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SCHEME 1 & 2 (Combined)

Submitted by: Anonymous

- 1) Can offices be on first 3 floors with terraced housing above & roof top garden so as not to leave vacant land for a phased project
- 2) Some presence of housing on Carson Street is needed for sense of community
- 3) Take into consideration our weather and not creating too much north exposure for snow buildup & to allow maximum sunlight
- 4) Can you check out pre-selling housing at the outset so that perhaps it can be an initial part of the build out

Submitted by: Daren Mack, Interior Designer, Lofty Expressions (775) 885-2444

- Need access to the library from Stewart St with the Grand entrance inside the Plaza.
- The hotel needs to be a national hotel to prevent permanent live-in housing.
- It is a must that there is a connection from the Plaza to Main Street. One would be to connect with WWC to have a link to their text book Store Sales. This could be separate satellite store on main street that would encourage walking traffic to the plaza.

Submitted by: Anonymous

The library facing the "grand" entrance is more inviting than off to the side as shown in Scheme 3

Submitted by: Anonymous

- I prefer option 1 or 2 over 3 because of the positioning of the library

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SCHEME 2

Submitted by: Anonymous

- I prefer this option if it pencils with the utility locations required. It makes the plaza and the library more of the focus. Next best is Scheme 1.
- Keep the plaza open use shade trees and structures. Ice skating option in winter is good.

Submitted by: Anonymous

- *Add to your goals the following statement:
- 1) Provide connectivity of spaces into the existing downtown area & specifically Carson Street. I feel the design lacks a place of space related to the rest of downtown. The project is "in" the downtown but "not a part" of downtown.
- 2) Provide structures & public space that will take advantage of the views to the Sierra Mtns. In your presentation you explained about the views into the project site but have not taken advantage of the views within the surrounding community.
- 3) Provide a variety of public spaces within the project's streetscapes. Not only in the big urban plaza your graphics shows streets lined with tree even this standard streetscape approach gets boring quickly.

Submitted by: Anonymous

- Like library at center of gateway
- Where did the hotel come from? First mention of such
- Where's entertainment venue

Submitted by: Anonymous (favors Scheme 2, comments regarding all schemes)

The more historic elements & architecture the more I would support the project. A mix of 1800s (late) turn of the century & 40s would be local. Modern should be discouraged. Train Thome is essential to tie to V&T project (a component not pervasive). Moving the transportation hub to the old V&T site (roundhouse) would allow more room for retail & a second gateway on the northeast from Washington – it would reduce congestion around building/state museum. Transportation hub should be train architecture with intormodac (?) emphasis

Submitted by: Anonymous

- I like the idea of closing off Telegraph so the library is visible from Carson Street –and a plaza in front.
- The Nugget/Library project will be a huge boom to Carson City!!

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SCHEME 3

Submitted by: Anonymous

- However the library needs to be at the end of plaza it makes far more sense to have the library there instead of housing
- Overall the project MUST move forward if our downtown and city are expected to survive. Currently, our downtown is as dead as a cold slot machine.
- I am a member of the Chamber of Commerce. Unfortunately, the Chamber seems to lack support for the project

Submitted by: Anonymous

- Like the plaza from lepalt building back to what should be the <u>Library</u>. City should be able to come up with some way to not have through traffic through the complex- Just like the state complex. Musser & Robinson Street are enough through traffic

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ALL SCHEMES/GENERAL COMMENTS

Submitted by: Anonymous

- Insufficient free parking for all being proposed (Capital, library, retail, housing, Nugget, etc.)
- Library would be more accessible in current location
- Don't see a need for housing in this development
- Should not mix retail in with library building
- Need easy access from <u>FREE</u> parking to library (especially important for elderly and families with children)
- Should have dedicated library parking area especially during library hours
- Should be <u>NO</u> parking on Musser due to the heavy pedestrian traffic across a narrow & busy street

Submitted by: Anonymous

- Why are you <u>pushing</u> this project when the State is <u>broke</u> and the City <u>broke</u> and the country is broke!!!
- Let the Nugget pay for their own remodeling

Submitted by: Anonymous

- Very cold – library not "inviting" or convenient. Our current library is fine. Downtown would see more patronage if stores such as shoe repair, clothing, etc. instead of all antiques and restaurants. We've already lost businesses due to the bypass. Why go "downtown"? Parallel parking is also a problem with our more mature drivers. What happens with snow removal in winter with the 2 lane Carson Street?

Submitted by: Anonymous

I am so against this project, not because it is not beautiful it is because it is funded by the City and we are rescuing the Nugget. Why is the Ormsby House not getting the same support? This will bankrupt this City. Please think of this city's future. You are not going to financially save this city by creating jobs that are union jobs that are higher than non union workers. You cannot tax a community into prosperity. Please stop this!

Submitted by: Anonymous

- No union contractors!

Submitted by: Anonymous

- I just want to say I think this whole project is a wonderful idea for Carson City. As I said in the meeting, keeping the jobs & providing jobs for Carson City residents is a must – obviously some jobs can only be bid outside of Carson. But for us to prosper & help "Carson City" economy to grow & prosper the more work provided locally is a huge success for all – Thank You

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ALL SCHEMES/GENERAL COMMENTS (continued)

Submitted by: Anonymous

- Many of the downtown offices/businesses are already vacant-many of the state leased buildings have become vacant as new building are built & occupied – at what point, considering the economy's projected rebound (or not) where will Carson City be in 3 -5 years. Foreclosures appear ... & people are moving out. Isn't this an overkill project? What's an incubator center? Isn't this just a new name for a conference area? Call a spade a spade!

Submitted by: Anonymous

- Closing streets adjacent to proposed retail is a bad idea. Retail depends upon drive-by traffic anything is better than nothing. Like mixed development, closing streets is an old, bad idea, has not worked well & has destroyed downtowns

Submitted by: Anonymous

- Is the roundhouse land to be unused? Why is there a parking garage or underground?

Submitted by: Anonymous

- 1) How much of this project will be funded by the Nugget Trust 2%-50%?
- 2) Will above ground parking be available adjacent to library?
- 3) Where will you get water for running stream?
- 4) What style of architecture is being considered? I suggest it be compatible with state leg building as it is in the same area.
- 5) How tall are buildings 3, 4, 5 stories?
- 6) Prefer library to the South & near parking

Submitted by: Anonymous

- Close off Telegraph to traffic from Carson Street! There is no way to maintain safe access from northbound or southbound Carson Street without adding another traffic light.

Submitted by: Donna Curtis (donnajcurtis@sbc.global.net)

- 1) Please calculate if there would be any redevelopment increment available or some other funding source to develop the other aspects of the downtown master plan. Such as wider sidewalks along Carson St., more plazas, Washington St. park etc.
- 2) Given Joe McCarthy's vision for the new resource center (permitting upstairs) resources for business non profits first floor maybe operated by library) why do we need an incubator and this public expense? If the library is larger can have media center in it like UNR.

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ALL SCHEMES/GENERAL COMMENTS (continued)

Submitted by: Anonymous

- What will the trustee's administrative fees be? Will Carson City own the property after the lease expires? What is the city's liability if "the plan" fails to generate the anticipated income?
- Housing has no place in a downtown redevelopment plan, especially if intended for occupancy by state or city or federal employees. Office space should not be occupied by any gov't entity. What's the point of emptying building currently occupied by them and moving them into downtown? They do not produce income! I don't like any of the plans and think a waste of money. Additional taxes to support it (this project) are an unnecessary burden on the community.

Submitted by: Anonymous

I think we need for use for indoor sports for all the public, young and older. An indoor soccer field or indoor tennis courts, or indoor skating rink.

Submitted by: Anonymous

Waste of \$, discourages business to open Office buildings not need!!!! Let Nugget do their own remodeling

Submitted by: Anonymous

Great concepts. So excited this is happening in Carson City will be a jewel