StoneGate

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

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

Existing Drainage Channels

Proposed Drainage Channels

Existing FEMA Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Existing Culvert

Proposed FEMA Zone
- 1% Annual Chance Flood Hazard
- Proposed Culvert
- Existing Culvert

*Proposed FEMA zones are conceptual in nature and may vary with final design*
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 ±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
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