



STONE GATE

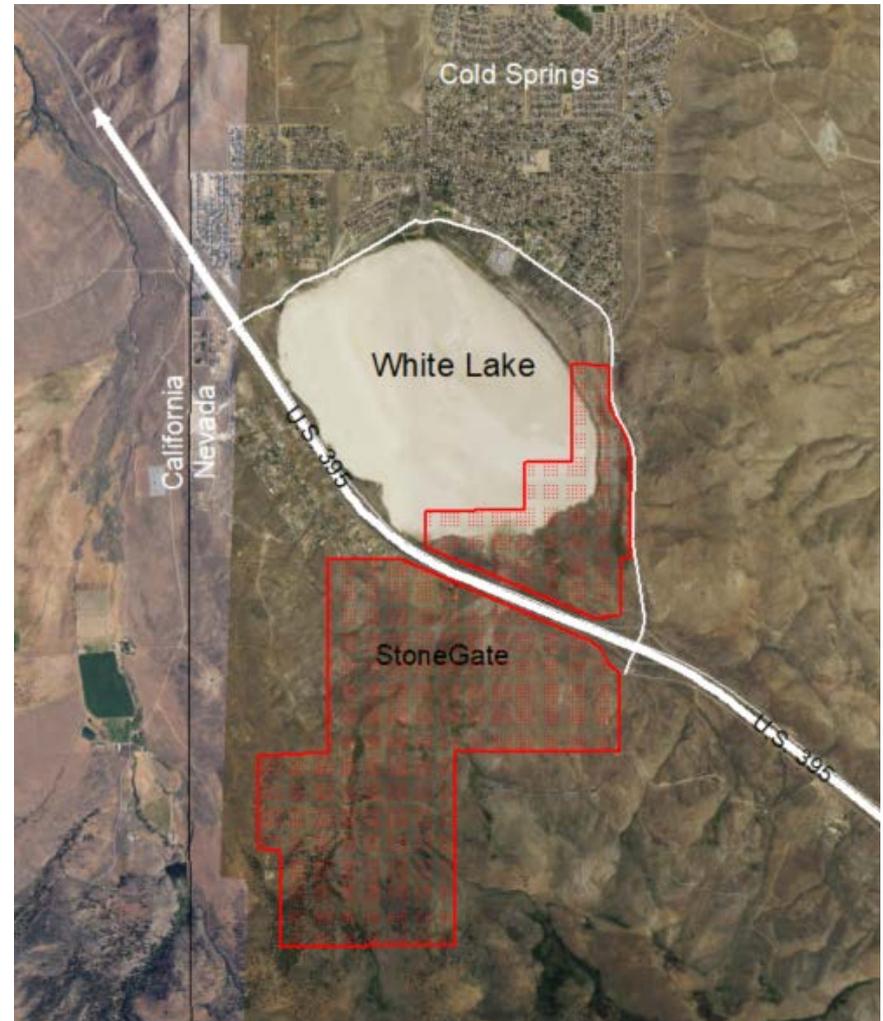
Washoe County Planning Commission

# StoneGate

- Annexed into Reno in 2005
- $\pm 1,737$  acres
- 5,000 residential units
- Non-residential development
- Over 25% Open Space and Trails



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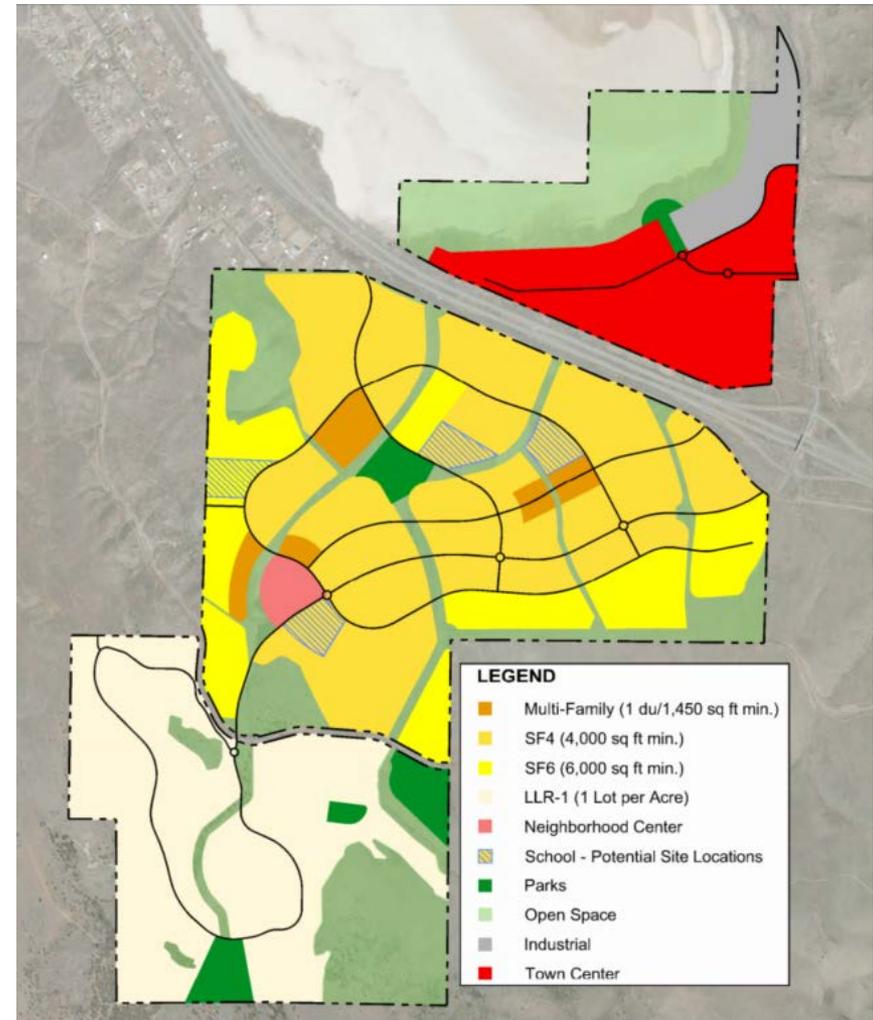
# Master Plan Amendment & PUD

## Master Planned Community

- Mix of densities ranging from Multi-family to large lot
- Overall density of 2.87 du/acre
- Town Center & Neighborhood Commercial
- Industrial
- Public Uses

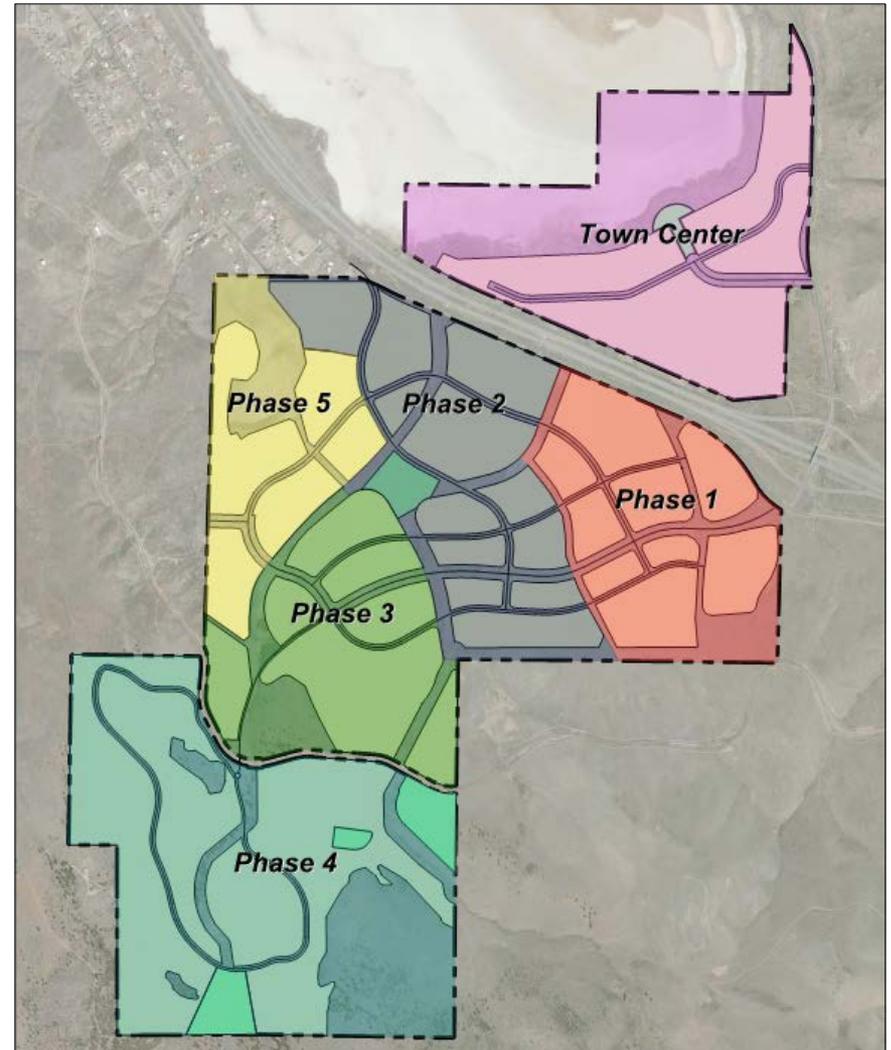


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# Phasing

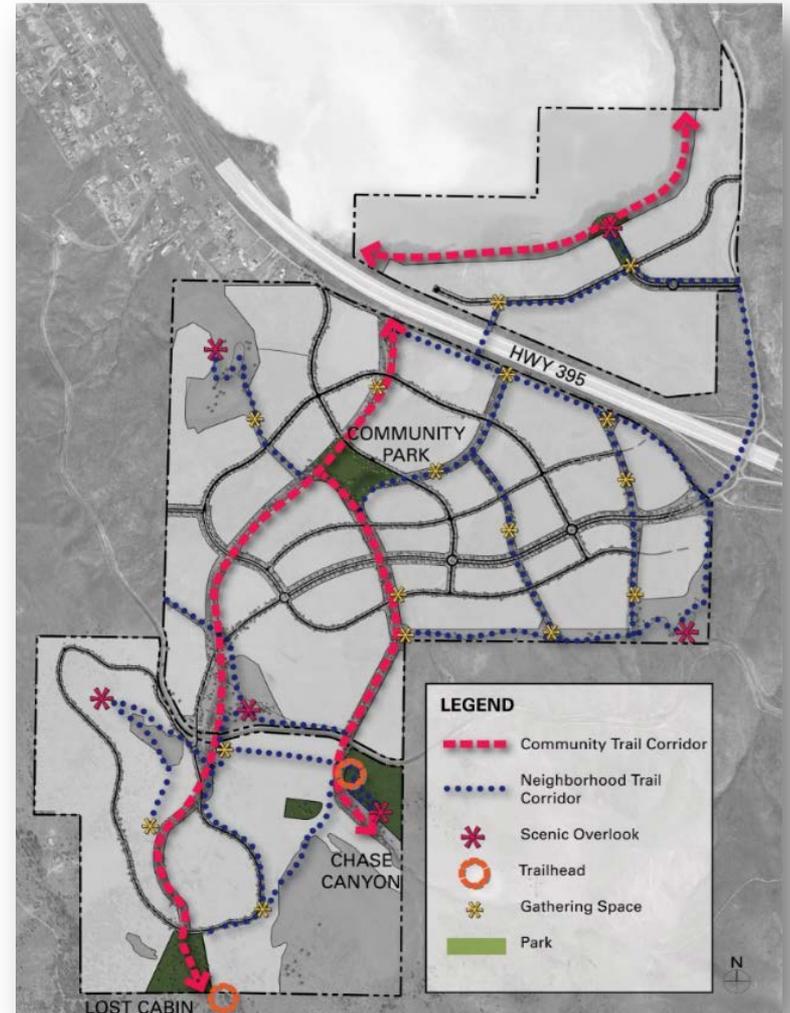
- 5 phases
- 20 year build out
- Improvements to White Lake Parkway phased with development
- Schools phased with development



# Parks

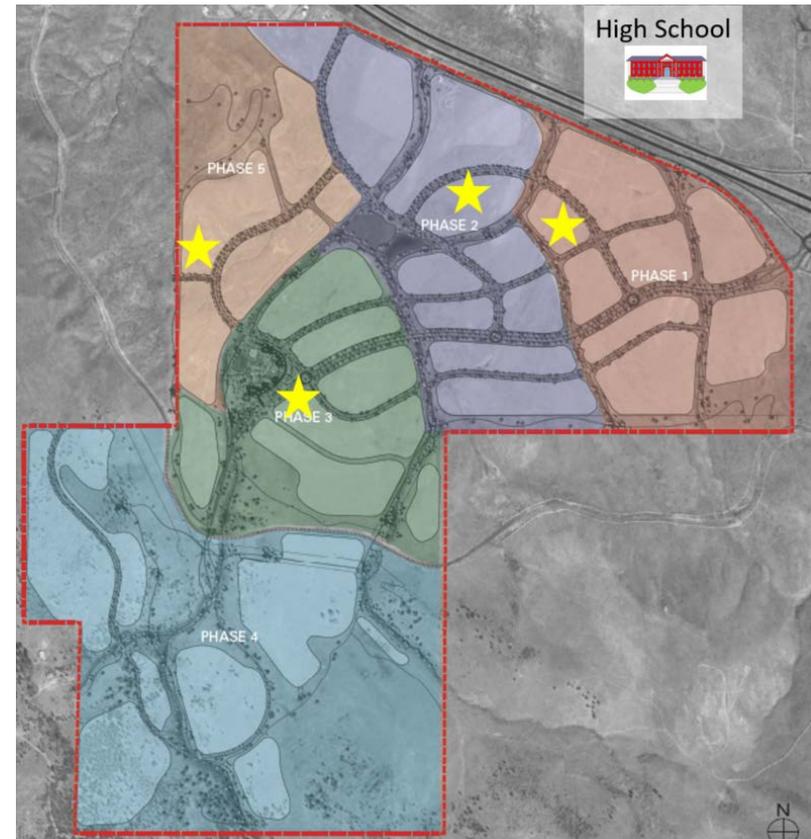
## Parks

- 50 acres of parks
- 8 miles of trails
- Safe routes to schools
- Connections to U.S. Forest Service



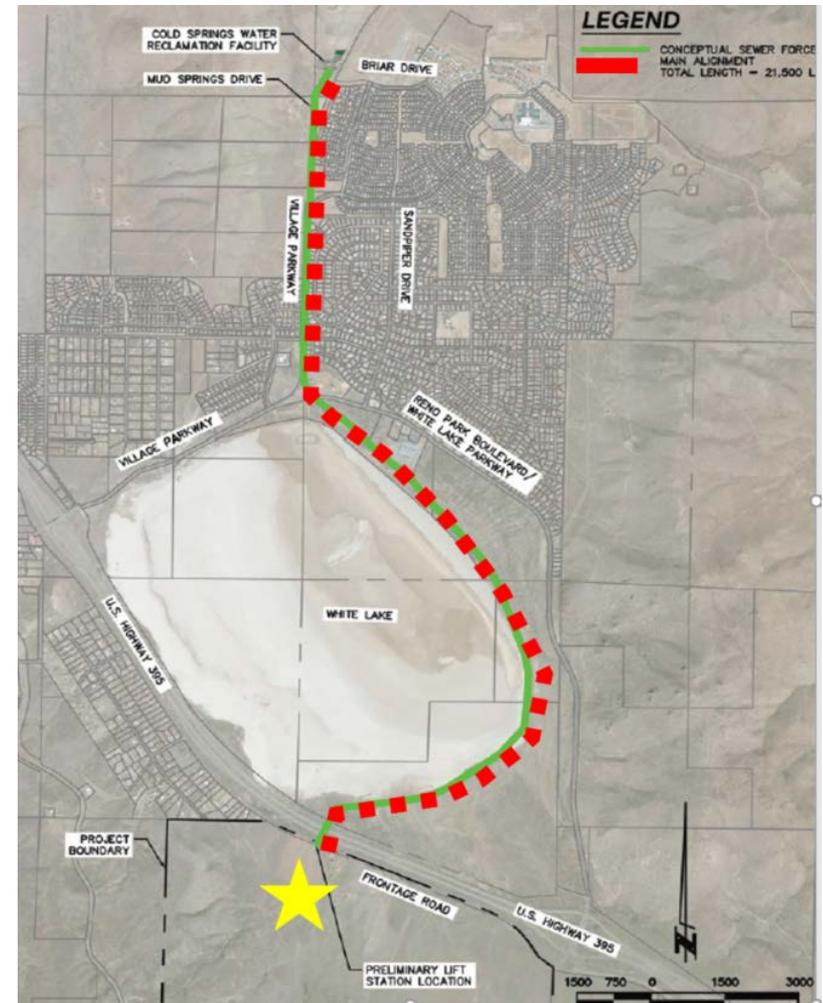
# Schools

- New Schools
  - Phasing of new schools
  - Options for 2 new elementary school site locations within StoneGate
  - 1 high school site



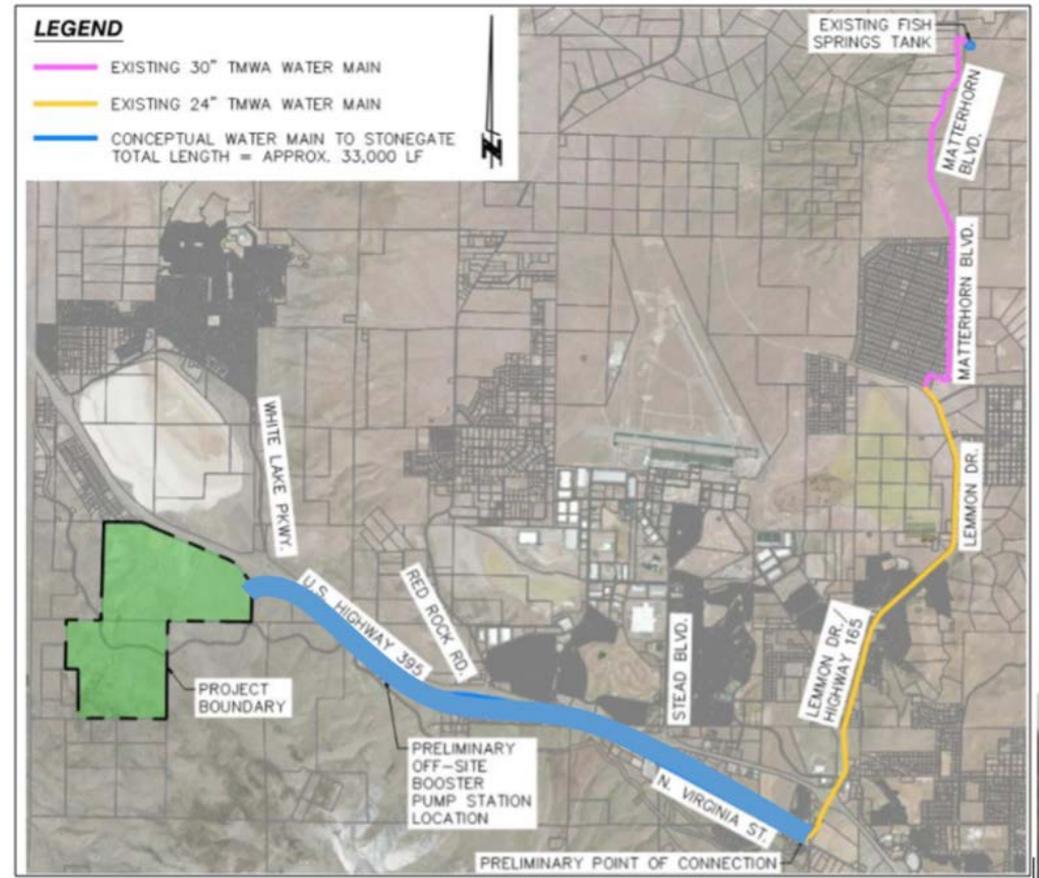
# Sewer Service

- Cold Springs Water Reclamation Facility
  - 4 mile sewer main
  - Paid for by developer
  - No impacts to existing septic systems



# Water Service

- Connection to TMWA water main
  - 6 mile water line
  - Paid for by developer
  - No impacts to existing wells



# Fire Service and Public Safety

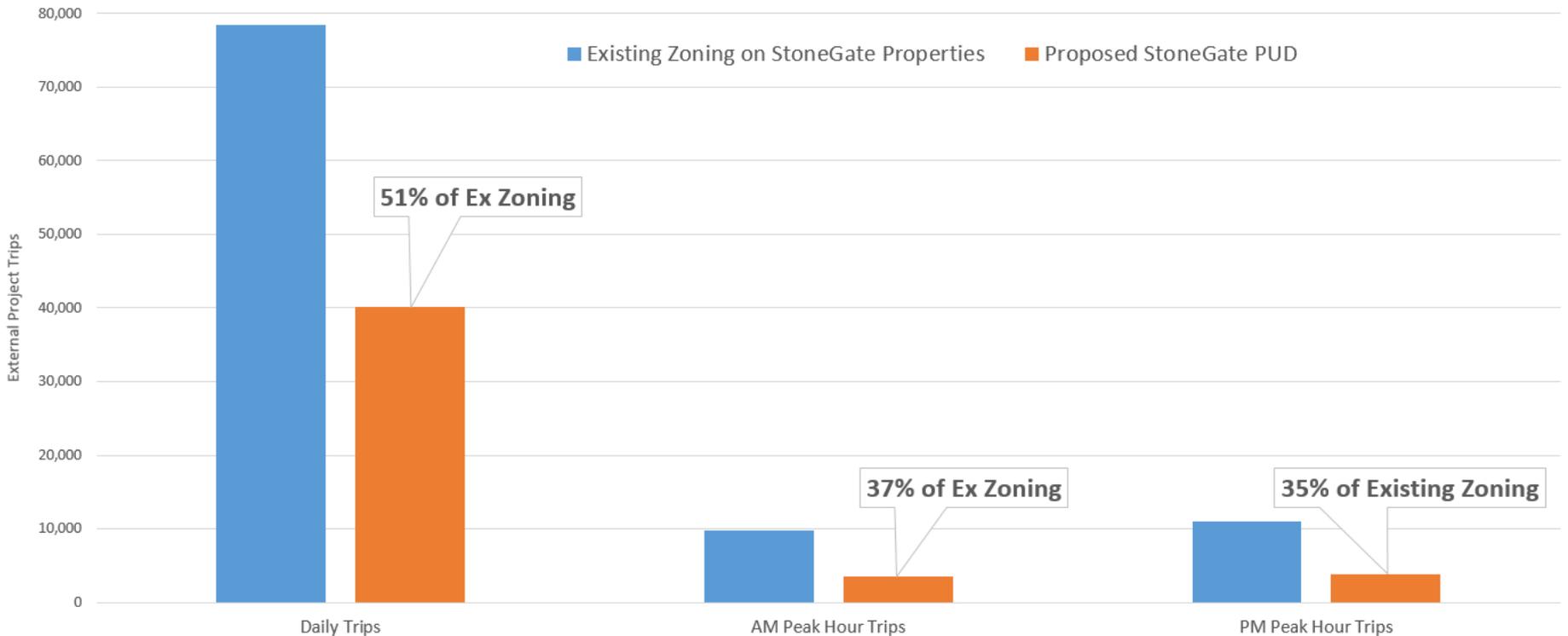
- Fire Service
  - Temporary EMS Facility
  - Permanent Fire Station
    - Fire Station building
    - 2 fire trucks
    - 1 ambulance
- Police
  - Substation



**StoneGate  
contribution of  
over  
\$7.5 million**



# Trip Generation Comparison

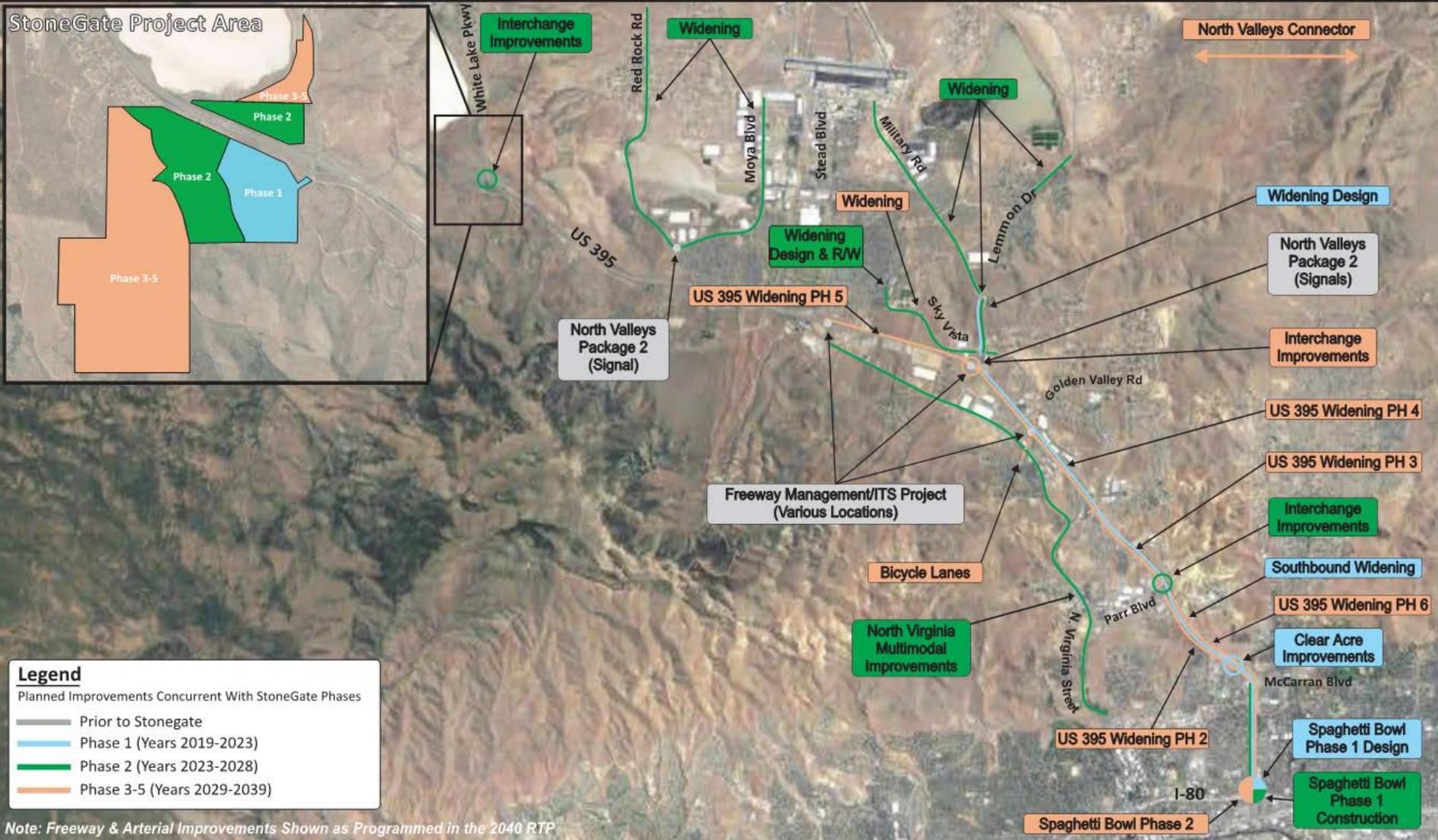


**StoneGate = Less Traffic than Existing Zoning**

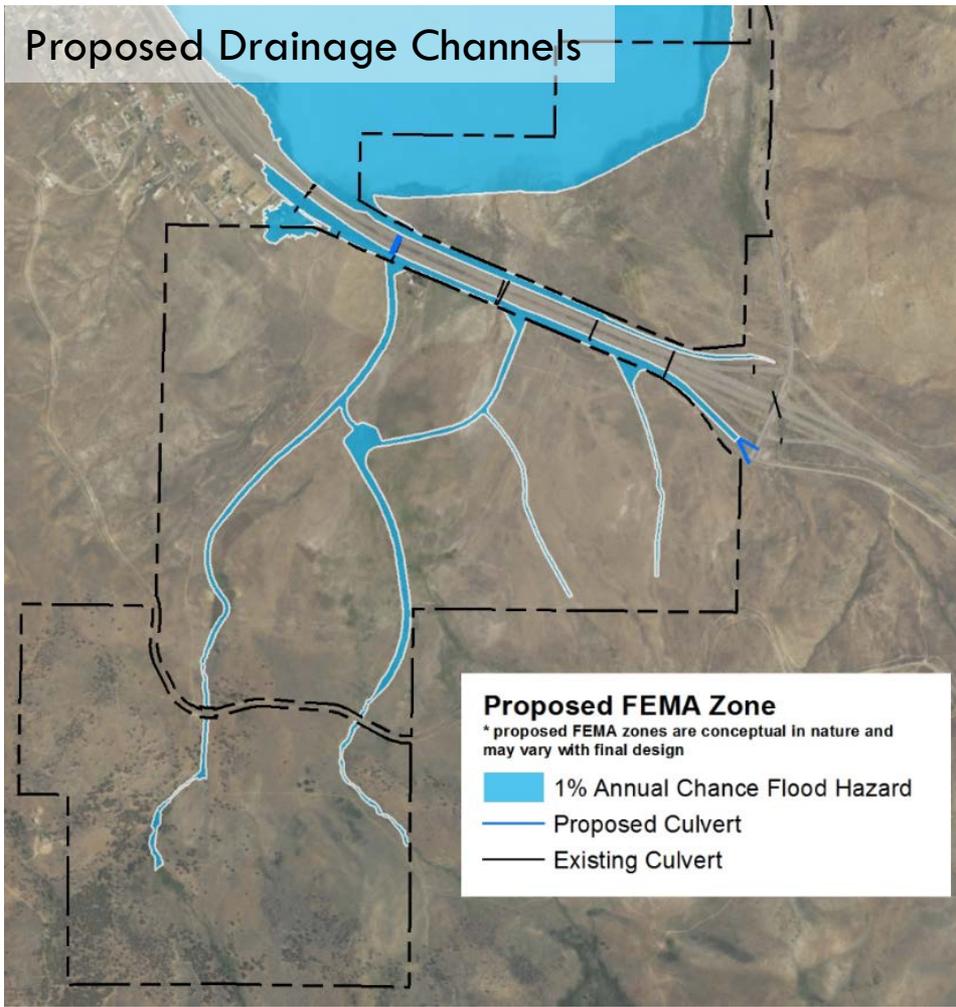
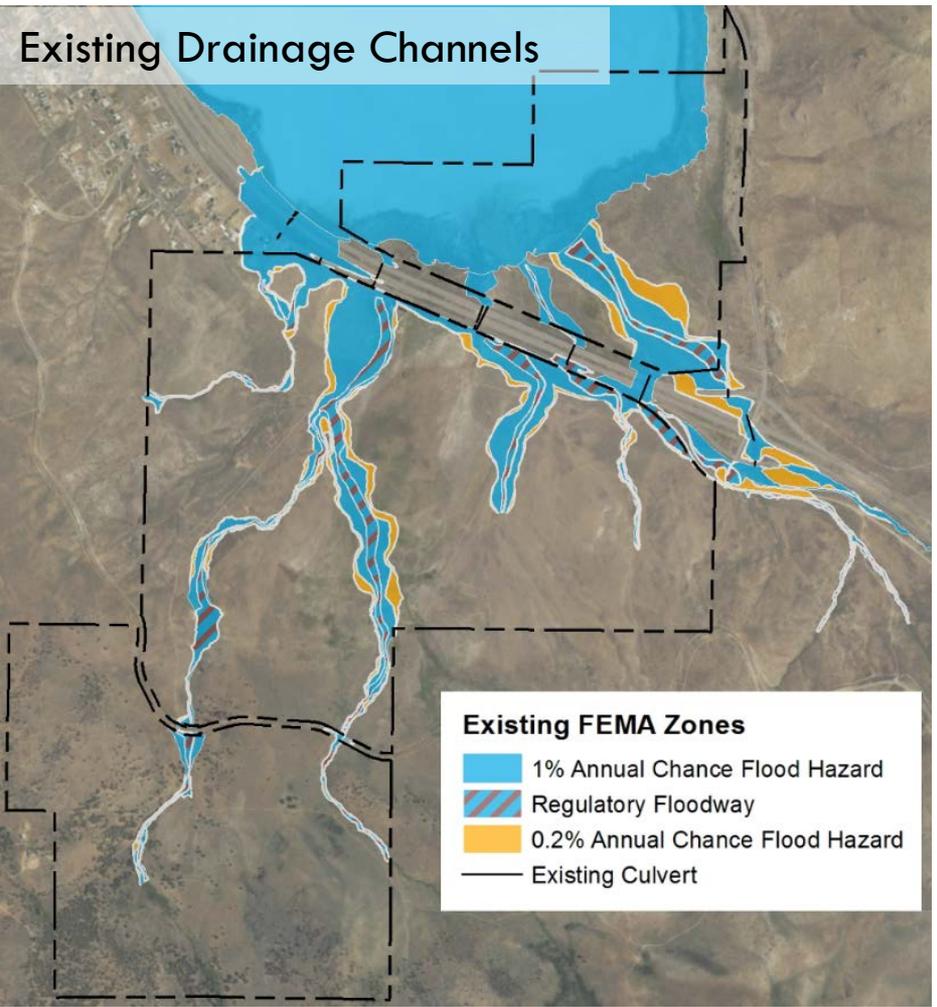


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# Planned Roadway Improvements



# Flood Mitigation

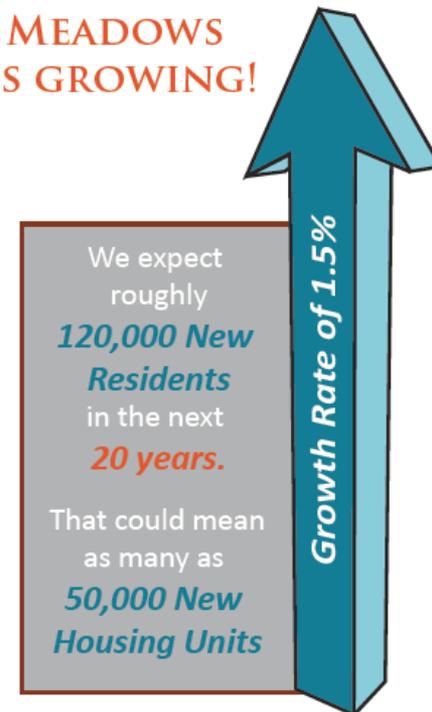


# Fiscal Analysis

- **Fiscally responsible growth patterns**

- StoneGate will generate \$2.2 billion in table value to the City of Reno/Washoe County property tax rolls
- \$184.9 million (\$65.5 million in surplus over 20-years) to the Washoe County General Fund
- \$168.5 million (\$6.4 million in surplus over 20-years) to the City of Reno General Fund
- \$5.6 million in revenue to Washoe County Road Fund
- \$19.6 million in surplus to City of Reno Street Fund
- \$30.2 million in one-time Washoe County sewer permit fees
  - Includes  $\pm$ 1.2 million square feet of commercial and industrial space
  - Fund 15 police officers
  - Fund 12 firefighters
  - Roadway improvements - \$22 million in RTC Regional Road Impact Fees
  - Affordable housing – 200 units with 60% AMI rents

**THE TRUCKEE  
MEADOWS  
IS GROWING!**



# Timeline and Process

- Master Plan and PUD submitted in July 2016
- Reno Planning Commission approved September 2017
- Reno City Council Hearing January 10, 2018
- Regional Planning Commission





Thank You



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