

Downtown Streetscape Handbook Revision

September 2018
Revitalization, Parks and Recreation, Public Works, and Planning



Today's Agenda



- Meet the internal project team
- Brief project background and status report
- Discussion on what is working and what needs to be revised
- Next steps and further involvement

Why Now



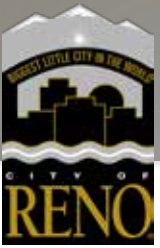
- “Redevelopment Project Area No 1 Streetscape Master Plan” originally adopted in 1996
- Plan was updated in 2007
- Current Issues identified by City staff and stakeholders related to public safety, accessibility, and maintenance

What Is It



- Design Handbook vs Master Plan
- A Design Handbook Implements the ReImagine Reno Master Plan
- Referenced by Title 18
- Construction Details in Public Works Manual

Timeline



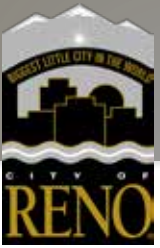
- Step 1 - Vision/Core Principles (Aric J); 08-06-2018
- Step 2 - Document Organization and Stakeholder invite list (Aric J, Jeff L); 08-13
- Step 3 - Breakout groups meet based on topic/item (Aric J, Jeff L, All team members); 09-01 to 10-31
- Step 4 - Breakout groups report to team for integration and discussion (All Team Members); 11-01 to 11-30
- Step 5 - Draft/Assemble Handbook (Aric J); 12-01 to 12-31
- Step 6 - Draft Handbook to stakeholders and public for comments (Aric J, Jeff L); 01-01-2019 to 01-31-19
- Step 7 - Draft to PC for consideration (Aric J); 02-20-19
- Step 8 - Draft to CC for consideration (Aric J); ASAP

Handbook Layout



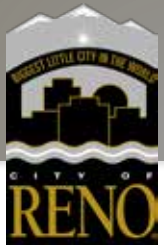
- Introduction
- Values and Principles
- Implementation and Variance Process
- Project Map
- Construction Standards/Detail
References

Main Guiding Principles



- Principle 1.0** Development standards should be clear and easy to understand
- Principle 2.0** The development standards must be implementable
- Principle 3.0** There must be a balance between initial cost and long term maintenance
- Principle 4.0** Design standards should be unique but also consistent
- Principle 5.0** There must be an equitable sharing of costs
- Principle 6.0** Streetscape infrastructure should benefit as many people as possible
- Principle 7.0** Design standards should support and implement the community vision

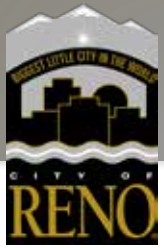
Implementation and Variance Process



The owner or developer of any property adjacent to a public right of way identified in the Downtown Streetscape Design Manual shall construct all of the applicable improvements as set forth in the Design Manual:

1. Whenever new construction is proposed on a vacant or demolished site.
2. Whenever more than 50% of a site or total building floor area is reconstructed.
3. Whenever the City, County, Regional Transit Authority, State of Nevada, or other governmental entity conducts a complete reconstruct of a roadway and implements a “dig once” policy.

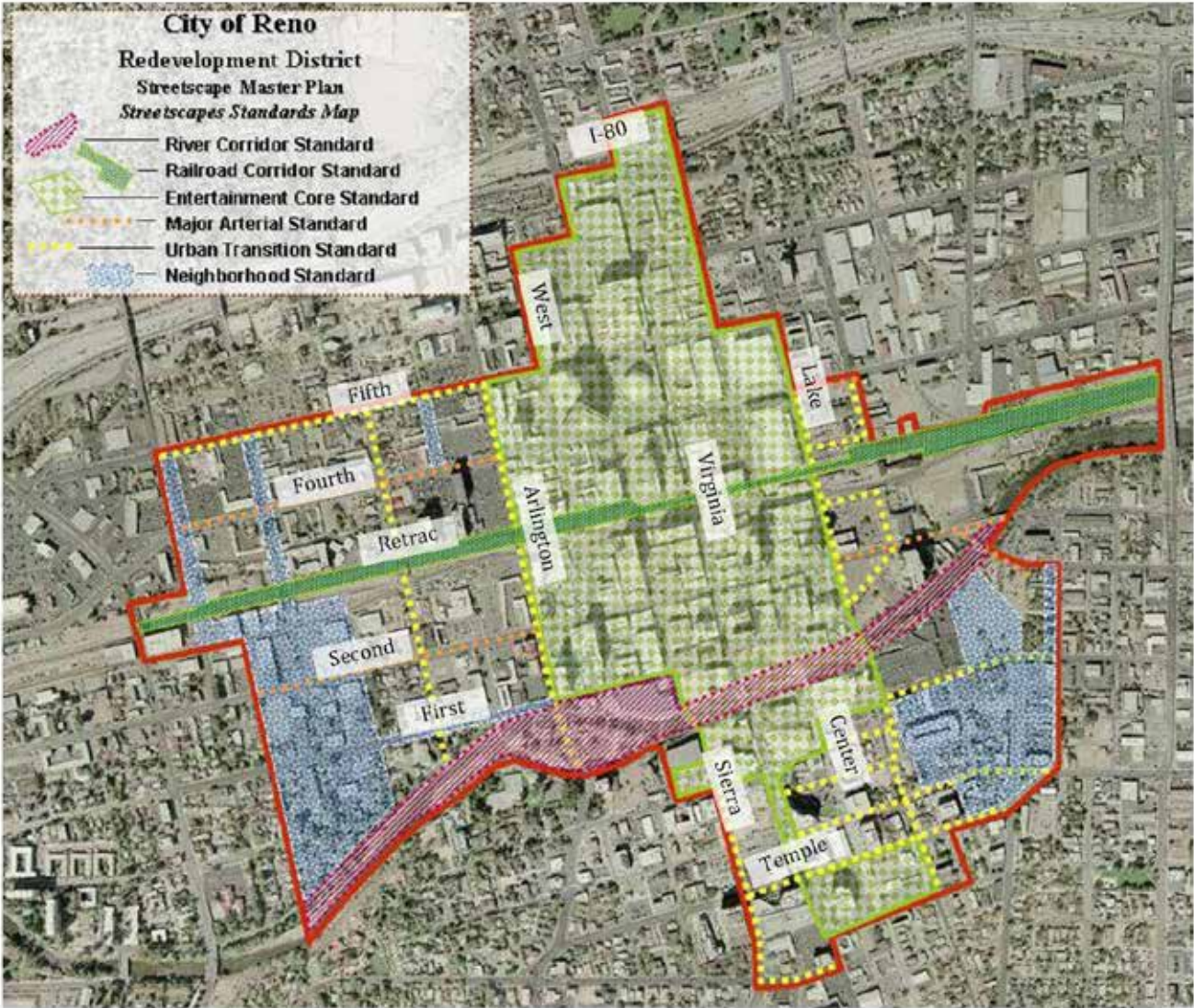
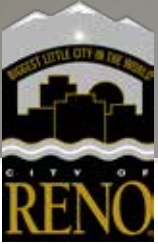
Implementation and Variance Process



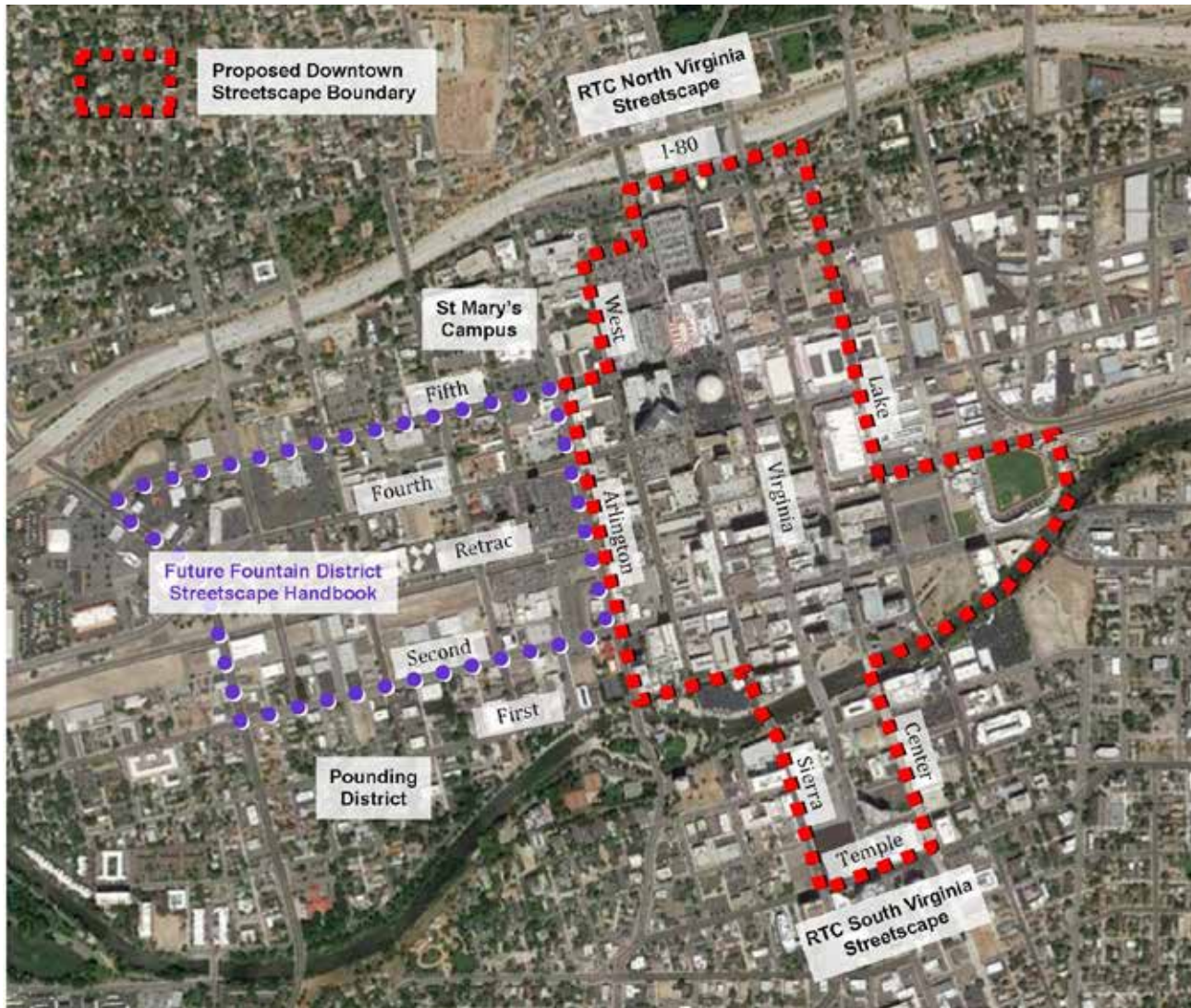
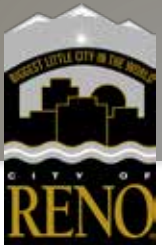
The Public Works Director, in consultation with the Redevelopment Agency Manager, may grant a variance from any standard set forth in the Design Manual under the following conditions:

1. There must be a hardship that is not self-created or self-imposed;
2. The hardship condition must have existed prior to the creation of the project or be the result of a superseding requirement of the City or other governmental agency;
3. The alternative design must meet the intent and functionality of the adopted standard;
4. The alternative design must be of equal- or higher-quality materials than the adopted standard.

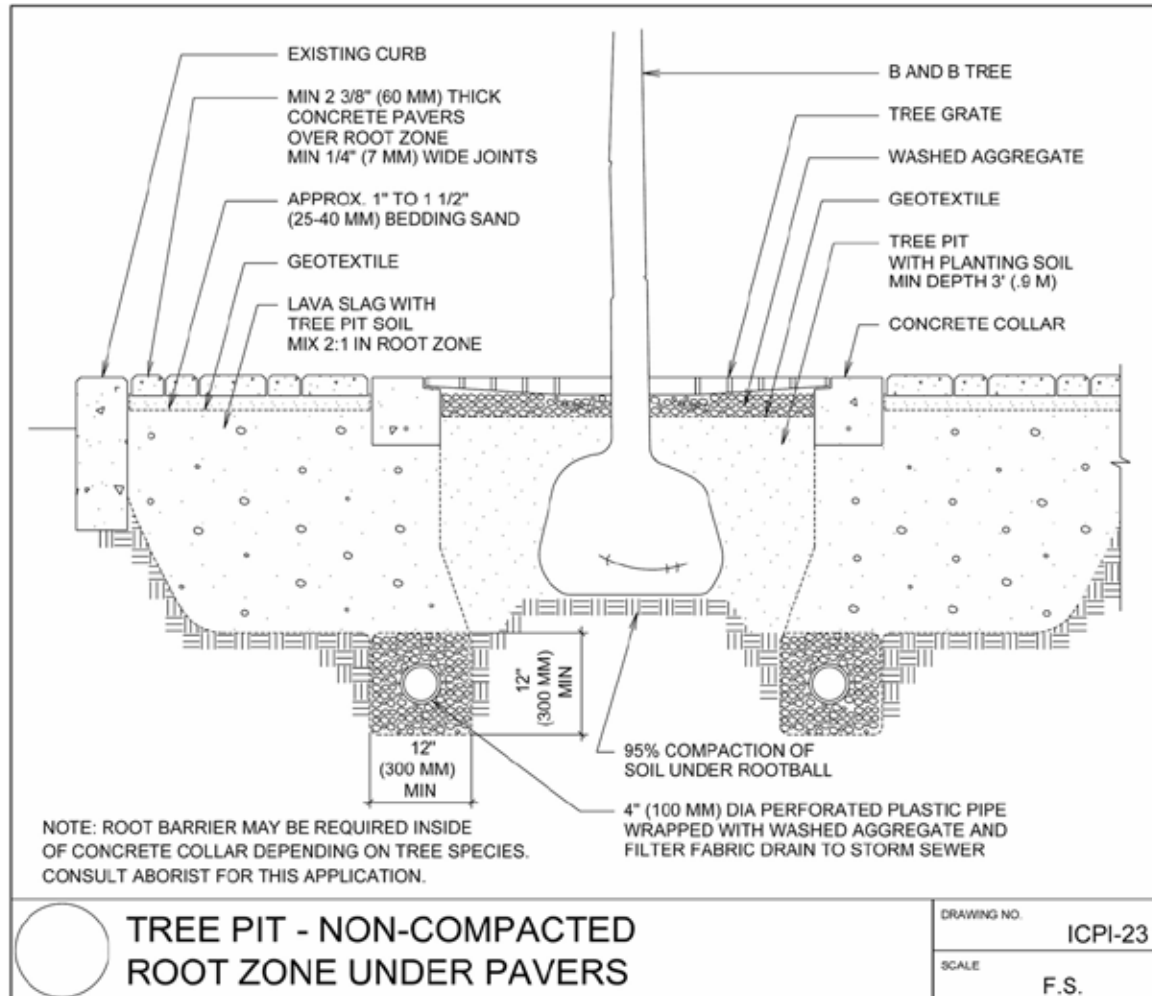
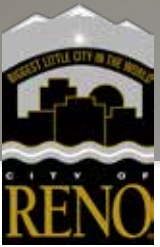
Existing Standards Map



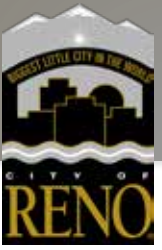
Proposed Standards Area Map



Sample Construction Detail



What Is/Isn't Working



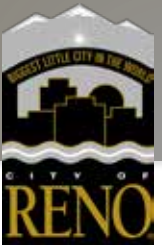
Group Discussion on What is Working and
What Needs Changing

What Is/Isn't Working



City Staff Leads Discussion on Observations and Issues Identified

Design Teams by Topic



Vegetation and Irrigation - Matt Basil, Jeff Mann, and Brook Oswald

Construction Materials - Charla Honey and Khalil Wilson

Street Lights and Utilities - Charla Honey and Khalil Wilson

Sidewalk Width and Amenities - Aric Jensen, Brook Oswald, Charla Honey

Handbook Text and Process - Aric Jensen, Jeff Limpert

Staff Contact Info



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Aric Jensen; jensena@reno.gov 775-321-8302

Jeff Limpert; limpertj@reno.gov

Brook Oswald; oswaldb@reno.gov

Khalil Wilson; wilsonk@reno.gov

Staying Involved



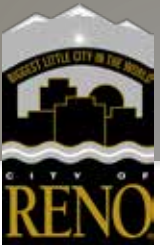
Electronic Survey Forthcoming
Project Webpage Forthcoming

Appendix



Appendix Guiding Principles

Values and Principles



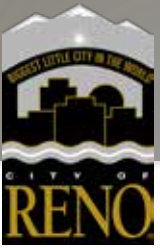
Principle 1.0 Development standards should be clear and easy to understand

1.1 The Downtown Streetscape Handbook will be utilized by multiple departments within the City as well as outside agencies and private property owners, and it is imperative to its success that it be understood by all users and contain as little ambiguity as possible.

1.2 The Handbook should have a simple, clear process for addressing situations where exact compliance is not possible, similar to the hardship provisions of a zoning variance.

1.3 The Handbook should emphasize industry standard diagrams and details whenever practical.

Values and Principles



Principle 2.0 The development standards must be implementable

2.1 The cost to construct and install the infrastructure contemplated within the Handbook can not be so great as to discourage or otherwise negatively impact new development.

2.2 The development standards should entail common construction practices and materials.

2.3 There should be a single point person or organization administering the Handbook.

2.4 There must be a method for holding all parties accountable for the proper installation and ongoing maintenance of the infrastructure.

Values and Principles



Principle 3.0 There must be a balance between initial cost and long term maintenance

3.1 The initial installation and eventual replacement costs should not be so great that they discourage development.

3.2 It is important that the materials and products specified have low maintenance costs and reasonable lifespans, as defined jointly by the project stakeholders.

Values and Principles



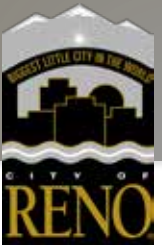
Principle 4.0 Design standards should be unique but also consistent

4.1 The Handbook should create a streetscape that differentiates the Downtown area from the rest of the City.

4.2 Design standards should be “timeless” and not associated with any fad or particular point in time.

4.3 A best practice for keeping streetscape maintenance costs low is uniformity and simplicity; particularly in materials and products such as lighting fixtures and bulbs, irrigation systems, trash receptacles, street furniture, and paving materials.

Values and Principles

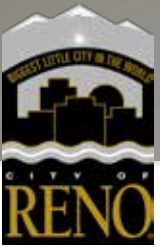


Principle 5.0 There must be an equitable sharing of costs

5.1 The infrastructure contemplated within the Handbook should benefit both the adjacent property owner and the community at large.

5.2 The Handbook should clearly state which parties are responsible for the initial construction, maintenance, and replacement of the various infrastructure elements.

Values and Principles



Principle 6.0 Streetscape infrastructure should benefit as many people as possible

6.1 The Handbook should contain standards that meet or exceed current accessibility requirements, and that embrace the concept of “Universal Design”.

6.2 Design standards should benefit the adjacent property owner while emphasizing the pedestrian experience (walkability).

6.3 Design standards should “enhance public safety and create inviting streets and public places for people” (ReImagine Reno Master Plan GP 3.2).

6.4 The Handbook should contemplate that the infrastructure may at various times be used for business promotions, festivals, parades, and other activities.

Values and Principles



Principle 7.0 Design standards should support and implement the community vision

7.1 The Handbook should implement the community vision as set forth in the ReImagine Reno Master Plan, the Downtown Action Plan, and the ULI Virginia St Corridor Advisory Services Panel Report.