



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

Carter Williams
Associate Planner
City of Reno
williamsca@reno.gov

RE: Case # LDC25-00050 for the 7-Plex Apartments

March 28, 2025

Mr. Williams,

I appreciate the opportunity to comment on behalf of the Regional Transportation Commission of Washoe County (RTC) regarding the major deviation application for 7-plex apartments at 327 East Taylor Street (APN: 013-114-13), case number LDC25-00050.

The intent of this letter is as follows:

- Ensuring the project complies with approved RTC plans, programs, and initiatives.
- Providing recommendations based on the project's proximity to any existing or upcoming RTC roadway improvements and RTC transit services.
- Encouraging active transportation and transit orientation throughout the region.

Ongoing Planning Efforts

RTC would like to make the applicant aware of our Central Reno/MidTown [Neighborhood Network Plan](#), which is currently in progress and tentatively expected to be finalized July 2025. Through our neighborhood network planning process, we hope to create active transportation solutions that address the unique needs of each neighborhood by consulting neighborhood residents early in the planning process and often thereafter. We encourage you to share your thoughts and concerns regarding walking, cycling, and similar methods of transportation in this neighborhood by emailing us at neighborhoodplans@rtcwashoe.com.

Transit Services

Given that this deviation is for reduced parking requirements on new construction, RTC requests the applicant be required to ensure future residents receive marketing materials for our Smart Trips program. The associated online travel database provides quick information and helps residents find the best transportation option for a daily commute or other trips. These marketing materials can be obtained by contacting our Trip Reduction Analyst, Scott Miklos, at smiklos@rtcwashoe.com.

Active Transportation & Transit Orientation

RTC is committed to working with staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods. RTC supports mixed-use, transit-oriented development and community revitalization projects that encourage walking, bicycling, and easy access to transit.

To enhance walkability, bikeability, and transit use, we recommend installation of wide sidewalks, pedestrian lighting, ADA-compliant curb ramps, and easily accessible bike racks. Additionally, we encourage the incorporation of pedestrian-oriented building design strategies such as placing building facades along the sidewalk, locating surface-level parking behind the building and away from walkways, and strategically including entrances and windows facing the street for convenient pedestrian access.

RTC maintains that implementing any of the above recommendations not already accounted for in City of Reno's development code will support numerous goals from the ReImagine Reno plan (as updated November 2021). Foremost, these requests directly support Guiding Principle 5 for a "Well-Connected City and Region".

Contact Information

Please submit future review requests and updated application materials to developmentreview@rtcwashoe.com. If you have any questions regarding this response specifically, please contact me directly at sleague@rtcwashoe.com.

Recommended Condition of Approval

- Prior to the issue of any certificate of occupancy, the applicant shall demonstrate to (the appropriate City of Reno official or department) that they have obtained up-to-date Smart Trips marketing materials from RTC Washoe's Trip Reduction Analyst. The applicant shall also provide (the appropriate City of Reno official or department) with a memo detailing their planned procedure for distributing Smart Trips materials to buyers and/or tenants.

Sincerely,



Shay League
Senior Technical Planner