

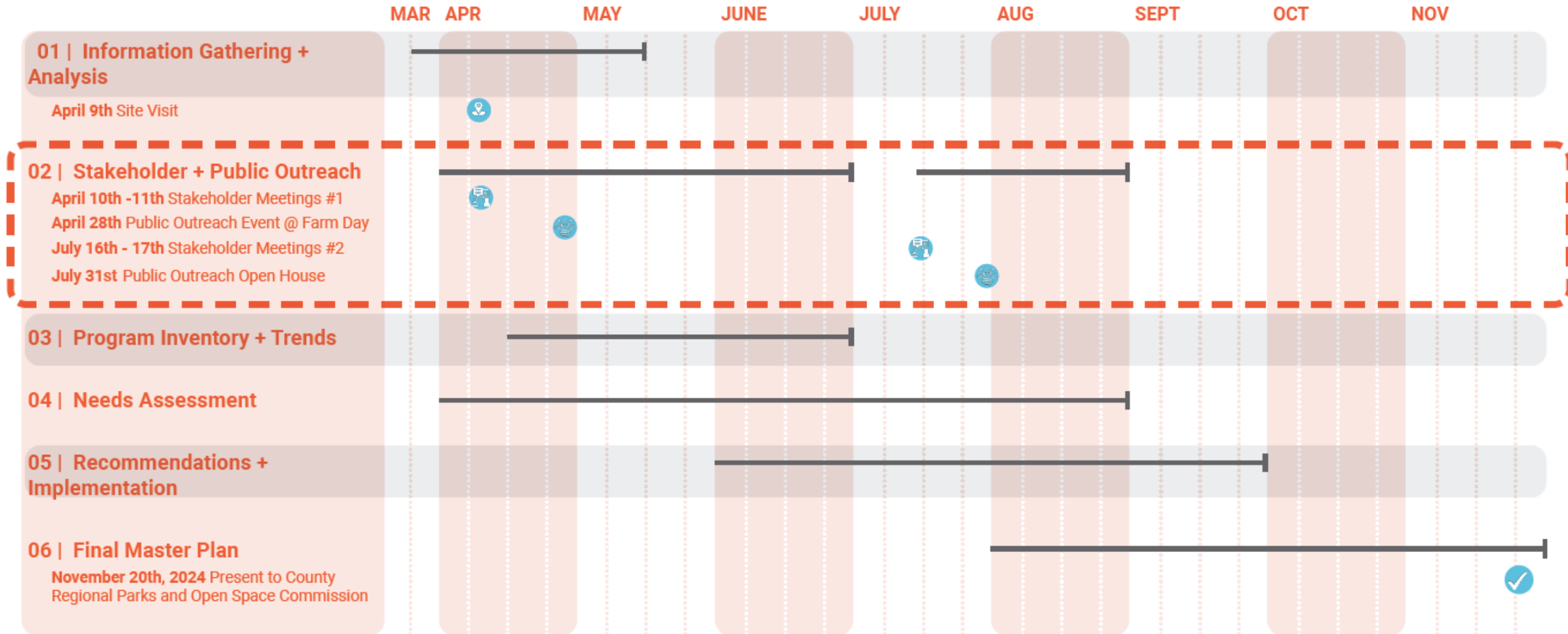
# Revised Master Plan for Rancho San Rafael Regional Park



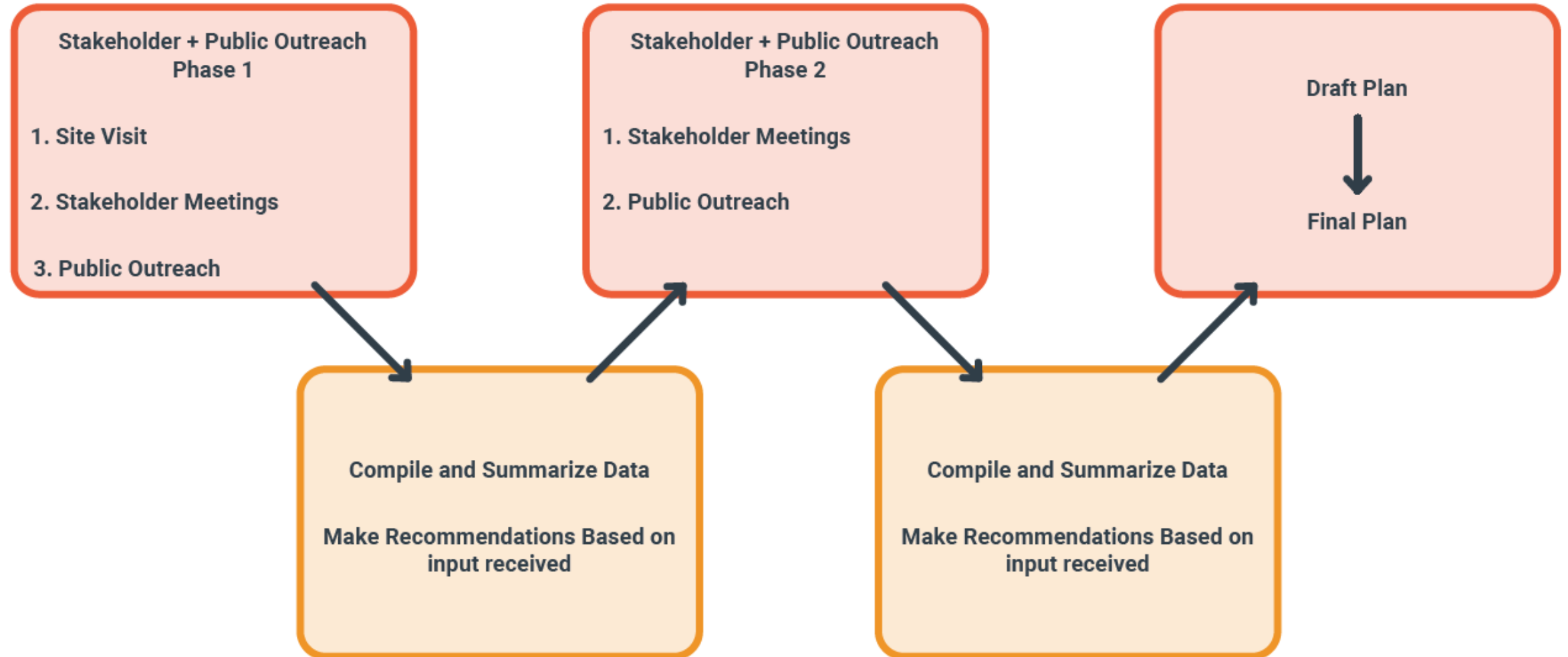
Washoe County Open Space and Regional Parks Commission

January 22, 2025

# Project Process



# Planning Process



# GRBR Representatives Involvement with Master Plan

## Prior to Park Master Plan Adoption:

- Stakeholder Meeting #1: April 10<sup>th</sup>, 2024
- Public Outreach Event at Nevada Farm Day: April 28, 2024
- One-on-One Meeting: May 30<sup>th</sup>, 2024
- Stakeholder Meeting #2: July 17<sup>th</sup>, 2024
- One-on-One Meeting: July 26<sup>th</sup>, 2024
- Public Outreach Open House: July 31<sup>st</sup>, 2024
- One-on-One Meeting: October 3<sup>rd</sup>, 2024

## Post Park Master Plan Adoption:

- One-on-One Meeting: December 2, 2024
- One-on-One Meeting: December 18, 2024

# Master Plan Concerns Raised by GRBR After Master Plan Adoption

1. Reduced Public Access
2. Unsafe Parking
3. Increased Safety Risks
4. Limited Event Space
5. Jeopardizes Event Growth

# Stakeholder Workshops #1

## Key Themes Identified

### Celebrate the Park as a Regional Hub (Trails + Recreation):

- Establish a shaded trailhead pavilion with amenities (restroom + bike repair station)
- Increase accessible trail network
- Expand parking options + access points to trail network

### Preserve Passive Open Space:

- Maintain "openness"
- Respect views, nature, and habitat

### Restore the discovery, intrigue and imagination of Great Basin Adventure:

- Bring back the excitement and wonder of the GBA
- Bring back animals and link to the historic ranching heritage

### Support and Facilitate Community Events:

- Support ongoing community and regional events to the degree where it does not degrade the park
- Bolster park infrastructure - electrical, lighting, restrooms - to support and improve daily function.

### Increase Public Access:

- Provide safer pedestrian crossing at across Sierra St. to University of Nevada, Reno (UNR) and shopping
- Explore additional access points along McCarran Blvd. and Sierra St.
- Provide additional and more convenient parking options

### Establish Long Term Funding Support and Partnerships:

- Identify long term, sustainable funding support for improvements, operation, and maintenance

## Critical Planning Relationships Identified

### Pastoral Landscape vs. Active Recreation:

- Balance the responsibility to maintain 'openness' and a pastoral passive landscape, with integration of new community amenities

### Large Community + Regional Events vs. Daily Use:

- Provide the appropriate infrastructure to host large events that define the park and draw visitors, but in a way that minimizes impact to the park landscape, the adjacent neighborhoods and local community

### North Park vs. South Park:

- Understand the fundamental differences in how each park 'area' serves the community (through program and landscape character) and work to stitch them together in a more meaningful way

### Public Land vs. Private Funding:

- Weave a delicate balance of creating community public space that may (or already does) rely on private funding and maintenance. Understand the public perception of fee systems for certain aspects of the park that require more substantial operational costs

### Potential User Conflicts:

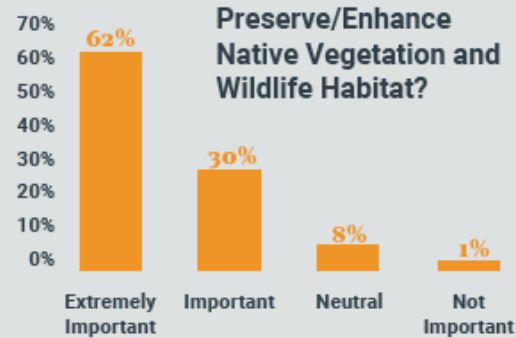
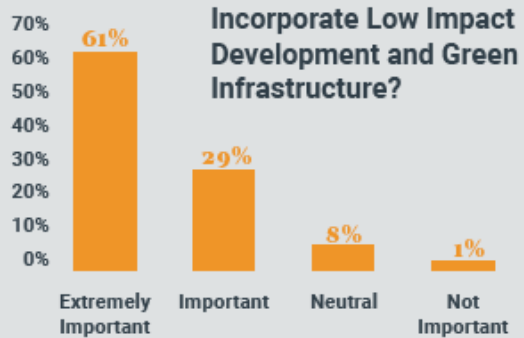
- Large Events (Flex Parking) vs. Arboretum Expansion and new amenities
- Hikers vs. Bikers vs. Disc Golf vs. Gun Owners

### Operational Conflicts:

- Turf Use (Cooling + Program) vs. Native Vegetation
- Lighting + Electrical Upgrades vs. Park Hours

# Public Outreach #1 Summary

## How important is it to...



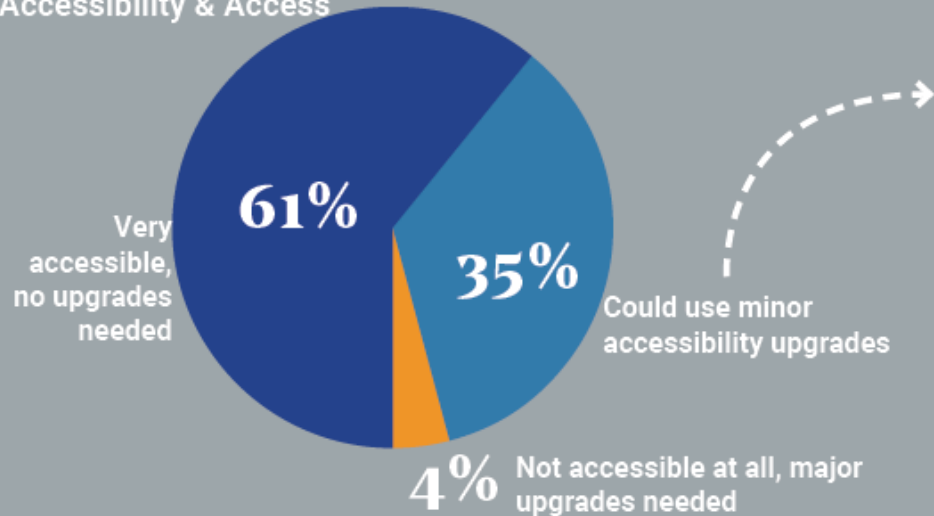
## Top Three Areas that Need Improvement:

Updated Restrooms

More Site Lighting

More Trash/Recycling Receptacles

## Accessibility & Access



You said you need \_\_\_\_\_ to make the park more accessible.

- ✓ MORE SIGNAGE
- ✓ BETTER ACCESS TO BUILDINGS, BATHROOMS, & TRAILS FOR PEOPLE WITH DISABILITIES
- ✓ MORE RESTROOMS AND WATER STATIONS
- ✓ BETTER TRANSIT, PEDESTRIAN AND CYCLE ACCESS TO THE PARK

# Stakeholder Workshops #2

## Events & Facilities

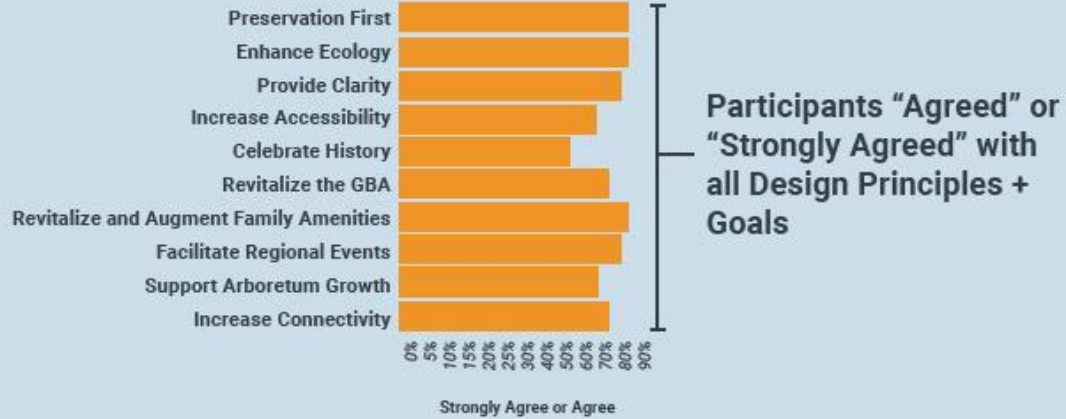
- Major concerns regarding temporary/flex parking for major regional-scale events, like the Great Reno Balloon Race, following the full build-out of the master plan.
- Discussion on parking and access across Sierra, including restrictions on left turns.
- Support for the Arboretum design that is an alternative to the recent master plan, with concerns regarding fencing, vandalism protection, and potential admission charges.
- Importance of differentiating and branding areas within the park for clearer wayfinding and maintenance understanding.
- Concerns about Dragon Lights event parking and ensuring clear and safe pedestrian routes to the event.
- Request to create and study a parking lot diagram.
- The Arboretum's significance to Reno was highlighted, aiming for higher accreditation with a new succulent garden.
- Concerns about irrigation and infrastructure maintenance, with staff diverted to fix failing systems.



# Public Outreach #2 Summary

Nearly **80%** of participants wanted to see the northwest corner of McCarran Blvd and Virginia Street programmed!

## What We Learned



## Park Amenity Alternative:

Prioritize the following recommendations for the Northwest Corner of McCarran Blvd. And Virginia Street:

1. Preserve the three existing Disc Golf Course holes and regrade certain areas to allow for overflow event parking.
2. Implement flex green space to be used for warmups, practice, events and/or overflow parking.
3. Implement, in partnership with University of Nevada Reno, a new indoor / outdoor Tennis and Pickleball facility at the northwest corner of McCarran and Virginia (reroute three Disc Golf Holes).







Preserve Existing **25%**

Flex Green Space **20%**

Tennis + Pickleball **70%**  
Preferred the Tennis + Pickleball Facility

# Public Access

## Public Access Improvements:






-  Added Vehicular Entry/Exit
-  Enhanced Pedestrian Street Crossing
-  Added Pedestrian Lighting
-  Added/Enhanced Pedestrian Circulation

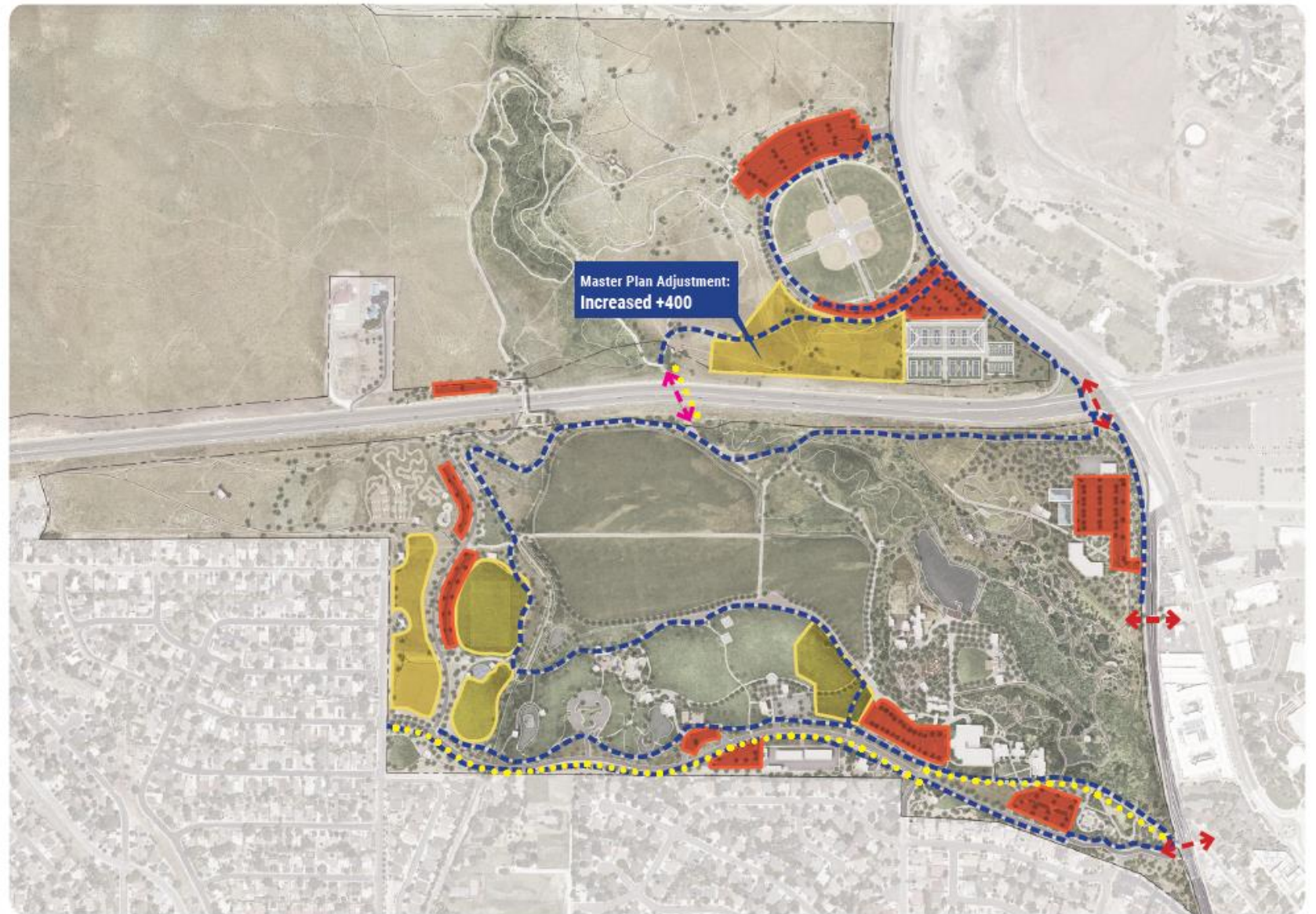




# November 2024 Adopted Major Event Parking Diagram

## Parking Improvements:

-  Paved Parking Lot
-  Flexible Parking Lot
-  Enhanced Pedestrian Street Crossing
-  Added Pedestrian Lighting
-  Added/Enhanced Pedestrian Circulation





# GRBR Identified Risk for Tree Planting Locations

Additional tree planting near flight fields creates hazardous conditions for balloon pilots and the viewing public.



## Revisions Made to the 2024 Adopted Park Master Plan:

- 1.) Expansion of 400 flex (non-paved) parking stalls in the North Parking Zone
  - This addition creates a net positive of 103 parking stalls within the final build out of the park
  
- 2.) Added language to the Implementation Matrix stating when new trees are added to the pasture area or disc golf course, Great Reno Balloon Race should be consulted on tree location and/or species to ensure no impediment on their event.



# November 2024 Adopted Major Event Parking Diagram

## Major Event Parking Diagram





# November 2024 Adopted Major Event Parking Diagram

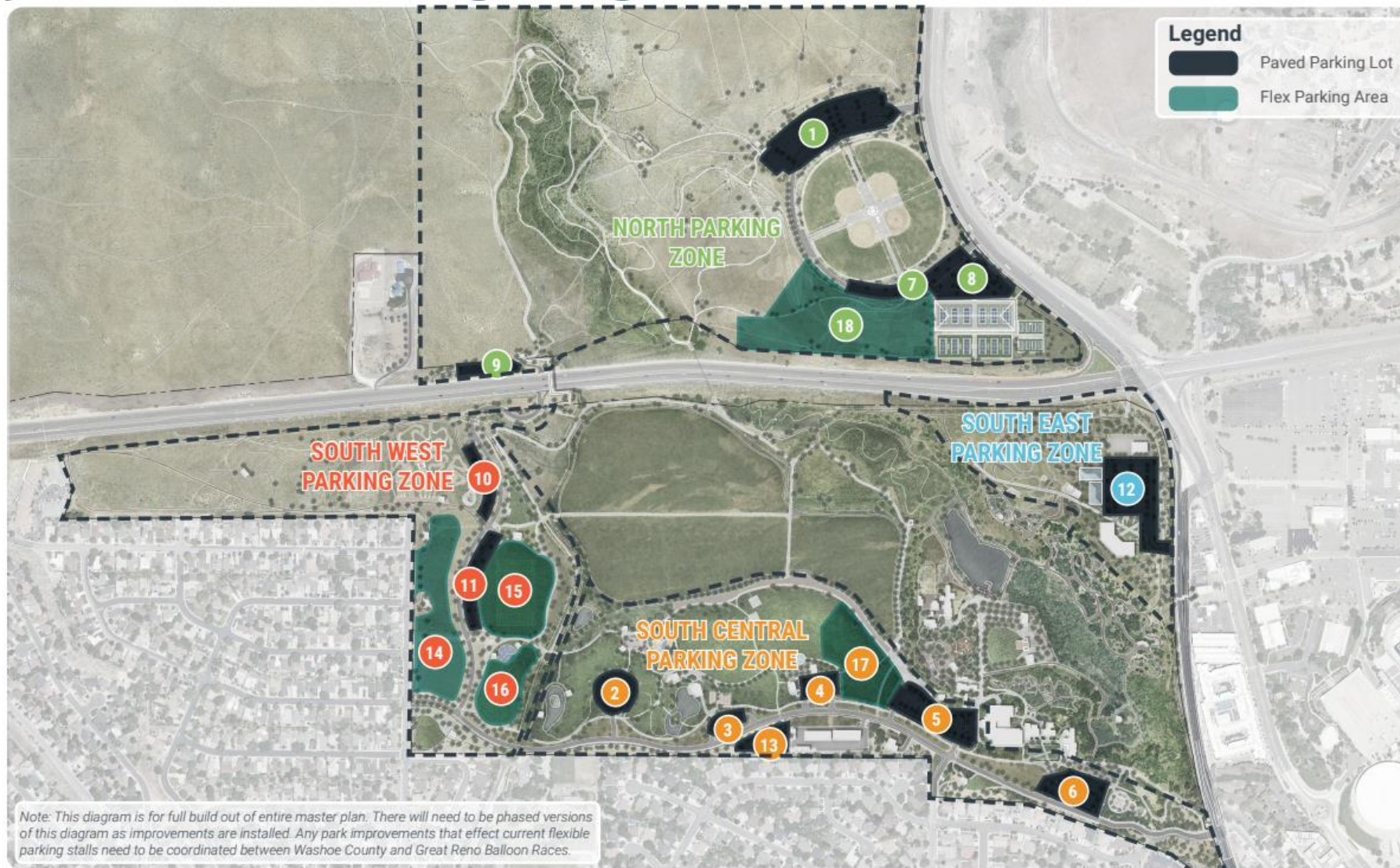
## Major Event Parking Diagram





# January 2025 Revised Major Event Parking Diagram

## Major Event Parking Diagram





# January 2025 Revised Major Event Parking Diagram Counts

## Paved Parking Lots

Lot Description	Stall Count
1. Ballfield Complex Parking Lot	350 Stalls
2. 'The Park' Playground Lot	63 Stalls
3. Peavine Pavilion Lot	36 Stalls
4. Chinese Pagoda Lot	47 Stalls
5. The Museum Lot	120 Stalls
6. The South Arboretum Lot	83 Stalls
7. Ballfield Complex Drive Extension	86 Stalls
8. Tennis + Pickleball Facility Lot	130 Stalls
9. North McCarran West Lot	32 Stalls
10. West Parking Lot #1	78 Stalls
11. West Parking Lot #2	96 Stalls
12. The Arboretum Visitor Center Lot	210 Stalls
13. Formalized Peavine Pavilion Overflow Lot	58 Stalls

## Flex Parking Lots

Lot Description	Stall Count
14. West Flex Parking Upper	403 Stalls
15. West Flex Parking Lower #1	465 Stalls
16. West Flex Parking Lower #2	222 Stalls
17. Museum Flex Parking	339 Stalls
18. North Flex Parking	824 Stalls

**NORTH PARKING ZONE**  
1,022 STALLS  
(598 PAVED + 424 FLEX)

**SOUTH WEST PARKING ZONE**  
1,264 STALLS  
(174 PAVED + 1,090 FLEX)

**SOUTH CENTRAL PARKING ZONE**  
543 STALLS  
(204 PAVED + 339 FLEX)

**SOUTH EAST PARKING ZONE**  
518 STALLS  
(210 PAVED + 308 FLEX)

## Total Parking Counts for Final Build Out:

Type of Parking	Stall Count	+/-
Paved	1,389 Stalls	+732
Flex	2,253 Stalls	-629
<b>Total</b>	<b>3,642 Stalls</b>	<b>+103</b>

## Total Parking Counts Existing:

Type of Parking	Stall Count	+/-
Paved	657 Stalls	NA
Flex	2,882 Stalls	NA
<b>Total</b>	<b>3,539 Stalls</b>	<b>NA</b>

\* Flex parking is calculated by square foot, assuming the average space needed per stall is 325 sf (including square footage for parking stall, drive aisles, and walking space).

Any park improvements that effect current flexible parking stalls need to be coordinated between Washoe County and Great Reno Balloon Races.

# January 2025 Revised Language for Trees Placement

Recommendation	Description	Priority	Related Projects	Budget*	Agencies Involved	Potential Funding Sources
<b>LANDSCAPE AND ECOLOGY RECOMMENDATIONS</b>						
Seek sustainable funding to develop and manage an invasive weed management plan.	Project Goal	HIGH	None	Annual Contribution	Washoe County	Parks District Funds, Department of Forestry/Agriculture Grants
Develop partnership with City of Reno to maintain and control invasive weed populations on properties upstream of Rancho San Rafael Regional Park.	Could include a land swap	HIGH	None	N/A	City or Reno, Washoe County	N/A
Integrate green infrastructure best management practices on all proposed hard surface vehicular drives and parking lots.	Project Goal	HIGH	None	N/A	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
New surface parking lots shall be designed to be have all parking stalls installed with permeable surfacing.	Project Goal	HIGH	None	N/A	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
Transition non-programmable turf to native grass-land and water quality plantings.	Project Goal	MEDIUM	None	N/A	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
Add native shade trees along the Pasture Loop	Add native shade trees along the Pasture Loop. When new trees are added within the pasture zone, The Great Reno Balloon Race should be consultant on locations and/or species to ensure no impediment on event.	MEDIUM	Design and Install Pasture Loop	50k - 70k	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
Add native shade trees through The Park zone.	Add native shade trees through The Park zone.	MEDIUM	In Conjunction with Park Area improvements	50k - 70k	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
Add strategic native shade trees throughout the Disc Golf Course at tee boxes to provide shade for users, but not impede open views.	Work with Reno Disc Golf Association for locations in order to not impede the play value of the course. Study use of tall pot tree plantings to eliminate need for irrigation. When new trees are added within the Disc Golf Course, The Great Reno Balloon Race should be consultant on locations and/or species to ensure no impediment on event.	MEDIUM	Could be planned in conjunction with Disc Golf Modifications	20k - 25k	Washoe County	Capital Improvement Funds, Parks District Funds, Grants
Study and implement alternative flex turf field plantings (i.e., tall fescues for low water use).	Project Goal	MEDIUM	None	N/A	Washoe County	Grants, Parks District Funds.

\*Budget estimates are based on 2024 costs and do not take market rate increase into account. These require further investigation by design and/or construction team at time of project.

## Possible Motion:

- Should Park Commission agree with staff's recommendation, a possible motion would be: "Move to adopt the revised 2024 Rancho San Rafael Regional Park Master Plan. Revisions include expansion of 400 non-paved parking stalls in the North Parking Zone and language stating when new trees are added to the pasture area or the disc golf course, that Great Reno Balloon Races should be consulted on tree location and/or species to ensure no impediment on their event."

**Thank you**

