

Growth in the North Valleys: Development Fact Sheet

February 28, 2017

North Valleys is one of the areas in the City of Reno with the largest anticipated growth. Based on development projects either approved or currently under review by the City of Reno, there is the potential for approximately **15,393 single-family homes** and **1,676 multi-family units** to be built in the next 20-30 years. The tables below provide additional details about the projects.

Planned Unit Developments	Description
Evans Ranch	5,679 units
Silver Star Ranch	1,600 units
Vista Hills	338 units (+487,000 square feet of office/commercial/retail)
Stonegate <i>(Proposed, under review)</i>	4,350 units
Prado Ranch <i>(Proposed, under review)</i>	528 multi-family units & 176 single-family units (+203 acres of industrial, 4.2 acres of commercial, & 87 acres of open space)
Total Estimated Units ~ 13, 251	

Single-Family Tentative Maps	Description
Arroyo Crossing	237 units
Mountain View Estates 1B	61 units
North Valleys Estates I, II, III	252 units
Northridge	91 units
Regency Park II	204 units
Stead 40 Phases I & II	247 units
Stonefield Phase 4	470 units
Wild Stallion Estates	580 units
Total Estimated Units ~ 2,142	

Industrial Projects

- Golden Valley Industrial*—Two tilt-up buildings
- Logisticcenter Phase 2*—1,632,000 square feet of warehousing allowed and 722, 512 square feet built
- North Valleys Commerce Center 1*—421, 906 square-foot & 707,660 square-foot buildings constructed; Up to 315,434 square feet additional available
- North Valleys Commerce Center II (Proposed, under review)*—775,000 square feet of warehousing
- Stonefield Industrial*—987,500 square feet of

Multi-Family Projects	Description
Silver Peak Apartments	420 dwelling unit apartments
Sky Vista PUD Parcel E	72 dwelling unit apartments
Vista Rafael Apartments	416 dwelling unit apartments
Lakes at Sky Vista <i>(Proposed, under review)</i>	768 dwelling unit apartments
Total Estimated Units ~ 1,676	

In addition to projects in the tables, Master Plan Amendments (MPA) and Zoning Map Amendments (ZMA) could lead to additional development:

- Train Town ZMA—Approximately 1,066 units
- Echeverria Peavine MPA *(Proposed, under review)* - Approximately 1,380 units & 80 acres of warehousing

