



# 6000 Plumas Redevelopment: A Flawed Proposal

Jim Christoff's Appeal of Reno's Case no. LDC21-00036

## The Project Does Not Meet Council's Purpose and Intent of Title 18

Section 18.02.103. - Purpose and Intent.

It is the **intent of the city council** that Title 18 serves to:

....

(d) **Conserve and enhance the character of Reno's established residential neighborhoods** through mitigation of adverse factors, promotion of a balanced mix of housing types, and **through appropriately scaled and planned infill development;**

....

# Nearest Southern Neighborhood



## Nearest Northern Neighborhood on Plumas



# Nearest Northern Neighborhood on Lakeside



# REIMAGINERENO

## **N-CN.7: BUILDING BULK/MASS/HEIGHT**

To the extent feasible, infill development should be designed to fit in with surrounding buildings, incorporating similar heights, lot coverages, and widths in its design. Blocky and blank multi-story building forms devoid of articulation or architectural features should be avoided, especially along adjacent property lines.

# Lyon's Proposed 4 Story Buildings: Eight Buildings, 314 Condominiums, Potentially Housing 700+ Residents on less than 9.48 Acres

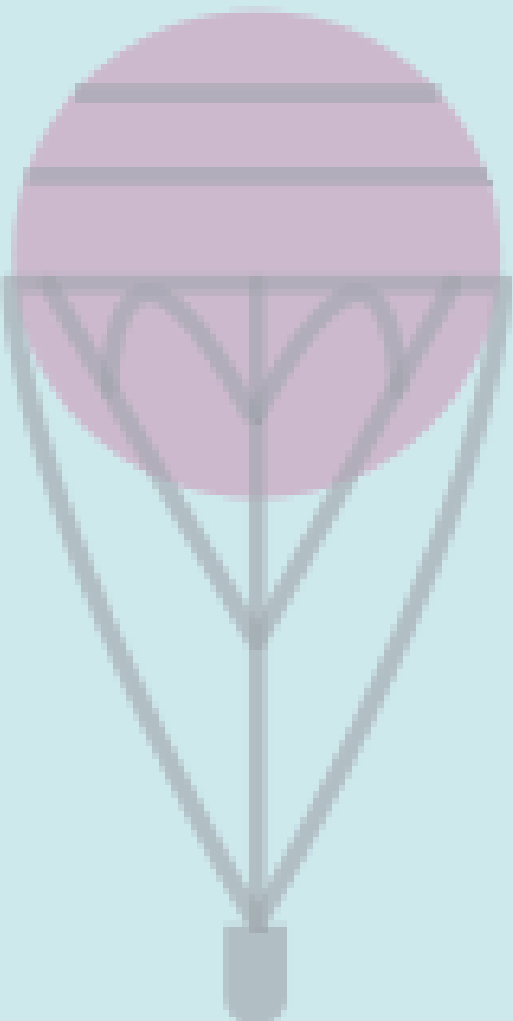


# REIMAGINERENO

## Relationship to Surrounding Neighborhoods

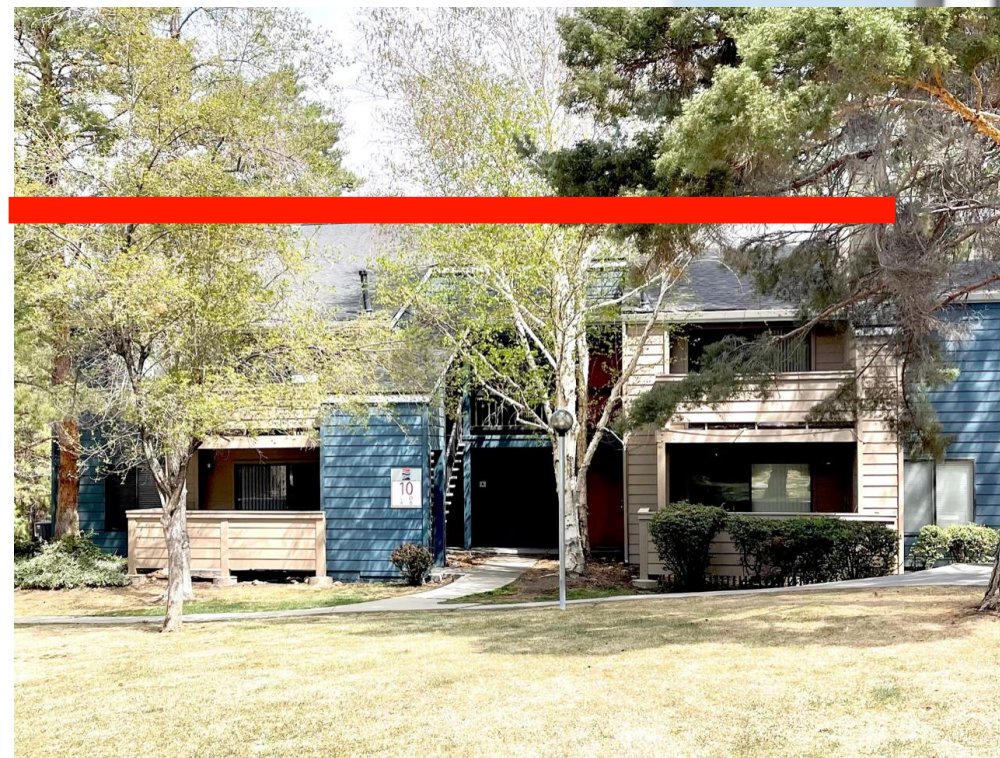
### **CNC-G.7: BUILDING HEIGHT AND MASSING**

Provide gradual decreases in building height and mass so that the scale of new structures is comparable to that of adjacent neighborhoods along the shared lot line or street frontage.





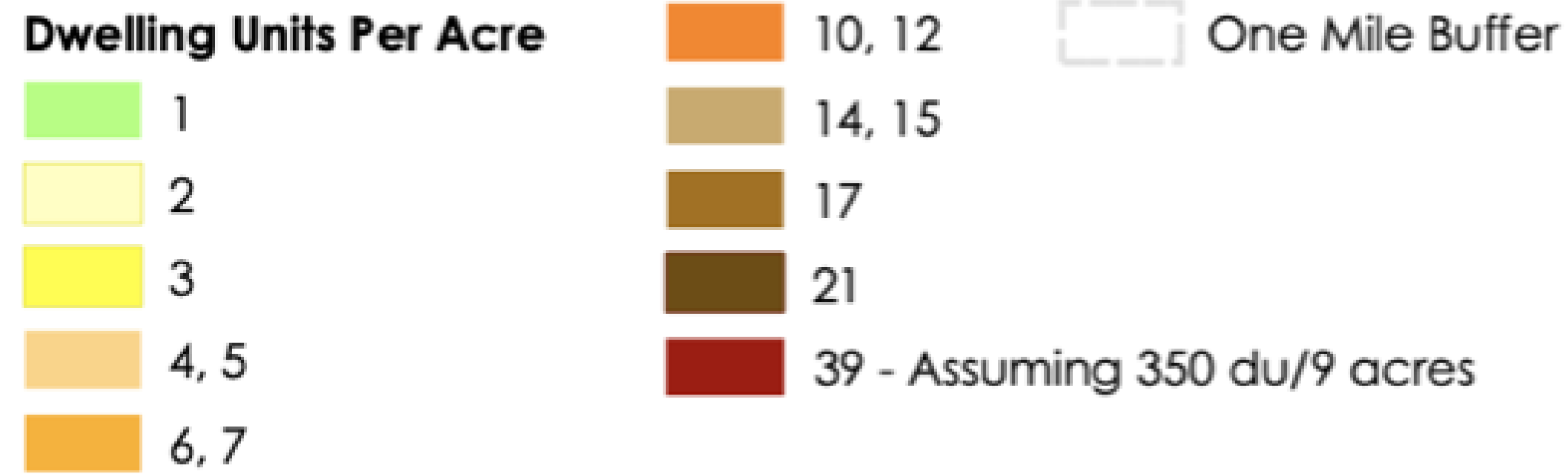
# Proposed Buildings Closely Adjacent Lakeridge Living's 2-story Apartment Buildings



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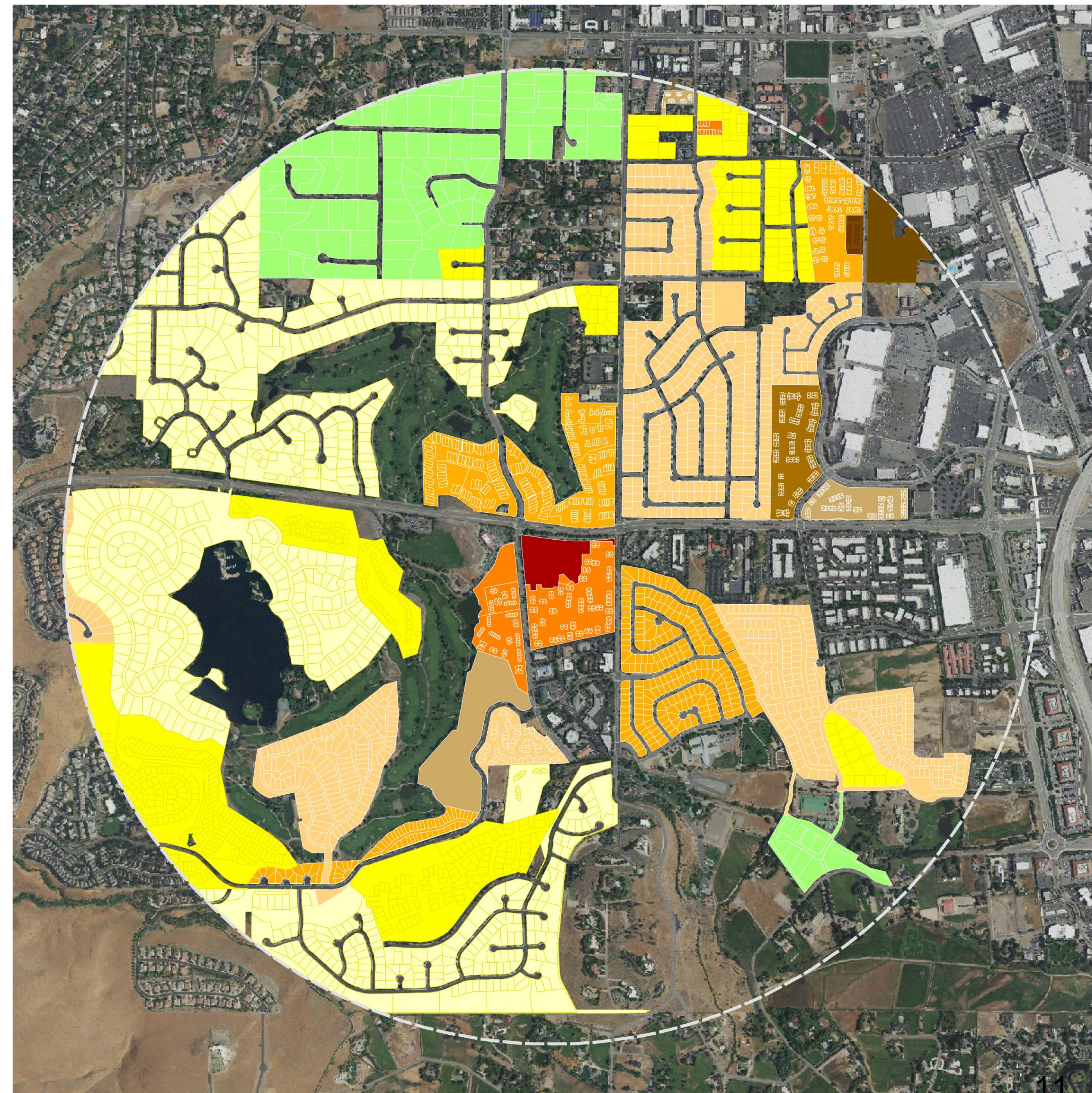


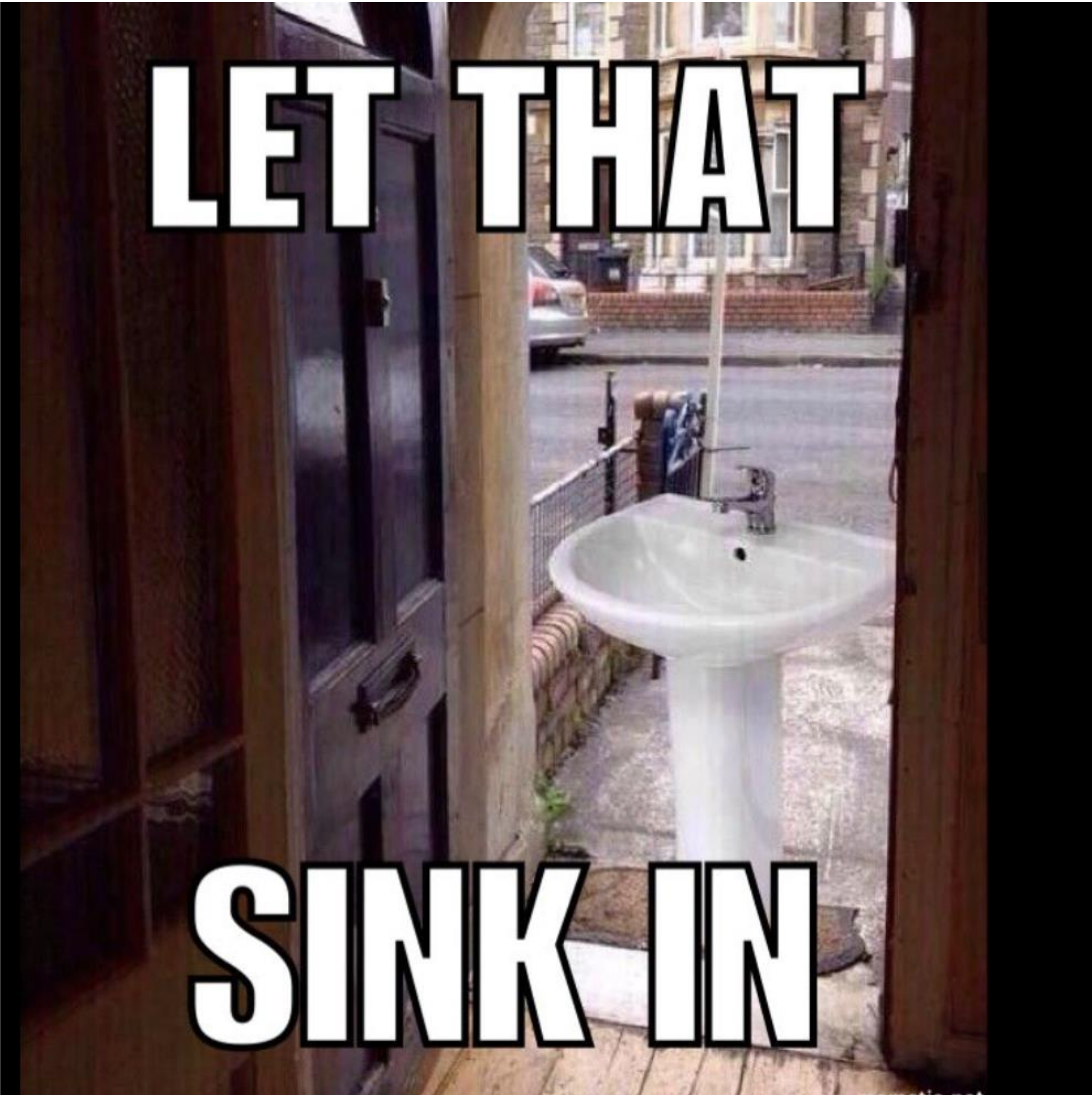
# Actual Residential Density Surrounding Lakeridge Tennis Club



Source: Washoe County Assessor (2019)

Note: Dwelling units per acre calculated by dividing total units by total acreage of each Homeowners Association.





# REIMAGINE RENO

## The City of Reno Master Plan

### **N-G.22: BUILDING DESIGN**

A continuous row of identical residential buildings (of any housing type) should be avoided

# Proposed Rows of Identical Buildings



# TRUCKEE MEADOWS REGIONAL PLAN

MAPPING OUR FUTURE

NRS 278.074: The regional plan must include goals and policies relating to preservation

# TRUCKEE MEADOWS REGIONAL PLAN

MAPPING OUR FUTURE

## **NRS 278.250 Zoning districts and regulations.**

2. The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

(m) To ensure the protection of existing neighborhoods and communities....



## Developer's Vision Fronting Kietzke



# Talbot Lane's New Look

Rancharrah's side

Opposite side



# Congestion on McCarran next to site, even during COVID

4:19 pm, 8/21/2020



5:15 pm, 8/25/2020



# Idling Cars Increase Greenhouse Gas Emissions



Traffic study is nearly 2 years old

Estimates current traffic has only increased by 3% since July 2019.

Reno's Hearing Officer rejected traffic study due to Covid

Why address the same issues again?

# TRAFFIC WAS DISRUPTED WHEN COUNTS WERE TAKEN

Counts were taken on March 11-12, after:

- Google, Apple, Airbnb, Twitter, Facebook employees were sent home
- Washoe County had first presumed case of COVID-19
- People jammed stores to stock up before a shutdown
- 2 days earlier — Dow Jones had largest point plunge in history

## BUSINESS INSIDER

March 4, 2020 Headline:

**Photos of empty shelves, long lines at grocery stores around the world reveal real panic as the spread of coronavirus intensifies**

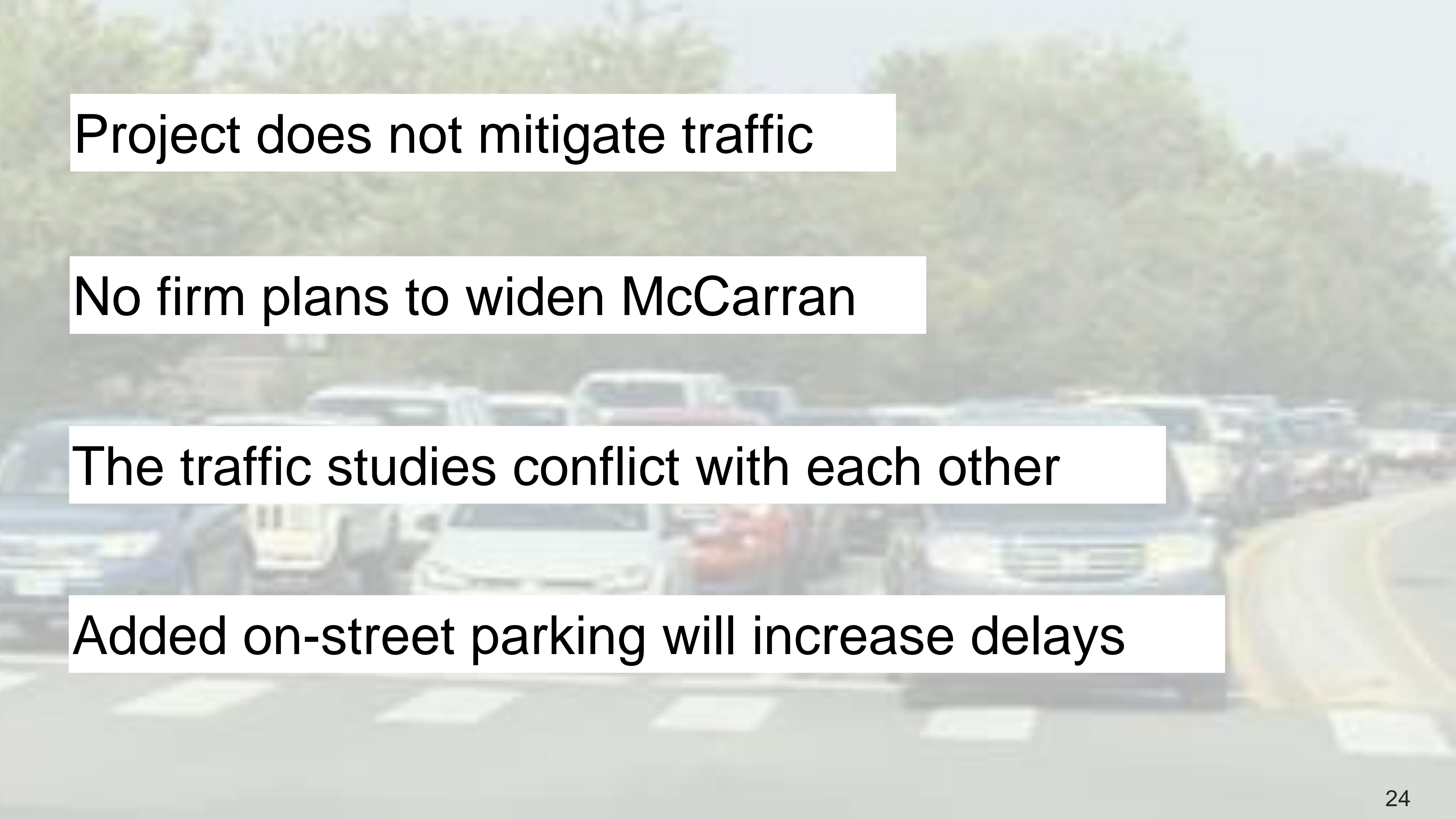


A giant line formed outside a Costco store in Honolulu on Saturday after the Hawaii Department of Health advised residents to stock up on food and necessities earlier in the week. Reuters/Duane Tanouye

## IMPACT OF COVID-19

From Reno's Hearing Officer's Decision dated July 16, 2020:

***“It is both reasonable and logical: a traffic study completed within 24 hours of an unprecedented state of emergency shut-down is naturally going to reflect data that is based on a time frame that is both skewed and incorrect.”***



Project does not mitigate traffic

No firm plans to widen McCarran

The traffic studies conflict with each other

Added on-street parking will increase delays

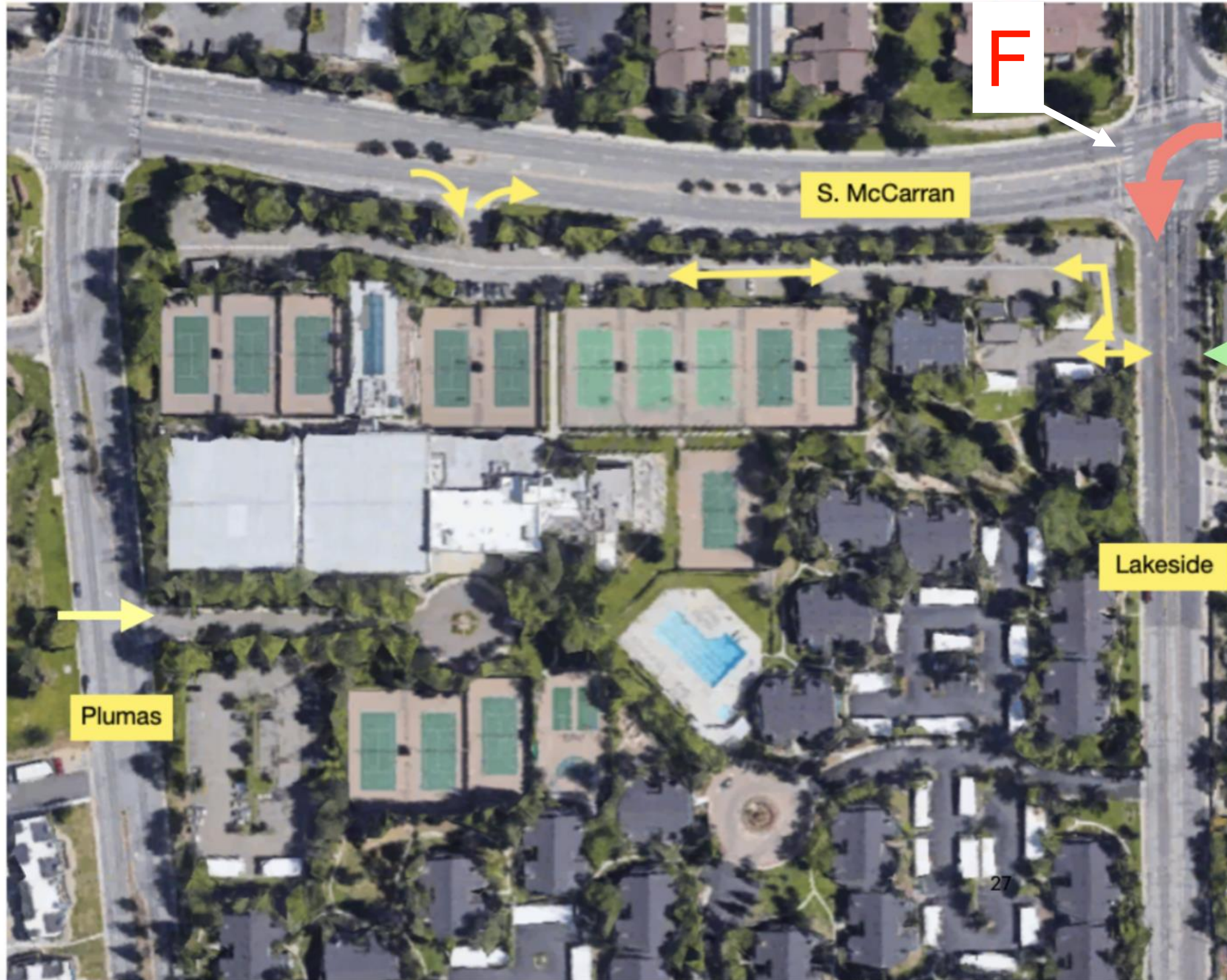


# Rancharrah's Effect

**Driving Children to School Will Further Delay Eastbound Morning Traffic on McCarran**

**Route from Rancharrah to Huffaker Elementary School: two left turns on McCarran, plus a left turn on Lakeside**





← **Left turns on  
McCarran will increase**

← **Problematic  
Lakeside  
Driveway**

# Staff's Report and Slideshow Both Omit "F" Grade for McCarran and Lakeside

## LDC19-00074 | Traffic Impacts



- McCarran Boulevard and Plumas Street operate at LOS "C"
- NDOT database shows 24,600 ADT along McCarran Boulevard adjacent to the subject site.
- Staff analyzed potential trips that could be generated under the proposed CC zoning district.
- Assuming a tennis club, office, and multi-family uses on the subject site, a 2,200 average daily trip (ADT) increase in traffic volumes could result.
- Any future development of the site will require a full traffic impact analysis to determine the effects of the proposed development to the area and the adjacent street network.

# Property below mine during 2011 Caughtlin Wildfire



2021 Pinehaven Wildfire  
My Rear Yard Fence



# Emergency Access and Evacuation Routes for 1000's of Homes Along Ridgeview, Evans Creek Drive, Plumas and Lakeside

Wildfires will send traffic east along Ridgeview and Evans Creek Drive, then north along Plumas and Lakeside

