

C Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

C.1 Staff Report (For Possible Action): Case No. ABN21-00002 (Stevenson Street Greenway Abandonment) Request for the abandonment of a ±32,000 square foot portion of public road, Stevenson Street, located between West First Street and West Second Street. The site is within the Mixed Use/Downtown Reno Regional Center/Truckee River District (MU/DRRC/TRUCKEE) zone and has a Downtown Mixed-Use (DT-MU) Master Plan land use designation. **[Ward 1] 11:14 AM**

Recommendation: Staff recommends Council make a determination that the public will not be materially injured by the proposed vacation and approve the abandonment, subject to the conditions in the staff report.

Proposed Motion: I move to approve the staff recommendation.

Mayor Schieve asked if proper notice was given and any correspondence received.

City Clerk Turney stated that proper notice was given and correspondence was received. All correspondence received was submitted to Council and is part of the record.

Angela Fuss, Acting Community Development Director, presented the staff report.

Public Comment:

Voice mails received for public comment were heard at this time.

Chris Vargas, applicant representative, gave a presentation and answered questions from Council.

Council Member Duerr stated abandoning an entire street takes some study to understand the public losses and balancing that with what they gain in terms of the developer's vision. She suggested this might be a perfect project for a development agreement. She recommended the developer consider providing affordable housing and parking in exchange for the City giving up the street.

Council Member Brekhus agreed the development agreement process would be a way to mitigate some of the public harm that would be created by abandoning the street.

Ms. Fuss answered questions regarding the proposed public pedestrian access easement.

Mr. Vargas confirmed they share a common vision on having that street be publicly accessible. There will be ground floor apartments that will need a buffer for privacy and security, but 95 percent of the square footage would be available to the public.

Council Member Jardon discussed the need for more information on losses compared to gains considering street maintenance costs and pedestrian safety issues. She also discussed the potential for some of the details to be worked out through a development agreement.

Mayor Schieve discussed parking concerns and the need for a development agreement.

Council Member Brekhus discussed the need for a development agreement to include mitigation for the loss of parking, and to provide a solidified design to the point where we can understand where the public will be excluded and the design of the pathways.

Council Member Reese spoke in favor of a development agreement process for this project. He discussed the need for the public to be involved because it is a public street that would be abandoned.

John Flansberg, Director of Public Works, confirmed for Council Member Jardon that street maintenance costs for the square footage of the street proposed for abandonment is on average about \$2,500 to \$3,000 a year.

It was moved by Council Member Brekhus, seconded by Council Member Duerr, to continue this item to a future meeting.

Karl Hall, City Attorney, confirmed for Mayor Schieve that they are not agendized for a motion including direction to staff to pursue a development agreement. However, staff is engaged with the developer and can pursue a development agreement for discussion at a later meeting.

Motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon