



J RESORT FESTIVAL GROUNDS CONDITIONAL USE PERMIT

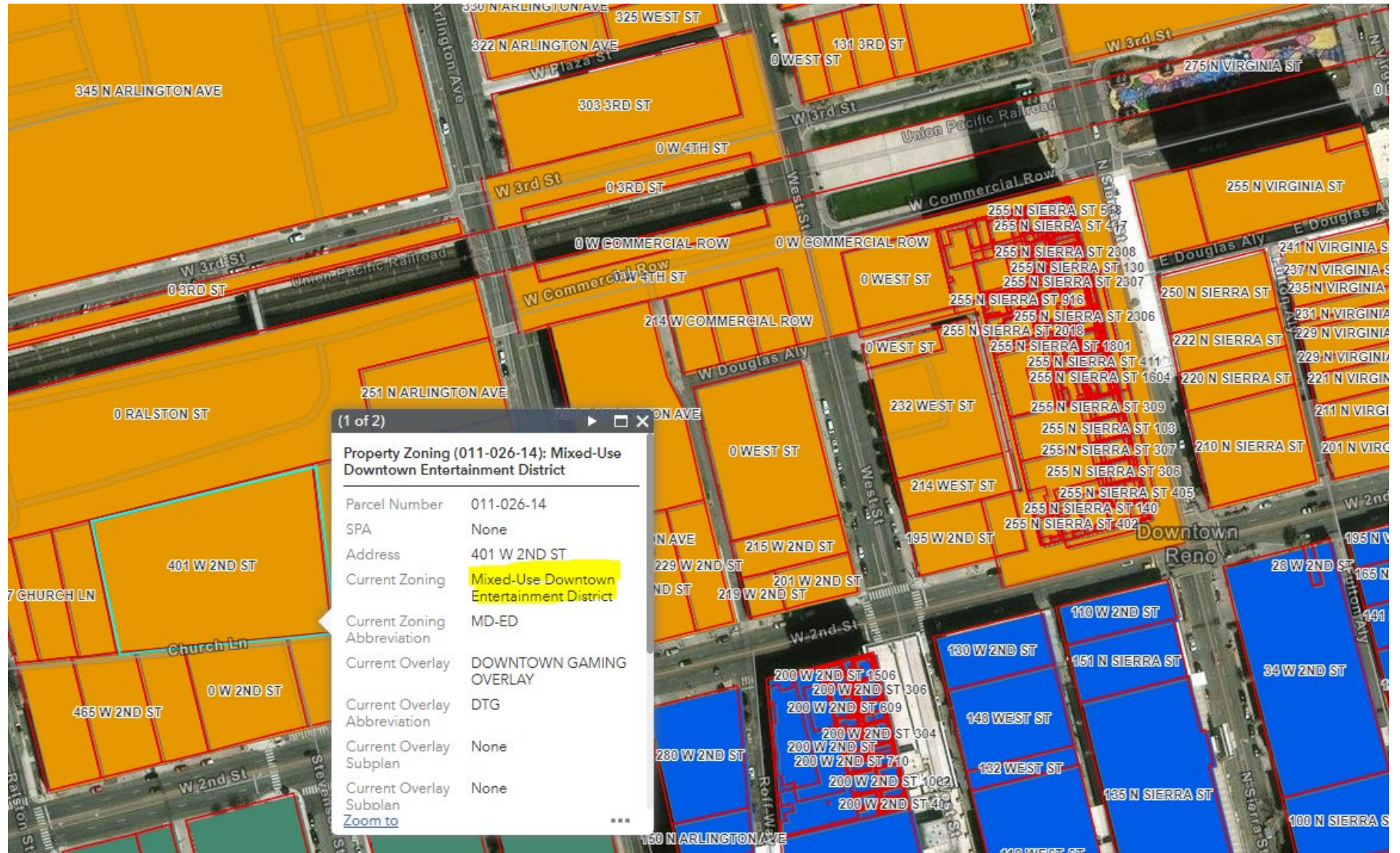
FEBRUARY 19, 2025 | RENO PLANNING COMMISSION

PROJECT SITE



ZONING

MIXED-USE DOWNTOWN ENTERTAINMENT DISTRICT



RMC ZONING - MIXED-USE DOWNTOWN ENTERTAINMENT DISTRICT

“The MD-ED district is intended to support the most intensive transit-supportive development within the downtown regional center and the region as a whole. The MD-ED district functions as the 24-hour gaming area, as facilitated by the Gaming Overlay District, and includes major hotel-casinos and cultural/entertainment/recreational facilities, as well as retail, restaurants, high-density residential, and urban open spaces. Active uses are focused along Virginia Street, Sierra Street, 2nd Street, Commercial Row, and 4th and 5th Streets.”

MASTER PLAN - DOWNTOWN MIXED USE

Generally, Downtown is intended to include a diverse mix of employment, sports and **tourism-related uses**, specialty retail, bars and restaurants, **arts and entertainment** (including gaming), offices, cultural facilities, and high-density residential, civic and government facilities as well as uses, plazas, squares, pocket parks, and other public spaces.

Characteristics:

- Downtown serves as the heart of the community and region and is **the main venue for street festivals**, parades, and other community- or region-wide events.
- Development pattern is high-density with an emphasis on pedestrian amenities and transit access.
- **Infill and redevelopment is encouraged on vacant or underutilized sites to promote ongoing revitalization** and to expand housing options

Reno Downtown Action Plan

PROJECT MANAGEMENT ADVISORY COMMITTEE (in alphabetical order)

Lauren Ball, Public Relations Coordinator, OCCE, City of Reno

Alicia Barber, Stories in Place, LLC

Matt Brown, Communication Program Manager, City of Reno

Cindy Carano, Eldorado Group

Colin Loretz, Reno Collective

Des Craig, Senior Planner Community Housing, City of Reno

Amy Cummings, RTC Planning Director

Wendy Damonte, Renown Vice President of Advocacy and Community Partnership

Bill Dunne, Revitalization Manager, City of Reno

Eric Edelstein, President Reno Aces

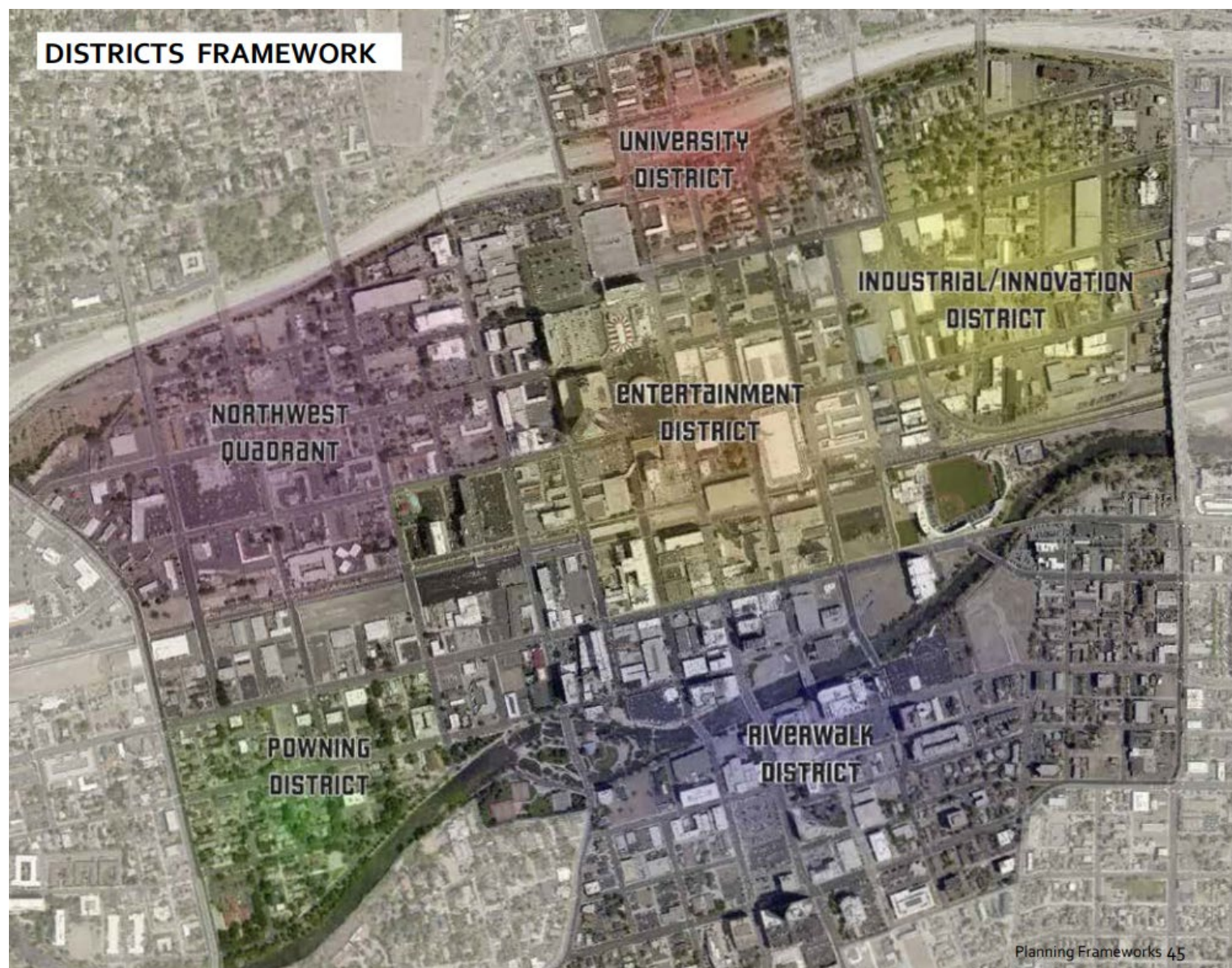
George Foster, Montage Resident

Jim Gallaway, Palladio Resident

Heidi Gansert, UNR Executive Director External Relations

Alexis Hill, Arts, Culture, & Events Manager, City of Reno

Aric Jensen, Community Development Director, City of Reno



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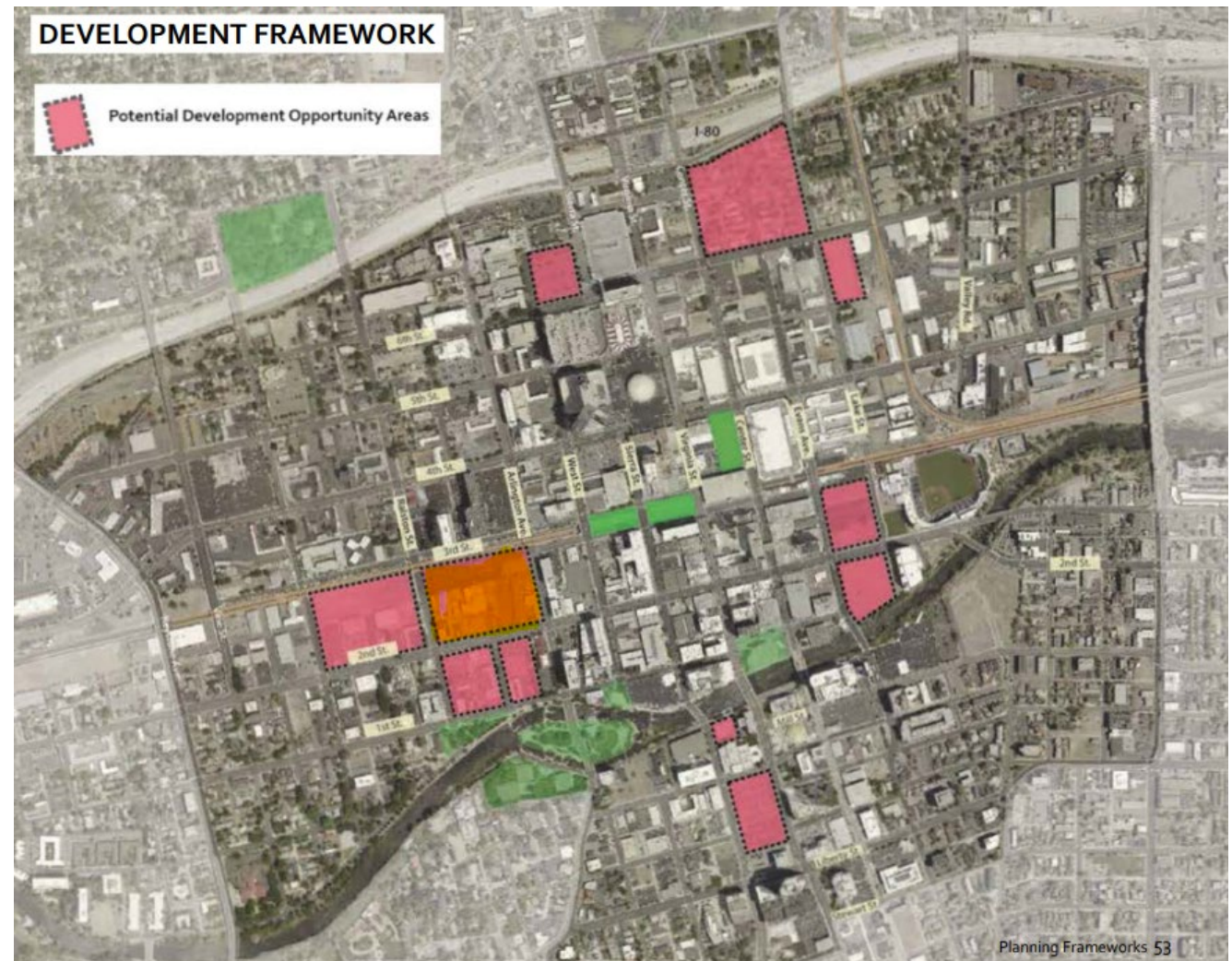
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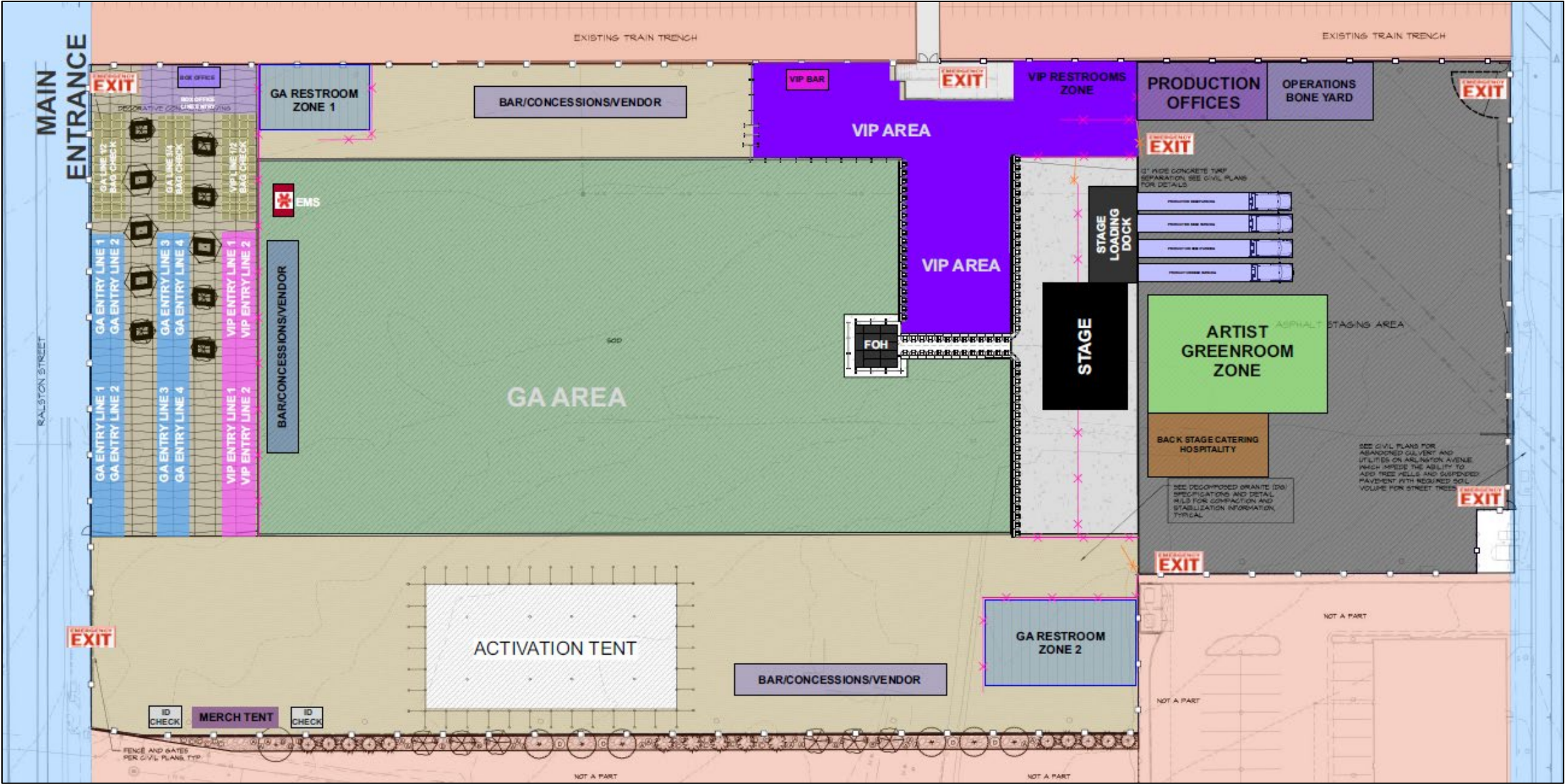


3.1c. Tourism and entertainment. **Encourage reinvestment in established casinos** and the **introduction of new uses and activities that strengthen Downtown's appeal as a tourism and entertainment destination**. Strive to make Downtown the location of choice within the region for annual events, cultural celebrations, and other community gatherings.





SITE PLAN



OPERATIONS

- Hours of operation shall be limited to 6:00 a.m. to 11:00 p.m. Sunday through Thursday and 6:00 a.m. to 12:00 a.m. Friday and Saturday. [same as Glow Plaza]
- Amplified sound and alcohol sales are restricted to 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. Friday and Saturday. [same as Glow Plaza]
- The Glow Plaza venue and the proposed Festival Grounds may hold events simultaneously. The total number of attendees shall not exceed 15,000 per day.
- A Security and Management Plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, Public Works Department, Reno Fire Department and Reno Police Department.

TRAFFIC

| Tier | Attendance Level/ Tickets Sold | Traffic Management | # of Event Days per Year |
|------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1 | 0 to 5,000 | <ul style="list-style-type: none"> - No traffic control needed at intersections - Designate ride share/drop-off zone location that can accommodate at least 10 vehicles - Provide bicycle parking spaces based on number of tickets sold (number of spaces = 1 percent of tickets sold)¹ | Unlimited |
| 2 | 5,001 to 12,000 | <u>Entire Event²</u> <ul style="list-style-type: none"> - Ralston Street between 3rd Street and 2nd Street – close road - 3rd Street/Ralston Street – Traffic control by flaggers (see Figure 13) - 3rd Street crosswalk between Ralston Street and Arlington Avenue – Wayfinding signs directing pedestrians to the 3rd Street/Ralston Street crosswalks - Designate ride share/drop-off zone location that can accommodate at least 10 vehicles - Provide bicycle parking spaces based on number of tickets sold (number of spaces = 1 percent of tickets sold)¹ | 20 ⁴ |
| | | <u>Egress Period Only³</u> <ul style="list-style-type: none"> - 4th Street/Washington Street – Traffic control by flaggers (see Figure 13) - 4th Street/Nevada Street crosswalk – Traffic control by flaggers - 3rd Street/Arlington Avenue – Traffic control by flaggers (see Figure 13) - Arlington Avenue/Commercial Row crosswalk – Traffic control by flaggers | |
| 3 | 12,001 to 15,000 | <u>Entire Event²</u> <ul style="list-style-type: none"> - Ralston Street between 3rd Street and 2nd Street – close road - 3rd Street/Ralston Street – Traffic control by flaggers (see Figure 14) - 3rd Street crosswalk between Ralston Street and Arlington Avenue – Wayfinding signs directing pedestrians to the 3rd Street/Ralston Street crosswalks - 3rd Street/Arlington Avenue – Traffic control by flaggers (see Figure 14) - Arlington Avenue/Commercial Row crosswalk – Traffic control by flaggers - Designate ride share/drop-off zone location that can accommodate at least 10 vehicles - Provide bicycle parking spaces based on number of tickets sold (number of spaces = 1 percent of tickets sold)¹ - Shuttle service, if necessary - Provide signs at each J Resort managed parking lot | 10 |
| | | <u>Egress Period Only³</u> <ul style="list-style-type: none"> - 4th Street/Washington Street – Traffic control by flaggers (see Figure 14) - 4th Street/Nevada Street crosswalk – Traffic control by flaggers | |

TIER 1 - RECOMMENDED EVENT TRAFFIC MANAGEMENT



TIER 2 - RECOMMENDED EVENT TRAFFIC MANAGEMENT



TIER 3 - RECOMMENDED EVENT TRAFFIC MANAGEMENT



PARKING

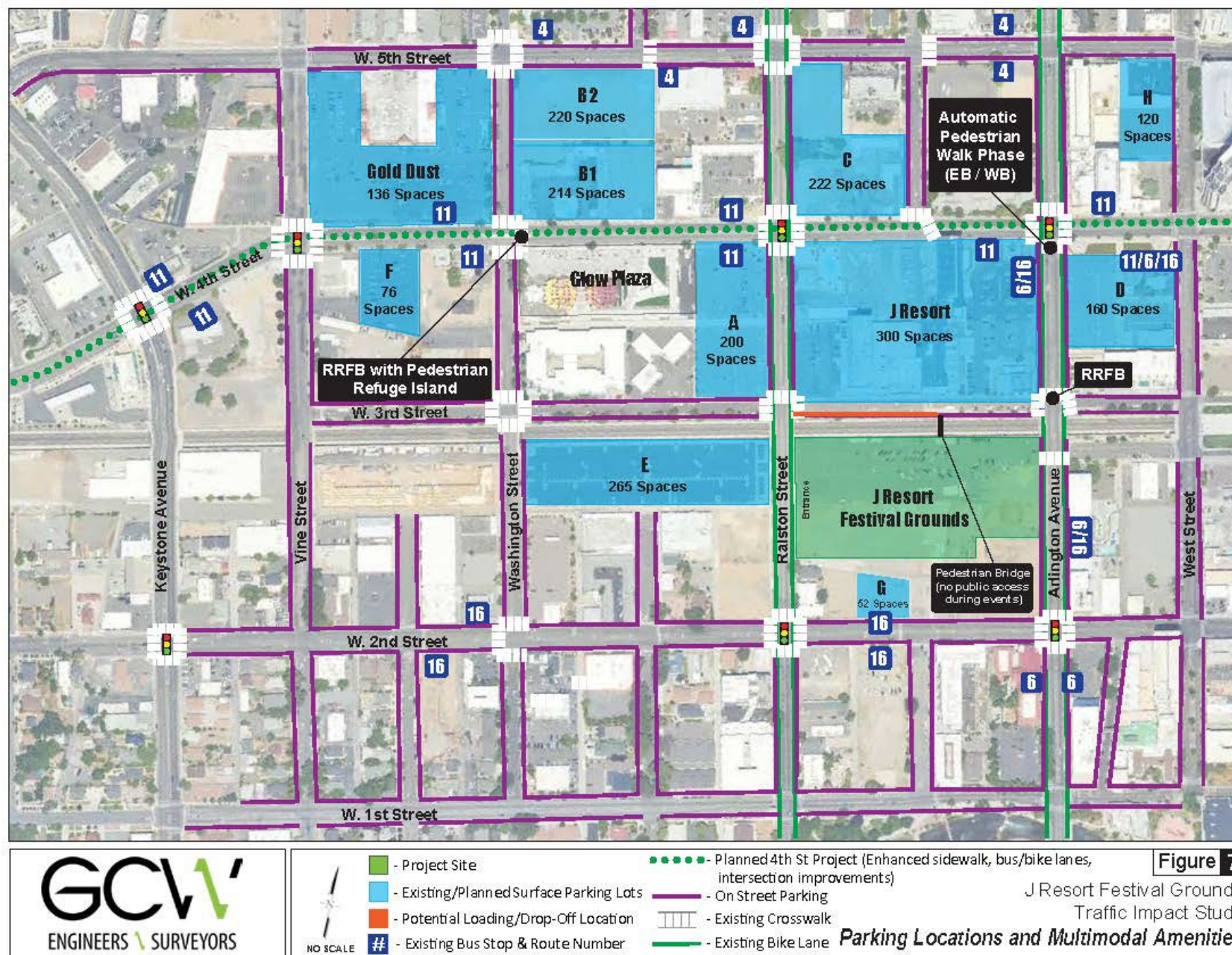


Figure 7

J Resort Festival Grounds
Traffic Impact Study

Parking Locations and Multimodal Amenities

NOISE

Article 14 Residential Adjacency

18.04.1401 Purpose

The purpose of this article is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when mixed-use and nonresidential type of development is located near residential zoning districts.

18.04.1402 Applicability

This article applies to all nonresidential development built on or within 300 feet of any property in a residential zoning district or a mobile home park, exempting nonresidential developments that are no greater than 35 feet in height and are separated from residentially zoned property by a freeway. For mixed-use development, this article applies to nonresidential project components, including access and circulation routes.

➤ **RESIDENTIAL ADJACENCY NOISE STANDARDS DO NOT APPLY
SINCE DOWNTOWN RENO IS ZONED MIXED-USE NOT
RESIDENTIAL**

DOWNTOWN EVENTS





QUESTIONS?

ACOUSTICAL STUDY

| 15-Minute Noise Measurements, dBA | | | | | |
|-----------------------------------|-----------------------------------------------------------------------------------|-----------------|------------------|------------------|-------------------------|
| Location Number | Location | L _{eq} | L _{min} | L _{max} | Time |
| ST 1 – Daytime | On Second Street, behind J Resort Casino. | 60.6 | 51.6 | 73.8 | 9:46 a.m. – 10:01 a.m. |
| ST 1 – Nighttime | On Second Street, behind J Resort Casino | 59.2 | 49.6 | 77.3 | 9:03 p.m. – 9:18 p.m. |
| ST 2 – Daytime | Next to Wyndham Hotel near the corner of Commercial Row and Arlington Avenue | 63.7 | 54.7 | 79.9 | 10:07 a.m. – 10:22 a.m. |
| ST 2 – Nighttime | Next to Wyndham Hotel near the corner of Commercial Row and Arlington Avenue | 62.6 | 52.3 | 78.9 | 9:23 p.m. – 9:38 p.m. |
| ST 3 – Daytime | Next to MOD Apartments near the corner of Stevenson Street and West Second Street | 61.2 | 53.1 | 70.9 | 10:28 a.m. – 10:43 a.m. |
| ST 3 – Nighttime | Next to MOD Apartments near the corner of Stevenson Street and West Second Street | 56.7 | 43.4 | 69.3 | 9:42 p.m. – 9:57 p.m. |
| ST 4 – Daytime | In front of 222 Ralston Street residence | 61.1 | 52.0 | 81.5 | 10:47 a.m. – 11:02 a.m. |
| ST 4 – Nighttime | In front of 222 Ralston Street residence | 56.2 | 47.0 | 72.8 | 9:59 p.m. – 10:14 p.m. |
| ST 5 – Daytime | Next to 529 2nd Street residence | 55.6 | 49.3 | 76.0 | 11:04 a.m. – 11:19 a.m. |
| ST 5 – Nighttime | Next to 529 2nd Street residence | 56.0 | 43.7 | 73.8 | 10:18 p.m. – 10:33 p.m. |



Baseline Noise Measurement Map

Downtown Reno Festival Grounds Project 2024-241

ACOUSTICAL STUDY

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Table 3. Project-related Noise Increase Over Ambient Noise Measurements

| 15-Minute Noise Measurements, dBA L _{eq} | | | | |
|---------------------------------------------------|---------------------------------|---------------|----------------------|-----------------------|
| Location/Receiver | Location | Ambient Noise | Project Noise Levels | Increase Over Ambient |
| Receiver 1 – Daytime | J Resort Casino. | 60.6 | 77.8 | 17.2 |
| Receiver 1 – Nighttime | J Resort Casino. | 59.2 | 77.8 | 18.6 |
| Receiver 2 – Daytime | Wyndham Hotel | 63.7 | 70.4 | 6.7 |
| Receiver 2 – Nighttime | Wyndham Hotel | 62.6 | 70.4 | 7.8 |
| Receiver 3 – Daytime | MOD Apartments | 61.2 | 70.2 | 9 |
| Receiver 3 – Nighttime | MOD Apartments | 56.7 | 70.2 | 13.5 |
| Receiver 4 – Daytime | Residence at 222 Ralston Street | 61.1 | 77.8 | 16.7 |
| Receiver 4 – Nighttime | Residence at 222 Ralston Street | 56.2 | 77.8 | 21.6 |
| Receiver 5 – Daytime | Residence at 529 2nd Street | 55.6 | 71.5 | 15.9 |
| Receiver 5 – Nighttime | Residence at 518 2nd Street | 56.0 | 71.5 | 15.5 |