



Truckee River Access Park

Nature's beauty awaits

Public Private
Partnership Plan

Trail access near
the Truckee River



Public Private
Partnerships

Truckee River Access Park



Unsolicited Proposal for Truckee River Access Park



Prepared for:
Washoe County Parks

Prepared By:
River Currents Inc.
A Nevada Corporation
9400 W. 4th St.
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Lawrence E. McNutt Jr.
&
Lawrence E. McNutt III

Sincerely

Lawrence McNutt
Officer
River Currents, LLC.

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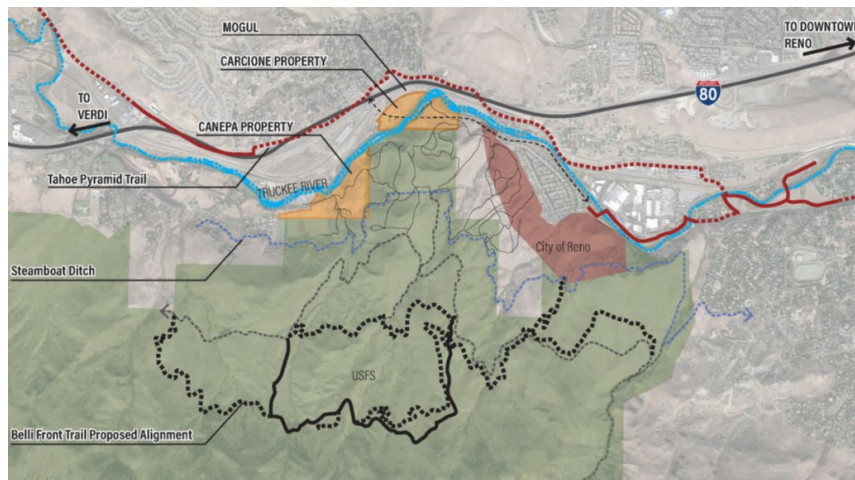


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The [Carcione and Canepa Ranch Recreational Access Plan](#) ([Washoe County Open Space and Regional Parks Commission](#)) ignited our passion for outdoor recreation and preservation of our natural surroundings. As the owners of a very strategically placed property covering almost a mile on both banks of the Truckee River and placed between the County, City, and Federal lands, we offer a unique opportunity to bring to life the County Parks plans to connect open spaces in partnership with private developers and property owners.

The Truckee River Access Park & Recreational Staging area has a guarded railroad crossing providing safe access to parking and public restrooms. This project will provide a more cost-effective plan, reducing the cost and shortening the process of making the Carcione and Canepa Ranch Recreational area accessible to the public. The plan includes public restrooms, a parking area, a foot bridge over the Truckee River, a guarded crossing over Union Pacific Railroad, and approximately a mile of foot/bicycle paths extending the Tahoe to Pyramid trail.



With Peavine having the largest population and a healthy number of parks, improving and connecting existing parks returns the greatest value to the community ([WASHOE COUNTY, Regional Open Space & Natural Resource Management Plan](#)).

This Truckee River Access staging area fast tracks one of the County's stated objectives of developing recreational spaces in the Verdi area. ([WASHOE COUNTY, Regional Open Space & Natural Resource Management Plan](#)). By simply allocating a portion of the funding for the Carcione and Canepa Ranch Recreational area to the Truckee River Access Park property, County Parks significantly expands the available recreational space and achieves goals specifically detailed in the County's plan. We are excited to have the opportunity to be part of this new approach to making outdoor recreation available to the public.

The Truckee River Access Park and Recreational Staging area is a safe and secure place to park vehicles while guests access miles of trails and as the Truckee River. The property covers both sides of the Truckee River for nearly a mile. Access to this section of the Truckee River has been very limited for over 40 years, and will continue to be until The Truckee River access staging area is opened for public access. In partnership with Washoe County Parks the Truckee River Access Park now makes the Truckee River and hundreds of miles of trails accessible. Additionally, it completes another mile of the Tahoe to Pyramid Lake trail in an area where hikers and bikers currently must use the 4th Street.



The owners of River Currents, LLC are excited to make this beautiful section of the Truckee River accessible to the public again. We have enjoyed talking with the abundance of fishermen and rafters who frequent our section of the Truckee River. As we review the County Parks plans, Forestry Service plans and the multitude of associations committed to providing healthy activities for our community, it's amazing how ideally situated the Truckee River Access Park is to further enhance their objectives.

The Truckee River Access Park not only provides safe access to the Truckee River for fishermen, rafters and naturalists but also connects trails that complete so many beautiful and inaccessible places in our area. Not only does incorporating The Truckee River Access Park into the County's plans give the public access to currently unreachable nature areas, but it fulfills the objective of increasing revenues for Washoe County and the City of Reno.

Policy Analysis:

[\(Washoe County, Unsolicited Proposals-Policy and Guidelines-1-12-2016- approved\)](#)

Evaluation Criteria

Guiding Principles

The County has adopted the following principles to guide its consideration of unsolicited proposals:

Guiding Principle - 1. The proposal is unique and innovative and cannot be reasonably delivered by another proponent or achieve the same (or greater) value for money outcome through a competitive process within acceptable time-frames;

Response: The Truckee River Access Park is uniquely situated adjacent to the County owned Canepa and Carcione Ranch, BLM hiking lands, and the city owned Mayberry Park. The two parcels 031-160-03 and 031-160-04 border the North and South sides of the Truckee River for about one mile. Parcel 031-160-03 located on the North side of the Truckee River has a pre-existing guarded railroad crossing necessary for public safety, as well as restrooms, roadways, city sewer connections, and open space for public parking. These amenities are required for public safety and environmental protection. The County will significantly reduce costs and shorten project time frames by leveraging these existing assets. Parcel 031-160-04 is located on the South side of the Truckee River spanning almost a mile of river front land between Mayberry Park and the County owned Carcione ranch property. This is the only property that can provide a complete riverfront Tahoe to Pyramid trail on this section of the Truckee River.



Guiding Principle - 2. The proposal aligns with the County’s policies and strategic objectives:

Response: The Truckee River Access Park not only aligns with but rapidly moves forward more than fifteen stated objectives of the “[Washoe County Regional Parks & Open Space Master Plan](#)”. Additionally, the Truckee River Access Park aligns with and accelerates the “[Carcione and Canepa Ranch Recreation Access Plan](#)”. For convenience we have included several examples of how the Truckee River Access Park aligns with the County’s strategic objectives.

Mission: To ensure the current and future residents have access to exceptional parks, trails, and recreational opportunities that promote a healthy and enriched lifestyle that increases the region’s quality of life, while preserving the natural, historical and cultural resources that are unique to Washoe County.

(Washoe County Regional Parks & Open Spaces Master Plan)

Additional Possibilities

- Equestrian parking
- Dog Park
- Equestrian overnight parking and camping

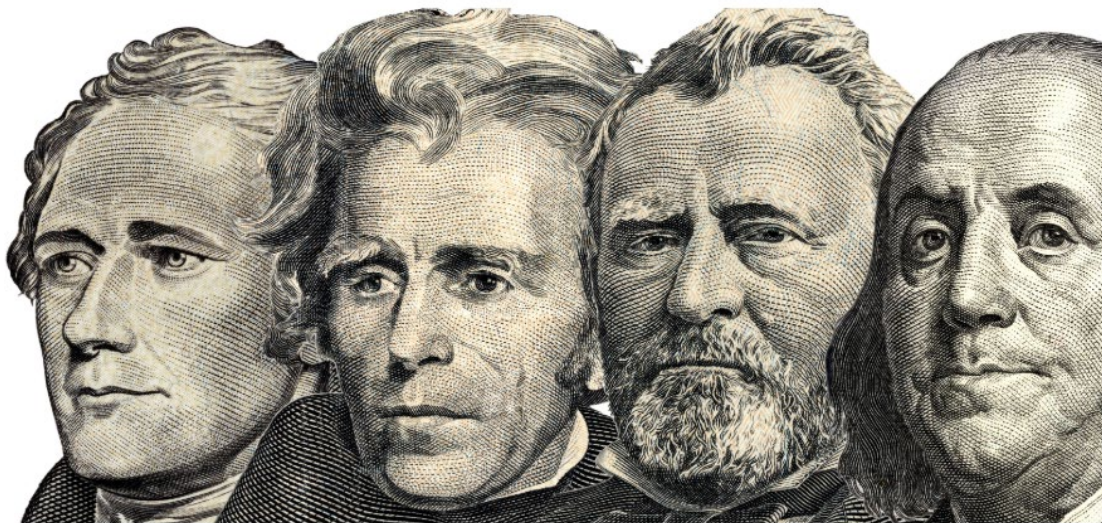


Funding:

In this instance it is best to use creative and dynamic funding that can vary with economic times. This can be accomplished by using fees for events, and retail services to fund some activities, with the County contributing more in growth times, and private enterprise contributing more in times of economic contraction, as well as the holding of funds in escrow for hard times. Paired with sharing in income from ancillary activities including property taxes and city business taxes driven by activities at the Truckee River Access Park.

CLOSING THE FUNDING GAP

Based on National Recreation and Park Association (NRPA) metrics for dollars spent per person and using the budget prior to the 2008 budget cuts, there has been a \$48 million-dollar gap in spending. This has led to a backlog of maintenance and capital improvement projects. If this trend continues for another 20 years this gap could grow by another \$94 million-dollars, creating a \$142 million-dollar gap over a 30-year period.



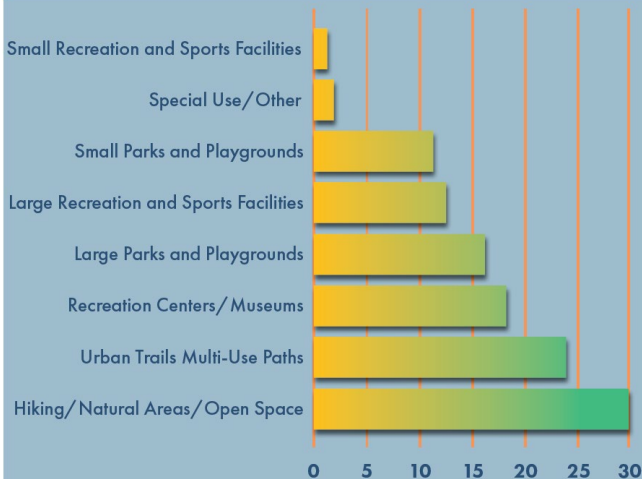


The Truckee River Access Park is a connector for existing Parks, thus providing the most value to residents of the County.

RESIDENTS WANT REGIONAL PARKS AND OPEN SPACE

Extensive outreach from the public and stakeholders' group found that most residents wanted to see a focus of resources on regional parks. This is due to the willingness of most residents to travel far distances to get to a regional park. This is true because regional parks often have a variety of facilities that interest residents most which typically include sports facilities, playgrounds, recreation/community centers, aquatic facilities, dog parks, and natural and urban trails/trailheads.

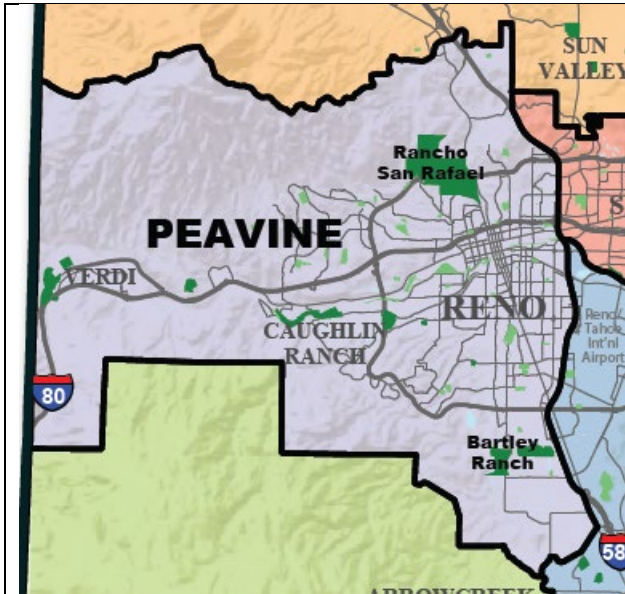
WHICH FACILITIES DO WASHOE COUNTY RESIDENTS USE MOST?



*Source: 113 Public Outreach Meeting Responses; public was asked to choose three top choices

The Truckee River Access Park expands Hiking/Natural Areas/Open Spaces, which are the most used facilities for Washoe County Residents.





The PEAVINE area has the largest current population and highest rate of population growth. It is in the unique position of having undeveloped land for recreation including County, City, US Forestry and private lands. No acquisition costs are required, which dramatically reduces the cost of opening new recreational areas.



SHORT-TERM

DEVELOP A PROJECT LIST INCLUDING COSTS

Further assessments need to be completed to determine what projects have priority based on the opportunities identified within each planning area. These lists can be used to determine staff levels required to maintain the project and to associate dollar amounts that can be used to secure funding. These assessments include:

- ✓ Strategize Acquisition & Priority Projects for State Conservation Bond
- ✓ Complete a Service Plan Study
- ✓ Further Develop the Capital and Infrastructure Preservation Program

The Nevada State Conservation Bond that directs \$217 million to preserve lands. What investment does Washoe County expect?





Is it time for parks to move the focus more to private/public partnerships rather than the acquisition of new property? Use the funds available to develop and maintain the existing properties and partner with private landowners to complete and connect the public lands. Today private companies lease County land and work out commercial enterprises that generate revenue for both the County and the private. Why purchase land if private individuals own the land and can connect the parks and provide a great recreational service to the public while generating income for the parks and private companies.

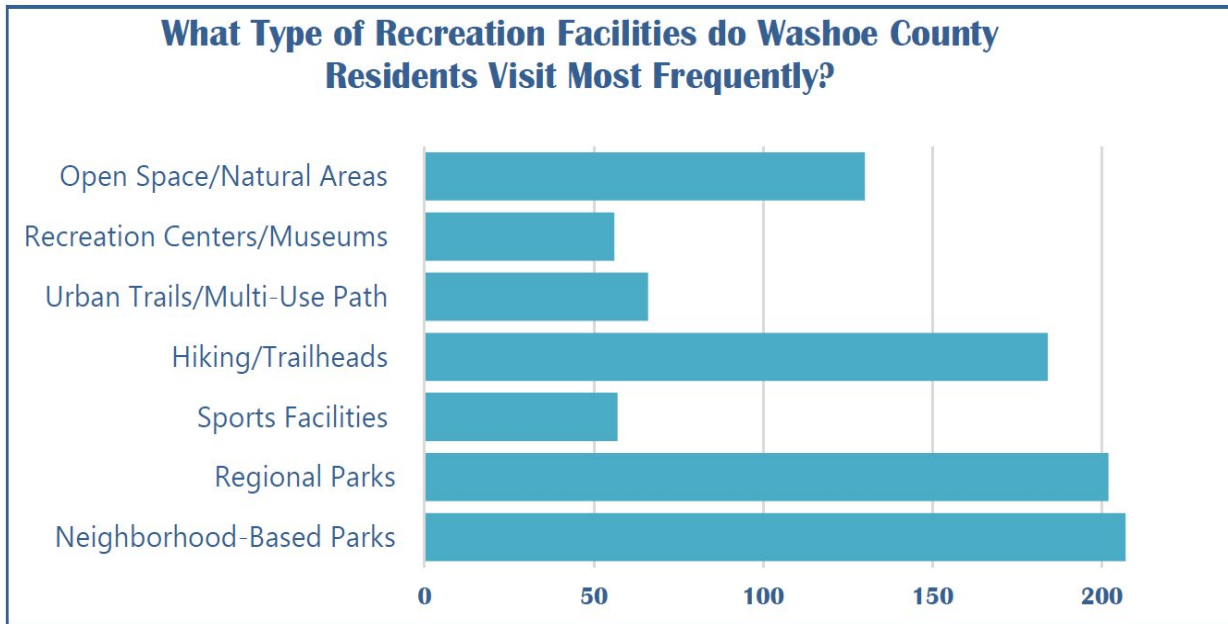
Parks has developed relationships and partnerships with other jurisdictions and non-profits to provide the residents with more recreation opportunities. These include, but are not limited to: Bureau of Land Management (BLM), US Forest Service (USFS), Nevada State Parks, Washoe Tribe, Pyramid Paiute Tribe, Reno-Sparks Indian Colony, State Historic Preservation Office (SHPO), Truckee Meadows Regional Planning Agency (TMRPA), Gerlach General Improvement District (GGID), Incline Village General Improvement District (IVGID), Sun Valley General Improvement District (SVGID), City of Reno, and City of Sparks. Along with these organizations several non-profits have also developed great partnerships with Parks including but not limited to: Keep Truckee Meadows Beautiful (KTMB), Nevada Land Trust, Truckee Meadows Parks Foundation, One Truckee River, Tahoe Pyramid Trail, The Nature Conservancy and the Great Basin Institute.

Adding as many private land owners and developers into this relationship will serve the public.



Figure 8: Complementary plans specific to this master plan.

(Washoe County Regional Parks & Open Spaces Master Plan)



(Washoe County Regional Parks & Open Spaces Master Plan)

Objective 1.C: Encourage a multi-purpose regional trail system to connect residents to regional parks, neighborhood parks, special use facilities, and open space

Strategy 1.C.1: Identify areas for future connections and work with land developers to provide connectivity to all future and existing parks, trails, and open space through dedications, easements or donations

Strategy 1.C.2: Work with local government agencies to identify areas of collaboration when connecting trails

Strategy 1.C.3: Plan to connect existing and planned urban bike lanes and paths with the regional trail system

Strategy 1.C.4: Identify a major regional trail or corridor system that connects major peaks and ranges in southern Washoe County

Strategy 1.C.5: Collaborate with other agencies to implement the Truckee Meadows Trails Plan

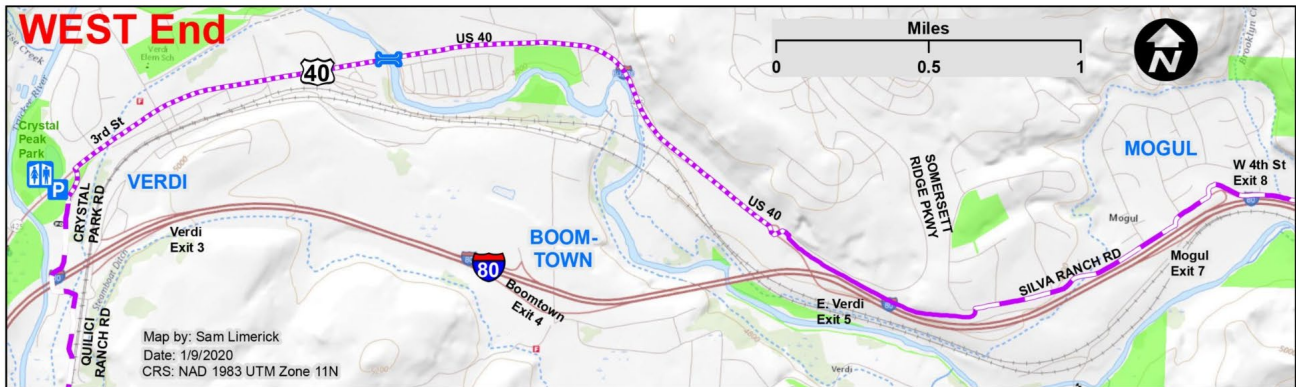
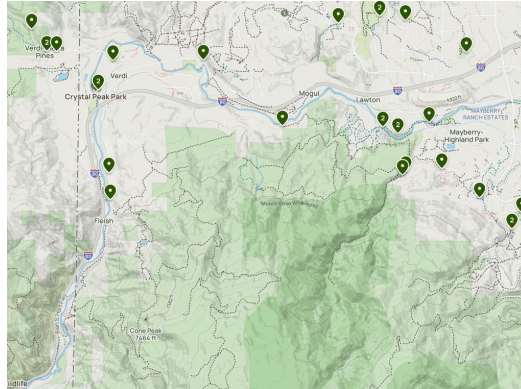
Strategy 1.C.6: Support completion of the outstanding segments of the Tahoe Pyramid Trail

(Washoe County Regional Parks & Open Spaces Master Plan)



Regional trail Systems definition:

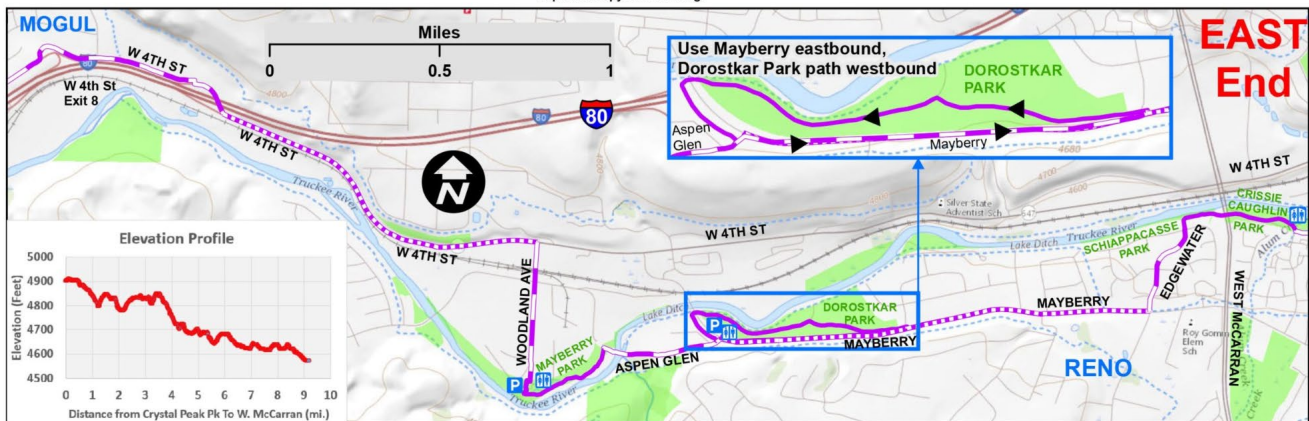
“A public trail system that crosses between regional planning areas or jurisdictions, such as other counties, cities, or tribal reservations.”



**TAHOE-PYRAMID TRAIL,
VERDI TO W. McCARRAN:
9.2 MILES OF BIKE LANE,
SHARE-THE-ROAD &
PAVED BIKE PATH**



- PAVED BIKE PATH
- - - SHARE THE ROAD
- · - · - BIKE LANE
- Parks
- Parking
- Restrooms



(<https://tahoepyrnidtrail.org/>)



Goal 3: Support and encourage implementation of each priority to meet the needs of the community

Objective 3.A: Collaborate with other departments, agencies, organizations and private developers to meet the identified priorities

Strategy 3.A.1: Continue involvement with Nevada Land Trust, Keep Truckee Meadows Beautiful, and other related organizations

Strategy 3.A.2: Work with outside partners to develop trail connectivity and acquisitions needed for future trails

Strategy 3.A.3: Work with Washoe County and land owners for easements, dedications, acquisitions property sales, etc.

Strategy 3.A.4: Seek partnerships with local businesses/local government agencies to further develop existing regional parks, trails, and open space

Strategy 3.A.5: Create sponsorships and partnerships with local businesses for opportunities to meet the identified needs of the planning areas

“3.A. 4 & 5 Seek partnerships with local businesses.”

(Washoe County Regional Parks & Open Spaces Master Plan)

Objective 3.B: Sustain and enhance effective interagency and interjurisdictional partnerships to address the planning, development, operation, and maintenance of regional recreational resources

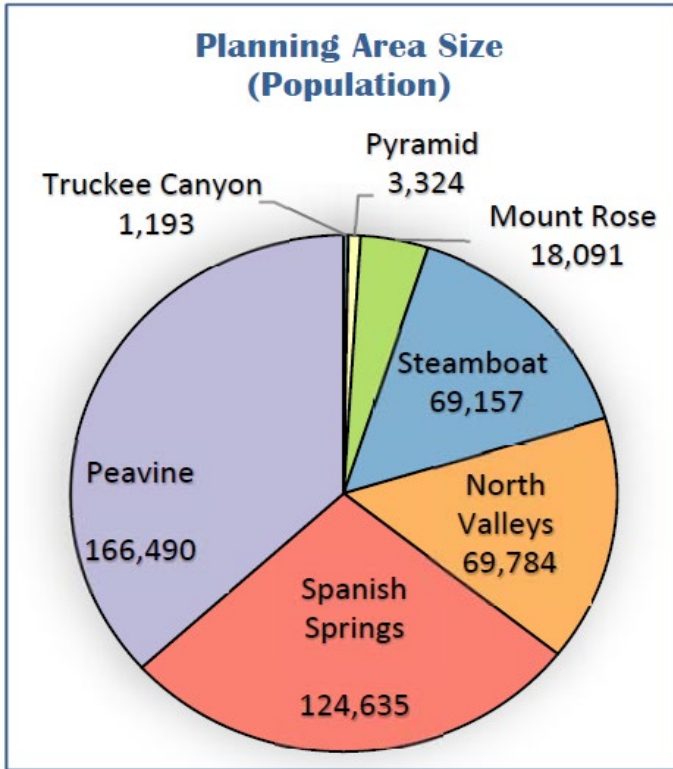
Strategy 3.B.1: Maintain existing and establish new partnerships with other government agencies and non-profits to provide more facilities and manage existing facilities

Strategy 3.B.2: Collaborate with other agencies to meet the community's aquatics needs

Strategy 3.B.3: Coordinate regional parks, special use facilities, and trails/open space planning based on future development and work with landowners and local government agencies to further develop regional facilities

“Work with landowners to develop regional facilities.”

(Washoe County Regional Parks & Open Spaces Master Plan)



The Peavine Planning area serves the largest population in Washoe County.

(Washoe County Regional Parks & Open Spaces Master Plan)

Comparing Planning Areas						
Planning Area	Current Population	Future Units	Number of County Parks	Number of City Parks	Total Park Acres	Park Acres per 1,000 Persons
North Valleys	69,784	19,288	16	5	980	14
Peavine	166,490	7,024	12	60	1,462	9
Spanish Springs	124,635	10,671	6	46	490	4
Steamboat	69,157	13,652	11	15	1,378	20
Mount Rose	18,091	794	5	13	1,227	68
Pyramid	3,324	36	1	-	29	9
Truckee Canyon	1,193	-	1	-	530	444

With Peavine having the largest population and a healthy amount of parks, improving and connecting existing parks returns the greatest value to the community.

(Washoe County Regional Parks & Open Spaces Master Plan)



Acquire Open Space and Connect Parks with Trails (Goal 1)

Use the Washoe County Open Space & Natural Resource Management Plan as a guide to determine locations for areas to be acquired for open space. Look for opportunities to provide access to federal lands via trailheads, extend trails networks to connect to existing trails, parks and open space.

(Washoe County Regional Parks & Open Spaces Master Plan)

Peavine Planning Area

Peavine Facts:

- ✓ **Lowest projected future growth**
- ✓ **Median age 38.9 years**
- ✓ **Highest population (166,490)**
- ✓ **Least amount of unincorporated County available**
- ✓ **Home to Rancho San Rafael and Bartley Ranch Regional Parks**

Natural passive recreational opportunities within the area include the Peavine Mountain Range in the northern portion, providing access to trails within the Peavine Mountain USFS land. Additional hiking opportunities include the USFS property located to the southwest, which is home to several popular hiking trails including the Hunter Creek Trail and other trails that lead to the Mount Rose Planning Area and the Mount Rose Wilderness.

(Washoe County Regional Parks & Open Spaces Master Plan)



Develop Existing Community & Neighborhood Parks (Goal 1 & 2)

Parks owns approximately 869 acres of parks within the planning area. However, only approximately 189 acres (22%) of these parks are developed. Large neighborhoods in the area of Mayberry and McCarran are identified as potentially underserved areas despite being adjacent to a number of undeveloped parks. Evaluate these areas and determine whether additional park facilities are necessary to meet the needs of these neighborhoods.

Carcione & Canape ranch represent 98 Acres of the County's undeveloped 680 (869-189) acres. The Truckee River Access Parks adds an additional 20 Acres at no cost to the County and City.

[\(Washoe County Regional Parks & Open Spaces Master Plan\)](#)

Explore the Feasibility of a New Regional Park (Goal 1 & 2)

Although a majority of the population is within the downtown core, a new regional park may be needed, especially in the western portion where the population continues to grow. Work with developers and local governments to identify a location for a possible future regional park, preferably within the Verdi area.

[\(Washoe County Regional Parks & Open Spaces Master Plan\)](#)

Acquire Open Space & Connect Parks With Trails (Goal 1 & 2)

Use the Washoe County Open Space & Natural Resource Management Plan and the Truckee Meadows Regional Trails Maps as guides to determine locations for areas to be acquired and/or dedicated for open space. Look for opportunities to provide access to federal lands via trailheads, extend trails networks to connect to existing trails, parks and open space.

[\(Washoe County Regional Parks & Open Spaces Master Plan\)](#)



Guiding Principle - 3. The proposal represents value for money for the investment required by Washoe County and provides benefits to the community by meeting the following principles:

a. The proposal is cost-effective on the cost-benefit basis:

The Truckee River Access Park and Tahoe to Pyramid trail extension exceeds the criteria the County requires. Not only is the trail being built on a portion of Parcel 031-160-03, which has no cost to the County and is otherwise inaccessible to the public. The costs associated with Carcione and Capone recreation area may be insurmountable over the next two years and are significantly reduced by using existing infrastructure on the Truckee River Access Parks property.

b. The proposed use of the facility is considered the highest and best use of the facility when considered against other proposals or plans for the development of the property within the last 10 years:

The extension of the Tahoe to Pyramid trail along the Truckee River can only be completed by including parcel 031-160-04, which the Truckee River Access Park offers to the County's project.

c. The methods of development and operation of the facility is less expensive than if the County were to develop the property in question itself unless the County lacks the financial resources within the next two fiscal years to develop the property itself;

The Carcione project requires the improvement of the Mogul Hwy 80 exit, which is not needed by using the 4th street exit to access the Truckee River Access Park. The Carcione and Capone recreation area requires a new crossing over separated Union Pacific rail lines, which is already in place at the Truckee River Access Park entrance on 4th St. The Carcione and Capone recreation area requires toilets to be constructed in an environmentally sensitive area, the Truckee River Access Park has existing public toilets with access to the City of Reno sewer systems. The Carcione and Capone recreation area requires paving of roadways and parking areas in an environmentally sensitive area; the Truckee River Access Park has significant pavement that requires a minimal amount of additional paving. Also, the Carcione and Canepa recreation area proposes three footbridges over the Truckee River. The efforts, cost and time to accomplish these improvements through Nevada Department of Transportation and the Army Core of Engineers could be reduced by including the Truckee River Access Park, as well as addressing all environmental concerns. Moving one of the bridges to the Truckee River Access Park and keeping the others on the Carcione and Canepa ranch will dramatically reduce efforts and costs.

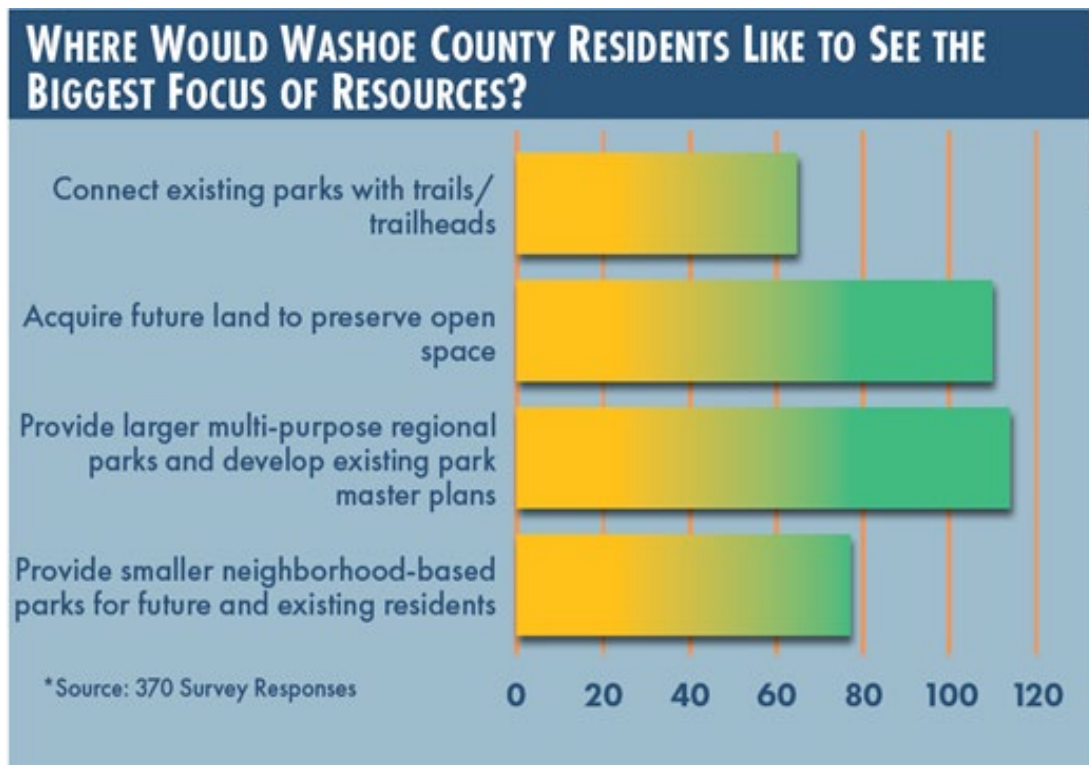


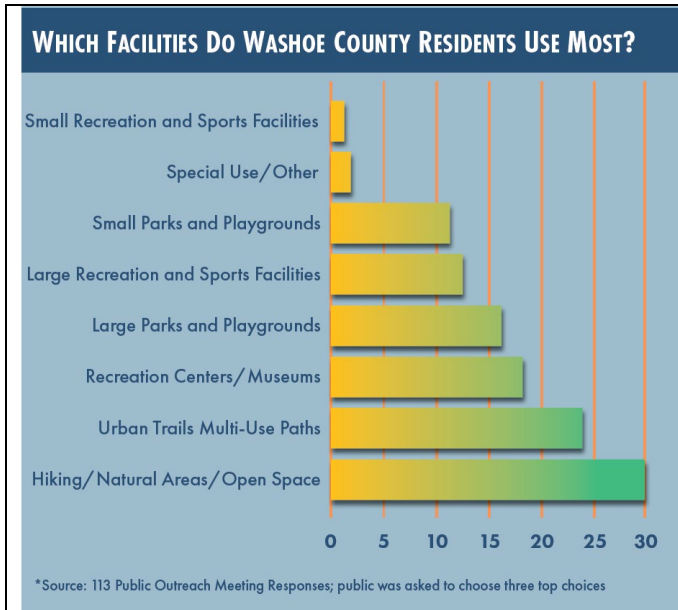
d. Preferable, there are synergies of economic spinoff benefits associated with the proposal that the County cannot solely achieve.

There are no planned economic synergies that result from the Carcione and Canepa project on it's own. With the addition of the Truckee River Access Park the economic benefits for the County, City, and public from the adjacent River Inn event center not only addresses a known shortage of non-gaming event centers in the area, but also brings in financial and employment benefits for the County. We have prepared a more detailed analysis of the timeline and financial benefits, which we are open to sharing with the County should our project move forward.

Guiding Principle - 4. There is a demonstrated need and support [or interest] for the project from the perspective of both the County and the broader public interest; and

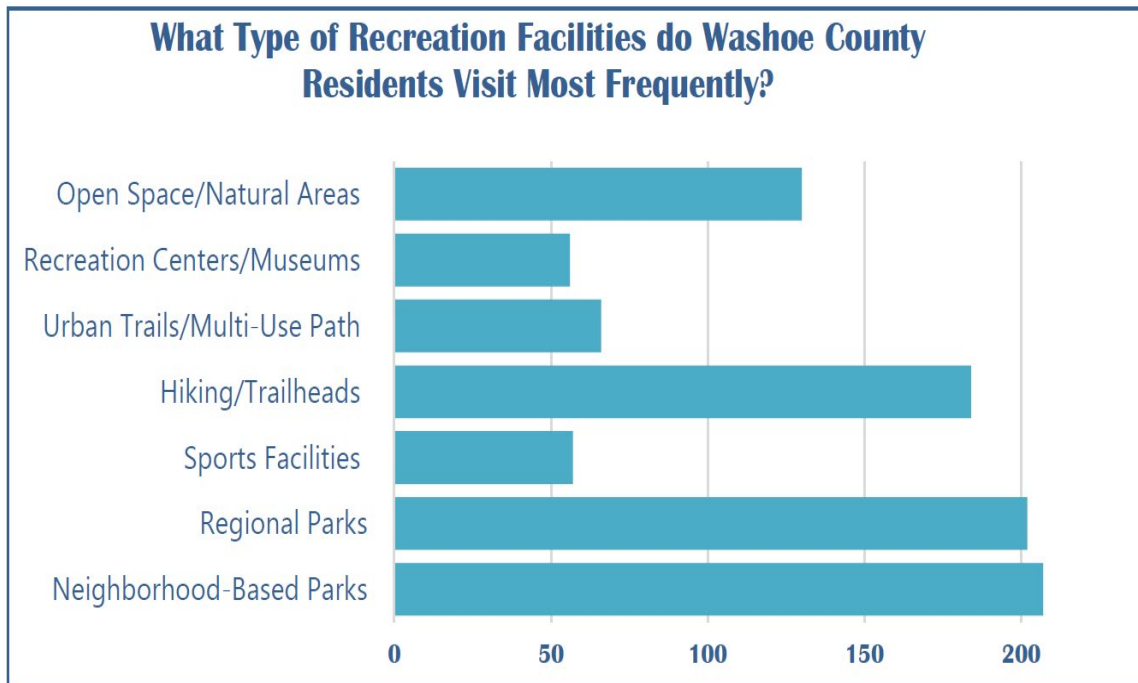
Response: The County and other agencies have completed exhaustive community outreach and studies that confirm both the need and support for this project. Please refer to a sample of the studies below from the “Washoe County Regional Parks & Open Space Master Plan”, and the “Carcione and Canepa Ranch Recreation Access Plan”.





The Truckee River Access Park is a connector of Hiking/Natural Areas/Open Spaces for everyone to enjoy!

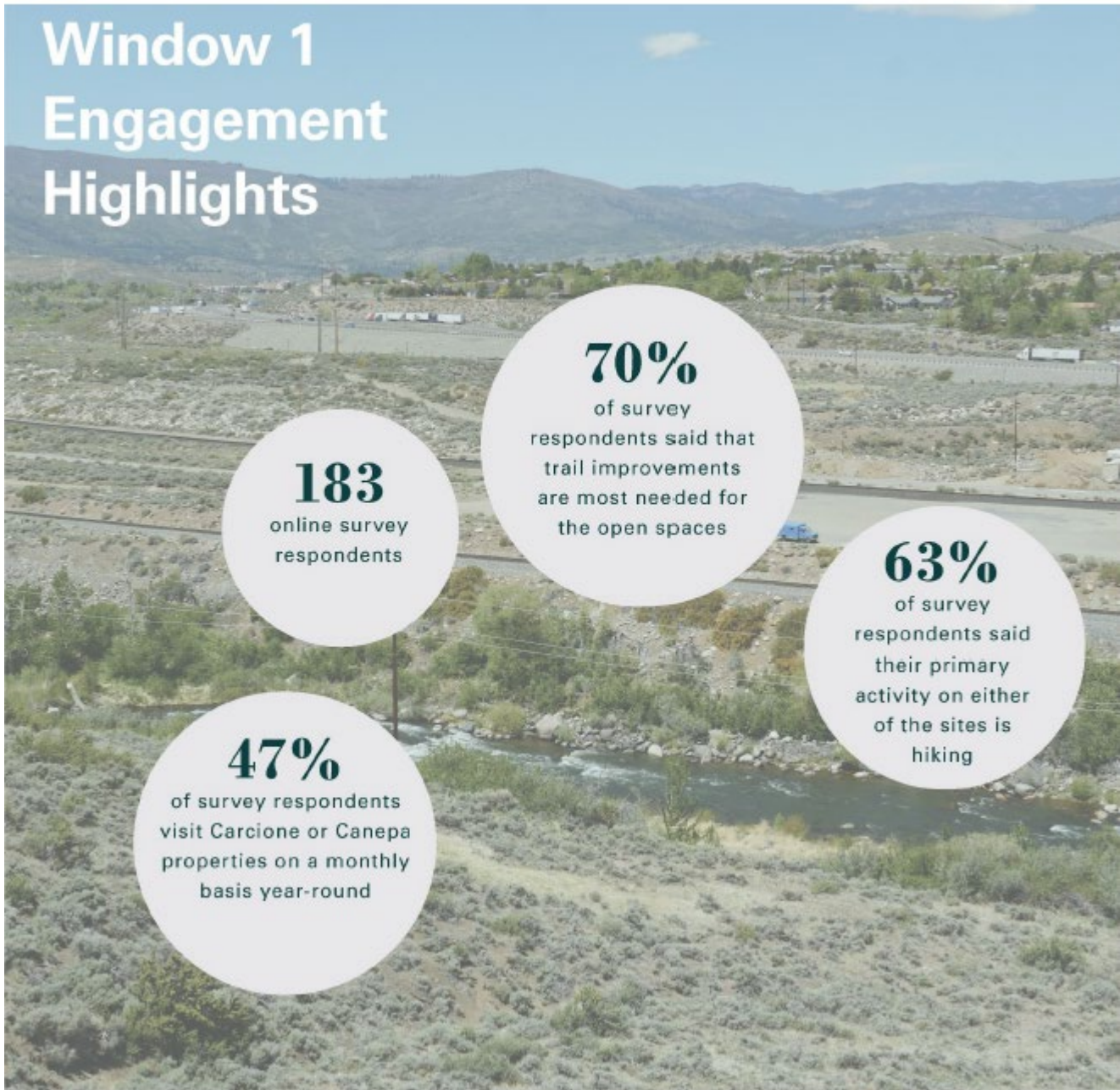
https://www.washoecounty.gov/parks/files/master_plans/2019_Washoe_Parks_Master_Plan.pdf
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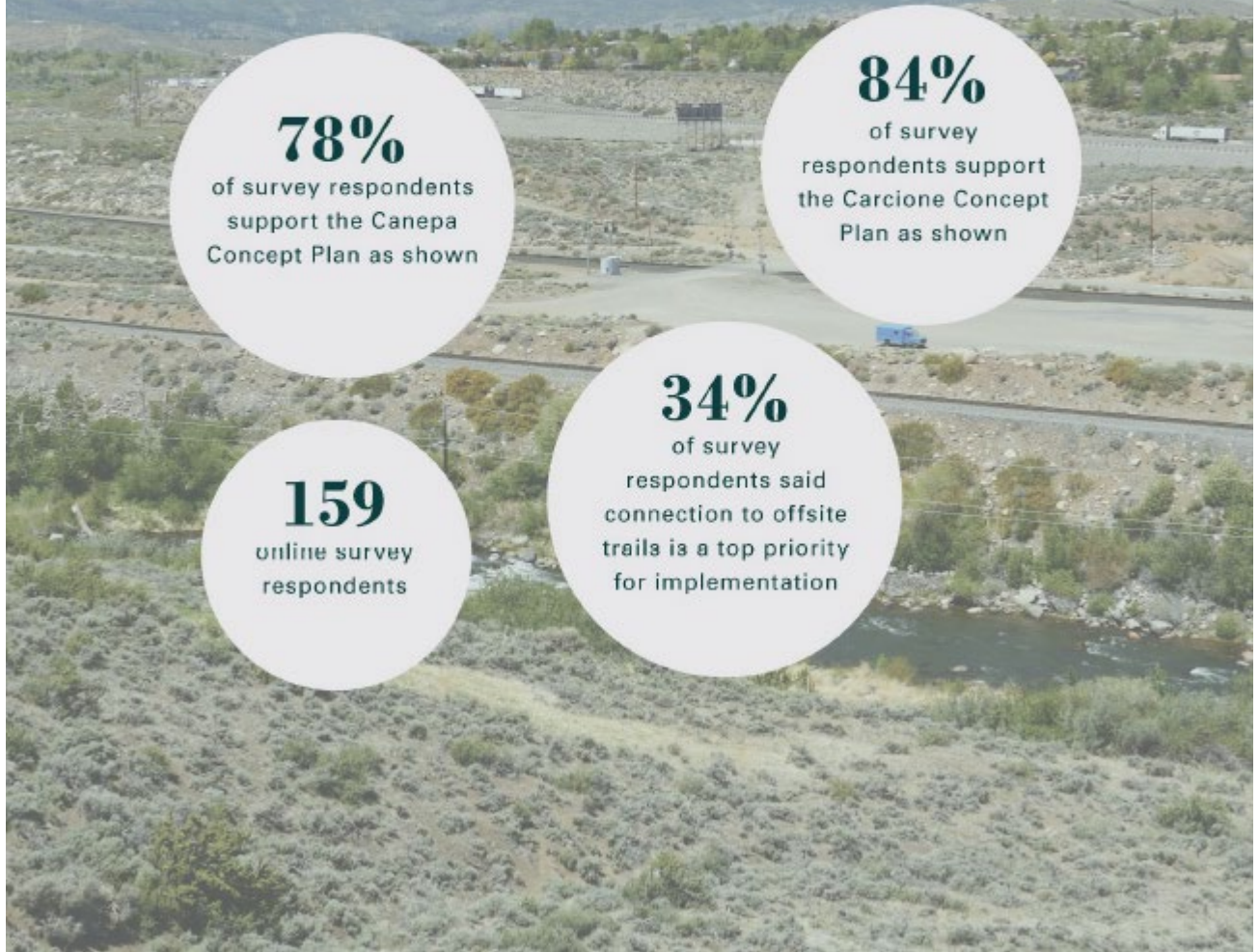
PUBLIC ENGAGEMENT FROM THE “Carcione and Canepa Recreation Access Plan” Below



(Carcione and Canepa Recreational Access Plan)



Window 2 Engagement Highlights



(Carcione and Canepa Recreational Access Plan)



Guiding Principle - 5. The proposal is financially, legally, economically, socially and technically feasible.

Response: We have completed exhaustive reviews of the financial, legal, economic, social, and technical aspects of the Truckee River Access Park. All aspects are not only feasible but economically sustainable. By combining the County’s efforts and resources with the resources available to the Truckee River Access Park we can complete a ten-year project in several years, thus bringing recreational and educational opportunities to our communities in one third the time required by individually delivering this project.

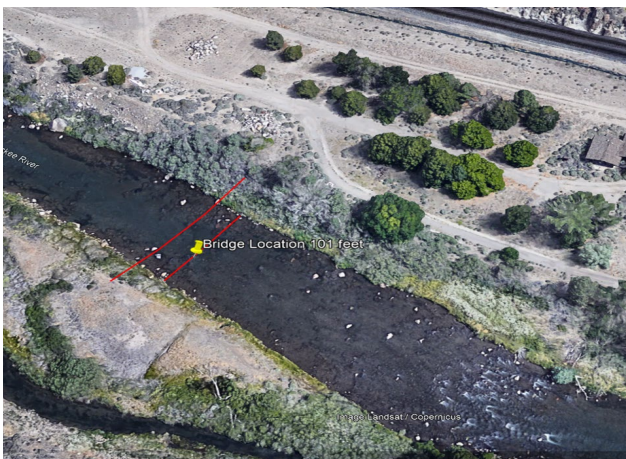
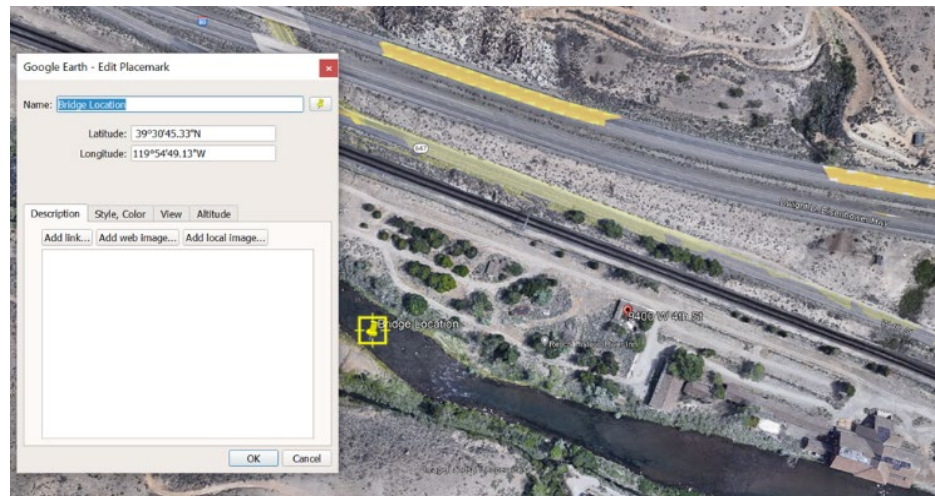
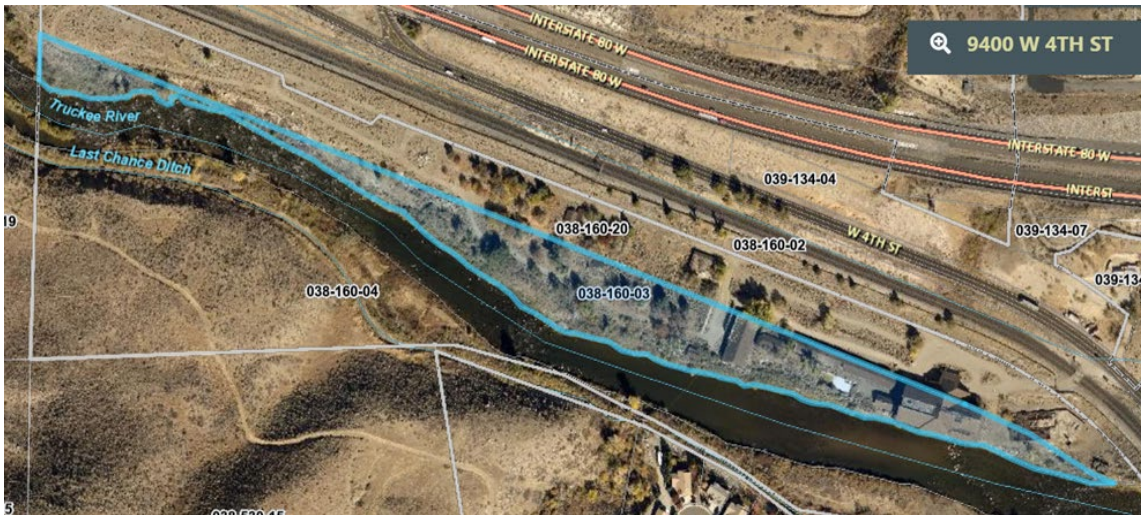
XI. Summary of the Public Process

- a. Do to the exhaustive work both the County and City have completed, which has been referenced throughout this unsolicited bid, there is a unquestionable demand for safe access to the Truckee River, Tahoe to Pyramid Trail, and open spaces throughout this geographical region.
- b. Please Refer to the Following documents, which excerpts have been included in this proposal, for details of the public processes that have been completed.
 - i. 2019 Washoe Parks Master Plan - https://www.washoecounty.gov/parks/files/master_plans/2019_Washoe_Parks_Master_Plan.pdf
 - ii. Carcione and Canepa Rachn Recreation Access Plan - https://www.washoecounty.gov/parks/files/master_plans/2019_Washoe_Parks_Master_Plan.pdf
 - iii. The Vision for the Truckee River – https://s3-us-west-2.amazonaws.com/mysocialpinpoint/uploads/redactor_assets/documents/ce978d90c75f9dd080a11d82929de4a1b0bcc70aee71c90ed2d7763bd815d2ef/92748/Chapter_02_The_Vision.pdf
 - iv. Tahoe to Pyramid Trail - <https://tahoepyramidtrail.org/>





XII. Aerial Photo/Vicinity Trail Map

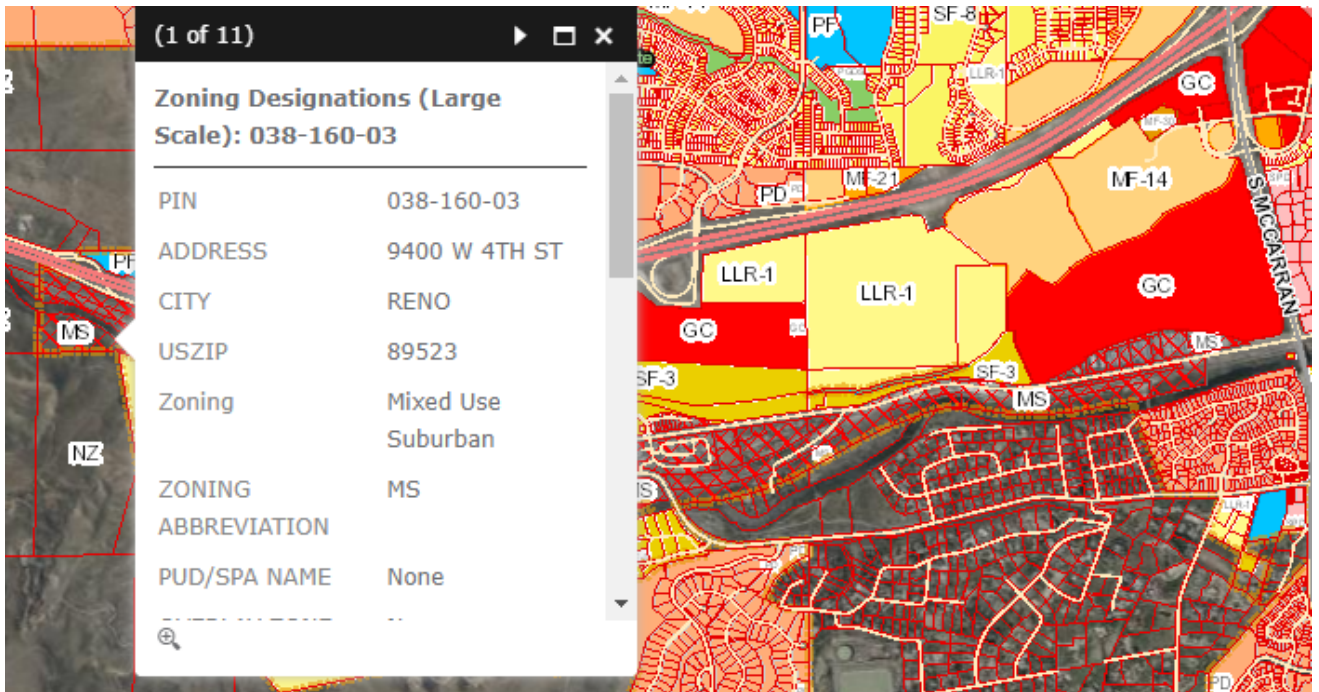


9400 W. 4th Street Ste 1000
Reno, Nevada 89523



XIII. Current Land Use/Zoning

Base Zoning Districts	Former Zoning Districts
	MU-UNRC/UD - University of Nevada Regional Center/University District MU-W4TC - West 4th Street Transit Corridor
MS – Mixed-Use Suburban	MU-DRC/[no subdistrict]- Dandini Regional Center/no subdistrict MU-NVTC - North Virginia Street Transit Corridor MU-RRC/TC - Redfield Regional Center/Tourist Commercial MU-RRC/TMU - Redfield Regional Center/Transitional Mixed Use MU-RRC/RC/A - Redfield Regional Center/Retail Commercial/Academic MU-SVTC - South Virginia Street Transit Corridor ("south section") MU-W4TC - West 4th Street Transit Corridor* MU-WGRC - Western Gateway Regional Center

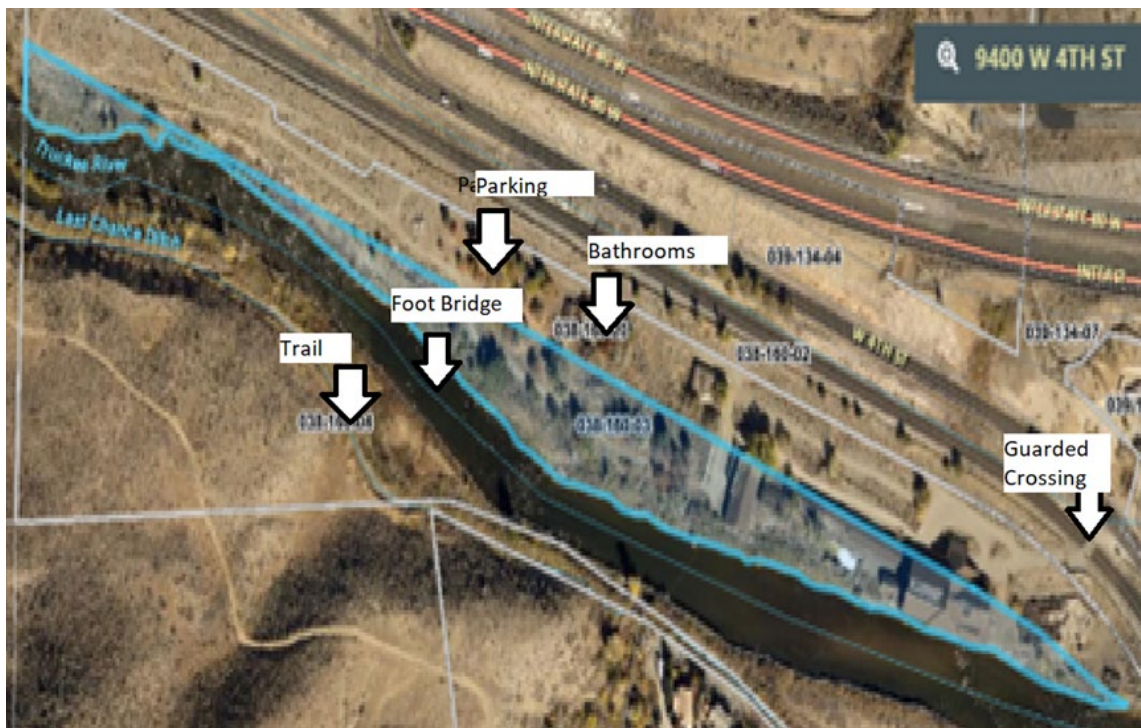




Density/Intensity	Uses/Characteristics	Zoning Districts
SUBURBAN MIXED-USE		
Low- to moderate density with no minimum density required; concentrated nodes of higher-intensity development are encouraged at major intersections and near existing or planned transit stations.	<ul style="list-style-type: none"> Includes a mix of retail, commercial, office, and other uses in a less intense or more suburban context to meet the needs of adjacent neighborhoods and employment areas. Also provides opportunities for higher-density housing within close proximity to services and employment. 	Mixed-Use, Multi-family (30 units per acre), Neighborhood Commercial, Arterial Commercial, Community Commercial, Professional Office, General Office, Planned Unit Development

XIV. Preliminary Site Plan

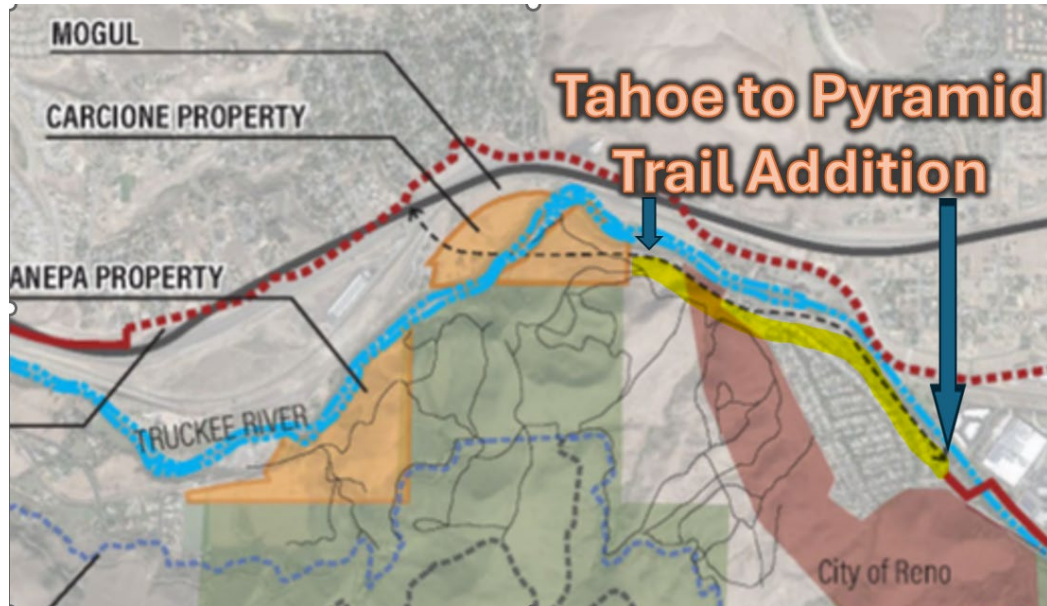
- a. The site is ideally situated and has a significant amount of infrastructure in place to support public access.





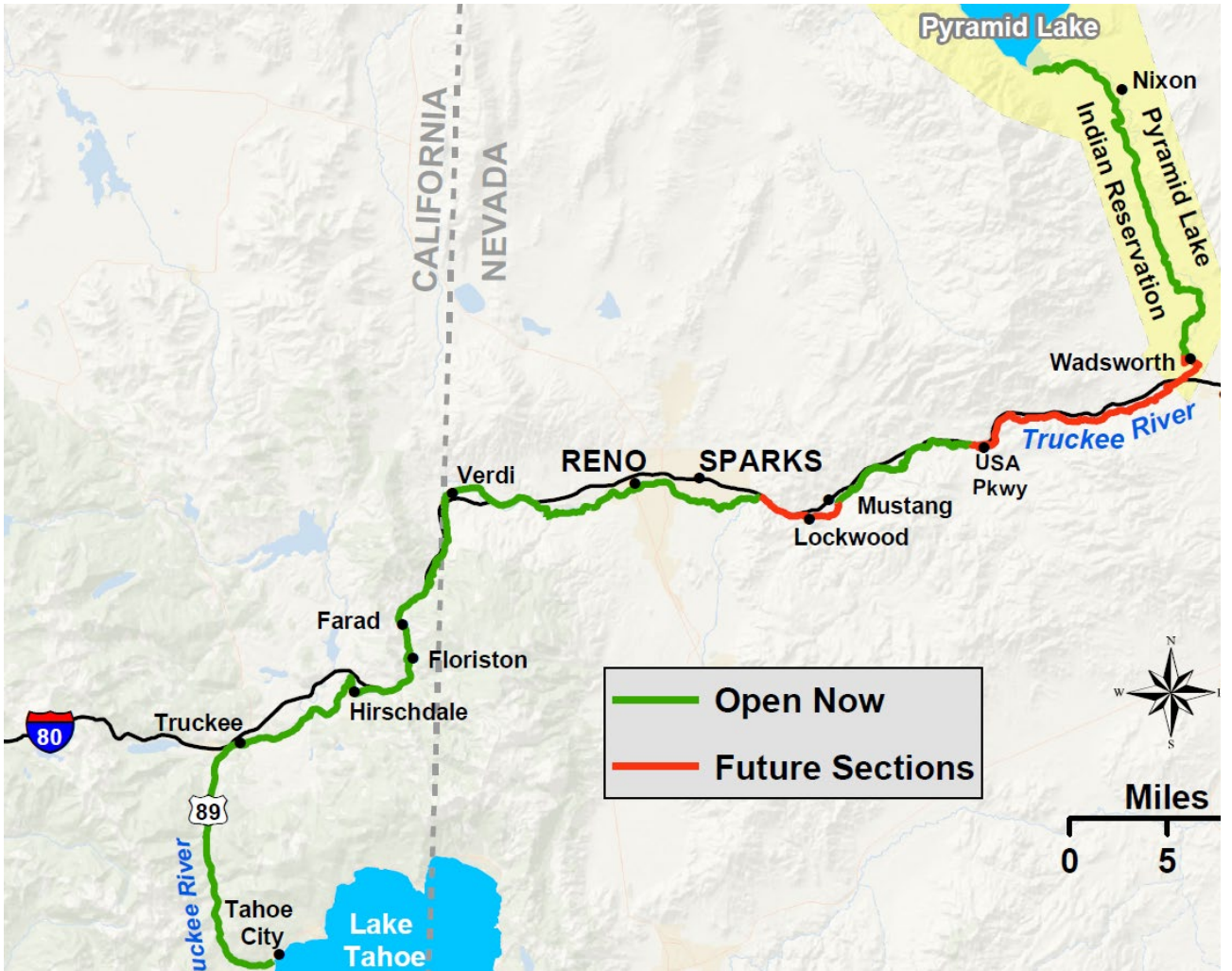
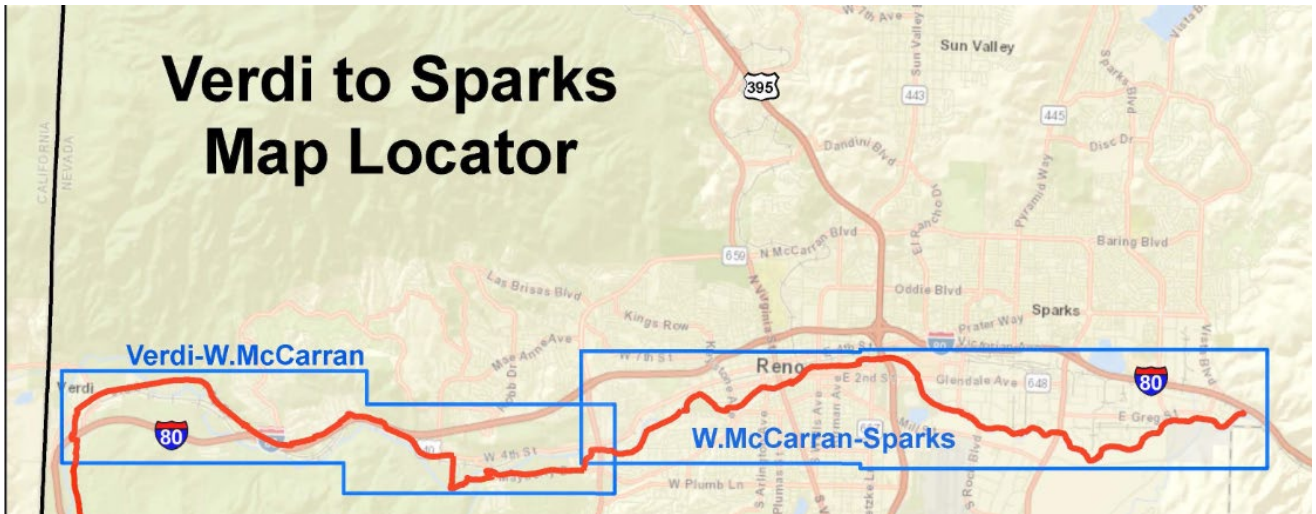
XV. Preliminary Tahoe to Pyramid Trail Plan

- a. The Truckee River Access Park can add nearly a mile of trail along the South side of the Truckee River. This section of land connects the Carciaone/Canepa parks land to the city land adjacent to Mayberry Park.



- b. The average cost for a 10 foot wide gravel trail with all signs and amenities of \$200,000 per mile or \$300,000 per mile for asphalt. We recommend starting with a gravel trail.

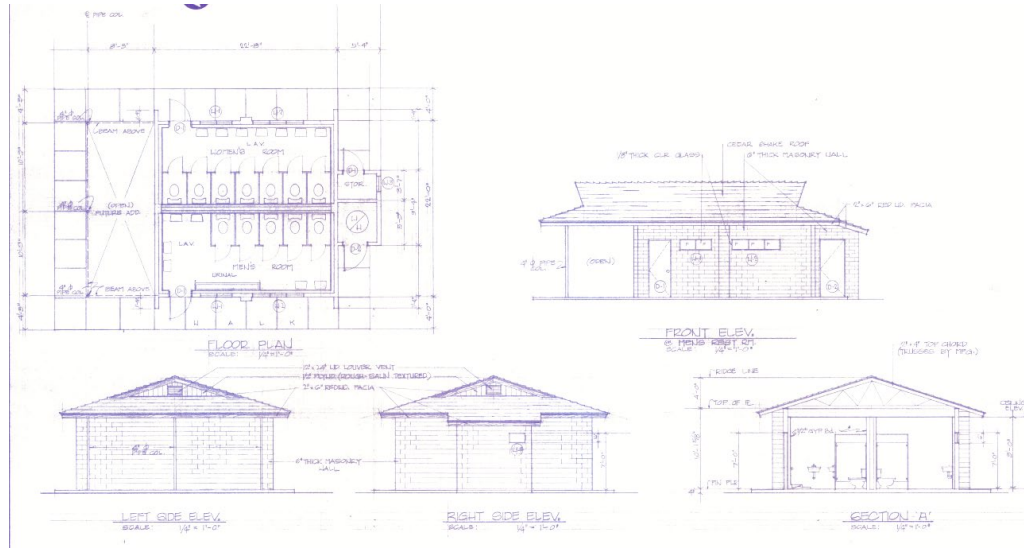






XVI. Public Restroom Plans

a. Existing Bathroom structures in need of repairs/remodeling



XVII. Preliminary Foot Bridge Plan



- a. US Bridge is an American company that has been providing exceptional bridges since 1936.
- b. The Cambridge Series bridge
 - i. Aesthetically sensitive to
 - ii. Supports gross vehicle weight of 80,000 pounds for emergency vehicles.

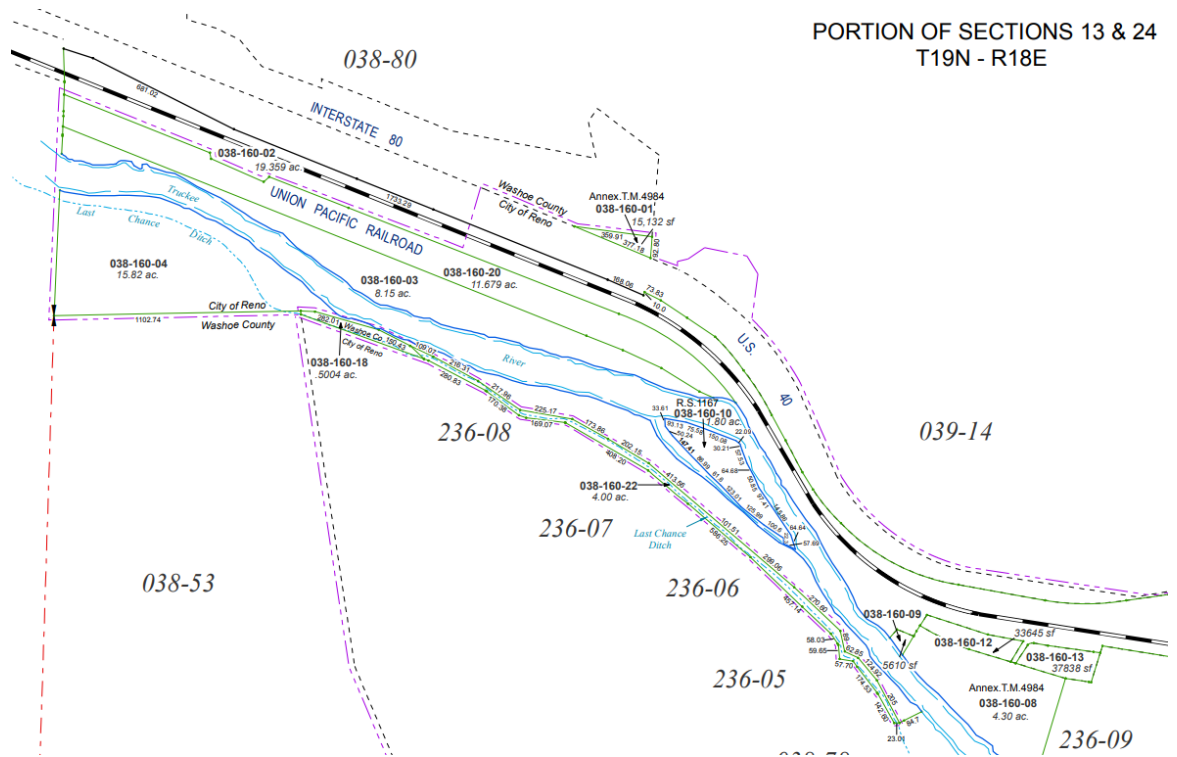


XVIII. Business Plan

Refer to the associated CONFIDENTIAL document “Business Plan-Proposal for Washoe”

XIX. Assessor Parcel Maps 031-160-03 & 031-160-04

- i. Parcel 038-160-03 Provides guarded crossing over Union Pacific railroad lines, public toilets, public parking, access to foot bridge.
- ii. Parcel 038-160-04 Provides space for the continuation of the Tahoe to Pyramid trail.





Thank You