



## City Council Comment received from Constance Williams

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 6/10/2024 5:52 PM

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

### Contact Info:

Name:

Constance Williams

Commenting on behalf of:

Ward #:

Ward 1

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Phone Number:

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Address:

1200 Riverside Drive #1250, Reno 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

### Section:

C Items - Public Hearing Items

### Item:

C.6.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

As a neighbor at 1200 Riverside Drive, I am deeply concerned that the proposed plan for Case No. LDC24-00044 (Riverside SPD). I am absolutely shocked that the Planning Commission would approve such a radical change in the Master Plan, going from 30 units current zoning to up to 180 on a tiny lot on a flood plain in an area already with extremely high density??? The recommendation violates many of the stated criteria in Nevada Revised Statute (NRS) 278.250(2). As several examples, the plan will negatively affect quality of air and water, block open space and impair scenery of our beloved Truckee River, block solar resources and make it more challenging for emergency vehicles to protect life and property with limited egress and ingress in the bottleneck of the Riverside Drive spur and alley way. Street parking is already very difficult and the building proposal has very limited onsite places. This proposal relies on a very inadequate traffic study, taken during a random November day, and certainly does not reflect the volume of cars traveling and parking on a more typical day, especially during the summer to access events at Idlewild Park (Food Truck Fridays, Farmers Market). It is a very high pedestrian walking and biking area plus students walking to/from Reno High and safety is already a

concern with the treacherous turn from Riverside to Booth Street, which has no stop signs or lights and limited sight lines. I am completely in support of more affordable housing, but taking a well researched established Master Plan and changing it from 30 allowable units to up to 180 is pure craziness. Please send this proposal back for a much better and more reasonable 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

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Yes

**Public Comment - Item C.6: LDC24-00044 (Riverside Development Specific Plan District)**

Eleanor Taylor <eleanor\_taylor2004@yahoo.com>

Mon 6/10/2024 11:17 PM

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

To: Reno City Council

My name is Eleanor Taylor, and I write representing myself as an owner of a unit in the 1200 Riverside Dr. condominium community. I am providing public comment regarding Public Hearing item number C.6 [Case No. LDC24-00044 (Riverside SPD)] on the agenda for the June 12, 2024 Reno City Council Meeting.

I am opposed to the approval of the proposed zoning map amendment. I have a number of concerns with the project as planned, but here I will focus on 3 in particular.

(1) Currently the plan maps indicate widening of the current roadway through the 1200 Riverside Dr. property. The 1200 Riverside owners association voted to reject the developer's request to widen our roadway and destroy our mature landscaping to be used as an Emergency Vehicle thoroughway for their proposed project. Despite that rejection, the plan maps still show modification of our property. The rejection of the developer's request for modification of our property should be acknowledged in any planning documents approved by City Council.

(2) Despite the traffic and parking studies that have been performed, it is my experience that heavy traffic at the junction of Riverside Drive and the terminus of Booth Street at the bridge over the Truckee already makes it difficult for traffic emerging from the project site to safely merge into the flow of traffic across the bridge and along Riverside drive. Despite the findings in the study report, it is hard for me to imagine how additional traffic generated by such a high density project could be safely accommodated without additional traffic control devices (e.g. new stop signs or a traffic light) on the north end of the Booth Street bridge over the Truckee.

(3) Despite the traffic and parking studies that have been performed, I have observed that parking in the project area is already in short supply, and that this supply shortage is particularly critical during the frequent special events held at Idlewild Park and on the River Walk. The proposed high density of up to 180 units for this project, combined with the design target of only 0.6 parking space/unit will significantly exacerbate the existing parking shortage in the Riverside Dr./Jones St./Booth St. area.

Sincerely,

Eleanor J. Taylor

1200 Riverside Dr., #1282

Reno, NV 89503

## City Council Comment received from Karen Howze

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 6/10/2024 8:41 PM

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

**Contact Info:**

Name:

Karen Howze

Commenting on behalf of:

Ward #:

Ward 1

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1200 Riverside Dr. Unit 1276 Reno 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC24-00044 (Riverside Development Specific Plan District.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

The critical issues that support a no vote on the builder's request for a zoning change are increased traffic, lack of adequate parking for all the building's tenants and guests, and emergency vehicle access. In my view, before any zoning change, these issues must be addressed regardless who proposes development of the parcel. 1. Traffic The proposed development would use the roadway that provides access to 1200 Riverside Dr. to access the garage proposed for the apartment building and a small number of guest parking spaces along the proposed access road. Once the apartment complex is built, that access will be limited at certain times of the day as residents of the proposed development seek ingress or egress from their garage. The road improvements and changes to the 1200 Riverside Drive easement proposed by the developer do not adequately support the increased traffic created by the residents of the apartment complex. To date, no studies have been conducted to address the lack of capacity along the proposed entrance to the development -- which is also an entrance to 1200 Riverside Drive. Currently, the access road is used sparingly because left turns onto Riverside Drive from Booth are dangerous due to the lack of sightlines at the intersection. The

anticipated increase in vehicle traffic using the current 1200 Riverside Drive access road would exacerbate the current traffic hazard at the intersection of Booth and Riverside Drive -- one of only two access points for residents of the development. Additional traffic impact can be anticipated for those who would use the alleyway between Jones Street and Riverside Drive to access the development. 2. Parking Because there are limited parking spaces under the developers plans, those residents who are not allocated a parking space must find parking on adjacent streets. The developer doesn't provide adequate parking for the occupants of the building and the plans to not address guest and vendor access to the development. Street parking currently isn't adequate for residents living along Jones Street. The additional demand for parking would spill over to nearby streets. In addition, the neighborhood along Riverside Drive have already experienced severe parking shortages with the soon to be completed Riverside Drive apartment complex near a rather busy business area that has well established restaurants, cafes and other businesses. 3. Emergency Access The increase in residents created by this project will increase the need for emergency services and access. Access for emergency vehicles requires access through the 1200 Riverside Drive property, which would be adversely affected by the emergency traffic. This issue speaks is relevant regardless whether the current proposed apartment building is built or other plans are brought forward in the future.

### **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

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Yes

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Yes

## City Council Comment received from Pat Behonek

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 6/11/2024 10:46 AM

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

**Contact Info:**

Name:

Pat Behonek

Commenting on behalf of:

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Ward 1

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A new comment has been submitted for the Reno City Council Meeting held on: 2024-06-12.

**Section:**

C Items - Public Hearing Items

**Item:**

C.6.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am writing in opposition to the 0 Riverside Drive zoning change from single family to SPD. The new residents of an apartment building of that size will massively increase the number of people living along the "unnamed" alley that runs between Jones Street and the terminus of Riverside Drive, further overloading an already congested area. In order to profit from the proposed project, the developer plans to fill nearly the entirety of that small lot with the building itself, leaving only the smallest of margins at the edges. Not only will such an ungainly structure be an eyesore, the increase in vehicle traffic will endanger the safety of pedestrians and bikers, many of them schoolchildren who traverse the alley on their way to and from school. Already scarce parking will become a nightmare, with frantic drivers circling round and round through nearby alleys trying to find a space. These folks will include guests and caregivers of residents as well as those attending the many city-wide events held in the park. Those of us who live next door at 1200 Riverside Drive would like to see 0 Riverside Drive developed in a way that is consistent with the scale and character of the neighborhood. The currently proposed project will not accomplish that. Cramming densely populated apartment buildings onto

every square inch of open land in Reno reflects a haphazard approach to city planning, and especially so with regard to the property in question, which sits along the city's greatest natural resource, the Truckee River. Before you vote, I urge you to reconsider how this zoning change will affect the quality of life for those who already live in the neighborhood. Not everything is about money.

**ACKNOWLEDGEMENTS:**

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Yes

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No

**LDC24-00044(Riverside Development Specific Plan District-agenda item C6**

Tom Foote <thomasffoote@gmail.com>

Tue 6/11/2024 8:28 AM

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

I am a neighbor at 1200 Riverside Drive and unfortunately will be out of state for this hearing. I moved to 1200 Riverside from Hartford, CT 6 years ago, after living there for 40 years. The beauty of Riverside Drive is in part what drove me to purchase at 1200.

Some context for your consideration. Hartford buried a beautiful river in Bushnell Park just below our Sate Capitol Building. In the 1960s in the name of urban renewal Hartford razed the Front Street neighborhood to create office buildings and retail space. As a result downtown Hartford became a Ghost Town after 5pm for the past 60 years. The State built Interstate 91 right next to the Connecticut River, effectively cutting the city of Hartford off from the river. The result of these poor political decisions continue to haunt the city of Hartford 60 years later.

Now let's turn to Reno, The Biggest Little City in the World. As members of the Planning Commission you have the power to leave your Legacy on Riverside Drive and the city of Reno.

Let me remind you of the totally LEGAL apartment building that has been built on Riverside Drive, taking away part of a city green space, blocking the view of the Truckee River for existing homes and looks like an eyesore. Please do a drive by if you have not seen it.

I am not a "not in my neighborhood" type of person. I become concerned when the Planning Commission is willing to not bend the rules but break the rules for this builder allowing him to go from 30 units to 180 units!

When I did my research I found this builder and his family is "Politically Connected". Please refer to the Hartford politically connected decisions I have previously cited. This is your opportunity to avoid such mistakes.

Parking spaces are no where near adequate for 180 units. This builder told me that people in his apartments will bike and use public transportation, making me think he has spent too much time in China gathering his data.

Speaking of data, the traffic study data he gathered is flawed as it was gathered on a random November day. Please request an accurate study done during the four seasons of the year and especially when events are held in Idlewild Park and the High School is in session.

His comment that he will put 6-8 parking spaces on the alley way for his tenants is ridiculous, they will be taken up by the existing tenants in the apartment complex next to his building or by the public looking for parking in an already crowded street scape. It shows how unfamiliar he is with this neighborhood.

Finally, please nix his plan to put a roof top gathering place on the building. This creates an unnecessary noise and safety issue, especially when bottles and beer cans start flying off that roof late at night.

This is your time and your chance to leave a Legacy in the creation of a building that meets the standards of the Nevada Revised Statute (NRS) 278.250(2), and not cave to the "Politically Connected". I urge you to make the correct decision.

Sent from my iPad