

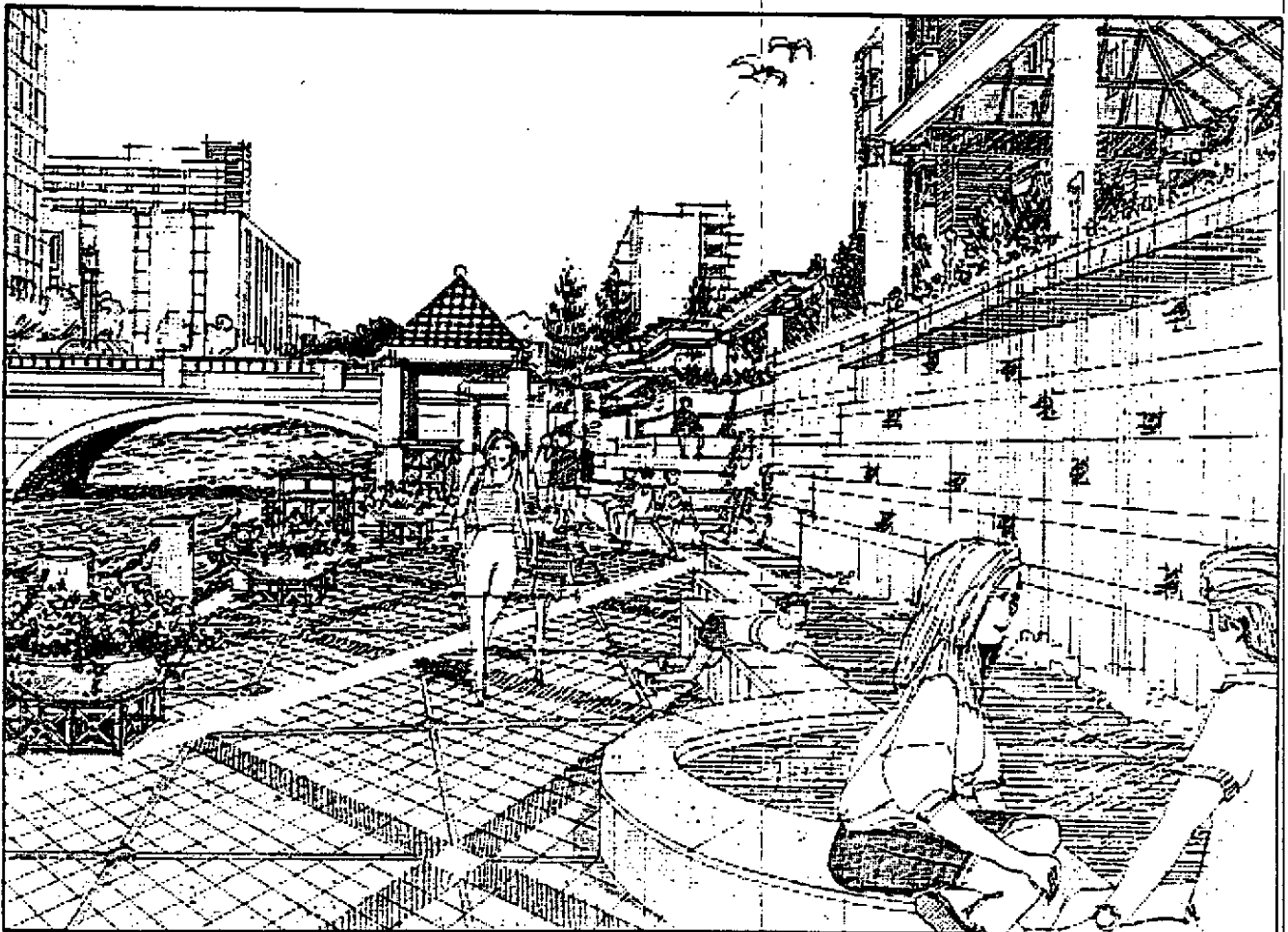
**AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
DOWNTOWN REDEVELOPMENT AREA**

RENO , NEVADA

1990

ADOPTED

NOVEMBER 27, 1990



REDEVELOPMENT AGENCY OF THE CITY OF RENO

RESOLUTION NO. 57

RESOLUTION RECOMMENDING THE MODIFICATION OF THE REDEVELOPMENT
PLAN FOR THE DOWNTOWN PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") is empowered pursuant to the Nevada Community Redevelopment Law, commencing at NRS 279.382 (the "Law") to recommend to the City Council of the City of Reno (the "City") that the tentative plan and redevelopment plan for the Downtown Project Area of the Agency (the "Plan") be modified; and

WHEREAS, the Agency has held a public hearing on such proposed amendment, following publication and mailing of notice thereof pursuant to NRS 279.608, and, following such public hearing, the Agency, in accordance with the findings set forth below, desires to make such a recommendation to the City Council of the City;

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of Reno, as follows:

SECTION 1. The Agency hereby finds and determines that it is in the best interests of the Agency, the City and the project area described in the Plan and in furtherance of the purposes of the Law, that the Plan heretofore approved by the Agency should be amended and modified in the manner described in Exhibit A attached hereto.

SECTION 2. The Agency hereby further finds and determines that the recommendation to modify the Plan contained in this resolution does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the City Council. This is confirmed by the Planning Commission report presented to the City Council on November 27, 1990.


SECTION 3. The Agency hereby recommends to the City Council of the City of Reno that the Plan be amended and modified in the manner described in Exhibit A attached to this Resolution.

PASSED AND ADOPTED this 27th day of November, 1990, by the following vote:


AYES: Lehners, Bryan, Allen, Wishart, Sferrazza

NAYS: None

ABSENT: Nunez, Smith . ABSTAIN: None


Peter J. Sferrazza, Chairman

ATTEST:


~~Donald J. Cook~~, Secretary

BILL NO. 4520

ORDINANCE NO. 4041

AN ORDINANCE TO AMEND ORDINANCE NO. 3316, AS
AMENDED, TO AMEND AND MODIFY THE
REDEVELOPMENT PLAN FOR THE DOWNTOWN PROJECT
AREA OF THE REDEVELOPMENT AGENCY
OF THE CITY OF RENO, AND PROVIDING FOR OTHER
MATTERS PROPERLY RELATING THERETO,

WHEREAS, the Redevelopment Agency of the City of Reno (the "Agency") has, by its Resolution No. 57, recommended to the City Council (the "Council") of the City of Reno (the "City") that the Council adopt this Ordinance to amend and modify the Redevelopment Plan for the Downtown Project Area (the "Plan") in the manner described in Exhibit A attached to this Ordinance; and

WHEREAS, the Council has held a public hearing on such proposed amendment, following publication and mailing of notice of such hearing pursuant to NRS 279.608, and, following such public hearing, the Council, in accordance with the findings set forth below, desires to adopt this Ordinance implementing the recommendation of the Agency to the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO
ORDAIN:

SECTION 1. The Council hereby finds and determines that the amendments in the Plan recommended by the Agency are necessary and desirable and in the best interests of the Agency, the City and the project area described in the Plan, and in furtherance of the purposes of the Nevada Community Redevelopment Law, commencing at NRS 279.382 (the "Law"), and that the Plan should be modified and amended in the manner recommended by the Agency.

SECTION 2. The Council hereby finds and determines that, and hereby ratifies and confirms the findings and determination of the Agency that, the recommendation to modify and amend the Plan contained in this Ordinance does not and will not constitute substantial changes in the Plan which affect the master or community plan adopted by the Planning Commission or the Council. This is confirmed by the Planning Commission report presented to the City Council on November 27, 1990.

SECTION 3. Ordinance No. 3316, as amended, adopting the Plan, shall be further amended and modified by this Ordinance, including Exhibit A attached to this Ordinance.

SECTION 4. The City Clerk and Clerk of the City Council is hereby authorized and directed to submit certified copies of this Ordinance to the Agency, which is hereby vested with the responsibility for carrying out the Plan, as amended by this Ordinance, and to the Assessor and Tax Collector of the County of Washoe, the Planning Commission of the City and the building department of the City.

SECTION 5. The officers of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, and other items necessary and desirable for the implementation and redevelopment of the project area described in the Plan.

SECTION 6. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno. The City Clerk and Clerk of the City Council is hereby authorized and directed to have this Ordinance published in one issue of the Nevada State Journal, a newspaper printed and published in the City.

PASSED AND ADOPTED this 11th day of December, 1990, by the following vote of Council:

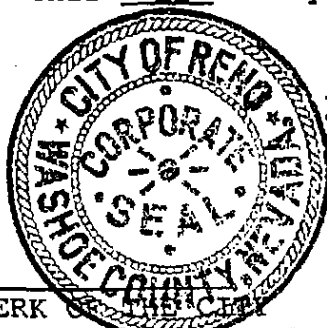
AYES: Bryan, Allen, Nunez, Smith, Wishart, Sferrazza

NAYS: None

ABSTAIN: None

ABSENT: Lehnert

APPROVED this 11 th day of December, 1990.



Peter J. Sferrazza
PETER J. SFERRAZZA
MAYOR OF THE CITY OF RENO

ATTEST:

Shirley Cook
CITY CLERK AND CLERK OF THE
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE: December 14, 1990

REDEVELOPMENT AGENCY BOARD

Peter Sferrazza, Chairman
Karen Bryan
Guz Nunez
Kathryn Wishart

Jud Allen
Florence Lehnert
Sue Smith

Harold L. Schilling, Executive Director
Donald J. Cook, Secretary
Bruce Brooks, Treasurer

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I. INTRODUCTION TO THIS AMENDMENT OF THE 1983 REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA

This amendment incorporates the original redevelopment plan adopted in 1983, the amendment to that plan adopted in 1985, and the memo amending phasing of projects in the original 1983 plan adopted by the Redevelopment Agency in January of 1986.

This Amendment shall, however, be referred to as the Redevelopment Plan for the Downtown Redevelopment Area for all subsequent activities of the Redevelopment Agency of the City of Reno, Nevada with respect to the Downtown Redevelopment Area, and nothing contained in the original plan or its 1985 amendment shall take precedence with regard to future activities here.

While the original 1983 Redevelopment Plan did lay out a course of action to revitalize the area, its project specificity focus does not allow for a receptivity to new and innovative market-driven actions to continue the process.

Additionally, while the Redevelopment Area is comprised of 100 blocks and 600 structures, the specified projects of the 1983 Plan addressed only the core of the area, approximately 20 blocks. Experience has proven that while publicly-sponsored projects such as those identified in the 1983 Phase Project list do engender private development efforts, the anticipation that the completion of these

previously listed projects will accomplish investment throughout the 100 blocks of the Area is somewhat optimistic, to say the least.

The heavy project focus of the 1983 Plan also did not provide a framework for the use of redevelopment tools as identified, allowed or implied by Nevada Revised Statutes, and in use elsewhere in the country to accomplish revitalization and redevelopment with a project boundary. A clear listing of the tools the Agency will use in accomplishing the goals of that 1983 Plan and this Amended Redevelopment Plan is necessary to respond appropriately to the Area's needs, and to provide the legal framework within which the Agency will operate.

For these reasons, this Amendment to the Redevelopment Plan has been fashioned to assist the Redevelopment Agency of the City of Reno, Nevada in revitalizing the Downtown Redevelopment Area. It is not project specific, but does list goals and objectives to accomplish its overall task. It does give a clear picture of the allowable tools the Agency will use in accomplishing these tasks as well, and in this manner, will allow the Agency to respond to those market-driven ideas and projects which will attain these goals.

Detailed project planning for smaller areas - four to six blocks at a time - will be accomplished in the future. As specific areas are planned, the mapping depicting land uses will be added to the Redevelopment Plan Map included here.

II. DEFINITIONS

For the purposes of this Amended Redevelopment Plan, the following shall be interpreted by their subsequent definition:

- A. "Agency" means the Redevelopment Agency of the City of Reno, Nevada, and its staff, agents and representatives.
- B. "Area" means the Downtown Redevelopment Area, as described in Section XV Legal Documentation of the Redevelopment Plan.
- C. "City" means the City of Reno, Nevada, and its duly elected Mayor and City Council, and its staff, agents and representatives.
- D. "Redevelopment Plan Map" means the Project Area and Existing Layout of Streets Map attached hereto which shows the boundaries of the Downtown Redevelopment Area of the City of Reno.
- E. "NRS" means Nevada Revised Statutes, as recognized and amended by the legislature of the State of Nevada.
- F. "Plan" means the Amended Redevelopment Plan for the Downtown Redevelopment Area of the City of Reno, Nevada.
- G. "Planning Commission" means the duly appointed members of the Planning Commission of the City of Reno, Nevada.
- H. "Program" means a set or series of policies or procedures which may or may not involve real property within the Downtown Redevelopment Area of Reno, Nevada.
- I. "Project" means a specific undertaking (which may or may

not involve real property) within the Area.

- J. "Redevelopment Area" means the Downtown Redevelopment Area of Reno, Nevada as described in Section XV Legal Documentation of the Redevelopment Plan (Amended).
- K. "Redevelopment Law" means the Community Redevelopment Law of the State of Nevada, further identified as NRS Chapter 279, as amended.
- L. "State" means the State of Nevada.
- M. "Master Plan" means the City of Reno Master Plan including the Land Use/Transportation Guide, adopted elements and supporting documents.

III. BOUNDARIES

The boundaries of the Area are described in the "Legal Description" located in the Section of this Plan designated as "Legal Documentation" and incorporated herein by reference, and are as shown on the "Project Area and Existing Layout of Streets Map" attached hereto and incorporated herein by reference.

The boundaries of the Area may be altered and amended as provided for by NRS 279 and as approved by the Agency.

IV. PAST REDEVELOPMENT PLAN PROJECTS AND ACTIVITY

In March, 1983, the City of Reno adopted a Redevelopment Plan for the Downtown Redevelopment Area. That Plan included the description of five specific projects intended to revitalize the Area. Those projects eventually became known as:

- | | |
|-----------|--|
| Phase I | The Downtown Streets project |
| Phase II | The River Beautification project |
| Phase III | The Extended Core Improvement project |
| Phase IV | The Post Office project |
| Phase V | The Retail Garden, including a parking garage, at Sierra and First Streets |

According to the Plan, these projects were thought to be accomplishable in five years. Within the Plan, the acquisition of land for the William F. Harrah Foundation National Auto Museum was noted as a project requiring public assistance which should be tied to one of the two "axes" of the Area - Virginia Street and the Truckee River.

In 1985, the Agency adopted an amendment to the Plan with respect to the Phase I project. The original project had been so specific as to define the exact nature of improvements to be installed on Virginia Street, and also stated that the street was to be narrowed to one lane, 16 feet wide, running in a southerly direction. Legal challenges to the narrowing of the street held up the implementation until a compromise

could be reached with opponents, and the 1985 amendment recognizes and reflects the compromise.

In November of 1986, the Agency approved a phasing and financing schedule for further implementation of the Plan projects, including acquisition of land for the William F. Harrah Foundation National Auto Museum.

At this time, in mid 1990, two of the projects from the list have been accomplished. The amended Phase I Streets project was constructed in its altered scope. The construction, however, took nearly two years and was basically accomplished in late 1988 at a cost of \$10,661,691 - \$853,072 for construction management, and \$9,808,619 for construction. This project was funded by an \$11 million redevelopment bond (Series A) issued in 1985.

The provision of land for the William F. Harrah Foundation National Auto Museum did proceed, and groundbreaking for the facility occurred in September, 1988. The Museum opened in November, 1989. The cost of assembly and preparation of a developable site for the Museum was \$6,495,217; acquisition of two parcels originally intended for inclusion in the Museum site, but later dropped from assembly (the City and River Motels) cost an additional \$1,565,000. This project was funded through a \$15 million redevelopment bond (Series B) issued in 1986; the proceeds are also to be used to fund the river project.

In Spring, 1988, the plans on hand for the Phase II River

Beautification Project feature block in front of the Riverside Hotel were scrutinized with regard to ability to achieve the goals established for this project: to bring people closer to the Truckee River, and to provide an alternate experience at the river's edge to visitors to the gaming core. After detailed analysis, the plans were rejected, and a design competition which elicited eight new concepts was held in mid-summer. Award of a contract for feature block design was signed in late 1988, and discussions were begun with the Corps of Engineers to extend the project with four blocks of cantilevered walkways from Arlington to Sierra on the south, and from the West Street Plaza to Virginia Street on the north.

At this time, the feature block is under construction with the relocation of utilities in Island Avenue having been completed spring 1990. During the relocation of the utilities the Agency found contamination that required a major clean up effort. Working with the State Department of Environmental Protection, Washoe County Health Department and local City Departments half of the project area was cleaned at an expense of \$1.3 million above the original contract amount. The remaining half of the area will be cleaned during the actual construction of the feature block. The total cost for clean up is unknown at this time. The Agency plans to pursue the recovery of funds expended upon the completion of the project and the total cost is known. The Corps has completed

structural analysis of the river walls which will direct the design detail necessary for the cantilever walkways. Completion of the entire project is anticipated for summer, 1991. The project has not been bid, but architectural estimates place its cost at approximately \$6.5 million for the entire project.

Because of the complex timetables involved in finishing the Phase I project, and the Phase II project, the Phase III project - extension of core improvements - has been delayed indefinitely.

Phase IV, the Post Office Project, has not proceeded to date, partially because of the detailed negotiations and activities which are necessary to relocate Postal Service operations from the facility. The project was also delayed by congressional action which removed substantial operating and facility capital from the Postal Service budget for two fiscal years (1987-89), causing the Service to place a moratorium on expansion, improvement or sale of existing facilities. Recently the Postal Service has expressed an interest in developing, without Redevelopment assistance, a portion of the Post Office with lease space for office and retail use. However, the Redevelopment Agency will continue working with the Postal Service on the development of the site. However, the eventual accomplishment of this Phase project may be years away.

The Phase V project, the Retail Garden, is proceeding,

although addressed in an indirect manner. In December, 1987, the Agency commissioned an independent study of parking needs in the downtown. That study found three locations of deficiency - at the centerpoint of Sierra and the Southern Pacific Railway tracks, at the centerpoint of Sierra and First Street, and at the centerpoint of Virginia and Court Streets. With the provision of up to 1500 parking stalls at each of these locations called for, the installation of retail uses in facilities at these locations to improve revenue to assist in debt retirement is appropriate.

Currently, concept drawings and feasibility analyses are underway, and should any of these projects prove financially feasible, they would be underway with site acquisition in 1991. Current concept designs and research regarding the site at Sierra and First Streets include a heavy concentration of retail uses from sub-street to third levels; the work at this site also could include spanning First Street to extend the project to the Truckee River, to tie into the River Beautification project efforts.

In summer 1987, property owners adjacent to the Lincoln, Fulton and Douglas Alleys between First and Second Streets proposed that they be improved for use as pedestrian-ways, utilizing a public/private partnership with the Agency. Accordingly, in late 1987, a \$1,097,860 project was begun, of which \$704,998 was paid by the Agency from Series B funds for the Agency's 65% share of this project. The remainder will

be paid by local assessment to the property owners.

Within the context of this Amendment to the 1983 Plan, the projects listed above may be re-ordered in priority, and may be dropped from proposed project lists or capital improvement programs to be undertaken within the Area, as it is deemed appropriate by reviewing and approving bodies. The recitation of the phase projects from the original plan here is intended only to tie the 1983 Plan into this overall Amended Plan, and does not signify a continuation of the priority status previously given to these projects.

V. GOALS

It is the overall goal of this Redevelopment Plan to eradicate the presence of slums and blight within the Area, as identified by NRS.

Specifically, NRS 279.388 defines a blighted area as "an area which, by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use."

To attend to the presence of these conditions, and others of social significance which may affect the health and wellbeing of the Area, its residents, visitors and businesses, specific goals for redevelopment have been devised.

The 1983 Plan goals remain in this Amendment. They are:

1. Increase the range of experiences to be had in Downtown Reno, encouraging visitors to stay longer and residents to come downtown more often for more purposes.
2. Improve the outdoor pedestrian environment to enhance the experience of moving from place to place in the core and to provide a setting for new outdoor activities.
3. Improve the circulation patterns for vehicles.
4. Diversify the commercial and recreational opportunities in downtown, especially by the addition of retail, food and other small scale outlets.
5. Increase the presence of natural landscape, especially by enhancing and improving access to the Truckee River.
6. Improve information and the sense of orientation in the downtown.
7. Provide a new focus, both indoor and outdoor, in the heart of downtown which local residents and visitors are encouraged to share.
8. Improve routes and curb facilities for public transportation.
9. Make the area more exciting and attractive.

However, with the acknowledgement of the 101 blocks of the Area comes the realization that the Area contains not only a tourism and city center core, but other uses for which improvement goals are appropriate. Therefore, the following goals are added to those of the 1983 Plan in this Amendment:

10. Encourage safe, sound, sanitary housing at affordable prices to meet the needs of persons of varying social, economic and ethnic backgrounds.
11. Promote new, and replacement of deficient, public improvements to complement and invite private development, and which are modern and easy to maintain.
12. Encourage the elimination of environmental and physical manifestations of blight and deterioration of structures and improvements within the Area to improve the health, safety, and general welfare of residents and visitors alike.
13. Preservation, through rehabilitation and retrofitting, among other means, of structures and locations which are held to be historically significant by reason of architectural, economic or social contributions to the growth of the City of Reno and the State of Nevada.
14. The orderly and coordinated development and improvement of the Area in such a way as to maximize private and public sector cooperation, and to minimize impediments to economic stability and growth.
15. Promote the establishment and implementation of design and environmental standards which assure coordinated development and provide for a high quality of life for residents, employees, visitors and businesses in the Area.
16. Encourage the provision of sufficient office, retail and

other business uses to enhance the Area's attractiveness and economic viability for private development.

17. Promote the removal of conditions endangering life, safety, and economic viability of the Area.
18. Promote jobs and economic activity to maintain and enhance the viability of the Area as an employment center for the City of Reno.
20. Promote the strengthening and improvement of the economic base of the Area, in specific, and the community as a whole, by investment in projects, improvements and programs which enhance the economic vitality and desirability of real and other property in the Area.
21. Promote the provision of a wide range of services and facilities to enhance the quality of life and business within the Area.
22. Promote the engenderment of a spirit of participation and community in the continued improvement of the Area among City residents and businesspersons.

This expansion of goals provides a framework within which to accomplish revitalization of the area. This plan recognizes the importance of the Area to residents, business interests, and visitors alike. It also acknowledges that in order to continue to improve the quality of life and attractiveness of the Area there are complex tasks which require participation and coordination by the public sector through the auspices of the Redevelopment Agency of the City

Redevelopment Plan (Amended)

of Reno.

VI. SPECIFIC OBJECTIVES

In late 1987, the Agency created a citizen advisory committee known as the Downtown Redevelopment Plan Review Committee to work with staff of the Agency to provide an analysis of the 1983 Plan and input into this Amendment. During planning sessions, the Committee identified a number of specific objectives within various subject areas which Agency participation could assist in effecting. They are as follows:

A.1 Cultural Quality/Quality of Life

Promote the provision of public art, including permanent statuary and murals, in public and private development projects for the enjoyment of all

Encourage the provision of "people spaces" - plazas, courtyards, and entry approaches - in public and private development projects to enhance the livability and attractiveness of the Area

Investigate and promote the development of cultural centers within the Area to enlighten and entertain visitors

Investigate, encourage and promote enhancements to the existing Pioneer Performing Arts Theater to insure its attractiveness and utility to visitors and performers

Encourage and work with cultural organizations in the City to locate offices, exhibits and attractions within the Area

Encourage and promote the development of ethnic/heritage exhibits and places within the Area

Encourage and promote the provision of exhibits, attractions and places which highlight the natural resources of the Reno Area in particular, and of the State of Nevada in general, within the Area

B.2 Environmental Quality

Encourage the enforcement of existing ordinances and laws regarding air, water, soils and noise pollution.

Encourage the address of remedies to reduce blowing dust in the Area, such as provision of adequate and innovative ground cover and paving.

Promote the establishment of methods and programs to keep the Area clean and attractive.

Encourage the abatement of noise caused by the trains.

Encourage the enforcement of ordinances regarding idling times and locations for all buses.

Promote the establishment of design review standards for buildings, landscaping and public improvements within the Area.

C.3 Gaming and Casinos

Promote and encourage in providing parking accommodations for employees.

Encourage the enhancement of pedestrian orientation within the gaming core, especially along Virginia Street.

Encourage the provision of hotel and residential uses to

support gaming.

Encourage acquisition by the Agency of vacant and underutilized properties and parcels.

D.4 Housing

Encourage the construction of multi-unit dwellings which reduce maintenance costs to owners and provide a range of housing to serve the Area's employees.

Encourage the development of high-and medium-income multi-story residential structures.

Promote the removal of blighted and deteriorated structures.

Encourage the upgrade of existing housing stock by enforcing ordinances related to maintenance and safety, and focusing both public and private funding on programs and projects which encourage upgrading.

Encourage the Housing Authority to identify housing needs and locations in the provision of facilities.

Promote incentives to private owners for creation of pride of ownership and on-going maintenance, such as tax or assessment breaks.

Encourage facilities which more adequately serve the homeless and very low income population of the Area.

E.5 Industry

Encourage site improvements to improve the visual attractiveness of the industrial area.

Encourage the investigation of existing ordinances and develop a mechanism for enforcing these to ensure the safety and

economic vitality of the Area as a whole.

Develop alternative uses for all industrial structures so that if vacated, they can experience new life and investment. Encourage the containment, and eventual relocation of existing industrial uses.

Encourage incentives for redevelopment of the industrial area, including purchase and assembly of properties for redevelopment, and provision of tax or financial incentives to do so.

F.6 Office Uses

Promote the study of the need for office space, specifically within the Area, but within the context of the Community as a whole.

G.7 Parks and Community Services

Promote the Truckee River by establishing parks along or near its banks.

Encourage exhibit areas, and a trout pond attraction at Wingfield Park.

Promote the establishment, if possible, of a permanent bandshell at Wingfield Park.

Encourage better security in parks for visitors, including provision of special foot patrols.

Encourage public art at parks, plazas and public spaces.

Encourage facilities for children's enjoyment.

Encourage permanent restrooms at public locations and parks.

Encourage the development of pathways to tie and link the

downtown parks and public spaces into the neighborhoods adjacent to the Area.

Promote public plazas and courtyards for the enjoyment of visitors.

Encourage the extendtion of the Sierra and West Street Plazas.

Encourage riverfront orientation of private and public developments.

Promote the establishment of appropriate setback limits for development adjacent to the Truckee River in the Area.

Promote the investigate and establishment of dedicated lands and public access points adjacent to the Truckee River.

Encourage the establishment of "nursery" quality maintenance programs for parks and public spaces within the Area.

H.8 Project Financing

Where necessary to effect the goals of the Redevelopment Plan, utilize eminent domain to assemble sites and clear leaseholds.

Investigate financing of multi-use facilities in the Area.

Develop internal parameters and guidelines for investment by the Agency in public/private partnerships, including ratios based on:

- value to the City with regard to provision of jobs and tax base,
- the achievement of the goals of the Redevelopment Plan,
- the credibility of the developer based upon quality of

past work and quality of credit, and

-the provision of "must see" attractions which could assist in the attractiveness of the Area as a whole.

I.9 Railroad

Encourage working relationship with the Southern Pacific Railway Company to improve conditions at and adjacent to the tracks

Promote the investigation, and support, of the refurbishment of the railway station on Commercial Row to make it an attractive facility to visitors.

Encourage attractive landscaping adjacent to the tracks whenever possible.

Promote the reduction of the dust adjacent to the tracks by encouraging dust-free surfaces.

Encourage the railroad to reduce and/or abate noise caused by the crossing signs and train "whistle".

Promote a mechanism to maintain a clean trackside.

Encourage the improvement of the visual quality of fencing and maintenance of fencing for safety.

Identify existing railroad buildings which could be reused by the public or private sector and work to promote the purchase of these from the railway companies.

Encourage shorter trains coming into the Area so as to not disturb and disrupt vehicular street traffic.

Encourage the establishment of "shuttle" trains from Reno to Sparks.

J.10 Retail

Promote shops and facilities of high quality, both in merchandise and attractiveness to the Area.

Encourage magnet facilities to attract critical mass needed for investment.

Encourage retail which is attractive to tourists, employees and residents, and which are unique, specifically smaller "boutique" and specialty shops.

Promote the environment to allow bringing new retail into the downtown.

Identify retail preferences of tourists and downtown employees through market studies and surveys.

Encourage the rehabilitation of existing facilities.

Promote a mechanism for design and architectural review of new projects and revitalization of existing facilities.

Promote a mechanism for tapping the shopping potential of northwest Reno in the downtown.

Encourage methods to maintain the existing retail base in the downtown.

K.11 Tourism/Visitors

Promote the diversity of opportunities and entertainment of visitors, including special events, shopping areas, museums and other non-gaming attractions.

Encourage information to visitors on availability of events, facilities and locations of all attractions, gaming and non-gaming alike.

Promote the improvement of transportation service into Reno by Air and train.

Encourage marketing efforts for non-peak times of year, especially winter.

Encourage the Reno-Sparks Convention and Visitor Authority to assist in enhanced marketing of the Area.

Promote "sister cities" to enhance awareness of the Area's attractions.

Encourage a range of transportation systems and sources within the Area and the City as a whole to facilitate access to attractions.

Recognize the central location of Virginia Street as an attraction, utilizing temporary closings of the street to vehicular traffic to provide for events.

L.12 Traffic Circulation

Encourage the examination, evaluation and implementation, where feasible, of right-of-way closings, both permanent and temporary, to enhance circulation and attractiveness of the Area.

Promote the establishment of appropriate lane widths for vehicles.

Promote the establishment of appropriate areas for provision of bicycle lanes, paths and racks for storage, following the guidelines of the City's Bicycle Plan.

Encourage the establishment, where feasible, of elevated pedestrian-ways.

Promote the investigation of tunneling under the tracks to provide for enhanced vehicular and pedestrian traffic circulation.

Promote the investigation of a fixed guideway system to provide for efficient circulation of people in the Area.

Encourage the establishment, where feasible, of alternative systems which effect "shuttling" in the downtown, including trolleys, horsedrawn carriages, and trackless trolleys.

M.13 Transportation

Encourage the increase of the number of parking facilities and stalls, and market their availability to residents and visitors alike.

Promote the clarity and enforcement of a coherent taxi stand policy.

Encourage the publication of routes, stops and schedules of the public bus service to relieve single vehicle congestion.

Promote clear policies for parking and circulation systems and routes for over-the-road (tour) buses.

Encourage the collect of data on the numbers and importance of tour buses to the Area's economy.

Encourage the promotion of alternate systems and facilities for employee parking, including shuttle systems, fixed guideway systems, satellite parking facilities, and incentives such as bus passes, car pools and public bus

service discounts.

Encourage the enhancement of transportation to major activity centers within and without the Area.

VII. ACTIVITIES PERMITTED BY THIS PLAN

The Agency may utilize all of the tools allowed by NRS, and the activities, procedures and processes which follow to remove conditions which contribute to the presence of economic and physical deterioration and blight and to prevent the spreading of these conditions within the Area.

A. Planning

1. The Agency may create and devise plans, designs, and feasibility studies, or cause plans, designs and feasibility studies to be created and devised by consultants and/or staffs of offices and departments of the City, and the Agency may adopt such plans, designs, and feasibility studies as amendments to this Plan or as projects or programs to be implemented by the Agency.
2. The Agency may adopt plans or portions of plans created by the offices, departments or consultants of the City and State as amendments to this Plan or as applicable to projects or programs to be implemented by the Agency.
3. The Agency may propose to the City that plans and designs created and devised through its auspices be considered and adopted by the City for incorporation into its plans, designs, processes, and/or programs.
4. On an annual basis, the Agency will develop, and propose for adoption by appropriate implementing bodies, project lists or capital improvement programs consisting

of project lists, which serve to effect the goals of this Plan, and the adoption of a new project list or capital improvement program may cause the re-ordering of priority for implementation of projects on previously adopted project lists or capital improvement programs by approving bodies.

5. The Agency will constitute an advisory group which may consist of Area residents, property owners, business owners or operators, and other interested citizens which will give the Agency input on its proposed projects and programs; the advisory group may also propose projects and programs to the Agency for its consideration.

6. The advisory group shall be appointed by the Agency to serve terms of not less than one year, nor more than three years, and shall be of sufficient size and representation of the Area to give proper, timely, and appropriate input to the Agency.

7. The advisory group shall elect a chair, vice-chair and secretary, and shall hold regularly scheduled meetings, open to the public; it may hold these meetings with or without Agency staff present.

B. Acquisition of Property

1. The Agency may acquire all real property within the Area by purchase, gift, grant, bequest, devise, exchange, purchase, eminent domain or any other means as allowable by the applicable provisions of NRS; however, the Agency

shall not be required by the adoption of this Plan to acquire all real property within the Area.

2. The Agency may acquire by eminent domain, pursuant to the provisions of NRS Chapter 37, real property which cannot be acquired by purchase, gift, grant, bequest, devise or exchange real property, the acquisition of which is deemed to be in the public interest and necessary to effect the goals of this Plan in order to eliminate conditions underlying the adoption of this Plan.

3. The Agency shall not acquire real property covered by a participation agreement with a private owner, as required by NRS, if the owner fulfills the performance requirements of the agreement.

4. The Agency may acquire all interest in real property, including full fee, and interest less than full fee, including any and all leasehold interests.

5. The Agency may acquire structures without acquiring the land upon which the structures are located.

6. Without the consent of the owner or owners, the Agency may not acquire any real property on which an existing structure is to remain in its present form and use unless:

- a. such structure requires physical alteration, improvement, modernization or rehabilitation, or
- b. the site, parcel or lot on which the structure is

located requires modification or alteration in size, shape or use, or

c. it is necessary to impose upon such property standards, restrictions and/or controls established pursuant to the Plan, and the owner fails or refuses to execute a participation agreement or to fulfill the performance requirements of such an agreement in accordance with the provision of this Plan and NRS to effect the goals and objectives of this Plan.

7. The Agency shall not acquire and is not authorized to acquire, real property owned by public bodies which do not consent to such acquisition.

8. The Agency may acquire from any public body public property to be transferred to private ownership before the goals and objectives of this Plan have been attained, unless the Agency and the private owner enter into a participation agreement, and the owner completes the performance requirements of that agreement.

9. The Agency is authorized to acquire personal property by any means allowed by law, including eminent domain, to attain the goals and objectives of this Plan.

10. The Agency may acquire property and/or structures identified as having historic significance to the City and State by reason of architectural, economic or social contribution to the City and/or State.

11. The Agency may acquire land for development by

public bodies or entities, including itself, or for development by private bodies or entities provided that the subsequent development of or on the land is or would be of benefit to the Area, and the development effects the goals and objectives of this Plan.

12. The Agency may acquire facade easements from private and public entities to facilitate beautification or historic preservation.

C. Relocation

1. Pursuant to the provision of Chapter 342 of NRS, the Agency shall provide relocation assistance and make all payments in such manner required by the Uniform Relocation Code of 1972, as amended, for all projects or programs utilizing any form of Federal financial assistance to pay all or any part of the cost of that program or project.

2. The Agency may offer relocation assistance to persons, individuals, families, businesses and others who may be displaced through activities to effect this Plan in any form or manner the it deems appropriate, including financial payments or subsidies, site locator services or any other means.

D. Property Management

1. The Agency is authorized to expend funds and staff time, and to contract with private or public bodies for management and maintenance services for property and

structures under its ownership and/or control.

2. Property and structures controlled or owned by the Agency may be rented or leased to public or private entities pending disposition to effect the goals and objectives of this Plan, and such rental or leasing shall be pursuant to such policies as the Agency may adopt.

E. Demolition, Clearance and Site Improvements

1. Nothing in this Amendment to the 1983 Redevelopment Plan shall preclude the Agency's right to, and the Agency may replace, repair, demolish, remove or alter improvements, or the physical or implied character, nature, layout, specificity, proscriptions or requirements of previous or subsequent redevelopment projects as deemed necessary by the Agency to accomplish the goals of this Plan in a changing world.

2. The Agency may demolish or cause to be demolished buildings, structures or any other improvements on any real property in the Area under the ownership of the Agency, as necessary and required to effect the goals and objectives of this Plan.

3. The Agency may clear or cause to be cleared any and all improvements on or in real property within the Area under the ownership of the Agency.

4. The Agency may prepare or cause to be prepared for redevelopment any real property in the Area, whether owned by the Agency or not.

5. The Agency may construct and install, or cause to be constructed and installed, public improvements and public utilities, within or without the Area, necessary to effect the goals and objectives of this Plan, including but not limited to:

- a. streets, curbs, gutters, sidewalks, street lights, street furnishings;
- b. sewers, storm drains, electrical and gas distribution systems;
- c. bridges, underpasses, overpasses;
- d. landscaped and hardscaped areas, parks, plazas, playgrounds;
- e. motor vehicle parking facilities, transportation facilities;
- f. public and civic centers, and sports facilities; all as authorized or allowable by Law.

6. The Agency may, to the extent and in the manner provided by law, construct foundations, platforms or other structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential, commercial, retail, tourist, recreational, public or other uses provided for by this Plan.

F. Rehabilitation, Conservation and Moving of Structures

1. The Agency may advise, encourage and assist in the

conservation and rehabilitation of property and structures in the Area not owned by the Agency.

2. The Agency may rehabilitate or cause to be rehabilitated any building, structure or site within the Area owned by the Agency.

3. The Agency may devise and implement programs for rehabilitation and conservation of buildings, structures and sites within the Area, whether owned by the Agency or by public or private entities, bodies or individuals.

4. To effect the goals and objectives of this Plan, the Agency may move or cause to be moved any structure or building which can be rehabilitated after such move to acceptable local standards to a location within or without the Area.

G. Cooperation with Public Bodies

1. NRS authorizes every public body to aid and cooperate, with or without consideration, in the planning, undertaking and execution of activities, programs and projects to achieve the goals and objectives of this Plan; any public body or agency, with or without consideration, may:

- a. dedicate, sell, convey or lease any of its property to the Agency;
- b. construct or cause to be constructed public improvements, including parks, recreational, community, educational, water, sewer or drainage

facilities, or any other works which it is otherwise empowered by law to undertake, to be furnished adjacent to, or in connection with, redevelopment projects;

- c. furnish, dedicate, close, pave, install, grade, regrade, plan or construct streets, alleys, roadways, sidewalks or other places which it is otherwise empowered by law to undertake;
- d. plan or replan, zone or rezone any part of the Area and make any legal exceptions from building regulations and ordinances;
- e. enter into agreements with the Federal government respecting actions to be undertaken by such public body pursuant to any of the powers granted by NRS 279.382 to 279.680, inclusive; and
- f. purchase or legally invest in any of the bonds of the Agency.

2. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest good.

3. The Agency shall request the cooperation and aid of such public bodies to allow Agency input, review and approval, where deemed necessary or appropriate, of public and private plans for projects, programs and

construction affecting redevelopment and development of the Area.

4. The Agency may enter into agreements, both formal and informal, with said public bodies, for planning, implementation and execution of activities, projects and programs which fulfill or attempt to fulfill the goals and objectives of this Plan.

5. The Agency may enter into agreements, both formal and informal, with said public bodies, for planning, implementation and execution of activities, projects and programs which fulfill the missions of said public bodies, as well.

H. Participation Agreements

NRS 279.566 requires that the Agency enter into participation agreements with owners or tenants of property within the Area to effect the goals and objectives of this Plan; accordingly, the Agency shall:

1. have developed and created guidelines and rules for the format and application of participation agreements with owners which give said owners or tenants reasonable opportunities to participate in the accomplishment and achievement of the goals and objectives of this Redevelopment Plan by:

- a. retaining all or a portion of their properties;
- b. acquiring adjacent or other properties in the Area;
- c. rehabilitation of existing buildings or

improvements;

- d. planning, constructing and owning new facilities and structures;
- e. selling their properties to the Agency and purchasing other properties in the Area; and
- f. participating with the Agency in the planning, constructing and ownership of new facilities and structures within the Area.

2. Said guidelines and rules, when adopted, become part of this Redevelopment Plan, and are incorporated herein by reference, and may be amended as allowable by law by the Agency, as it deems appropriate.

3. All provisions within this Plan pertaining to the non-performance by owners or tenants with which the Agency have signed participation agreements shall be enforceable by law, and the provisions and remedies contained in applicable sections of this Plan shall be incorporated into the rules and guidelines for participation agreements heretofore adopted by the Agency.

4. All participation agreements shall be recorded with such documents as may be necessary to make the provisions of this Plan enforceable to the properties affected.

5. The requirement of this section of the Plan shall apply to all property within the boundary of the Area, whether or not the Agency and a participant enter into

a participation agreement, including all public and private property.

I. Disposition of Property

1. To accomplish the purposes of this Plan, the Agency is authorized to sell, lease, transfer, assign, exchange, pledge, cause to be subdivided, encumber by mortgage or deed of trust, or otherwise dispose of any real property acquired.

2. All real property acquired by the Agency in the Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, except property conveyed by the Agency to the City or other public bodies.

3. All sales or leases must be conditioned upon the redevelopment and use of the property in conformity with this Plan.

4. To the extent permitted by law, the Agency is authorized to dispose of real property by sale or lease by negotiation without public bidding.

5. Real property acquired by the Agency may be conveyed by the Agency without charge to the City and where beneficial to the Area without charge to any other public body.

6. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the

property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

7. The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure developments are carried out pursuant to the provisions of this Plan.

8. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits or other means, and where appropriate, such documents or portions thereof shall be recorded in the Office of the Recorder of Washoe County.

9. The leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out

this Plan.

10. To attain the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

11. The Agency may establish the fair market consideration for property rented or leased to public or private entities as it deems appropriate.

12. The Agency may establish the value for property or improvements sold to public and private entities as it deems appropriate within any limits established by NRS.

J. Non-Discrimination

There shall be no discrimination or segregation based on race, sex, color, religion, national origin or ancestry in the sale, lease sublease, transfer, use, occupancy, tenure or enjoyment of property in the Redevelopment Area, and all property sold, leased, conveyed or subject to a participation agreement restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Redevelopment Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

K. Development of Property by Agency

1. To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly- or privately-owned building, facility or improvement, either within or

without the Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Redevelopment Area, and may acquire or pay for the land required therefor.

2. If the cost of the land or the cost of construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the City or other governmental entity, the Agency may enter into a contract with that City or governmental entity for all or part of the cost of the land or building, facility or structure or other improvement or both, by periodic payments over a period of years.

3. The obligation of the Agency under a contract entered into pursuant to subparagraph 2, above, constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of Subsection One of NRS 279.676 or out of any other available money.

L. Review of Development Plans

1. All development in the Redevelopment Area must conform to this Plan and to all applicable federal, state and local laws, and to such architectural and design review standards as the City and/or Agency may subsequently establish, and must receive the approval of

the appropriate public agencies prior to start of work.

2. During the period of development in the Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Area is proceeding in accordance with disposition and development documents and time schedules.

3. To insure conformance with the provisions of this Plan, all development plans for projects or parcels within the Area shall be submitted to the Agency for review and approval.

4. All requests for permits necessary to accomplish development within the Area shall be submitted to the Agency for review and approval prior to issuance by the City.

5. The Agency is authorized to assign responsibility for review and approval of development plan and permits to the staff of the Agency should it so chose, or to any other body it deems appropriate.

M. Development of Alternative Transportation Systems and Facilities

1. The Agency may explore, with or without the participation of other public or private entities, the feasibility and establishment of alternative transportation systems within the Area, and may develop concepts and facilities to increase transportation

efficiency there.

2. The Agency shall review all concept and design plans for alternative transportation systems and facilities of public or private entities to determine that easements, rights-of-way, station locations and development linkages can be effectuated both internally to and externally of the Area, in order to insure continuous and utmost efficiency of development.

N. Other Activities

The Agency may propose or develop guidelines for programs and projects, as it deems appropriate, to fulfill the goals of this Plan, and may fund such projects or programs as necessary.

VIII. PERMITTED USES

The "Redevelopment Plan Map" which is an attachment to this Plan illustrates the location of the Redevelopment Area boundaries, the existing layout of streets within the Area, and the proposed land uses to be permitted for all land - public, semi-public and private. All development and redevelopment shall conform to the requirements of applicable State statutes and local codes and ordinances as they now exist or are hereafter amended.

The Redevelopment Plan Map shows the direction for redevelopment efforts through this Plan. Detailed project planning for small areas - four to six blocks at a time - will be undertaken in conformance with the requirements of the proposed land uses shown on the Redevelopment Plan Map. Future amendments to the Redevelopment Plan will potentially change the permitted use designations on the Plan Map, and may not affect the remainder of this Plan or its text.

A. Permitted Land Use Categories Defined

1. Multi-Residential

Areas of residential use where the predominant type of housing is low rise multi-family (i.e. apartments, triplexes, condominiums). Single family housing is an appropriate secondary activity. Parks, necessary public facilities, offices and low intensity commercial may also be found in these areas. Within urban centers, includes high rise, multi-family residential with complementary shopping, office and recreation facilities.

2. Community Commercial

An integrated shopping district designed to serve the needs of city residents or the regional population. Usually contains one or more major department stores with a large number of ancillary stores and offices.

3. Community Commercial - Motel

An integrated shopping district designed to serve the needs of city residents or the regional population. Usually contains one or more major department stores with a large number of ancillary stores, offices and motels.

4. Tourist Commercial

Tourist-oriented activities of highest intensity, including hotel-casinos, motels, tourist shopping, with ancillary office, commercial, and/or residential.

5. Office

Predominant activity consists of offices for professional services or of a general business nature with ancillary service commercial.

6. Park

Land devoted to parks and recreation activity.

7. Public - Cultural Facility

Activities operated primarily for a public purpose such as hospitals, schools, airports, government centers, libraries, museums and performance areas.

IX. GENERAL CONTROLS AND LIMITATIONS ON DEVELOPMENT

All real property in the Area is hereby made subject to the controls and requirements of this Plan, and no real property shall be developed, rehabilitated or otherwise changed after the date of adoption of this Plan, except in conformance with the provisions of this Plan. The controls and limitations which follow are intended to guide development to meet the provisions of the Plan.

A. Construction

1. All new construction and/or rehabilitation of existing structures within the Area shall comply with all applicable state and local laws in effect from time to time.

2. In addition to applicable codes, ordinances or other requirements governing development in the Area, additional specific performance and development standards may be adopted by the Agency to control and direct proper redevelopment of the Area.

3. The Agency may authorize additions, alterations, repairs or other improvements in the Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Area, where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

B. Interim Uses

Pending the ultimate development of land by developers

and participants, the Agency is authorized to use or permit the use of any land in the Area for interim uses that are not in conformity with the uses permitted in this Plan subject to applicable federal, state and local statutes, ordinances and regulations.

C. Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

D. Open Spaces, Landscaping, Light, Air and Privacy

1. The approximate amount of open space to be provided in the Area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings and all other outdoor areas not permitted to be covered by buildings.

2. Landscaping Plans shall be submitted to the Agency for review and approval to insure optimum use of living plant material in the Area.

3. The Agency is authorized to assign responsibility for the review and approval of landscaping plans to the staff of the Agency, if it so desires or to any other body it deems appropriate.

4. The Agency shall require that, as feasible, adequate landscaping and screening shall be provided to create a buffer between those areas remaining in residential use

during the implementation of the Plan, and those areas designated for other uses.

5. Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

6. The Agency may require that projects funded in whole or in part with Agency funds, from any source, include or incorporate into their designs public spaces, such as plaza or courtyard areas, accessible or viewable by the general public.

E. Signs

1. All signs shall conform at a minimum to the City sign ordinances as they now exist or are hereafter amended, and to such other sign standards as the Agency and/or City shall establish.

2. Before erection or installation, the design of all new signs shall be submitted to the Agency for review and comment regarding consistency with the Redevelopment Plan. The Agency is hereby authorized to assign responsibility for the review and comment on all new signs to the staff of the Agency, if it so desires or to any other body it deems appropriate.

F. Utilities

1. The Agency shall require that all utilities to serve new and/or rehabilitated developments be placed underground, in conformance with the provisions of the

Reno Municipal Code.

2. Additionally, the Agency may assist through financing the undergrounding of utilities in areas which do not experience new development.

G. Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with surrounding areas or structures shall be permitted in any part of the Redevelopment Area, except with the specific permission of the Agency.

H. Mixed Use Developments

Mixed Use developments will be permitted in any or all of the permitted land use categories utilized by this Plan, and will be evaluated for their appropriateness within the context of each land use category, surrounding development, anticipated traffic patterns and circulation, and the appropriateness of other uses within the development for the area. Mixed use developments may be discouraged or rejected by the Agency if deemed inappropriate.

I. Subdivision of Parcels

No parcel in the Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency, subject to applicable federal, state and local statutes, ordinances and regulations. The Agency is hereby authorized to assign responsibility for the review of proposed subdivisions to its staff if it should so choose or to any

other body it deems appropriate.

J. Minor Variations

1. Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan, if the Agency determines that:

- a. The application of certain provision of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the Master Plan of the City.

2. No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan.

3. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the

public peace, health, safety or welfare, and to assure compliance with the purposes of this Plan.

4. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

K. Design for Development

1. Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Area.

2. No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency.

3. Plans for development shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Area.

4. The Agency shall not approve any plans that do not

comply with this Plan, and the Agency is authorized to assign responsibility for the review and approval of such plans to the staff of the Agency, if it so desires or to any other body it deems appropriate.

L. Building and Other Permits

1. No City permits shall be issued for the construction of any new building or any reconstruction or remodel of an existing building, or for excavation on public or private land, or encroachment on public property in the Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided herein reviewed and approved by the Agency staff or any other body it deems appropriate.

2. Upon receipt of such an application for permit, the City shall request the staff of the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Area.

3. Within ten (10) working days thereafter, the staff of the Agency shall file with the City a written report setting forth its findings of fact, including, but not limited to, the following:

a. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and has previously submitted architectural, landscape and site plans to the Agency;

- b. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
 - c. Whether modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan.
4. After receipt of said report or after said ten day period, whichever occurs first, the City may begin plan check process for the issuance of the permit with conditions, or shall withhold the issuance of the permit if the Agency staff finds that the proposed improvements do not meet the requirements of the Plan.
 5. Within five days after allowing or withholding issuance of the permit, the City shall notify by certified mail the applicant and the Agency staff of its decision.
 6. No new improvement shall be constructed and/or modified unless resubmitted to the Agency, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.
 7. No permit shall be issued for excavation or encroachment within the Area unless the Agency has approved the permit in writing, after submittal to it of detailed drawings in the case of excavation, and detailed

description, in the case of encroachment.

X. METHODS OF FINANCING THE PROJECT

A. General Description of the Proposed Financing Method

1. The Agency is authorized to finance projects within the Area with financial assistance from the City, State of Nevada, Federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale or Agency-owned property or any other available source, public or private.

2. The Agency is also authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan.

3. The principal and interest on advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

4. Advances and loans for survey and planning activities, and for the operating capital for administration of this Redevelopment Area may be provided by the City until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City.

5. The City, as it is able, may also supply additional assistance through loans and grants for various public facilities.

6. The City or any other public agency may expend money to assist the Agency in carrying out this Plan.

7. The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of project activities in the Area.

8. Neither members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

9. The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face.

10. Bonds and obligations of the Agency do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

11. The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out project activities in the Area.

B. Tax Increment Funds

1. NRS 279.676 provides as follows:

"Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property..."(within the Area each year by or for the benefit of the State of

Nevada, the County of Washoe, the City of Reno, any district or any other public corporation (hereinafter sometimes called "taxing bodies" after the effective date of the 1983 Plan), "must be divided as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance," (approving the 1983 Plan) "must be allocated to and when collected, must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project" (the Area) "on the effective date of the ordinance" (approving the 1983 Plan) "but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County" (of Washoe) "last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the project" (Area) "on

the effective date.

- (b) That portion of the levied taxes each year in excess of that amount must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, the redevelopment project" (Area). Unless the total assessed valuation of the taxable property in a redevelopment project" (the Area) "exceeds the total assessed value of the taxable property in the project" (Area) "as shown by the last equalized assessment roll referred to in paragraph (a), all of the taxes levied and collected upon the taxable property in the redevelopment project" (Area) "must be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon taxable property in the redevelopment project" (Area) "must be paid into the funds of the respective taxing agencies as taxes on all other property are paid."
- a. The portion of taxes mentioned in subparagraph (b)

above are hereby irrevocably pledged for the payment of the principal and interest on the advance of money, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance project activities in the Area, in whole or in part.

b. The Agency is authorized to make such pledges mentioned in paragraph a. above as to specific advances, loans and indebtedness as appropriate in carrying out activities in the Area.

2. NRS. 279.677, provides as follows:

"1. For the purpose of allocating taxes pursuant to NRS 279.676, a redevelopment area under the jurisdiction of a redevelopment agency for which a redevelopment plan has been adopted and a tax increment area under the jurisdiction of a community for which a tax increment account has been created may be merged, by the amendment of each affected redevelopment plan or ordinance of the community establishing a tax increment area, upon the conditions provided in this section.

2. The redevelopment plan for the converted redevelopment area must (emphasis added) provide that:

(a) The amount of taxes to be allocated to the agency pursuant to NRS 279.676 or the community must be computed separately for:

(1) The original redevelopment area, using the

assessment roll last equalized before the effective date of the ordinance approving the redevelopment plan;

(2) The original tax increment area, using the assessment roll last equalized before the effective date of the ordinance unconditionally ordering the undertaking and providing for tax increment financing; and

(3) Each area, if any, added to the converted redevelopment project, using the assessment roll last equalized before the effective date of the ordinance adding the area to the project. The taxes computed under this subparagraph must be allocated to the Agency.

(b) After the projects specified in the plan have been completed and any indebtedness incurred in conjunction with the projects has been paid, no further taxes for the converted redevelopment area are to be allowed to the agency.

3. If the redevelopment agency or the community has, before such a merger, incurred any indebtedness on account of a constituent redevelopment area or tax increment area, the taxes attributable to that area which are allocated to the agency pursuant to NRS 279.676 or the community must be first used to comply with the terms of any resolution concerning bonds or agreement pledging

the taxes from the constituent redevelopment area or tax increment area."

C. Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of Nevada or any other public or private source will be utilized if available to carry out activities in the Area.

D. Protection of Bondholders

Notwithstanding any other provision of this Plan, the Agency does hereby ratify, conform and approve all of its rights and obligations and obligations outstanding on the date hereof, including, Agency Resolution No. 18, adopted on July 22, 1985 and amended on September 23, 1985; Agency Resolution No. 49, adopted on February 13, 1990, and the Agency's Downtown Redevelopment Project Tax Allocation Bonds, Series A and its Downtown Redevelopment Project Tax Allocation Refunding Bonds, Series C, now outstanding pursuant to such resolution. No indebtedness, obligation or other financial undertaking by the Agency hereunder shall be authorized, approved or undertaken which violates the terms and conditions of said resolutions. The Agency hereby provides the foregoing assurance, which is reasonably necessary and proper to carry out the intention and facilitate the performance by the Agency of said resolutions, and better assures and confirms unto the bondholders their rights and benefits as provided in said resolutions.

XI. ACTIONS BY THE CITY OF RENO

A. The City of Reno shall aid, and cooperate with, the Agency in carrying out this Plan, and when requested by the Agency to do so, shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan, and to prevent the recurrence or spread of conditions causing blight in the Area. Actions by the City shall include, but not be limited to:

1. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and of other necessary modifications of the streets, the street layout and other public rights-of-way in the Area;
2. Such actions stated in subparagraph 1., above by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by other than those legally required to bear such cost;
3. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting the Area;
4. Revision of zoning (if necessary) within the Area to permit the land uses and development authorized by this Plan;

5. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Area to insure their proper development and use;

6. Provision for administrative enforcement of this Plan by the City after development of the Area, developed with the Agency for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Area throughout the duration of this Plan;

7. Preservation of historical sites and buildings, with review by staff, or any other body it deems appropriate;

8. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Area to be commenced and to be carried to completion without unnecessary delays; and

9. The undertaking and completing of any other proceedings necessary to carry out activities in the Area to effect the goals of this Plan.

B. The foregoing actions to be taken by the City do not necessarily involve or constitute any commitment for financial outlays by the City.

XII. ENFORCEMENT OF THE PLAN

A. The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

B. The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City, and such remedies to be pursued may include, but are not limited to, specific performance, damages, reentry,, injunctions or any other remedies appropriate to the purposes of this Plan.

C. Any recorded provisions which are expressly for the benefit of owners of property in the Area may be enforced by such owners.

XIII. DURATION OF THIS PLAN

The provisions of this Plan shall be effective, and the provision of other documents formulated pursuant to this Plan may be made effective for twenty-four (24) years from the adoption of this Plan Amendment, pursuant to applicable provisions of NRS which limit the life of a Redevelopment Area established prior to 1985 to thirty (30) years from the date of initial establishment by ordinance.

XIV. AMENDMENTS TO THIS PLAN

This Plan may be amended by means of procedures established in NRS 279.608, or by any other procedure hereafter established by law.

XV. LEGAL DOCUMENTATION

Attached to this Plan is the documentation of legal actions taken to adopt this Plan, as well as the boundary description and the map showing the outline of the boundary which is entitled PROJECT AREA AND EXISTING LAYOUT OF STREETS.

PROJECT BOUNDARY (DESCRIPTION)

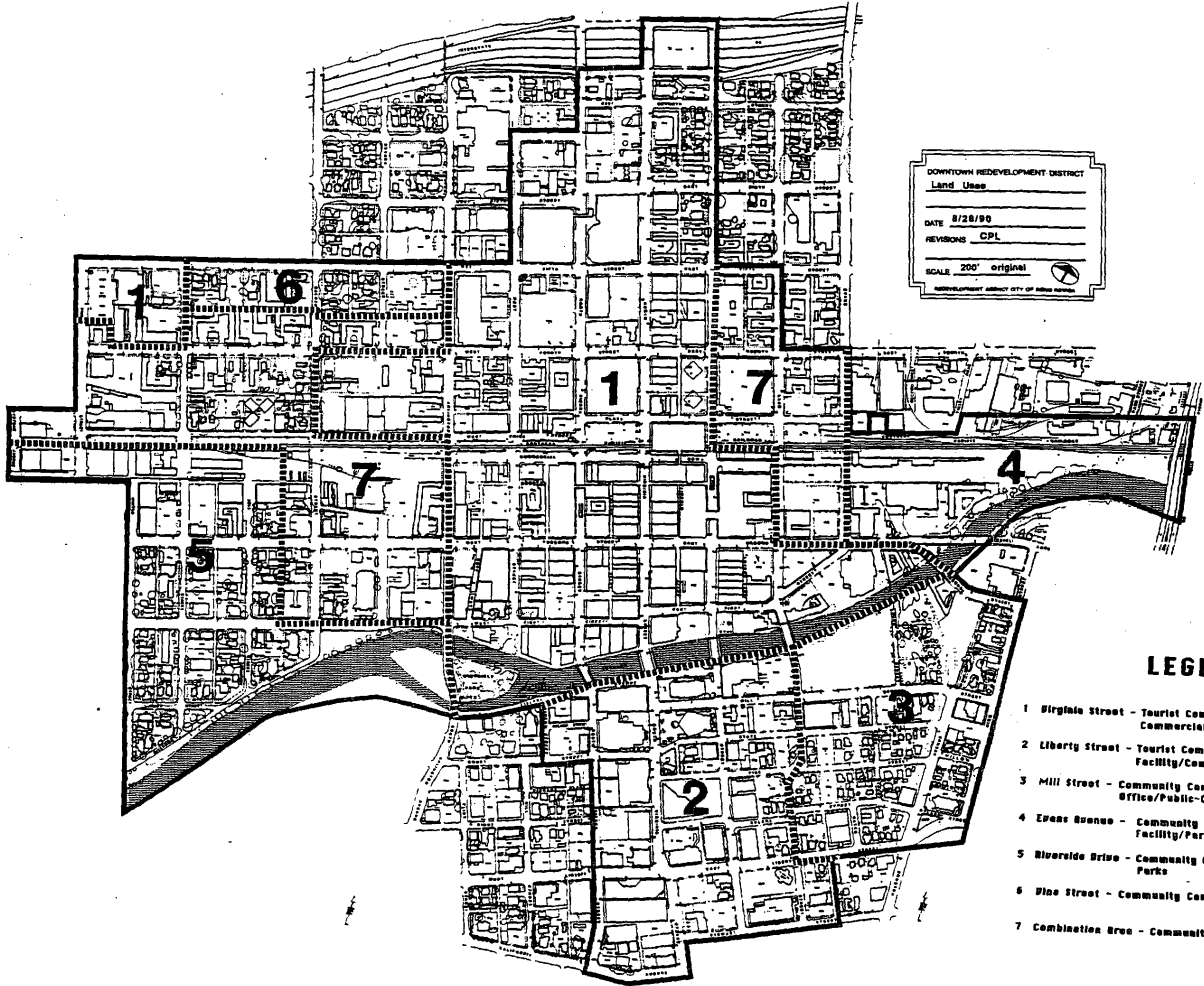
The boundary described by the following recitation is intended as a guide only for general location of the project, and is not represented to be a surveyed legal description of the Downtown Redevelopment Area of the City of Reno, Nevada.

Beginning at the intersection of the westerly right-of-way line of Vine Street and the northerly right-of-way line of West 5th Street, thence easterly along the northerly right-of-way line of West 5th Street to the westerly right-of-way line of West street, thence northerly along the westerly right-of-way line of West Street to the northerly right-of-way line of Elm Street extended, thence easterly along the northerly right-of-way line of Elm Street to the westerly right-of-way line of North Sierra Street, thence northerly along the westerly right-of-way line of North Sierra Street to the northerly right-of-way line of Maple Street, thence easterly along the northerly right-of-way line of Maple Street to the westerly right-of-way line of North Virginia Street, thence northerly along the westerly right-of-way line at North Virginia Street to the northerly right-of-way line of East 8th Street, thence easterly along the northerly right-of-way line of East 8th Street to the easterly right-of-way line of North Center Street, thence southerly along the easterly right-of-way line of North Center Street to the northerly right-of-way line of East 5th Street, thence easterly along the northerly right-of-way line of East 5th Street to the easterly right-

of-way line of North Lake Street, thence southerly along the easterly right-of-way line of North Lake Street to the northerly right-of-way line of East 4th Street, thence easterly along the northerly right-of-way line of East 4th Street to the easterly right-of-way line of Evans Avenue, thence southerly along the easterly right-of-way line of Evans Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the easterly right-of-way line of North Wells Avenue, thence southerly along the easterly right-of-way line of North Wells Avenue to the southerly high water line of the Truckee River, thence westerly and southwesterly along the southerly high water line of the Truckee River to the northerly right-of-way line of East 2nd Street, thence easterly along the northerly right-of-way line of East 2nd Street to the easterly right-of-way line of High Street, thence southerly along the easterly right-of-way line of High Street, thence southerly along the easterly right-of-way line of High Street extended to the southerly right-of-way line of High Street extended to the southerly right-of-way line of East Liberty Street, thence westerly along the southerly right-of-way line of East Liberty Street to the easterly line of an unnamed north-south alley, said line being approximately 160 feet east of, and parallel to, the easterly right-of-way line of Sinclair Street, thence southerly along the easterly line of said unnamed north-south

alley extended to the southerly right-of-way line of Stewart Street, thence westerly along the southerly right-of-way line of Stewart Street to the easterly right-of-way line of South Virginia Street, thence southerly along the easterly right-of-way line of South Virginia Street to the southerly right-of-way line of California Avenue extended, thence westerly along the southerly right-of-way line of California Avenue to the westerly right-of-way line of South Sierra Street, thence northerly along the westerly right-of-way line of South Sierra Street to the southerly right-of-way line of Court Street, thence westerly along the southerly right-of-way line of Court Street to the westerly right of-way line of Rainbow Street extended, thence northerly along the westerly right-of-way line of Rainbow Street to the southerly high water line of the Truckee River, thence westerly along the southerly high water line of the Truckee River to the westerly right-of-way line of Winter Street extended, thence northerly along the westerly right-of-way line of Winter Street to the southerly right-of-way line of the Southern Pacific Railroad, thence westerly along the southerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Keystone Avenue, thence northerly along the westerly right-of-way line of Keystone Avenue to the northerly right-of-way line of the Southern Pacific Railroad, thence easterly along the northerly right-of-way line of the Southern Pacific Railroad to the westerly right-of-way line of Vine Street, thence northerly

along the westerly right-of-way line of Vine Street to the northerly right-of-way line of West 5th Street, and the point of beginning.



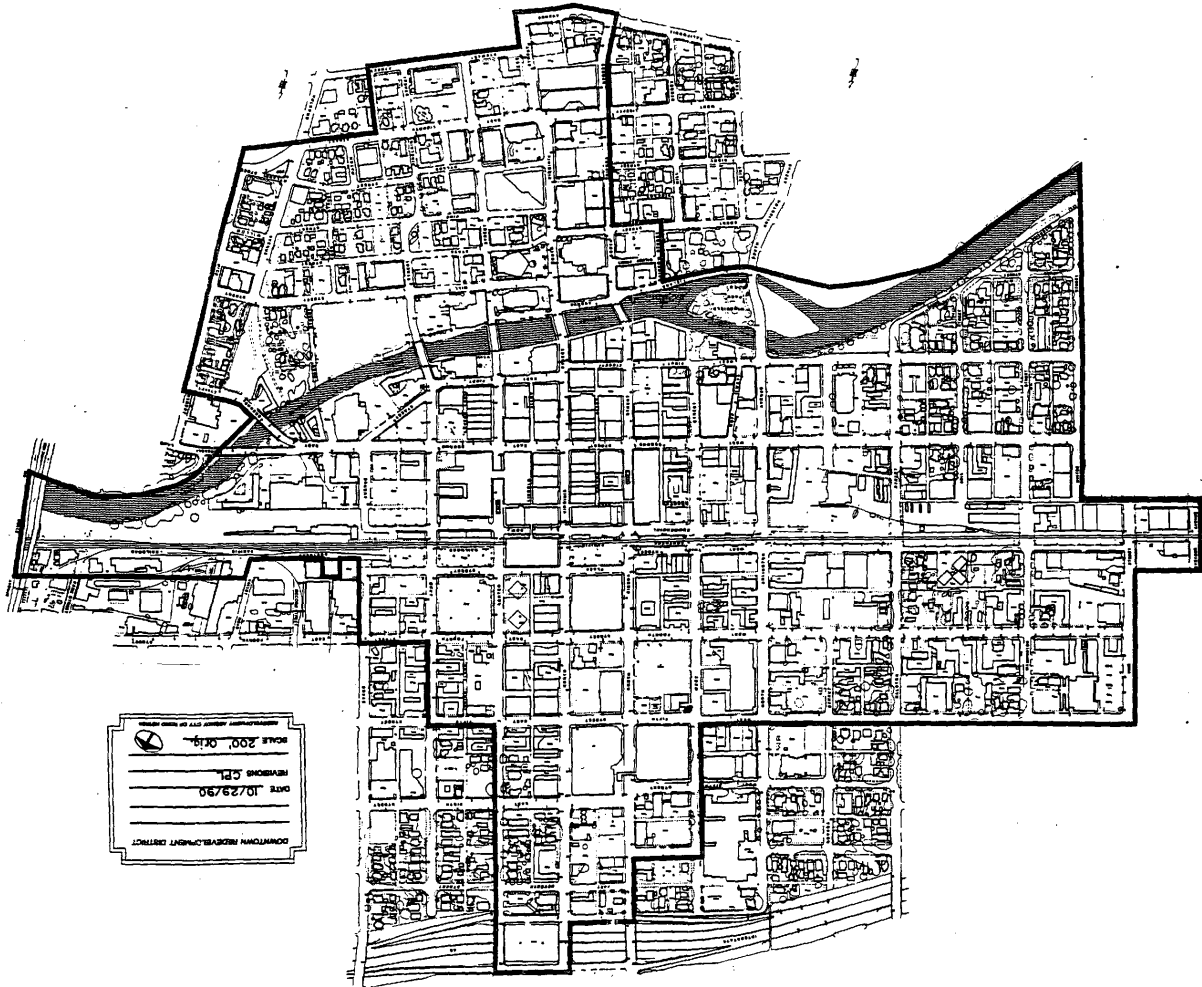
DOWNTOWN REDEVELOPMENT DISTRICT
 Land Use

DATE 8/28/90
 REVISIONS CPL

SCALE 200' original

LEGEND

- 1 Virginia Street - Tourist Commercial/Office/Community Commercial
- 2 Liberty Street - Tourist Commercial/Public-Cultural Facility/Community Commercial/Office
- 3 Mill Street - Community Commercial/Multi-Residential Office/Public-Cultural Facility
- 4 Evans Square - Community Commercial/Public-Cultural Facility/Parks
- 5 Riverside Drive - Community Commercial/Multi-Residential Parks
- 6 Pine Street - Community Commercial/Multi-Residential
- 7 Combination Area - Community Commercial-Motel



GOVERNMENT REVENUE DEPARTMENT DISTRICT
DATE 10/29/90
REVISED C.D.P.
SCALE 200' = 1" = 1/8"



