

Community Meeting #3

Plan and Develop Concept Options

Greater Higgins Area Plan

May 4, 2022



www.GreaterHigginsAreaPlan.com

WELCOME!

This workshop is to listen to you, the community of the South County / Greater Higgins Area, to discuss potential scenarios for development and circulation.



DURING THE PRESENTATION,

NEED HELP WITH TECH SUPPORT?

Send a chat message in Zoom to “**1_Tech Support**”

Zoom Meeting ID:

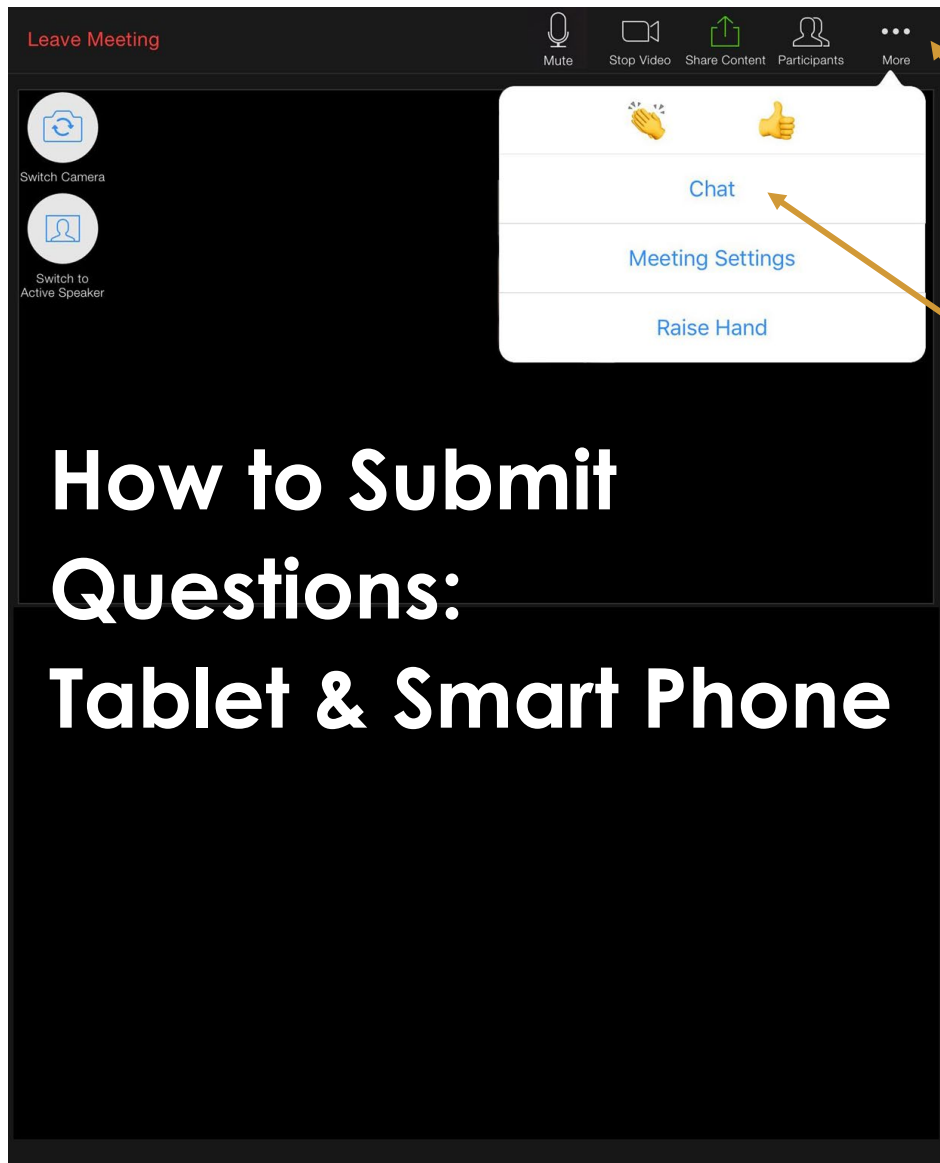
How to Submit Questions on a Computer

Step 1: Access the chat window

Step 2: Choose "1_Tech Support" in drop-down menu

Step 3: Type Message Here

The screenshot shows a Zoom meeting in progress. The main window displays the title 'How to Submit Questions on a Computer'. The bottom toolbar includes icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and a red 'Leave Meeting' button. The right sidebar shows the 'Participants (22)' list with names like Janet Chang (Me), Tammy Seale (Host), Grant R, Sloan Campi, and Mark Teague (Co-host). Below the participants list are controls for raising hands, voting, and speed. The 'Zoom Group Chat' window is open at the bottom right, showing a 'To:' dropdown menu set to 'Everyone' and a text input field with the placeholder 'Type message here...'.

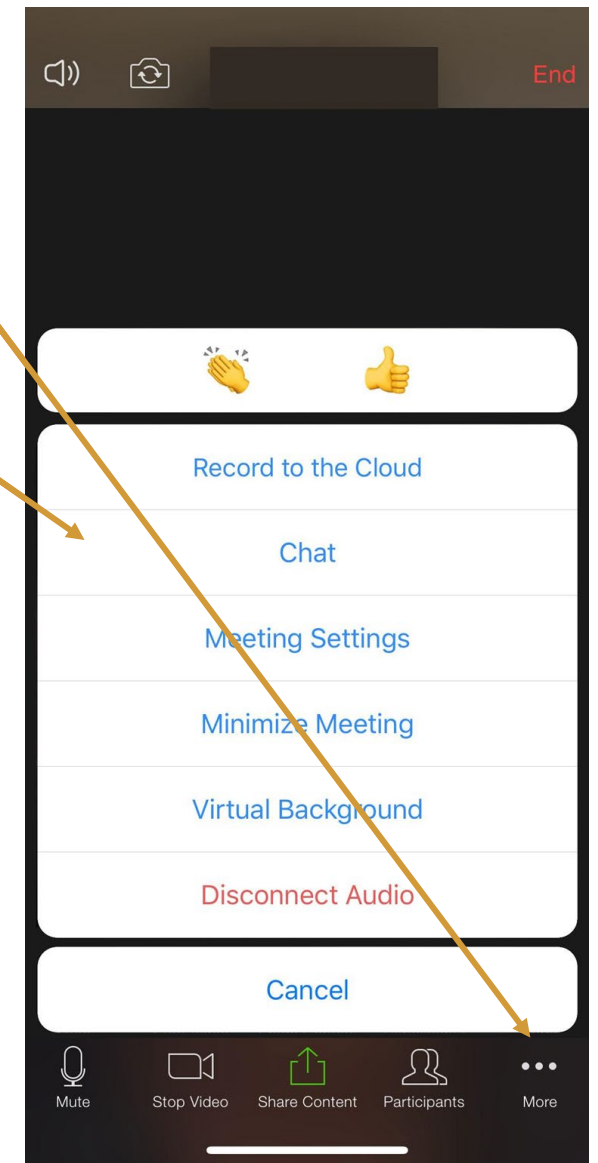


Step 1: Click “More”

Step 2: Access the Chat Window

Step 3: Choose “1_Tech Support”

Step 4: Type Message in Chat Window (not shown)



Tonight's Agenda

- Welcome
- Presentation
- Small Group Discussion
- Report Back
- Next Steps

Tell us about yourself!

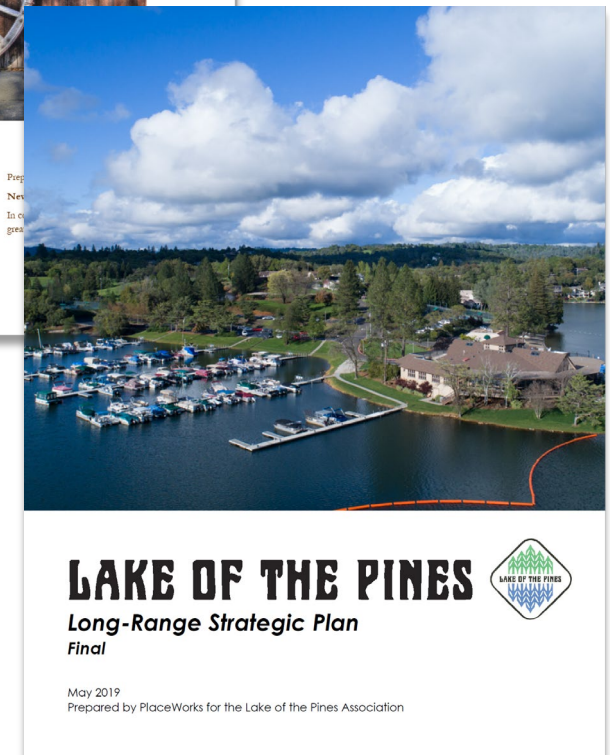
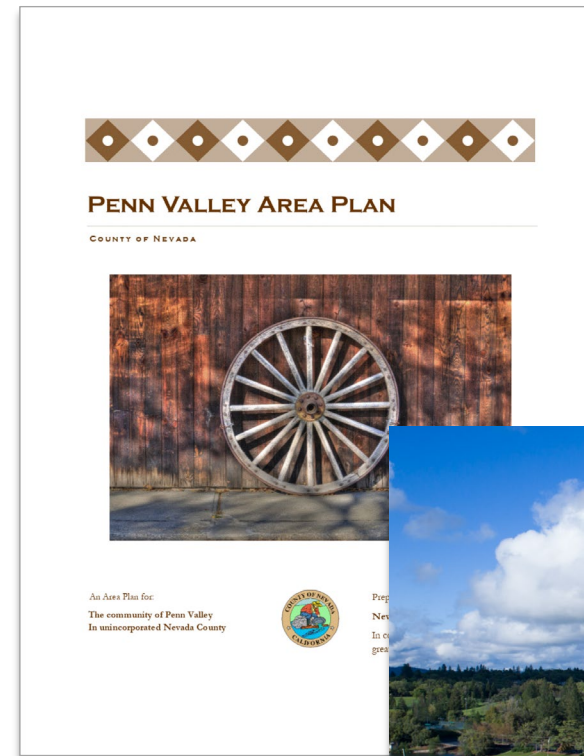
PROJECT BACKGROUND

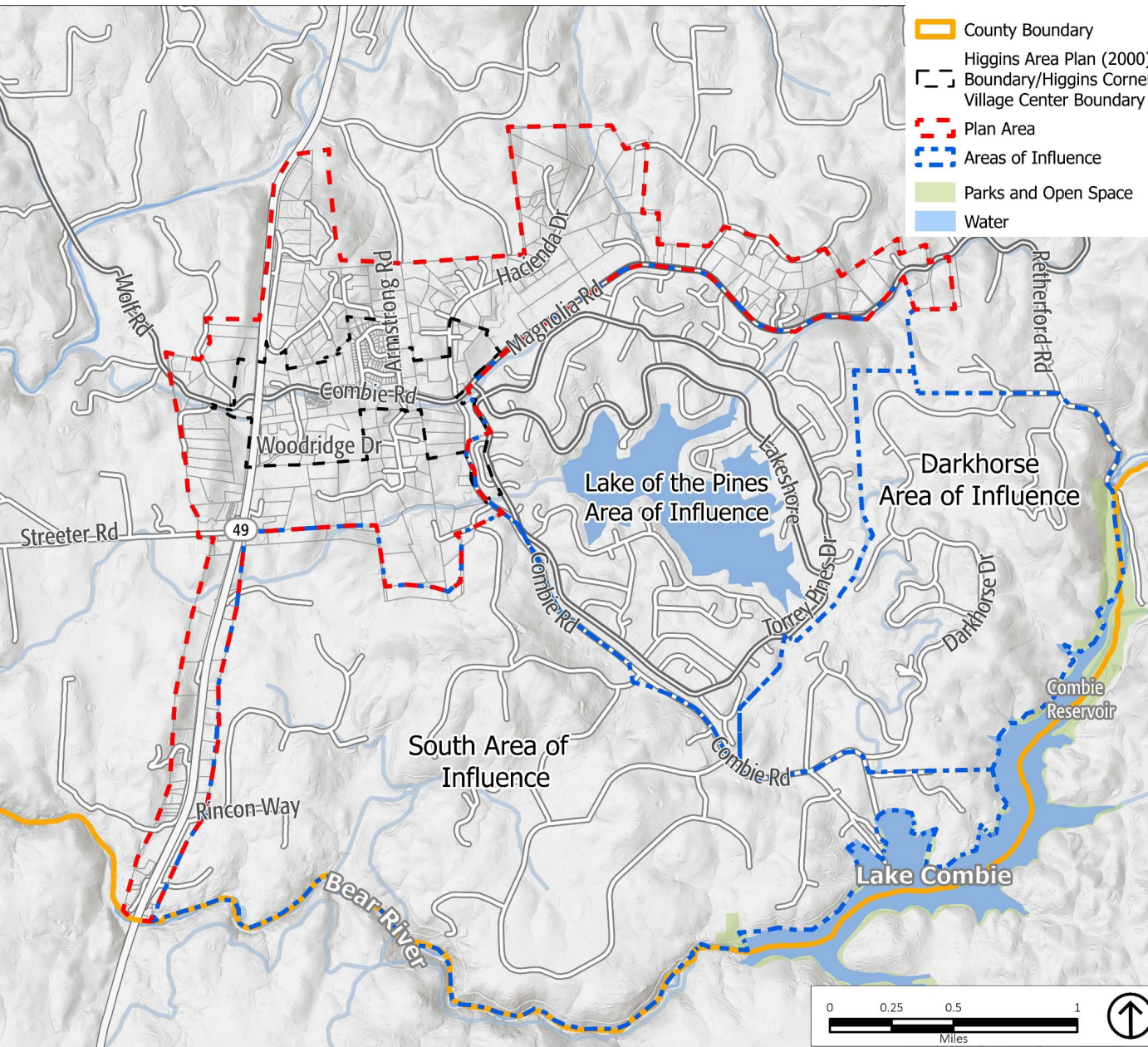
What is the purpose of the Area Plan?

- Establish a **comprehensive future vision** integrating housing, commerce and culture.
- Serve as a **blueprint for future development**
 - Land Use
 - Economic Development
 - Public Facilities and Services
 - Design Goals, Guidelines and Standards
- **Engage the community** in an inclusive visioning process

Planning Background

- Higgins Area Plan (2000)
- Recent/ongoing updates to the General Plan
- Other recent plans serve as models:
 - Penn Valley Area Plan (2020)
 - Soda Springs Area Plan (2016)
- The Greater Higgins Area Plan is funded through a Local Early Action Planning (LEAP) grant.





Plan Area

- Expanded from the previously adopted Higgins Corner Area Plan
- Focus area for policies and recommendations.
- Engage residents from inside and outside the Plan Area
- Focus on areas that have potential for change, to guide future growth that contributes to community vitality

Project Partner:

South County Area Municipal Advisory Council (SCMAC)

- Helps engage the community and advises and informs on issues in and around the Higgins Corner/Lake of the Pines area.
- Advises the project team to ensure an inclusive participatory process and a final plan that promotes the community's vision.
- SCMAC meetings are open to the public, and you are invited to attend!

Timeline



Meetings of the South County Area Municipal Advisory Council (SCMAC) regarding the Area Plan will be posted to the “meetings and event” section of the project website.

Community Workshops #1 and #2 Feedback

Community Identity

- The rural character and natural landscape should be retained.
- Need for community space and more community activities/events.

Development and Housing

- Create walkable, village-type centers.
- Housing of increased density (e.g., townhomes or duplexes) should be centered in the Higgins Corner area, including for seniors.

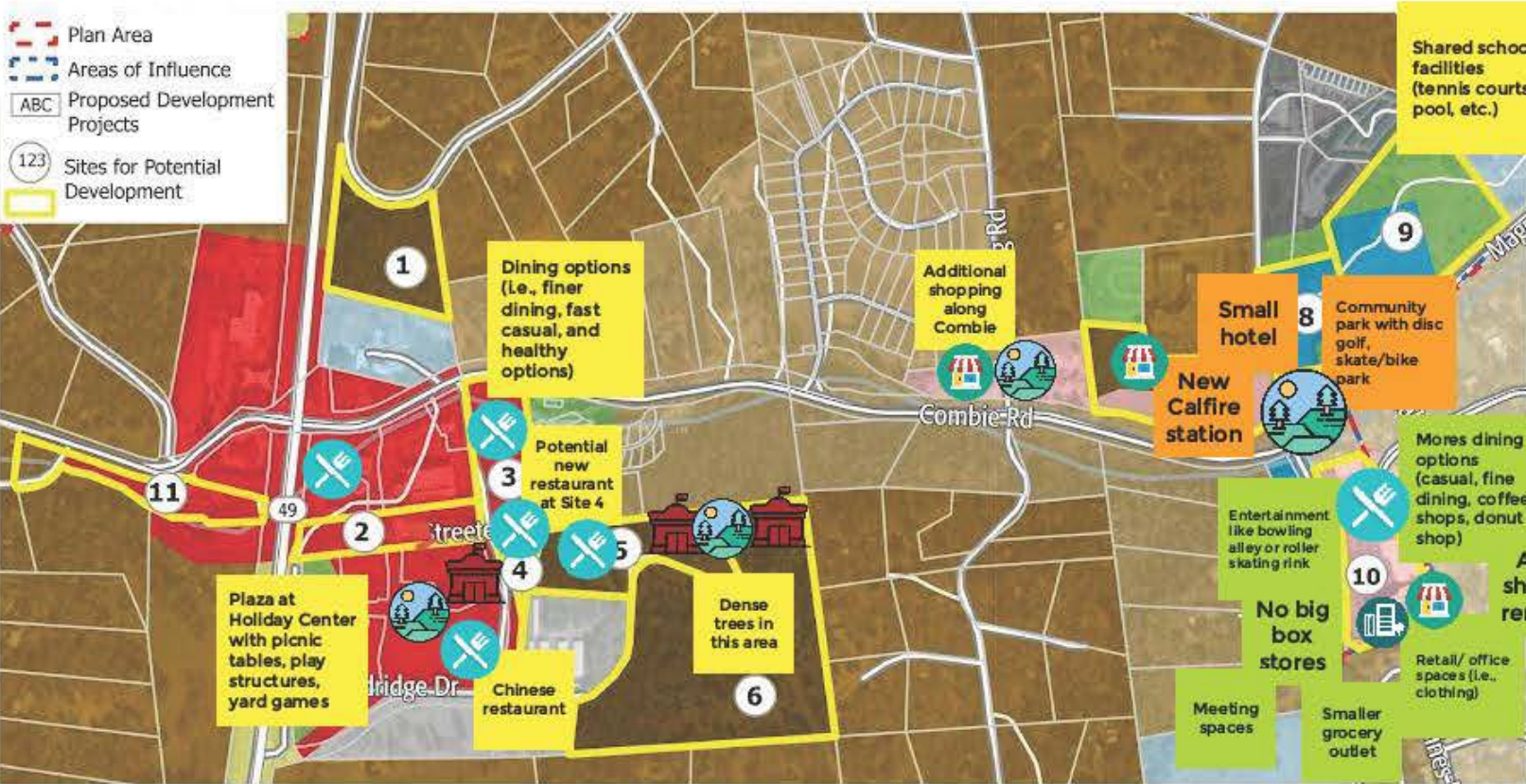
Recreation and Public Space

- Community needs a town square where they can all meet and connect.
- Parks and trails are needed in the Plan Area for public use.

Transportation

- Traffic congestion in some areas, especially at Magnolia/Combie and along SR-49.
- New bicycle infrastructure is needed.
- Residents would like to use Combie Rd. to access Holiday Market via walking, rolling, and using golf carts.

Where should change happen in Greater Higgins?



Other Ideas?

- Consider fire hazards (e.g., include fire breaks) and evacuation routes
- No "low end" retail
- Park/plaza similar to Gateway Park
- Low cost public gathering spaces
- Recreational indoor swimming pool desired
- Small inline stores walkable to seniors
- Restaurants inside businesses

Small Format Box Store

examples:

- general merchandise store (e.g., dollar store)
- building materials store
- garden equipment/supply store

Small Inline Stores

Restaurants

examples:

- fast food
- casual dining
- fine dining

Other Commercial

examples:

- arts
- entertainment
- recreation
- accommodation
- personal services

Parks/Plazas

Office/Light Industrial

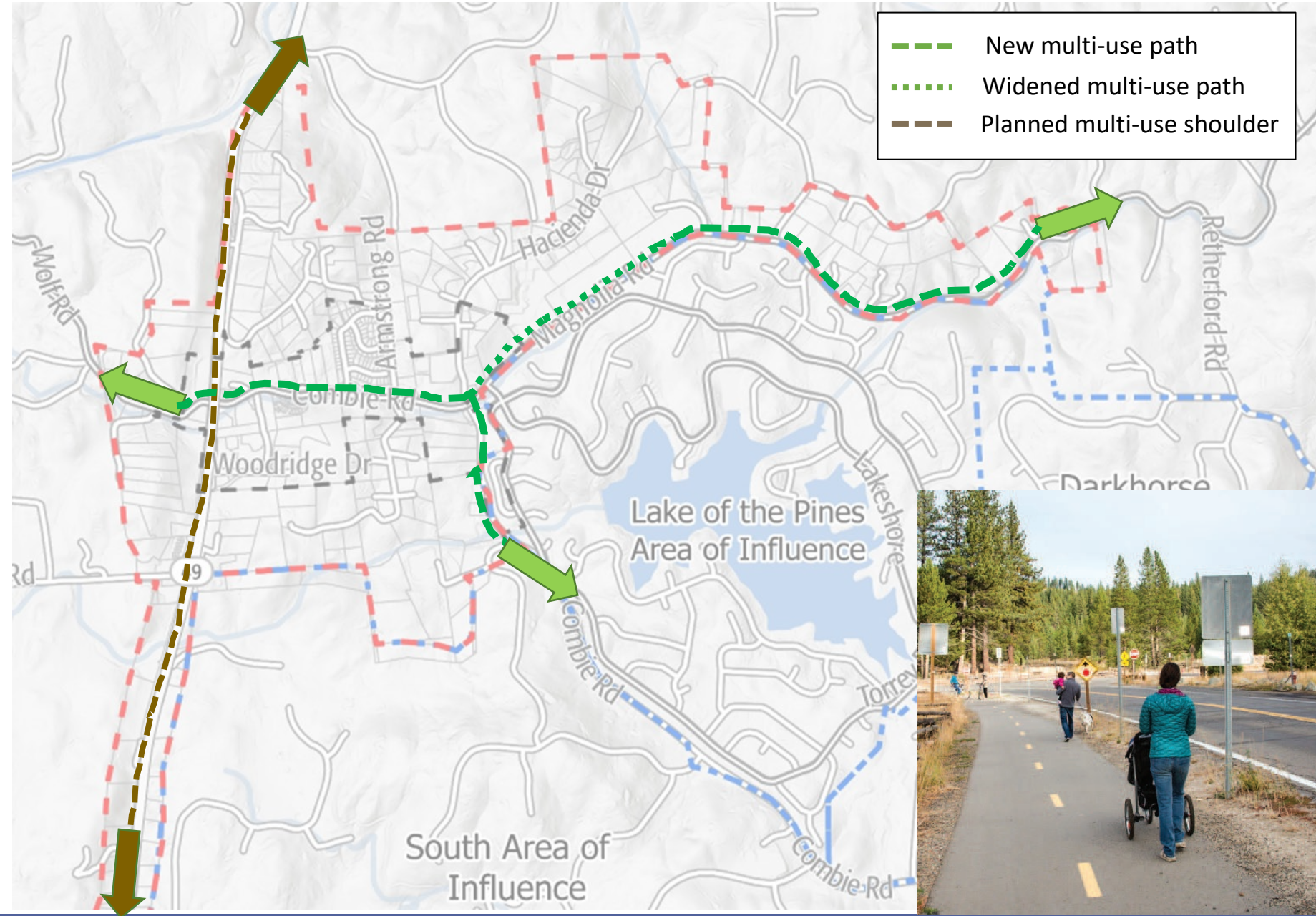
examples:

- professional offices
- medical offices
- auto repair and service
- construction

DEVELOPMENT & CIRCULATION SCENARIOS

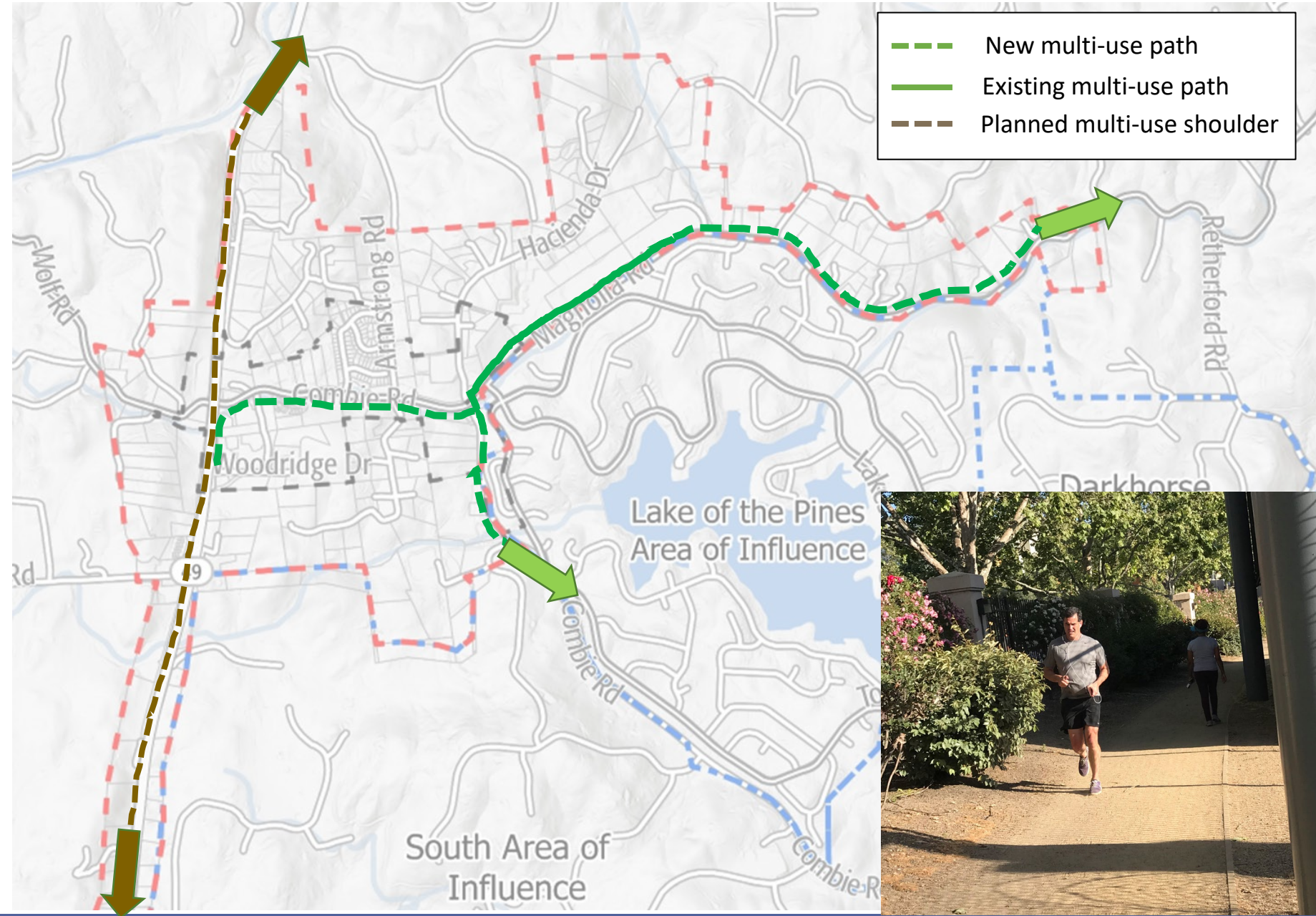
Circulation: Multi-Use Path Network Scenario A

- Expand and continue existing multi-use path along Magnolia Rd to 14' wide to accommodate golf carts
- New 14'-wide multi-use path on north side of Combie Rd and continue along Wolf Rd
- New 10'-wide multi-use path on south Combie Rd
- Create potential for future loop around Darkhorse
- Planned multi-use shoulder along Highway 49



Circulation: Multi-Use Path Network Scenario B

- Continue existing 10'-wide multi-use path along Magnolia Rd
- New 10'-wide multi-use path on south side of Combie Rd along Ragsdale Creek
- Continue Combie Rd multi-use path into Holiday Center area
- New 10'-wide multi-use path on south Combie Road
- Create potential for future loop around Darkhorse
- Planned multi-use shoulder along Highway 49



Circulation: Neighborhood Circulation

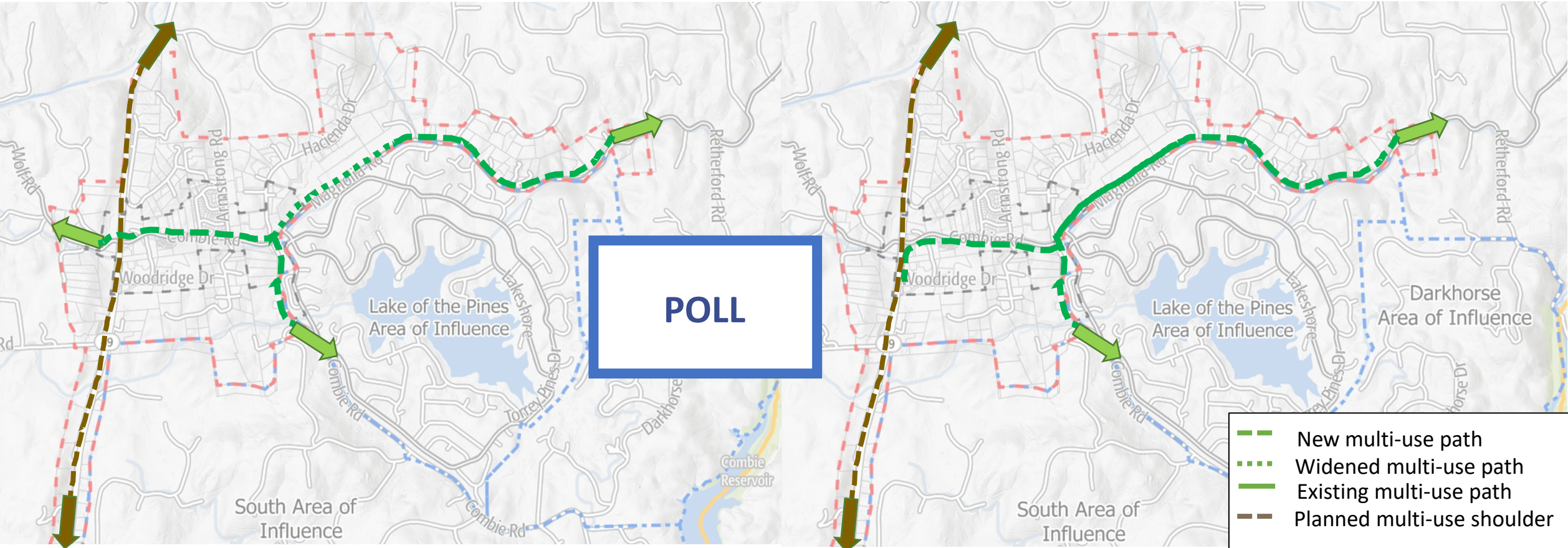


**Using a new off-street pathway network
(would likely need to be located on private
property as easements)**



Using the existing residential street network

Multi-use Path Network Expansion



New Multi-use Path Along North Side of Combie Rd

New Multi-use Path Along South Side of Combie Rd

Circulation: Potential Evacuation Routes

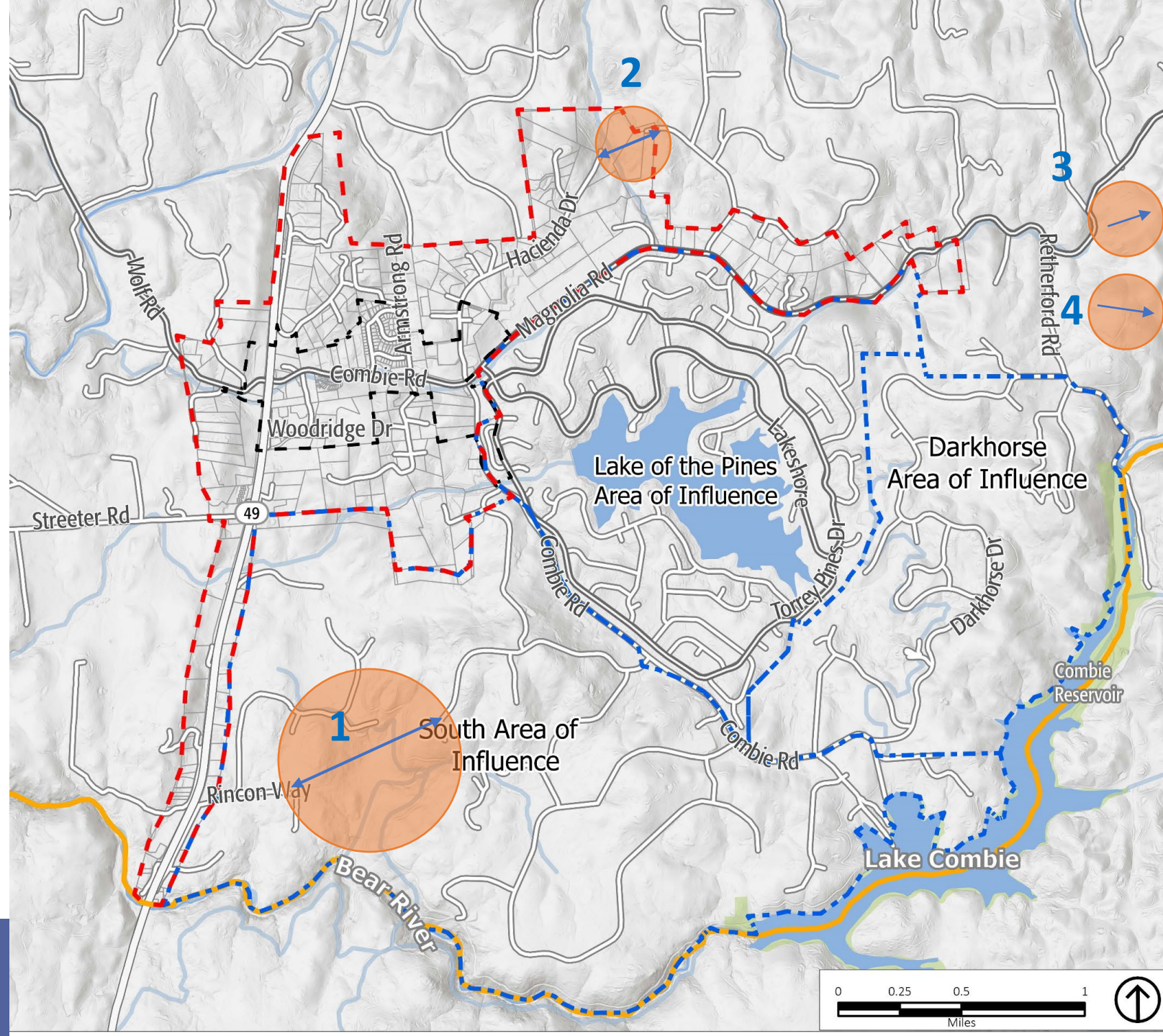
Within Plan Area and Areas of Influence

1. Rincon Way connecting to Rodeo Flat Road to south Combie Road
2. W Hacienda Drive connecting to E Hacienda Drive

Outside Plan Area and Areas of Influence

3. Dog Bar Bridge improvements over Bear River
4. Public access of Wild Iris Lane bridge over Combie Reservoir

Greater Higgins Area Plan



Circulation: Potential Evacuation Routes

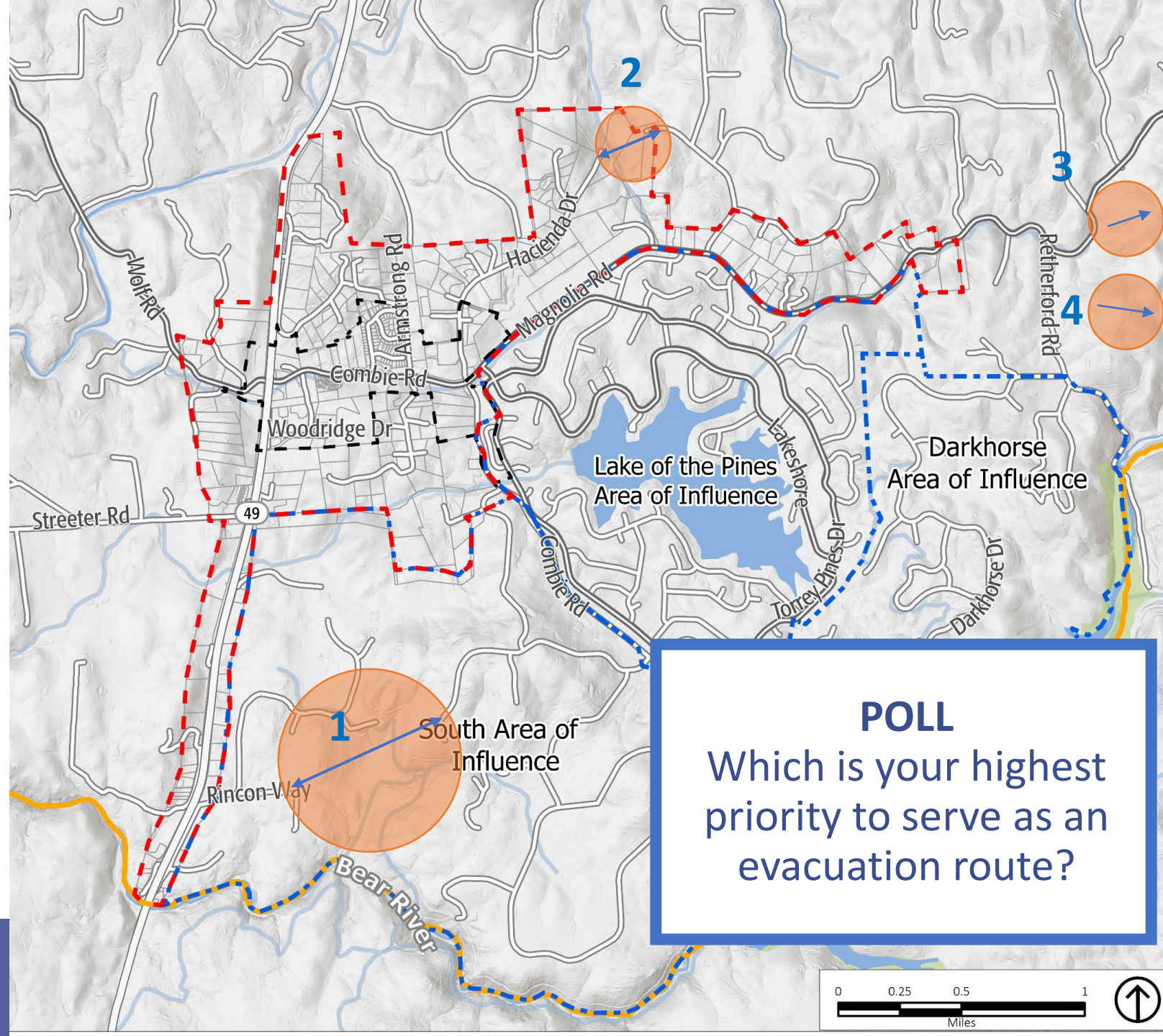
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Greater Higgins **Area Plan**



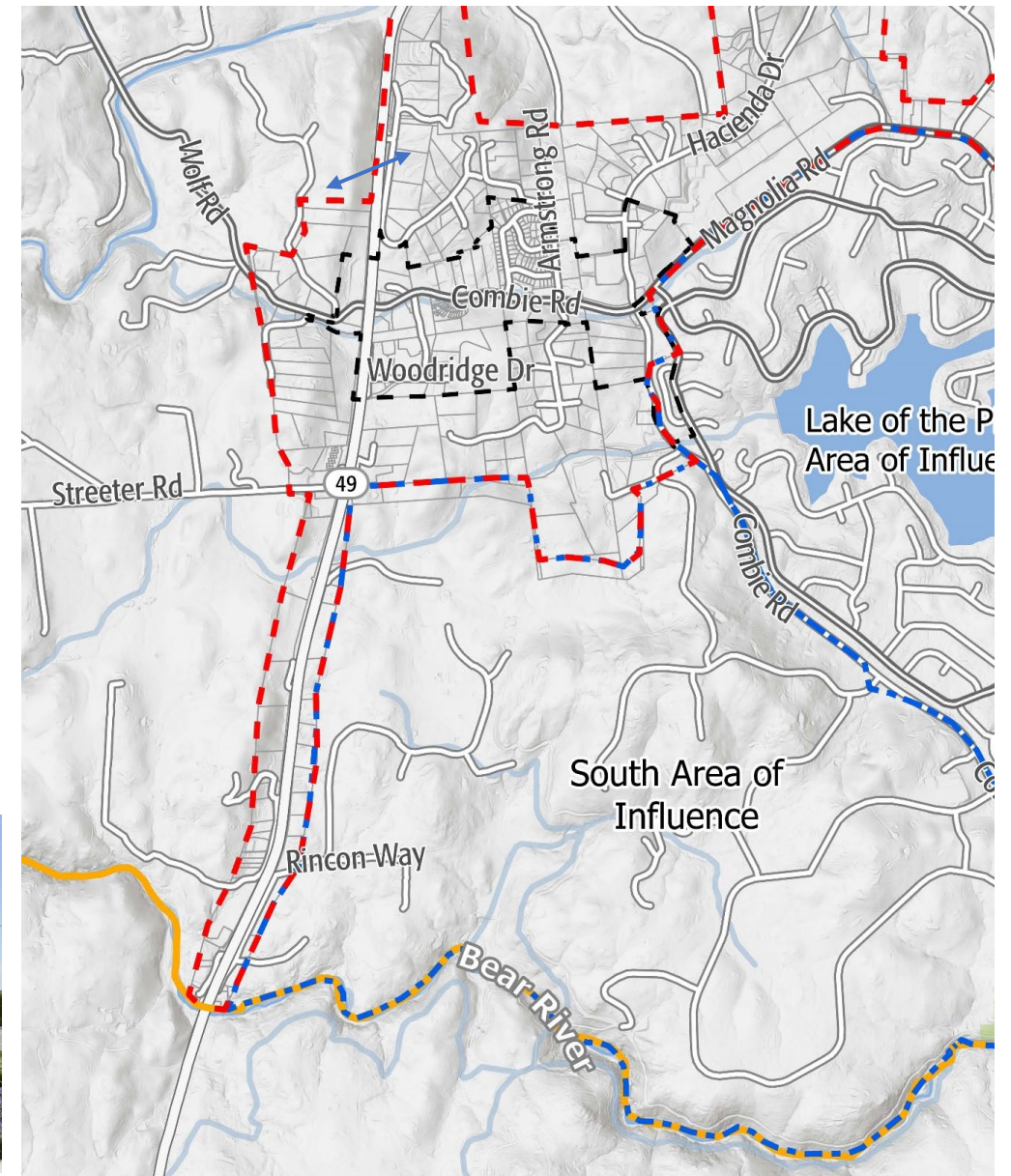
POLL
Which is your highest
priority to serve as an
evacuation route?

State Route 49 Gateway Features

Examples of Public Art



Examples of Gateway Signage



Gateway Features

Examples of Public Art



Examples of Gateway Signage



POLL

What types of gateway treatments would you like to see in the Greater Higgins area?

Combie Rd/ Highway 49

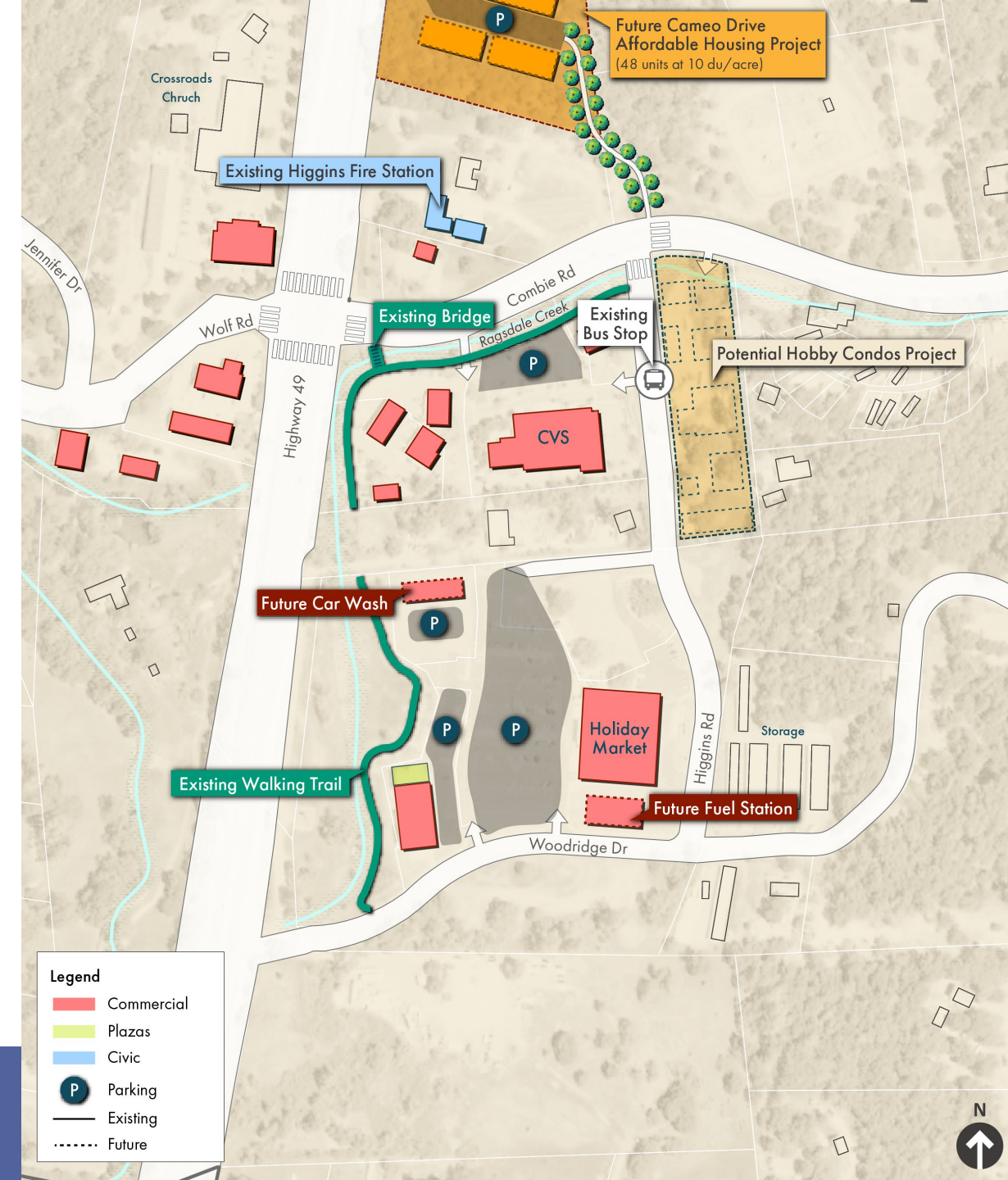
Existing Conditions and Planned Projects

■ Existing Conditions

- Higgins Corner
- Holiday Market
- Higgins Fire Station

■ Planned Projects

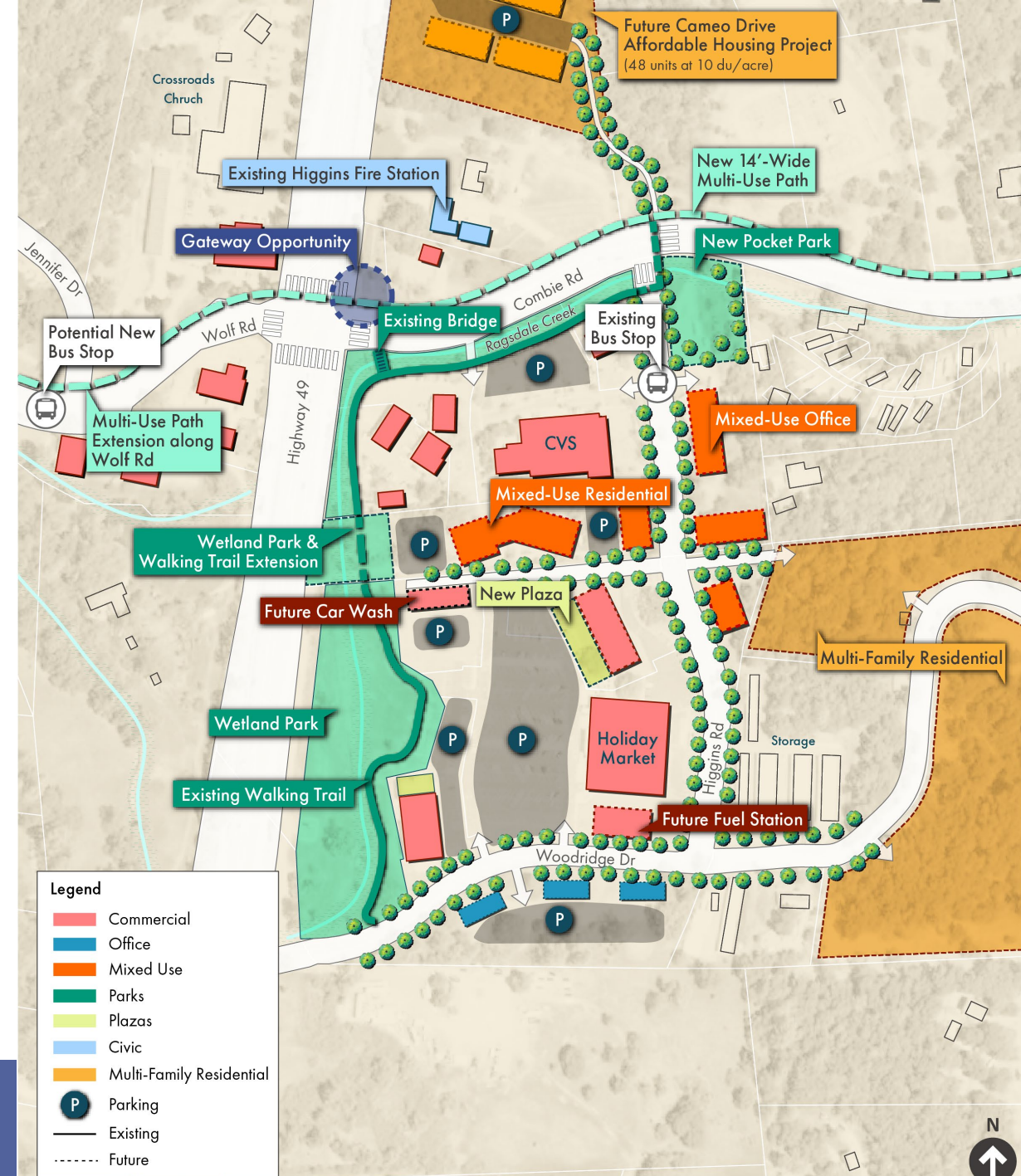
- Car wash
- Fuel station
- Cameo Drive Affordable Housing
- Hobby Condos (note: application has not been submitted)



Combie Rd/ Highway 49 Scenario A

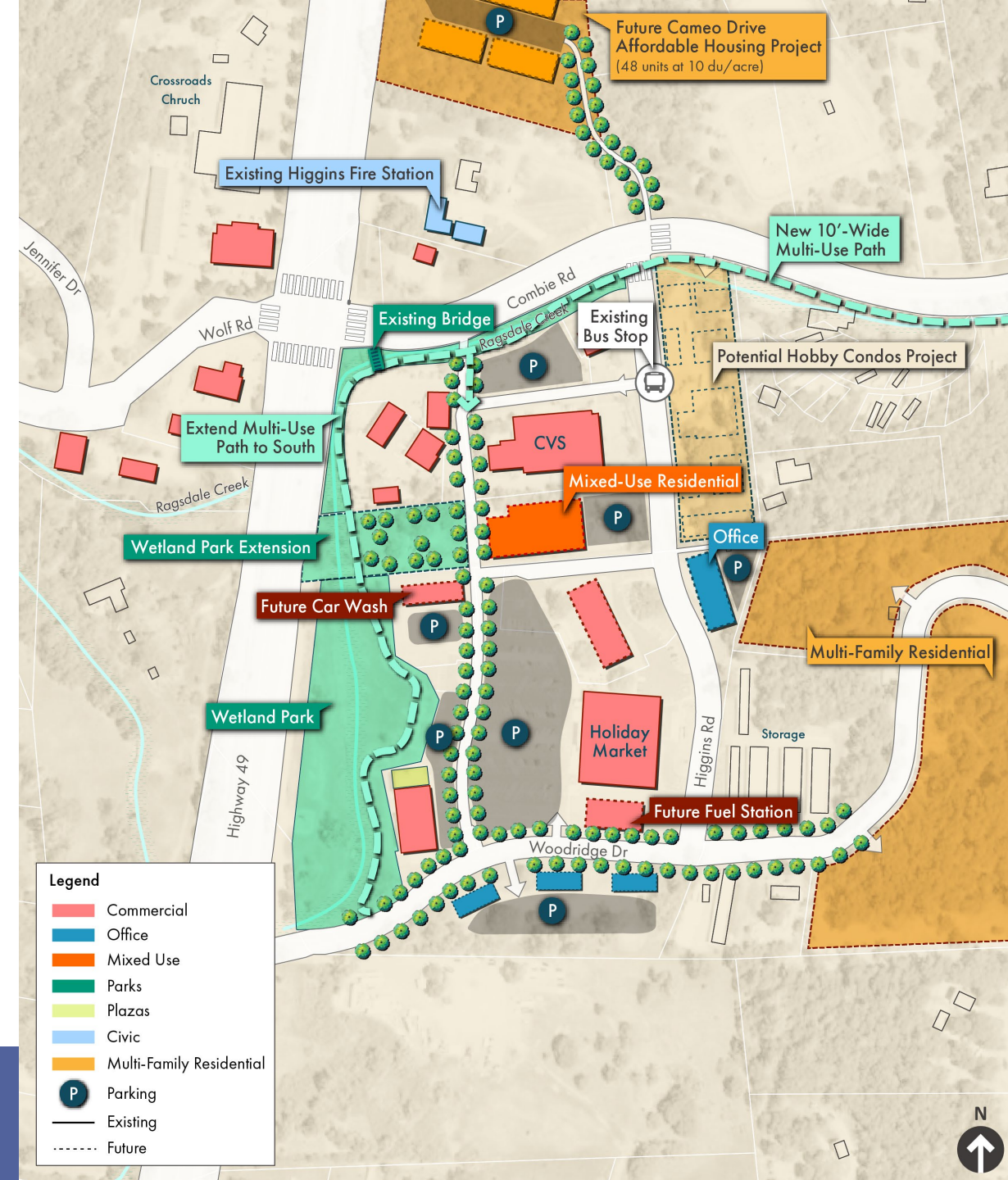
- Enhanced street or “spine” along Higgins Rd
- Gateway signage to identify Higgins Corner
- Potential new bus stop along Wolf Rd
- 14’-wide multi-use path on north side of Combie Rd and along Wolf Rd
- Connected walking trail to multi-use path and Cameo Dr Housing ped/bike/evacuation route
- Mixed Use along Higgins Rd and between commercial areas
- New pocket park along Combie Rd
- New office along Woodridge Dr
- New multi-family residential off Woodridge Dr

Greater Higgins **Area Plan**

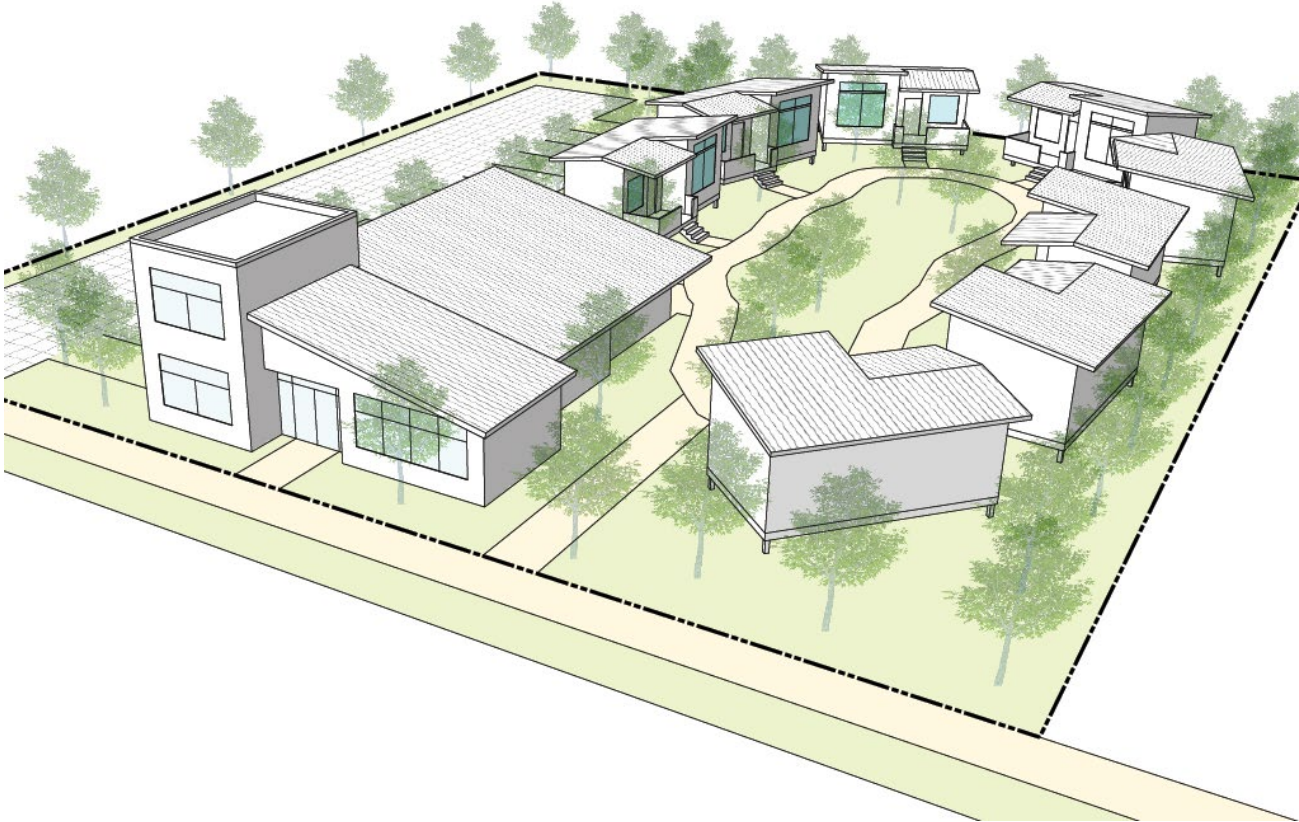


Combie Rd/ Highway 49 Scenario B

- Enhanced street or “spine” through Holiday Center
 - Mixed Use-Residential along new spine
- 10'-wide multi-use path on south side of Combie Rd and to Holiday Center
- Hobby Condos and Office along Higgins Rd
- Larger extension of “Wetland Park”
- New office along Woodridge Dr
- New multi-family residential off Woodridge Dr



Multi-Family Residential Housing Types



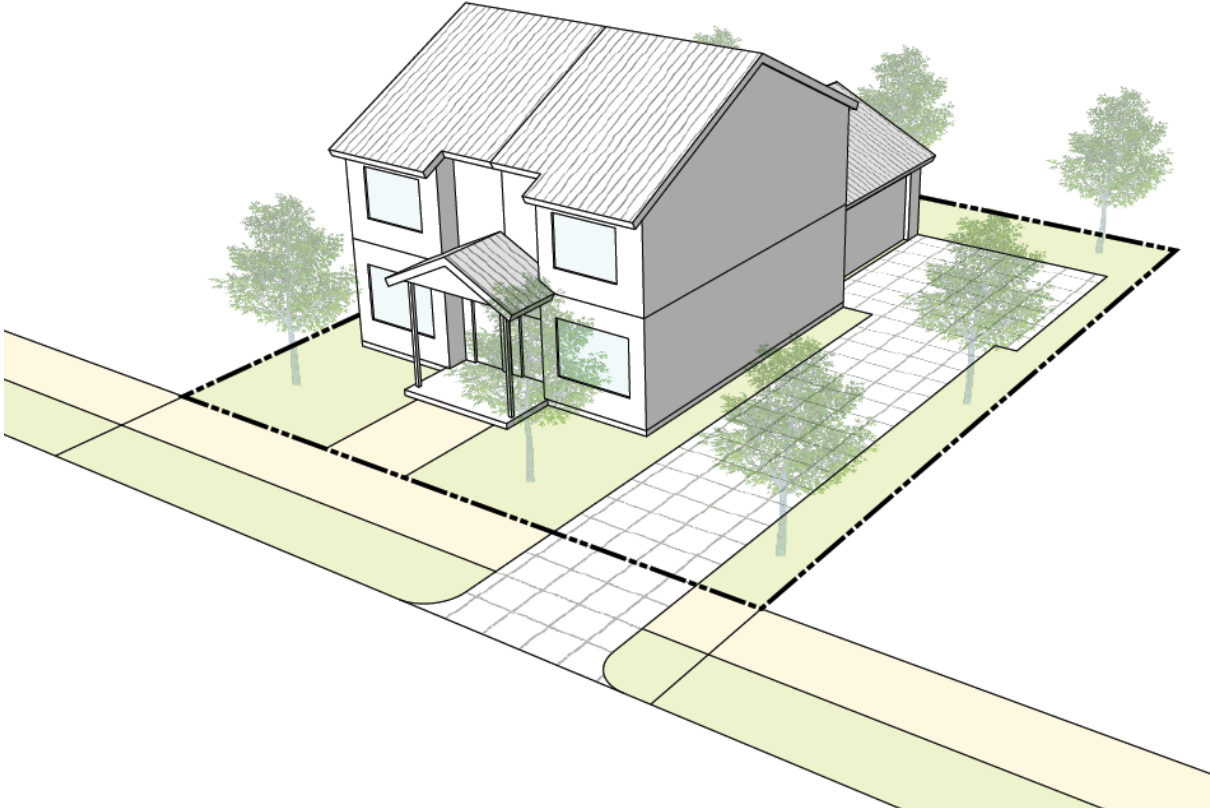
Tiny Home Village (8-12 du/acre)

Multi-Family Residential Housing Types



Detached Motorcourt (15 du/acre)

Multi-Family Residential Housing Types



'Plexes (10-20 du/acre)

Multi-Family Residential Housing Types



Attached Sidecourt (10-20 du/acre)

Multi-Family Residential Housing Types



Townhomes (Up to 20 du/acre)

Mixed Use Densities



**Approximately 4 du/acre
(currently allowed in Commercial-zoned parcels)**



Approximately 10-12 du/acre

Mixed Use Densities



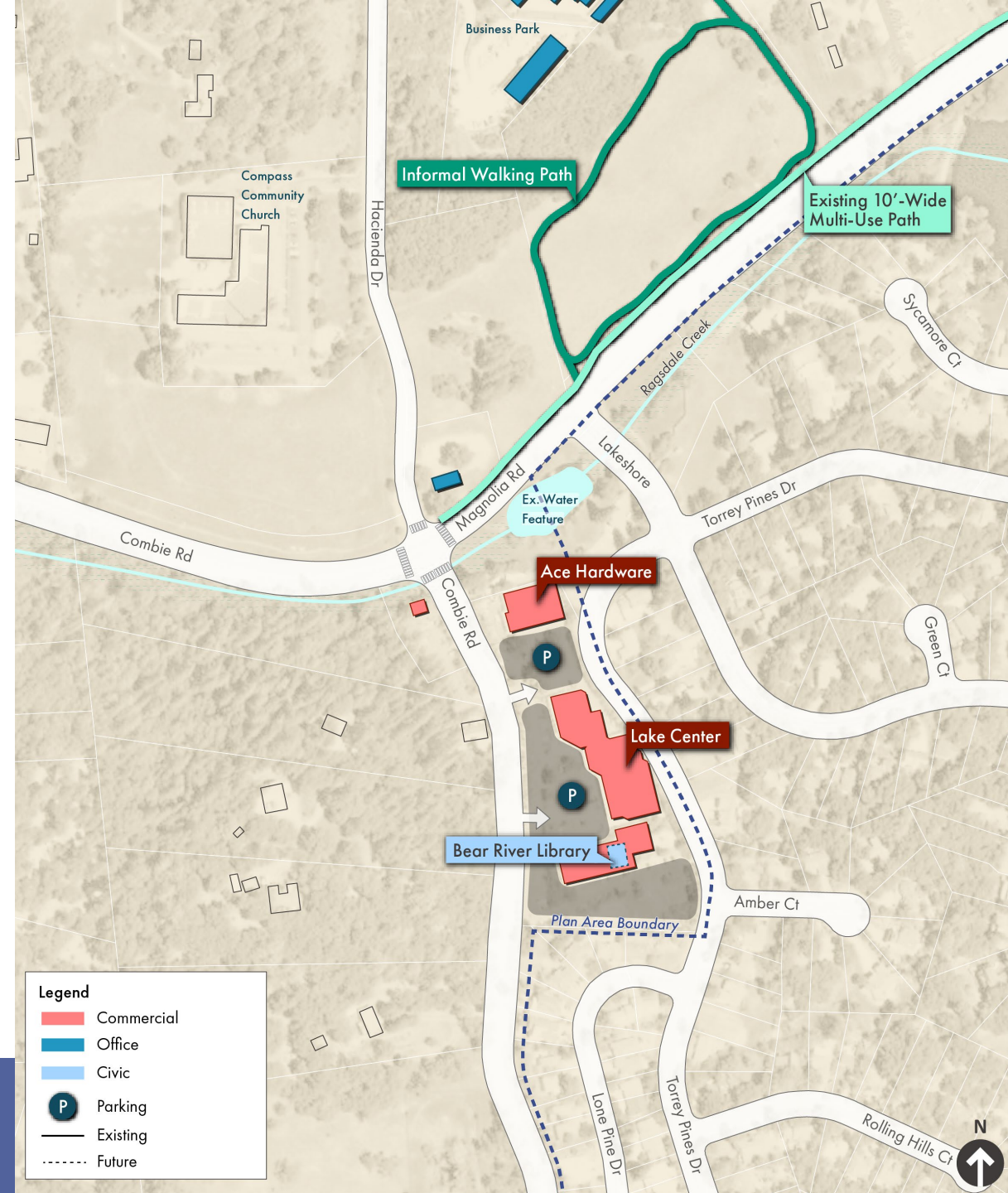
Approximately 16 du/acre



Mixed Use Office

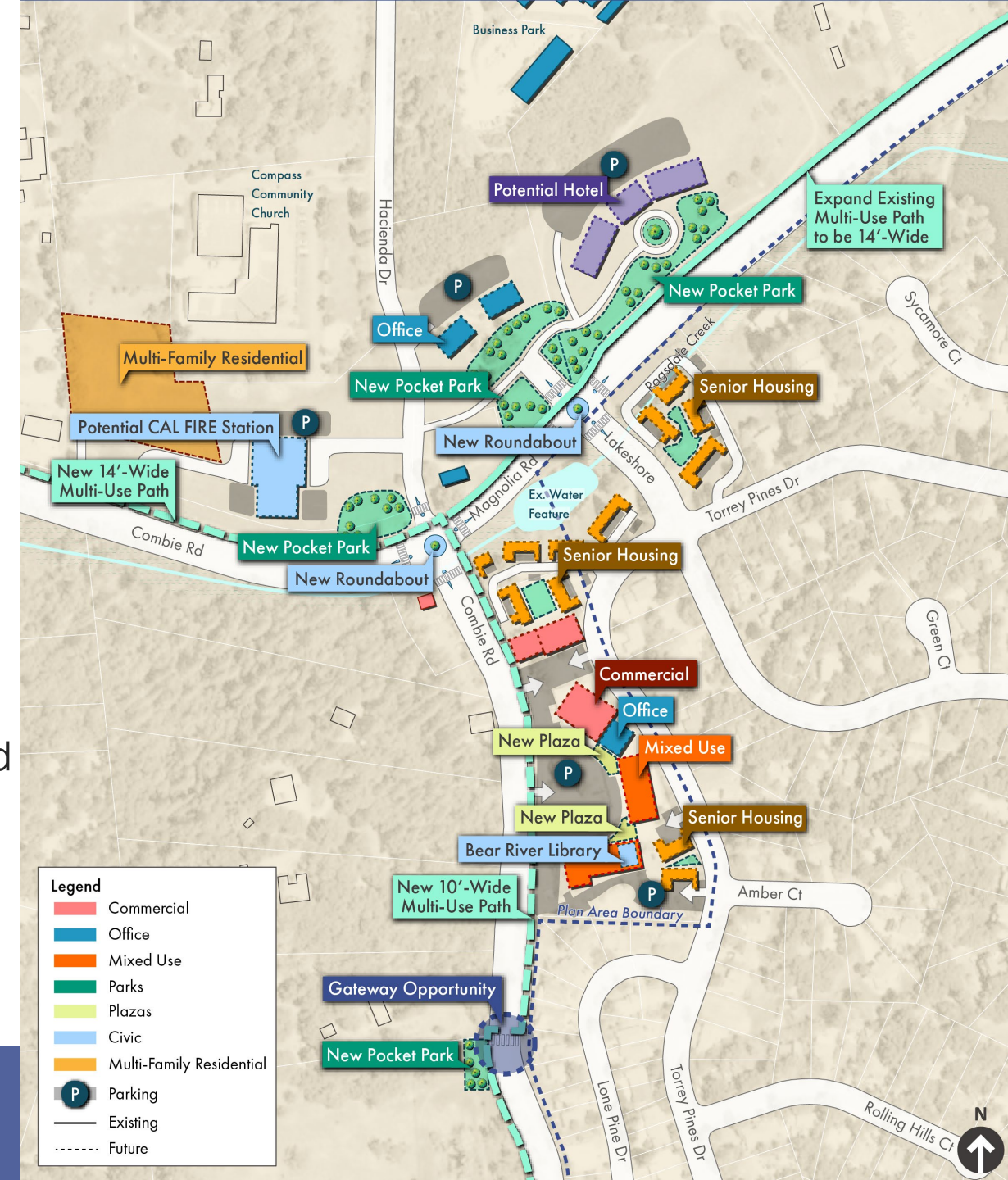
Combie Rd/ Magnolia Rd Existing Conditions and Planned Projects

- Existing Lake Center on south side
- Vacant parcels on the north side
- Bear River Library relocation



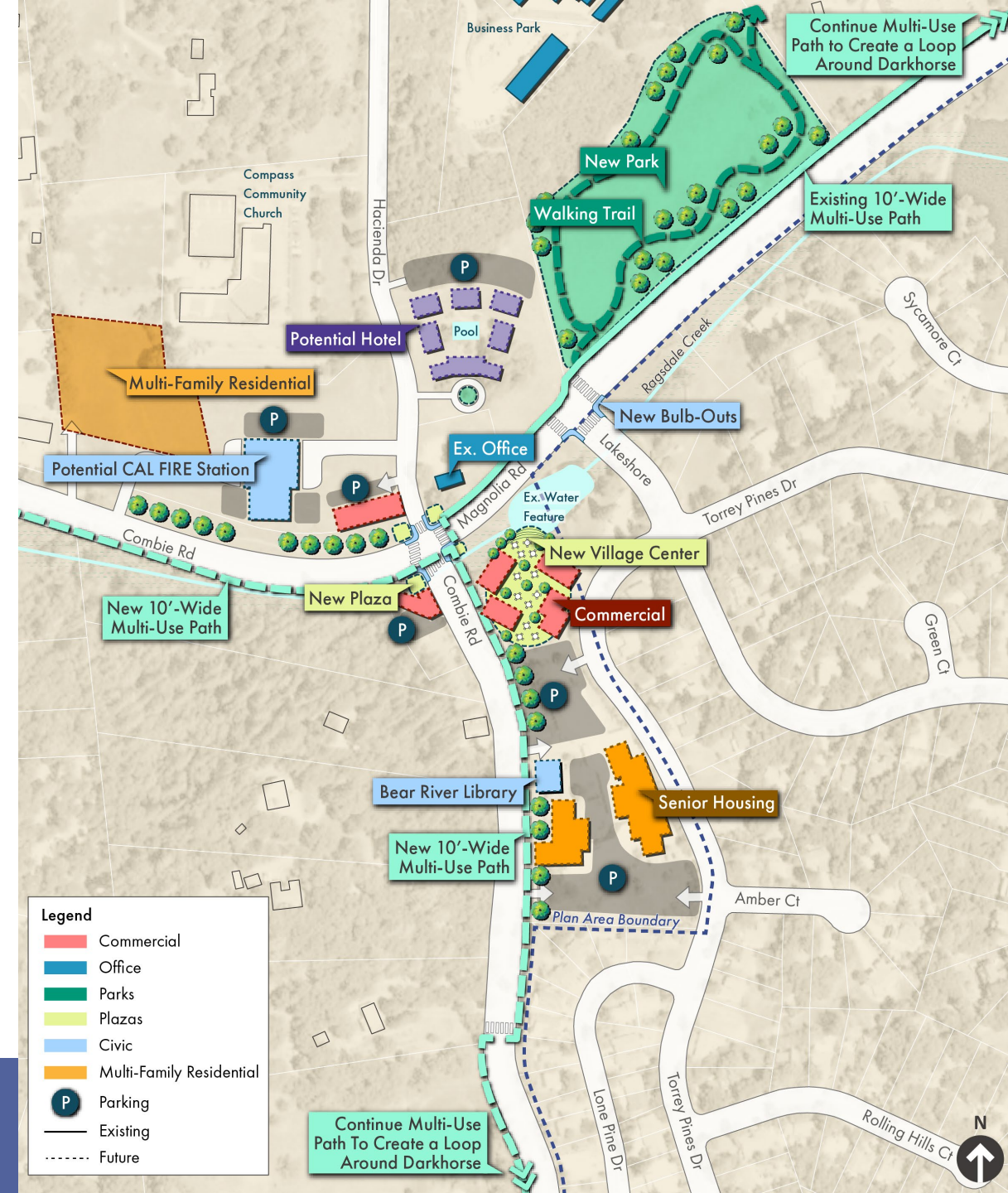
Combie Rd/ Magnolia Rd Scenario A

- Lake of the Pines plan for the Lake Center
 - In-line retail could include bagel shop/bakery, coffee shop, sandwich shop, small clothing boutique, UPS shipping store, hair or nail salon, florist, etc.
- Series of pocket parks
 - May be provided by/maintained as part of a larger private development
- Roundabouts
- 14'-wide multi-use path along north side of Combie Rd and Magnolia Rd
- Office and potential hotel to the east of Hacienda Dr
- Commercial to the west of Hacienda Dr



Combie Rd/ Magnolia Rd Scenario B

- New Village Center and consolidated buildings for Senior Housing at Lake Center
- Potential fire station to the west of Hacienda Dr
- One larger park next to Bear River HS
 - Would be provided by/maintained by voter action
- Standard crossings at Magnolia Rd intersections
- 10'-wide multi-use path along south side of Combie Rd
- Potential hotel off Hacienda Dr



SMALL GROUP DISCUSSION

REPORT BACK

Next Steps

June  Public Review Draft Plan

July  Community Workshop #4:
Draft Plan and Prioritization

August  Final Draft Plan

October  Planning Commission and
Board of Supervisor Meetings

November  Final Plan

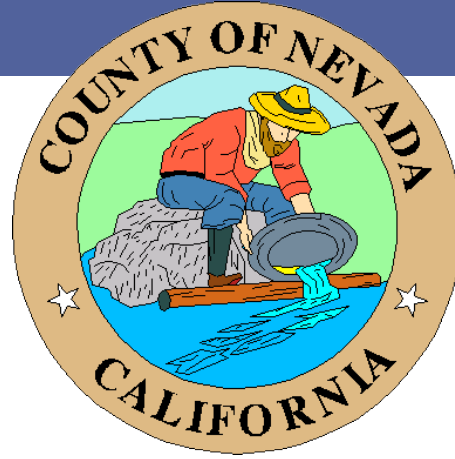
The next SCMAC meeting

Monday May 23, 6:00pm

Visit

[https://www.mynevadacounty.com/
agendacenter](https://www.mynevadacounty.com/agendacenter)

for updates on agenda.



THANK YOU!

www.GreaterHigginsAreaPlan.com

Contact Kyle Smith, Associate Planner at kyle.smith@co.nevada.ca.us
for questions and comments about the Greater Higgins Area Plan.