

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER
15, 2010**

FILE NO: SUP-10-104

AGENDA ITEM: H-2

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

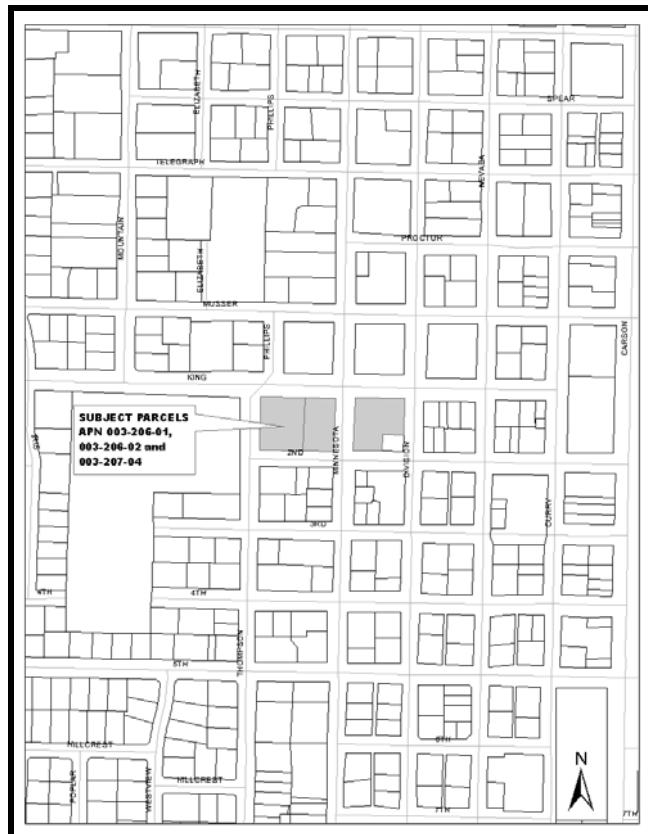
REQUEST: A Special Use Permit to approve a Conceptual Plan for the Brewery Arts Center Campus, located in the Public Regional (PR) zoning district.

APPLICANT: John P. Copoulos, Architect

OWNER: Brewery Arts Center/Carson City

LOCATION/APN: 501 West King Street/003-207-04 and 003-206-01 & -02

RECOMMENDED MOTION: **I move to approve SUP-10-104, a Special Use Permit from John P. Copoulos (property owner: Brewery Arts Center), to approve the Conceptual Plan for the Brewery Arts Center, located in the Public Regional zoning district, subject to the conditions and based on the findings contained in the staff report.”**



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item may be rescheduled for further consideration by the Planning Commission.

Conditions required to be incorporated into the proposed development:

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
3. All on and off-site improvements shall conform to City standards and requirements.

General Conditions:

4. The use for which this permit is approved shall commence within **36 months** of the date of final approval. A single, one year extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within 36 months and no extension granted, the permit shall become null and void. This use is deemed to be commenced upon approval of a construction permit for the proposed facilities.
5. Portions of the proposed design will require plan submittals and building permits that will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
6. Minor changes to the proposed plan may be authorized by the Planning Director. All other changes require an amendment to this Special Use Permit.
7. The applicant must obtain all applicable special event permits as required by the Carson City Business License Division as well as any applicable building permits. Please contact these divisions directly for further information.
8. The Conceptual Plan is subject to Historic Resources Commission approval. The proposed development shall be in keeping with the Development Standards, Division 5, Historic District.

9. This Special Use Permit shall be reviewed in December 2012 for compliance of the Conceptual Plan.
10. This approval includes approval for a marquee sign in compliance with Residential Office (RO) zoning standards (maximum six feet in height and 32 square feet of sign area), subject to Historic Resources Commission approval.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.185 (Public Regional-PR); 18.04.195 (Non-residential Districts Intensity and Dimensional Standards).

KEY ISSUES: Will the proposed Conceptual Plan place any undue burden on adjoining properties ?

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

ZONING: Public Regional (PR)

SURROUNDING LAND USE AND ZONING:

North Zoning: Residential Office (RO) and Single Family 6000 (SF6); Office and Residential Uses

West Zoning: Public (P); Grace Bordewich Bray Elementary School

South Zoning: Residential Office (RO); Residential Use

East Zoning: Public Regional (PR); Brewery Arts Center (uses include offices, café, artisans shop)

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone B per FEMA firm number 80C (between 100-year and 500-year flood plain)
- 2 EARTHQUAKE FAULT: potential moderate zone II. Fault may be located on-site or very close to it.
- 3 DRAINAGE/SLOPE: The site is relatively flat.

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: BAC lot - 25,116 square feet; parking lot - 17,000 square feet; Performance Hall lot - 23,800 square feet
- 2 EXISTING BUILDING SIZES: Performance Hall - 6,975 square feet plus a 3,040 square feet basement and BAC-15,302 square feet.
- 3 PARKING: See parking table on Page 5 of this staff report.
- 4 SETBACKS: The building is constructed to the property line on the north side of the parcel. All setbacks are existing.
- 5 VARIANCE REQUESTED: None

PREVIOUS REVIEWS (for both the Performance Hall property and the Brewery Arts Center property):

HRC-10-101: a Historic Resources Commission application is scheduled for review and approval of the Conceptual Plan on December 09, 2010.

The Brewery Arts Center conducted a neighborhood workshop on September 23, 2010 to solicit public input related to the proposed Conceptual Plan. The following items were specific issues from the workshop:

- Provide a sound barrier buffer to the southern residential area,
- The incorporation of art into the park space,
- Provide more parking data and
- Improve the visibility of the main entrance of the BAC.

AB-08-091: an Abandonment of Public Right of Way was reviewed by the Planning Commission on November 19, 2008. The abandonment was reviewed and approved by the BOS on December 18, 2008. The abandonment approval has expired and an application will be resubmitted at a later date.

SUP-08-083: a Special Use Permit application was approved on August 28, 2008, to allow conditional uses for the subject site including existing uses (performing arts venue, broadcast arts studio, event site for concerts, recitals and public gatherings as well as art exhibits, art and craft fairs and festivals) parking, signage and temporary outdoor events.

HRC-07-215: a Historic Resources Commission application was approved on March 13, 2008, to allow a café use, change the lettering on two existing signs, and to approve the aesthetics of a trash enclosure. This application was on the Brewery Arts Center property, but affects the subject property since the two properties act cohesively.

MPR-07-214: a Major Project Review was held in early 2008 to discuss the new café use, the signage plan, the overall parking plan, and the overall use plan including seasonal outdoor events for both this site as well as the Brewery Arts Center property.

HRC-06-073: a Historic Resources Commission application was approved on May 25, 2006, to allow a monument sign at the Brewery Arts Center Performance Hall (approximately 48 inches by 72 inches), located at 501 West King Street, APNs: 003-206-01 and 003-206-02.

H-99/00-29: a Historic Resources Commission application was approved on June 20, 2000 for improvements to the Brewery Arts Center, including parking and walkway site improvements, preparation for future landscaping improvements, improvements to the general appearance of the site, and improvements to the building entrance.

DISCUSSION:

A Special Use Permit is required because, according to CCMC Section 18.04.185, Public Regional (PR) zoning district, all uses are conditional and require approval of a Special Use Permit.

The subject site is located on three parcels; a 25,116 square foot lot occupied by the Brewery Arts Center, a 17,000 square foot lot that is used as a parking lot, and a 23,800 square foot parcel that includes the Performance Hall. The parcels are located between Division Street and Thompson Street, north of West 2nd Street and south of West King Street. According to the Assessor's records, the Performance Hall was constructed in approximately 1871 and the BAC was constructed in 1864. The site is located within the Carson City Historic District. The Performance Hall operates in conjunction with the Brewery Arts Center, which is located to the east of the Performance Hall.

This Special Use Permit application was submitted as a condition of approval for the Brewery Arts Center's previously approved Abandonment of Public Right-of-Way, AB-08-091. The Abandonment request was to abandon Minnesota Steer between King Street and 2nd Street. This Special Use Permit is specifically for the review and approval of the conceptual plan for the Brewery Arts Center Campus.

The Performance Hall property, located across the street to the west from the Brewery Arts Center, was acquired by the Brewery Arts Center in 2001 as a performance hall and is currently managed in conjunction with the Brewery Arts Center. It was previously used as a church. It now houses a theater, business offices and a TV studio. Seasonal outdoor events are also held on this site.

Design

Specifically design goals associated with the proposed Conceptual Plan are as follows:

- Provide an Americans with Disabilities Act and physical connection between building on the campus,
- Offer the opportunity for outdoor performance-entertainment space;
- Provision for outdoor tent and vendor space to compliment cultural activities that the BAC sponsors.

- Provide a marquee and site signage to assist visitors to find the appropriate venue for events;
- Offer a passive park component to the neighborhood;
- Offer artist space for display of outdoor ceramics and sculpture;
- Establish perimeter fencing and defined pedestrian entries to help identify the site and assist with venue security.

As noted by the applicant, closing the street between the adjacent parcels offers the opportunity to achieve the above noted goals. The Brewery Arts Center (BAC) currently conducts special events on the subject site, which periodically include the temporary closure of Minnesota Street; these uses are already approved by Special Use Permit SUP-08-083.

Parking

The Brewery Building requires a total of 76 parking spaces for the existing uses. There are 16 parking spaces on site. The Performance Hall requires a total of 64 parking spaces for the existing uses (theater, business offices and TV studio). There are 56 parking spaces on site. For purposes of this Special Use Permit, staff is considering both the Performance Hall and the Brewery Arts Center site as functioning together in calculating parking requirements and availability. Both structures pre-date zoning codes, and on-site parking is limited. It is not anticipated that the proposed Conceptual Plan will increase the parking demand for the site, since the same area presently used for special events.

The following is a summary of existing and proposed parking in and around the site:

Brewery Arts Center Conceptual Plan Parking Analysis			
	Existing	Plan 2nd Street-Two Way	Plan 2nd Street-One Way
Minnesota Street	12	0	0
2nd Street	28	29	31
King-Thompson Street	19	21	21
Total Street	59	50	52
On-Site	72	42	42
Total Parking	131	92	94

The Bordewich-Bray elementary school, located at 110 Thompson Street, received a parking variance from the Carson City Planning Commission on July 30, 2003 for 48 parking spaces. One of the conditions of approval (#13) was that “the School District shall pursue parking options with the Brewery Arts Center for off-street parking”. According to the applicant, some school employees utilize the parking at the Brewery Arts Center and some school district vehicles are parked on-site, but no formal contract or lease is currently in place.

The owners of 400 W. King Street currently have a parking agreement with the BAC through 2013 to provide 10 parking spaces on BAC property. The BAC would like to continue the agreement and would provide dedicated parking spaces in the Conceptual Plan for this purpose.

Phasing

The applicant has provided a conceptual phasing plan associated with the proposed project:

1. Special Use Permit application submittal-November 2010
2. Right of Way Abandonment- Summer 2011
3. Relocate kiln to kiln garden
4. Construct north parking lot and west parking lot and provide ADA access across site.
5. Build park, gateways and perimeter fencing
6. Construct grass amphitheater and stage platform
7. Construct full scale amphitheater structure with performance hall backstage expansion.

The decision to make W. Second St. one-way will be decided by the Regional Transportation Commission and **NOT** the Planning Commission. The abandonment of S. Minnesota St. will have a separate set of conditions under an Abandonment application process which include Planning Commission review and recommendation and Board of Supervisor review and approval. Changes to the streets are not included with this Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 40 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on November 24, 2010. As of December 03, 2010, staff has received one inquiry about the project. Staff has not received any public comments either for or in opposition to the project. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Building Division:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project.

GENERAL COMMENTS

1. Portions of the proposed design will require plan submittals and building permits that will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at www.carson.org/building.

Health and Human Services Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Fire Department:

- The applicant must meet all codes and ordinances as they relate to this request.

Development Engineering Division:

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

Parks & Recreation Department:

1. Since 2005, the Parks and Recreation Department has been working with the applicant on a vision for the Brewery Arts Center's outdoor plaza and events area project. This idea for the project was identified in the Parks and Recreation Master Plan as an opportunity "to provide a passive urban recreation area that will have features that appeal to adults and seniors" (Refer to Exhibit A). In addition, this project will begin the process to address the lack of parks in this area of the community. Recently, The Parks and

Recreation department staff has been working with the applicant's design team, including attendance at a public informational meeting on the project's conceptual design.

2. The Parks and Recreation department supports the project's overall vision as it is identified in the Parks and Recreation Master Plan and the conceptual site plan as presented to the Planning Commission. It is important for both the applicant and Planning Commission to realize that during these challenging budget times the Parks and Recreation department cannot make any commitments to provide maintenance for this project without corresponding funding and personnel resources. If in the future a funding source for the project's maintenance can be identified, the Parks and Recreation department will be willing to discuss this opportunity with the applicant.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and further substantiated in the applicant's written justification.

1. **The proposed development will be consistent with the master plan elements.**

Goal: Chapter 3: A Balanced Land Use Pattern

Policy 1.2a: Located in a priority infill development area.

The site is fully developed and is located in an infill development area. The surrounding zoning is Residential Office (RO), Single Family 6,000 (SF6), Public Regional (PR) and Public (P). The primary uses in the area are varied in nature and include offices, churches, the Brewery Arts Center, a school, and residences. As noted in previous Special Use Permit submittals, the BAC has been working on this Conceptual Plan for some time.

Policy: Land Use table descriptions: Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development.

The infrastructure is already developed. This includes water lines, sewer lines, road improvements and sidewalks. Any increase in water and sewer usage will be evaluated by the Engineering Division at the time that the applicant submits for tenant improvements.

Goal: Chapter 4: Equitable Distribution of recreation Opportunities

As noted in the Conceptual Plan, park facilities will be added as a result of the street abandonment in the form of a passive park with Historic District kiosk, bike and pedestrian rest stop.

Goal: Chapter 5: Economic Vitality

Policy 5.4a: Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capital.

Policy 5.6a: Promote revitalization of the Downtown core.

The applicant believes that adding uses to the Performance Hall will assist the city in achieving mixed use within the downtown and historic areas of town while maintaining compatibility. All of the proposed outdoor events will support heritage tourism activities and cultural institutions throughout the area. Historic tourism activities will expand with improved amenities.

According to written comments received from Rory Hogen, Engineering Division, the request is not in conflict with any Engineering Master Plans for streets or storm drainage.

Goal: Chapter 6: Livable Neighborhoods and activity centers

Pedestrian connectivity throughout the site will be greatly improved. Durable long lasting materials compatible with the historic district and the existing buildings are proposed for hardscape amenities to replace the existing asphalt street.

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

It is anticipated that the proposed plan will not be detrimental to the adjacent properties. The BAC has been located in this neighborhood for 30+ years and is well established as a primary use in the neighborhood.

It is anticipated that with the outdoor events there will be noise impacts that may affect the neighborhood. As noted previously those uses have been previously approved by Special Use Permit. However, as proposed in this plan a noise buffer will be incorporated into the plan.

3. The proposed development will have little or no detrimental effect on vehicular or pedestrian traffic.

Parking demand during the special events as well as the temporary summer events will be increased. However, according to comments received from Rory Hogen, Engineering Division, the proposal will have little effect on traffic or pedestrian facilities. These issues will be reviewed with the submittals for Minnesota St. and Second St.

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

The proposed activities will not provide additional burden to existing public services but will improve cultural services to the citizens of Carson City. All infrastructure is existing since this area is developed. Schools will not be impacted because this project is part of an existing complex. Police and fire protection response times will remain unchanged since the site is existing.

According to comments received from Rory Hogen, Engineering Division, the request is not in conflict with any Engineering Master Plans for streets or storm drainage. Storm drainage will have to be addressed as part of the submittal for a permit for construction. Existing facilities are not impacted.

5. The proposed development meets the definition and specific standards set forth in Title 18 for such particular use and meets the purpose statement of that district.

The proposed development meets the purpose of the Public Regional zoning district, which includes Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. The existing and proposed uses serve all of Carson City and the surrounding geographical areas.

The Special Use Permit process is intended to determine the additional standards necessary to meet the requirements of the Carson City Municipal Code. The proposed project meets the zoning designation definition and, with the proposed Conditions of Approval, will meet the specific standards set forth in the Carson City Municipal Code and Development Standards.

6. The proposed development will not be detrimental to the public health, safety, convenience and welfare.

The proposal will have positive impacts to the public health, safety, convenience and welfare by benefiting residents of Carson City and the region and by providing additional cultural resources within Carson City. No negative impacts are foreseen.

7. The proposed development will not result in material damage or prejudice to other property in the vicinity.

Conditions of approval have been provided with this staff report to ensure that the proposed project will not result in material damage to other properties within the vicinity. Noticing was sent out to 40 adjacent property owners within 300 feet of the subject site on November 24, 2010. Staff has not heard any evidence or concerns that indicate that material damage or prejudice to other property in the vicinity will result from the proposed project. The outdoor events will require more parking, but most events will be held in the evenings and on the weekends when the surrounding offices are typically closed.

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION
Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Application (SUP-10-104)
Building Division comments
Engineering Division comments
Parks and Recreation Department

**Engineering Division
Planning Commission Report
File Number SUP 10-104**

TO: Planning Commission
FROM: Rory Hogen – Engineer Intern
DATE: December 3, 2010 **MEETING DATE:** December 15, 2010

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from the Brewery Arts Center for site improvements based on future approval of the abandonment of S. Minnesota St. between W. Second St. and W. King St. on property zoned PR located at 449 and 501 W. King St., apn 03-207-04 and 03-206-02.

RECOMMENDATION:

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

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The decision to make W. Second St. one way will be decided by the Regional Transportation Commission. The abandonment of S. Minnesota St. will have a separate set of conditions under a different application process. Changes to the streets are not included with this Special Use Permit.

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage. Storm drainage will have to be addressed as part of the submittal for a permit for construction.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will have little effect on traffic or pedestrian facilities. These issues will be reviewed with the submittals for Minnesota St. and Second St.

CCMC 18.02.080 (5d) - Public Services

Existing facilities are not impacted.

File # (Ex: MPR #07-111)	SUP – 10- 104
Brief Description	BAC
Project Address or APN	APN #003-206-02 & 003-207-04
Bldg Div Plans Examiner	Kevin Gattis
Review Date	December 15, 2010
Total Spent on Review	

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project.

GENERAL COMMENTS

1. Portions of the proposed design will require plan submittals and building permits that will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at www.carson.org/building.

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

FROM: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

DATE: December 6, 2010

SUBJECT: Parks and Recreation Department's comments for the Wednesday, December 15, 2010, Planning Commission meeting

SUP-05-221	No Comments
SUP-05-218	No Comments
SUP-10-090	Carson City owns a Hidden Meadows Subdivision Lot (APN 010-611-01) on the southeast corner of the School District property. This property was purchased to provide a possible trail connection from the adjacent subdivision to the middle school and potentially a small, passive neighborhood park. Our department takes no exception to this project provided the location and layout of the photovoltaic arrays on the southeast corner of the School District's property will not prohibit future trail development and connections to the middle school.
SUP-10-104	<p>Since 2005, the Parks and Recreation Department has been working with the applicant on a vision for the Brewery Arts Center's outdoor plaza and events area project. This idea for the project was identified in the Parks and Recreation Master Plan as an opportunity "to provide a passive urban recreation area that will have features that appeal to adults and seniors" (Refer to Exhibit A). In addition, this project will begin the process to address the lack of parks in this area of the community. Recently, our department staff has been working with the applicant's design team, including attendance at a public informational meeting on the project's conceptual design.</p> <p>Our department supports the project's overall vision as it is identified in the Parks and Recreation Master Plan and the conceptual site plan as presented to the Planning Commission. It is important for both the applicant and Planning Commission to realize that during these challenging budget times our department cannot make any commitments to provide maintenance for this project without corresponding funding and personnel resources. If in the future a funding source for the project's maintenance can be identified, our department will be willing to discuss this opportunity with the applicant.</p>

Exhibit A

7

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of park
SCHOOL:	Bordewick/Bray Elementary School 70% of population within walking distance of school



OBSERVATIONS:	This neighborhood is largely built-out and has no parks. Its only open area/recreation is provided by Bordewick/Bray Elementary, which appears to be meeting the needs of neighborhood youth at least. Carson Middle School is across King Street. There appears to be a need for additional passive recreation amenities, especially for adults and seniors. The adjacent open land to the south and west is relatively steep for providing easy trail access. Associated with the planned improvements to the Brewery Arts Center, there is an opportunity for a public plaza (closing the street).
SURVEY:	Q19: The neighborhood is evenly divided (50%) on the need for an additional neighborhood park. Q17: 65% of respondents supported the general need for more neighborhood parks in the City, with 58% supporting more Natural parks.
IMPLEMENTATION STRATEGIES:	1. Investigate further the neighborhood perceptions of school grounds as parks. If appropriate, explore ways to improve access and usability of school grounds as neighborhood parks. 2. Support the Brewery Center for the Arts improvements and take advantage of the plaza (street closure) development to provide a passive urban recreation area that will have features that appeal to adults and seniors.

8/9

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	These neighborhoods are long and linear, with no schools or parks. Further, they are cut off from parks and schools to the east by heavily traveled Carson Street. The neighborhood is bounded on the west by relatively steep hillsides, but there are vacant lots and tracts on the relatively little flat land that could be used for park development.
SURVEY:	Q19: Although there were only a few surveys returned from these neighborhoods, the respondents strongly supported (67% and 80%) the need for a Neighborhood park. Q17: The respondents also generally supported providing Neighborhood parks in the city (67% and 80%) and Natural parks (100% and 60%).
IMPLEMENTATION STRATEGIES:	Do a detailed search for a neighborhood park site, including consideration of vacant lots and multi-use development of trail heads as small, natural neighborhood parks. Collaborate with the Washoe Tribe for park sites on tribal lands.

**DESCRIPTION OF PROPOSED PROJECT
for the
BREWERY ARTS CENTER MASTER PLAN**

November 11, 2010

Applicant is requesting a Special Use Permit for the Brewery Arts Center Master Plan.

The Brewery Arts Center established a series of design goals to improve its facilities and provide greater cultural programming to the community of Carson City. Part of the goals included unifying its site after the acquisition of the St Teresa Church and conversion to a performance hall.

Specific Design Goals included:

- Provide an ADA & physical connection between buildings.
- Offer an opportunity for outdoor performance – entertainment space.
- Provide outdoor tent and vendor space to complement cultural activities that the Brewery Arts Center sponsors. (Jazz Festival, outdoor children's programming, outdoor market)
- Provide a marquee and site signage to help visitors find the appropriate venue for events
- Offer a passive park component to the neighborhood.
- Offer artist space for display of outdoor ceramics and sculpture.
- Establish perimeter fencing and defined pedestrian entries to help identify the site and assist with venue security.

Closing the street between adjacent parcels offers the opportunity to achieve these goals and as a result a master plan was created for the site highlighting these design ideas.

Currently the Brewery Arts Center conducts special events on the property including the temporary street closure of Minnesota Street. These uses are already a permitted use through special use permit issued in August of 2008.

The Brewery Arts Center conducted a workshop on 9/23/10 to solicit public input on its master plan. The workshop was noticed in the newspaper, the Brewery Arts newsletter, and in the neighborhood. The list of attendees and comments are included as part of this application.

Specific issues from the workshop included: provide a sound barrier buffer to the south residential area, incorporate art into the park space, provide more data on parking for the project, improve the visibility of the entrance to the old brewery building.

The conceptual phasing plan for the Brewery Arts Center Master plan is as follows:

- 1- Street Abandonment - Summer of 2011 with the caveat to allow up to a three year time frame for completion.
- 2- Relocate kiln to kiln garden
- 3- Construct north parking lot and west parking lot, provide ADA access across site.
- 4- Build park, gateways, perimeter fencing and buffers
- 5- Construct grass amphitheater & stage platform
- 6- Construct full scale amphitheater structure with performance hall backstage expansion

FINDINGS
FOR
A SPECIAL USE PERMIT
for the
BREWERY ARTS CENTER MASTER PLAN

Question 1. How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan elements?

The features of this project that support question one are as follows:

Master Plan Chapter 3: A Balanced Land Use Pattern

No change to planned population growth is anticipated with this project, it will improve the social, economic and environmental well being of Carson City by improving an existing cultural resource.

Sustainability is achieved by reduce the asphalt footprint in the center of the city and replacing it with permeable open space assisting with ground water recharge.

The development is expanding on an existing use and achieves the goal of infill development, it takes advantage of a central location, good traffic access, and close proximity of utilities. Its location is along a major arterial which will provide a convenient facility for many Carson City residents.

Pathway connections are improved by eliminating a street and improving pedestrian connections between adjacent buildings. A rest stop along the Carson City historic trail will reinforce the current pathway and add visibility to it.

Transition between residential and non residential areas will be improved with the opportunity for landscape and physical buffers.

Levels of utility service will remain unchanged by provided an easement for existing utilities to remain. Historical drainage patterns along Minnesota St during flood events will still be provided by use of sidewalk drainage way.

Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities

Park facilities will be added as a result of the street abandonment in the form of a passive park with Historic District kiosk information and bike and pedestrian rest stop consistent with the urban park concept.

Master Plan Chapter 5: Economic Vitality

This project will expand upon the existing cultural mix of use to the area while maintaining compatibility. Historic tourism activities will be expanded with improved amenities including information kiosk for Carson City Historic trail, outdoor café dining adjacent to the existing café on site, outdoor events that will attract a regional audience, and cultural arts offerings on a local and regional level.

Master Plan Chapter 6: Livable Neighborhoods and activity centers

Durable long lasting materials compatible with the historic district and the existing buildings are proposed for hardscape amenities to replace the existing asphalt street. (grass, wrought iron fencing & brick)

Pedestrian connectivity thru the site will be improved, an oasis from vehicular traffic will be promoted.

An existing cultural activity center will be improved, with additional cultural uses and pedestrian friendly access to the neighborhood encouraged.

Master Plan Chapter 7: A Connected City

The addition of an urban park in this neighborhood assists with the Parks & Recreation overall plan to provide that type of amenity in this area. This park will connect with existing bike and pedestrian pathways reinforcing Carson City's Unified Pathways Master Plan.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity or the general neighborhood?

A. Land uses adjacent to the parcel are as follows: to the North; offices and a Church, to the South; offices and residences, to the East; offices and residences, to the West; Bordewich-Bray School. Because the existing Brewery Arts Center has been in the neighborhood for 30+ years it is well established as the primary use in the neighborhood

B. The street closure does not effect any change to uses that the Brewery Arts Center currently performs. Outdoor events are the only noise impact that affects the neighborhood, and those events are already permitted by Carson City special use permit. Additional buffer will be

provided as a result of the street closure. Traffic impact occurs at only night when the office - school day parking uses do not conflict with the Brewery Arts Center Uses.

C. By increase buffer area to the adjacent residences and by offering a park like setting in lieu of the asphalt street, the neighborhood will be improved and enhanced and the peaceful enjoyment of the neighborhood will be improved.

D. Although a street will be closed and traffic will find alternative routing around the site, the traffic engineering department has determined thru traffic count studies that those impacts will be minimal. The improved pedestrian access and flow through the neighborhood and park amenities provided to the neighborhood out ways the alternate traffic flow around the site.

E. The long range benefits to Carson City include:

- ADA & pedestrian friendly access at a culturally significant Carson City landmark.
- An opportunity for outdoor performance – entertainment space the entire community can enjoy.
- Outdoor tent and vendor space to complement cultural activities that the Brewery Arts Center sponsors and the community experiences and enjoys. (Jazz Festival, outdoor children's programming, outdoor market)
- A passive park component to the neighborhood connected to an existing bike and pedestrian trail system.
- Artist space for display of outdoor ceramics and sculpture.
- Establishing perimeter fencing and defined pedestrian entries to help identify the site and provide a buffer to the neighborhood that currently does not exist

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements?

The features of this project that support question three are as follows:

A. School District population will not be impacted with additional students. Traffic will be impacted with proposed closing of Minnesota St. The proposed one way on Second St adds parking to help the school district with its day time parking impact on the neighborhood, while allowing the Brewery Arts Center to use that same parking during night and weekend events. The parking the school district uses on the Brewery Arts Center property currently will eventually become unavailable as the Brewery Arts Center Master Plan achieves build out, so this added on street parking would be beneficial. Police and fire services will be minimal due to the nature of the park like facility proposed. The fire department reviewed the street closure during a major project review with the comment to provide emergency access to the proposed master plan development.

B. Since paving will be reduced and landscaping added with the street closure, on site drainage

will be improved. The historical drainage patterns along Minnesota St during flood events will still be provided by use of a sidewalk drainage way to take its place.

C. Existing water, sewer, and storm drainage will not be impacted by the street abandonment. Sufficient easement will be provided for the existing utilities per Carson City Public Work standards. This is shown on a preliminary basis on the street closure concept plan and will remain free of improvements. An existing landscape meter is on site for the additional water use for landscaping that will eventually be required.

D. Sewer is not an issue for this project.

E. Proposed road improvements are identified on the sheet two engineering plan, these would be refined during the street abandonment process with Carson City Public Works.

F. Resource Concepts Inc is the civil engineer consulting for the Brewery Arts Center on this project, additionally we have received assistance from the Carson City Public Works Transportation Department for a traffic count on Minnesota St. We have also presented the street closure in October of 2008 to the Regional Transportation Commission with a determination of no significant impact, and the Parks & Recreation Commission with similar endorsement.

G. Lighting eventually will become a part of this project, but no lighting is currently planned as part of the street abandonment.

H. Landscaping eventually will become a part of this project, but the only landscape proposed is grass for the area currently planned as part of the street abandonment.

I. The parking plan for this project is shown on the street closure concept plan parking sheet attached. Currently the Brewery Arts Center has a parking agreement with the Owners of 400 West King St through 2013 to provide 10 parking spaces on the Brewery Arts Center property. The Brewery Arts Center would continue this agreement and would provide dedicated parking spaces in its Master Plan for this purpose. Currently the Bordewicke-Bray school employees use parking on the Brewery Arts Center campus. While there is no agreement with the school district on this use, the Brewery Arts Center has allowed sharing of its facilities for mutual benefit. These spaces would no longer become available in the Master Plan and as a result the Brewery Arts Center has proposed one way with diagonal parking on Second Street to help increase parking adjacent to its site.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant

11-oct-10

Date

date	9/23/10		
project	BOL STREET CLOSURE PLAN WORKSHOP		
page	NAME	REPRESENTING	CONTACT IF YOU
1	Starr Nixdorf	Hair Studio & SpearMe	art4starr@yahoo.com with
2	JACK MITCHELL	400 KING BLDG	JHMPE@YAHOO.COM
3	Brad Linn	FD. MC	brad.linn@quaker.org
4	Joan Wright		
5	Greg Hayes	—	gheyesmd@gmail.com
6	VERN KRAHN	CARSON CITY P&R Dept	—
7	Roger Moellendorf	CC PL	
8	SCOTT PROPPSON	BOL BOARD	
9			
10			
11			
12
13			
14			
15		task list:	
16			
17	—		

PUBLIC COMMENTS BAC WORK SHOP 9/23/10

- SOUND BORDER BUFFER

SOUND DEPARTMENT

↑

- PARKING QUESTION

- PARK COURSE

CONTROL CIRCUIT TRAINING
(INTERACTIVE ART IS BORDER, BIAS)

EVAC PARKING

- ENTRANCES @ OLD BREWERY

TO WEST FOR CARS

- OWNERS @ OWN BROWNSTEIN BUILDINGS
OR PARK STRUCTURE



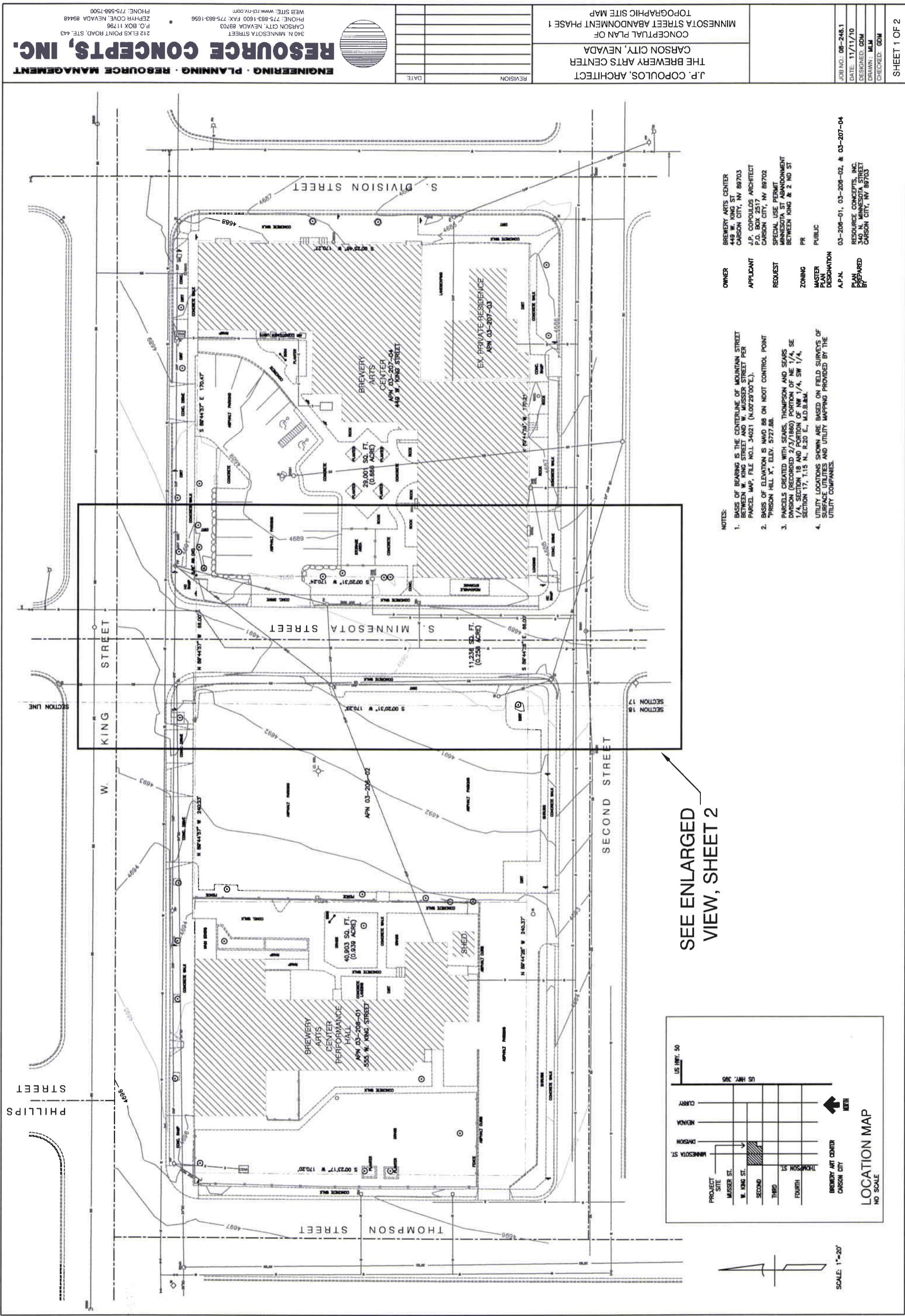
SCULPTURAL SIGHTING ISFAH



ART INCORPORATED INTO PARK SPACE

- TRANSIT STOP FOR HAC

INTERACTIVE ART
BROWNSTEIN

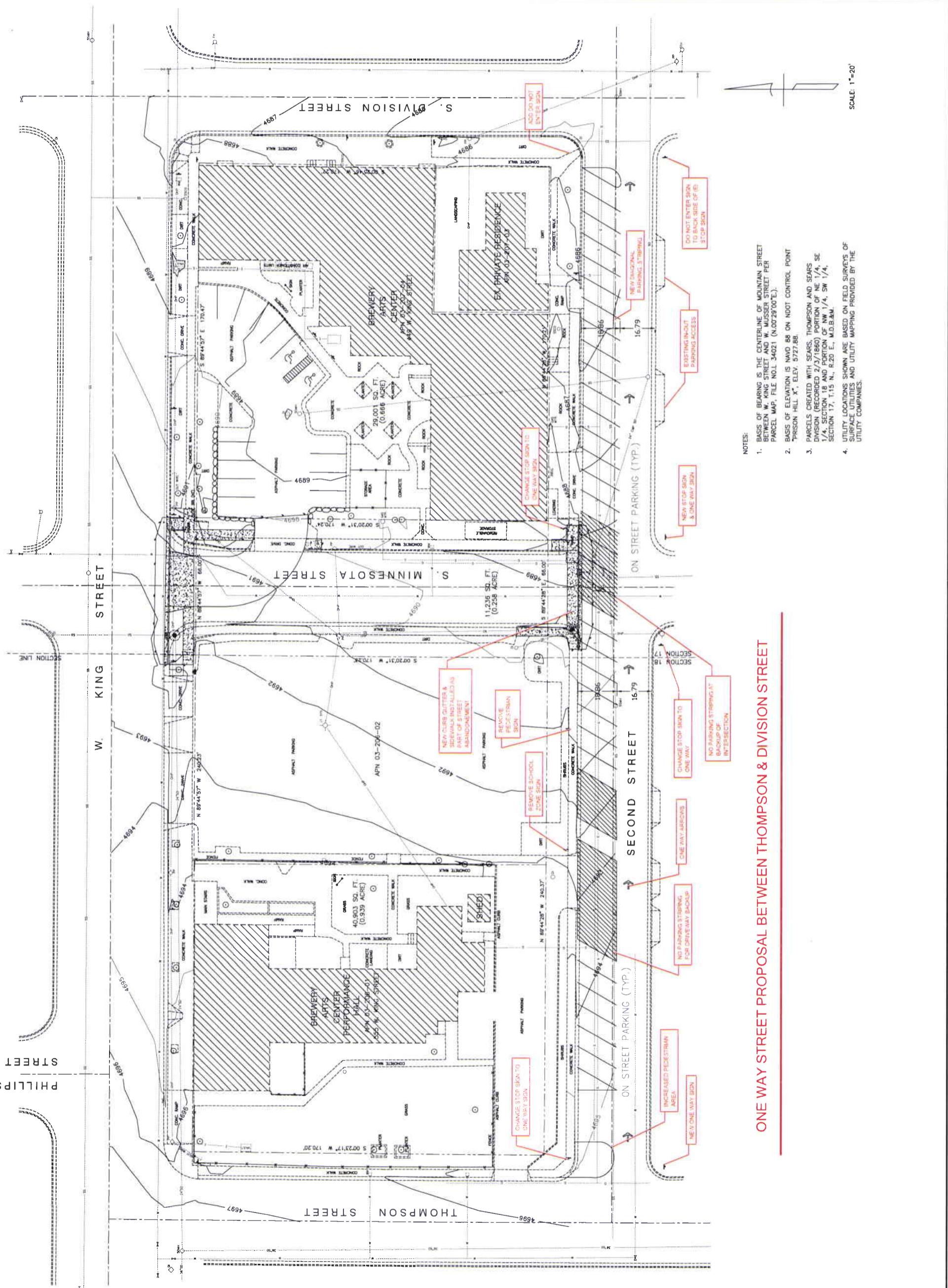


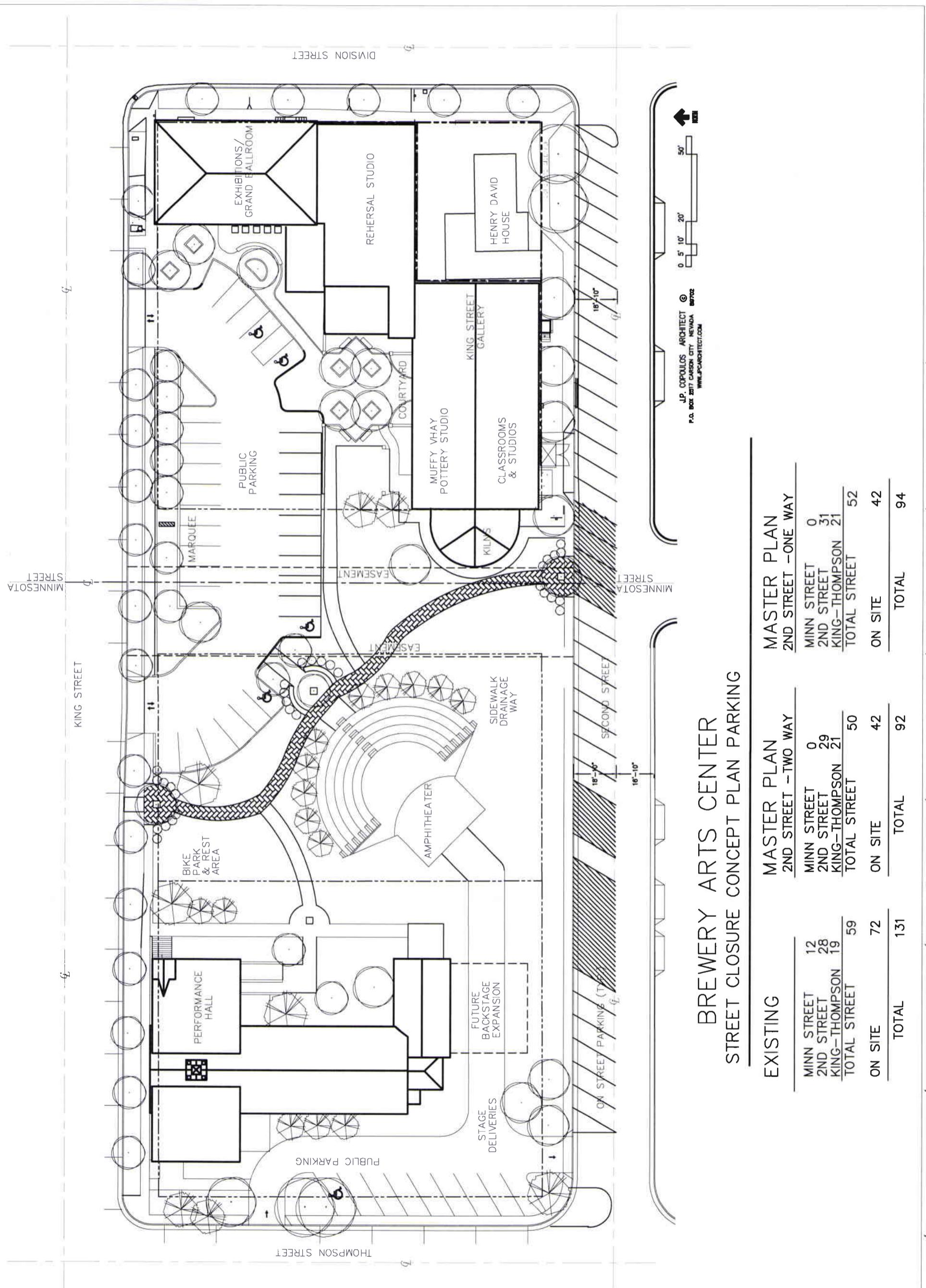
TOPOGRAPHIC SITE MAP

THE BREWERY ARTS CENTER
CARSON CITY, NEVADA

REVISION DATE

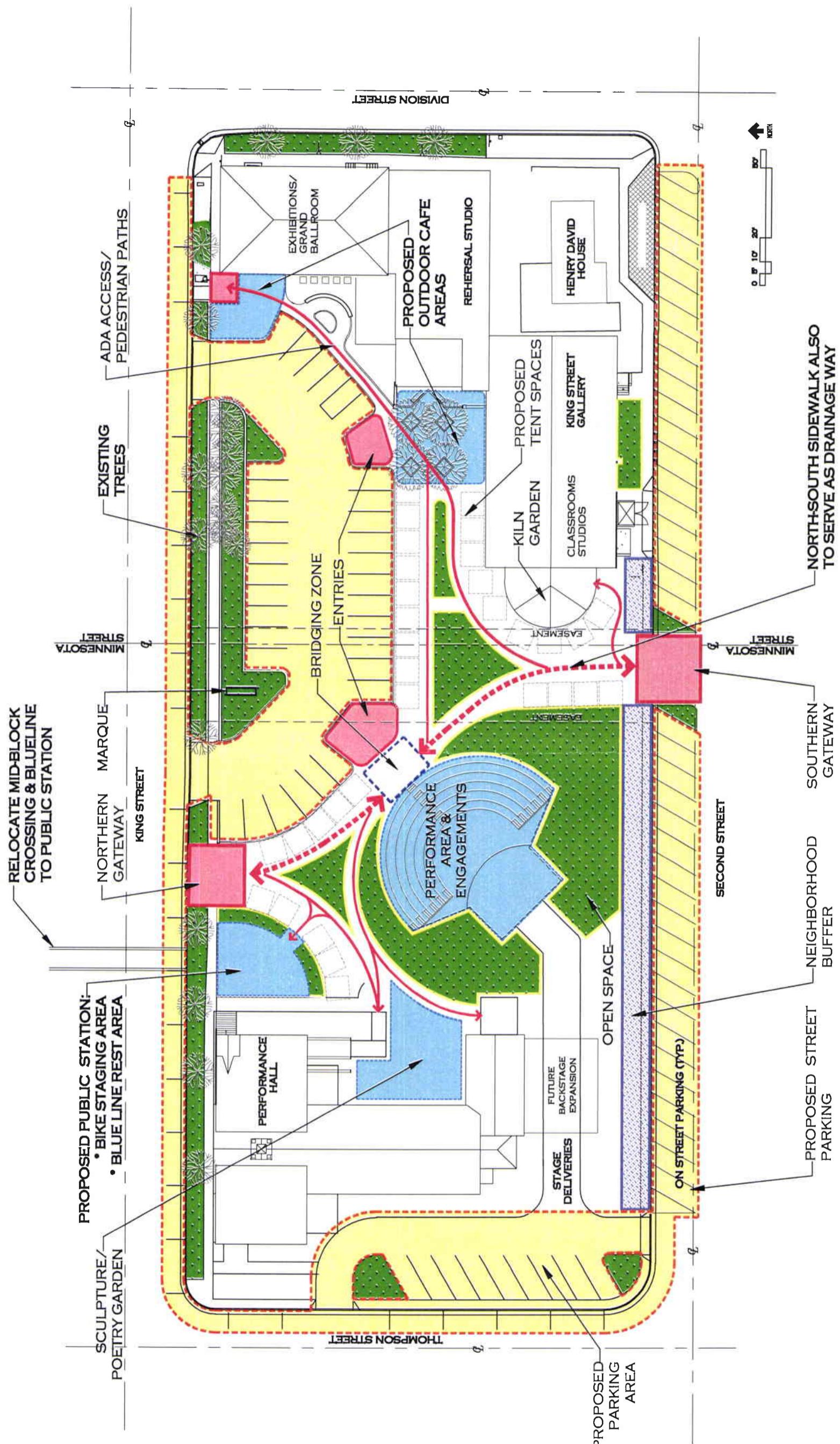
SHEET 1 OF 1

JOB NO. 08-248.1
DATE: 10/13/01
DESIGNED: GDM
DRAWN: MAM
CHECKED: GDM



BREWERY ARTS CENTER STREET CLOSURE CONCEPT PLAN PARKING

EXISTING	MASTER PLAN		
	2ND STREET - TWO WAY	2ND STREET - ONE WAY	MASTER PLAN
MINN STREET	12	0	MINN STREET
2ND STREET	28	0	2ND STREET
KING-THOMPSON	19	21	KING-THOMPSON
TOTAL STREET	59	50	TOTAL STREET
ON SITE	72	42	ON SITE
TOTAL	131	92	TOTAL
			42
			94



BREWERY ARTS CENTER STREET CLOSURE
CONCEPT PLAN

NOVEMBER 2010