Master Plan. My foremost concern is that this abandonment proposal revolves around parking availability for adjacent properties. The Master Plan calls for an urban environment that is friendly to pedestrians and provides

diverse transportation options, yet automobile access and parking routinely dominate development discussions, even in the heart of downtown. We will never achieve the goals set out in the Master Plan if we continue to expect that properties provide immediately adjacent parking for all residents, tenants, and visitors. Too much of our city is already covered in parking facilities, and if we are to take the dramatic step of removing a street from the grid, it should be for a greater cause than ensuring that drivers who live, work, and worship here never have to walk a few blocks from their cars to their destination. This area has no parking minimums for a reason. I am also wary of the proposed abandonment area's long-term fate. The current proposal may be amenable to our urban development goals, but once placed into private hands and merged with adjacent parcels, many other outcomes are possible, especially if the property changes hands in the future, or external circumstances impact the present developer's plans. I am regularly frustrated by the results of the earlier Mill Street abandonment between Center and Lake as I attempt to conduct my daily business downtown. The original plan that abandonment intended to serve was never realized, and we are left with an unsightly, fenced-off parking lot with no through access, which the City ultimately accepted. I can recall other privately-owned areas originally intended for public through access, like the walkway along the AT&T building's river frontage, that were announced with great fanfare only to be closed off later. While conditions may be imposed in the present, recent history gives me little faith that the City won't relax them in the future at a private owner's insistence. We already have a problem, particularly downtown, with oversized, consolidated parcels that are hostile to pedestrians. Our street grid in many areas is insufficiently dense, requiring foot traffic to navigate its way around insular complexes like the Renaissance or the ROW casinos with limited public access and no way through. This poses serious challenges to our redevelopment efforts, and the last thing we should do is exacerbate the problem by removing more streets from the grid. We need to promote human-scale development in diverse blocks, not more consolidation. By all means, pursue improvements to Stevenson Street, but do it without relinquishing a public right of way, without allowing developers to demand public property as ransom in exchange for carrying out their plans, and without giving priority to short-sighted parking concerns that violate the spirit of our Master Plan.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

12121::Voice Message From: Cisco Unity Connection Messaging System (917757507047)

Donoma Unity <DonomaUnity@reno.gov>

Tue 9/10/2024 8:36 AM

To:Public Comment - CC <PublicComment@reno.gov>

 1 attachments (519 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917757507047

Click to Call [917757507047](tel:917757507047)

A good day. My name is Aliyah Sanders, I live in Reno. Um, I am Only where I can get due telephone, otherwise I would have written a note. Um, I am. Again, upset by the city council's, consideration and past performance of selling land. That could be used for better public. Good. And this case it's Stevenson Street. I oppose, um, selling it, I oppose selling any more land to Jacobs, he just turns it into parking lots or builds walls and keeps the public out. I originally, uh, came in to the title, not 18 changes, but a beautiful pictures of apartments and green space around them so far. I've seen Apartments parking lots and no green space, Green, Space, Green, Space, Green Space, it's hot and Reno, thank you.

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.