

LDC24-00044 Riverside Dr from Multi-Family 30 units per acre to Specific Plan District should be DENIED.

Janet Coombs <jscoombs@yahoo.com>

Wed 6/5/2024 10:38 AM

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

I believe the change in zoning requested for LDC24-00044 Riverside Dr from Multi-Family 30 units per acre to Specific Plan District should be DENIED.

I feel the high density (122 units) requested is not suitable for this lot. The number of people living there could easily be 2-3 times that number. Each studio unit could accommodate 2 people and more in the one and two bedroom units. The project looks to maximize the financial return to the builder versus enhancing the neighborhood with additional housing and neighbors who are invested in the area. This design density seems more like a college dormitory or a hotel and is likely to have a high turnover of residents. All other properties in the surrounding area are compliant with the current density of 30 units per acre. We have also been told these units will be "market based" priced so they are not significantly adding to affordable housing. Higher density also has the possibility of adding to local crimes of opportunity. Recent news articles are also questioning the number of new apartments coming into the market might well exceed demand . All the existing neighborhood apartments are currently advertising availability.

I believe the current plan submitted is dependent on the owners of adjacent properties to provide access through their private property for Emergency Access Vehicles to the planned project. A recent survey shows this is unlikely to happen so changes to the proposed plan will be required.

Human density is only one consideration for this project that will negatively impact the neighborhood. The proposed project does not provide full vehicle parking for all the tenants. Not providing full parking will negatively impact the Riverside neighborhood which already has full street parking from current buildings and residents in the evenings and overnight. This neighborhood hosts many special events which require the closing of Riverside Drive for running, bicycling and charity events. Idlewild Park is the venue for community events such as Food Truck Fridays, Earth day, Farmers Market etc. which bring in large numbers of out of neighborhood people whom also require parking to participate and add to vehicle congestion. Riverside Drive has been developed for safely biking and walking and jogging along the river by adding No Parking zones, and speed bumps to slow down automobile traffic and will not accommodate additional street parking.

The safety of all will be impacted by the vehicles associated with this project. There will be increased congestion leaving and entering the project. The intersection of Booth St and Riverside is not safe for left hand turns into the project or good visible access onto Riverside Drive. This neighborhood is also home to Reno High School with significant pedestrian and vehicle traffic throughout the day that should be considered as well. Entering or leaving the proposed project via Jones Street will require cars to travel down the unnamed alley adjacent to it and likely create problems there as well. The current traffic study was done on a low traffic day in November which is traditionally a slow time for pedestrian traffic in the area and does not adequately address these seasonal issues. Where will visitors, maintenance vehicles, move in/move out vehicles be allowed to park and not impede current neighborhood resident traffic patterns?

The question of whether or not the current sewer system could handle the project is also suspect as the sewer outlet closest to the lot already gives off noxious smells frequently on warm spring and summer days. This project will be right on the river which is a precious resource for Reno and any development should take that into account. How will this project add to the already increasing downtown and river corridor heat temperatures?

I believe this lot should be developed to enhance the existing neighborhood but at the current historical zoning of 30 units per acre (MF-30).

I was disappointed that the Neighborhood Advisory Meeting scheduled for April 8th was cancelled and not rescheduled until after the planning commission met. This meeting would have allowed local residents to voice their concerns so they could be presented as part of the Neighborhood Advisory Board recommendations and concerns.

Janet Coombs
1200 Riverside Dr. Unit 1237
Reno, NV 89503

Fw: Public Comment Item C.6 for 6/12/2024 Council Meeting

Grace Mackedon <MackedonG@reno.gov>

Mon 6/10/2024 1:28 PM

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

Hello,

See below regarding a public comment for an item at the next City Council meeting.

From: Jim Umbach <UmbachJ@reno.gov>

Sent: Monday, June 10, 2024 12:58 PM

To: Grace Mackedon <MackedonG@reno.gov>

Subject: FW: Public Comment Item C.6 for 6/12/2024 Council Meeting

From: Ronda <oliveme@charter.net>

Sent: Monday, June 10, 2024 7:35 AM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Subject: Public Comment Item C.6 for 6/12/2024 Council Meeting

Re: LDC24-00044

On December 12, 2010, Washoe County ordered ownership of the parcels collectively known as O Riverside Drive to be transferred to the City of Reno on condition the lot be used for open space purposes, a fact that never makes it into the Background section when the history of this lot is discussed. The open space restriction remains on the March 31, 2011 quitclaim deed despite Reno's attempt to circumvent the requirement and defeat the legislative intent of the transfer by voluntarily paying Washoe County \$105,000.00.

Is it possible that the failure to disclose the open space requirement in discussing the history of the parcel is to mask the desire to build 180 units on a lot with approximately 1 acre of buildable space, even exempting the developer from the requirement to devote 20% of the lot to landscaping? The pending zone change is wildly incompatible with the reason Reno even owns the land.

While I can grieve that the City Council is treating a unique parcel that could have enhanced access to the Truckee River and revitalized Riverside Drive as just another infill project, there is no doubt it will do so. The City has the exclusive right to change the zoning, while being the seller of the lot who accepted the zoning change as a condition of the sale!

Even though the financial self interest of the City is implicated in this deal, the Council can strive for an appearance of propriety by ensuring the developer presents complete and accurate facts for your consideration. There are several obvious "fails" that the Planning Commission and Cit staff refused to consider.

1. The site plan relies on creating an Emergency Access thoroughfare through private property owned by the Owners of 1200 Riverside Drive, and by moving an existing judicially created easement through the subject property so the developer can build to all four corners of the lot. Despite the applicant telling the Planning Commission that there was no issue, the site plan being proffered now is identical. As long as the developer refuses to listen to the concerns of 1200 Riverside Drive, the owners have no desire to solve his problems for him. We have no seat at the table, and, therefore, no incentive to let him use our land for his benefit.

Before granting the zoning change, the Reno City Council should do its due diligence and determine whether the project can even be built without usurping 1200 Riverside property and property rights.

2. The determination that the project will have no significant impact on the surrounding streets and will support an additional 802 vehicle trips per day relies on a traffic study done in the middle of November. It didn't even analyze a time when the intersection of Booth and Riverside is flooded with Reno High School students. No one in the City has answered what happens to traffic, including bicycles, pedestrians, and vehicles, in April when Riverside Drive is shut down completely for the day because no one has assessed the impact on traffic and pedestrian safety during April – or May, June, July, August, September or October. Despite it being self evident to anyone aware of the existence of Idlewild Park, the Planning Commission and city staff refused to acknowledge that a Wednesday in November isn't the same as a Sunday in June during Farmers Markets, or a Friday in July during Food Truck Fridays, or a Saturday in April that saw not only two Riverside closures, but also Earth Day.

The Council's packet includes a survey showing people might have found parking during Earth Day in 8% of the parking spaces in an area encompassing Reno High School, Vine Street, and West 2nd Street. This is not an argument that parking won't be impacted when nearly half the tenants, their visitors and vendors, of the proposed apartment complex will be without parking spaces! Due diligence requires an honest assessment of whether displacing visitors to Idlewild in favor of apartment dwellers protects the existing neighborhood.

3. One of the most curious things about the staff report is the recommendation to reduce the landscape to 10% because of the specious argument that some day a flood wall will be built along the Truckee River. Since a flood wall won't be built on the buildable land, this is a transparent attempt to enable to developer to overbuild on the lot, rather than have him pull back the concrete footprint so he can plant trees. Come on over to 1200 Riverside to see how it can be done.

The need for the developer and the City to push for these three things is because the rezoning is not commensurate with the physical limitations of the land. In fact, the apartment building, as designed, cannot be built.

Ironically, the Council will hear this recommendation on a June day when temperatures may reach record highs and in a time when Reno has been named as the city getting the hottest the fastest. Where are the tree canopies the Council used to say it wanted? Where are the concerns about urban heat indexes and climate change? Has this vision of Reno been replaced with a desire to become another San Francisco?

If the City forces too many people into too tight a space with insufficient parking and without consideration for the true traffic patterns in this neighborhood, you will have created a recipe for neighborhood discord and road rage. The City is not only practicing the worst kind of planning by defeating neighborhood density limits, it is practicing a social experiment favored by big city enthusiasts. You are trying to force people out of their cars by making parking and driving miserable experiences.

All you will do is make Reno a less desirable place to live. So long, open space. Hello, congestion.

Ronda Theisen
1200 Riverside Drive Unit 1258
209-815-6474

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

Email Address:

conniewilliams@comcast.net

Phone Number:

860-608-0071

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 throughway 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

Email Address:

howzeka@aol.com

Phone Number:

202-368-7676

Address:

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:

Ward #:

Ward 1

Email Address:

behonek@gmail.com

Phone Number:

775-525-1965

Address:

1200 Riverside Drive, Unit 1291, Reno, NV 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:

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

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Ronda Therisy
ADDRESS: 1200 Riverside 1258
CONTACT PHONE: 209 815 6474
E-MAIL: olive@olivecharters.net

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM CEP

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: case went is not granted.

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