

Chapter 3.0

Land Use Plan

Purpose

This Land Use Plan establishes the comprehensive framework for land use and development at Spring Mountain. The plan combines traditional town planning principles with modern design strategies.



Land Use Objectives

The Land Use Plan supports the vision for Spring Mountain through the following objectives:



- Utilize sustainable development practices to help achieve a 25% overall reduction in per-capita greenhouse emissions.
- Provide a balanced mix of land uses during all phases of development.
- Concentrate development in suitable areas and retain large open space reserves.
- Create vibrant village centers.
- Establish venues for community interaction and civic activities.
- Develop a broad range of housing products at different pricing levels.
- Use innovative approaches to promote high quality affordable housing.
- Ensure that all neighborhoods have convenient access to open space and recreational amenities.
- Provide recreation attractions and higher density housing near village centers.
- Provide viable employment and business opportunities within the community.
- Reduce densities and increase open space on hillsides and in heavily forested areas.
- Design for pedestrian and bicycle connectivity.
- Anticipate emerging trends in housing preferences.



Spring Mountain's vibrant village centers will create a venue for social interaction and community activities.

Community Structure

The Spring Mountain Land Use Plan is organized into three villages, each of which is surrounded by expansive open spaces. Villages shall promote walkability, human-scale development, and social interaction while embracing their unique site characteristics.

Neighborhood-scale planning areas further define the planned land use pattern within each village. Planning areas are identified based on location and geography. Topographic divides and changes in vegetation often distinguish planning areas. Planning areas shall each have a focal point such as a school, park, or major recreational amenity. The community trail network shall connect Spring Mountain’s villages and planning areas.

Land Use Balance

Spring Mountain includes housing, employment, retail, public service and recreational components, thus reducing travel demands on the Regional Road Network.

The Spring Mountain Land Use Mix Curve (Exhibit 3.2) identifies the required mix of non-residential and residential land uses for all phases of Spring Mountain’s development. The land use mix curve requires 5,000 square feet of non-residential development prior to occupancy of the first home and concurrent phasing of non-residential and residential uses as Spring Mountain develops.

Other components of Spring Mountain’s traffic reduction program, including a performance standard limiting off-site traffic generation, are outlined in Chapter 5, Mobility Plan.

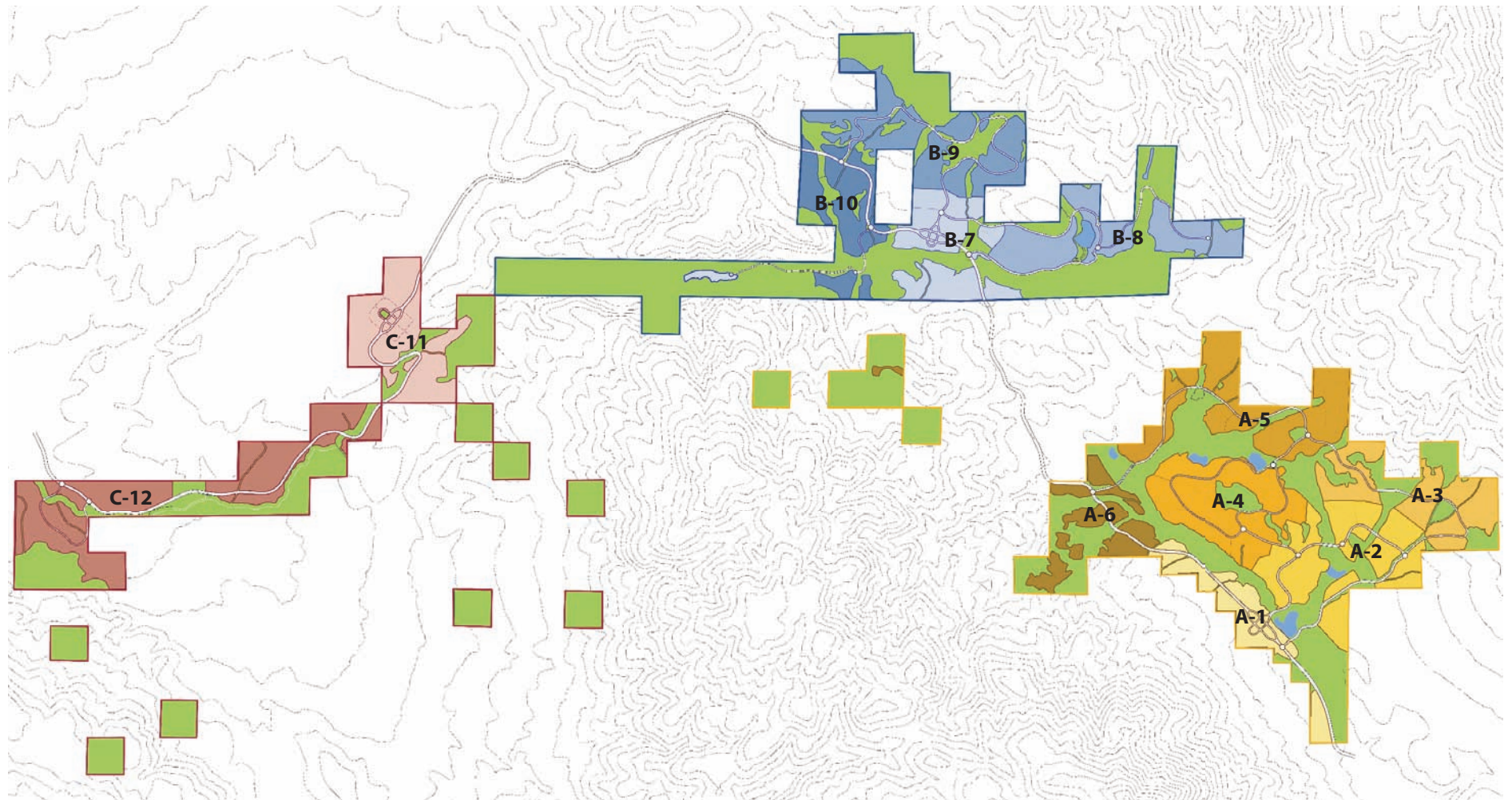


The Dry Creek Open Space Corridor, shown in this photograph, separates Upper Dry Valley from Lower Dry Valley and provides outdoor recreational options for both villages.



Community lakes will be focal points in several planning areas.

Exhibit 3.1 Villages and Planning Areas



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

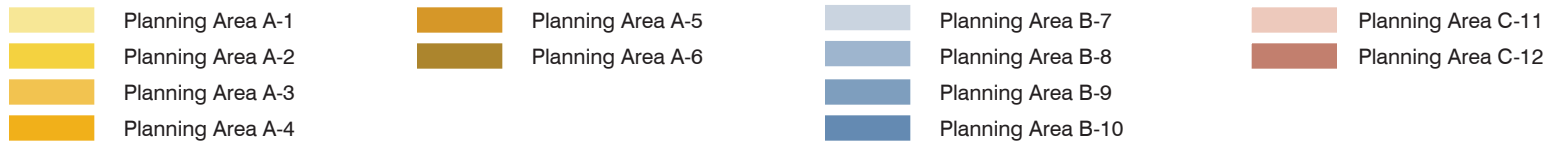
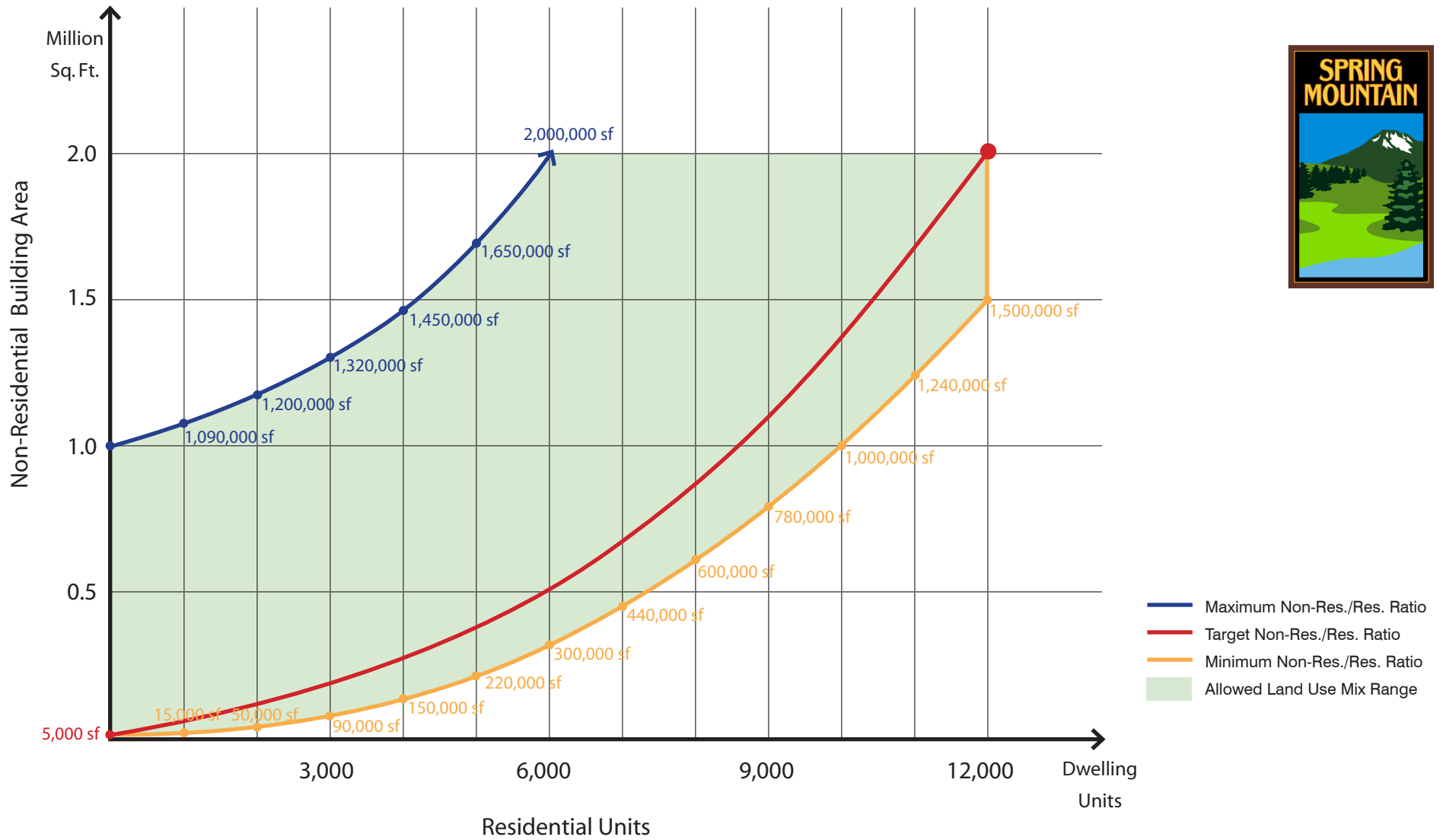


Exhibit 3.2 Land Use Mix Curve



Housing Program

Spring Mountain shall provide a broad range of housing for people of all ages, incomes, backgrounds, and lifestyles. Housing choices range from large lot custom estates to compact residential lofts. The land use plan recognizes emerging trends in lifestyle preferences and provides incentives to promote housing affordability.

Spring Mountain has planned to provide over 40 percent of the community's housing in a compact residential or mixed-use setting. The combination of compact housing, vibrant community spaces, and abundant recreational amenities is intended to make Spring Mountain an affordable and resource-efficient community with an elevated quality of life.

The special needs of the community's low income employees shall be served with high quality multi-family complexes containing small units and inviting public spaces. Accessory dwelling units provide affordable housing options in a lower intensity setting.



Compact housing provides attractive and affordable living spaces.



Residential lofts provide affordable housing and create vibrant village centers.

Business Program

Spring Mountain has incorporated land use planning principles and development standards that encourage future business development. Each village has a mixed-use village center that has been sized to create a jobs-housing balance within the community. The first village center has been identified for development in phase 1 to ensure that employment and retail service opportunities are available throughout the 20-year development process. To facilitate long term business growth, the Land Use Mix Curve (Exhibit 3.2) identifies a targeted mix of non-residential and residential land uses for all phases of Spring Mountain's development. The business program is intended to create a full-service community and reduce traffic between Spring Mountain and other parts of the Reno/Sparks region.

Emerging trends in business development have been planned for and integrated into the development plan. Noteworthy among these trends are live-work units, shared executive office spaces, and advanced telecommunication systems. Trends indicate that telecommunication technology will continue to advance and costs for development and transportation will continue to increase. These factors will elevate demand for home businesses, live-work units, satellite office spaces, and other alternatives to traditional office spaces. With a spectacular setting, convenient location, and abundant recreation, Spring Mountain will be strategically positioned to compete for this growing business market.



Live-work units will attract active adults who are interested in continued employment.



Land Use Districts

Spring Mountain has eight PUD Land Use districts with distinct land use and development standards. Districts are organized to promote land use synergy, neighborhood compatibility, and product diversity. General descriptions of each land use designation are outlined below.



Residential Land Use Districts

LOW DENSITY RESIDENTIAL (LDR) – LESS THAN 5 DU/AC

The Low Density Residential district provides for larger lot, single-family detached homes. Low Density Residential land uses are primarily located on hillsides, in forested areas, and along portions of the Dry Creek corridor. Grading and tree removal shall be carefully managed in these areas to maintain the scenic integrity of Spring Mountain and protect against wildfire. Low density areas are limited in extent and are anticipated to contain higher priced homes. Recreation and single track trails shall connect low density areas with activity centers.



Natural open spaces will complement low density neighborhoods.



Alley loaded greenbelt homes provide good pedestrian environments in medium density areas.

MEDIUM DENSITY RESIDENTIAL (MDR) - 3 TO 14 DU/AC

The Medium Density Residential designation provides for single-family detached and attached homes. Medium Density Residential neighborhoods promote neighborhood interaction and pedestrian activity. Housing shall have a variety of architectural styles and configurations that take advantage of specific site characteristics. Pedestrian orientation shall be achieved with features such as trails, pocket parks, front porches, and rear yard or side-loaded garages where appropriate. Medium density areas are anticipated to have housing at a range of price points.



COMPACT DENSITY RESIDENTIAL (CDR) - 5 TO 45 DU/AC

The Compact Density Residential designation provides for single-family attached homes, multi-family homes, live-work units, and complementary support services. Neighborhood design shall focus on efficient use of space, pedestrian orientation, integration of recreational amenities, and connectivity with community attractions. Compact land uses are located near the village centers, adding to the synergy of uses and creating vitality within the community. These neighborhoods are anticipated to have housing at a range of price points. Compact housing shall also provide high quality affordable housing products for service workers, first time homebuyers, and other lower income residents.



Compact developments should include inviting pedestrian areas.

Multi-Use Land Use Districts

MIXED USE (MU) – 0.25 TO 3.0 FLOOR AREA RATIO

Mixed Use is the highest intensity land use district. Mixed Use areas are planned in each village center and shall have a combination of retail, employment, public facility, and compact residential uses. The diverse mix of land uses creates vitality and walkability in the village centers, which reduces reliance on the automobile. The Mixed Use areas allow segments of the population to work, shop and socialize without leaving their neighborhood. Major community attractions shall be located within or near Mixed Use areas.

The core of each Mixed Use area shall include a “main street” atmosphere with one-way street couplets, on-street parking, 10 to 18 foot wide sidewalks, community amenities, and architecture that creates a strong indoor/outdoor relationship.

VISITOR SERVICES (VS)

The Visitor Services designation provides for visitor serving uses, including a recreation center, dude ranch, equestrian center, and remote lodge. Visitor services shall enhance quality of life at Spring Mountain and entice visitors to the area.



Village centers will include a variety of office, retail, and residential uses in a “main street” development pattern.



The Visitor Service district will accommodate the community recreation complex and other amenities.

Public/Institutional Land Use Districts

PUBLIC FACILITY (PF)

The Public Facility district accommodates schools, public infrastructure facilities, and other public or semi-public institutions.

Public Facility areas provide an appropriate amount of land for schools and ensure that the school sites are integrated into neighborhoods and have access to an adjacent park. Planned school sites are located adjacent to greenways and are a primary destination for community trails.

The Public Facility designation also provides for necessary public infrastructure facilities, including wastewater treatment plants, police and fire facilities, medical centers, libraries, equipment storage areas and other potential public or semi-public institutions. Some public uses may also be integrated into the Mixed Use district. Public Facilities are further described in Chapter 6 of this Master PUD Handbook.



A public service center is planned in Village A.



Neighborhood parks will provide convenient outdoor recreation options.



Existing meadows and lakes are included in the Open Space District.

Park and Open Space Land Use Districts

PARK

The Park district accommodates neighborhood and community park sites with a variety of active and passive recreational uses. Park sites have been strategically distributed throughout the planned open space network in convenient and accessible locations. Park sites occupy special places within each neighborhood and often have a landmark view, lake, or other scenic attraction. Larger park sites that may include outdoor lighting have been sited to minimize negative impacts in residential areas. Many parks will contain a wetland or stream corridor area. Parks are further described in Chapters 4 and 6 of this Master PUD Handbook.

OPEN SPACE

The Open Space designation includes property that shall remain undeveloped except for planned environmental, recreational, and infrastructure improvements. Open spaces include stream corridors, wetlands, meadows, lakes, springs, major drainageways, steep slopes, and additional areas identified in the Natural Resource Management Plan.

The Open Space designation also accommodates a variety of recreation uses, including the community trail network. Open spaces shall be managed as environmental, recreational, and scenic assets.





Village Plans

Winnemucca Valley (Village A)

Winnemucca Valley is the largest planned village with approximately 1,419 acres of development and approximately 1,146 acres of parks and open space. Natural artesian springs and vast agricultural meadows define the land use pattern in Winnemucca Valley and shall be preserved as open space with development. Winnemucca Valley shall have a vibrant village center, a large central park and a community recreation complex. Village A attractions include:

- Mixed-use Village Center
- A ± 97-acre Central Park
- Community Recreation Complex
- 1 Elementary and 1 Middle School
- 5 Recreation Lakes
- 3 Neighborhood Parks and 1 Community Sports Park, totaling ± 30.9 acres.
- Winnemucca Valley Spring and Meadow System
- Equestrian Center
- Public Service Center located in the Village Center
- Multi-use Trail System
- Remote Lodge to be accessed without motor vehicles

Table 3.1 Village A Land Use Summary

Planning Area	PUD Designation	Acreage	Residential Units	Non-Residential Building Sq. Ft.
1	MU	130.9	639	930,000
	PF	23.8		
	Subtotal	154.7	639	930,000
2	LDR	25.1	24	
	MDR	17.0	84	
	CDR	241.8	2,409	
	PF	24.1		
	Subtotal	308.0	2,517	
3	MDR	210.6	1,044	
	Subtotal	210.6	1,044	
4	LDR	206.5	202	
	MDR	86.5	430	
	Subtotal	293.0	632	
5	MDR	252.7	1,253	
	CDR	34.8	346	
	PF	10.6		
	Subtotal	298.1	1,599	
6	LDR	77.3	75	
	CDR	25.2	250	
	MU	46.6	230	265,000
	VS	14.1		60,000
	Subtotal	163.2	555	325,000
Parks		127.9		
Village Open Space		823.9		
Outparcel Open Space		184.6		
VILLAGE A TOTALS		2,564.0	6,986	1,255,000

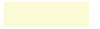








See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 3.3 Village A Land Use Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- | | | | | | |
|---|----------------------------|---|-----------------|---|------------|
|  | Low Density Residential |  | Mixed Use |  | Park |
|  | Medium Density Residential |  | Visitor Service |  | Open Space |
|  | Compact Residential |  | Public Facility |  | Lake (OS) |



Upper Dry Valley (Village B)

Upper Dry Valley is the second planned village and is topographically and visually separated from Winnemucca Valley. Upper Dry Valley contains approximately 960 acres of development and approximately 1,171 acres of parks and open space. Like Winnemucca Valley, the open space network shall include agricultural meadows, springs, drainageways, slopes, woodlands, viewsheds and wildlife corridors. Upper Dry Valley contains greater densities of mature trees and steeper slopes than Winnemucca Valley. A lower overall development intensity is planned as a result. Upper Dry Valley shall have a neighborhood-scale town center to accommodate everyday services. Village B attractions include:

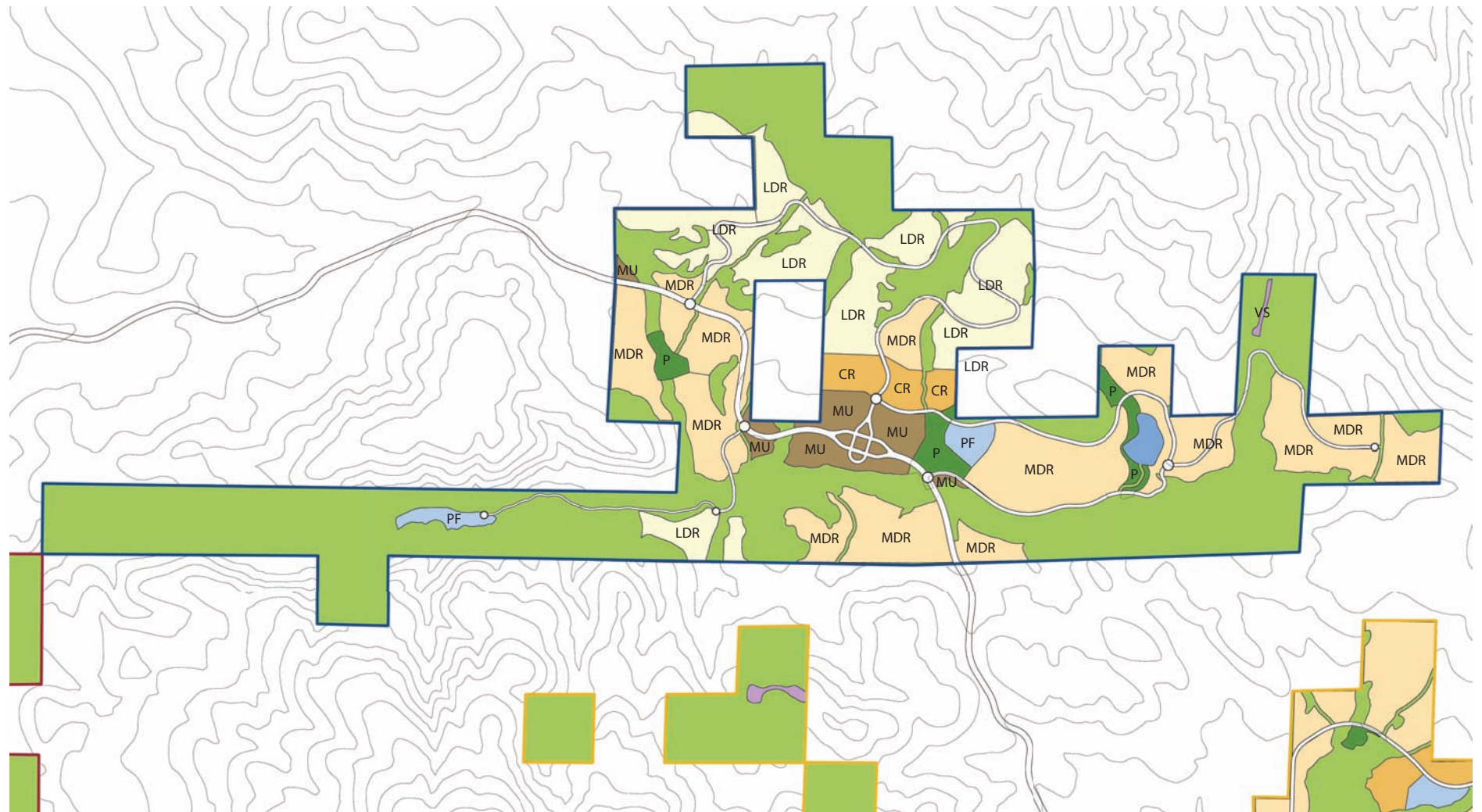
- Mixed-use Village Center
- 1 Elementary School
- 1 Recreation Lake
- 2 Neighborhood Parks and 1 Community Park
- Dry Creek Meadow and Open Space Corridor
- Dude Ranch
- Golf Course
- Multi-use Trail System

Table 3.2 Village B Land Use Summary

Planning Area	PUD Designation	Acreage	Residential Units	Non-Residential Building Sq.Ft.
7	MDR	87.2	436	
	CDR	43.6	436	
	MU	72.2	361	520,000
	PF	14.1		
	Subtotal	217.1	1,233	520,000
8	MDR	257.7	1,286	
	VS	2.1		15,000
	Subtotal	259.8	1,286	15,000
9	LDR	264.6	258	
	MDR	22.1	110	
	Subtotal	286.7	368	
10	LDR	26.3	26	
	MDR	141.3	703	
	MU	12.4	60	80,000
	PF	11.4		
	Subtotal	191.4	789	80,000
Parks		42.9		
Village Open Space		1,134.2		
VILLAGE B TOTAL		2,132.1	3,676	615,000

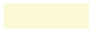






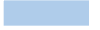

See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 3.4 Village B Land Use Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- | | | | | | |
|---|----------------------------|---|-----------------|---|------------|
|  | Low Density Residential |  | Mixed Use |  | Park |
|  | Medium Density Residential |  | Visitor Service |  | Open Space |
|  | Compact Residential |  | Public Facility |  | Lake (OS) |



Lower Dry Valley (Village C)

Lower Dry Valley is planned to be the last village to develop and has the lowest overall density. Lower Dry Valley has approximately 669 acres of development and approximately 740 acres of parks and open space. 250-foot-wide open space corridors shall be preserved along Dry Creek through the development area and across Village C as shown in the Wildlife Corridor Plan. A large community park site shall be situated along Dry Creek. Lower Dry Valley shall have lower density development clusters and an additional neighborhood-scale town center. Village C attractions include:

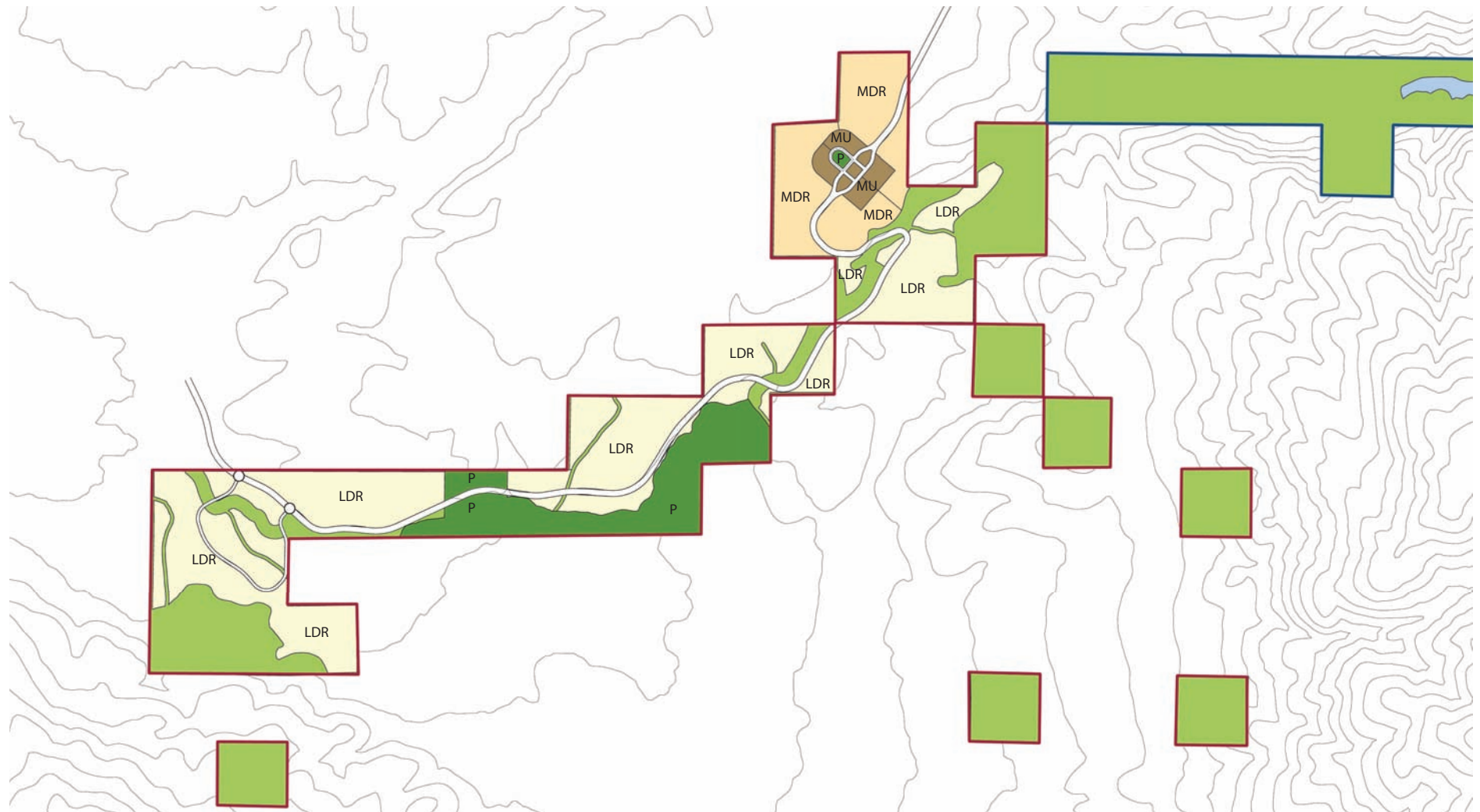
- Mixed-use Village Center
- A ± 144-acre Community Park along Dry Creek
- Dry Creek Open Space Corridor
- 1 Neighborhood Park
- Multi-use Trail System

Table 3.3 Village C Land Use Summary

Planning Area	PUD Designation	Acreage	Residential Units	Non-Residential Building Sq. Ft.
11	LDR	87.4	85	
	MDR	141.8	707	
	MU	28.6	140	130,000
	Subtotal	257.8	932	130,000
12	LDR	411.9	406	
	Subtotal	411.9	406	
Parks		146.4		
Village Open Space		275		
Outparcel Open Space		318.1		
VILLAGE C TOTAL		1,409.2	1,338	130,000

See Exhibit 3.2 (Land Use Mix Curve) and Chapter 9 of this Master PUD Handbook for allowed non-residential floor areas and land use phasing requirements.

Exhibit 3.5 Village C Land Use Plan



NOT TO SCALE

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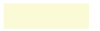






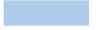

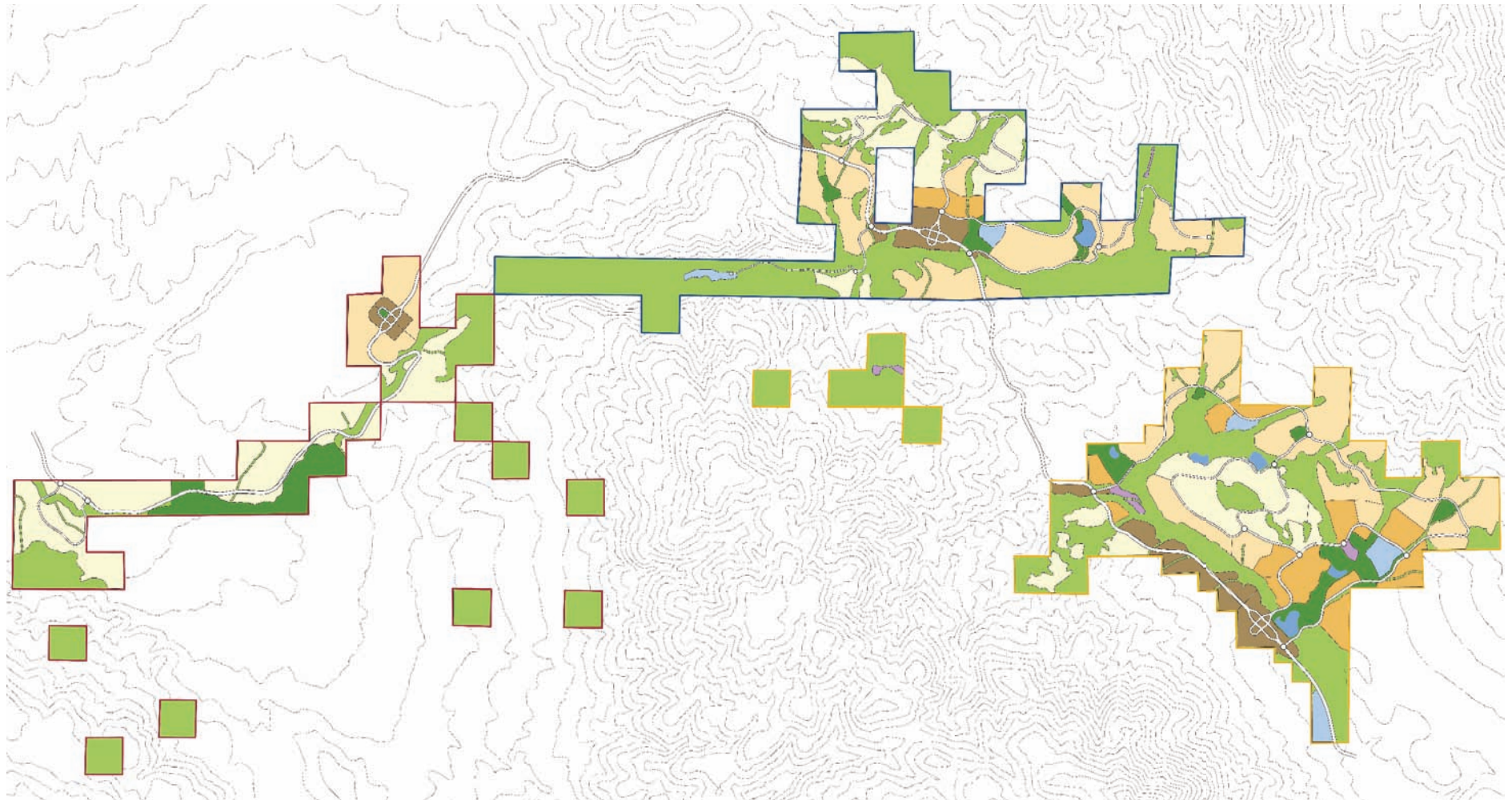
- | | | | | | |
|---|----------------------------|---|-----------------|---|------------|
|  | Low Density Residential |  | Mixed Use |  | Park |
|  | Medium Density Residential |  | Visitor Service |  | Open Space |
|  | Compact Residential |  | Public Facility |  | Lake (OS) |

Table 3.4 Comprehensive Land Use Summary



Land Use	PUD Designation	Acreage				Total Residential Units	Total Non-Residential Building Sq. Ft.
		Village A	Village B	Village C	Project Total		
Residential							
Low Density	LDR	308.9	290.9	499.3	1,099.1	1,076	
Medium Density	MDR	566.8	508.3	141.8	1,216.9	6,053	
Compact Density	CDR	301.8	43.6	0.0	345.4	3,441	
Subtotal		1,177.5	842.8	641.1	2,661.4	10,570	
Multi Use							
Mixed Use	MU	177.5	84.6	28.6	290.7	1,430	1,925,000
Visitor Services	VS	14.1	2.1	0.0	16.2		75,000
Subtotal		191.6	86.7	28.6	306.9	1,430	2,000,000
Public/Institutional							
Public Facility	PF	58.5	25.5	0.0	84.0		
Subtotal		58.5	25.5	0.0	84.0		
Park/Open Space							
Parks	P	127.9	42.9	146.4	317.2		
Meadows	OS	260.3	138.8	0.0	399.1		
Slopes over 30%	OS	238.8	693.7	110.1	1,042.6		
Drainage Corridors	OS	43.9	56.5	33.2	133.6		
Lakes	OS	28.4	11.0	0.0	39.4		
Fire Buffer	OS	28.8	19.3	25.7	73.8		
Outparcel Open Space	OS	184.6	0.0	318.1	502.7		
Other Open Space	OS	223.7	214.9	106.0	544.6		
Subtotal		1,136.4	1,177.1	739.5	3,053.0		
PROJECT TOTAL		2,564.0	2,132.1	1,409.2	6,105.3	12,000	2,000,000

Exhibit 3.6 Comprehensive Land Use Plan



NOT TO SCALE

NOTE: This exhibit is conceptual in nature and will be refined in final development plans.

- Village A
- Village B
- Village C

- Low Density Residential
- Medium Density Residential
- Compact Residential

- Mixed Use
- Visitor Service
- Public Facility

- Park
- Open Space
- Lake (OS)



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Chapter 4.0

Parks and Recreation Plan

Purpose

This Parks and Recreation Plan establishes a comprehensive framework for the development and management of parks, trails, recreational amenities, and open spaces in Spring Mountain. Implementation of the plan shall create an interconnected network of green spaces that provide recreation, transportation, environmental, and scenic benefits for the community.

Half of Spring Mountain (approximately 3,053 acres) has been reserved for parks and open spaces. These parks and open spaces shall be enhanced with an extensive trail system that will be open to the public in perpetuity and a diverse range of public and other private recreational amenities. The resulting network of community green spaces will enrich the daily experience for Spring Mountain's residents and visitors.

Guidelines for the development and management of Spring Mountain's open spaces, parks, trails, and recreational amenities are outlined below. Financing and ownership provisions for parks, open spaces and recreational amenities are outlined in the Public Facility Plan.





Open Space Network

Recreational use guidelines for Spring Mountain's open space network are summarized below and are more specifically identified in Chapter 9 of this Master PUD Handbook. These guidelines supplement the natural resource management guidelines and standards in this Master PUD handbook.

Wetlands and Springs

Recreational improvements within the planned open space network shall be designed to minimize impacts on wetlands and springs. Wetlands and springs shall be managed as passive open space in coordination with any necessary restoration or enhancement. Public access shall be restricted to avoid environmental degradation.

Meadows

Recreational improvements shall be designed with views of meadow areas. Fencing shall be provided between recreational improvements and meadows to prevent direct contact with grazing animals.

Major Drainageways

Major drainageway corridors shall be used for trail alignments to minimize pedestrian conflict with automobiles. Trails shall be located outside the 100 year flood level where feasible and shall be designed to withstand periodic flooding where crossings are necessary.

Lakes

Lakes are focal points within the open space network. Lakes shall be managed for a variety of uses including fishing, swimming, and other water-oriented activities. Lakes may also be managed as a scenic amenity and/or environmental resource area with restricted access and limited activity.

Wildlife Corridors

Recreational improvements within wildlife corridors shall be located near the corridor edge to minimize disruption to native plants and wildlife.

Wildfire Perimeter

Recreational use of wildfire safety improvements such as trails and access roads shall be specified in each village plan.



Lakes will be focal points in the open space network.

Parks

A description of the various types of parks located in Spring Mountain and their planned locations, improvements, and activities are summarized below.

Community Parks

Community parks are larger than 10 acres and serve a broad range of recreational purposes. Community parks typically have the highest activity levels and may contain recreation or civic buildings, lighted sports facilities, performing art venues, and similar improvements. Community parks shall be used for organized sports and special events. Where community parks abut school sites, joint-use plans shall be prepared in coordination with the school district for shared use of park and school improvements.

Neighborhood Parks

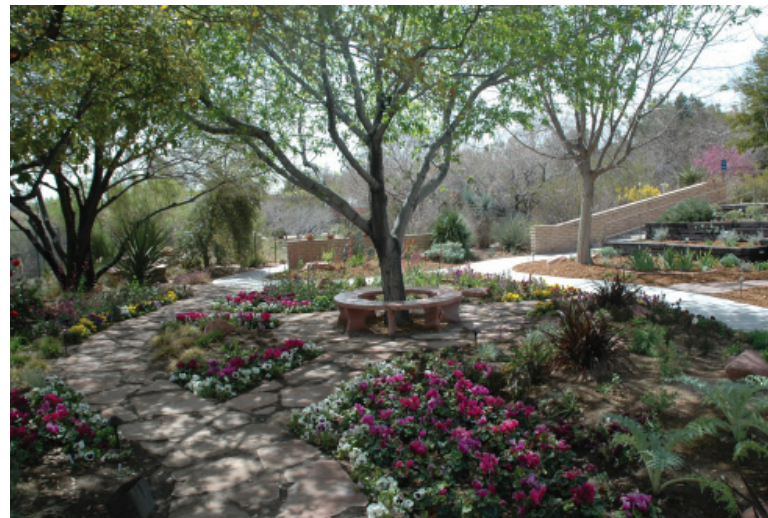
Neighborhood parks are 10 acres or smaller and serve the day-to-day recreational needs of nearby residents. Neighborhood parks typically have lower activity levels than community parks and shall contain playground equipment and some type of outdoor activity venue.

Pocket Parks

Pocket parks are typically smaller than one acre and are designed to be gathering areas within neighborhoods. Pocket park sites may be identified at the subdivision map stage of development and are not required by this Master PUD Handbook. Pocket park sites are not identified in the land use plan.



Community and neighborhood parks may include tot lots and passive areas.



Pocket parks include small gathering areas.

Village A Parks

CENTRAL PARK

The approximately 97-acre park at the core of Village A shall be a major community focal point. Two new lakes and a restored stream corridor are planned. The park shall be surrounded by a major pedestrian promenade and is planned to directly abut restaurant sites in the village center. The north end of the park abuts an approximately 24-acre school site and an approximately 6-acre recreation center site. Sports fields and similar improvements are planned in that area. Other portions of the park may be managed as restored wetlands with pockets of recreational improvements. Pockets of improvements within the large park shall also function as neighborhood parks for nearby residential areas.



The central park will include lakes, water features and recreation trails.

SPORTS PARK

The approximately 27-acre park at the western edge of Village A is intended to be a community sports park. Multipurpose lighted sports fields are anticipated. The existing pond within the park site may be used for fishing and other activities.

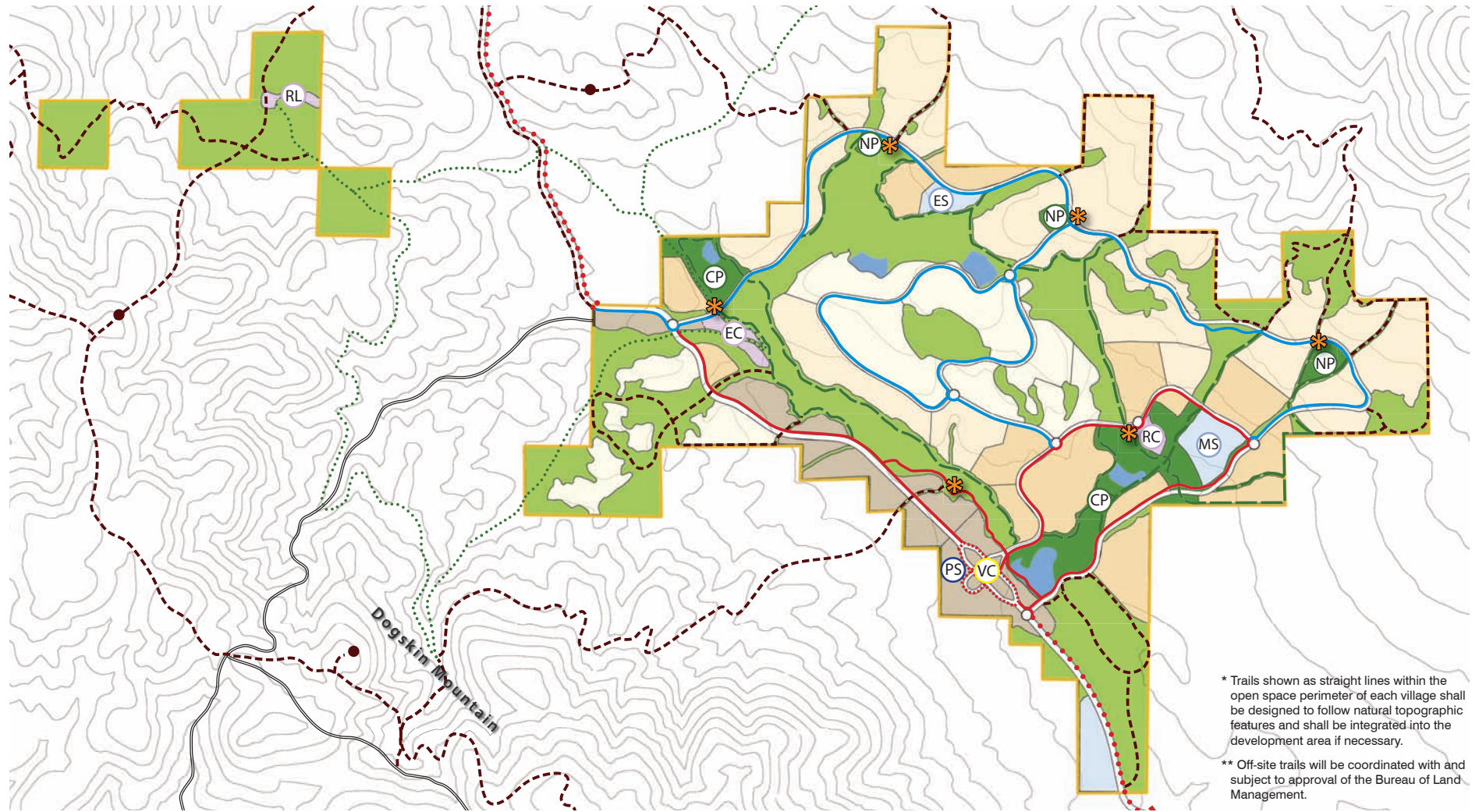
NEIGHBORHOOD PARKS

Three additional neighborhood parks are strategically distributed throughout Village A.



Neighborhood parks will support a variety of activities.

Exhibit 4.1 Village A Recreation Plan



* Trails shown as straight lines within the open space perimeter of each village shall be designed to follow natural topographic features and shall be integrated into the development area if necessary.

** Off-site trails will be coordinated with and subject to approval of the Bureau of Land Management.

NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- Primary Community Trail
- - - Sidewalk Activity Area
- Secondary Community Trail
- Recreation Trail
- - - Single-Track Trail
- = = = Double-Track Trail
- · · · · Equestrian Trail
- · · · · Off-Site Bikeway
- * Trailhead
- Scenic Overlook

- PS Public Safety Center
- NP Neighborhood Park
- CP Community Park
- ES Elementary School
- MS Middle School
- VC Village Center
- RC Recreation Center
- EC Equestrian Center
- RL Remote Lodge
- Lake

Village B Parks

MULTI-PURPOSE COMMUNITY PARK

The approximately 20-acre park at the core of Village B is intended to be a multipurpose community park with a range of recreational and cultural activities. The park site is located between the mixed use town center and the Village B school site.

NEIGHBORHOOD PARKS

Two additional neighborhood parks are strategically distributed throughout Village B.

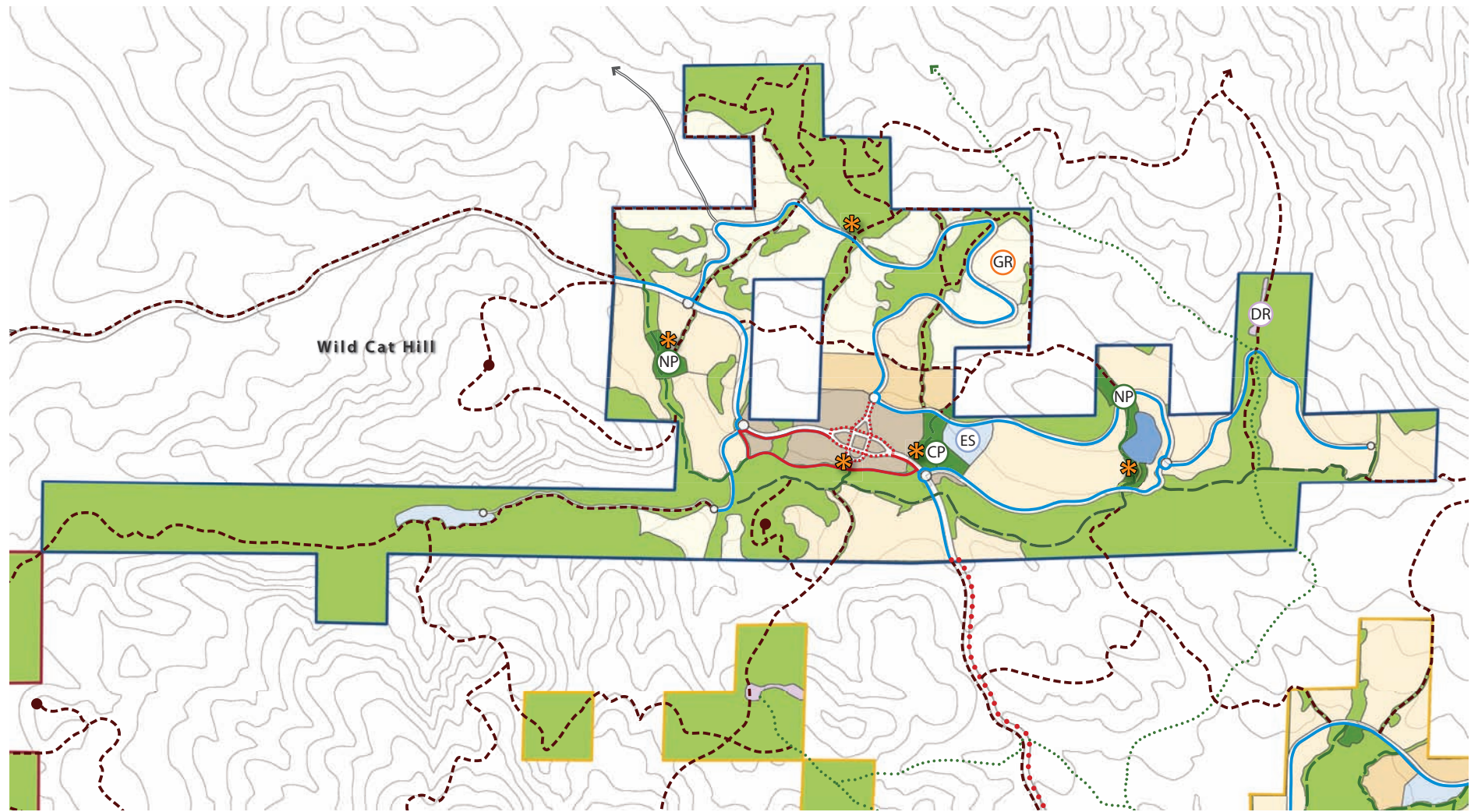


The multipurpose community park will have picnic areas and other attractions.



A neighborhood park abuts Spring Mountain's largest lake.

Exhibit 4.2 Village B Recreation Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- Primary Community Trail
- - - Sidewalk Activity Area
- Secondary Community Trail
- Recreation Trail

- - - Single-Track Trail
- = = = Double-Track Trail
- · · · · Equestrian Trail
- · · · · Off-Site Bikeway
- Trailhead
- Scenic Overlook

- NP Neighborhood Park
- CP Community Park
- ES Elementary School
- DR Dude Ranch
- Lake

- GR Golf Resort

* Trails shown as straight lines within the open space perimeter of each village shall be designed to follow natural topographic features and shall be integrated into the development area if necessary.

** Off-site trails will be coordinated with and subject to approval of the Bureau of Land Management.

Village C Parks

DRY CREEK COMMUNITY PARK

An approximately 144-acre multipurpose community park is planned along the Dry Creek open space corridor. The park shall include a combination of park improvements and passive open space with low-impact trails.

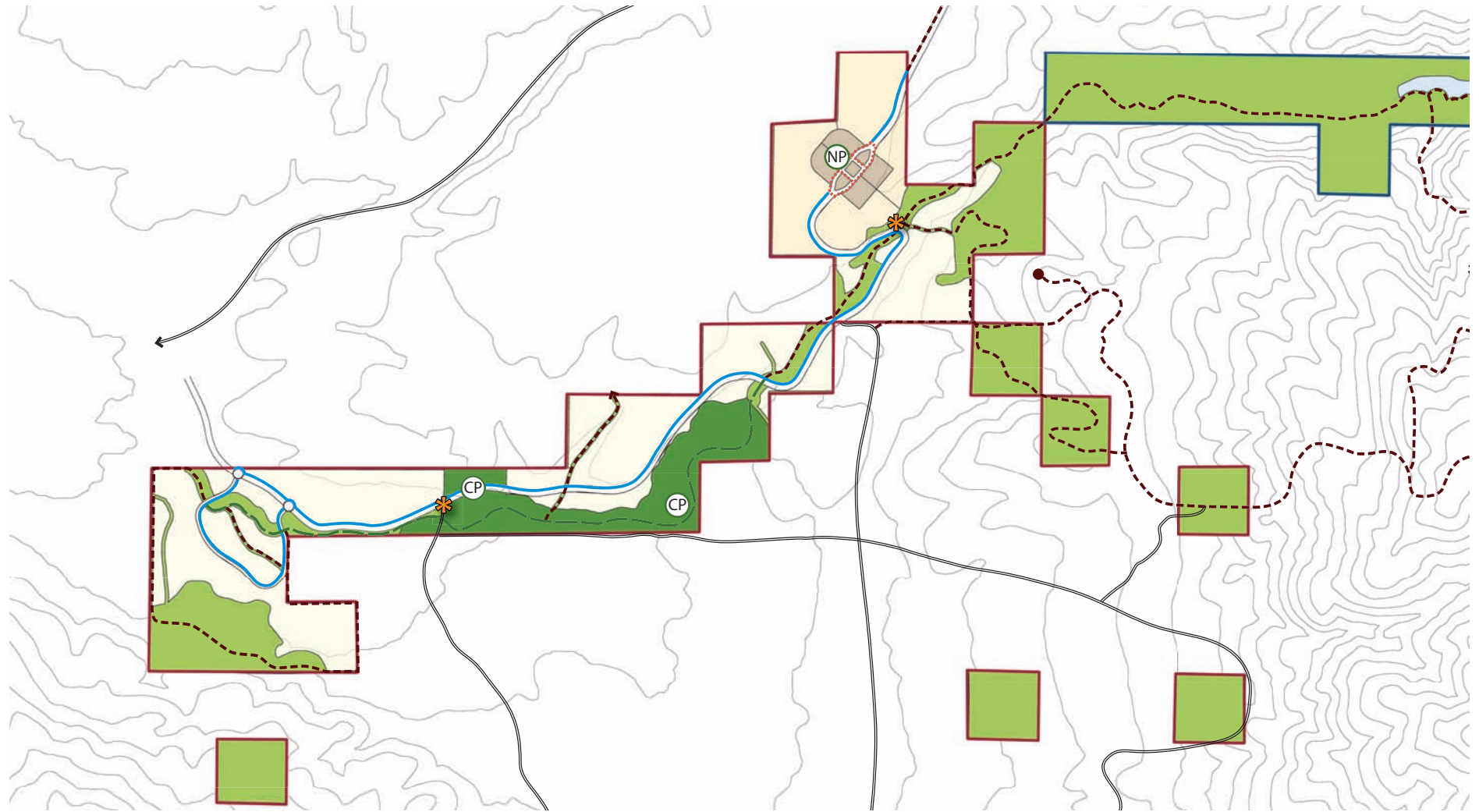
NEIGHBORHOOD PARK

A multipurpose neighborhood park is planned near the core of Village C.



The Dry Creek Community Park will include recreation trails in a natural setting.

Exhibit 4.3 Village C Recreation Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- | | | | | | |
|--|---------------------------|--|--------------------|--|-------------------|
| | Primary Community Trail | | Single-Track Trail | | Neighborhood Park |
| | Sidewalk Activity Area | | Double-Track Trail | | Community Park |
| | Secondary Community Trail | | Equestrian Trail | | Lake |
| | Recreation Trail | | Off-Site Bikeway | | Trailhead |
| | | | Scenic Overlook | | |

* Trails shown as straight lines within the open space perimeter of each village shall be designed to follow natural topographic features and shall be integrated into the development area if necessary.

** Off-site trails will be coordinated with and subject to approval of the Bureau of Land Management.

Greenways and Trails

Greenways

Greenways are connected open space corridors containing an improved trail and a landscape theme. They support alternative forms of transportation and assist with stormwater management. Greenways are evident throughout Spring Mountain offering sources of passive recreation and pedestrian connections between neighborhoods and destinations.



Greenways with trails connect Spring Mountain's neighborhoods.

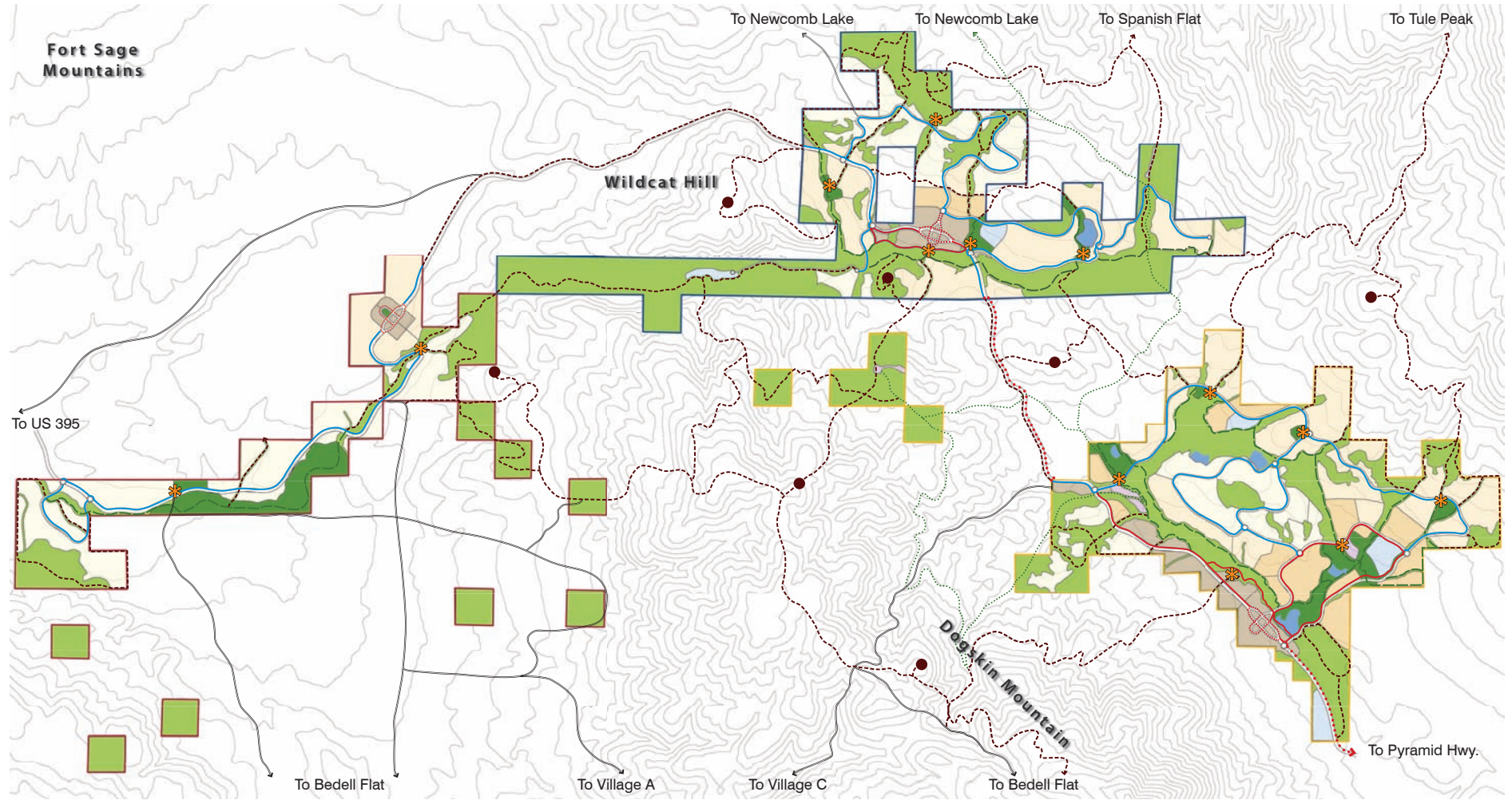
Trails

A diverse and comprehensive trails plan is an integral part of Spring Mountain. The interconnected trail system shall be designed so residents can walk or bike between every neighborhood and community activity center. The varied designs and scenic locations of planned trails are intended to encourage trail use. Decreased automobile dependency and healthier lifestyles should result.

The planned trail system is comprised of primary community trails, secondary community trails, recreation trails, single-track trails, double-track trails, equestrian trails, bike lanes, and trailheads. The trail system is designed to offer choice and accessibility by connecting neighborhoods and destinations to each other with appropriately designed trails.

The trail system is also anticipated to connect with similar trails on adjoining public lands. All trail connections with public lands shall be planned in coordination with the Bureau of Land Management and the Community Development Department. Appropriate access and use restrictions shall be determined prior to construction of any public land trail connection. Trails shall adhere to Washoe County "Green Book" standards for trail construction.

Exhibit 4.4 Conceptual Trails Plan



NOT TO SCALE

Note: This exhibit is conceptual in nature and will be refined in final development plan.

- | | | | | | |
|--|---------------------------|--|--------------------|--|-----------------|
| | Primary Community Trail | | Single-Track Trail | | Park |
| | Sidewalk Activity Area | | Double-Track Trail | | Open Space |
| | Secondary Community Trail | | Equestrian Trail | | Trailhead |
| | Recreation Trail | | Off-Site Bikeway | | Scenic Overlook |

* Trails shown as straight lines within the open space perimeter of each village shall be designed to follow natural topographic features and shall be integrated into the development area if necessary.

** Off-site trails will be coordinated with and subject to approval of the Bureau of Land Management.

PRIMARY COMMUNITY TRAIL

Primary community trails are 12-foot-wide paved walkways and Class I bikeways. Primary community trails are generally located between major roadways and built areas to provide pedestrians and bicyclists convenient access to the mixed-use areas and recreational amenities. These trails allow touring bicyclists to travel with limited automobile conflict. Some primary community trails may also exist in landscaped areas between developments and not be associated with a street right-of-way. When associated with a street right-of-way, primary community trails shall be located on one side of the road, and shall be separated from the roadway with a landscaped parkway or street trees. Primary community trails shall be surfaced with asphalt, concrete, or pavers over a compacted gravel base and shall have decorative elements in prominent locations.



SECONDARY COMMUNITY TRAIL

Secondary community trails are 8-foot-wide paved walkways located along many roadways. Some secondary community trails may diverge from the roadway and not be associated with a street right-of-way. Secondary community trails shall be separated from the roadway with a landscaped parkway or street trees, except in hillside areas where detached trails would increase grading disturbances as determined through the Village Plans or tentative map process. Secondary community trails shall be surfaced with asphalt, concrete, or pavers over a compacted gravel base.



Community trails will connect neighborhoods.



Planting trees between roads and trails enhances trail safety.

RECREATION TRAIL

Recreation trails are improved trails within greenways throughout Spring Mountain. Recreation trails allow pedestrians and bicyclists to travel between neighborhoods, parks and schools with limited automobile conflict. Recreation trails shall be between 4 and 8 feet wide and shall be surfaced with crusher-fines or other suitable material. Recreation trails may be paved in certain areas.

SINGLE-TRACK TRAILS

Single-track trails are located within natural areas and are suitable primarily for hiking and in some areas mountain biking. Single-track trails shall be less than 4 feet-wide and surfaced with packed dirt or other suitable material.

DOUBLE-TRACK TRAILS

Double-track trails are existing unpaved roads that access public lands. Double-track trails allow hiking, mountain biking and motor vehicle use. Future uses and trailhead specifications shall be developed in coordination with the BLM.

EQUESTRIAN TRAILS

Equestrian trails are located within natural open space areas near equestrian-oriented recreational facilities. Equestrian trails shall provide trail access to adjoining public land. Equestrian trails within the community shall be 8 to 12 feet wide and shall be surfaced with crusher-fines, packed dirt, or another suitable surface. Access control fencing shall be provided along equestrian trails if needed for public safety. Equestrian trails in open space areas may be less than 4 feet wide and shall be surfaced with packed dirt or other suitable surface. Horses shall only be allowed on the trails designated for equestrian use.

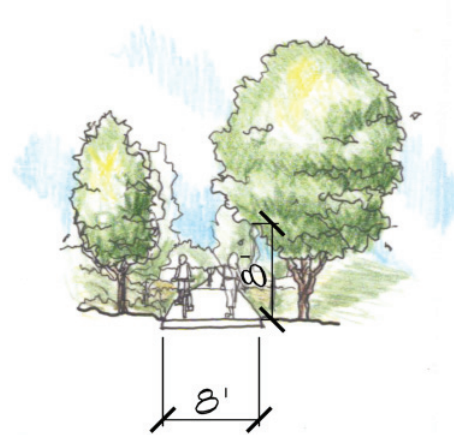


Equestrian trails will have access-control fencing in many areas.

Exhibit 4.5 Trail Sections



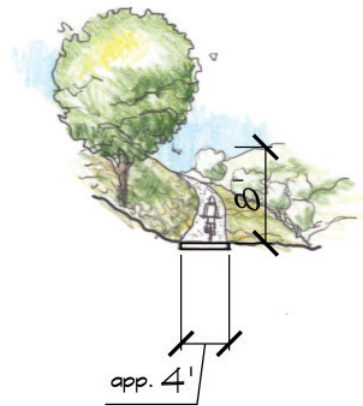
Primary Community Trail



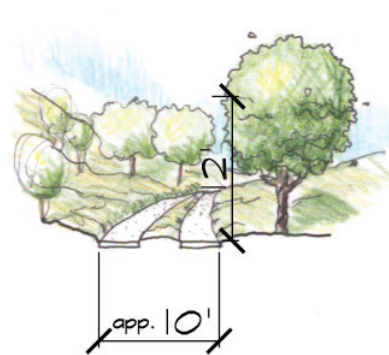
Secondary Community Trail



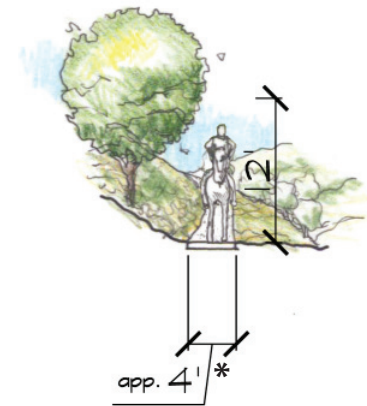
Recreation Trail



Single Track Trail



Double Track Trail



Equestrian Trail

* 8'-12' width in developed areas

Bike Lanes

Class II, on-road striped bike lanes are located on large roadways and are intended for the use of commuters and higher speed recreational bicyclists who prefer to travel on the roadway where potential conflicts with strollers, dogs, and recreational cyclists are avoided. Class II bicycle lanes shall be provided along most large roadways, as shown in the street cross-sections in Chapter 5, Mobility Plan.

Trailheads

Trailheads are planned to provide a safe and convenient place to park a vehicle and enter the Spring Mountain trail system. Trailheads locations are identified on Exhibit 4.4 - Conceptual Trail Plan. Trailheads shall have maps of the trail system and signs to advise people of rules and regulations, trail etiquette, and permitted trail uses. Trailheads shall vary in design and shall provide adequate parking for projected activity levels. Joint use of parking facilities for trailhead use is encouraged. Trailhead designs and improvements shall be developed in coordination with Reno and other applicable agencies and shall be specified in each Village Plan and tentative map. Through the Village Plan and tentative map process, parking, landscaping, benches, trash receptacles, signs, and similar improvements shall be determined.



Collector roads will have bicycle lanes.



Trailheads will have parking areas and trail system maps.

Additional Recreation Facilities

Community Recreation Centers

An approximately 6-acre community recreation facility is planned near the north end of the Village A central park. Swimming and indoor sports and fitness facilities shall be provided. Additional smaller community recreation centers may be constructed in phases. Additional recreation facilities, if any, shall be identified at the subdivision phase of development.

Golf Course

A maximum of one 18-hole golf course may be constructed at Spring Mountain. If constructed, the golf course shall be an environmentally sensitive, target-type course utilizing reclaimed water for irrigation and low-impact design principles. Golf course development within the park or open space land use districts, if any, shall not exceed 75 acres in size.

Equestrian Center

An approximately 10-acre equestrian event center with boarding facilities is planned at the existing ranching complex near the west end of Village A. Additional tourist facilities may also be developed in the area. Additional smaller neighborhood equestrian facilities may be identified in Village Plans and constructed in other areas.



The community recreation facility will be a popular summer attraction.



An equestrian center is planned in Village A.



The dude ranch will have a small lodge and individual cabins.

Dude Ranch

An approximately 2-acre dude ranch is planned near the east end of Village B. The dude ranch is planned to consist of a lodge and individual cabins surrounded by open space. Dude ranch activities may involve equestrian and cattle operations.

Remote Lodge

An approximately 5-acre remote lodge site is planned on a 120-acre "outparcel" south of Village B. The lodge is modeled after back-country lodges in the European Alps. It is planned to look like a single-family dwelling with basic food service and overnight facilities. Motorized access to the lodge shall be restricted, except for emergency and service vehicles.





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