

# Chapter 9:

# Action Plan

*A key aspect of this Master Plan is how it will be carried out after it is adopted. To effectively implement the goals and policies of this Plan, it is necessary for the City to identify the types of actions required and determine the priority and timing of the actions so the appropriate resources may be allocated.*

## IMPLEMENTATION ACTIONS

The Action Plan Matrix located at the end of this chapter categorizes each of the Master Plan policies according to the type of action that will be required to implement them, as well as the relative priority of each. Implementation Actions are grouped into three categories: Regulatory Reform, Policy Decisions, and Programs. Each category is briefly described below.

### Regulatory Reform

In order for the Master Plan to be realized, the City's development regulations will need to be consistent with the goals and policies contained in the Plan. The City will need to revise the development regulations and standards in several instances to achieve these goals and policies. For example, the Plan recommends the adoption of several new mixed-use zoning categories that represent a significant departure from the City's existing zoning districts. Generally, revisions to the zoning code should occur soon after adoption of the Plan; however, a phased approach may be appropriate in some instances. This is addressed in greater detail within the Summary of Priority Actions outlined below.

### Policy Decisions

The Plan identifies a number of actions that will be carried out during day-to-day policy decisions made by City planning staff, Planning Commission, and the Board of Supervisors. The Board will continually make decisions regarding development proposals and plan amendments and will use the Plan to guide such policy decisions as they occur.

## Programs

The Master Plan establishes a foundation for new programs necessary to carry out the goals of the Plan. For example, some policies involve participating in planning efforts with other jurisdictions, such as ongoing efforts of the Regional Transportation Commission (RTC) or the Carson Area Metropolitan Planning Organization (CAMPO). Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate Programs at different timing intervals.

## SUMMARY OF PRIORITY ACTIONS

This Summary of Priority Actions is intended to focus the City's efforts on actions that should be taken as soon as possible to ensure that future land use decisions are aligned with the policies contained in this Plan and with the classifications on the Land Use Map. Several of the priority actions highlighted below are already underway or are anticipated to be underway shortly following the adoption of the Plan. Priority Actions should be reviewed and updated periodically to reflect the City's accomplishments, available resources, and potential shifts in policy direction.

The following priority actions are recommended, in no particular order of importance:

### 1. Establish Downtown Mixed-Use Zone District

The implementation of numerous policies within the Plan hinges on the creation of a mixed-use zone district for Downtown that aligns with the Downtown Mixed-Use (DT-MU) land use category. Based on the Plan's recommendations, as well as the recommendation of a parallel visioning effort being conducted for portions of the Downtown, the new zoning district is anticipated to incorporate more urban development standards, along with provisions for a broader mix of land uses (including residential) and incentives for reduced parking. The City is in the process of beginning this effort and it is anticipated to be complete shortly following the adoption of the Master Plan.

### 2. Establish Interim Mixed-Use Evaluation Criteria

The implementation of numerous policies within the Plan hinges on the creation of three mixed-use zoning districts to align with the Commercial Mixed-Use (CMU), Mixed-Use Employment (MUE), and Mixed-Use Residential (MUR) land use categories. Because this is an ambitious undertaking that may not be feasible in the short term, a set of Interim Mixed-Use Evaluation Criteria have been incorporated into Appendix C of the Plan. The Criteria have been organized in the form of a checklist

for use by City staff and Elected Officials in reviewing mixed-use development proposals, The criteria clearly state the City's objectives for mixed-use development and outline several ways in which interim development proposals could be processed prior in the interim. The evaluation criteria are intended to serve as a starting point for the creation of zoning districts for the three mixed-use categories.

### **3. Establish Mixed-Use Zone Districts**

Although establishing a set of evaluation criteria to provide developers and City planning staff with a basis for the review of mixed-use development proposals will serve the City's interim needs, three new mixed-use zone districts will ultimately need to be established in order to fully implement the Plan. It is anticipated that some of the standards to be contained within the forthcoming DT-MU district will also be applicable (or adaptable) to one of more of the remaining districts which may allow the process to be completed more quickly. New standards for higher-density urban development are anticipated to be included with implementation of mixed-use zoning.

### **4. Develop Capitol Improvements Program for Downtown Enhancements**

Several related planning efforts have been underway in the Downtown concurrent with the Master Plan process, including a visioning process that has allowed the community to visualize how Carson Street could be transformed to a more pedestrian-friendly environment following the completion of the Carson City Freeway. The implementation of the proposed improvements is reinforced by multiple Master Plan policies and will be important to the Plan's success; therefore, the development of a Capitol Improvements Program for Downtown enhancements is viewed as a priority action.

### **5. Establish Signage Controls for Carson City Freeway Corridor**

With the opening of the first stretch of the Carson City Freeway through Carson City rapidly approaching and development pressures increasing, establishing signage controls for the Carson City segment is critical. Controls should establish a variety of specifications for signage within the corridor, including the height, type, size, and quantity of signs that will be permitted for future development.

## ACTION PLAN MATRIX

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan, by chapter. The matrix indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “**Action**” column lists three possible categories of actions:

**R – Regulatory**, requiring amendments to the City’s development regulations. **PD – Policy Decisions**, to be implemented during day-to-day policy decisions by staff, Planning Commission, and the Board of Supervisors. **PR – Programs**, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

The “**Priority**” column lists four possible time frames for implementing actions: (1) - **Immediate Priority**, to be implemented with adoption of the Plan or soon thereafter. (2) - **High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. (3) - **Moderate Priority**, to be completed within three to five years after Plan adoption. (O) - **Ongoing**, are actions that occur continually.

## Action Plan Matrix

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
<b>CHAPTER 3: A BALANCED LAND USE PATTERN</b>		
<b>GUIDING PRINCIPLE I: A COMPACT AND EFFICIENT PATTERN OF GROWTH</b>		
<b>Goal 1.1—Promote the Efficient Use of Available Land and Resources</b>		
I.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plan.	PR	○
I.1b—Prohibit the rezoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City's Water and Wastewater Master Plan.	PD	○
I.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	PR	○
I.1d—Continue to review applications for proposed residential development in accordance with the Carson City 1988 Growth Management Ordinance.	PD	○
I.1e—Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program.	PD	○
I.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).	PD	○
<b>Goal 1.2—Promote Infill and Redevelopment in Targeted Areas</b>		
I.2a—Use levels of priority established by the Master Plan to help guide the future allocation of staffing and other resources devoted to infill and redevelopment objectives.	PD	○
I.2b—Review the boundaries of the City's redevelopment areas periodically and adjust them as appropriate to support redevelopment objectives.	PD	○
I.2c—Ensure that improvements identified in the City's Transportation, Water, and Wastewater Master Plans are consistent with and supportive of the City's infill and redevelopment objectives.	PD	○
<b>Goal 1.3—Promote the Preservation of State and Federal Lands as a Community Amenity</b>		
I.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	PR	○

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
1.3b—Continue to coordinate with State and Federal Agencies on the Federal Lands Bill and monitor future land transfer opportunities, particularly within the urbanized area of the City.	PR	O
<b>Goal 1.4—Manage the Impacts of Future Growth within the Urban Interface</b>		
1.4a—Require pathway and roadway easements through future developments as necessary to maintain access to adjacent public lands.	PD	O
1.4b—Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvement which currently exist or will be required to be provided to the site.	R	2
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	R	O
<b>Goal 1.5—Foster Cooperation on Master Plan Issues</b>		
1.5a—Coordinate with Lyon, Washoe, and Douglas Counties to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.	PR	O
1.5b—Coordinate with State and Federal Agencies, including the Bureau of Land Management and Forest Service to ensure that future plans for federal landholdings within the City are mutually compatible with the goals and policies of this Master Plan.	PR	O
1.5c—Coordinate with regional planning organizations, such as the CAMPO, TRPA, and the TMRPA to ensure that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.	PR	O
1.5d—Coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.	PR	O
1.5d—Coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.	PR	O
<b>GUIDING PRINCIPLE 2: BALANCED LAND USE MIX</b>		
<b>Goal 2.1—Encourage Diversity in Citywide Land Use Mix</b>		
2.1a—Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.	PD	O
2.1b—Encourage mixed-use development patterns along major gateway corridors, in designated activity centers, Downtown, and in other locations identified on the Land Use Map.	PD	I

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2.1c—Encourage the use of the Specific Plan Area as a tool to allow urban intensity developments with unique characteristics in terms of their size, location, or development context to incorporate a broader mix of uses than would otherwise be permitted.	PD	O
2.1d—Discourage rezoning of properties that create incompatible land uses between adjacent zones, enforce standards for transitions between residential and commercial uses, and develop standards for mixed-use development to address compatibility issues.	PD	O
<b>GOAL 2.2—EXPAND HOUSING VARIETY</b>		
2.2a—Remove barriers within existing residential zone districts to encourage the incorporation of a mix of housing types outside of the PUD process.	R	1
2.2b— Encourage the incorporation of complementary attached housing types in conjunction with employment and commercial uses, as supported by the policies for the Mixed-Use Employment, Mixed-Use Residential, Mixed-Use Commercial, and Downtown Mixed-Use land use categories contained in Chapter 3.	PD	O
2.2c— Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units.	R	2
<b>GOAL 2.3—PROVIDE OPPORTUNITIES FOR A RANGE OF RETAIL SERVICES</b>		
2.3a—Maintain an inventory of potential neighborhood, community, and regional scale retail sites.	PR	O
2.3b—Encourage the incorporation of complementary retail development in conjunction with employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.	PD	O
<b>GUIDING PRINCIPLE 3: STEWARDSHIP OF THE NATURAL ENVIRONMENT</b>		
<b>Goal 3.1—Protect Environmentally Sensitive Areas</b>		
3.1a—Continue to coordinate future development with the Carson River Master Plan and the ongoing efforts of the Carson River Advisory Board.	PD	O
3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and require the identification of Environmentally Sensitive Areas as prior to the development of detailed site plans.	PR	2
<b>Goal 3.2—Protect Visual Resources</b>		
3.2a—Seek opportunities to transfer lands slated for disposal by the BLM or Forest Service into City ownership to preserve important hillside views and update existing cluster development and steep slope provisions as needed.	PR	O

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
3.2b—Review and update lighting regulations as needed to reduce light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the WNCC Observatory.	R	2
3.2c—Continue to evaluate the location and design of communication facilities and equipment according to Chapter 18.15 of the City's Municipal Code.	R	O
3.2d—Establish and maintain signage controls for the Carson City Freeway Corridor.	R	I
3.2e—Ensure that future development occurring within the Eastern Portal is consistent with the policies contained in the EP/V&T-SPA, located within Chapter 8 of this Master Plan.	PD	O
<b>Goal 3.3—Minimize Impacts of Potential Natural Disaster Events on the Community</b>		
3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.	PR	O
3.3b—Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).	PD	O
3.3c—Continue to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.	PR	O
3.3d—Continue to discourage development within the 100-year floodplain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA.	PD	O
3.3e—Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report prepared to establish required setbacks from the fault to structures and other mitigation measures.	PD	O
<b>CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES</b>		
<b>GUIDING PRINCIPLE 4: AN INTEGRATED, COMPREHENSIVE PARKS, RECREATION, AND OPEN SPACE SYSTEM</b>		
<b>Goal 4.1—Promote Recreational Equity at a Neighborhood Level</b>		
4.1a—Continue to pursue opportunities to expand the City's existing recreation center and construct a second recreation center in another location.	PR	2
4.1b—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with demand created and consistent with the City's adopted standards.	PD	O
4.1c—Focus new neighborhood parks in areas currently underserved (or that will be	PD	O

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
underserved as the result of future infill/redevelopment) and in new neighborhoods.		
4.1c—Establish an additional community park in the northern quadrant of the community.	PD	○
<b>Goal 4.2— Maintain the City’s Capacity and Excellence in Community-wide Recreation Facilities and Programs</b>		
4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.	PR	○
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City’s existing and potential recreation partners.	PR	○
<b>Goal 4.3— Expand the City’s Open Space Network</b>		
4.3a— Continue to review future development proposals for consistency with the City’s Open Space Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.	PD	○
4.3b—Continue to pursue opportunities to expand or enhance the community’s open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.	PD	○
<b>CHAPTER 5: ECONOMIC VITALITY</b>		
<b>GUIDING PRINCIPLE 5: A STRONG DIVERSIFIED ECONOMIC BASE</b>		
<b>Goal 5.1—Maintain and Enhance Primary Job Base</b>		
5.1a—Continue to coordinate the City’s ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.	PR	○
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	PR	○
5.1c—Promote diverse job options and entrepreneurial opportunities.	PD	○
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	PR	○
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City’s resident labor force.	PR	○
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	PR	○
5.1g—Reduce supply chain costs, shared research and development objectives and	PR	○

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other co-location efficiencies to promote vertical diversity.		
5.1h—Emphasize diversity of industry toward those sectors that demonstrate a steady employment pattern, avoid seasonal layoffs, and withstand cyclical downturns of the economy.	PR	O
5.1i—Plan for a diversity of ready-to-build sites with sufficient support infrastructure and services needed to meet demand of growing and targeted industries.	PR	O
5.1i—Explore opportunities to pre-designate tourism improvement districts (i.e., STAR bond districts), enhance redevelopment areas and maximize the potential of all available economic development tools.	PR	O
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	PR	O
5.1k—Encourage and expand those social services, both in the public and private sector, that are necessary to facilitate the broadest labor force participation.	PR	O
<b>Goal 5.2—Promote Expansion of Retail Service Base</b>		
5.2a—Work with local and regional economic development organizations on the development of a marketing strategy designed to attract national retailers to the community.	PR	2
5.2b—Use available tools to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs to mitigate rising and prohibitive land costs.	R	2
5.2c—Closely monitor the diversity of retail sales activity in the City and promote economic development activities which reduce retail leakages.	PR	O
<b>Goal 5.3—Promote Tourism Activities and Amenities that Highlight the City’s Historic Resources</b>		
5.3a—Encourage the incorporation of home-based occupations and live/work units.	PR	O
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	PR	O
5.3c—Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity and other elements of the competitive landscape.	PR	O
<b>Goal 5.4—Promote Tourism Activities and Amenities that Highlight the City’s Historic Resources</b>		
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad or the State Capitol Complex.	R	2
5.4a—Develop specific guidelines and policies for a tourism- focused activity center along Highway 50 East that will serve V&T Railroad visitors.	R	2

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
5.4b—Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City's historic resources.	PR	O
5.4c—Support artists, arts organizations and related cultural institutions.	PR	O
<b>Goal 5.5—Promote Recreational Facilities and Quality of Life Amenities as Economic Development Tools</b>		
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	PR	O
5.5b—Develop promotional materials that highlight the City's parks, open space, pathways, and recreational facilities, and distribute materials to target markets or specific companies considering relocating to Carson City.	PR	2
5.5c—Develop promotional materials that highlight the City as a primary gateway to Lake Tahoe.	PR	2
5.5d—Encourage the development of airport-related commercial uses that will increase the City's visibility and marketability as a destination for tourists and recreational aviators.	PD	O
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	PD	O
5.5f—Encourage economic development that conserves natural resources and open spaces, protects environmental quality and enhances the overall quality of life.	PD	O
5.5g—Emphasize educational resources of the community as an economic development tool.	PD	O
<b>Goal 5.6—Promote Downtown Revitalization</b>		
5.6a—As part of a new mixed-use zoning district for Downtown, establish incentives (e.g., density bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.	R	I
5.6b—Continue to explore opportunities to establish a DBA, LID, and/or BID in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.	PR	I
5.6c—Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.	PR	2
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	PR	O
5.6e—Develop a Downtown Parking Strategy that identifies and recommends solutions to short and long-term parking deficiencies, and provides a basis for necessary	PR	I

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
zoning revisions.		
5.6f—Recognize the unique opportunity created by the state government cluster and contribute to the stabilization and redevelopment of Downtown through the provision of supporting services.	PR	○
<b>Goal 5.7—Promote a Collaborative Approach to Economic Development</b>		
5.7a—Work with other levels of government and with the private sector to support and encourage activities associated with the re-use, expansion and economic development as necessary and appropriate.	PR	○
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	PR	○
5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	PR	○
5.7d—Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.	PR	○
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	PR	○
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	PR	○
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	PR	○
<b>Goal 5.8—Promote Fiscal and Economic Health</b>		
5.8a—To the extent of the City’s control, maintain a balanced revenue system that is competitive for business and residential investment.	PR	○
5.8b—Recognize the unique nature of Nevada’s tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.	PR	○
<b>Goal 5.9—Promote Redevelopment</b>		
5.9a—The City will continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the Redevelopment Area Boundary.	PR	○
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	PR	○

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
<b>CHAPTER 6: LIVABLE NEIGHBORHOODS &amp; ACTIVITY CENTERS</b>		
<b>GUIDING PRINCIPLE 6: QUALITY DESIGN AND DEVELOPMENT</b>		
<i>Goal 6.1—Promote High Quality Development</i>		
6.1a—Require the use of durable, long-lasting building materials for all new development.	R	O
6.1b—Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features.	PD	O
6.1c— Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City’s Development Standards.	R	O
6.1d—Establish incentives such as façade improvement programs, design assistance programs, tax credits, or similar strategies to promote more attractive gateway corridors for the City.	PR	2
<i>Goal 6.2—Promote Compatible Infill and Redevelopment</i>		
6.2a—Develop standards for neighborhood infill and redevelopment.	R	2
<b>GUIDING PRINCIPLE 7: COMPACT, MIXED-USE ACTIVITY CENTERS</b>		
<i>Goal 7.1—Establish Compact, Mixed-Use Activity Centers to Serve the Community</i>		
7.1a & b—Review development proposals occurring within designated Mixed-Use Activity Centers in accordance with applicable Master Plan policies and Interim Mixed-Use Evaluation Criteria.	PD	O
<b>GUIDING PRINCIPLE 8: A VIBRANT DOWNTOWN CENTER FOR THE COMMUNITY</b>		
<i>Goal 8.1—Promote Downtown Revitalization</i>		
8.1a—Encourage a broader mix of uses and development intensities consistent with the Downtown Character Areas set forth in Chapter 6 of the Master Plan.	PD	O
8.1b—Ensure that new development is consistent with the height and scale of development defined within the Downtown Character Areas as set forth in Chapter 6 of the Master Plan.	R	O
8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.	PD	I
8.1d—Encourage the incorporation of public gathering spaces, such as outdoor plazas, pocket parks, and other amenities in the Downtown.	P	O

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
8.1e—Ensure that large-scale infill and redevelopment projects in the Downtown complement the existing character by contributing to a pedestrian-friendly context.	R	O
<b>GUIDING PRINCIPLE 9: STABLE, COHESIVE NEIGHBORHOODS OFFERING A VARIETY OF HOUSING TYPES</b>		
<b>Goal 9.1—Promote a Mix of Land Uses and Housing Types within New Neighborhoods</b>		
9.1a—Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, and surrounding neighborhood context.	PD	O
9.1b—Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.	R	2
<b>Goal 9.2—Promote the Expansion of Affordable Housing Options within the Community</b>		
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	PD, PR	O
9.2c—Provide housing rehabilitation and weatherization programs and or direct assistance to households with a particular emphasis on fixed-income elderly residents of Carson City.	PR	2
9.2c—Encourage the development of new energy efficient housing and retrofitting for existing housing stock for energy efficiency to lower average monthly housing costs	PD	O
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	PD	O
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	PD	O
9.2d—Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.	PD, PR	O
9.2e—Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks and motels.	R,PD	O
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	PD	O

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<b>Goal 9.3—Maintain the Quality and Character of Established Neighborhoods</b>		
9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City’s established neighborhoods.	PR	2
9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.	R	2
<b>Goal 9.4: Protect the Character of Existing Rural Neighborhoods</b>		
9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them (although this pattern will be discouraged).	R	2
9.4b—Discourage “spot” rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for a comparable density.	PD	O
<b>GUIDING PRINCIPLE 10: PROTECTION OF HISTORIC RESOURCES</b>		
<b>Goal 10.1—Preserve and Enhance Historic Resources</b>		
10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.	PR	2
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	PD	O
10.1c—Continue to maintain an inventory of historic properties within the City.	PR	O
<b>CHAPTER 7: A CONNECTED CITY</b>		
<b>GUIDING PRINCIPLE II: A SAFE, EFFICIENT, MULTI-MODAL TRANSPORTATION SYSTEM</b>		
<b>Goal 11.1—Establish an Integrated Multi-Modal Transportation System</b>		
11.1a— Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	PR	O
11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City’s Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.	PR	O
11.1c—Seek opportunities for coordination in the implementation of the City’s Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.	R	O

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<b>Goal 11.2—Coordinate Land Use and Transportation Decisions to Support the Use of Alternative Modes</b>		
11.2a—Conduct periodic updates to the City’s transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.	PD	O
11.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.	PR	O
11.2c—Seek opportunities to enhance the City’s north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and support broader transit service.	PD	O
11.2d—Establish design and access standards for development occurring along major gateway corridors in order to preserve their functional integrity, capacity, safety and appearance.	PD	O
<b>GUIDING PRINCIPLE 12: A UNIFIED PATHWAYS SYSTEM</b>		
<b>Goal 12.1—Establish a City-wide System of Multi-Use Pathways</b>		
12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map.	PD	O
12.1b—Implement the Unified Pathways Master Plan as adopted to promote the shared use of pathway corridors and increased access for persons with disabilities.	PD	O
12.1c—Continue to require future development to construct on-site sidewalks and connections to adjacent pedestrian systems as needed and coordinate the dedication of R.O.W. for planned pathway connections at the time of development.	PD,R	O
<b>CHAPTER 8: SPECIFIC PLAN AREAS</b>		
<b>VIRGINIA &amp; TRUCKEE RAILROAD GATEWAY SPECIFIC PLAN AREA (V&amp;T-SPA)</b>		
<b>V&amp;T-SPA—Land Use Policies</b>		
V&T SPA 1.1—Develop and adopt specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.	R	2
V&T SPA 1.2—Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.	R	2
V&T SPA 1.3—Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.	PR	2

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
V&T SPA 1.4—Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill.	P	2
V&T SPA 1.4—Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.	P	2
<b>V&amp;T-SPA—Parks and Open Space Policies</b>		
V&T SPA 2.1—The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate pathway facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.	P	O
<b>V&amp;T-SPA—Cultural and Environmental Resources Policies</b>		
V&T SPA 3.1—Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.	P	O
<b>V&amp;T-SPA—Coordination Policies</b>		
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	P	O