



ENVISION
ASHOE
2040

Envision Washoe 2040 Planning Commission Update
7 March 2023

Agenda

- I. Schedule Update
- II. Envision Washoe 2040 Working Draft
- III. Area Plans Update
- IV. Next Steps



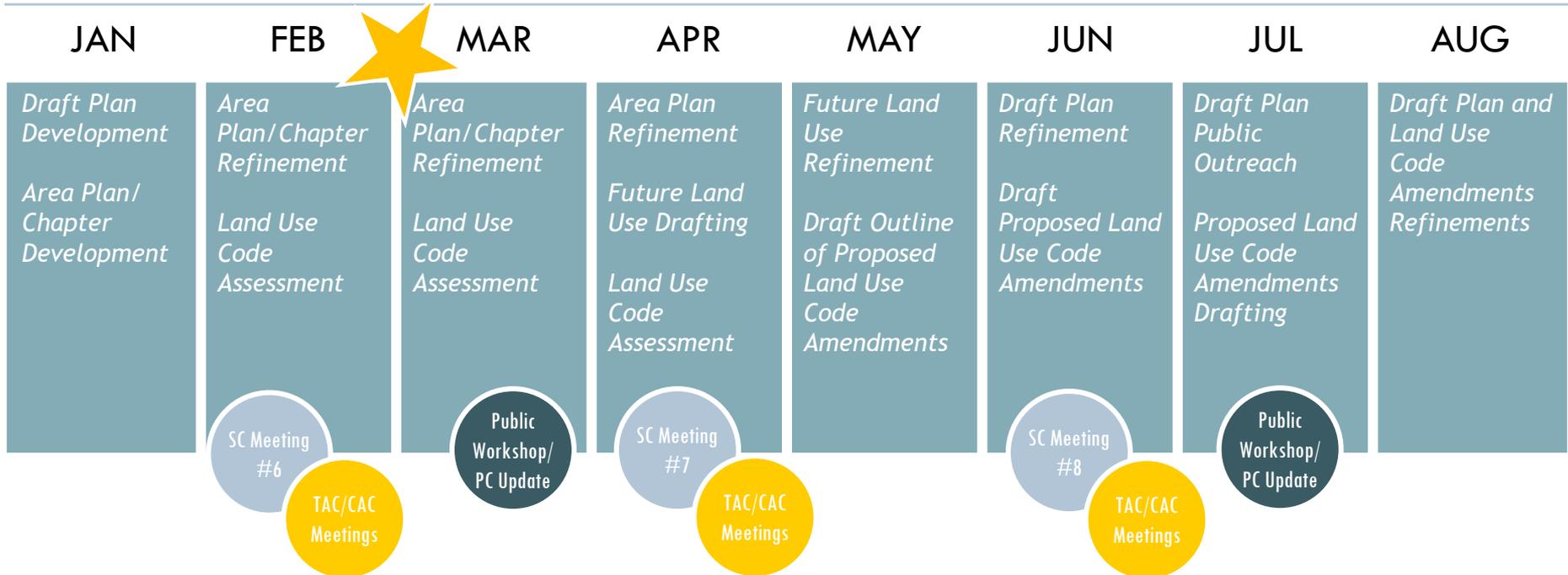
Schedule Review

2023 Updated Timeline

SC: Steering Committee

TAC: Technical Advisory Committee

CAC: Community Advisory Committee





Envision Washoe 2040 Working Draft

Reactions, Thoughts, and Discussion

Plan Structure

Concepts Integration

Concepts Integration:

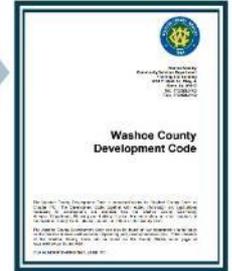
6 Elements of the Existing Comprehensive Plan



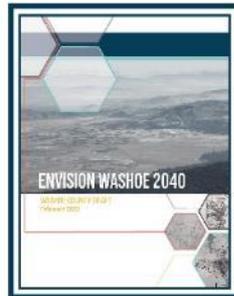
Where the content is being integrated

Detailed information / standards

Visions, goals, policies, and actions



Envision Washoe 2040 Chapters



CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

CHAPTER 2: VISION

OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.



- BY AREA
1. ELEMENTS, GOALS AND POLICIES
 2. PLAN AREAS
 - CHARACTER STATEMENT
 - IMAGERY
 - GOALS AND POLICIES

CHAPTER 3: IMPLEMENTATION

PUTTING THE PLAN INTO ACTION.

- BY AREA
1. ELEMENTS
 - ACTION ITEMS
 2. TARGETED PLANNING AREAS
 - ACTION ITEMS

Chapter 1 | Foundation

- I. What is the Plan?
 - I. Connection to Other Plans and Documents
 - II. Plan Hierarchy
 - III. Goals/Objectives for the Update
- II. Process and Engagement
- III. Area Plans Description
 - a. History of Plan Development
 - b. How They Have Affected Development and Growth
 - c. Key Issues

01

FOUNDATION

IN THIS CHAPTER

- ▶ Purpose of the Plan
- ▶ Plan Organization
- ▶ Connection to Other Plans
- ▶ Plan Process
- ▶ Public Engagement
- ▶ Area Plan Descriptions

CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND
HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

Chapter 2 | Vision

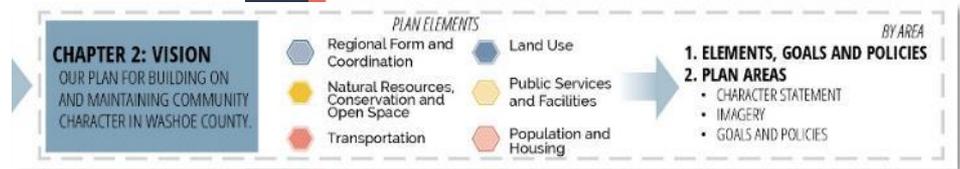
- I. Elements (as tiered from Regional Plan)
 - a. Population Growth
 - b. Regional Form and Coordination
 - c. Natural Resources, Conservation, and Open Space
 - d. Public Services and Facilities
 - e. Land Use
 - f. Transportation

02

VISION

IN THIS CHAPTER

- ▶ Vision
- ▶ Elements
- ▶ Character Areas



Chapter 2 | Vision

- I. Existing Conditions
- II. Principles and Policies
 - I. Introduction
 - II. Key Indicators
 - III. Relevant Plans (linked)
 - IV. Principles & Policies



01 POPULATION GROWTH

2020 Census Forecast indicates that the overall population of

is between the
ing the County
all demand for
gional Plan for
and available
ly households
amination of
that housing

has working
throughout
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gencies,
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available in
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to direct
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developing
The impact of
cultural lands,
sensitive
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s Service Area
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Washoe County
ing Lines Density
2021)
Scale
Date

IN WASHOE



PRINCIPLES AND POLICIES INTRODUCTION IN PROGRESS

KEY INDICATORS

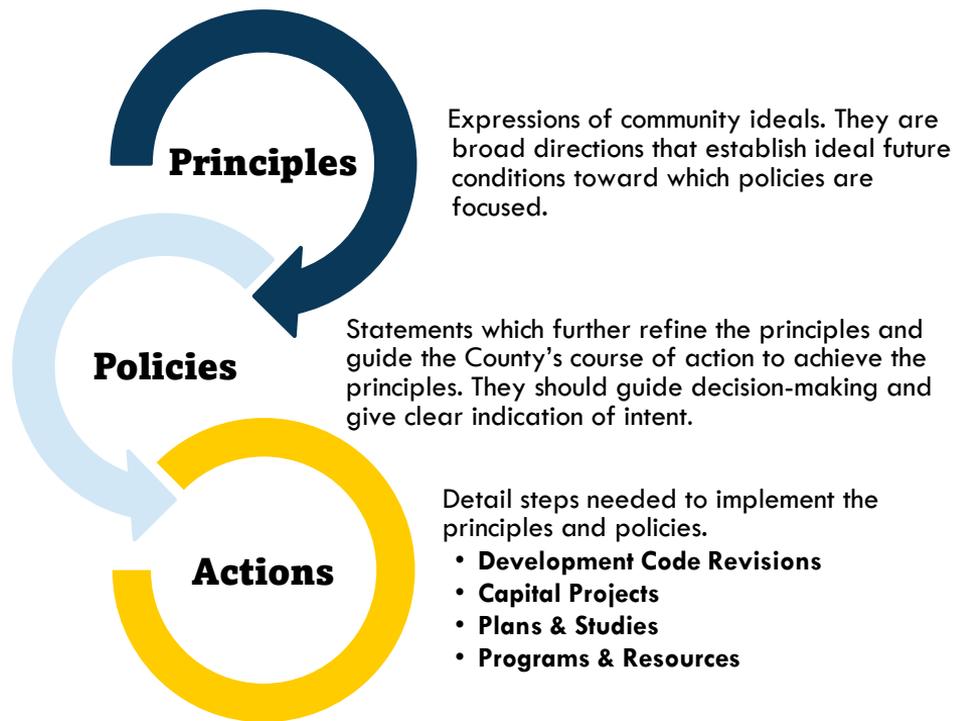
RELEVANT PLANS

- Truckee Meadows Regional Plan (Regional Plan)
- Truckee Meadows Regional Strategy for Affordable Housing (TMPSHA)

Principle 1. Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.

13. Coordinate with TMPSHA to ensure the most recent population data is the foundation of our planning efforts.
14. Utilize the consensus forecast to develop and support the Principles and Policies relevant to Housing, Land Use, Transportation, Public Services and Facilities, and Natural Resources.
15. Utilize the analysis and data found in the TMPSHA as the foundation for developing housing policy and support that plan's full implementation.
16. Continue to work with regional partners through the Washoe County HOME Consortium to support housing with attached services.
17. Continue to work with advocacy groups that assist people with special housing needs such as the Northern Nevada Center for Independent Living.
18. Strategically utilize the Washoe County Affordable Housing Trust Fund to further the implementation of the TMPSHA and the policies of this master plan.

Chapter 2 | Vision



01

POPULATION GROWTH

Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

- 2.1. Promote development of affordable and workforce housing near services, schools, jobs, and transportation using mixed-use and higher density development.
- 2.2. Direct development of greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.

Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

- 3.1. *Allow for more flexibility in the zoning, building, and land use regulations to enable more housing types to be built throughout the community.*
- 3.2. *Streamline the development process by offering regulatory and/or financial incentives.*
- 3.3. *Reduce regulatory barriers to the provision of affordable and workforce housing.*
- 3.4. *Annually monitor and reevaluate the fees associated with housing development.*
- 3.5. *Access the county's real estate holdings for the potential to provide sites for affordable housing.*
- 3.6. *Provide incentives for the provision of workforce housing in areas where public services, transportation, and/or environmental improvements are provided.*
- 3.7. *Support accessory dwelling units as a method of providing affordable and workforce housing.*
- 3.8. *Require a mixture of housing types (i.e. product types, unit sizes, and price points) in large development applications seeking master plan amendments and/or planned unit development approval.*
- 3.9. *Disperse affordable and attainable housing throughout developments and neighborhoods.*
- 3.10. *Support regional programs that assist community members in obtaining access to home rental and home ownership opportunities, including rehabilitation and homeownership.*
- 3.11. *Ensure that rental properties are valued as appropriate and valuable options for community members to access housing.*

Cross-Cutting Themes

- Derived from community engagement efforts
- Mentioned across platforms, across areas
- Interwoven throughout the plan



Cross-Cutting Themes

- Applicable cross-cutting themes are highlighted for each principle and policy

04 LAND USE

- 4.8. Design new developments to accommodate the needs of all users, including young, aging, handicapped and special needs populations.
- 4.9. Provide a mix of residential densities and housing types near retail/commercial uses.
- 4.10. Establish a high-quality pedestrian-oriented street environment that is visually interesting, comprehensive, and varied.



Principle 5. Maintain the rural character of communities in the Rural Area.

- 5.1. *Maintain large lot sizes in areas outside of the TMSA by discouraging regulatory zone changes that would result in any decrease in parcel size, and prohibiting any change that would result in a parcel less than 5 acres in size.*
- 5.2. *Limit growth in the Rural Area (RA) to no more than 2% of the Region's 20-year residential growth*
- 5.3. *Consider the feasibility of establishing Rural Development Areas when necessary to preserve open space or protect natural resources.*
- 5.4. Engage with the residents of the Freestanding Communities (Gerlach, Empire, Wadsworth) to ensure development is consistent with communities' unique needs.
- 5.5. Preserve and promote the rural communities and rural area's natural, historical, scenic, and recreational resources to residents and visitors.
- 5.6. Promote economic vitality for rural residents through the support of opportunities for a rural lifestyle without degrading the environment.
- 5.7. Promote the growth of agricultural activities where water resources allow.
- 5.8. South of T26N, locate schools with a projected population of 300 or more full-time students throughout any part of the calendar year within the TMSA.



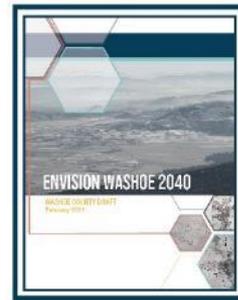
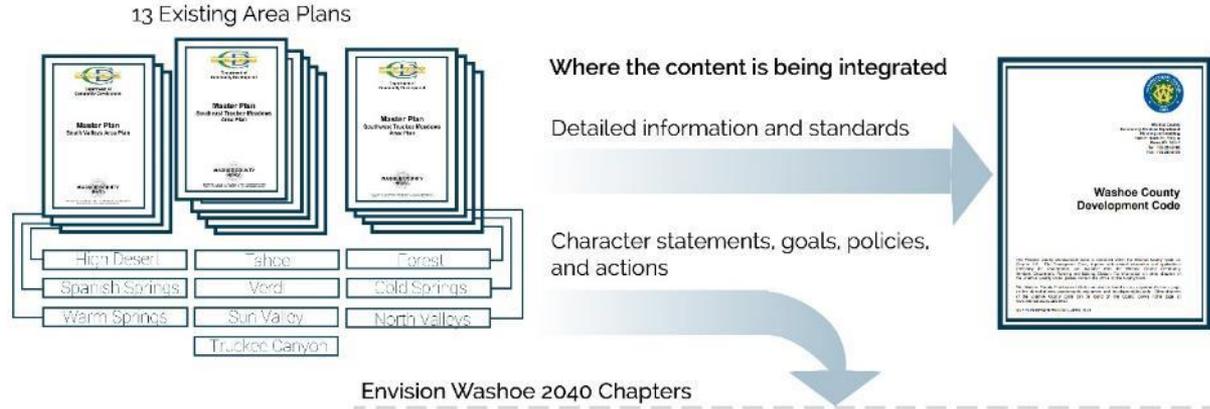
Principle 6. Direct Development into the TMSA.

- 6.1. Invest in infrastructure and services where required for health and safety reasons.
- 6.2. Promote compatible mixed-use and infill development patterns within the TMSA.
- 6.3. Strengthen existing neighborhoods and promote infill development through:
 - Identifying and assisting in revitalizing older neighborhoods to promote long-term stability.
 - Incentivize commercial revitalization.
 - Promotion of funding resources such as the Nevada Brownfields Program.
 - Creation of density bonuses and other innovative development tools to encourage infill in targeted areas.

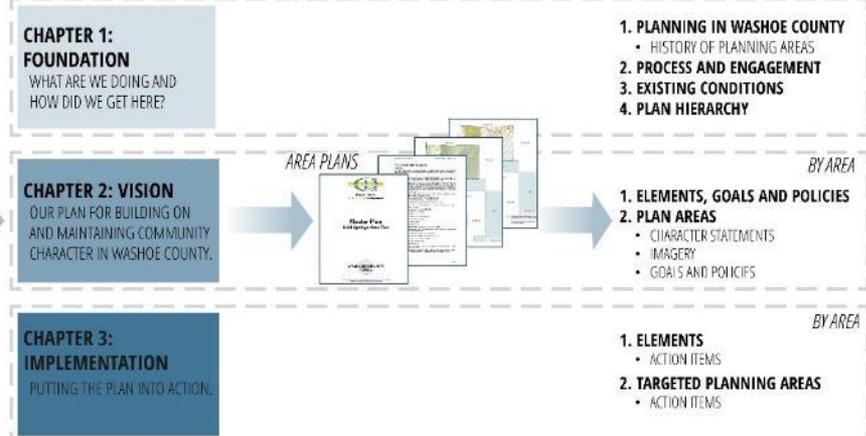
Where we are going...

Area Plans Integration

Area Plan Integration:



Envision Washoe 2040 Chapters





Area Plans

Questionnaire #2 Summary and Key Takeaways

Overview

- Open June 23rd through August 30th
- Respondents were asked to select the area they live in, and answer questions based on their area.

Area	Number of Responses
Cold Springs	36
Forest	8
High Desert	12
North Valleys	61
Northeast Truckee Meadows	4
Northwest Truckee Meadows	22
Reno*	117
South Valleys	55
Southeast Truckee Meadows	32
Southwest Truckee Meadows	47
Spanish Springs	61
Sparks*	40
Sun Valley	27
Tahoe	22
Truckee Canyon	1
Verdi	21
Warm Springs	27
Total	571

What is the character of each area?

The graphic below summarizes which category respondents from each area would characterize themselves as:



Rural

- Cold Springs
- Forest
- High Desert
- North Valleys
- South Valleys
- Tahoe
- Truckee Canyon
- Verdi
- Warm Springs



Suburban

- Northeast Truckee Meadows
- Northwest Truckee Meadows
- Reno*
- Southeast Truckee Meadows
- Southwest Truckee Meadows
- Spanish Springs
- Sun Valley



Urban

- Reno*
- Sparks*

Chapter 2 | Character Areas

COLD SPRINGS

SUBURBAN

Community Image Placeholder

[Please send a representative community image of your area.]



HISTORY & EXISTING CONDITIONS

[Describe the history of area, how development has occurred, land uses, key features.]

Map depicting location of issues/opportunities to be completed by County and consultant

Legend Placeholder



CHARACTER STATEMENT:

[Please include a refined version of the existing vision and character statement from the area plan.]

KEY ISSUES & OPPORTUNITIES ADDRESSED

[Describe the opportunities for improvement and the constraints for future development specific to your area. A preliminary list of opportunities and constraints has been included based off the responses from Questionnaire #2.]

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> Increase efforts to provide safe corridors for children and families Preservation of scenic views as a public amenity 	<ul style="list-style-type: none"> Traffic on Highway 205 Lack of access to recreation for non-wealthy persons Few facades along Wildcat Urban Interface

COLD SPRINGS

SUBURBAN

Community Image Placeholder

[Please send a representative community image of your area.]



KEY ISSUES & OPPORTUNITIES ADDRESSED

[Add any additional area-specific opportunities for improvement and/or constraints for future development.]

Existing and Desired Future Conditions Snapshot

(Information from Questionnaire #2)



PRIORITY PRINCIPLES & POLICIES

[The below principles and policies were identified as priorities in Questionnaire #2. Please identify the top 5 to 8 priorities for your area using the list below or any other policies you feel are missing.]

Goal: Preserve scenic views.

- Policy
- Policy

Goal: Implement dark sky standards.

- Policy
- Policy

Goal: Create design standards for industrial and commercial development tailored to the character of the area.

- Policy
- Policy

Goal: Promote use of renewable energy generation including solar, wind, and geothermal.

Goal: Address water use and water resource management.

Goal: Improve traffic and road infrastructure (public connectivity, enforcement).

Goal: Support sustainable and responsible growth.

Goal: Beautification.

Goal: Develop sufficient infrastructure for current development.

Goal: Encourage local business development.

PRIORITY IMPLEMENTATION ACTIONS

[Please insert 5 to 8 action items that could address the priorities from the section above.]



Action Items & Next Steps

Next Steps & Upcoming Events

- **Chapters 1 and 2 refinement**
 - Character area development
- **Photo & idea contest**
 - Email photos of your area to EnvisionWashoe2040@washoecounty.gov
- **Character area workshops**
 - Last week in March