

STAFF REPORT

Date: March 12, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Case No. ABN25-00002 (Record Street Partial Abandonment) Request for the abandonment of ±9,222 square feet of public right-of-way located at the southern terminus of Record Street, ±225 feet south of the intersection of East Fourth Street and Record Street. The proposed abandonment area is bordered by Mixed-Use Downtown Innovation District (MD-ID) and Mixed-Use Downtown Entertainment District (MD-ED) zoning with a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1]

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

The request is for the abandonment of ±9,222 square feet of public right-of-way located at the southern terminus of Record Street, ±225 feet south of the intersection of East Fourth Street and Record Street (**Exhibits A and B**). The partial abandonment of Record Street was anticipated and included as part of the sale of the 315 and 335 Record Street properties, approved by Council on April 10, 2024, to facilitate development of an affordable housing project. The subject area was quitclaimed to the City and utilities exist within the proposed abandonment area. The public is not anticipated to be materially injured by the abandonment and City staff recommends approval.

Alignment with Strategic Plan:

Economic and Community Development

Background:

The request for abandonment includes the southernmost dead-end portion of Record Street (previously East Street) located directly east of Block K of Tract Map No. 94 (TM 94), recorded August 1, 1868, Official Records of Washoe County, Nevada. The streets and alleys within TM 94 were not dedicated to the City within that tract map, with Leland Stanford retaining ownership. As a result of a lawsuit and settlement agreement between the City, Trustees of

Leland Stanford, and downtown casinos, the Trustees of Leland Stanford quitclaimed their interest to the City. The City now owns the streets and alleys within TM 94 in fee title (per Quitclaim Deed Document #2910774, recorded August 26, 2003), except those sections of streets and alleys that the City quitclaimed to the casinos (Quitclaim Deed Document #s 2910775 through 2910780, recorded August 26, 2003) (**Exhibit C**).

The requested abandonment area is bound by Record Street to the north, City properties to the west and south, and City, Union Pacific Railroad (UPRR), and Catholic Community Services of Northern Nevada properties to the east. The properties affected by the proposed abandonment include: APNs 007-313-27 [Community Assistance Center (CAC) building owned by the City]; 007-313-30 and 007-314-14 (CAC parking areas owned by the City); 007-314-15 (remnant UPRR parcel adjacent to railroad tracks); and 007-314-16 (Catholic Community Services building) (**Exhibit D**).

The abandonment area was previously converted into a parking lot for the community resource building and is gated off/closed to the public. Other than some trees that will be removed with future development, there are no public amenities that would be impacted by the abandonment.

The request for abandonment would allow for future development of City owned parcels (APNs 007-313-27, 007-313-28, 007-313-30, 008-350-10 and 007-314-14). These parcels, along with the area of proposed abandonment, were formally used by the City of Reno CAC. The City wishes to abandon the subject portion of Record Street and merge it with APN 007-313-30 (**Exhibit E**). The City will retain ownership of the abandonment area. Thus, no City owned easements or utilities will be abandoned at this time and will be addressed with future mapping/permitting.

Discussion:

Since Record Street was not dedicated on the original tract map, the abandonment area does not revert back to the adjacent properties on either side from the centerline as would be the case with most abandonments. The abandonment area is included in the sale of the 315 and 335 Record Street properties and will be paid for upon close of escrow (**Exhibit C**). The abandoned area will be merged with the parcel to the south, which is zoned Mixed-Use - Downtown Entertainment District (MD-ED). This zoning will be applied to the abandoned land upon recordation of the order of abandonment.

Analysis:

This request has been processed in accordance with RMC 18.08.707 (Abandonment), which requires a proposed abandonment, other than such involving a sewer or storm drain easement, to be heard by Council. Approval of the request requires Council to determine the public will not be materially injured by the proposed abandonment.

Utilities:

There are existing utilities within the abandonment area, including electric lines and Truckee Meadows Water Authority (TMWA) water main and services. If the abandonment is approved, the applicant shall reserve public utility easements for all existing utilities unless they are relocated to the satisfaction of the servicing utility company prior to recording the order of abandonment (**Conditions 4 and 5**).

Traffic, Access, and Circulation:

Approval of this request will not have a negative impact on the adjacent street network or overall traffic circulation in the area. This section of Record Street is currently gated and does not function as a public right-of-way. The properties affected by this abandonment will continue to have access to East Fourth Street.

Public Safety:

No concerns were received from either the Reno Fire Department (RFD) or Reno Police Department (RPD) regarding this request.

Master Plan Conformance:

Adjacent properties have a Master Plan land use designation of Downtown Mixed-Use (DT-MU). Upon abandonment, the adjacent MD-ED zoning designation will be applied to the vacated area. As proposed, and with recommended conditions, the abandonment is consistent with the following applicable Master Plan goals and policies:

- GP 1: Resilient Local & Regional Economy
- GP 2: Responsible & Well-Managed Growth
- GP 3: Thriving Downtown & University District
- GP 4: Vibrant Neighborhoods & Centers
- 1.5A: Quality of Life
- 1.5B: Urban Revitalization
- 2.2A: Priority Locations for Infill and Redevelopment
- 2.2B: Underutilized Properties
- 3.1B: Housing Options
- 3.3D: Blighted and Underutilized Properties
- 4.1C: Affordable and Workforce Housing Strategy
- 4.1D: Housing Incentives

Public and Stakeholder Engagement:

Comments received from utility companies have been incorporated into the discussion, as applicable (**Exhibit F**). Courtesy notices were sent upon initial submittal of the project and

public notices were mailed out to surrounding property owners, as required. Three public comments were submitted regarding demolition of the building and traffic (**Exhibit G**). The project was presented to the Ward 1 Neighborhood Advisory Board (NAB) on February 10, 2025. NAB members asked what the impact of the request would be on the surrounding businesses/organizations and UPRR and about the details of the future affordable housing project (**Exhibit H**). Any future comments will be forwarded to Council as received.

Financial Implications:

Given that the street was not dedicated on the original tract map, the abandonment area does not revert back to the adjacent properties on either side of the centerline and thus includes a resultant parcel. The abandonment area is included in the sale of the 315 and 335 Record Street properties and will be paid for upon close of escrow (**Exhibit C**). The City will benefit from reduced liability and maintenance responsibilities associated with the existing parking area as well as the related sale of the Record Street properties.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The order of abandonment shall reserve to the City all water rights, whether surface or groundwater, appurtenant to the area to be abandoned.
2. The applicant(s) is responsible for payment to the Washoe County Recorder for all recording fees.
3. The order of abandonment shall be recorded with the Washoe County Recorder within twelve (12) months of the date of Council approval, or said approval shall be null and void.
4. Prior to recordation of the order of abandonment, the applicant shall provide public utility easements for existing utilities unless the utilities are relocated to the satisfaction of the servicing utility company.
5. Any relocated utility lines shall be accomplished in such a fashion that flow, capacity, access, and other functions are not diminished in comparison to their current configurations.

Findings:

In approving any abandonment, the City Council shall find that the public will not be materially injured by the proposed abandonment.

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 staff's recommendation.

Attachments:

Exhibit A. Case Maps

Exhibit B. Abandonment Area

Exhibit C. Public Works Memo

Exhibit D. Existing Site Plan

Exhibit E. Resultant Parcel

Exhibit F. Utility and Agency Comments

Exhibit G. Public Comments

Exhibit H. Ward 1 NAB Meeting Summary