The Truckee Meadows Regional Planning Agency is committed to supporting comprehensive and innovative approaches for economic development and community planning for the cities of Reno and Sparks, as well as Washoe County. In addition to facilitating land-use, infrastructure provision and resource management conversations among public and private decision makers, TMRPA also serves as a collaborative information and data warehouse, coordinating regional data collection and delivering advanced geospatial analytics for regional solutions. TMRPA achieves this through the Truckee Meadows Regional Plan which provides the framework for growth in our region for the next 20 years. The Plan focuses on the coordination of master planning in Washoe County as it relates to population, regional form and land use pattern, public facilities and service provision, natural resources, and intergovernmental coordination. It is a cooperative effort of the local and regional units of government, the major service providers, and the citizens of the Truckee Meadows and is intended to represent a regional consensus reached through a process of public dialog and decision-making to provide a unifying framework for local and regional policies and services.

Engagement

- Over 50 Presentations at Community Meetings
- 7 Surveys with Over 3,500 Participants
- 11 Food for Thought Lunches
  - Surveys conducted:
    - Identification of Regional Issues
    - Affordable Housing
    - Future Growth Scenarios
    - Senior Citizens
    - Quality of Life
    - Regional Concerns for Growth
    - Trails
- 2 Community Conversations Hosted
  - Presentations given by TMRPA staff with the opportunity for feedback
- Over 30 Meetings with RPC and/or RPGB
  - Including workshops, joint meetings, and individual meetings with Commissioners and Governing Board Members
- Over 50 Working Group Sessions
  - Weekly meetings included Reno, Sparks, and Washoe County staff, as well as staff from affected entities, such as RTC and WCSD
In order to contemplate how and where the Region can accommodate forecasted growth and to assess the impacts of our future development choices before they happen, TMRPA engaged in a robust scenario planning program.

**Scenarios as a Tool for Planning Our Region**

For this Regional Plan, TMRPA used scenarios as a tool to foster a collaborative discussion around how we would like to see the Truckee Meadows Region grow. TMRPA created four unique scenarios of the future based on different locational priorities for development and differing ranges of housing product mix. In all four cases the overall 20-year forecast for population and employment was held constant and based on the adopted 2018 Washoe County Consensus Forecast. The scenarios do not alter the amount of predicted growth, but instead contemplate the types of development we may see and where those projects will locate.

**How Should We Grow?**

There was no scenario that could perfectly meet the future needs of our community and it’s important to view scenario results in terms of tradeoffs since the ideal future is likely a blend of all four. In the end TMRPA used this technical information, feedback from residents, and the help of jurisdictional partners in the Regional Plan Update Working Group to draft a Regional Form map for the Region. The map serves to guide future land use decision-making through a series of land use tiers that promote density and intensity towards the core of the Region, along with prioritizing the infrastructure and service investments required to achieve that vision.

**4 Possible Future Growth Scenarios**

Darker colored cells represent more housing units predicted in any given 40-acre hexagon

- **Classic Scenario**
  - Future development pattern mimics the past 20 years.
  - Housing type mix matches residential development over the past 20 years.
  - Predicted units predominantly absorbed on vacant parcels.

- **McCarran Scenario**
  - Locates 25% of predicted dwelling units within the McCarran ring road geography.
  - Reflects a modest shift toward residential mix with a higher share of dense housing types.

- **Smart Greenfield Scenario**
  - Emphasizes growth on larger, vacant tracts already served by infrastructure with potential to preserve open space.
  - Does not preclude infill, but acknowledges challenges. Housing type mix targets set to emphasize denser housing types.

- **Infill Scenario**
  - Emphasizes growth in already developed areas.
  - Maximizes the use of small lots and promotes mixed use development.
  - Increased percentage of units predicted through redevelopment. Housing type mix targets set to emphasize denser housing types.

Survey results showed the highest preference was for the Infill Scenario!
This Plan is the outcome of over two years of research, evaluation, meetings, and debate. It is the result of what multiple groups, through their representatives, can agree on regarding what the future of the region should look like, and what needs to be done to move toward that vision.

Key Overall Changes

Overall Plan Structure and Look
- Increased usability for staff and approachability for the public
- Engaging maps and graphics

Inclusion of Data Analytics
- Understand implications of choices (Scenario Planning)
- Tracking and monitoring of land use decisions and absorption
- Data-driven annual reporting

Cleaning Up of Previous Policies
- Eliminate redundancies and reduce the number of policies
- Make the plan more implementable
- Focus on regional decision-making
- Embed back to regional planning requirements as listed in the Nevada Revised Statutes (NRS)

New Key Policy Concepts

REFINED PUBLIC FACILITY AND SERVICE PROVISION
Replacement of concurrency management system policies with a list of standards for facilities and services as well as jointly develop a Public Infrastructure Investment Plan as a Work Plan item

PUBLIC INFRASTRUCTURE INVESTMENT PLAN
The Public Infrastructure Investment Plan (PIIP) will be a collaborative effort to help coordinate master plan, land use decision-making with public facility and service planning

DEVELOP NATURAL RESOURCES PLAN NR PLAN
A collaborative effort to consolidate previous work on natural resources, open space, and conservation planning and to map natural resource areas that should be protected

TRUCKEE MEADOWS ANNUAL REPORT TMAR
The Truckee Meadows Annual Report will provide TMRPA, our partners, and residents with information to gauge the ongoing effects of growth and to assess cumulative impacts

plantruckleemeadows.org
Implementing the Regional Vision

Policy Elements

Population Growth
This element includes policies regarding the Washoe County Consensus Forecast which provides the Truckee Meadows region with a baseline prediction of population and employment growth over the next 20 years to facilitate and coordinate planning efforts.

Regional Form
The Regional Form element includes the Regional Form Map which establishes the Truckee Meadows Service Area (TMSA) as well as the Regional Land Designations within the TMSA. The requirements set forth for each Regional Land Designation help to limit premature expansion while maintaining neighborhood character, as required by NRS.

Public Facilities/Services
This element contains the list of facilities and service standards that are reviewed for any master plan amendment and/or project of regional significance, affected entity facilities plans requirements, Regional Utility Site and Corridor policies, as well as the requirement of creating the Public Infrastructure Investment Plan (PIIP).

Natural Resources
The Natural Resources element policies require local government master plans and similar plans to protect, preserve, or maintain such things as: open space, ridgelines, air quality, etc. This element also provides for the creation of the Natural Resources Plan.

Regional Coordination
This policy element establishes the Spheres of Influence (SOI) and addresses annexations, lays out the Regional Review process requirements, allows for the establishment of Joint Planning Areas and Cooperative Planning Areas as well as the Truckee Meadows Annual Report which will help to ensure that the Region is meeting the desired vision by reporting data and information that are measured and tracked by TMRPA.

Regional Land Designations

Mixed Use Core Area:
The most dense development is expected to occur and is the highest priority for investment.

Tier 1 Area:
Moderate- to high-density development is expected and second in the priority investment hierarchy.

Tier 2 Area:
Low- to moderate-density is expected, third in the priority investment hierarchy.

Tier 3 Area:
The lowest densities expected within the TMSA, and least prioritized area for investment.

Rural Area:
Lands outside the TMSA. Growth in this area is limited to a very low density.