



## City Council Meeting 7/24/2024 Item F.3 LDC24-00044

Ronda <oliveme@charter.net>

Sun 7/21/2024 1:12 PM

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

It is disheartening to see the site plan for 0 Riverside Drive still includes the possibility of creating an Emergency Access easement through the neighboring property at 1200 Riverside Drive. As I wrote to you before the June 12 city council meeting, 1200 Riverside Drive has no seat at the table and, therefore, no incentive to give up our property rights so that a developer can overbuild the lot next to us.

At the June 12 meeting, Kurt Stitser said that he had engaged 1200 Riverside in conversations which had broken down but that he hoped would resume. A principle reason talks broke down is that he was, and is, uninterested in adjusting his site plan to meet the concerns we expressed. Though the site plans presented to the city council show the side of our building facing the lot as a solid brick wall, there are, in fact, bedroom windows which will be 15 feet away from the outdoor party deck Mr. Stitser is planning. He doesn't care how the residents of our apartments will be affected. City council members who hurl the epithet "nimbyist" any time a neighborhood tries to protect its quality of life don't either.

Since 1200 Riverside will not voluntarily solve Mr. Stitser's problems for him, the continued representation that 1200 Riverside Drive might be used to provide emergency vehicle access for the benefit of 0 Riverside Drive suggests the City may forcibly take our property. Are you willing to go that far so you can dump this lot? Maybe it is time – it is long past time – for city planners who keep 1200 Riverside Drive on the site plan to actually talk to 1200 Riverside Drive owners.

It is unconscionable that the city council will rezone 0 Riverside without knowing how emergency access will be provided, especially after the botched administrative response to the October 3, 2022 fire at 1200 Riverside Drive that left \$5,000,000.00 in water damage to put out a \$200,000.00 fire. BTW, using 1200 Riverside Drive as 0 Riverside Drive's emergency access would **not** have changed that outcome and won't get RFD off the hook for its role in the disaster.

It is unconscionable that the city council will rezone 0 Riverside Drive without knowing the impact on pedestrians, especially those from Reno High School, and cyclists who use the Riverside Drive as a bicycle route. Just because you **can** use an irrelevant Traffic Study conducted in the middle of November doesn't mean you have done your due diligence.

It is unconscionable that the city council will rezone 0 Riverside Drive without even asking the questions, much less getting the answers, about the impact on the Truckee River or the users of Idlewild Park.

It is unconscionable that the city council will rezone 0 Riverside Drive to allow concrete and asphalt to cover the lot without the minimal landscape required under city guidelines– especially in the face of the open space deed restriction which gave the city of Reno title to the property - thereby exacerbating the urban heat index as Reno shatters heat records.

This isn't even about housing. The city could have 10 times the units represented in this proposal built in the downtown core if it wanted to make the developer who owns that land produce instead of reduce housing. 0 Riverside Drive is not part of downtown. It does not have ready access to public transportation and restaurants. It will not give you the numbers you need to convince a grocer to move downtown.

You would do better to end this proposal and seek to build the things you claim you want along the Truckee River. You lost the opportunity to move the Sinai Mansion to 0 Riverside Drive where a café was proposed and which would have served visitors to Idlewild because the council in place at the time lacked vision and imagination. Now you are stuck with a contract which gives the developer full control. It isn't just the neighbors who have no power.

You don't either, despite the promises from Mr. Reese that council members would have the opportunity to shape the project.

When you rezone this parcel, perhaps we can get an Arch over the Booth Street Bridge saying, "Reno. The Densest Little City in the World."

Ronda Theisen  
1200 Riverside Drive, Unit 1258  
Reno 89503  
209-815-6474

## City Council Comment received from Richard A Maser

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 7/22/2024 12:11 PM

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

**Contact Info:**Name:

Richard A Maser

Commenting on behalf of:Ward #:

Ward 1

Email Address:

rmaser1@charter.net

Phone Number:

7758422011

Address:

1200 Riverside Dr. #1234 Reno, NV. 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2024-07-24.

**Section:**

F Items - Ordinance Adoptions

**Item:**

F3.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Regarding the re-zoning of 1.39 acre lot at Riverside Dr terminus, F3: The project as designed, with inadequate parking (arguably the biggest mistake/issue) is unintelligent hubris on the Councils part. Showing little concern for the quality of living in this beautiful neighborhood, river corridor. I support infill development in general, but surely it can be done without adding more of a burden to an already congested/limited resource (PARKING). Not to mention bending/breaking the common sense needs/rules for EMS access. Please do not attempt to squeeze as much revenue, profit, from this project without regard to the impact of existing community/residents. Show the citizens of Reno, of The Truckee Meadows, how clever and with common sense you can lead the future of this community! Sincerely Richard M (Resident in this neighborhood)

**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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No