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Pathway 2007 • Placed-Based Planning



Washoe County/Incline Village/Crystal Bay: Preliminary Principles

The community workshop process has explored what participants value about the Basin and what type of futures they desire. Based on workshops and local Planning Working Group input, an overall set of preliminary principles has been prepared. The preliminary principles have been discussed and refined in meetings with the Place-Based Core Team and Working Group. Along with the preliminary concepts, they will be combined with input of other sub-regions and will be presented and discussed with the Forum. The preliminary principles are to become the basis for Washoe County Sub-regional Vision Summary.

Overall Planning Themes:

- New investments in the Washoe County's Basin communities should enhance and expand recreational experiences and related facilities;
- The rural and community settings should be considered as part of the entire travel experience, creating a sense of arrivals within the Basin, announcing the civic presence of communities.
- Washoe / Incline community centers should be redesigned and provide better commercial services and gathering places for people of all ages; and
- Housing and services should be provided that support families.

Preliminary Principles

At the June workshop, teams prepared concepts for the Washoe County / Incline Village part of the Basin that identified the most desirable changes envisioned for the next 20 years. Teams highlighted four types of such desired changes. These included investing in recreational facilities, improving the image of development along travel routes, enhancing commercial centers' image and performance, and supporting families.

Principle 1: Recreational Opportunities

New investments in the Washoe County's Basin communities should be interwoven with the natural setting in a sustainable way so as to enhance and expand recreational experiences.

Planning and Design Features:

- Recreational facilities and natural areas should be connected by a variety of transit modes.
- Investments should be made toward completing trail systems and connections to the Rim Trail, creeks, lakefront and community facilities (i.e., golf, skiing, tennis and boating).
- Recreational facilities and experiences should be planned as integral parts of living in a "low key" Tahoe community for people of all ages.

Principle 2: Travel Experience

The rural and community settings should be considered part of the entire travel experience, creating a sense of arrivals within the Basin, announcing the civic presence of communities.

Planning and Design Features:

- Investments toward better gateways and focal points should be envisioned as enhancements to existing places, not as investments in creating new ones.
- Travel experience should include residents' and visitors' interest, comfort and safety (as pedestrians).
- The travel experience should acknowledge the seasonal differences in the Basin.

Principle 3: Design of Community Centers

Hwy 28 should be treated as Washoe County Basin communities' "main street" street where communities present walkable environments and an image compatible with the natural setting and their village scale.

Planning and Design Features:

- Each project should contribute to enhancing pedestrian connections along Hwy 28 and adjacent neighborhoods.
- The roadway design of Hwy 28 as it passes through community centers should support pedestrian access and safety needs of the adjacent uses.
- Reinvestment in existing commercial developments should be conceived as part of a larger village center plan. Land uses, parking, pedestrian connections, building placement, open space, streetscape, and architectural image all should make contributions toward creating a welcoming, successful village center.
- New investment should contribute to improving the mix and quality of commercial activities.
- Opportunities to include workforce housing in new community center developments should be considered.
- New public and private investment in the village center should contribute to the creation of a system of inter-connected gathering places.
- Community center planning should create opportunities for cultural activities.

Principle 4: Supporting Families

Planning for Washoe's communities should address the recreational, educational, housing and economic needs of families.

Planning and Design Features:

- Affordable family housing should be incorporated into village centers and other areas.
- Recreational facilities and experiences should anticipate the needs of families and children.
- Schools should be integrated into their natural and community settings – connected and programmed as activity centers.
- Commercial services should support the needs of families.
- Investment should continue to support quality healthcare services for families.