

# REGIONAL PLAN UPDATE: PROGRESS REPORT

# Where Are We Now?

- Outlining and drafting parts of plan
- Completed evaluation of current plan policies
- Currently developing scenarios
- Developing graphic design of plan
- A variety of input gathered from public surveys

# Plan Outline

## Summary of the 2019 Regional Plan

4 page layout 11x17 with centerfold Pg. 1 background and contact info.  
Pg. 2&3 centerfold of Plan Map with key call outs. Pg. 4 Implementation key policies

## 2019 Regional Plan

Core document: what the Plan does. Map of preferred and achievable development pattern in 2040; key policies to help achieve that pattern. 20 – 30 pages. Lots of graphics.

## Policy Handbook

Core document: how the plan gets implemented. 20 – 40 pages. For planners, elected officials, and developers

## TMRPA Work Plan

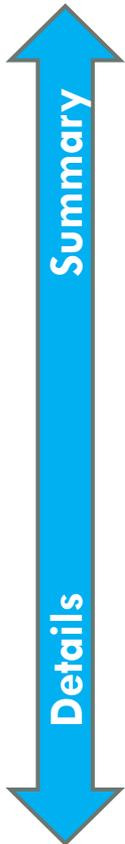
Core document: what the Board, RPC, and staff will be working on (and with whom) to advance the Plan and regional partnership

## Appendices to the 2019 Regional Plan

Supporting detail on background, concepts, analysis. Currently, there are seven. 10 – 40 pages each

## Other Supporting Material

Tech memos, maps, and other reports that will be in hardcopy notebooks and electronic folders at TMRPA. Available on the web or by request.



# REGIONAL PLAN

2019

CITY OF RENO  
CITY OF SPARKS  
WASHOE COUNTY

# PLAN TRUCKEE MEADOWS

MAPPING OUR FUTURE



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WHAT DOES THIS  
**REGIONAL PLAN**  
INTEND TO DO?



**POLICY**



**GROWTH**



**SCENARIOS**



**MEASURE  
AND  
TRACK**



**COORDINATION  
AND  
COLLABORATION**



# Baseline Assessment: Supply Side

## □ Buildable lands

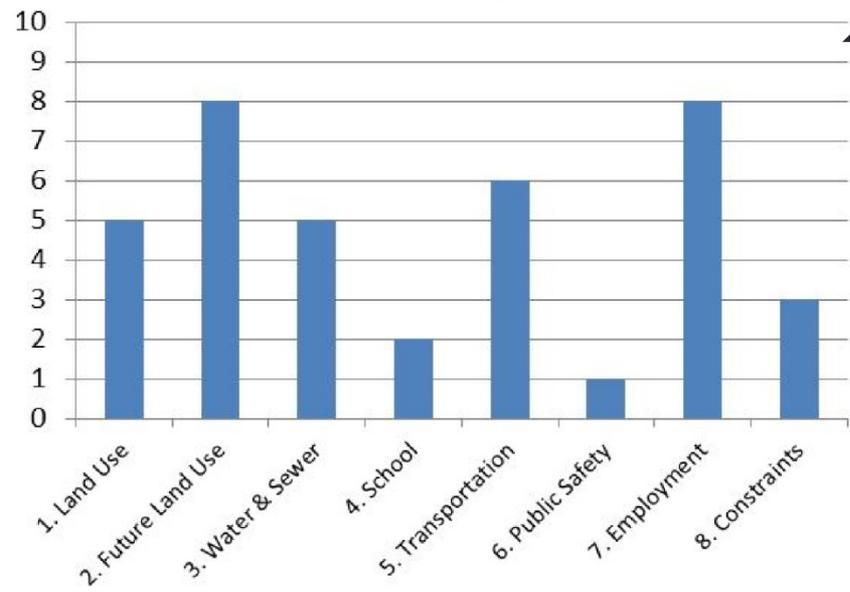
- Identification of allowed uses through zoning
- Vacant land
- PUD/TM and other existing entitlements/plans

## □ Suitability

- What areas of the region are more “suitable” for development
- There are many dimensions to consider

**TMSA**

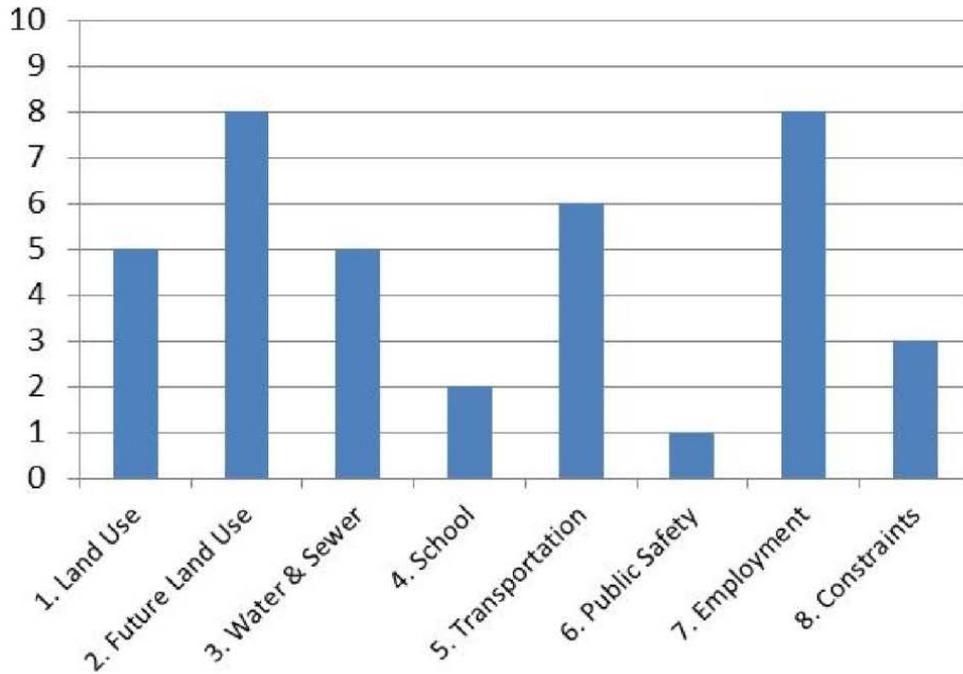
**Hex ID: 1234**



More Suitable



## Hex ID: 1234



## Categories:

- Land Use
- Transportation
- Schools
- Water
- Wastewater
- Employment
- Market
- Misc.

80

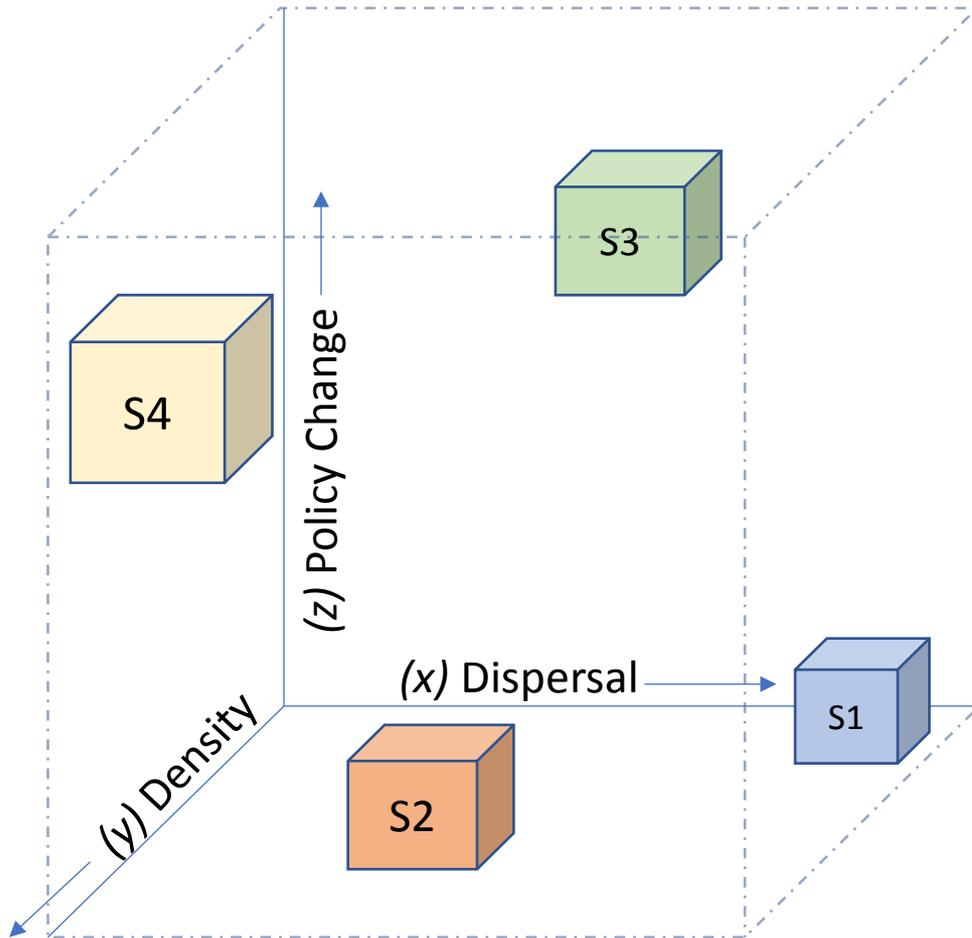
# Scenarios: Demand Side

- Growth (People, Jobs, Economy) → Buildings → Land Development
  - Consensus Forecast
- Match need for land by type to suitable land

# 4 Scenarios

<p>1 Historical</p>	<p><b>Scenario 1, Historical Patterns (Housing Study Classic Scenario)</b></p> <ul style="list-style-type: none"><li>•Future development pattern mimics the past 20 years<ul style="list-style-type: none"><li>•Distribution of housing densities held constant</li><li>•Predominant use of vacant land zoned residential</li></ul></li><li>•Growth in existing businesses with minor change to industry types</li><li>•No change to existing zoning</li></ul>
<p>2 Trends</p>	<p><b>Scenario 2, Current Trends (Housing Study McCarran Scenario)</b></p> <ul style="list-style-type: none"><li>•Demand factors consider external forces even without changes in local development policies</li><li>•Reflected in a modest shift toward denser housing products within the McCarran Ring</li><li>•Growth in existing businesses with minor change to industry types</li><li>•No change to existing zoning</li></ul>
<p>3 Edge</p>	<p><b>Scenario 3, Compact Suburban Development</b></p> <ul style="list-style-type: none"><li>•Emphasizes growth on larger, vacant tracts of undeveloped land at the edge of existing development<ul style="list-style-type: none"><li>•Not necessarily distant from central areas</li><li>•Represents an identification of what is possible</li></ul></li><li>•Palette of residential and commercial building types</li><li>•Does not preclude infill but acknowledges challenges</li><li>•Allows changes to existing zoning</li></ul>
<p>4 Center</p>	<p><b>Scenario 4, Infill Development</b></p> <ul style="list-style-type: none"><li>•Emphasizes policies that encourage growth to go to already developed areas</li><li>•Maximizes the use of small lots and promotes a mix of uses</li><li>•Encourages expenditures to address infrastructure in areas deemed suitable for infill, redevelopment and increased density</li><li>•Allows changes to existing zoning</li></ul>

# Scenarios: Key Differences



## Historical Patterns

- S1: what would happen as a base case for comparison

## Future demand based on current trends and expected future conditions

- S2: McCarran (existing policies)
- S3: Policy changes to encourage more efficient use of land at the edges of existing developed areas
- S4: Policy changes to encourage more efficient within existing developed areas

# Evaluating Scenarios

- Different patterns have different impacts
- Scenario impacts will be measured and compared
  - For example:
    - VMT/per capita
    - % land utilization
    - Walkability
    - % growth in infill areas
    - Housing split (SF vs MF)
    - Access to employment
- Use results to create a preferred alternative

# Long-Run Scenario Narratives

- **Qualitative and research-based look at potential broad changes over a 50-year timeframe**
  - Assessment in terms of land-use impacts
  - Exploratory (*not necessarily likely or preferred*)
  
- **Proposed narratives:**
  - Technological Advancements
  - Climate Change
  - Economic Recession
  - Property Tax Reform
  - Buildout of the TMSA and FSA Lands

# Policy Evaluation

- **TMRPA Documents**
  - 2012 Regional Plan
  - Truckee Meadows Housing Study (2016)
  - Regional Sustainability Study (2017)
  
- **Other Plans/Professional Literature**
  - Selected Regional Plans Nationally
  - Professional Organizations (APA, ULI)

# Policies by Plan Module, 2012 Plan

## I. Regional Form and Pattern

- 1.1 Location of growth
- 1.2 Local gov'ts support growth
- 1.3 Development patterns
- 1.4 Timeline for local plan adoption

45 policies

## 2. Natural Resources Management

- 2.1 Integrated plans
- 2.2 Preserve sensitive areas
- 2.3 Slope management
- 2.4 Regional Open Space Plan
- 2.5 Regional Water Mgmt Plan
- 2.6 Air quality plans
- 2.7 Sustainable development
- 2.8 Regional coordination

13 policies

## 3. Public Services and Facilities

- 3.1 Regional Water Mgmt Plan consistency
- 3.2 Transportation Plan
- 3.3 Local capital improvement plans
- 3.4 Public facilities coordination
- 3.5 Services to support dev't density
- 3.6 Utility corridors
- 3.7 Undergrounding of electric lines
- 3.8 Renewable energy

33 policies

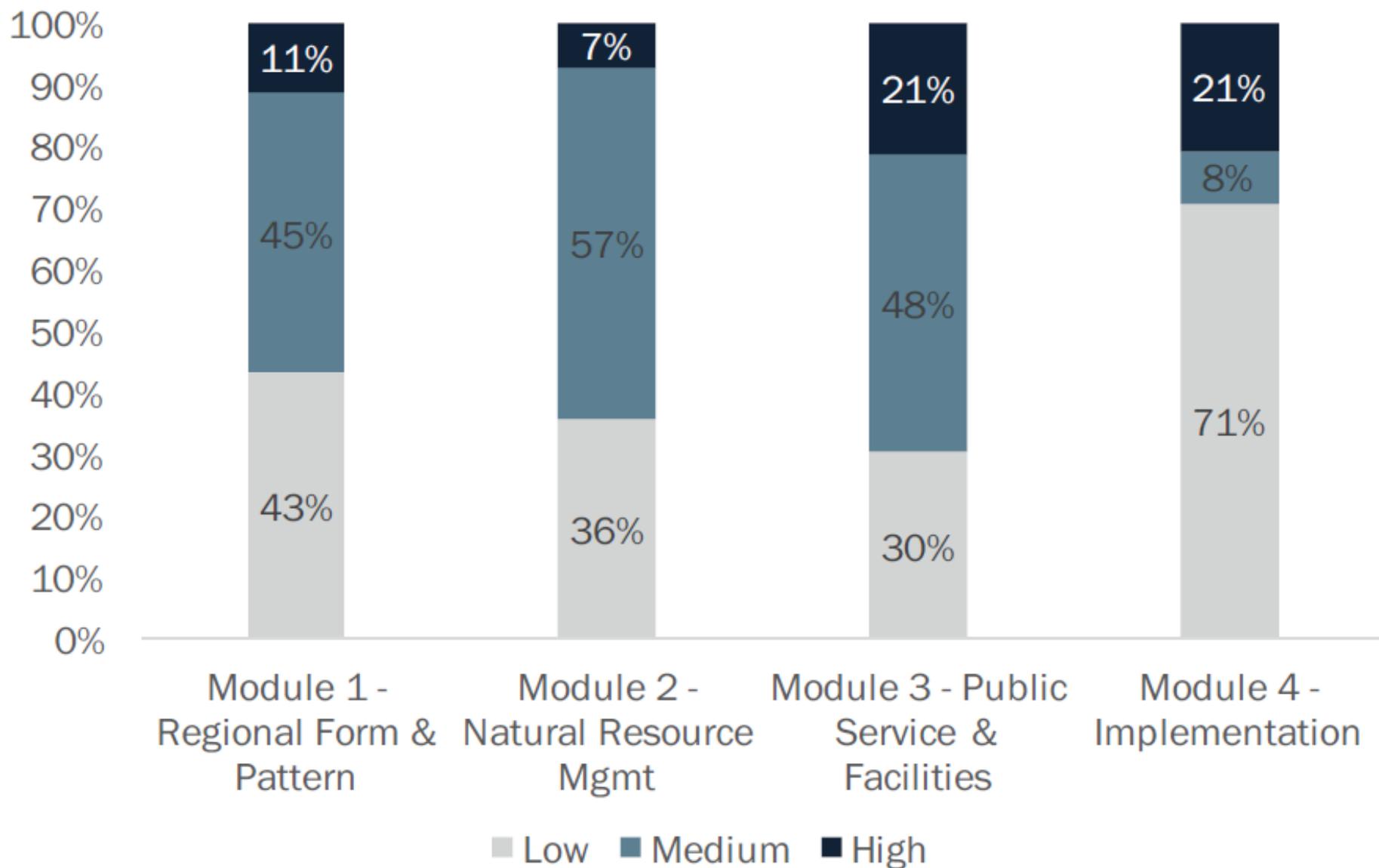
## 4. Implementation of the Plan

- 4.1 RPC plan review
- 4.2 Joint planning
- 4.3 Plan amendments
- 4.4 Progress evaluation
- 4.5 Annexation legislation
- 4.6 Regional cooperation

24 policies

Source: 2012 TMPRA Regional Plan

## Exhibit 2. Frequency of Use for Policies from 2012 TMRPA Regional Plan



Source: TMRPA staff with ECONorthwest synthesis

### Exhibit 3. Frequently Used Policies

Module	Policy #	Purpose of Policy
<b>Module 1 - Regional Form and Pattern</b>	1.2.1	Identifies densities and intensities in all areas identified in the Regional Plan
	1.2.2	Establishes a priority for growth.
	1.2.22	Ensures Compatibility with military installations
	1.3.2	Limits densities and housing types in the County's portion of the Truckee Meadows Service Areas (TMSA).
	1.3.3	Limits nonresidential uses in the County's portion of the TMSA.
<b>Module 2 - Natural Resource Management</b>	2.2.1	Limits development in the Development Constraints Area.
<b>Module 3 - Public Services and Facilities</b>	3.5.1	Concurrency management - services and facilities are in place at the time that impacts from development occur
	3.8.1	Requires a Regional Plan Amendment for new utility corridors and sites.
	3.8.2	Establishes corridor width.
	3.8.3	Requires an additional setback on utility corridors in which passive uses are allowed.
	3.8.4	Requires master plans to ensure the edge of an infrastructure easement is 10 feet from structures.
	3.8.5	Requires transmission infrastructure to be placed within utility corridors
	3.8.6	Establishes a priority hierarchy for the placement of new transmission infrastructure.
<b>Module 4 - Implementation of the Plan</b>	4.1.3	Conformance review findings
	4.1.4	Defines a Project of Regional Significance (PRS)
	4.1.5	Requires PRS to be reviewed for conformance with the Regional Plan.
	4.2.4	Designates and discusses cooperative planning areas
	4.3.6	Findings for a Regional Plan Amendment
	4.1.3	Conformance review findings

Source: TMRPA staff with ECONorthwest synthesis

	What is the Policy trying to do?	Reference Frequency (Low, Medium, High)	Substance Needs Review	Collapse or Remove ?
1.2.19	Supports redevelopment districts.	Low		R
1.2.20	Recognize entitlements prior to adoption of 2002 Regional Plan.	Low	Y	
1.2.21	Encourages a cooperative approach to infill.	Low		R
1.2.22	Describes compatibility with military installations.	High		
1.2.23	Allows density transfers with certain limitations.	Med	Y	C
<p><b>Goal 1.3 Unincorporated Washoe County within the TMSA will support Module #1 by providing a development pattern that includes a range of residential densities appropriate to the location and typified by medium density, and shall include appropriate neighborhood or local serving retail uses, and employment opportunities designed to reduce trips, enhance housing affordability and promote jobs-housing balance.</b></p>				
1.3.1	Defines unincorporated communities.	Low	Y	
1.3.2	Limits densities and housing types in the County's portion of the TMSA.	High	Y	
1.3.3	Limits nonresidential uses in the County's portion of the TMSA.	High	Y	
<p><b>Goal 1.4 Within one year of the adoption of the Regional Plan local government master plans must include strategies based on quantifiable goals set by the jurisdiction to a) increase affordable housing opportunities for persons earning less than 80% AMI and b) increase workforce housing opportunities for persons earning between 80 and 120% of the AMI. The goals will be measurable, with a timeline that covers at least the five-year planning period.</b></p>				
1.4.1	Supports affordable and workforce housing by placing requirements on master plans.	Med		R

## TIMELINE INCLUDES:

STAKEHOLDER ENGAGEMENT, BASELINE ASSESSMENT, DEVELOPMENT VARIATIONS, POLICY EVALUATION AND DEVELOPMENT, DRAFT REGIONAL PLAN, FINAL PRODUCTS AND ADOPTION



**TASK 1.**  
STAKEHOLDER  
ENGAGEMENT

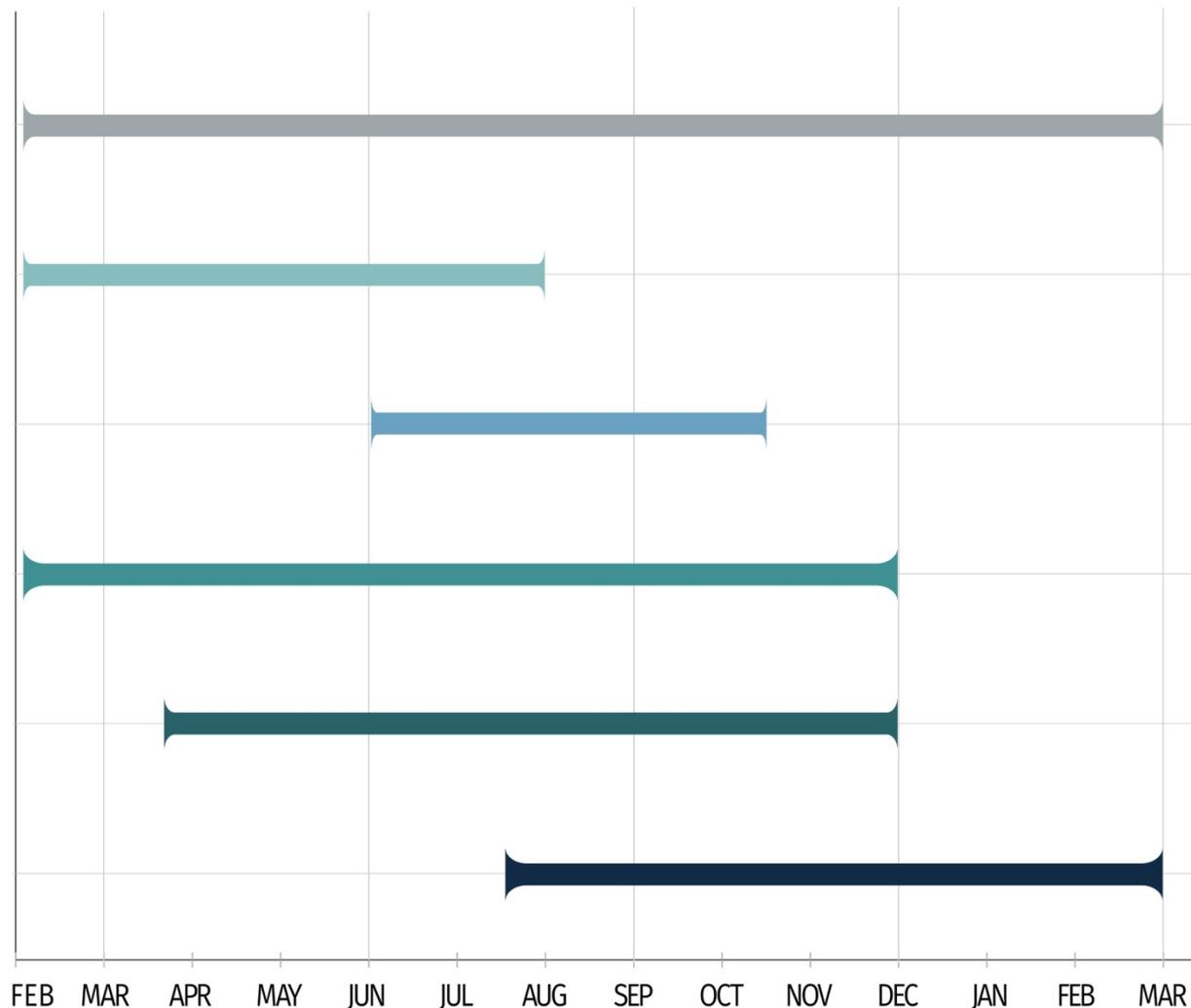
**TASK 2.**  
BASELINE  
ASSESSMENT

**TASK 3.**  
DEVELOPMENT  
VARIATIONS

**TASK 4.**  
POLICY EVALUATION  
AND DEVELOPMENT

**TASK 5.**  
DRAFT  
REGIONAL PLAN

**TASK 6.**  
FINAL PRODUCTS  
AND ADOPTION



Questions?

