

## DiCarlo, Donna

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**From:** Ornelas Jr, Armando  
**Sent:** Monday, December 11, 2017 8:44 AM  
**To:** DiCarlo, Donna  
**Subject:** FW: East - Victorian Square Parking count

Donna –  
Additional public comment from Mr. Young.  
Armando

**From:** Tom Young [mailto:gbbrewery@gmail.com]  
**Sent:** Friday, December 08, 2017 6:46 PM  
**To:** Ornelas Jr, Armando <aornelas@cityofsparks.us>  
**Cc:** Driscoll, Steve <sdriscoll@cityofsparks.us>; Martini, John <jmartini@cityofsparks.us>; Ericson, Jon <jericsen@cityofsparks.us>; City Clerk <cityclerk@cityofsparks.us>  
**Subject:** Re: East - Victorian Square Parking count

Thanks for the report -- I am a bit confused about the percentiles as the actual need for spots after the project is completed seems to be most important issue for consideration. It has been mentioned that the bottom floor of the parking garage will be available for public parking. Currently spaces are limited because of the high number of handicap spaces, but one might assume that 80 to 90 or so spaces might be created if the dead space and handicap spaces were deemed excessive and converted to regular spaces.

I do believe that there must be a base line at the apartments that have been completed on the west end of Victorian Avenue to assess if parking is adequate there at the rate of 1.5 (?) per apartment. I seems like most would be occupied by two persons, so assuming visitors are also in the mix one might think that a number closer to 2 per unit might be more accurate. I do not know what codes might dictate what is required.

I am very much in favor of this project but want to make sure that the parking issues have been well thought out. Perhaps it has.

Most evenings the lot behind Great Basin is filled with patron then seeking space in the Museum lot and the garage. In the brief count we did, it appears that about 150 plus spots in the garage were occupied while the museum and Great Basin lots were essentially filled. (I did not report the Handicap spots that were being used, but could provide that information. They were always underutilized in the garage). With the addition of the new apartments, adding the demand from visitors to the apartments and for residents who choose not to park in the assigned spots (oversized vehicles, lost their card that allows access, convenience, etc.). Most of those will be in the public parking area, currently the first floor of the garage and in Great Basin's lots.

Cheers  
Tom Young, Brewmaster  
Great Basin Brewing Co., Nevada's oldest brewery  
[tom@greatbasinbrewingco.com](mailto:tom@greatbasinbrewingco.com)  
775-355-7711(o)

On Thu, Dec 7, 2017 at 2:03 PM, Ornelas Jr, Armando <[aornelas@cityofsparks.us](mailto:aornelas@cityofsparks.us)> wrote:

Tom:

Thank you for your comments regarding parking demand and supply in the eastern part of downtown Sparks. I will provide your email and the attachment you provided to the City Clerk as public comment for the December 11<sup>th</sup> City Council and Redevelopment Agency public hearings on the proposed Disposition and Development Agreement (DDA) for the sale and redevelopment of the C Street parking garage.

In addition to the parking analyses that are posted to the City's website as an exhibit to the DDA agenda items, attached please find an additional "validation" analysis regarding parking downtown. Should you have any questions regarding downtown parking I would suggest you contact City Engineer Jon Ericson directly. Jon may be reached at 353-7809.

Should you have any other questions please feel to let me know by either email or telephone.

Regards,

Armando Ornelas

Assistant Community Services Director

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**From:** Ericson, Jon  
**Sent:** Thursday, December 07, 2017 12:29 PM  
**To:** Ornelas Jr, Armando <[aornelas@cityofsparks.us](mailto:aornelas@cityofsparks.us)>  
**Cc:** Martini, John <[jmartini@cityofsparks.us](mailto:jmartini@cityofsparks.us)>  
**Subject:** RE: East - Victorian Square Parking count

Attached you'll find a Parking Rate Validation analysis the City conducted. It was a parking rate comparison analysis between studies compiled by the Institute of Transportation Engineers (ITE) and existing utilization of parking around the C St garage. The analysis helped establish the correct parking demand rate applied in the overall downtown parking study.

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**From:** Tom Young [<mailto:gbbrewery@gmail.com>]  
**Sent:** Wednesday, December 06, 2017 9:09 PM  
**To:** Ornelas Jr, Armando <[aornelas@cityofsparks.us](mailto:aornelas@cityofsparks.us)>  
**Subject:** East - Victorian Square Parking count

Attached is the results of the parking count that we randomly conducted this summer with a few entries this fall. Summer is not a busy time of year for us except during special events. While this is not a complete rigorous study, it does, however, give a snapshot of the parking requirements on typical summer nights without the new apartments. On some of the non-event nights, about 150 spaces are filled at this time, still well under the total available parking, but perhaps well short of what will be available with six floors of apartments on top of the garage where the developer plans to only leave the bottom level for public parking.

Some of these spots will most likely be taken by visitors to the apartments and apartment residents. I suspect that Great Basin will lose parking in the lot behind the brewery to the same.

Should the Silver Club be developed, that would put additional strain on the parking.

We are excited about progress in developing Victorian Square.

Cheers  
Tom Young, Brewmaster  
Great Basin Brewing Co., Nevada's oldest brewery  
[tom@greatbasinbrewingco.com](mailto:tom@greatbasinbrewingco.com)

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