

COMMUNITY MEETING ANNOUNCEMENT

GETTING GROWTH BENEFITS

WITHOUT THE TRAFFIC CONGESTION,

HIGHER TAXES &

WILDFIRES

Thursday, October 17th, 7:00 PM

Sierra Building Room 108 • Truckee Meadows Community College
7000 Dandini Boulevard, Reno, NV 89512

See the campus map on the other side of this flyer

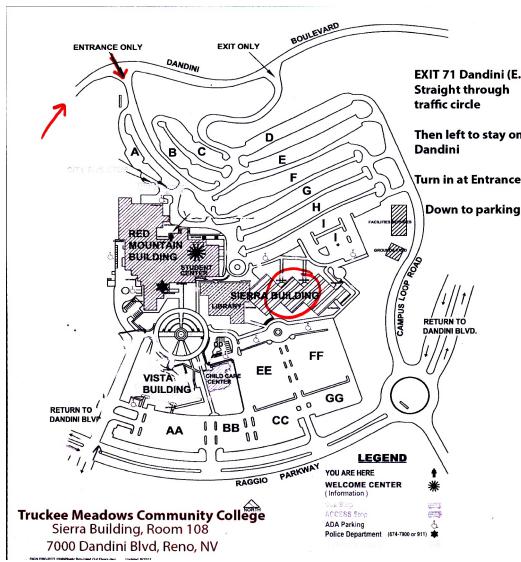
Featuring former Cal Fire director Ken Pimlott

More than 40,000 housing units could be built in the Washoe-Reno region by 2038. This growth could bring many benefits but may also cause traffic congestion, higher taxes and increase the number of people in wildfire high-risk areas.

A fifth of the 40,000 new housing units are proposed for the Red Rock Corridor which will be used at the Community Meeting to illustrate the benefit of Smart Growth.

Much of the Red Rock Corridor is considered at high risk for wildfire. Former Cal Fire director Ken Pimlott will explain how to smartly manage growth in such an area. See the other side of this flyer for further detail on the wildfire issue as well as traffic congestion and higher taxes. If you can't make the meeting then please show your support by signing the petition at the webpage: cds.org/wrsga For further information contact Russ Earle at 510-207-9646 or 24firelt@gmail.com.

WASHOE-RENO SMART GROWTH ALLIANCE



WILDFIRE

The number of Nevada wildfires has increased several fold since 2001 and are predicted to increase substantially in the future. While Washoe County building codes do reduce the potential for loss of property and lives, recent research has shown that these measures alone are insufficient to protect homes placed in areas with a high risk of wildfire, like the Red Rock Road corridor. Researchers believe the best way to protect public safety and property is by guiding growth to Infill/Smart Growth areas with a low- to moderate-wildfire risk and ample evacuation routes. The Washoe County Commissioners should follow the lead of other U.S. jurisdictions and adopt policies discouraging residential growth in areas with a high wildfire risk. The Commissioners

should begin by upholding the Washoe Planning Commission decision to deny the rezoning needed to build 1,872 new homes on the Silver Hills site, which is in a wildfire high-risk area and served with a single evacuation route - Red Rock Road - likely to become severely congested even during non-emergency times.

TRAFFIC CONGESTION

The 2,000 current residents of the Silver Knolls portion of the Red Rock Road corridor are rightly concerned about Silver Hills plus two other proposed development projects - Evans Ranch and Silver Star. Among their concerns is the 80,000 vehicles trips/day generated by the three projects which will cause severe congestion on Red Rock Road even if it is widened to four lanes. Red Rock Road corridor residents will experience considerable delay. It is also likely that the health and safety of these residents will be placed in jeopardy by the air pollution from this traffic. And as stated above, Red Rock Road is the primary means for residents to escape this and other potential disasters. In other words, allowing all three projects to be built could make evacuation near impossible even after Red Rock Road is widened to four lanes. The Washoe Board of County Commissioners should deny Silver Hills rezoning and require that traffic studies account for impact of not just a specific project but all other approved but unbuilt projects that would add traffic to the same roads. The North Valleys Multimodal Transportation Study must be revised to address the traffic from all projects proposed for the Red Rock Road corridor.

HIGHER TAXES

In general, the further development is from population centers, like Reno, the greater the cost to provide public services such as roads, water, sewer, schools, libraries, police, fire and ambulance. Development outside existing population centers like Reno is termed Sprawl or Greenfield growth. The cost to taxpayers to provide public services is much higher for Sprawl. Silver Hills and two other approved, but unbuilt Red Rock Road corridor projects (Evans Ranch and Silver Star) are Sprawl projects necessitating very expensive public service improvements which will be borne in part by all Washoe County taxpayers. To minimize sprawl induced tax increases, the Washoe Board of County Commissioners should adopt policies that guide growth to Infill/Smart growth areas. This shift in policy should begin with upholding the Planning Commission decision to deny the rezoning needed to develop Silver Hills with 1,872 housing units instead of 680.