

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 10, 2004 Meeting

Page 1

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, March 10, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Don Bruce
Mike Cowan
Stan Jones
Janice Shafer
Gigi Valenti
Jim Wallace

STAFF: Joe McCarthy, Economic Development/Redevelopment Manager
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0007) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Members Lushina and Zola were absent.

B. APPROVAL OF MINUTES - FEBRUARY 11, 2004 AND FEBRUARY 20, 2004 (1-0014) - Member Jones moved to approve the minutes. Member Shafer seconded the motion. Motion carried 7-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0024) - None.

D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:

D-1. DISCUSSION AND ACTION ON A REQUEST BY JOYCE HARRINGTON FOR A PARKING WAIVER OF FOUR ON-SITE PARKING SPACES FOR THE PROPOSED BED AND BREAKFAST AT 408 WEST ROBINSON STREET, APN 003-236-01 (1-0284) - Chairperson Williamson introduced Ms. Harrington. Mr. McCarthy provided background information on this item, and referred to the memo from Senior Planner Jennifer Pruitt which was included in the agenda materials. Ms. Harrington acknowledged that there will be two on-site parking spaces, one is existing and an ADA accessible space will be added. She advised that adequate street parking is available 95% of the time. She responded to questions regarding the ownership history of the property. She inquired as to the possibility of designating parking places in front of the house, and Mr. McCarthy advised Ms. Harrington to contact Ms. Pruitt. At Chairperson Williamson's request, Ms. Harrington reviewed details of the property and plans for development of the proposed bed and breakfast. She acknowledged anticipating a care taker's vehicle and four other vehicles at any given time. She advised that the Carson City Municipal Code requires six available spaces.

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 10, 2004 Meeting

Page 2

(1-0429) In response to a question, Arthur Hannafin advised that the previous property owners never fulfilled the City's code requirements with regard to parking. They used both sides of Minnesota Street as well as Robinson Street for parking. Mr. Hannafin advised that there were more vehicles and activity than what Ms. Harrington's proposed use is anticipated to have.

In response to a question, Mr. McCarthy advised that the parking requirement is based on use. Member Shafer advised that the requirement is one parking space per 325 square feet of office space. Discussion took place regarding the appropriate action, and Chairperson Williamson expressed the opinion that the proposed project is a positive addition to the area.

(1-0480) Mr. Hannafin advised that he lives across the street from the subject property, and expressed support for the proposed use.

Member Bruce moved to approve the request, as stated in the agenda item, with the parking spaces not to exceed six. Member Cowan seconded the motion. Motion carried 7-0.

D-2. DISCUSSION REGARDING REDEVELOPMENT DISTRICT PARKING (1-0035) -

Mr. McCarthy explained the purview of the Committee to grant on-site parking waivers, and reviewed the history of waivers granted by the Committee over the years. He advised that requests for on-site parking waivers are beginning to increase. Following last month's Committee meeting, Mr. McCarthy and Chairperson Williamson scheduled a meeting with City Engineer Larry Werner, Senior Engineer Robb Fellows, and Senior Planner Jennifer Pruitt to discuss the possibility of conducting a new parking study in the downtown area. Chairperson Williamson and Mr. McCarthy were pleased to have a positive response from the City Engineer who has conducted parking studies in other communities. Ms. Pruitt, who recently completed studies for an architectural degree, will be conducting a portion of the study in fulfillment of internship requirements associated with her degree program.

Chairperson Williamson explained that a parking study is very time consuming; she anticipates that it will take a period of six months to complete. Mr. McCarthy expressed the opinion that the study will provide an opportunity to continue positive discussions with Carson Nugget representatives for the possible development of a mixed-use structured parking project on the valet parking lot to the west of the Nugget. Nugget representatives have expressed an interest in developing the first floor into retail and the second and third floors into parking. The parking structure design would be complimentary to the historic character of the downtown.

Member Jones expressed the opinion that concurrence of the neighbors should be part of the decision making process in granting on-site parking waivers. Member Cowan agreed, and requested the parking study to consider how far people are willing to walk from a parking structure. Member Shafer suggested that most people are willing to walk 4-5 blocks. Chairperson Williamson referred to the fencing around the existing Nugget parking lot which has been a point of contention in the community. Nugget representatives have been informed that the parking structure would have to be open to the public in order to have redevelopment participation. Mr. McCarthy acknowledged that a determination with regard to the existence of a parking problem has to be made prior to further discussions regarding a parking structure. Chairperson Williamson acknowledged that the Committee members will have the opportunity to provide input with regard to the parameters of the parking study. Mr. McCarthy acknowledged the importance of the study being collectively driven by the Committee. He advised that Development Services staff will be

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 10, 2004 Meeting

Page 3

invited to a future meeting to discuss the scope of the study. Member Shafer inquired as to whether a parking study was done at the time the Carson Station was considering a parking structure on their property.

Member Bruce commented that the need to conduct a parking study indicates good news for the downtown. He inquired as to whether the State would be involved in development of a parking structure. Mr. McCarthy advised that State Public Works Director Dan O'Brien will be invited to a future meeting to provide an overview of the State's master plan. Public Works staff is very interested to know the City's plans for Stewart Street because they consider it a pedestrian link to the downtown. The City's Regional Transportation Commission and members of the State Public Works Board have scheduled a joint meeting to discuss this matter. Arthur Hannafin advised that the State is not planning to build anything other than surface parking for the next 5-6 years. This will be adequate to accommodate their four new buildings. Mr. McCarthy discussed the difference in cost per parking space for surface parking and structure parking.

D-3. DISCUSSION PERTAINING TO THE HISTORY OF THE REDEVELOPMENT DISTRICT, and D-4. DISCUSSION OF THE RECENT STRATEGIC PLAN DEVELOPED FOR THE REDEVELOPMENT DISTRICT (1-0545) - Mr. McCarthy provided background information on Mr. Hannafin's experience with the Redevelopment Authority from 1986 to 2003. He distributed to the Committee members copies of Lyle Stewart's report, together with a variety of other studies, including the Redevelopment Authority Citizens Committee's Strategic Plan and a Values and Beliefs Study.

The Committee members introduced themselves to Mr. Hannafin. Mr. Hannafin advised that redevelopment activity actually started in 1983, that it took approximately two years to work through the legalities of forming the redevelopment district. He discussed some of the first activities of the Redevelopment Authority, once it was formed, to purchase benches and trash cans for the downtown. He advised that Lyle Stewart, an Oregon planner and architect, worked with the Redevelopment Authority to develop the first downtown plan, which took approximately two years to complete. At the conclusion of the planning process, there were over 29 vacant stores in the downtown area. Mary Walker, the City Finance Director at the time, was instrumental in coordinating redevelopment efforts during the late 1980s and early 1990s. She is credited with implementing the redevelopment incentive funding program. Mr. Hannafin noted that the incentive program "really started things moving." Mr. McCarthy advised that Al Gaspar was the first redevelopment incentive funding recipient, and Mr. Hannafin advised of having worked with Mr. Gaspar on his project. Mr. Hannafin discussed his involvement in the purchase and renovation of the old Murdock's building which put a new restaurant on the ground floor. Eventually Garibaldi's came along and now there are several restaurant choices in the downtown area. Mr. Hannafin noted that one of the objectives of the redevelopment plan is to provide choices and reasons for people to come downtown. In order to do so, the property and business owners must have an environment in which to thrive. Mr. Hannafin discussed the Telegraph Square project, the purpose of which was to create a depth to the downtown area, in contrast to the "strip" represented by Carson Street, to foster more development on the side streets. Mr. Hannafin discussed traffic issues on Carson Street, including volume and speed.

In response to a question, Mr. Hannafin advised that large trucks will not be mandated to use the freeway bypass once it is completed; however, in all likelihood, they will be motivated to do so. Mr. Hannafin advised that traffic engineers have claimed that within five years there will be as much traffic in terms of volume going through downtown as there is now, roughly 35,000 to 45,000 cars a day. He discussed serving on a committee in 1973 which considered the first site for the bypass, and advised that a ten-year window of time was anticipated during which something active could be accomplished in the downtown

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the March 10, 2004 Meeting

Page 4

to make it more attractive, generate more economic development, and create mixed-use development opportunities as well as tourist attractions. He noted that the “window of time” is still open and is anticipated to last another 6-8 years. He further noted that there are other considerations which will impact traffic in the City, including growth. He emphasized the importance of the downtown being the “welcome seat” of the City.

Discussion took place regarding the impact of the redevelopment program on the downtown since 1990, and Mr. McCarthy commended the investors. At Mr. Hannafin’s request, Mr. McCarthy and Chairperson Williamson provided background information on the economic vitality visioning process. Mr. Hannafin displayed color renderings of the existing redevelopment district and the downtown redevelopment plan, and reviewed the same. Discussion included the State’s master plan, and mixed use in the downtown and historic districts. Chairperson Williamson advised that Ann Macquarrie, of Muscle Powered, offered to conduct a pedestrian workshop for the Committee.

Additional discussion took place regarding lighting along Curry Street, redevelopment funding mechanisms, beautification projects, and the need to develop marketing materials. Mr. McCarthy and Mr. Hannafin discussed the role of the Redevelopment Authority and the Committee to stimulate investment in the downtown area. Mr. McCarthy responded to questions regarding grant funding sources, and discussed the anticipated time frame for completion of the freeway bypass. He and Mr. Hannafin responded to additional questions regarding previous marketing efforts. Mr. McCarthy and Chairperson Williamson discussed a potential theater development in the area of Copeland Lumber. Mr. Hannafin commended the Committee members on their desire to serve the community. The Committee members thanked Mr. Hannafin for his presentation.

Discussion took place regarding redevelopment projects, and the Committee members expressed an interest in scheduling the pedestrian workshop. Mr. McCarthy distributed a copy of Resolution 2004-R-5 to the Committee members and staff.

E. ACTION ON ADJOURNMENT (1-1817) - Member Wallace moved to adjourn the meeting at 7:00 p.m. Member Cowan seconded the motion. Motion carried 7-0.

The Minutes of the March 10, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 14th day of April, 2004.

ROBIN L. WILLIAMSON, Chair