



RENO MASTER PLAN UPDATE

Community Open House:
February 15 & 16, 2017



We will cover



1. Master Plan Process Overview

2. Plan Foundations

3. Area-Specific Policy Preview

- Design Principles for Structure Plan Places
- Draft Future Land Use Map



The Planning Process



May 2015 – Jan 2016

Setting the Stage

Feb – June 2016

1. Plan Foundations

July 2016 – Dec 2016

2: Focus Area Opportunities
and Key Choices

UNDERWAY

3: Draft and Final Plan

Aug- Sept 2017

4: Plan Adoption

Factors Influencing the Plan



- Nearly 20 years have passed since the last major plan update
- City and region have changed significantly in that time
- Unique opportunities have emerged in last two years that will influence City's future

TRENDS AND FORCES

- Population expected to reach **309,583 by 2034**
- Population is changing—becoming younger and more ethnically diverse
- Growing retirement-age population
- Experiencing a period of sustained job growth
- Housing demand shifting based on affordability and preference

Key Objectives for Updated Master Plan



- Builds on current Master Plan foundation and recent City initiatives
- Grounded in a vision that reflects emerging trends and community priorities
- Land Use Plan aligned with residential and employment demand
- User-friendly
 - Clear through line
 - Reduce repetition and streamline overall
 - Consolidate the many individual “plans within the Plan”
- Defines a clear path forward

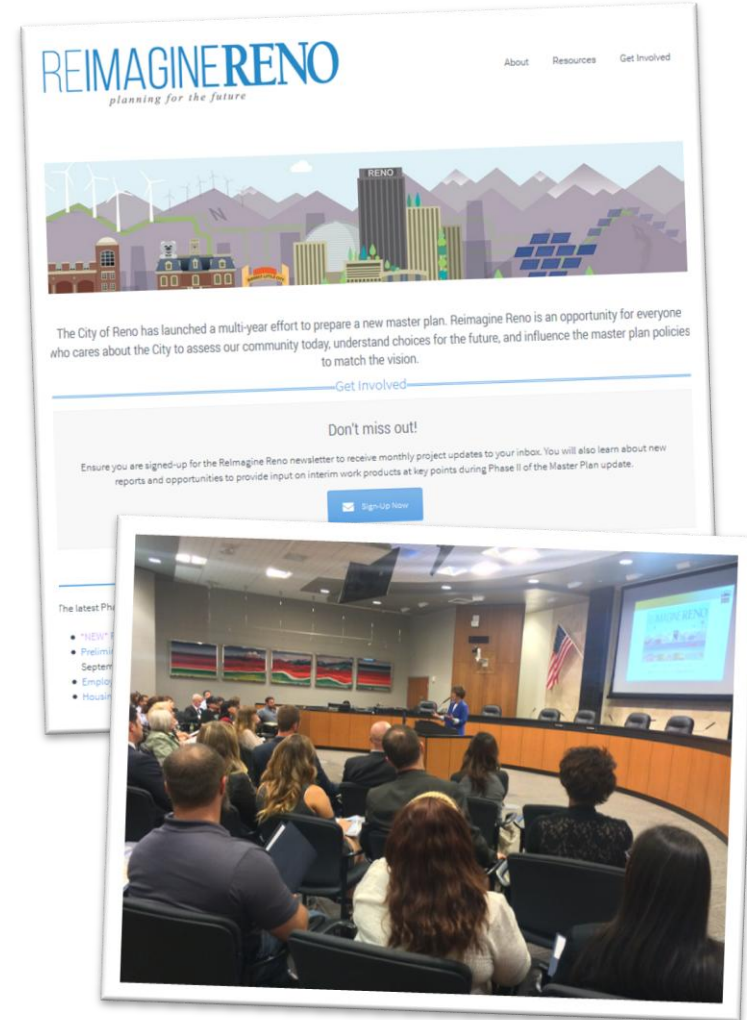


Community Engagement to Date



- Over **6,000** people participated in Phase I visioning
- Over **1,700** people have participated in Phase II to date through web-surveys and in-person meetings
- **900+** subscribers to monthly newsletters
- Ongoing coordination local and regional partners and targeted groups

More input opportunities as the Master Plan continues to take shape!



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Major Takeaways: Community Visioning



- Vision for Reno now and in the future:
 1. A base for outdoor activities
 2. An arts and culture center
 3. A university town & technology center
- Top community values
 - Safety for all
 - Well-maintained and attractive city and infrastructure
 - Affordability
 - Sense of community
- Other key takeaways:
 - People want more walkable neighborhoods
 - Improving downtown is very important

Want to Learn More?

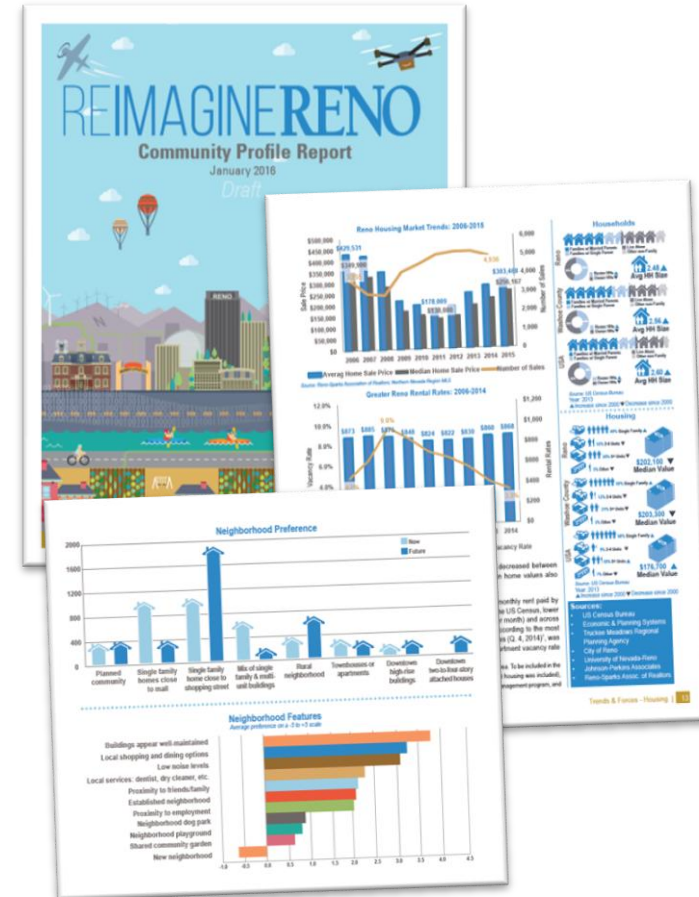


Phase I:

- Master Plan Assessment
- Community Profile
- Phase I Public Input Summary

Phase II:

- Draft Guiding Principles and Goals
- Employment Demand Forecast and Needs Analysis
- Housing Demand Forecast and Needs Assessment



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Parts of the Plan



1. Plan Foundations (Complete)

- Key plan concepts: Guiding Principles and Goals

2. Citywide Policies (Coming soon)

- Organized by guiding principles and goals

3. Area-Specific Policies (Today's focus)

- Structure Plan, Land Use Plan, Design Principles

4. Implementation (Coming soon)

- Strategies/actions to support implementation of each goal

5. Appendices (In progress)

- Maps, technical reports, and other supporting information

Guiding Principles and Goals



- Synthesize vision and values input from Phase I
- In-person and web-based input received April-May 2016
- Updated draft released August 2016 that reflects input received
- Framework that will organize all citywide policies



Resilient local and regional economy



Responsible and well-managed growth



Thriving downtown and university district



Vibrant neighborhoods and centers



Well-connected city and region



Safe, healthy, and inclusive community

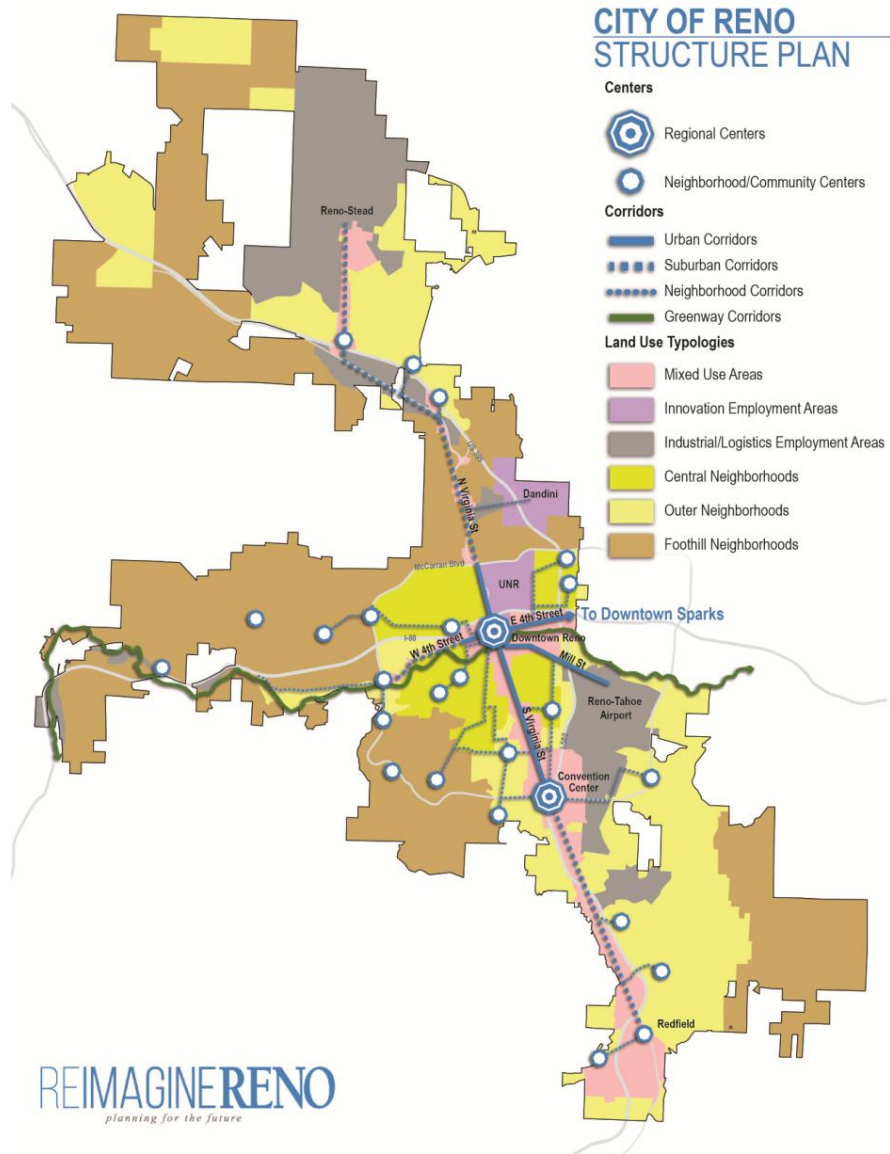


Quality places and outdoor recreation opportunities



Effective government

Structure Plan Framework



- Establishes overall growth framework:
 - Hierarchy of centers and corridors
 - Generalized patterns of development
- Supported by:
 - Land Use Plan
 - Design principles
- Expands best practice policies to all areas of the City, not just those with plans

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Role of the Design Principles

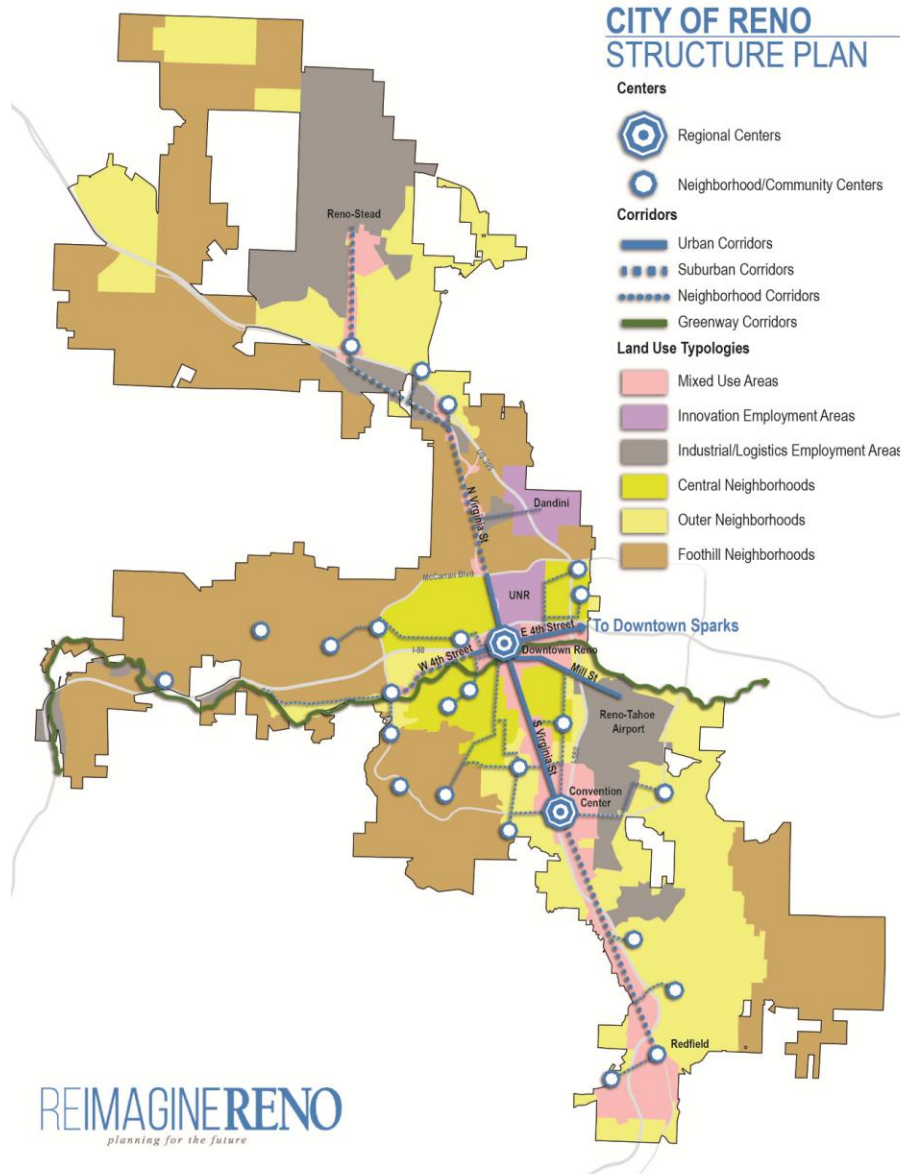


- Guide the character and form of development—reflecting community priorities
- Reinforce “place-based” concepts established by existing Center, Corridor, and Neighborhood Plans
- Support citywide policies and initiatives intended to promote a more sustainable and resilient community
- Support requirements established by the Truckee Meadows Regional Plan and NRS 278.0284.

HOW WILL THEY BE IMPLEMENTED?

- Applicable Master Plan Land Use Categories
- Applicable zoning, overlay districts, development standards, Planned Unit Developments (PUDs), and other requirements adopted in the City’s Annexation and Land Development Code.

Organized by Structure Plan Place Types



- Regional Centers
- Community/
Neighborhood Centers
- Corridors
- Employment Areas
- Neighborhoods

Types of Centers



REGIONAL

Characteristics

- Serve Reno residents and broader region
- Diverse mix of uses
- Well served by multiple modes of transportation

Locations

- Downtown
- Convention Center



COMMUNITY/NEIGHBORHOOD

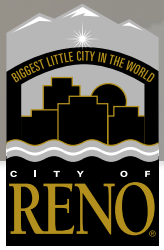
Characteristics

- Provide supporting services – restaurants, small retail shops
- Accessible from surrounding neighborhoods via walking or biking (although some more auto-oriented)

Locations

- Varies; existing centers identified on Structure Plan
- Criteria allow for designation of additional centers over time

How will new Neighborhood/Community Centers be evaluated?



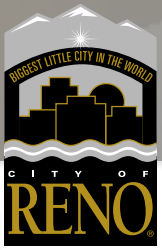
PROPOSED CRITERIA

Designate additional centers that are:

- Comprised of a mix of uses and are of a scale that is compatible with the surrounding neighborhood (existing or proposed)
- Provide a range of services or housing options not currently available in the immediate neighborhood, or not currently accessible on foot or by bike
- Support the revitalization of an obsolete shopping center or the reuse of vacant buildings or sites
- Consistent with the Design Principles for Community/Neighborhood Centers and citywide goals and policies contained in the Master Plan



Types of Corridors



URBAN

Characteristics

- Within McCarran loop, multi-modal
- Integrated mix of higher-density residential, retail, commercial and employment uses
- Focus on continued reinvestment in infrastructure and amenities
- Adaptive reuse, infill/redevelopment

Locations

- East 4th Street, Mill Street Virginia Street (within the McCarran Loop)



SUBURBAN

Characteristics

- Auto-oriented, lower densities
- Nodes of higher-intensity development encouraged to support transition over time

Locations

- North and South Virginia Street (outside the McCarran Loop)

Types of Corridors (cont.)



NEIGHBORHOOD

Characteristics

- Provide connections between Neighborhood Centers and other Centers/ Corridors
- Mainly residential; higher density or mixed-use development appropriate in some locations

Locations

- Wells Avenue, Seventh St. between Keystone Ave. and McCarran Blvd; Moana Lane between S. Virginia St. and Lakeside Dr.



GREENWAY

Characteristics

- Reflect current and proposed trails and greenways
- Protect sensitive natural features
- Enhance regional connections
- Support the ability of residents to access outdoor activities

Locations

- Truckee River Greenway; other existing/future regional connections

Types of Employment Areas



INDUSTRIAL/LOGISTICS AREAS

Characteristics

- Oriented to industrial, manufacturing, and logistics uses
- Residential uses not supported due to compatibility issues
- Access to housing and services within close proximity important to support live-work opportunities and reduce cross-town trips

Locations

- Stead, Reno-Tahoe Airport



INNOVATION AREAS

Characteristics

- Oriented to education, research, entrepreneurship, business incubators
- Connection to endeavors seeking to turn knowledge into products, processes, and services
- May include higher-density residential and supporting services

Locations

- UNR, Dandini

Neighborhoods



- General Design Principles applicable to all neighborhoods
- Tailored Design Principles to address unique characteristics of three types of neighborhoods:
 - Central Neighborhoods
 - Outer Neighborhoods
 - Foothill Neighborhoods



General Neighborhood Design Principles



- Address a broad range of considerations for the design and livability of all neighborhoods
- Reflect input received about the types of neighborhoods residents would like to see more of the future:
 - Walkable/bikeable
 - Access to the outdoor activities
 - Expanded housing options
 - Access to services

WHAT TOPICS ARE ADDRESSED?

- Relationship to major roadways
- Streetscape character
- Circulation and access
- Access to amenities and services
- Mix of housing types/lot sizes
- Historic preservation
- Transitions
- And others...

Types of Neighborhoods | Central



CENTRAL NEIGHBORHOODS

Characteristics

- City's oldest housing stock
- Valued for unique character, compact and walkable urban form, and proximity to services and amenities in nearby Centers and Corridors
- Support continued reinvestment and protection of neighborhood character and historic resources through

Locations

- Concentrated within McCarran Blvd

INTENT

Support continued reinvestment and protection of neighborhood character.

WHAT TOPICS ARE ADDRESSED?

- Compatibility of infill development (height, lot coverage, transitions)
- Renovations and additions
- Parking and garage locations
- Building orientation and setbacks
- Preservation of street grid and lot patterns
- Traffic calming
- Neighborhood character

Types of Neighborhoods | Outer



OUTER NEIGHBORHOODS

Characteristics

- Generally comprised of single-family detached homes and have cohesive character
- Significant growth capacity exists, so opportunity to encourage broader mix of housing types and supporting non-residential uses and amenities

Locations

- Include areas generally outside McCarran Blvd, both older subdivisions and newer suburban developments

INTENT

Encourage a broader mix of housing types and expand access to services and amenities; address transitions at urban/rural edge

WHAT TOPICS ARE ADDRESSED?

- Expand housing options through targeted infill and buildout of approved PUDs
- Support development of Community/Neighborhood Centers in underserved areas
- Pedestrian and bicycle connectivity
- Protection of open space, scenic view corridors and other natural features
- Transition approaches (e.g., cluster development, open space buffers)

Types of Neighborhoods | Foothill



FOOTHILL NEIGHBORHOODS

Characteristics

- Unique site considerations
- Steep slopes, drainages, and vegetation increase risks associated with natural hazards
- Many abut state or federal lands, and are valued for the access they provide to the outdoors and a host of recreational amenities.

Locations

- Located on the fringe of the City

INTENT

Recognize/protect unique context and encourage more diverse housing options where feasible

WHAT TOPICS ARE ADDRESSED?

- Protection of natural features(e.g., grading, cut and fill, drainages, wildlife corridors)
- Access to public lands
- Viewsheds
- Pedestrian and bicycle connectivity
- Hazard mitigation (vegetation management, fire resistant landscaping, fire resistant building materials, fuel breaks, emergency secondary access)

How do Adopted Neighborhood Plans Relate to the Design Principles?



- Policy concepts have been carried forward and adapted to be more broadly applicable
- Additional requirements may apply in some locations in accordance adopted neighborhood plans
- Four plans proposed to be retired due to changes in development conditions, general age, or implementation of identified policies since their initial adoption (McQueen, Newlands, Plumas, and Southeast)

PLANS TO BE CARRIED FORWARD IN APPENDIX

- Country Club
- Mortensen-Garson
- Greenfield
- Northeast
- Wells Avenue
- West University

Design Principles for Sustainable Development

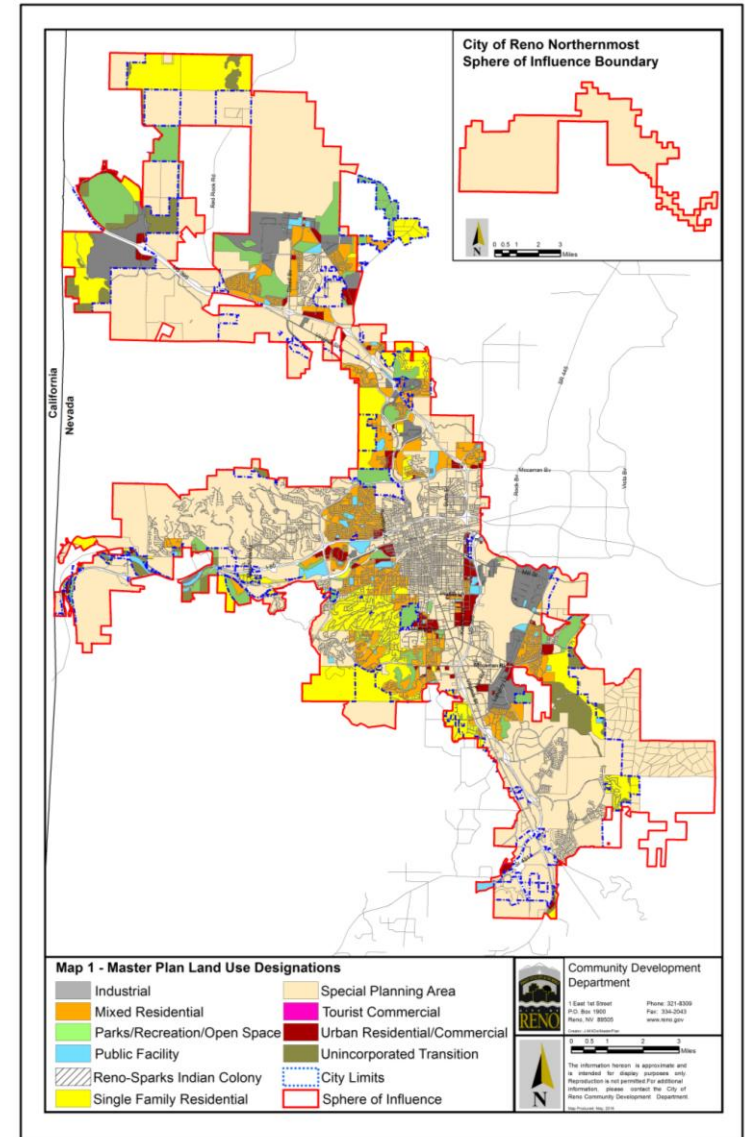


- Support integration of sustainable development practices in both public and private development
- Reinforce City's commitment to "green" and sustainable development initiatives
- Address topics ranging from natural resource protection to renewable energy to alternative transportation

Role of the Land Use Plan



- Conveys community's vision as to where and how growth and development will occur
- Informs planning for infrastructure and services
- Implemented through underlying zoning districts



Objectives for Updated Land Use Plan

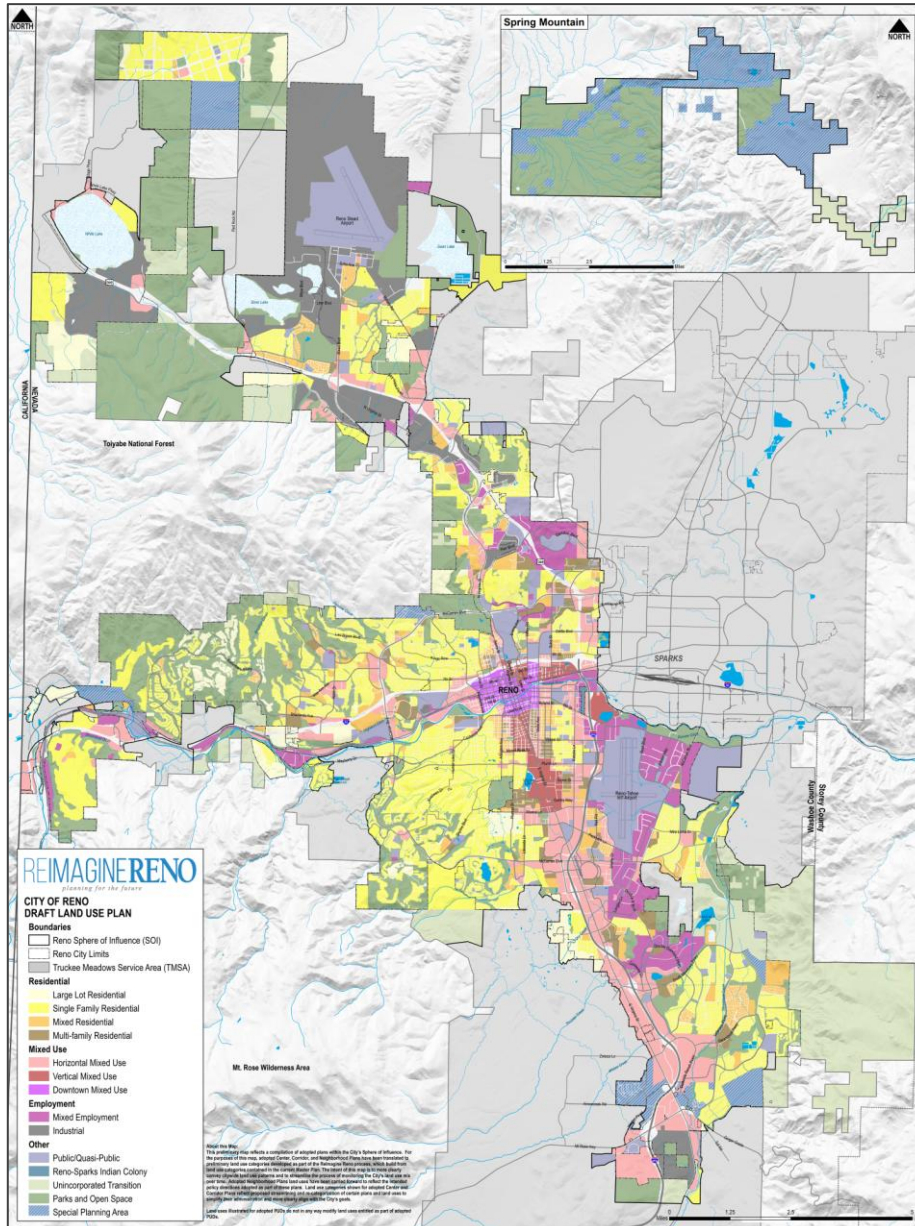


- More clearly convey a “big picture” view of mix and distribution of planned land uses
- Support consolidation of existing center, corridor, and neighborhood plans
- Support the tracking of citywide land demand and capacity analysis, now and in the future (residential and employment)
- Address compatibility concerns such as urban/rural interface issues, context-sensitive infill and employment land viability

WHAT CHANGES ARE BEING PROPOSED?

- Addition of new land use categories to provide more specificity about type and location of development
- Translation of Special Planning Area (SPA) to new land use categories
- Phasing out SPA category moving forward

Draft Land Use Plan



- Reflects translation of existing land use categories based on:
 - Underlying zoning
 - Neighborhood plans
 - Adopted PUD/SPD handbooks
- Preliminary draft –will continue to be refined between now and Master Plan adoption

Proposed Land Use Categories



RESIDENTIAL

Large Lot Residential Neighborhood

Single-Family Residential Neighborhood

Mixed Residential Neighborhood

Multi-Family Residential Neighborhood

- Expanded from three categories
- Provides more specificity regarding density and mix of housing types in different locations
- Clarify location for secondary non-residential uses

MIXED USE

Horizontal Mixed-Use

Vertical Mixed-Use

Downtown Mixed-Use

- Replaces SPA and Urban Residential/Commercial designations
- Better defines the land use vision for the City's centers and corridors
- More accurately reflects variations in density and intensity by location

Proposed Land Use Categories



EMPLOYMENT

Mixed-Employment

Industrial

- Replaces single Industrial designation
- Aligns with outcomes of employment needs analysis and overall economic strategy

OTHER

Public/Quasi Public

Unincorporated Transition

Parks, Greenways and Open Space

- Nomenclature changes to support community emphasis on trails, connectivity, and outdoor amenities as part of the visioning process
- Expanded application of Public/Quasi-Public designation on map



Today

- Directly write on the draft map or use sticky notes to flag questions or concerns

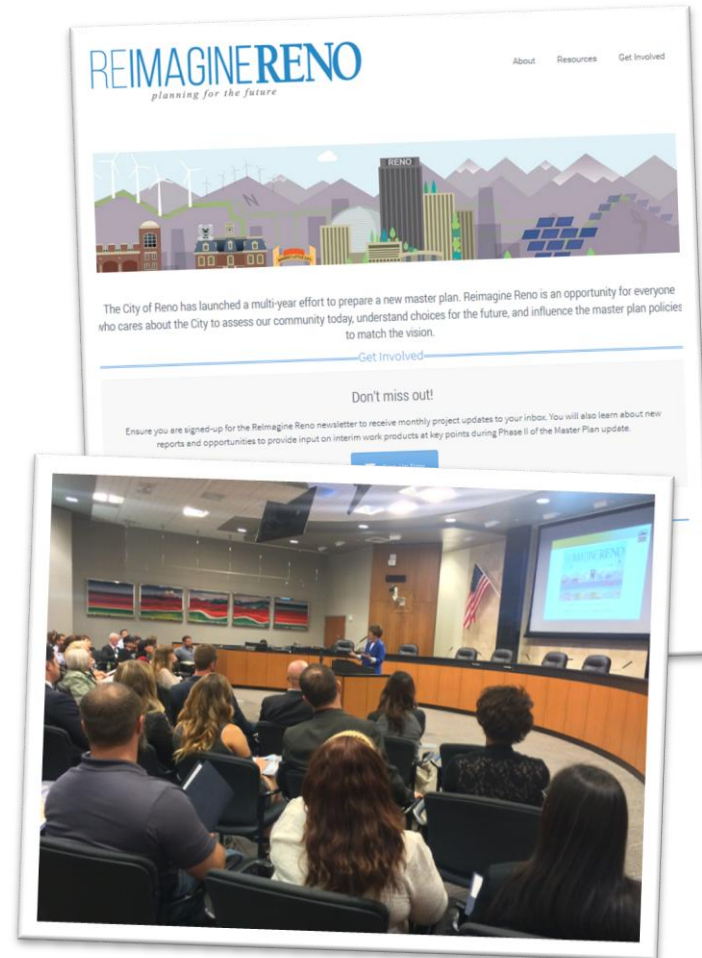
Late April

- Revised draft posted to ReImagine Reno website with side-by-side comparison tool and online input feature
- In-person meeting options

Next Steps/Input Opportunities



- **Design Principles** input survey available for review online through March 10th
- **April 25-26th**: Community Open Houses
 - Citywide Policy Framework
- **July 25-26th**: Final Community Open Houses
 - Draft Master Plan available for review
- **August 2017**: Neighborhood Meetings
 - One meeting in each City ward
- **September 2017**: Plan Adoption



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REIMAGINE RENO

planning for the future

