



The Regional Transportation Commission (“RTC”) stresses importance of eliminating on-street parking for both major and minor arterials

From RTC’s 4/27/2020 letter regarding SPR20-00012:

The 2040 Regional Transportation Plan (RTP) identifies McCarran Boulevard as an arterial with high-access control and Plumas Street and Lakeside Drive as arterials with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

[table omitted]

From Footnote 1: *“Elimination of existing on-street parking shall be considered a priority For major and minor arterials operating at or below the policy level of service.”*

Project’s limited off-street parking will create more parking on Lakeside and Plumas, which already hold on-street parking from Lakeridge Living

PLUMAS – 10.31AM MONDAY
APRIL 26, 2020



120FT OR 5 VEHICLES
CAPACITY HERE ON
PLUMAS



PLUMAS – 4.32PM AUGUST 22, 2020

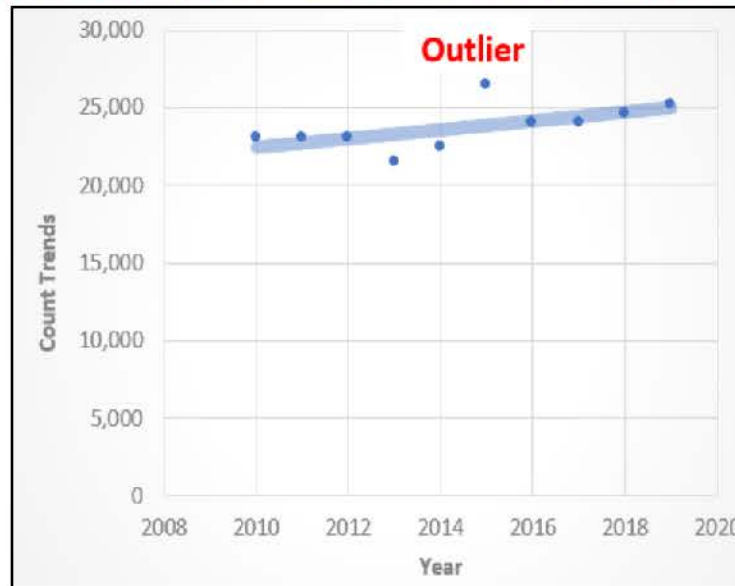
August 22, 2020 4.32pm Overflow
street parking already occupied by
residents at Lakeridge Apartments on
Plumas



- **Data Manipulation:** Developer uses LSC Transportation Consultants: “traffic volumes in the Project area have *decreased* over recent years....”

Correction: Data Trend shows steady increase 2010-2019; not correct to use outlier

Year	S. McCarran Blvd Between Plumas St. and Lakeside Dr.
2010	23,000
2011	23,000
2012	23,000
2013	21,500
2014	22,500
2015	26,500
2016	24,000
2017	24,000
2018	24,600
2019	25,200



<https://ndot.maps.arcgis.com/apps/webappviewer/index.html?id=278339b4605e4dda8da9bddd2fd9f1e9>

The project does not meet the standard for accessible parking spaces [RMC 18.04.705(b)(2)]

- The applicant states that nine (9) accessible spaces will be provided.
- The required accessible parking rate is 3% of the number of spaces provided.
- The application states that 392 spaces will be provided; 12 accessible spaces are required.

Parking Standards

- Reno Municipal Code uses sq ft model
 - 1 space per 1,250sq ft
- Only 11 of the units require 2 parking spaces
- Yet most of the units are 1bed plus den, 2+2 and 3+3
- Reduced sizes of units to reduce number of spaces

EMORY AT RED

2020 Roselite Dr, Reno Nevada 89502

Photos

Details

Amenities



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