



## Parks and Recreation

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### MEMORANDUM

**DATE:** 10/1/2022

**TO:** Joey Winter, Associate Planner

**FROM:** Matt Brezina, Parks Manager

**SUBJECT:** Project review – Highland Development, LDC23-00005 & LDC23-00006

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The Parks and Recreation Department has reviewed the project for construction of 288 Multi-family and 219 single family residences on APNs 086-380-30 and 086-380-33, also known as the Highland Development, LDC23-00005 & LDC23-00006, and offers the following comments:

Tentative maps for the Highland Development identify the addition of 288 multi-family units and 219 single family units. Pages 187-191 of the City of Reno Master Plan recommends 2.5 acres of new parks, and 7 acres of open space be added per 1000 new residents. The tentative map fails to identify the addition of usable park space within the project boundaries.

The Developer identifies connectivity to North Valleys Regional Park; however, this park is maintained and operated by Washoe County and City of Reno staff do not have information on park capacity, programming, or availability. The Developer has also identified potential access points to Washoe County trails systems, but these trails are not identified as ADA accessible, and should only be considered as a supplemental benefit to the development's overall parks and recreation plan.

In order to provide adequate recreational facilities for the occupants of this project, Parks and Recreation staff recommend that the project include its own outdoor recreational space within the project boundary, which should include an appropriate playground facility, various courts (tennis, basketball, pickleball, horseshoes, bocce ball, etc.), picnic areas, benches, dog parks, and open turf for general recreation.

If I can be of further assistance, please do not hesitate to contact me.

## Re: Highland Development

1 message

**Matt Brezina** <brezinam@reno.gov>  
To: Joey Winter <winterj@reno.gov>

Sat, Oct 1, 2022 at 9:27 AM

Also forgot to tell you about the Residential Construction Tax. RCT is calculated by 1% of the construction cost per residence or \$1,000, whichever is less. This almost always equates to the \$1,000. The Highland development will generate \$492,600 for RCT District 1 (North Valleys). This money is used to construct a new park, reimburse developer's costs to construct a park, or improve a park within that district, usually closest to the development. Let me know if you have any further questions about RCT. Thanks!

On Sat, Oct 1, 2022 at 9:09 AM Matt Brezina <brezinam@reno.gov> wrote:  
Sorry again for the delay, I've been juggling way too many projects this week.

How does this look?

On Fri, Sep 30, 2022 at 3:07 PM Joey Winter <winterj@reno.gov> wrote:  
Matt,

The file is huge. Try opening this link below and look at the response to #14 on page 6, the proposed trail layout on page 18, and location for the dog park on page 19. If you can't open this file, I can extract the relevant pages from the PDF and send them separately.

 [Combined Revisions 9-2-22.pdf](#)

Sincerely,  
Joey



**Joey Winter, AICP**  
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On Fri, Sep 30, 2022 at 2:28 PM Matt Brezina <brezinam@reno.gov> wrote:  
Can you resend me their proposal? The previous one you sent me won't open. I would like to see the pocket park and dog park they are proposing. If they are legit, this developer might be ok. Thanks!

On Wed, Sep 21, 2022 at 4:46 PM Joey Winter <winterj@reno.gov> wrote:  
Matt,

Here is the information on the Highland project - APNs 086-380-30 and 086-380-33.

- Parks Master Plan policies are discussed starting on page 191 of this PDF: <https://www.reno.gov/home/showpublisheddocument?id=69070>