

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 27, 2015

FILE NO: SUP-15-038

AGENDA ITEM: F-4

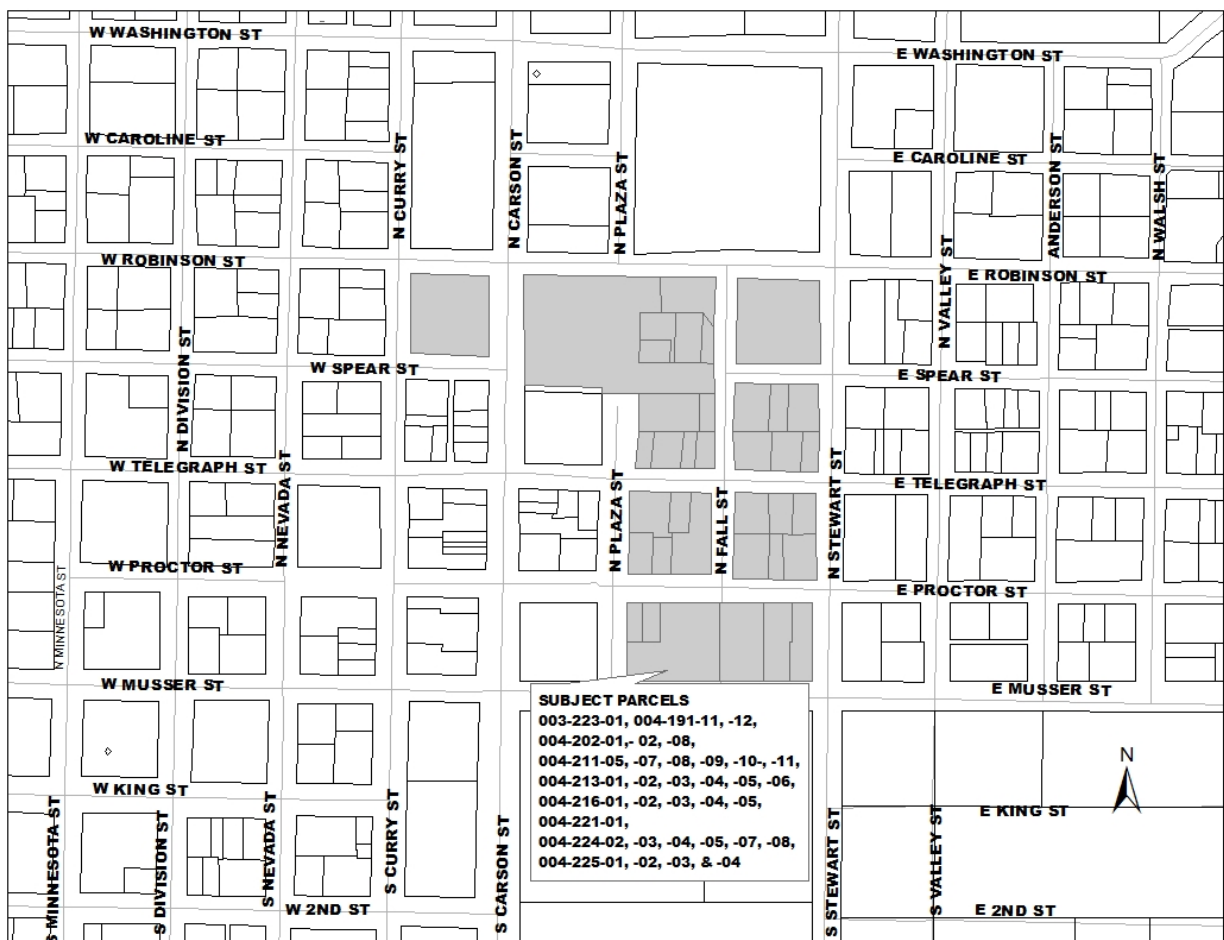
STAFF AUTHOR: Lee Plemel, AICP, Community Development Director

REQUEST: A Special Use Permit to allow modification of certain Downtown Mixed Use Development Standards, CCMC 18.16, Division 6, pursuant to the alternative compliance provisions of CCMC 18.07.020, including provisions related to project height (building envelope standards), percentage of retail space around the Building A parking structure, and sidewalk width for the development of an office, retail-commercial, and hotel development project known as the Capitol Mall project.

APPLICANT: Carson City Center Development, LLC

OWNERS: Adams Carson, LLC; Adams Divine, LLC; NV Independent Insurance Agents; Carson City; State of Nevada Division of State Lands

APNS/LOCATION: Various APNs/See map below



RECOMMENDED MOTION: “I move to approve SUP-15-038, a Special Use Permit request from Carson City Center Development, LLC to allow modification of certain Downtown Mixed Use Development Standards pursuant to the alternative compliance provisions of CCMC 18.07.020, including provisions related to project height, percentage of retail space around the Building A parking structure, and sidewalk width for the development of an office, retail-commercial, and hotel development project known as the Capitol Mall project, on property zoned Downtown Mixed-Use, located at the addresses and APNs as published on the agenda, based on the findings and subject to the conditions of approval contained in the staff report.”

RECOMMENDED CONDITIONS OF APPROVAL:

The following are standard conditions per CCMC 18.02.105:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Community Development Department at least 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void. For the purposes of SUP-15-038, “commencement” of the permit shall mean the submittal of a building permit application for the first project phase, Building A. Subsequent phases must be commenced within two years after a building permit certificate of occupancy is issued for the prior phase. Any extensions of time for future phases after the project is commenced may only be granted by the Planning Commission.
4. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.

The following conditions shall be met prior to submitting for a building permit for Building A:

5. The applicant shall work with the Carson City Public Works Department to incorporate planned Carson Street sidewalk design elements around the Spear, Curry, and Robinson Street frontages of Building A for construction plan submittal.

The following conditions shall be met prior to submitting for a building permit for buildings B through E:

6. The application shall complete all necessary Lot Line Deletions and Right-of-Way Abandonments to establish the final street configuration and parcel layout.
7. The applicant shall submit architectural drawings for each building and associated plaza amenity details for review and approval by the Planning Commission. The applicant shall pay a “continuance” fee of \$600 for each review by the Planning Commission. The applicant may group multiple building reviews into one application. Architectural details for each building shall comply with the DTMU Development Standards Division 6.6.10 (Building Design and Character).

8. The applicant shall obtain all necessary approvals from the State of Nevada for the construction of Building E and associated plaza improvements on the State's property located between East Proctor Street and East Musser Street prior to submitting a building permit application for Building E.
9. The applicant shall obtain all necessary approvals from Carson City for construction of plaza improvements on the City's property located on the southeast corner of East Proctor Street and Plaza Street prior to submitting a building permit application for Building E.
10. The applicant shall work with the Carson City Public Works Department to incorporate planned Carson Street sidewalk design improvements throughout the project street frontages for construction plan submittal.
11. The applicant shall provide on-site parking in compliance with the Title 18 Development Standards Division 6.6.6 (Parking) with each phase of development.

Parks and Recreation Department conditions:

12. The applicant shall consult with the Parks and Recreation Department regarding the proposed ice rink site design to incorporate the necessary outdoor underground infrastructure, exterior lighting and electrical service and any required building interior spaces to provide a viable operation location for the ice rink, if determined to be a viable location for City-operated ice rink.
13. The developer shall consider in their site design and their "livable" outdoor spaces areas for the incorporation of future public art by the City.

The following shall be submitted with a building permit application for each building in addition to standard building permit application submittal requirements:

14. A copy of the Notice of Decision for SUP-15-038.
15. A LEED (Leadership in Energy and Environmental Design) scorecard showing how each building meets basic LEED green building rating system criteria per the DTMU Development Standards Division 6.6.4 (Sustainable Design and Construction).
16. Light fixture details for all on-site exterior lighting. Lighting shall comply with the DTMU Development Standards Division 6.6.2 (Lighting).
17. Trash collection areas shall be identified on the plans for each building. Trash collection areas shall be screened from public rights-of-way in accordance with the DTMU Development Standards Division 6.6.7(c) (Landscaping and Screening).
18. Landscaping and plaza improvements from Stewart Street to Plaza Street for the entire block on which each building is located.

Building Division conditions:

19. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020 (Building and Construction Codes).

20. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code (2012 IECC will be adopted July 1st 2015), Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
21. All Contractors are required to carry State and local license.

Engineering Division conditions:

22. Traffic and pedestrian changes and improvements must be approved by Carson City Public Works. Minimum concrete paving section is six inches of concrete on six inches of base.
23. Water and sewer and storm drain replacements and additions will be required as shown on sheets 3 and 4 of the submitted plans pending final utility analyses and sizing requirements.

Fire Department conditions:

24. Project must comply with currently adopted fire code and amendments. At the present time it is the 2012 IFC and Northern Nevada Amendments.
25. Additional hydrants will be required for the project. Final locations shall be approved by CCFD and Public Works.
26. Street width must be maintained at 26 feet clear width for (aerial) ladder truck access.
27. Areas not providing on street parking or loading zones must be designated as fire lanes and signed or red curbed.
28. FDC and standpipe locations shall be approved by CCFD.
29. All buildings will be required to have Knox boxes for Fire Department access.

Environmental Control Division conditions:

30. These projects will need to meet all applicable codes found in Title 12.06, 12.12.065 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).
31. The following Federal regulations will also apply to certain phases of these projects: 40 CFR Part 61 & Appendix A of subpart M, and 49 CFR 171,172.

The following shall be submitted with a building permit application for Buildings B through E:

32. A copy of all approvals and agreements from the State related to the State's permission to construct Building E improvements on State property with a building permit for Building E.
33. A copy of all approvals and agreements from Carson City related to the City's permission to construct Building E plaza improvements on City property with a building permit for Building E.

34. Street frontage improvement plans that include above-ground improvements consistent with Carson Street improvement materials, landscaping, and amenities.

Fire Department conditions:

35. A Fire Protection Plan from a licensed Nevada Fire Protection Engineer for Buildings B through E.
36. An aerial fire apparatus must be provided by the applicant in order for CCFD to provide fire suppression services to Buildings B through E. This apparatus must be delivered and in service by the time the first building is ready for C of O. The manufacturer, type, style, and all other specifications on the apparatus shall be determined by CCFD.
37. A high rise equipment cache may be required in any building designated as a “high rise” under Nevada law or the adopted fire code.

The following are general conditions applicable for the life of the project:

38. Windows into the interior spaces identified as “retail” on the approved plan shall remain transparent and not blocked by reflective or opaque glass or other permanent fixtures. Window blinds shall remain open during business hours except as necessary to block sun intrusion.
39. A Sign Permit shall be obtained from the Community Development Department for all signs. Signs shall comply with the DTMU Development Standards Division 6.6.3 (Signage).
40. All garage parking spaces shall be made available to serve the uses within the project area and City and State office uses.
41. The developer shall be responsible for maintenance of all on-site landscape areas, including but not limited to all plaza site amenities (i.e. amphitheater, interactive water feature, stage, benches, tables, and raised planters) and the site’s irrigation system, unless there is an agreement between the City and the developers.

Parks and Recreation Department conditions:

42. The developer and their site management team shall be responsible for the event programming and coordination of the amphitheater, interactive water feature, stage and open lawn/common areas within the development. This would include reservations, site set up and tear down, clean up after events, equipment rental, acquiring City event permits, and coordination with event promoters, unless there is an agreement between the City and the developers.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.07 (Downtown Mixed-Use District), Development Standards Division 6 (Downtown Mixed-Use District).

MASTER PLAN DESIGNATION: Downtown Mixed-Use

ZONING: Downtown Mixed-Use (DTMU)

KEY ISSUES: Will the proposed development meet the DTMU development standards and, where the proposed development deviates from those standards, does the overall design

provide a result that is equal to or superior to that which would be provided by the strict application of the standards?

SURROUNDING ZONING AND LAND USE INFORMATION:

The project site is approximately 10.5 acres within the downtown area and is surrounded by various commercial and public/government uses.

- EAST: DTMU (across Stewart St.) – motels and offices
- WEST: DTMU – retail, offices, restaurants—commercial uses
- NORTH: DTMU & Public – retail, State Museum, Federal building
- SOUTH: Public – Nevada Capitol Building, State Library, and Legislative complex

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II (moderate); no identified faults located on the site; faults identified within approximately ½-mile of the site.
- SOIL: Urban Land
- SLOPE/DRAINAGE: Site has been previously developed and is almost completely paved for parking lots.

SITE DEVELOPMENT INFORMATION:

- SITE AREA: Approximately 10.5 acres
- EXISTING STRUCTURE SIZES (to be removed):
 - 8,109 s.f.—former “D’Vine Wine” on NW corner of Stewart and Musser Streets
 - 5,780 s.f.—NV Independant Insurance Agents office, Proctor St. at Stewart St.

• PARKING:

| Building | Building Area (s.f.) | Required Parking* | Parking Provided |
|------------------------------------|----------------------|-------------------|------------------|
| A (Garage/Retail) | 6,674 | 13 | 237 |
| B (Hotel) | 93,775 | 188 | 155 |
| C (Office/conf) | 260,675 | 521 | - |
| D (Garage/Retail) | 22,180 | 44 | 1,104 |
| E (Office) | 206,150 | 412 | - |
| Existing Casino | 92,700 | 185 | 68** |
| State of Nevada (existing parking) | | 140 | - |
| Carson City (existing parking) | | 20 | - |
| Totals: | 682,154 | 1,524 | 1,564 |
| On-Street Parking in Project Area: | | | 96 |
| Total: | | 1,524 | 1,660 |

* One space per 500 s.f. of floor area is required for “Mixed-Use” projects pursuant to the DTMU Development Standards Division 6.6.6.

** Includes 58 existing casino parking spaces in parking lot north of Robinson Street.

• PROPOSED STRUCTURES:

New Floor Area by Use* (square feet)

| Building | Total | Retail | Retail % | Office & Commercial | Office & Com. % |
|-----------------------|---------|--------|----------|---------------------|-----------------|
| A (Retail) | 6,674 | 6,674 | 100% | 0 | 0% |
| B (Hotel) | 93,775 | 0 | 0% | 15,021 | 16% |
| C (Office/conference) | 260,675 | 10,521 | 4% | 250,154 | 96% |
| D (Retail) | 22,180 | 22,180 | 100% | 0 | 0% |
| E (Office) | 206,150 | 12,750 | 6% | 193,400 | 94% |
| Totals: | 589,454 | 52,125 | 9% | 458,575 | 78% |

* Based on submitted floor plans; excludes parking garage floor area.

Additional development information will be discussed further in this staff report.

DISCUSSION:

The applicant is proposing a mixed-use commercial development with offices, conference space, retail/restaurants, and a hotel on a total of approximately 10.5 acres within the DTMU (Downtown Mixed Use) zoning district. The project is primarily located on property owned by Carson Adams LLC, the owner of the property on which the Carson Nugget Casino and associated parking is located. The project also includes a small parcel on East Proctor Street on which the NV Independant Insurance Agents office is located, the property owned by Adams Divine LLC, on which the former D’Vine Wine restaurant was located at Stewart and Musser Streets, State property that includes parking lots, and a small City-owned parking lot on the southeast corner of Proctor and Plaza Streets.

The applicant is seeking final approval of Building A, located on Carson Street west of the existing Nugget casino, including approval of architectural design so that construction of Building A can begin this year. The applicant is seeking approval of the primary design elements for the remainder of the project, Buildings B through E, including general building massing and site layout. It is recommended by staff as a condition of approval that the applicant would be required to return to the Planning Commission for final architectural approval for Buildings B-E prior to construction of those phases of the project.

Development within the DTMU zoning district is subject to the requirements of the Title 18 Development Standards, Division 6. The Development Standards allow the proposed uses by-right—without requiring a Special Use Permit. However, where certain standards of Division 6 are not met, a Special Use Permit is required for development within the DTMU District. A Special Use Permit is required for the proposed project for the following reason:

- Pursuant to CCMC 18.07 (Downtown Mixed-Use District), Section 18.07.020 (Process): Alternative Compliance. Upon request of an applicant for a Special Use Permit, the Planning Commission may approve an alternative approach that may be substituted in whole or in part for a plan not meeting one or more of the development standards contained in Division 6 of the Development Standards. This approach is intended to provide flexibility to meet the development standards and shall apply in circumstances in which an alternative approach would provide a result that is equal to or superior to that which would be provided by the standards in this chapter. It is not intended as a substitute for a variance when relief from a particular standard is desired. Economic considerations shall not be a basis for alternative compliance.

The proposed development does not meet certain standards, including building height limitations (building envelopes), amount of retail frontage around the Building A parking garage, and a reduction in sidewalk width from 15 feet to 13 feet for portions of Building D (parking garage). These standards will each be discussed further, below.

The applicant is requesting “Alternative Compliance” approval from the Planning Commission for the following standards from the Title 18 Development Standards, Division 6:

6.5.3 Mix of Uses, (d) Parking Structures. *Parking structures shall be "wrapped" with retail, office, or residential uses along a minimum of 50% of their street frontage to provide visual interest and to create pedestrian activity at the street level. Active uses, such as retail shops and/or restaurants, should be focused along those facades adjacent to or most visible from primary street frontages or major pedestrian walkways.*

The Building A parking structure (at Carson Street and Robinson Street) has approximately 660 feet of total frontage around the entire block. The retail space is located with primary entrances on the Carson Street frontage, with a total retail space frontage of approximately 257 feet, or 39% of the street frontage around the entire structure.

This structure is intended to provide parking for the Nugget Casino as well as the retail in the structure, with 237 spaces in the parking garage. The applicant has provided the retail space along Carson Street, which is the primary commercial frontage. This is in conformance with 6.5.3(d), which states: *“If a limited portion of a structure’s ground level will be devoted to retail or restaurant space, such space should be located along those facades adjacent to or most visible from primary street frontages or major pedestrian walkways.”* With the coming Carson Street pedestrian improvements, the Carson Street frontage is the logical focus for the proposed retail uses.

Staff believes the requested deviation in the standard is relatively minor, especially when compared to the entire project. Overall, both project parking garages combined will have retail along 55% of their total frontages, with approximately 871 feet of total retail frontage between the two structures. Following is a breakdown of parking structure use by linear frontage:

Garage Frontages by Use (linear feet)

| Building | Total | Retail | Retail % | Garage | Garage % |
|------------|-------|--------|----------|--------|----------|
| A (Garage) | 660 | 257 | 39% | 403 | 61% |
| D (Garage) | 938 | 614 | 65% | 324 | 35% |
| Totals: | 1,598 | 871 | 55% | 727 | 45% |

6.6.8 Streetscape. *(c) Prior to the completion of the City's downtown streetscape plan, and for all other properties not addressed within the completed downtown streetscape plan, a minimum of 15-foot sidewalk with street trees in grates shall be provided.*

The City has not completed a “downtown streetscape plan” for this development to follow. As a recommended condition of approval, the applicant will be required to work with the Carson City Public Works Department to coordinate street improvement design and material with the Carson Street improvements currently under design, and will be required to install those improvements with the development.

The proposed reduction in sidewalk width from 15 feet to approximately 13 feet is only proposed on the north and south sides of the Building D parking structure, fronting Proctor and Telegraph

Streets. The retail spaces in that structure are located on the east end of the structure, facing Stewart Street, and the west end of the structure, facing the plaza area on Plaza Street. The sidewalk width is not reduced where retail entrances are located. The proposed 13 feet of sidewalk width is still adequate to incorporate street trees consistent with the Carson Street improvements and the intent of the DTMU Development Standards. Overall, the project far exceeds the requirements for public open areas and pedestrian spaces, compensating for the minimal reduction in sidewalk width for a small portion of the project. The public space provided will be discussed later in this staff report in more detail.

6.7 Building Envelope Standards.

Buildings within the DTMU District are subject to “building envelope” standards—essentially a series of height and setback requirements that regulate the general mass or “volume” of a building. The applicant proposes to exceed the permitted heights in portions of the blocks in exchange for leaving other portions of the blocks largely open. The permitted building envelopes are graphically described on pages 20 and 21 of the applicant’s packet. Following is a breakdown of permitted and proposed heights by building.

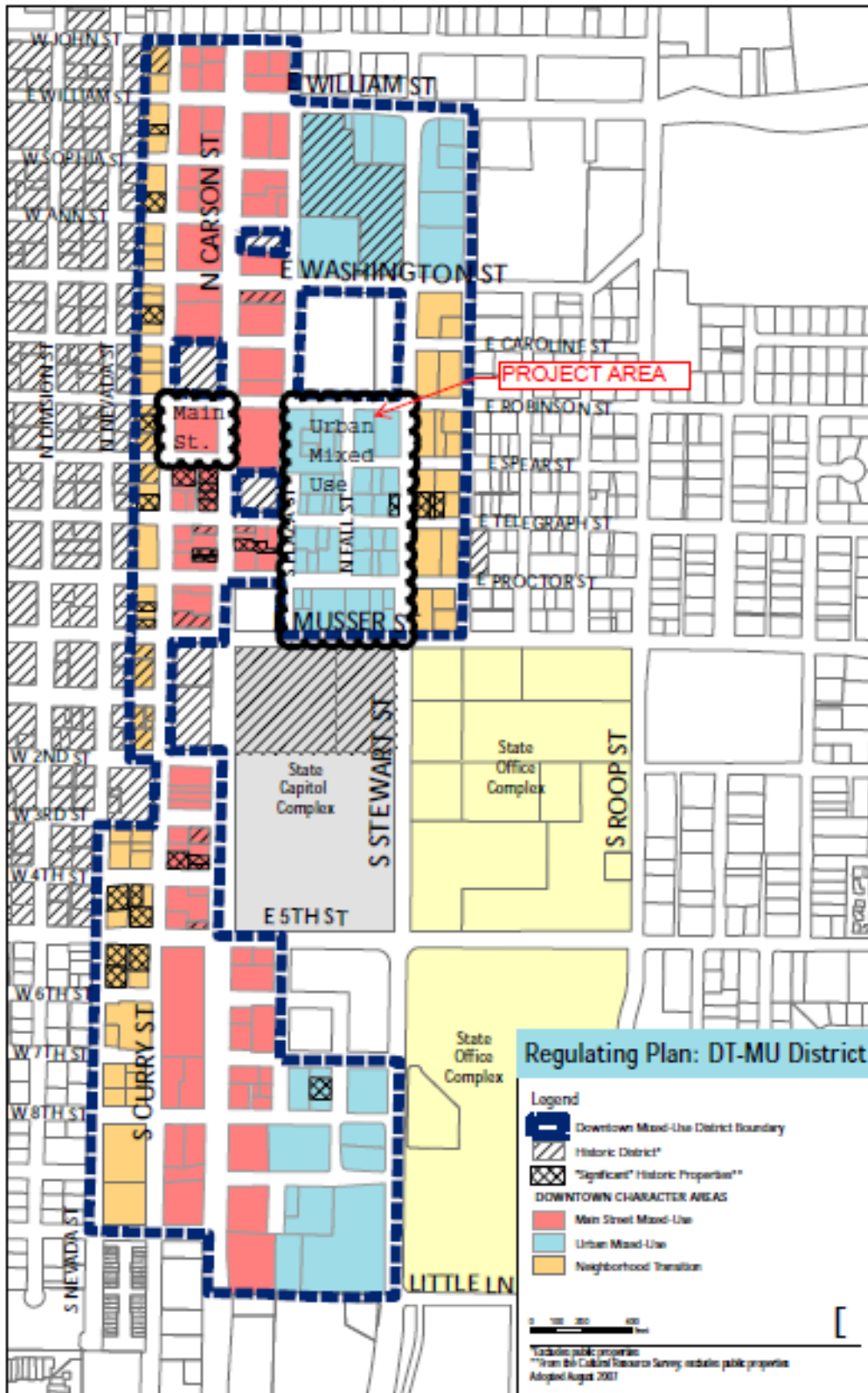
Building A – The DTMU standards permit a total of up to 60 feet in overall height, with 36 feet permitted at the street frontages. Building A is proposed with a building frontage height of 39 feet 6 inches at the corner of Robinson and Curry Streets, 43 feet 6 inches at the corner of Curry and Spear Streets, 47 feet 6 inches at the corner of Carson and Robinson Streets, and an elevator tower at 55 feet 6 inches at the corner of Carson and Spear Streets. Most of the structure (excluding the elevator tower) exceeds the permitted frontage height by approximately 4 to 12 feet, with none of the structure exceeding the total permitted height of 60 feet.

Building B (Hotel) – The DTMU standards permit a total height of 95 feet at this site. Building B is proposed at 110 feet 6 inches in height, with the elevator tower at 123 feet. As the plans indicate, the taller portions of the building only occupy a portion of the block, primarily fronting on Stewart and Robinsons Streets. The building is setback approximately 30 feet from the front property line on Stewart Street and approximately 22-23 feet from the property lines on Robinson and Spear Streets. An open plaza area with no buildings is provided on the west end of the property.

Building C (Office/Conference) – The DTMU standards permit a total height of 95 feet at this site. Building C is proposed at 113 feet 6 inches in height, with the elevator tower at 130 feet. The building has staggered setbacks at the east and west ends of the building, with property line setbacks on the Stewart Street side from 30 feet to 55 feet. The building would be 90 feet from the Plaza Street property line. The building would be approximately 24 feet from the Spear Street and Telegraph Street rights-of-way. An open plaza area with no buildings is provided on the west end of the property.

Building D (Garage/Retail) – The DTMU standards permit a total height of 95 feet at this site. Building D is proposed at 81 feet 6 inches in height, with the elevator tower at 93 feet. The building is approximately 28 feet from the Stewart Street property line and 90 feet from the Plaza Street property line. However, this building would be located at the property lines along Proctor and Telegraph Streets, with no building setback above 36 feet in height, and a reduction in the right-of-way width will be required to accommodate the building. A recommended condition of approval regarding the right-of-way abandonment is included. The Engineering Division supports the proposed abandonment of a portion of the right-of-way to accommodate the building. An open plaza area with no buildings is provided on the west end of the property.

DTMU "Character Areas"



Building E (Office) – The DTMU standards permit a total height of 60 feet at this site. This is an exception to the height standards within the Urban Mixed-Use area of the DTMU district, which reads: *Maximum height on blocks between Proctor and Musser Streets ... is 60 feet to preserve views to Capitol (6.7.B).** Building E is proposed at 85 feet 6 inches in height, with the elevator tower at 102 feet. The building has staggered setback at the east end of the building, with property line setbacks on the Stewart Street side from 30 feet to 55 feet. The building would be 90 feet from the Plaza Street property line. The building would be approximately 25 feet from the Musser Street property line and approximately 20 feet from the Proctor Street property line. An open plaza area with no buildings is provided on the west end of the property.

[* The reduced permitted height on the block between Musser and Proctor Streets generally follows the intent of a policy in a prior downtown master plan that has since been superseded but has been referenced by some. The prior policy said that no building should be taller than the Capitol dome *within 300 feet of the Capitol Building*. This former policy only affected the block between Musser and Proctor Streets, as property north of Proctor Street is farther than 300 feet from the Capitol Building. According to former State Archivist Guy Roche, who was asked during the creation of the DTMU zoning district, the Capitol dome is 112 feet in height, based on documents he could find. The proposed Building E would be in compliance with this former policy.]

As the above information indicates, the buildings are generally “stepped down” in height as they get closer to the State Capitol grounds. To meet the intent of the DTMU building envelope standards, the applicant is proposing to keep an open corridor running north from the State Capitol building in the form of a public plaza. This provides open view to the Capitol Building and recognizes its importance to the community. The applicant has shifted permitted height and density towards Stewart and Robinson Streets rather than construct lower buildings within the permitted building envelopes—which would not require approval of a Special Use Permit—in order to provide public spaces.

Above are the standards to which the proposed project does not fully conform. However, it should be noted that the project complies with the majority of the DTMU Development Standards and, in some instances, far exceeds those standards. Following is a list of the additional standards to which the project must conform, with staff comments where applicable.

6.6.1 Vehicular and Pedestrian Connections. *Maximum block lengths resulting from block consolidation shall be limited to 420 feet. Where block consolidation is proposed (by right-of-way abandonment), special consideration shall be given to vehicular circulation patterns, flood/drainage pathways, and view corridors to significant features in the area, such as the Capitol building and the mountains to the west.*

Consolidation of existing blocks is proposed with this development. The proposed block lengths will be approximately 400 feet, with all east-west streets being retained for drainage, vehicular and pedestrian circulation, and to preserve views to the west. Plaza Street will also remain open with additional space created by the development of plazas along Plaza Street to preserve a significant view corridor to the Capitol building.

6.6.2 Lighting.

Decorative street lighting will be coordinated with the Carson Street project improvements and all exterior building lighting will be reviewed for compliance with the standards through the building permit process.

6.6.3 Signage.

Proposed signage will be reviewed for compliance with the standards as sign applications are submitted for the various buildings and individual businesses. The sign space incorporated in the Building A design meets the intent of the sign standards. The applicant may consider adding pedestrian-scale hanging signs for individual businesses.

6.6.4 Sustainable Design and Construction. *LEED (Leadership in Energy and Environmental Design). All new residential, commercial, and mixed-use buildings are required to meet basic LEED green building rating system criteria and are required to submit a LEED scorecard as part of the design review process.*

The submittal of a LEED scorecard with each building permit is a recommended condition of approval. While this standard does not require a project to obtain LEED certification (which is a separate process from the City permitting process), the applicant has indicated to staff that the buildings will be designed to meet at least a LEED Silver Rating, which is a high standard of sustainable design and exceeds current City code standards.

6.6.5 Outdoor Gathering Spaces and Community Amenities. *Development on sites 50,000 square feet or less shall incorporate at least one of the following on-site outdoor gathering spaces or community amenities, and developments on sites larger than 50,000 square feet shall incorporate at least two of the following outdoor gathering spaces or community amenities and one additional amenity for each 25,000 square feet above 50,000 square feet of area, as highly-visible, easily-accessible, focal points:*

- (a) *Patio or plaza with a minimum depth and width of 10-feet, and a minimum total area of 150 square feet.*
- (b) *Landscaped mini-parks or squares provided such park or green has a minimum depth and width of 10-feet and a minimum total area of 250 square feet.*
- (c) *Protected pedestrian walkways; arcades; recessed corner entries with a minimum area of 100 square feet; or easily identifiable building pass-throughs containing window displays and intended for general public access.*
- (d) *Outdoor public art, as approved by the city, in an area that is:*
 - (i) *Visible from an adjacent public sidewalk or street, and*
 - (ii) *Easily accessed for viewing by pedestrians (e.g., a sculpture mounted to an exterior building wall).*

Site Amenities Required and Provided per 6.6.5

| Building | Required (square feet) | | Provided (square feet) | |
|-----------------------|-----------------------------|----------------------------------|-----------------------------|----------------------------------|
| | Patios or recessed walkways | Landscaped mini-parks or squares | Patios or recessed walkways | Landscaped mini-parks or squares |
| A (Garage/Retail) | 100 | -- | 216 | -- |
| B (Hotel) | 150 | 250 | 2,303 | 9,465 |
| C (Office/Conference) | 150 | 250 | 965 | 14,378 |
| D (Garage/Retail) | 150 | 250 | 2,865 | 13,370 |
| E (Office) | 150 | 250 | 965 | 16,595 |
| Totals: | 700 | 1,000 | 7,314 | 53,808 |

The proposed project incorporates far more public space and amenities than the DTMU standards require, including two separate stage areas for performances, in interactive water

feature, a winter skating rink, and more than an acre of contiguous on-site landscaped public plaza areas. This is a major feature of the proposed development and, staff believes, the primary feature that the Planning Commission should consider under the “alternative compliance” provisions of the DTMU Development Standards.

The property could be developed up to the property lines along Plaza Street, with reduced height, without providing nearly the amount of public plaza area that is being proposed. The benefit from these areas to the public and the surrounding downtown properties is significant. The project will provide the main “public square” in the downtown area. (The 3rd Street Plaza could be considered another public square but is much smaller at approximately 10,000 square feet.)

6.6.6 Parking. *Two on-site parking spaces per 1,000 feet of gross floor area are required for “mixed-use” projects over 30,000 square feet.*

A project is defined as “mixed-use” for purposes of parking requirements when uses from at least two different “use groups” (per 6.5.1) are included and no more than 75% of the buildings’ square footage is dedicated to a single use group. Offices are in a different use group than hotels, retail, and casinos, which are in the “Commercial/Services/Retail” use group. The proposed offices account for approximately 63% of total square footage of usage with the other uses accounting for the remaining 37% of square footage, thereby meeting the “mixed-use” project criteria. (Note: The existing casino is included within the project for the purposes of parking because it is within the project site and parking for the casino must be accounted for in addition to parking for the new buildings. The new development would also meet the mixed-use criteria without counting the existing casino with the offices accounting for approximately 73% of the new project square footage.)

The project meets the on-site parking requirement (1,524 required, 1,564 provided). The project also includes 96 on-street parking spaces within the Buildings B-E project area. This cannot be counted towards the on-site parking requirement, but it will continue to provide parking for the project as well as surrounding businesses and the general public.

As noted earlier in the staff report, following is a breakdown the parking requirement.

| Building | Building Area (s.f.) | Required Parking* | Parking Provided |
|------------------------------------|----------------------|-------------------|------------------|
| A (Garage/Retail) | 6,674 | 13 | 237 |
| B (Hotel) | 93,775 | 188 | 155 |
| C (Office/Conference) | 260,675 | 521 | - |
| D (Garage/Retail) | 22,180 | 44 | 1,104 |
| E (Office) | 206,150 | 412 | - |
| Existing Casino | 92,700 | 185 | 68** |
| State of Nevada (existing parking) | | 140 | - |
| Carson City (existing parking) | | 20 | - |
| Totals: | 682,154 | 1,524 | 1,564 |
| On-Street Parking in Project Area: | | | 96 |
| Total: | | 1,524 | 1,660 |

* One space per 500 s.f. of floor area is required for “Mixed-Use” projects pursuant to the DTMU Development Standards Division 6.6.6.

** Includes 58 existing casino parking spaces in parking lot north of Robinson Street.

6.6.7 Landscaping and Screening.

The primary purpose of this section is to require screening of surface parking lots—not proposed with this development—and screening of trash collection areas. A recommended condition of approval is for trash collection areas to be identified on the plans submitted for building permits and those areas must be screened in compliance with the standards. Landscaping will be provided in the plaza areas as well as the street frontage improvements.

6.6.8 Streetscape.

As a recommended condition of approval, the applicant will be required to coordinate with the Public Works Department to construct streetscape frontage improvements throughout the project consistent with the Carson Street design currently underway.

6.6.9 Street and Sidewalk Vending. Not applicable.

6.6.10 Building Design and Character.

Several standards from this section apply to the proposed development. The discussion here will focus on Building A, with the recommendation that the applicant come back to the Planning Commission for review of Buildings B-E before construction of those buildings occurs.

Intent.

- *Allow for the incorporation of a variety of architectural styles while ensuring that infill and redevelopment relates to the historic traditions of downtown Carson City and its surrounding neighborhoods in terms of its basic form, composition of building elements, and quality of materials;*
- *Establish a high quality appearance for downtown infill and redevelopment through the incorporation of architectural detailing, façade articulation, and other features designed to provide a more distinct character and pedestrian scale;*
- *Ensure that infill and redevelopment contributes towards the vision set forth for downtown by the city's master plan.*

(b) Materials. Primary building materials shall be durable and project an image of permanence typical of downtown's traditional masonry storefronts and public buildings. Appropriate materials include, but are not limited to brick, stone, or other masonry products, steel, stucco, cast concrete, split face block, composite siding, or comparable material approved by the director.

Building A uses primarily brick, stucco, and steel as the building materials, with various accent materials.

(c) Four-Sided Design. All building facades shall be designed with a similar level of design detail. Blank walls void of architectural detailing shall not be permitted.

Building A carries the design and materials around all four sides of the building.

(d) Street Level Interest/Transparency. Requires a minimum amount of window transparency to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians

Building A provides window transparency along the business frontage in compliance with this standard.

(e) Primary Building Entrances. Primary building entrances shall be clearly distinguished through the use of one or more of the following architectural features:

- 1) *Covered walkways or arcades;*
- 2) *Awnings, canopies, or porches; and/or*
- 3) *Projected or recessed building mass.*

Building A provides awning and other architectural features in compliance with this standard.

(f) Parking Structures.

- 1) *Facades of single-use parking structures (e.g., no retail or residential) shall be articulated through the use of 3 or more of the following architectural features;*
 - a. *Windows or window shaped openings;*
 - b. *Masonry columns;*
 - c. *Decorative wall insets or projections;*
 - d. *Awnings;*
 - e. *Changes in color or texture of materials;*
 - f. *Approved public art;*
 - g. *Integrated landscape planters; or*
 - h. *Other features as approved by the director or designee.*

Building A incorporates windows or window-shaped openings, masonry columns, changes in color and texture, and integrated landscape planters around various facades of the building.

LOCAL PROPERTY AND BUSINESS OWNER MEETING:

The applicant sent and distributed a letter to surrounding property owners and businesses inviting them to a meeting conducted at the Nugget Casino on May 20. A copy of the letter is attached. The purpose of the meeting was for the surrounding property owners and businesses to ask questions of the developer and express any concerns that the applicant may be able to address. Staff will provide an update regarding this meeting at the Planning Commission meeting.

PUBLIC COMMENTS:

Public notices were mailed to 56 adjacent property owners of 114 properties within 300 feet of the subject site in compliance with CCMC and NRS notification requirements. As of the writing of this report, three comments were received from Carson City residents who do not live in the vicinity of the proposed development (see attached). Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 27, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: Other City department and agency comments are attached to this staff report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project, and further substantiated in the applicant's submittal materials.

1. Will be consistent with the master plan elements.

Chapter 5: Economic Vitality, Goal 5.5e

The proposed development will incorporate public facilities and amenities that will improve residents' quality of life.

Chapter 6: Livable Neighborhoods and Activity Centers

Goal 8.1a, 8.1e: The development will integrate an appropriate mix and density of uses.

Goal 8.1b: The development includes buildings at the appropriate scale for the Main Street and Urban Mixed-Use Downtown Character Areas.

Goal 8.1d: The development includes appropriate public spaces, plazas and other amenities.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed development is located within DTMU zoning district, which provides for a more urban scale of development. The development will enhance the enjoyment and economic value of surrounding property by providing desirable amenities and increasing the potential for additional business customers within the downtown area. Except for during construction, the development will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity that would not be anticipated from the development of the property in conformance with the DTMU standards.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed development is consistent with planned build-out development for the downtown area as anticipated in the City Transportation Master Plan and supported by traffic analyses including future scenarios. In addition to the freeway being completed, other streets in Carson City and the downtown vicinity, in particular, have been improved since the adoption of the Master Plan in 2006 to accommodate anticipated build-out of development within the downtown area as well as citywide. The proposed development will improve pedestrian amenities and, in conjunction with the planned Carson Street improvements, will create a safe pedestrian environment.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposed development will be required to connect to City water and sewer and the systems have the capacity to handle the development. The development will include improvements to the water, sewer, and storm drainage facilities within the public right-of-way throughout the project. It is not anticipated that the development would have a significant impact on Sheriff services, though it should be noted that the development will increase property values and help generate additional City revenues that can be used to pay for additional City services such as Sheriff's deputies, as necessary. The proposed development would have an impact on current fire-fighting capabilities because the Fire Department does not have a ladder truck that would be

necessary to protect the taller structures. As a recommended condition of approval, the applicant would be responsible for providing the appropriate fire-fighting equipment to the Fire Department prior to constructing any building other than Building A, which would mitigate the impacts to fire-fighting services. There is no anticipated impact on schools.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

With this approval, the proposed development meets the specific standards set forth in the Development Standards Division 6 for development within the DTMU zoning district. The purpose of the Downtown Mixed-Use District is to:

1. *Safeguard the heritage of the city by preserving neighborhoods, structures, sites and features which reflect elements of the city's cultural, architectural, artistic, aesthetic, political, natural and engineering heritage;*
2. *Enhance property values and increase economic and financial benefits to the city and its inhabitants;*
3. *Allow for and encourage a broader mix of uses and a more urban pattern of development while respecting its historic context and creating a vibrant, pedestrian-friendly environment.*
4. *Establish clear, quantitative standards to ensure that future development that occurs within downtown is consistent with the community's vision as expressed by the policies contained within the city's master plan.*
5. *Enhance the visual and aesthetic appeal of the city.*
6. *Assure that new construction, restoration and rehabilitation projects are compatible with the character of the district.*

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed development will improvement pedestrian amenities and, in conjunction with the planned Carson Street improvements, will create a safe pedestrian environment. As a recommended condition of approval, the applicant would be responsible for providing the appropriate fire-fighting equipment to the Fire Department prior to constructing any building other than Building A, which would mitigate the impacts to fire-fighting services and improve fire-fighting capabilities and safety for the entire City.

7. Will not result in material damage or prejudice to other property in the vicinity.

The proposed development will not result in material damage but will have a positive effect on property values in the vicinity. The proposed development will not prejudice other properties in the vicinity as it will not prevent other properties from being developed in conformance with the applicable zoning and development standards.

Attachments:

- Applicant's letter to surrounding property owners
- City department comments
- Public comments
- Application (SUP-15-038)

Letter sent out to surrounding property owners by applicant. (one page)



Civil Engineering

Surveying

Water Resources Management

Water & Wastewater Engineering

Construction Management

Environmental Sciences

Landscape Architecture

Land Planning

May 8, 2015

Dear Property Owner,

Carson City Center Development, LLC and Manhard Consulting, cordially invite you to attend an informal meeting to discuss SUP-15-038 - The Capitol Mall Project.

When: May 20th 2015 at 6:30 pm

Where: Carson Nugget Ballroom
507 North Carson Street
Carson City, NV 89701

SUP-15-038 is a request for a Special Use Permit from Carson City Center Development, LLC (property owners: Adams Divine, LLC and Adams Carson, LLC; NV Independent Insurance Agents; Carson City; State of Nevada Division of State Lands) to allow modification of certain Downtown Mixed Use Development Standards, CCMC 18.16, Division 6, pursuant to the alternative compliance provisions of CCMC 18.07.020, including provisions related to project height (building envelope standards), percentage of retail space around the parking structures, and sidewalk width for the development of an office, retail-commercial, and hotel development project known as the Capitol Mall project on property zoned Downtown Mixed-Use (DTMU), located at 220 E. Musser St., 500 & 507 N. Carson St., 401, 411 & 590 N. Fall St., S. Fall St., N. Fall St., E. Robinson St., 411 N. Plaza St., 201, 202, 203, 205, 206, 306, 307, 311, & 314 E. Telegraph St., E. Telegraph St., 300 E. Spear St., E. Spear St., 200, 310, & 412 N. Stewart St., 201, 202, 205, 206, 302, & 309 E. Proctor St., APNs 003-223-01, 004-211-05, -07, -08, -09, -10, -11, 004-213-01, -02, -03, -04, -05, -06, 004-221-01, 004-224-02, -03, -04, -05, -07, -08, 004-216-01, -02, -03, -04, -05, 004-225-01, -02, -03, -04, 004-202-01, -02, -08, 004-191-11, -12.

Summary: The proposed project includes a 150-room hotel, a 750-1,000 seat conference center, offices, mixed retail and commercial space, public plazas, and associated structured parking on a total of approximately 10.5 acres of property within the downtown area. Where a plan does not meet the development standards within the DTMU zoning district, an applicant may request by Special Use Permit that the Planning Commission approve an alternative approach to the standards that would provide a result that is equal to or superior to that which would be provided by the strict application of the standards. This provision is intended to provide for flexibility in design within the DTMU area.

SUP-15-038 is tentatively scheduled to be heard by the Carson City Planning Commission on May 27th 2015. If you are unable to attend the meeting, please feel free to email any questions or comments regarding the project to cbaker@manhard.com.

Lee Plemel

From: Dave Ruben
Sent: Thursday, May 07, 2015 4:47 PM
To: Lee Plemel
Cc: Robert Schreihans; Tom Tarulli
Subject: SUP 15-038 Capitol Mall

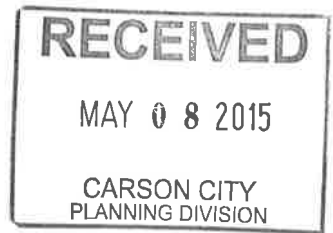
Lee, comments for SUP 15-038:

1. Applicant must provide a Fire Protection Plan from a licensed Nevada Fire Protection Engineer for Buildings B through E at time of building permit submittal.
2. Project must comply with currently adopted fire code and amendments. At the present time it is the 2012 IFC and Northern Nevada Amendments.
3. Additional hydrants will be required for the project. Final locations to be approved by CCFD and Public Works.
4. Street width must be maintained at 26' clear width for (aerial) ladder truck access.
5. Areas not providing on street parking or loading zones must be designated as fire lanes and signed or red curbed.
6. FDC and standpipe locations to be approved by CCFD.
7. All buildings will be required to have Knox boxes for FD access.
8. An aerial fire apparatus must be provided by the applicant in order for CCFD to provide fire suppression services to Buildings B through E. This apparatus must be delivered and in service by the time the first building is ready for C of O. The manufacturer, type, style, and all other specifications on the apparatus shall be determined by CCFD.
9. A high rise equipment cache may be required in any building designated as a "high rise" under Nevada law or the adopted fire code.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



**Engineering Division
Planning Commission Report
File Number SUP 15-038**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 6, 2015

MEETING DATE: May 27, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Carson City Center Development LLC and Adams Carson LLC for major renovation of several downtown parcels near the Carson City Nugget.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

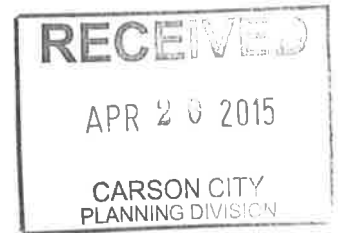
The proposal will affect traffic or pedestrian facilities. Traffic and pedestrian changes and improvements must be approved by Carson City Public Works.

1. Minimum concrete paving section is 6" of concrete on 6" of base.

CCMC 18.02.080 (5d) - Public Services

Water and sewer and storm drain replacements and additions will be required as shown on sheet 3 of 4 of the submitted plans pending final utility analyses and sizing requirements.

April 20, 2015



Comments on # SUP-15-38:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code (2012 IECC will be adopted July 1st 2015), Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating
Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO
Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org

May 12, 2015

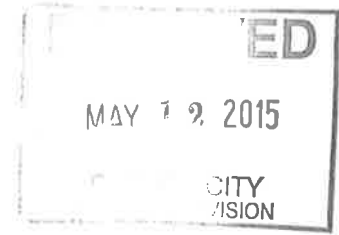
Health

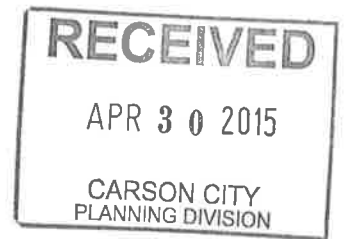
SUP 15-038

Carson City Health and Human Services

Has no concerns with the application as submitted.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220





April 28, 2015

Major Project Review Committee

Re: # SUP – 15 -038

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 15- 038 to allow development of a Capital Mall Project request:

1. These projects will need to meet all applicable codes found in Title 12.06, 12.12.065 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).
2. The following Federal regulations will also apply to certain phases of these projects. 40 CFR Part 61 & Appendix A of subpart M, and 49 CFR 171,172.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

From: Morgan Tyler <mkty@techemail.com>
Sent: Monday, April 20, 2015 6:47 AM
To: Lee Plemel
Subject: Capitol Mall Project

Mr. Plemel,

I sent this email to the Mayor and Supervisors about the Capitol Mall Project. The parking garage does not fit into existing architecture. Some common sense needs to be used on how the downtown is redeveloped.

I want my opinion noted as a life long resident of Carson City.

As much as I don't care for the Capitol Mall project there is one thing that should be changed and that is the parking garage across from the Nugget. It won't fit into the current downtown facade and will not blend in between the State Museum and the Laxalt Building. My personal view is that it will look out of place on main street plus it will take away from the from the quaintness of the downtown area especially the causeway. The parking garage should be built behind the Nugget. The parking lot could be used for a building with retail shops on the bottom and office space above. The exterior of the building should match the existing architecture. I've been to many small towns in the West and none of them have put modern looking building or parking garages on their main streets. The main street is kept as it was 50 to 100 years ago. Tourists like that. It's a draw! Just think when you're watching the Nevada Day Parade and you look down main street and you see that causeway, what a site! Doesn't the city have a master plan that dictates what can be built downtown especially on main street?

Sincerely,

Morgan Tyler

Are you a Techie? Get Your Free Tech Email Address Now! Visit <http://www.TechEmail.com>

TO: PLANNING Commission AND ?

AS A LONG-TIME RESIDENT OF CARSON CITY AND A CONCERNED CITIZEN, I WOULD LIKE TO SUGGEST THAT THE PROPOSED NEW DOWNTOWN MALL BE DESIGNED TO FIT IN WITH THE BUILDINGS AND ARCHITECTURE OF CARSON'S "BLUE-LINE" HISTORIC HOMES + BUILDINGS.

THANK YOU FOR LOOKING AT MY COMMENTS AND I'M SURE THIS HAS BEEN SUGGESTED BEFORE, KEEP UP THE GOOD WORK. I APPRECIATE THE TIME YOU PUT IN WITH THESE CITY PROJECTS.

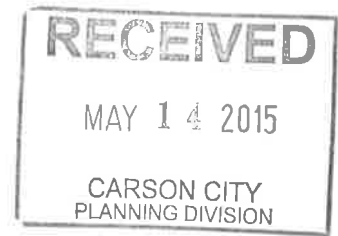
MARK PALOOLIAN
883-9152
M. PALOOLIAN@SBCGLOBAL.NET

RECEIVED

MAY 06 2015

CARSON CITY
PLANNING DIVISION

May 13, 2015



Carson City Planning Commission
RE: SUP-15-038

The majority of my concerns are regarding the design and scale of the proposed downtown project.

The downtown development standards (6.4) state that the purpose of the Main Street Mixed-Use character area is to provide opportunities for infill and redevelopment, while retaining the traditional "Main Street" character and scale of Carson Street.

It also states that active uses, such as retail shops and restaurants, as well as urban residential units, are desired throughout the character area to promote a lively street environment and expanded hours of activity.

While Building A containing a parking garage and some retail/commercial space may at least partially meet the above stated standards, I believe the site would better fit within the intended uses for this area of Carson City by providing retail/commercial uses on the site and placement of the parking garage to the east of Carson Nugget. Especially since the design is so contemporary and does not appear to 'fit in' with the historic nature of Carson City that our community has expended much effort to promote.

In addition, the application states that the green wall between piers on transparent mesh planter at bottom is typical at south, north and west facades. I couldn't find a description of what this entails, other than looking at one of the drawings. It appears that the cars in the parking garage will be visible on three sides of the structure when driving or walking by and looking at an angle into the garage? Also, it appears that the screening is dependent on the living landscaping continuing to be living,,,,,and to be lush enough to screen the vehicles for the life of the garage. And large enough when planted to provide the screening immediately. If the commission does approve this project, I hope that the applicant will be required to return with a design for all the parking garages that will guarantee no visibility into the structure. As an example, there are parking garages in Sacramento that you cannot see into the interior and they do not even look like a parking garage. I would hope we could do better for Carson City, especially on our main street.

On the 3D Rendering pages, it shows Cactus Jack appearing to stand on the overbridge going across Carson Street. I do not understand the need for the bridge; the only people it will serve is the occupants of the parking garage and the applicants. Do we really want this overhead bridge going across Carson Street and visible for who knows how far away? Is this the design standard we strive for? Here is another reason to place the parking garage to the east of Carson Street and provide retail/commercial uses on the Building A site instead. The applicant could still have the uses he would like, and Carson City can maintain a design that is not so contemporary and 'in your face'. Not only the parking garage but also the overhead bridge will affect all of Carson City residents that use the main street.

I would like to see this application returned with building design elements that are not so contemporary and with the overhead bridge eliminated. All the glass and mesh on the buildings is not what Carson City has spent years and finances promoting for our community. Would think perhaps arched windows or other design elements and not so much glass, metal screens, steel truss bridge and concrete could be

proposed more in keeping with our community. A design more subtle to lessen the impacts of these very large structures. Over ten acres of glass/metal/concrete? Is this the “new” C.C. Downtown?

Following are some questions/concerns I have that were not answered in my review of the application.

1. The applicant states that Frontage design is to be coordinated with current Main Street Project. Does this mean that the City will determine the amount and type of landscaping at a later date? Shouldn't it be part of the Special Use Permit approval?
2. On Sheet L2 of 2, what does 'temporary sidewalk' along N. Carson Street in front of the parking garage mean? Is the front of the garage planned to be built on the property line? Or within Carson City owned property? Is this going to be spelled out as a condition of approval of the Special Use Permit?
3. Shouldn't renderings be submitted showing what the overhead bridge will look like to determine impacts from areas blocks away?
4. The application states they are requesting approval of project scale, massing, general elements and architectural of Building A only at this time and that final architectural review of the other buildings/phases will come later. However, if the applicant never comes back, for whatever reason, for the other phase approvals, Carson City would be left with a parking garage and an overhead bridge. How will our community be safeguarded from that event?
5. Street abandonments are required in order to proceed with the majority of this project. If all the necessary land is not under the applicants ownership before start of the project, it will be difficult to control phasing of the project. This project probably will be years in the making; how will approvals be given and tracked?
6. In reviewing the drawing of parking spaces near the loading dock behind the Nugget, it appears they may need to redesign by eliminating a few of the existing angled parking spaces, since the proposed street redesign looks like it would have cars backing into an angled street? Appears there will be a conflict with trucks backing out into the North Plaza Street as well as possible sight distance concerns with Plaza Street oncoming traffic being unable to see the backing up trucks around the proposed generator location?
7. The application notes 'Optional shade sails'. These may not work in our area.
8. Although the plazas look beautiful with all the water features and grass, shouldn't we be approving applications that conserve water as much as possible?
9. Have noticed that many loading docks are not used and delivery trucks are loading/unloading where they impact pedestrians and traffic. Are the width and location of the loading docks on Buildings B,C and E going to cause the same type of concern?
10. Who will pay to maintain the public gathering spaces and gardens that are used as a means to promote this project? The applicant states that these outdoor amenities provide a vital core to the project and goes on to state that a consequence of providing this 'vital core' to their project is that their buildings will now have to encroach into the required building envelope and will not meet the code standards. I hope it is not the citizens who will have to pay to maintain these areas.
11. The applicant states that special care was taken during the design process to ensure proposed uses were consistent and compatible. The ultra modern design of this project cannot be considered to be compatible with Carson City's existing downtown nor with what the code spells out as this community's intent for our downtown.

I am in support of a mixed use project. In reviewing this application, it appears the proposed office use is seven times the amount of retail use. Offices and parking garages (the majority of this project) do not promote expanded hours of activity. The proposed hotel set for future approval would provide for

expanded activity, but no real places for the hotel occupants to go, since the majority of the proposed project is offices and parking garages.

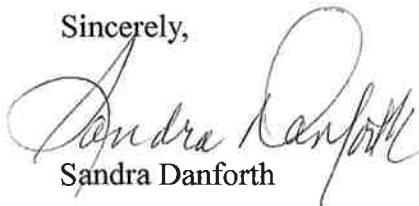
CCMC 18.07.020(3) Alternative Compliance. States that an alternative approach may be substituted in whole or in part for a plan not meeting one or more of development standards contained in Division 6 (Downtown Mixed Use District). Is intended to provide flexibility to meet development standards and apply in circumstances in which an alternative approach would provide a result equal to or superior to that which would be provided by the Standards of this Chapter (Title 18). Not intended as a substitute for a variance when relief from a particular standard is desired.

The applicant is requesting a Special Use Permit to allow deviations of Division 6 Development Standards. The project does not retain the character nor the scale of Carson Street. Code's desire is for uses such as restaurants and retail shops as well as residential, to promote expanded hours of activity in our downtown. Parking garages and offices do not fulfill that desire.

The applicant states on page 16 that Building A is designed to retain the traditional 'Main Street' character. How does a modern concrete/mesh/glass structure retain Carson City's Main Street character?

I apologize for the length of these comments; however, once I began the review I just couldn't help myself. As I said before, I am in support of a mixed use project; however, I just cannot support a project that is so out of character with our community and will have such a huge adverse visual impact. I hope that you find some of what I submitted to be useful in your deliberations.

Sincerely,



Sandra Danforth