

Pioneer Property

Update

April 18, 2005

Tom Gadd

Public Works Director

4/18/05 Staff Update

Pioneer Property

- History
- Current Status
- Future Uses

Pioneer Property – History

- Purchased in 2002 for New Justice Facility
- Three separate Parcels
 - Pioneer Hotel and Casino
 - Conklin Professional Office Bldg
 - Richards Archuletta building
- 2.79 acres—all three buildings razed
- Total Cost \$14m

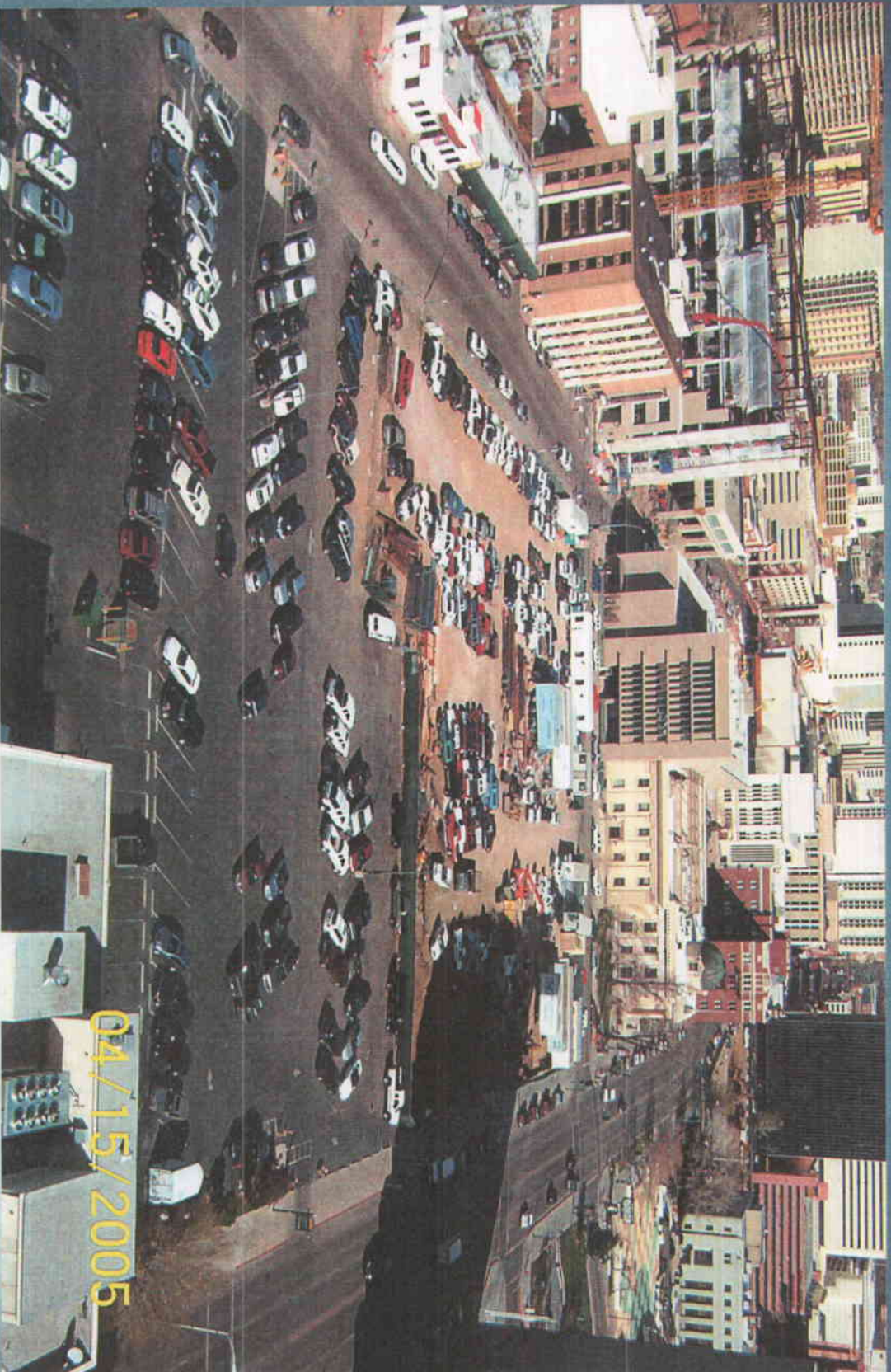
Pioneer Property—History

- Voters disapproved bond initiative for a new Courts Complex
 - District Attorney Office Bldg
 - Reno Municipal Court / DA Office Bldg
- Razed 195 S Sierra
- Sited the Mills Lane Justice Facility adjacent to #1 S. Sierra

Pioneer Property—Current Use

- Staging for construction of Mills Lane Justice Facility
- Parking for DA and Courts employees
 - 117 paved spaces

Pioneer Property—Current Use



04/15/2005

Pioneer Property—Future Uses

- Memorial to Victims of Terrorism
 - Sept. 10, 2002 BCC approved
 - 40' x 40' landscaped area
 - Court and Virginia Streets
 - Citizen Advisory Committee to be formed
 - To occur after construction of Mills Lane Justice Facility when site is no longer used as a staging area
 - Pedestrian Amenity required for City of Reno Redevelopment District

Pioneer Property—Future Use

- Surface Parking vs. Parking Structure
 - Mills Lane Interlocal Agreement-required to provide 58 spaces to City of Reno
 - 1050 Washoe County Employees
 - 98 County vehicles in the downtown area
- Visitors to District, Family, Justice and Municipal Courts
 - 3,500-3,800 daily visitors
 - 750,000 – 950,000 annual visitors

Pioneer Property –Future Use

- Lost parking when DA moves to Mills Lane
 - 68 spaces from #195 S. Sierra
 - 64 spaces from #1 California
 - 22 spaces from 50 West Liberty
 - 58 spaces to City of Reno
 - 212 Total Spaces

Pioneer Property—Future Use

- Surface Parking
 - Reno Redevelopment Agency
 - 258 spaces \$1.1m
 - 284 with variance \$410k
 - Interlocal Agreement obligates City
 - Pay to construct 58 surface spaces
 - Pay maintenance in a parking structure

Pioneer Property—Future Use

- Parking Structure
 - 1 acre, 700 spaces, 5 floors
 - Higher the building—higher the cost
 - \$15,000 per parking space
- Request for Proposal
 - Build and operate parking structure
 - Potential for commercial use on lower floors
 - 10% Bond Rule
- CIP request FY 06-07 \$10.5 m to build
- Emerging Issue with City over parking for Mills Lane Justice Facility

Pioneer Property—Future Use

- Remainder of Site –1.5 acres
 - Setback requirements
 - Security for courts
- Hold remaining property
 - Future Court Facility
- Sell
- Develop/Lease
 - Request for Proposal
 - Economic viability
 - 10% Bond rule