



Carson City Master Plan Update Round 1 Outreach Summary

Preliminary Draft: May 2024

APRIL OUTREACH OVERVIEW

As part of the Master Plan update process, the project team hosted a series of community outreach events to discuss the role of the Master Plan in shaping the future of Carson City and the existing conditions, trends, and projections that will influence future policy discussions. Both in-person and online input opportunities were provided, as described below.

- **In-person Meetings.** Multiple meetings were held in Carson City on April 10 and 11, 2024. Input opportunities included one roundtable event (Land Development Round Table), one workshop with Western Nevada College students (History 111, Nevada Government) and three community meetings, one at the Staybridge Suites Hotel and two at the Carson City Community Center. Approximately 73 people participated in these meetings.
- **Virtual Meeting.** One additional community meeting was hosted virtually on the night of April 18. Approximately 15 people attended the virtual meeting.
- **Online Survey.** An online survey was made available on the project website and was available for four weeks. 133 participants completed the survey.

This document includes a preliminary summary of key themes that emerged from these outreach events and will be finalized after the online survey closes.

WHAT WE'VE HEARD – SUMMARY OF KEY THEMES

LAND DEVELOPMENT ROUNDTABLE

OVERVIEW

Members of the project team gave a presentation and hosted a discussion with members of the development community who frequently work in Carson City. Approximately 23 builders and developers participated in this event.

KEY THEMES

Residential Development

- Need for the City to allow the creation of smaller lots for developers to construct more affordable housing products.
- Need for the City to increase density allowances for developers to create lower-cost housing products that “pencil out”.
- Struggle to provide denser housing products on smaller lots while balancing community members’ desire for larger lot developments.

Non-residential Development

- Desire for the City to provide more flexibility in land use categories.
- Need for the City to remove barriers to redevelopment of vacant properties.
- Discussion around the viability of fixed office space and big box retailers following the COVID 19 pandemic.

Infrastructure Constraints

- Need for utility service capacity upgrades makes infill development more difficult.
- Concern for street maintenance and the level of service provided on roads surrounding new development projects.
- Support for flexibility in street design standards (such as reductions in minimum street width).

WESTERN NEVADA COLLEGE WORKSHOP (HISTORY 111, NEVADA GOVERNMENT)

OVERVIEW

Members of the project team conducted a workshop with History 111 students at Western Nevada College. Approximately 19 students participated in this event.

KEY THEMES

- Concern about the rise in homelessness in Carson City and a desire to see expanded services/support for these individuals.
- Discussion around infrastructure (e.g., road maintenance, bike lanes) and the impact of growth on traffic and safety.
- Need to travel to Reno or Tahoe to access youth-friendly activities.

- Support for creating more youth-friendly spaces in the community (e.g., skating rinks, arcades, waterparks, places to shop, etc.)
- Support for expanding educational opportunities in Carson City (students like WNC, but several noted the need for additional training/course work from other institutions).
- Mixed opinions about the availability of job opportunities in Carson City (e.g., perceived lack of high-paying jobs, abundance of State and health care jobs).
- Support for leaving Carson City after graduation but returning to the city to start a family or retire.
- Need for housing options that are affordable to younger adults.

COMMUNITY MEETINGS

OVERVIEW

One virtual and three in-person community meetings were held in April. At each event, members of the project team gave a presentation and hosted a general question-and-answer session with those in attendance. Approximately 46 people participated in the community meetings.

KEY THEMES

Housing

- Concern for the types/density of development occurring in Carson City.
- Desire for community involvement in the early stages of development projects.
- Need to provide housing products for a variety of lifestyles and price points.
- Support for allowing accessory dwelling units.

Economic Development

- Concern for the number of vacant commercial properties in Carson City (e.g., Kmart and Ormsby).
- Need to advertise Carson City's best assets (e.g., outdoor recreation and natural beauty).
- Discussion around the idea that retail opportunities follow the creation of households.
- Discussion around attracting and retaining a younger workforce.
- Need to expand nightlife opportunities in Carson City.
- Support for the City to expand economic development presence.

Quality of Life

- Concern for the growing number of individuals experiencing homelessness in Carson City.
- Support for maintaining Carson City's "small-town" feel.
- Discussion around the impacts of having an aging population.
- Concern for increase in traffic congestion and road maintenance costs as the community grows.

ONLINE SURVEY RESULTS (PRELIMINARY)

OVERVIEW

An online survey was made available on the project website for four weeks. 133 people completed the survey. A summary of key themes is provided below. The full results of the survey are attached.

KEY THEMES

Vision and Themes

Survey respondents were asked to review and weigh in as to how well the vision and themes in the 2006 Master Plan align with their vision for the future of Carson City. A majority of respondents expressed support for the vision and themes, with a majority respondents indicating that the vision and themes aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Support for the vision statement was highest, with 66% of respondents indicating that it aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Support for the ‘Economic Vitality’ theme scored the lowest, with 52% of respondents indicating that it aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Key themes in the open-ended responses included:

- Many respondents commented on the need to address homelessness in Carson City.
- Multiple respondents commented on the need for more affordable housing in the community.
- Several respondents commented on infrastructure needs, such as road maintenance issues and the creation of bicycle and pedestrian pathways.
- Some respondents noted their unhappiness with the density of new housing developments in Carson City.
- A general concern about how the Master Plan themes will be (or have been) implemented.

Corridor Development

- Many respondents would like to see improvements in bicycle and pedestrian infrastructure along Carson’s major corridors.
- Multiple respondents would like to see more dining options along major corridors (including fast-casual options, healthy options, and ethnic options).
- Multiple respondents support walkable, mixed-use development along major corridors.
- Several respondents mentioned the need to redevelop vacant buildings along major corridors.
- Some respondents cited the need for spaces that can be used by people of all ages (e.g., youth-friendly spaces and event/cultural spaces) along major corridors.

Housing

- Cost was the most commonly cited barrier to finding housing, followed by constraints in the number of units on the market at any given time and the types of housing available.
- Managers, employers, and business owners reported that housing availability and affordability is affecting their employees.

Round 1 Outreach Summary

Preliminary Draft: May 2024

- Many residents commented on the need for housing for people of all ages (e.g., single people, young families, people wanting to age in place, etc.)