

RTC Affordable Housing Study Community Meeting

SEPTEMBER 12, 2019



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Affordable Housing Study Overview

Project Purpose

Identify ways RTC can support affordable housing in the transit service area:

1. Evaluate potential for use of RTC-owned property
2. Identify opportunities for Joint Development under Federal Transit Administration program
3. Identify opportunity sites for private development near transit routes

Joint Development: Defined



A transit project



Integrally related to commercial, residential or mixed-use development; often co-located



May include public, private or non-profit development associated with transit capital investments



FTA financial assistance = "a federal interest"



FTA Joint Development

Eligible Funding Sources & Uses

Eligible funding sources:

1. Surface Transportation Block Grant (STBG), FTA formula funds
2. Competitive FTA grants (bus & bus facilities)

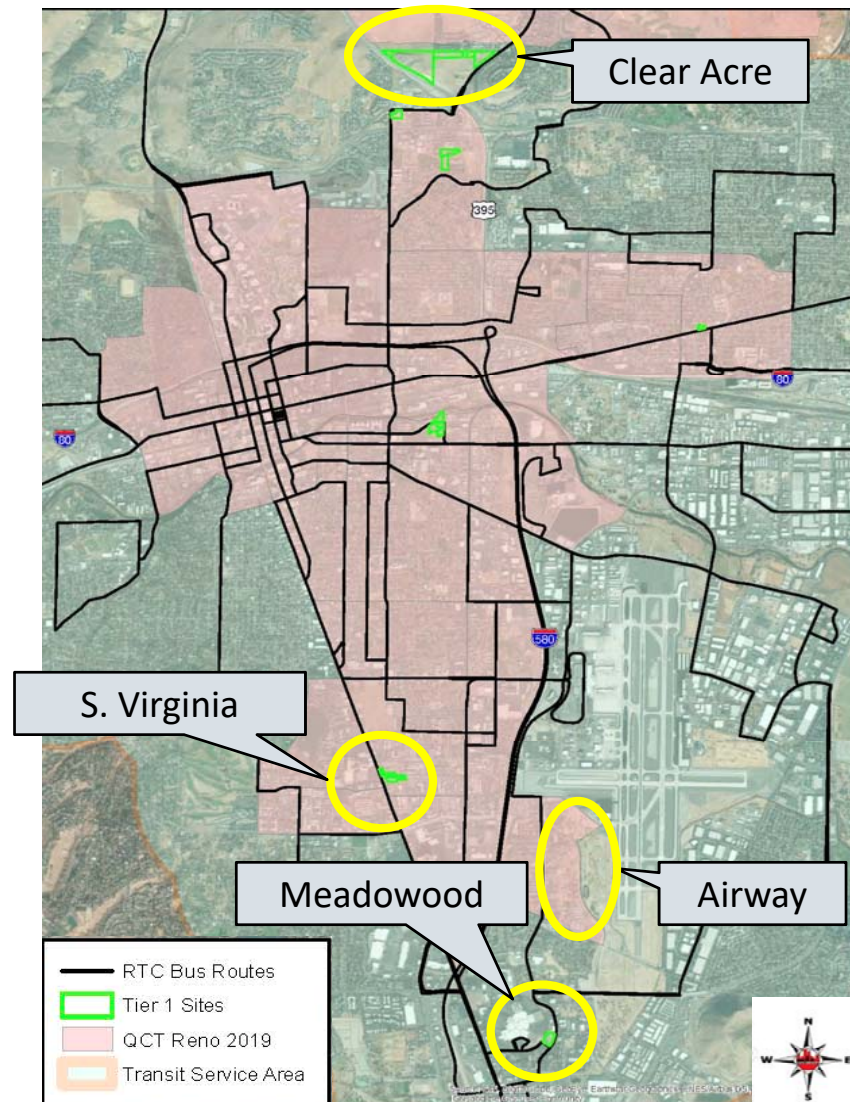
Eligible uses of funds:

- Real estate acquisition
- Demolition
- Site preparation
- Building foundations
- Utilities
- Walkways & open space
- Safety & Security equipment & facilities
- Facilities that incorporate community services
- Intermodal transfer facility
- Transportation-related furniture, fixtures & equipment
- Parking
- Project development activities
- Professional services

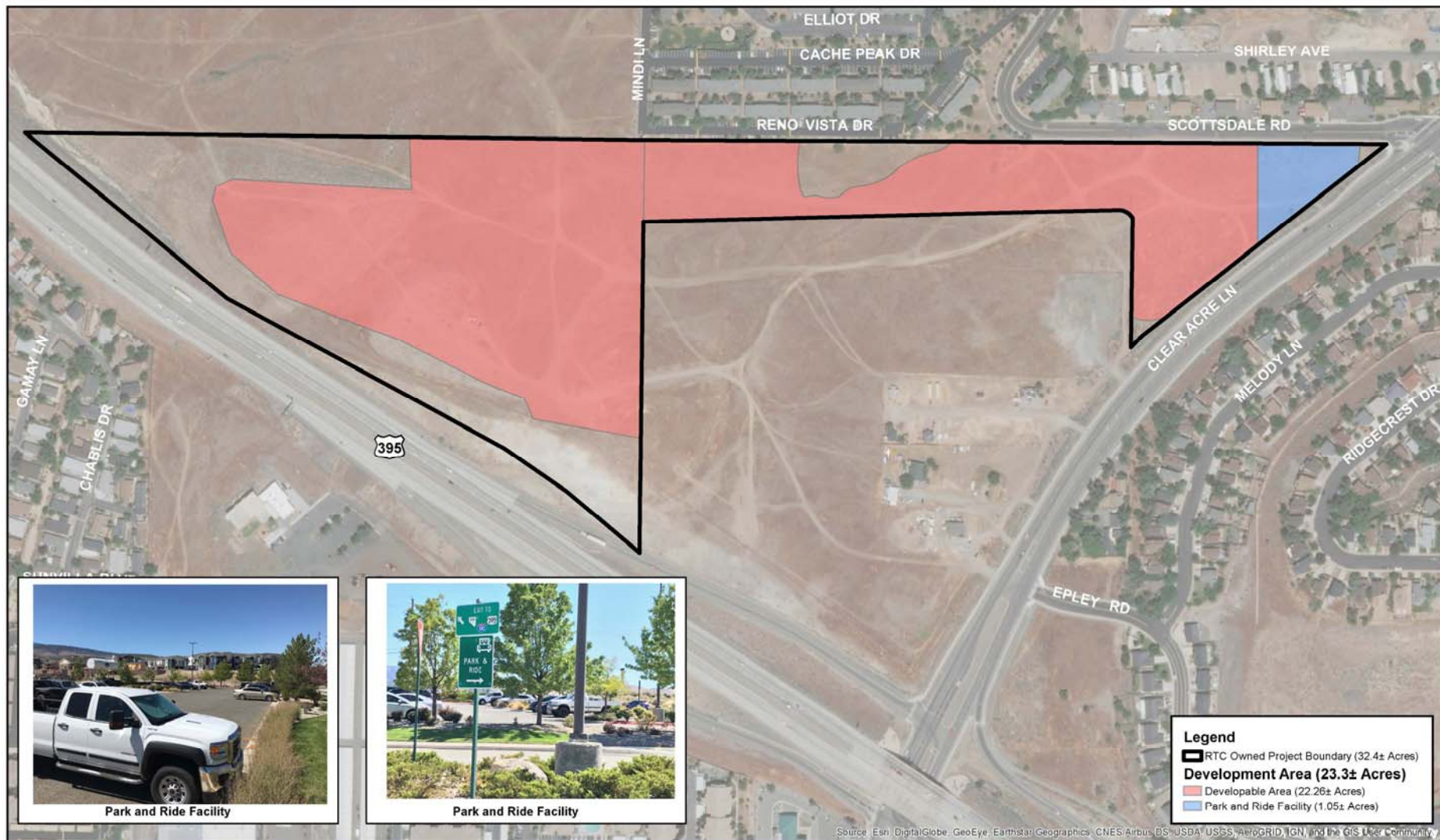
Site Criteria:

1. Near Transit Route
2. Vacant
3. At least 1.5 acres
4. Zoning
5. Topography
6. Access
7. Access to services
8. Walkscore & Bikescore
9. Stakeholder Input

Tier 1 Sites



For Discussion - Preliminary & Subject to Change



Park and Ride Facility



Park and Ride Facility



Clear Acre Site
 RTC Affordable Housing Study
 September, 2019

For Discussion Purposes
Preliminary Subject to Change

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

Site	Clear Acre RTC Site
Locational Criteria	<ul style="list-style-type: none"> • ~32.24 ac (combined) • Undeveloped • Zoned SF15/MU • Topography limits site to ~5 acres of developable area • Not in QCT
Catalytic Potential	<ul style="list-style-type: none"> • Vacant land surrounding, although slopes and access might limit potential. <p>Rating: MEDIUM</p>
Access to Services	<ul style="list-style-type: none"> • No services in immediate vicinity. • Requires difficult crossings of both US 395 and McCarran to access any services. <p>Rating: LOW</p>
Walkscore & Bikescore	<ul style="list-style-type: none"> • Walkscore: 52 • Bikescore: 43 <p>Rating: LOW</p>
Overall Rating	MEDIUM

Clear Acre – RTC Owned site

Potential for Park & Ride lot combined with new development

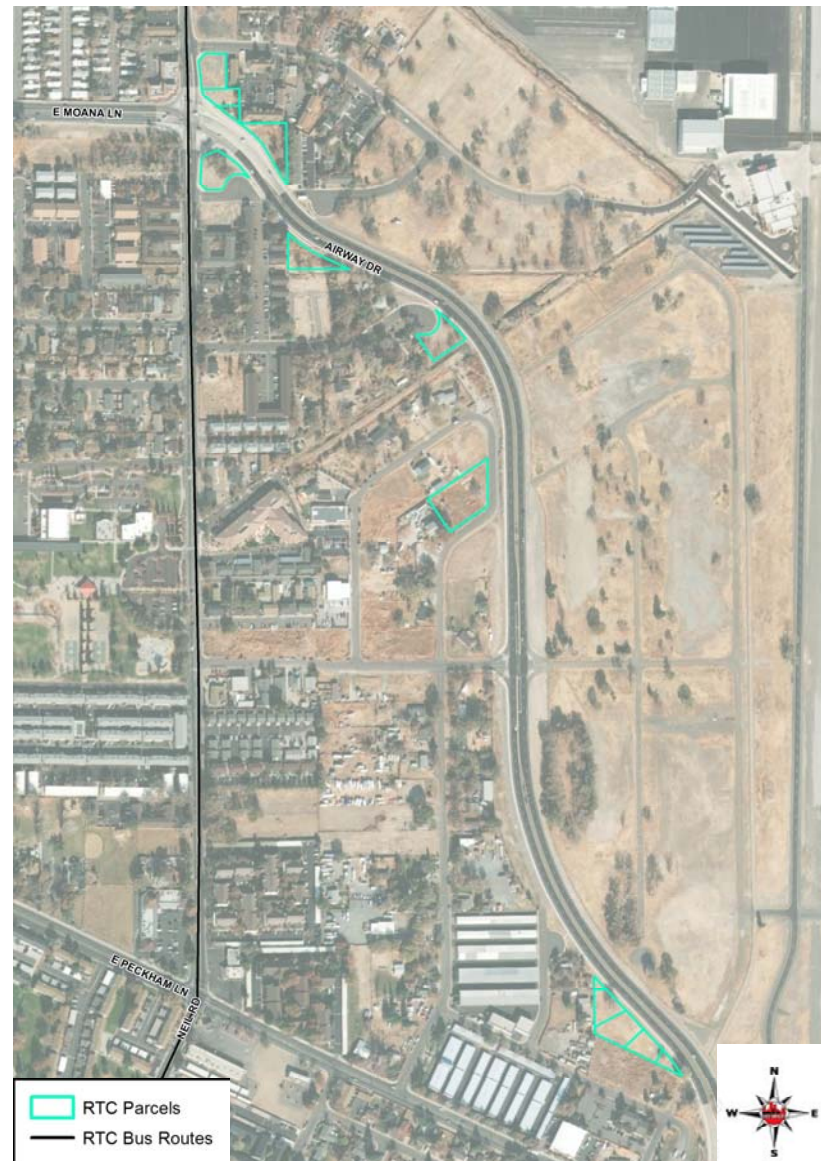


Example: Existing Park & Ride lot at Summit Mall

Airway Drive RTC Owned Properties

- Current transit route along Neil Rd
- Services and amenities within walking distance
- Sites at Airway/Pamela may be good public/private partnership opportunity
- Sites are generally all less than 1 acre in size and irregularly shaped
- Setbacks further create challenges for building envelopes
- Adjacency to Airport will require noise mitigation

For Discussion - Preliminary & Subject to Change



So Virginia (near Peppermill) Potential new RAPID Station

Locational Criteria	<ul style="list-style-type: none"> • ~3.78 acres • Undeveloped • Zoned Mixed Use • Inside QCT and Opportunity Zone • Near future RAPID transit station • FTA Joint Development opportunity • Private with multiple owners
Catalytic Potential	<ul style="list-style-type: none"> • Significant amount of underutilized properties in the vicinity, on east side of Virginia. • Site is irregularly shaped, complicating efficient reuse. <p>Rating: MEDIUM</p>
Access to Services	<ul style="list-style-type: none"> • Significant retail nearby, although nearest grocery store is just over a half-mile away. • Potential for additional services when Park Lane project is complete. <p>Rating: HIGH</p>
Walkscore & Bikescore	<ul style="list-style-type: none"> • Walkscore: 73 • Bikescore: 64 <p>Rating: HIGH</p>
Overall Rating	HIGH



Existing Station does not meet ADA or have needed capacity & amenities

Full-size RAPID station would meet ADA & long term needs



For Discussion - Preliminary & Subject to Change

Meadowood Site Potential Transit Center Relocation

Locational Criteria	<ul style="list-style-type: none"> ~2.38 acres Zoned Mixed Use Could support relocation of existing bus terminal Private ownership
Catalytic Potential	<ul style="list-style-type: none"> Significant potential for further infill on the mall's surface parking lots as well as adjacent vacant lots <p>Rating: HIGH</p>
Access to Services	<ul style="list-style-type: none"> Many services and amenities within walking distance of the site, including groceries Very close to Jamaica Park, Pine Middle School, and Smithridge Elementary Many amenities/services require crossing McCarran and/or So. Virginia St. <p>Rating: HIGH</p>
Walkscore & Bikescore	<ul style="list-style-type: none"> Walkscore: 68 Bikescore: 75 <p>Rating: HIGH</p>
Overall Rating	HIGH



Relocate existing
Meadowood bus transfer
facility

- Provide for Park & Ride lot
- Potential integration with new development



For Discussion - Preliminary & Subject to Change

- Gather & incorporate community input
 - Mayor's Affordable Housing Workshop 9/4/19
 - HOME Consortium 9/10/19
 - Public Meeting 9/12 from 4-6 pm at McKinley Arts & Culture Center
- Draft report (November 2019)
- Final report (January 2020)

Next Steps