

## **PART II – SUPPLEMENTAL INFORMATION**

- **Photographs – Exterior**
- **Photographs – Interior**
- **Mission Statement and History**
- **CCCHP/CCA Grant History**
- **Insurance Policy**
- **Washoe County Board of County Commissioners and Regional Parks & Open Space Commission Members**
- **Resume of Principal Professional**
- **Long-Range Plan: Phillip & Annie Callahan Park Master Plan (2011) (updated every 10 – 15 years)**
- **Long-Range Plan: Washoe County Regional Parks & Open Space Master Plan (2019) (updated every 20 years)**
- **Regional Parks & Open Space FY21 Activities**



**PHOTOGRAPHS – EXTERIOR**  
**(Galena Creek Schoolhouse)**

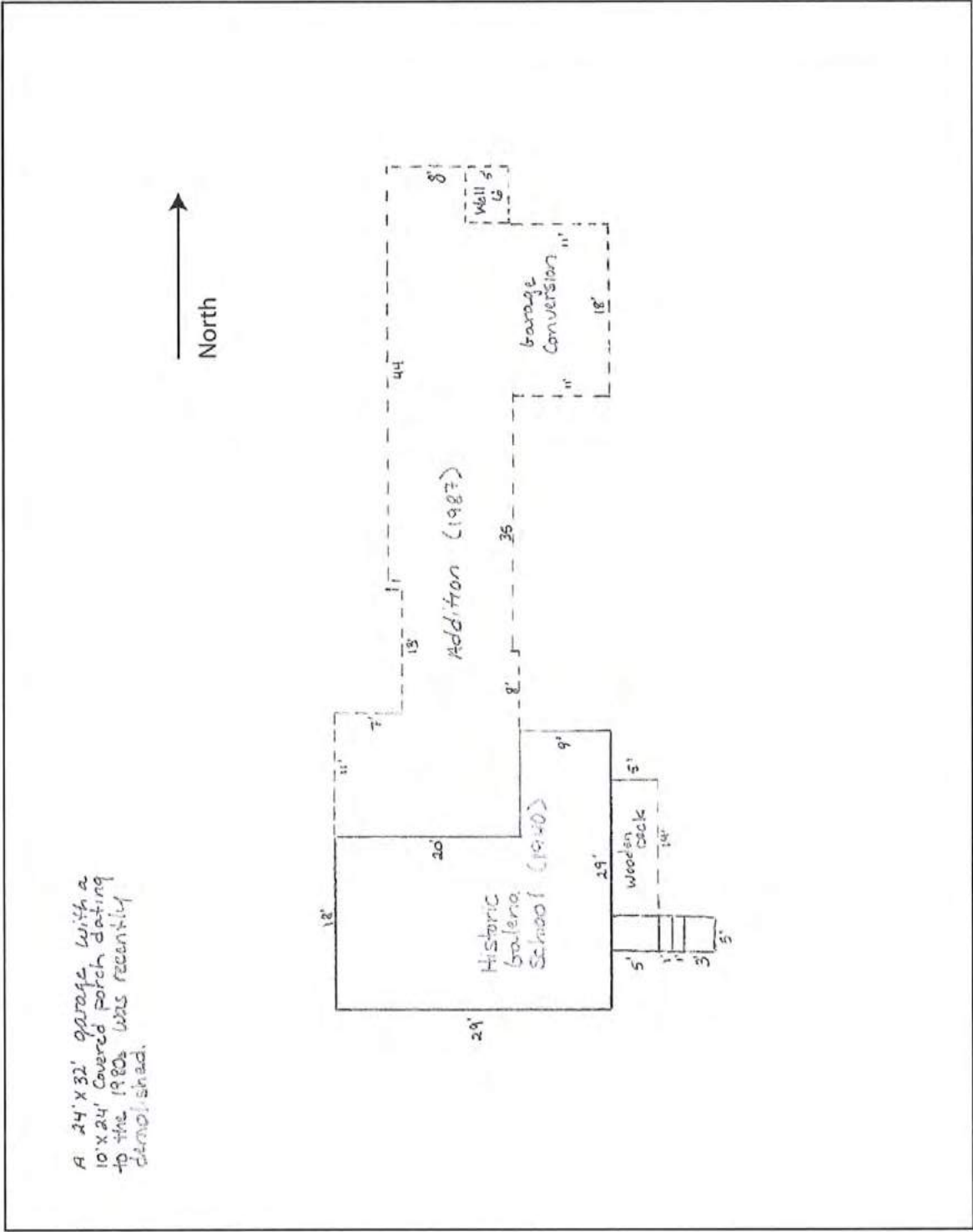


Figure 25





Exterior North Facing Wall

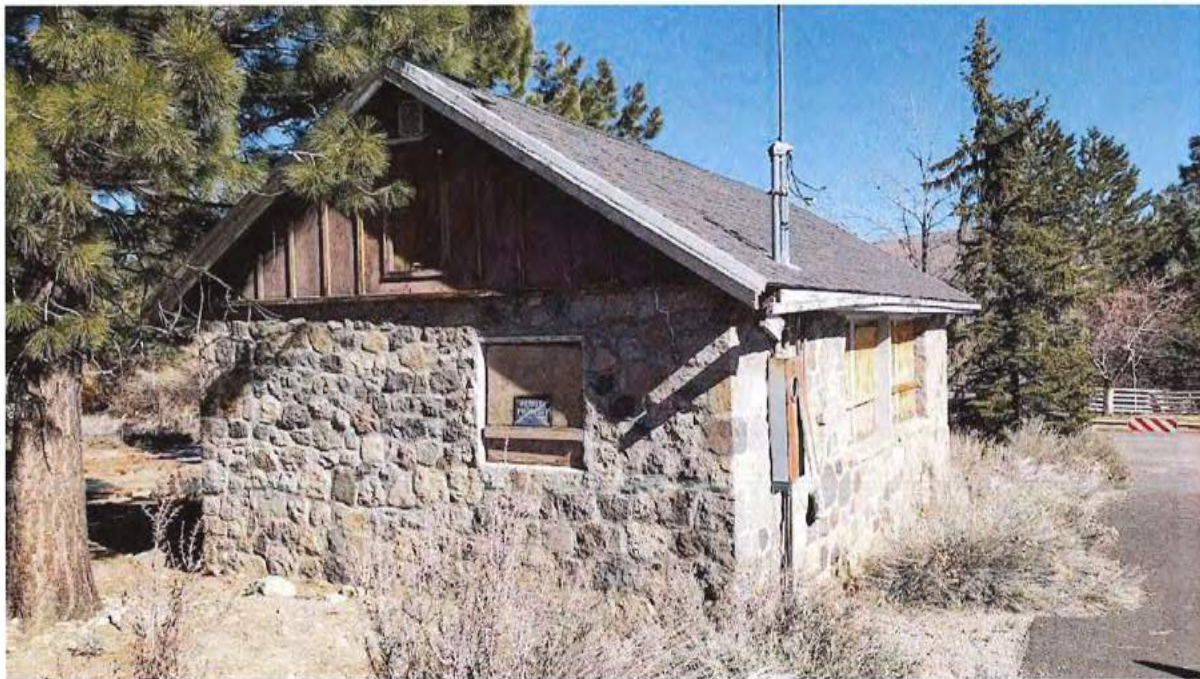


Exterior West Facing Wall – Roof damage



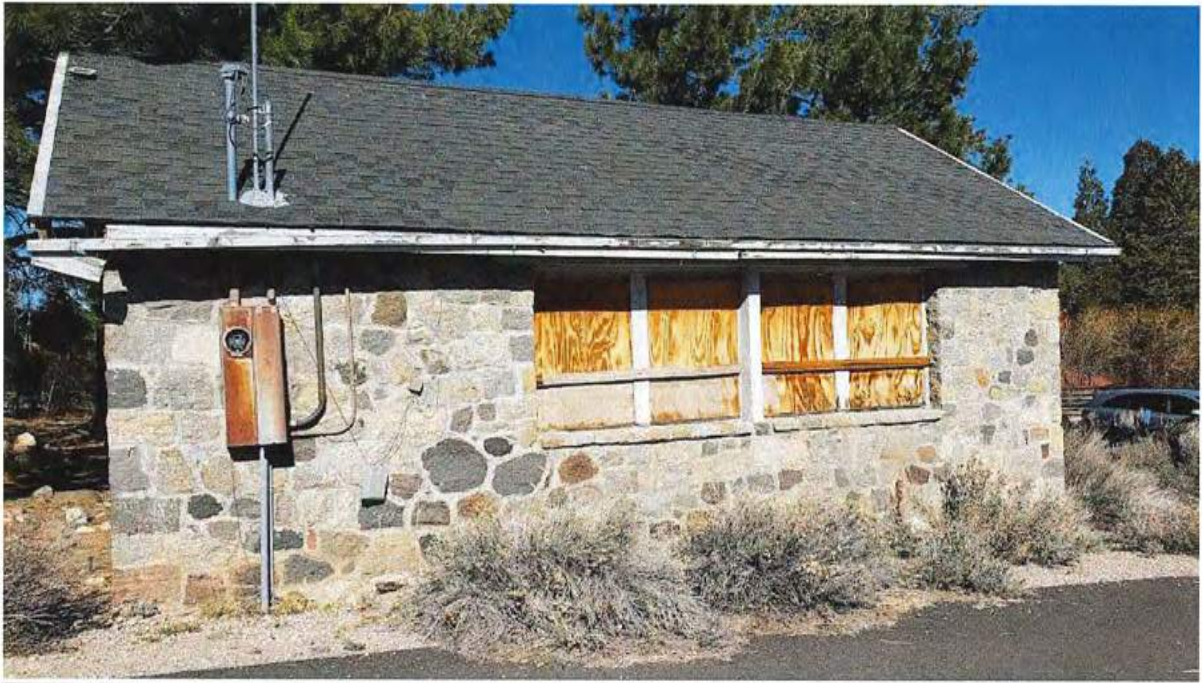


Exterior North Facing Wall – Roof damage



Exterior West Facing Wall / South-West Corner



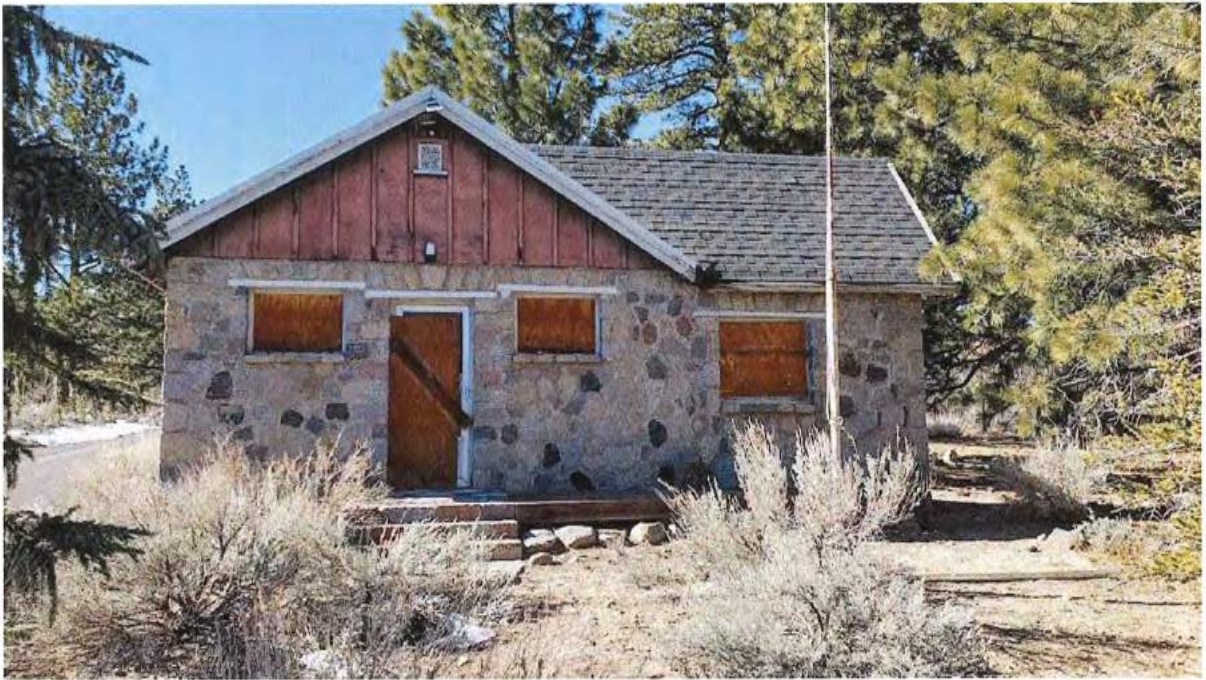


Exterior South Facing Wall



Exterior South Facing Wall – Roof damage

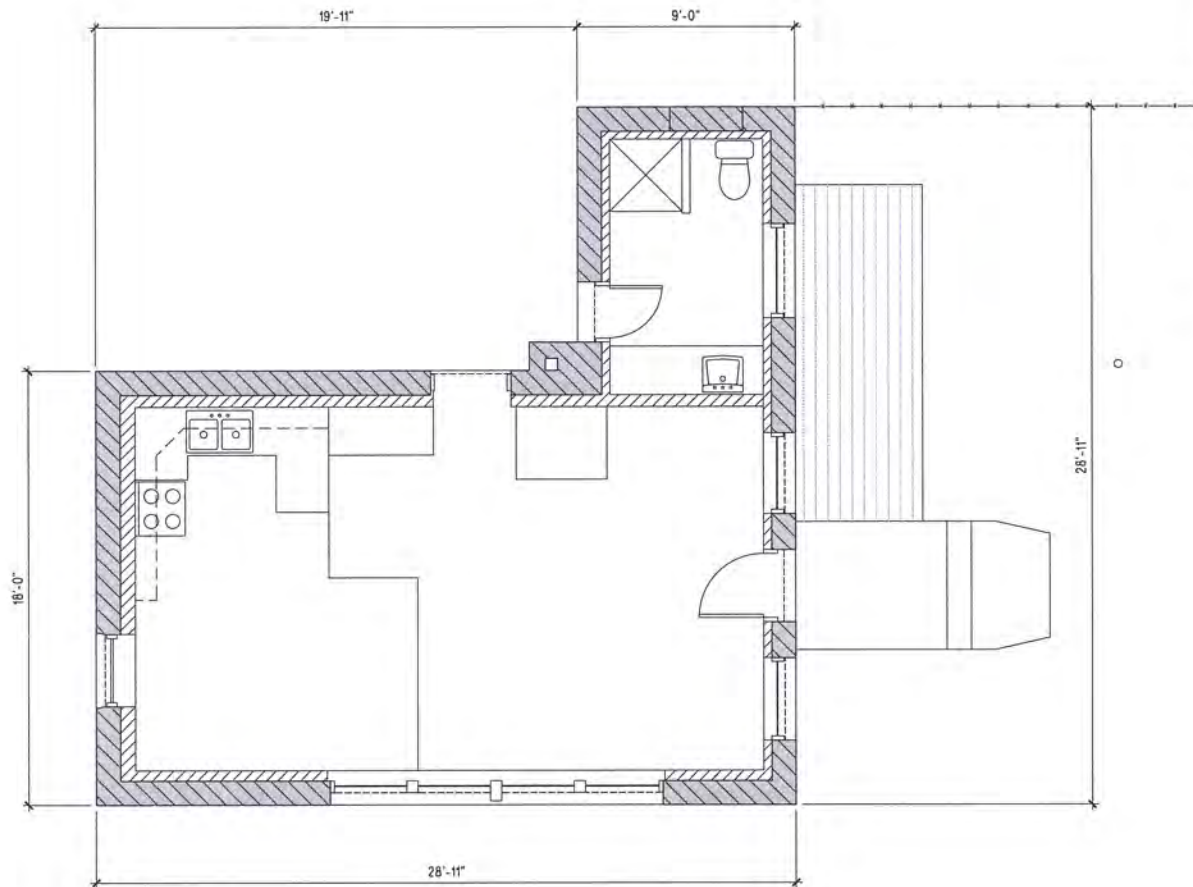




Exterior East Facing Wall – Main Entrance

# **PHOTOGRAPHS – INTERIOR**

## **(Galena Creek Schoolhouse)**



One of a kind building  
Historical significance -  
Nat'l Register Listed

Levels of Rehabilitation

- Visual Improvement
- Structural Stabilization
- Structural Retrofit
- Historic Rehabilitation / Restoration



Scale: 1/2"=1'-0"

Phillip and Annie  
Callahan Park  
Master Plan

WASHOE COUNTY, NEVADA

## Existing Schoolhouse Floor Plan

DATE: AUGUST 2011  
DRAWN BY: MJ  
DESIGNED BY: MJ  
CHECKED BY: MH  
JOB NO.: 1103



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SURVEYING / GIS  
CONSTRUCTION SERVICES  
MATERIALS TESTING

### H+K ARCHITECTS

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Interior West Wall



Interior North Wall Kitchen





Interior North-West Wall Kitchen - floor



Interior North Wall – kitchen & cabinet





Interior Skylight – Above kitchen in North West corner



Interior North Wall – exterior door, stove, & old toilet access (far right)





Interior East Wall – Front Entrance



Interior South Wall





Interior South-East Corner



Interior South Wall

## Mission Statement and History

Regional Parks and Open Space is part of Washoe County's Community Services Department. The mission statement is **to provide exceptional parks, open space and recreational opportunities while preserving our natural, historical and cultural resources.** Washoe County manages over 12,000 acres including over 10,000 acres of open space, 56 parks, an Arboretum, developed trails, trailheads, athletic fields, golf courses, a campground, a shooting facility, an archery facility, a museum, and more. Reservable facilities include community centers, covered picnic pavilions, gardens, museums and historic buildings.

Tom Cooke, founding Washoe County Parks Commission Chairman, and former Nevada Supreme Court Justice, the Honorable Cliff Young Sr. worked to create the Washoe County Parks Department and established the Washoe County Parks Commission to develop and manage parks and open space in the early 1960s. The first Washoe County Regional Parks and Open Space Plan was completed in 1961 and was subsequently funded by a one-million-dollar bond initiative in 1962. Shortly afterward, park and open space land acquisition began, and a park director position was established. A second master plan was adopted in 1988 to continue the work of preserving open space, establishing a trail network, and increasing resources for regional parks. The plan was updated again in 1998 to focus on the growing need for regional sports complexes, natural resource management, consolidation of maintenance services and developing regional parks. In 2011, in response to budget cuts spurred by the recession, the Washoe County Regional Parks and Open Space Department was incorporated into the Community Services Department (CSD) and continues to operate as part of this department today. The most recent master plan update was completed in 2019 and seeks to maintain the goals of the previous master plans by providing regional recreational facilities for residents and visitors while at the same time protecting the cultural and natural resources that make the area unique.



### **CCCHP/CCA Grant History:**

- 2001 - \$15,000 CCA grant for historic Galena Fish Hatchery architectural restoration planning. Project completed.
- 2002 - \$9,213.44 CCA grant for historic Galena Fish Hatchery safety fencing. Project completed.
- 2003 - \$100,000 CCA grant for historic Galena Fish Hatchery architectural restoration and rehabilitation. Project completed.
- 2004 - \$40,000 CCA grant for historic Galena Fish Hatchery architectural restoration and rehabilitation. Project completed.
- 2008 - \$100,000 CCA grant for historic Bowers Mansion architectural restoration and rehabilitation. Project completed.
- 2009 - \$100,000 CCA grant for historic Bowers Mansion architectural restoration and rehabilitation. Project completed.

\*No grants or additional funds were received for the Galena Creek Schoolhouse restoration project within the last 3 years.

### **Other Washoe County Parks grants within the last 3 years:**

- 2019 - \$447,715 Pennington Foundation Grant for Bowers Facility Improvements. Project completed.
- 2019 - \$45,000 Truckee River Fund Grant #220 for Weed Management and Restoration. Project completed.
- 2020 - \$45,000 Truckee River Fund Grant #240 for Weed Management and Restoration. Project completed.
- 2020 - \$255,539 NDOW Shooting Range Grant for Regional Shooting Facility Improvements. Project completed.
- 2020 - \$40,000 Recreational Trails Program Grant for Thomas Creek Connector Trail Construction. In progress.
- 2021 - \$74,300 Recreational Trails Program Grant for Sierra Front Trail Planning. In progress.
- 2021 - \$100,000 Nevada Division of Forestry, Landscape Scale Restoration Grant for Weed Management and Restoration. In progress



## WASHOE COUNTY

### Office of the Comptroller

Accounting / Collections / Purchasing / Risk Management

Cathy Hill, Comptroller

1001 E. 9<sup>th</sup> Street

P.O. Box 11130

Reno, NV 89520-0027

Phone: (775) 328-2552

Fax: (775) 328-6120

[www.washoecounty.us/comptroller](http://www.washoecounty.us/comptroller)

February 11, 2022

CARLA HITCHCOCK, CCCHP MANAGER  
STATE HISTORIC PRESERVATION OFFICE  
901 S. STEWART STREET, SUITE 5004  
CARSON CITY, NV 89701-5247

Re: Evidence of Insurance for Washoe County

To Whom It May Concern:

Please be advised that Washoe County, on behalf of its officials, departments, and employees through its Risk Management Division, has established a Self-insurance Program for its property, professional liability and general liability exposures. This Program follows substantially the same format as that of commercial insurance coverage for property losses and third-party liability claims.

The County self-funds its property losses up to \$50,000 per loss, and has commercial "all risk" coverage above that amount.

Professional and General Liability losses are self-funded up to \$1,500,000, with excess insurance of \$5,000,000. All liability actions against the County are handled in accordance with Nevada Revised Statutes, Chapter 41.

Washoe County is authorized as a Self-Insured Employer for Workers' Compensation by the Nevada Commissioner of Insurance, certificate number 123024.

This letter will serve as evidence of self-insurance, and any questions concerning the Self-insurance Program should be addressed to the Risk Management Division.

Sincerely,

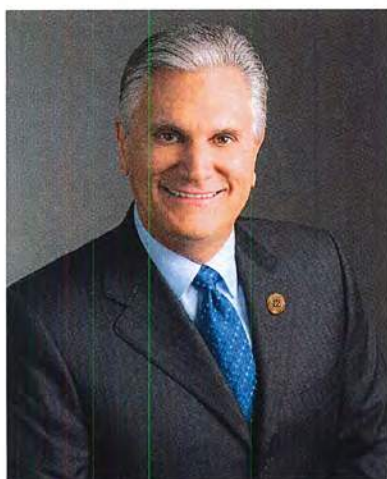
*Doreen Ertell*

Doreen Ertell  
Risk Management

[Home](#) » [Board of County Commissioners](#) » [Commissioner Profiles](#)

# Staff Profiles

## Board of County Commissioners



Chair Vaughn Hartung

District 4

*Chair*

**CURRENT TERM:**

2021 - 2025



Vice Chair Alexis Hill (she/her/hers)

District 1

*Vice Chair*

**CURRENT TERM:**

2021 - 2025



Commissioner Bob Lucey

District 2

*Commissioner*

**CURRENT TERM:**

2019 - 2023





Commissioner Kitty Jung  
District 3  
*Commissioner*



Commissioner Jeanne Herman  
District 5  
*Commissioner*



# Open Space and Regional Parks Commissioners

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The Commission is composed of nine members appointed by the County Commission for a four-year term. Members can serve two consecutive four-year terms.

**Chris Nenzel - Vice Chair**

Appointed: 7/1/2017

2nd Term Expiration: 6/30/2025

District 1

**Nicholas-Martin Kearney**

Appointed: 1/1/2022

1st Term Expiration\*: 11/04/2023

District 1

\*Filling unexpired term of Commissioner Greg Shorts

**Lisa Rode**

Appointed: 1/1/2022

1st Term Expiration: 12/31/25

District 2

**Doug Doolittle**

Appointed: 9/8/2015

2nd Term Expiration: 6/30/2023

District 2

**Jennifer Oliver - Chair**

Appointed: 10/23/2018

2nd Term Expiration: 6/30/2025

District 3

**Heidi Anderson**

Appointed: 11/05/19

1st Term Expiration: 11/04/23

District 4

**Stephanie Chen**

Appointed: 10/23/2018

2nd Term Expiration: 6/30/2023

District 4

**Darla Lee**

Appointed: 10/23/2018

1st Term Expiration: 10/22/2022

District 5

**Maxwell DiNatale**

Appointed: 1/1/22

1st Term Expiration: 12/31/25

District 5

## **Resume of Principal Professional**

Washoe County is proposing to hire a historic preservation design specialist to provide a rehabilitation assessment, detailed construction plans, and oversee all construction and restoration work as part of this grant proposal. The consultant will be required to meet pre-qualifications for experience in structural engineering and historic preservation design and assessment. A resume for the principal professional can be provided once the consultant is selected and retained by the County to work on the Galena Creek Schoolhouse Restoration project.

Washoe County will also assign a member of the Capital Improvement Projects (CIP) Team to work with the consultant to manage all aspects of the construction project. CIP staff are assigned based on availability when/if the grant funding is awarded. All CIP staff have extensive experience managing public works construction projects for the County including historic preservation. A resume for CIP staff assigned to the project can be provided at that time.

Master Plan for  
**Phillip and Annie Callahan Park**  
Washoe County Regional Parks  
And Open Space



**August, 2011**

**Master Plan for Phillip and Annie Callahan Park**  
**Washoe County, Nevada**

Prepared for: **Washoe County Regional Parks and Open Space**

**2601 Plumas St. Reno, NV 89509**

Prepared by: **Lumos & Associates**

**9222 Prototype Dr. Reno, NV 89521**

**775-827-6111**

**[www.lumosengineering.com](http://www.lumosengineering.com)**

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**[www.hkarchitects.com](http://www.hkarchitects.com)**



**August 2011**



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# **Phillip and Annie Callahan Draft Master Plan Document**

## **The Master Plan**

The purpose of this Master Plan is to guide the future development of the Phillip and Annie Callahan Park (Callahan Park), including protection and restoration of the existing historic Galena Schoolhouse at the site. The current Master Plan was completed in 1993, while the schoolhouse was still in private ownership. With a new Master Plan in place, the County can apply for funding from a variety of sources.

## **Background**

The Park has a long history, and has been both private and public land. It is located at the eastern slope of the Sierras, close to urban development but still part of a rural setting. The Park Master Plan includes both the history and aesthetic appeal of the surrounding area.

## **Site Location**

Callahan Park is located in Washoe County on Callahan Road off of State Route 431. It is just over 24 acres in size and is adjacent to the Montreux development on the north and west. The park and general vicinity has a historical importance, which adds to the park's interest. To the south is vacant land and to the east are several residential subdivisions and associated open space for trails. The Callahan family cemetery – Whispering Pines, sits just to the west, above the creek. The park lies in a transitional area between forest to the west and desert to the east.

## **General Site Description**

Callahan Park is very popular with locals for picnics, children's play areas, short walks and tree shaded creek access. A 1.6 mile regional trail along the north side of Galena Creek is used for bike riding, running and walking, with a single track dirt trail west to Joy Lake Road in Galena Creek Forest Estates. The north portion of the Park is largely undeveloped, except for the trail and small trailhead. There are numerous ponderosa pines, willow, cottonwood and alder trees along Galena Creek. The south side of the park includes existing facilities, including a parking lot, group picnic area, play areas, lawn play, walkways and horseshoe pits. Further south is the existing Galena Creek School building, currently boarded up for protection from vandalism.

The south side of the park also includes a small meadow area, with views of Mount. Rose, a variety of dirt trails, the Timothy Field irrigation ditch, and several utilities along Callahan Road. At the very south end of the park, a paved fire access and gate were constructed for emergencies in the Montreux development to the west. Scattered native pines and upland native shrubs cover much of the forest floor in this area.

Vehicular access to the Park is from Callahan Road, which connects with the Mount Rose Highway. South of the park the road ends at vacant land, which was previously planned for residential lots.



## **History of the Park**

Prior to recorded history, Native American tribes used the local creek channels for fishing, hunting game and traveling between the lakes, mountains and valleys. The creeks offered tribes a water source and shade in the harsh desert environment.

The nearby town of Galena (named after the local lead sulfide rock) had a dozen sawmills that used the water from local creeks to power steam engines to cut timber for the Comstock mines. The mills employed hundreds of workers who lived in the rural area and in town. Local Ponderosa and Jeffrey pine trees were supplied to the mines from the flanks of Mount Rose. Flumes along the sides of Galena and Whites Creeks transported the trees to large ponds, and then to the mills. In time, two fires burned through the town of Galena, eventually causing the lumbermen to move to other nearby areas and ultimately saving the larger trees on the eastern mountain slopes. The town of Galena only existed for a few years until 1867. Shortly thereafter the Callahan family moved to the area, with Matthew Callahan purchasing about 80 acres of land. Matthew's son Phillip and his wife Annie Callahan moved to the ranch in 1894 and over time had eleven children. Since there was no school in the area, the Callahans and neighboring ranchers petitioned the school district to build a new school, which was completed in 1908. The old school was eventually torn down and replaced with a more permanent school in 1940, which is still standing today. Both Phillip and Annie Callahan are buried in the family cemetery just west of the Park.

The original park site south of Galena Creek of 11.86 acres, along with 15.3 acre feet of water was generously granted to Washoe County by the Callahan family, with a dedication on June 7<sup>th</sup> of 1988.

## **Master Plan Goals and Objectives**

This Master Plan is an update to the original plan prepared in 1993. A great deal of public input was also given at recent community meetings as a part of that update. The following identifies the goals and objectives from the various current planning documents, which along with the public input formed the basis of the new Master Plan.

### **Washoe County Regional Parks and Open Space Departmental Goals**

1. Consolidation of the various park elements - school house, playground and trailhead.
2. Riparian protection and enhancement along Galena Creek.
3. Tie in the regional trail from the park east to the acquired O'Brien property and west to State Route 431.
4. Provide non-motorized passive park uses.

### **Top 5 Washoe County Residents' Goals for the Area (from the 2007 Open Space and Natural Resource Plan)**

1. Preservation of open space to protect natural resources and wildlife habitat
2. Interconnected trails and bikeway system
3. Riparian restoration for flood and water protection
4. Hiking trails, natural areas for wildlife viewing

5. Nature study area

### **Goals of the 2010 Forest Planning Area Standards (which relate to Callahan Park)**

1. Minimize the disruption to natural topography
2. Utilize natural contours
3. Preserve existing vegetation to minimize erosion
4. Maintain open vistas
5. Create an extensive trail system integrated with other recreational facilities

### **Site Analysis**

Lumos and Associates gathered the following information from published sources and site walks to provide a background for the park master plan. The overall site analysis is illustrated in Figure 1.

### **Soils and Geology**

Soils on the site are shown in Figure 2, with a legend noting the various soil types and basic descriptions. Soil types are from the USDA Soil Survey. The majority of the site is a stony loamy fine sand from the Galena Creek flood deposits. Excavations for deeper footings will likely encounter larger cobble and boulders at varying depths, especially along the creek.



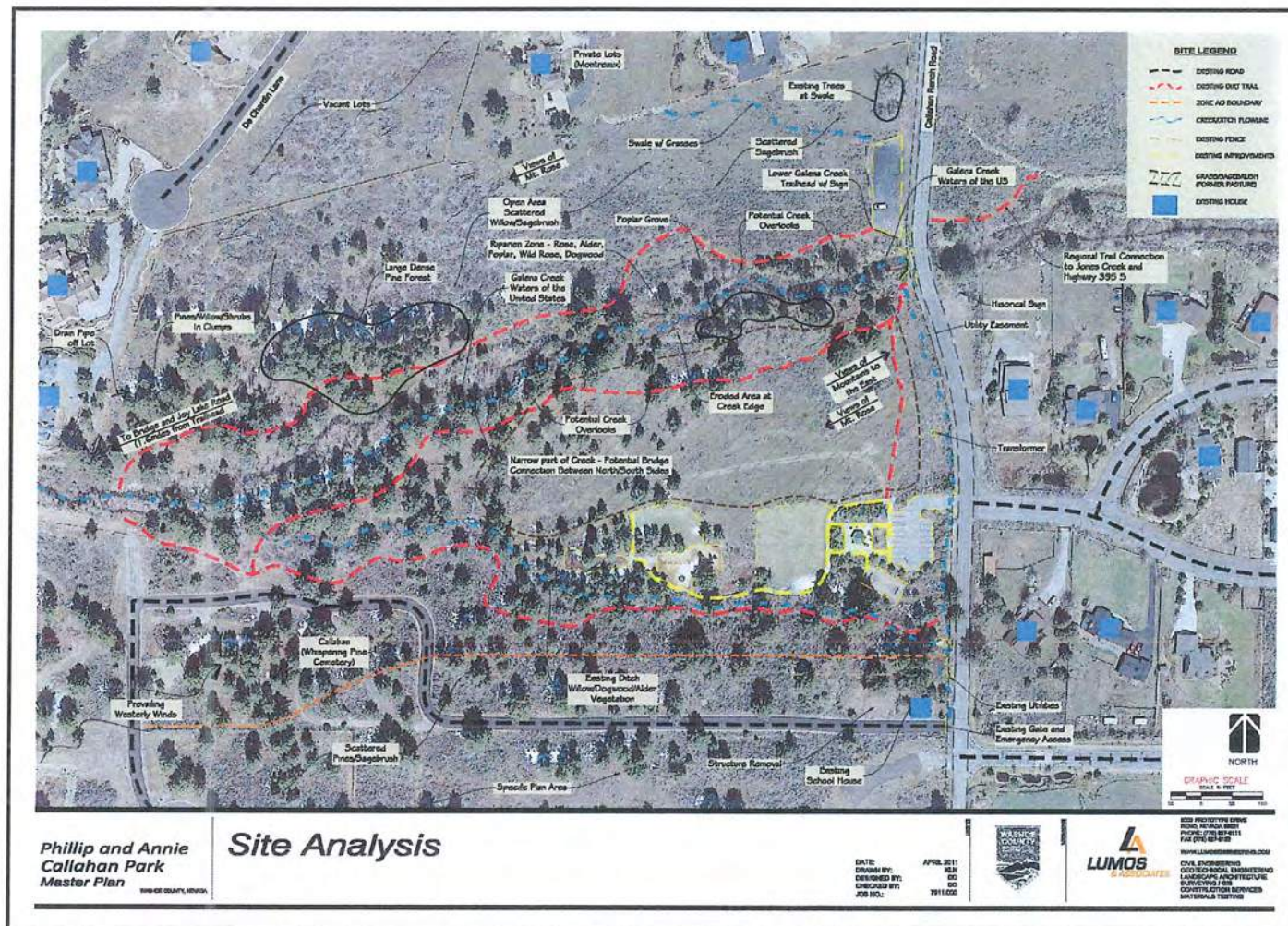


Figure 1 Site Analysis



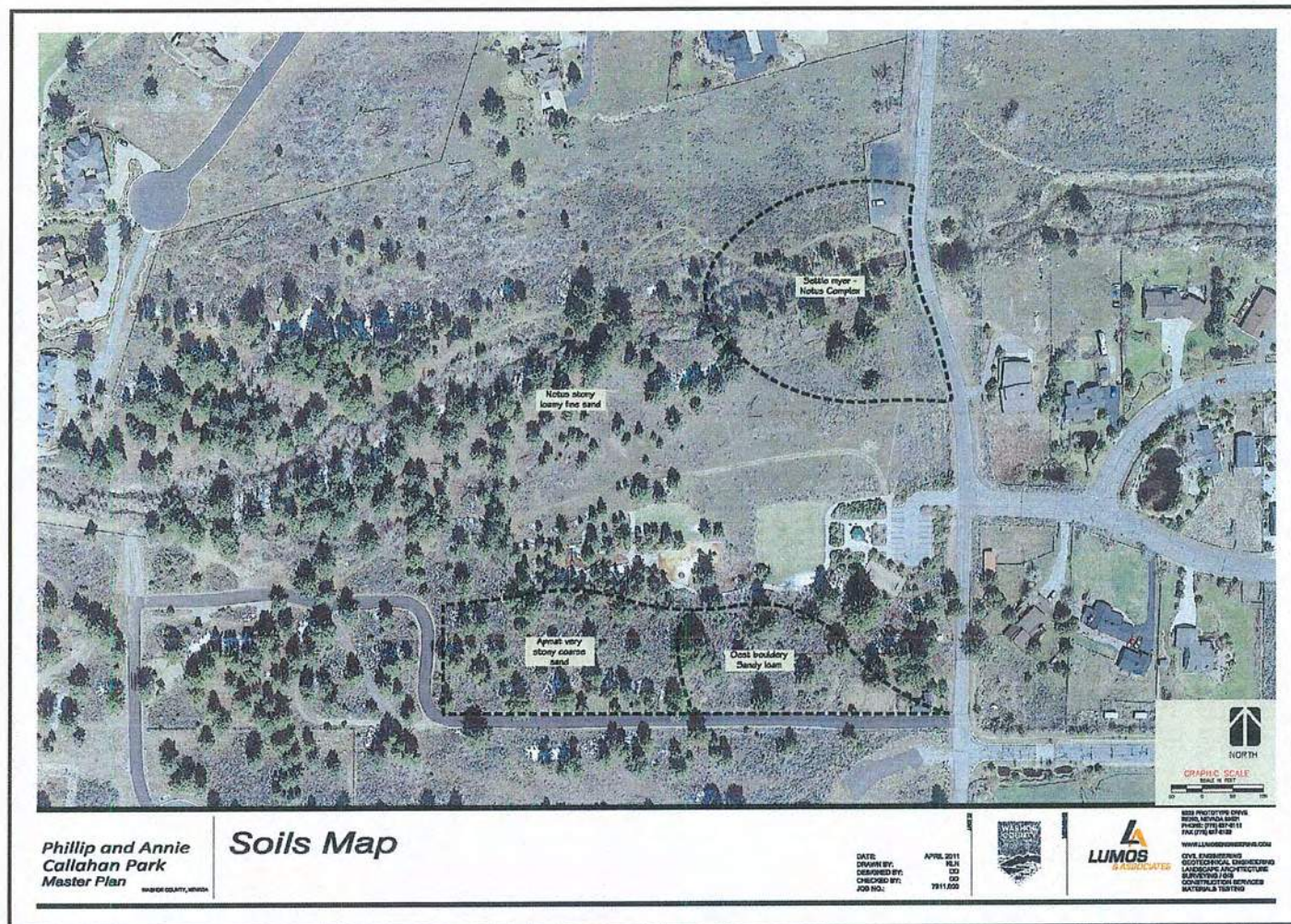


Figure 2 Soils and Geology



### Existing Utilities/Easements

Power, phone, and cable are existing on-site in a 15 foot right of way along Callahan Road on park property. A water line is also present within the roadway. A 50 foot access easement through the center of the Park was recently abandoned and the access moved to the south side of the Park, with paved access for an emergency route. There are some existing utility connections to the Galena Schoolhouse, which was used as a residence until recently. Washoe County sewer exists through the Montreux development west of the park, running north along De Chardin Lane. Other nearby homes, east of Callahan Road, are on individual septic systems. Should one of the planned large developments at the south end of Callahan Ranch Road be approved, sewer would be extended from Callahan Road north of Galena Creek, or possibly a community treatment system would be developed to meet the current County requirements.

### Flood Potential

The entire Park is within Zone AO of the Flood Insurance Rate Map produced by FEMA, March 16, 2009 revision. The depth of flooding from Galena Creek is 1 foot, with a velocity of 6 feet per second. The potential impact of the flood zone on the park is for above-grade construction that could impede flood flows. Proposed improvements will need to consider depths, scouring potential and velocity of flooding.

### Wetlands

Galena Creek is a tributary to the Truckee River under the jurisdiction of the Army Corps of Engineers as a "Waters of the United States". The Creek channels snowmelt to Steamboat Creek and the aquifers below Galena Forest, Callahan Ranch and Pleasant Valley. It is also considered riparian wetland, with strict controls for disturbance within the water channel. Under the 2007 Nevada Priority Wetlands Inventory (a joint effort of the Nevada Natural Heritage Program, Nevada Department of Wildlife and the Nature Conservancy) the creek has about 20% of the wetlands intact, 60% eliminated, 15% converted to other vegetation types and 5% degraded. It has an ecosystem function and value rating of 27, which ranks it higher than most wetlands in the state. The creek has a stress intensity ranking of 16, which is about in the middle of the wetlands groupings - the stress intensity identifies human sources occurring or likely to occur in the next 5 years. The total rank score of 43 is a combination of the ecosystem and stress intensity scores. The stewardship urgency is a 3, on a 1-3 point value system, meaning the creek is in the lower third in terms of urgency. This means that there are many other wetlands in the state that are more critical than Galena Creek. This lower urgency rank, however, does not mean improvements are unwarranted and such improvements, even minimal, would greatly increase the health of the creek.

### Slopes

Figure 3 illustrates the slope analysis for the Park. The majority of the land falls between 0 and 5 percent, with steeper slopes – 16-20 percent along the Galena Creek. To the south side of the Timothy Field Ditch, slopes average between 21-25%. For hiking and passive recreation uses, the majority of

slopes lend themselves to those activities. ADA access at a 5% grade, with landings to Galena Creek trails and picnic facilities will require some minimal grading to avoid required railings.



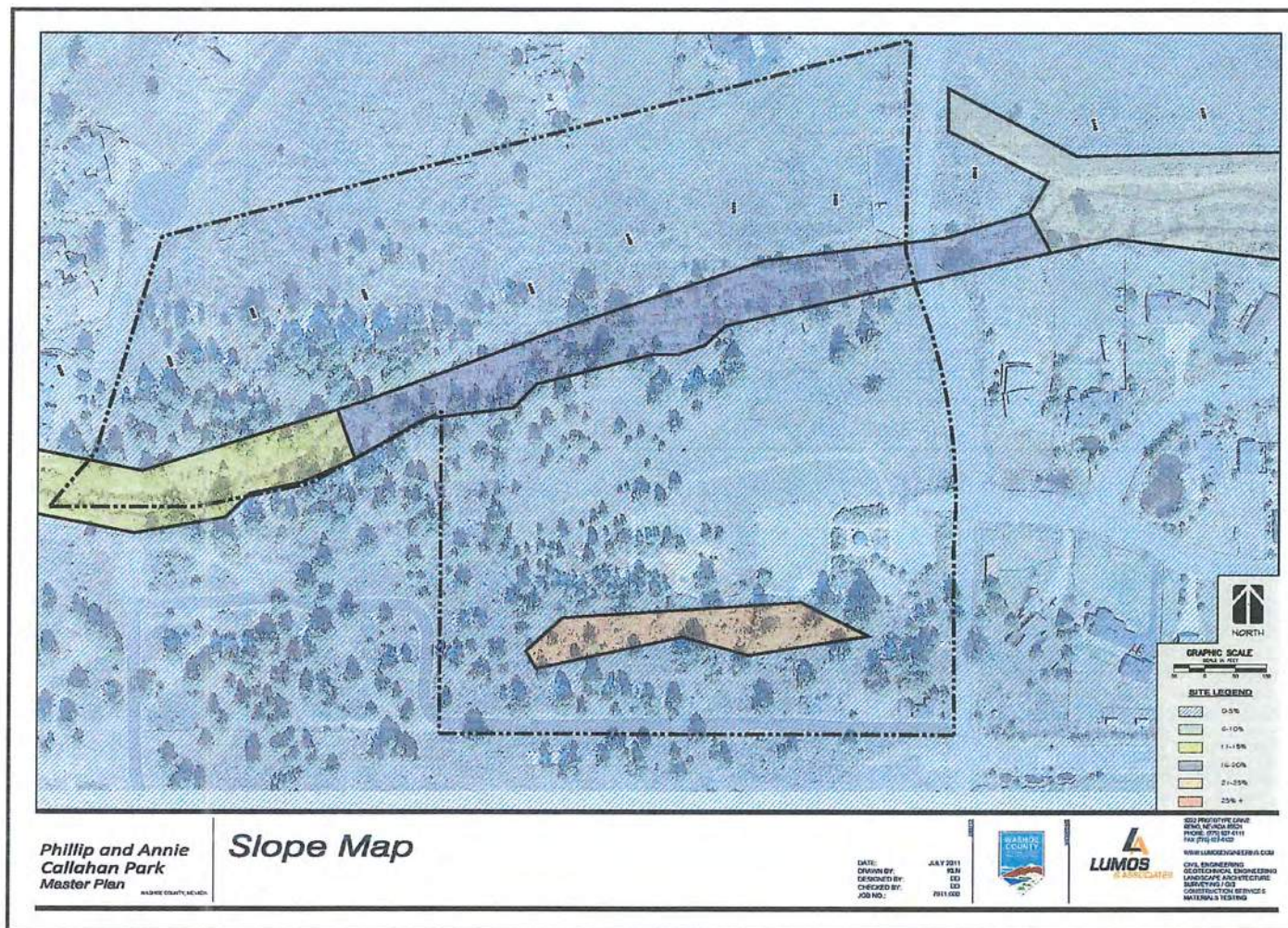


Figure 3 Slope Map



## Views from the Park

Views are shown on the site analysis plan – Figure 1. From the center of the park looking east is the Virginia Range, with existing houses in the foreground. To the north are existing houses on very large lots. On the west is open space with pine trees. There are views of Mount Rose in the distance from the meadow area south of Galena Creek. To the south are views of large pine trees.

## Vegetation

The site has both upland vegetation and riparian plant types along Galena Creek and the Timothy Field ditch. The trees are primarily Jeffrey and Ponderosa pines of varying ages. The oldest pine trees date to the original mill closing, which was about 140 years ago. Trees along the creek include aspen, alder, willow, cottonwood and some pines. Shrubs near the creek are wild roses, bittercherry, willow, and dogwood. Upland vegetation is classified as inter-mountain basin cold desert scrub and typically includes sagebrush, bitterbrush, sandberg bluegrass, among other shrubs and grasses.

## Wildlife Habitat

The Park is not significant habitat or potential habitat for Big Horn Sheep, Mule Deer or Antelope, according to the Washoe County Community Development mapping. Songbirds are active in the spring and fall. Other birds include the Steller Jay, Clark's Nutcracker and woodpecker. Smaller animals include the Golden Mantle ground squirrel. There are likely the occasional coyote, black bear and bobcat who wander through the area looking for food from a variety of sources. Alongside the creek reside raccoons, leopard frogs, tree frogs, water snakes and reptiles. Within the creek, native trout congregate into small pools, while nocturnal owls and bats emerge at sunset to hunt.

## Schoolhouse Building

H&K Architects reviewed the structural integrity and the existing conditions of the schoolhouse building. These findings are contained in H&K's report included in Appendix C.

## Master Plan Public Meetings

Three public meetings were held with both local and regional residents who use both the Park and the regional park trail system. The meeting minutes are included as a part of the appendices, with a summary below.

**First Public Meeting – 4-27-11** – Participants agreed that the focus should be on environmental interpretation, trails, signage, creek protection and connections between the main park features. The trailhead should include several amenities for hiking and biking. Trail widening and consolidation was important for users. A secondary pedestrian bridge over the creek was important but not a priority. Existing parking areas are adequate for everyday use. Preservation and enhancement of the schoolhouse was the highest priority.

**Second Public Meeting – 5-4-11**– The Callahan family expressed interest in keeping trails away from the cemetery, and posting private property signage. There was also a desire for family recognition with a dedication plaque. Some fuels reduction work is required throughout the Park, especially at the



southwest corner. Volunteers and docents for the school, when opened, will be needed to interpret and protect the building. Shutters could protect the interior once the plywood is removed from the windows. The existing fire access gate could be moved to allow limited parking at the schoolhouse.

**Third Public Meeting – 6-8-11** – Plans were presented, and included a revised site plan showing trails and walkways, creek overlook, signage locations, fencing, bridge, enlargement revision of the schoolhouse area with a heritage garden rather than a vegetable garden. Also presented was a suggested priorities list and cost estimate for each priority, along with plans and phasing recommendations for the schoolhouse structure. Comments from the public were very favorable, and there was general support for the ideas presented. The restroom and schoolhouse were still the top priorities for park construction. Funds to operate and maintain the restroom are still in question from the County's perspective. Donations by residents into an enterprise fund for park improvements and maintenance were desired by residents.

### On-line Survey Results

An on-line survey was posted by Washoe County for public input outside of the public meetings. The development of the Master Plan took the survey comments into consideration. The full results are included in Appendix B, and a summary of that survey outlined below.

- A. Most people (43%) visit the park at least once a week.
- B. The children's playground fits the needs of most park users who have children.
- C. People use the individual picnic sites about once a year and the majority do not ever use the group picnic area.
- D. 61% feel that Galena Creek should have access points from the trail.
- E. The proposed improvements were ranked as follows:
  - 1. Restroom
  - 2. Trailhead Parking
  - 3. Galena Schoolhouse and Meeting Facility
  - 4. Connection between the trailhead, park and Galena Schoolhouse

Lower ranking improvements include schoolhouse parking and equestrian parking. Other improvements desired by individuals include a trash can at the trailhead, tennis courts, swim facility, and equestrian area.

- A. A regional trail system was important or very important to about 70% of the respondents.
- B. The most important park activities desired in order of preference included:
  - 1. Running/walking trails
  - 2. Dog walking
  - 3. Communing with nature/natural areas
  - 4. Galena Schoolhouse/interpretive area
  - 5. Group and individual picnic areas
  - 6. Playgrounds

- 7. Turf Areas
- 8. Creek access
- C. People are most likely to use the restroom, Galena Schoolhouse, trail linkages, and the access points to Galena Creek.
- D. Priorities for funding include, in order are:
  - 1. Preservation of natural areas
  - 2. Development of new multi-purpose trails
  - 3. Restroom facility
  - 4. Restoration of the Galena Schoolhouse
- E. Priorities for the Galena Schoolhouse include:
  - 1. Interpretive center
  - 2. Meeting center
  - 3. Restoration and upgrades
  - 4. Music and Chautauqua
  - 5. School programs
  - 6. Events center
- F. Most people felt there was adequate parking located close to park activities.
- G. 85% felt that park signage was adequate.
- H. 83% of respondents would volunteer time for the park clean-ups or improvements.

## Master Plan Narrative

### Trails and Trailheads

Existing improvements and regional trails are shown in Figures 4 and 5. The draft Master Plan is illustrated in Figure 6. The intent of the trail system is to connect the various destinations both outside and within Callahan Park. The plan envisions several types of trails – small width dirt trails on the north and south sections of the park, a wider gravel base for the regional trail, and a colored concrete walkway for the accessible trail on the south side of the creek. The trailhead at the north side of Galena Creek and the existing parking lot opposite Ranch Land Circle are linked together with trail and walkway access. Both points of access would include visitor way-finding signage, dog waste stations, bear-proof trash receptacles, and interpretive panels. Both way-finding and interpretive signage is also proposed along the trails and at junction points. The regional trail - currently dirt, would be widened to 8 feet and constructed of an aggregate base material to reduce mud and dusty conditions. The trail is used primarily by hikers and bikers, with very little equestrian use. User created trails to the creek and shortcuts through the brush would be closed and re-vegetated.

Other existing user created trails throughout the park would be consolidated into one identified alignment, with signage. Two small bridges are proposed over the Timothy Ditch. The non-accessible dirt trails would be a minimum of 3 feet wide, with a meandering alignment around existing trees and larger shrubs. The exact layout would be determined in the field. The intent is to offer users an alternative path away from the creek for hiking in the winter and spring months, when the creek trail is cold and



wet. At the north and west edges, the trail would be set back a minimum of 100 feet from the property line, as a privacy separation from the existing houses.

The 5 foot wide concrete pathway on the south side of Galena Creek is proposed as an accessible trail to picnic pads and as an overlook to the creek from the existing parking lot. The grades would be below 5%, with landings as required for an ADA walkway in a rural setting. The 0.3 mile pathway alignment would be set to limit cuts and fills, tree removal and avoidance of existing utility boxes. The path could include an integral color to better blend in with the natural environment. The overlook at Galena Creek would include benches, interpretive signage and access to nearby fishing. This area allows ADA access to the creek, which is currently not available at the park.

Connecting the trails at both north and south sides of Galena Creek is a proposed via a new pedestrian bridge. Since the bridge is a lower priority, the trails would be constructed as individual loops, with the existing trail connection at Callahan Road improved for access. The bridge is located in an area where the creek is narrow, and could be fit around the larger pine trees, with concrete abutments both sides. It would not be meant for equestrian access to the south side of the creek, since the trails are not appropriately sized for horses.

Pedestrian control was requested by the Callahan family along the western edge of the park to keep the public from trespassing onto the adjacent Callahan property. A split rail fence and signs are proposed along this edge, from the existing road on the south property line to Galena Creek, with a future tie-in at the pedestrian bridge railing.







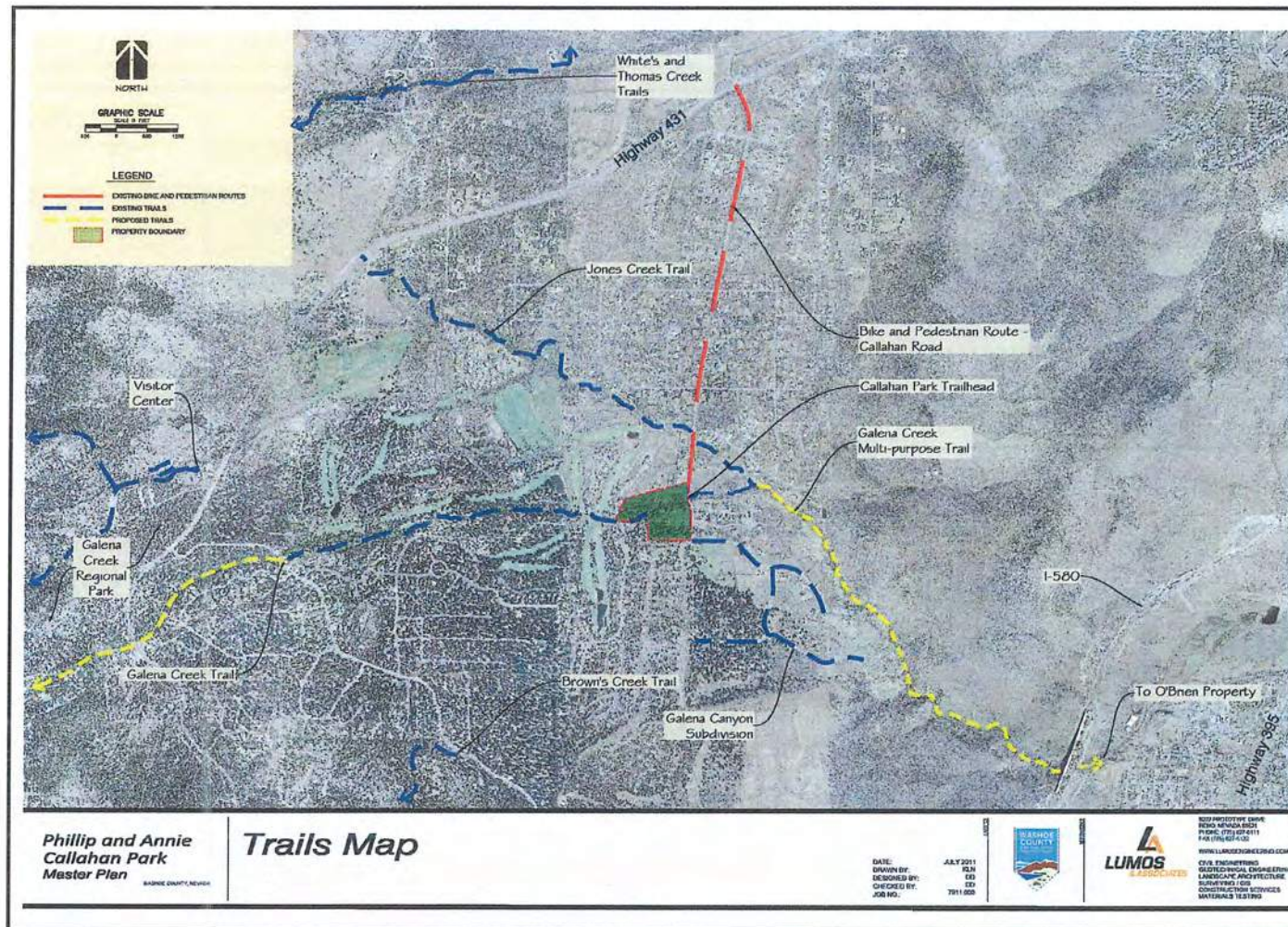


Figure 5 Overall Trails Map



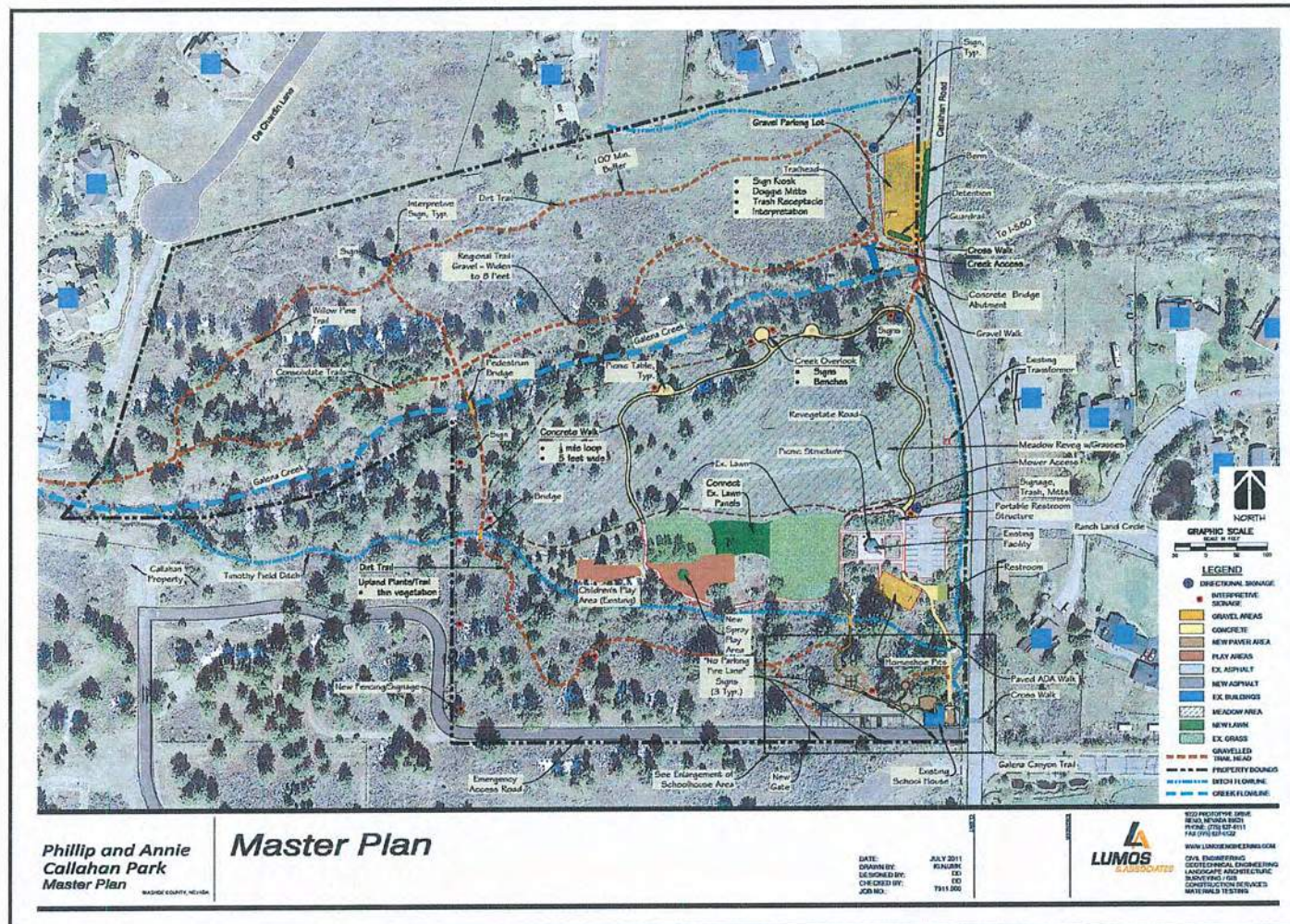


Figure 6 Master Plan



## **Galena Creek Protection**

The Master Plan proposes several improvements along the creek that will improve the overall ecosystem identified under the wetland section in the site analysis. At the existing north trailhead, the runoff from the gravel parking lot currently pond near Galena Creek. Water is carried from the lot with some mud and oil, drains into the creek near the bridge on Callahan Road. A detention area would collect water and release it slowly into the ground before it enters the creek. Native grasses and shrubs would help further filter the runoff. An additional planting area is proposed at the roadway as a separation between the street and parking lot. This planter would take run-off water from Callahan Road and filter it before it was directed south into the creek.

At the trailhead, hard surface creek access is shown with paving and rock rip-rap near the stream channel. The purpose of the hard surface creek access is to control people and pets from further eroding the creek banks. The paving could be an open cell paver with small rock for permeability. A thickened concrete edge on the upstream side would help prevent undercutting during floods. At several spots along the creek there is existing bank erosion that will require stabilization with boulders and willow cuttings to reduce silt movement. Those eroded areas would require field location of improvements prior to construction.

## **Galena Schoolhouse Area Proposed Improvements**

The enlargement in Figure 7 illustrates the proposed improvements for the existing schoolhouse building. On the east and north sides of the structure are paver patios with stone seat walls proposed for outdoor classroom use. Both areas would have gated entries with small overhead structures. Proposed ramps will allow ADA access between parking, pathways and the schoolhouse doorways, which sit well above the existing ground elevation. Access to the schoolhouse will be from both the existing parking lot to the north and a new parking on the east side of Callahan Road. Each one of the patios could accommodate a group size of 15-20 people each on the wall seating, and several more if tables are added. Native shrubs and a period style fence is proposed at the north and east side of the schoolhouse. A historical sign and park dedication sign recognizing the Callahan family dedication of the park are proposed on the front, or east side of the school.

A small classroom is shown to the north of the patios, also with pavers and a seat wall. This area could accommodate 10-12 people and would be ideal for smaller groups of children engaged in environmental education. The classroom would be located below the large existing pine trees.

A heritage garden is proposed to display heritage and heirloom plants, with an emphasis on native plants that are resistant to both deer and rabbit predation. Plants that pioneers carried with them from home in the east or Midwest could also be displayed on the surrounding berms, including plants such as lilac, iris, bridalwreath spiraea, harrison rose, fruit tree cuttings, peony, hollyhock and cherry bushes. Heirloom plants are cultivars which used to be commonly grown but have fallen out of favor with the general public, due to retail availability. Many can be found and propagated from old plants found in cemeteries and homesteads in the west. The garden and walkway configuration were inspired



by form of a wagon wheel, with its thick wooden spokes. Amenities could include benches, water fountain, and overhead trellis for vines. Protection of the small plants will be important for successful establishment, especially with both deer and rabbits in the area. Interpretive signage is proposed, and docents in the schoolhouse could assist in oral interpretation as well. Artifacts from local ranches could be displayed, with outdoor sculpture related to western heritage from local artists. Tours of the adjacent Callahan family cemetery could be possible with permission and interpretation from the Callahan family members.

Parking with 12 spaces, including 2 ADA spaces is proposed adjacent to the existing fire access road. The parking could be used for the park, schoolhouse and heritage gardens. It is proposed to have asphalt surfacing, but could be gravel in the interim. A paved ADA route to the building will lead from the parking area to the ramps/stairs at the schoolhouse. The existing fire gate at Callahan Road would be moved to the west as shown to accommodate the parking area. "No parking" signs would be added to the roadway to ensure the access way is clear for emergency purposes.

### **Improvements to Schoolhouse**

H&K identified improvements to be made to the schoolhouse building and a proposed phasing plan. These improvements are identified in H&K's report included in Appendix C. Re-using an existing building structure envelope can save 25-40% of the cost of a new building, according to a web site regarding renovation of Ohio's historic schools. The "greenest" building is the re-use of the one already in place, since most of the materials are re-used, versus starting a building from scratch. Renovation of an existing structure can be considered the most important contributor to sustainable architecture and tying the past and present together.

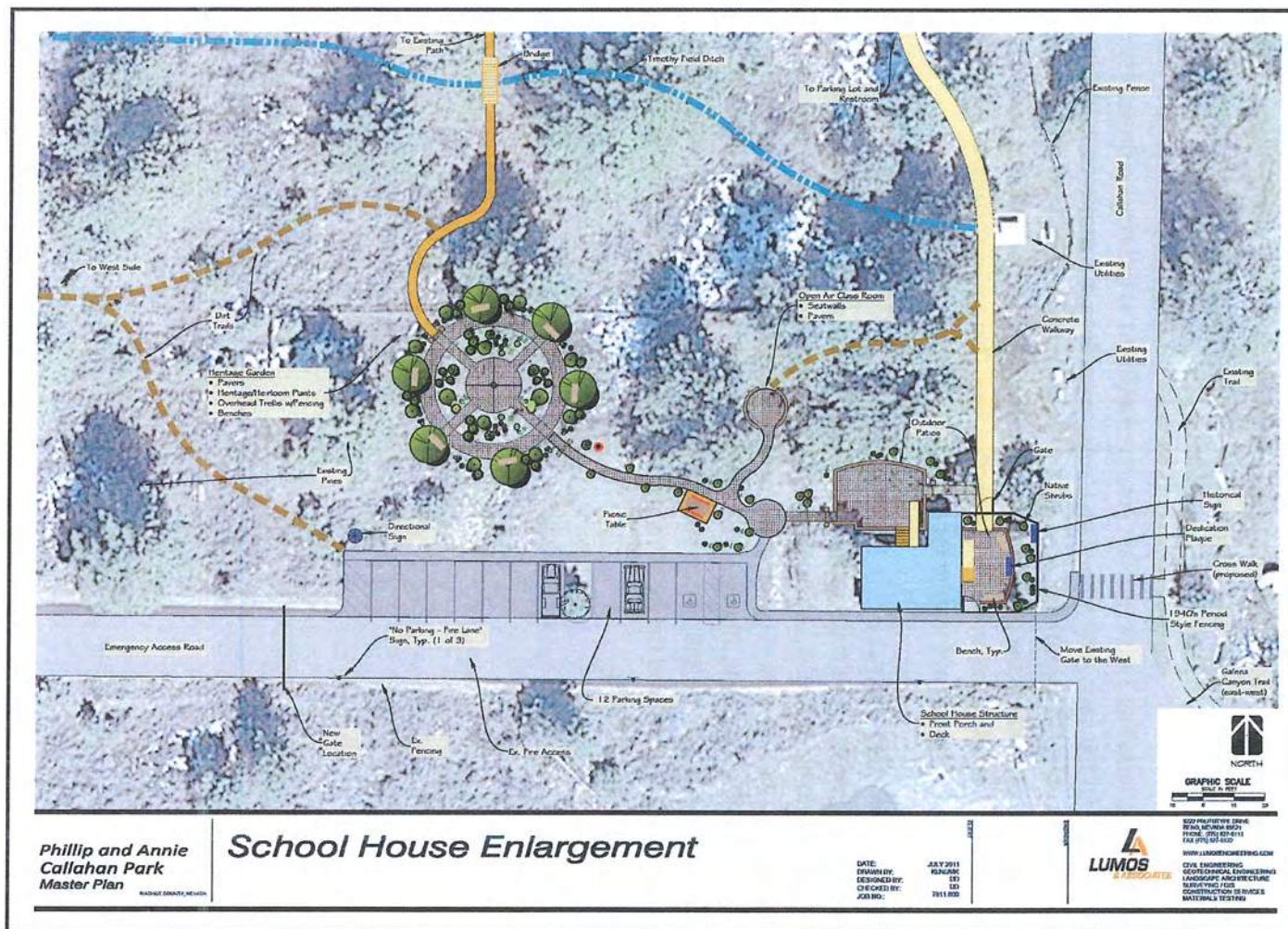


Figure 7 School House Enlargement



## Site Amenities

Site amenities include benches, picnic tables, bear proof garbage cans, drinking fountains, and dog waste stations. The style should be visually similar to the existing site furnishings, but larger in scale and as maintenance free and vandal resistant as possible. The only lighting proposed at the schoolhouse would be low voltage and down-lit to avoid off-site glare. The remainder of the Park would be kept free of lighting.

The restroom shown is adjacent to Callahan Road and would be shared between the schoolhouse and the overall park. There is a dry sewer in the road that the restroom could be connected to, but in the interim period, it would be a vault system that could be pumped. Water is available at the existing Park and could be extended to the restroom sinks. The restroom is a high priority to the residents and should be both attractive and low maintenance. It should be installed before any recreational improvements are made to the Park.

## Fire Suppression

The County will work with Sierra Fire Protection District to reduce the fuels within the park through thinning and the removal of dead plants and tree limbs. This was a very big concern for the local residents. Proposed signs will include information regarding fire danger in the park.

## Signage

### Interpretive signage

Sign locations are shown on the Master Plan in Figure 6, and would be freestanding metal construction, with an angled face plate.

Content could include the following topics:

- 1) Galena historical town site – mining, milling and ore processing.
- 2) Callahan family – cemetery and schoolhouse history near the park dedication plaque at the schoolhouse.
- 3) Schoolhouse residents of the past, including the writer Joanne DeLongchamps and her writing/poetry, her connection to the natural setting in the Park and the subsequent *Schoolhouse Poems* (1975).
- 4) Galena Creek – flora and fauna – riparian vegetation, flooding and erosion control, historical water use, current fishery, and water quality issues. Upstream historical fish hatchery for the area, located at Galena Creek Regional Park.
- 5) General geology of the region – alluvial flood plain, transition area from alpine mountain to high desert.
- 6) Timothy Field Ditch – Irrigation and farming/ranching in Nevada – early pioneers in the area.
- 7) Upland vegetation types – north side of Galena Creek, including pine tree types and age.
- 8) Distant views of Mount Rose – Mountain formation and geology. Mountain source of snow melt for Galena Creek.
- 9) Fire danger in forested areas of the eastern Sierra.

### Wayfinding signs

Signs would be on posts at the proper height with the Washoe County format, color and logo for consistency.

### Sign Types

1. Regional map of the area, from Hwy 580 to State Route 431, including the Galena Creek Regional Park. Directional and educational trail maps for Galena, Browns and Jones Creeks available at the trailhead kiosk.
2. Maps indicating trail type and surfacing, mileage, and slope, located on a post at trail ends and trail intersections.
3. Perimeter private property signs along the north and west boundaries. Signs adjacent to the Callahan property to the west to be on posts at 100 ft. spacing for visibility.

## Cost Estimate ( by priority)

### #1 Priorities

#### Schoolhouse Area

1. Concrete Pavers and edging— 460 sf @ \$7.00/sf – \$3,220
2. Concrete seat wall with fascia – 90 lf @ \$150/lf - \$13,500
3. Wood arbors – 2 @ \$1500 ea. - \$3,000
4. Callahan dedication signage – LS. - \$3,500
5. Interpretive signs – 2 @ \$3,000 ea. - \$6,000
6. Asphalt walkway – 2,700 sf @ \$2.00/sf - \$5,400
7. Asphalt paving – 1,230 sf @ \$2.50 - \$3,075
8. Parking striping – LS. - \$500
9. Wheel stops – 10 @ \$150 ea. - \$1,500
10. Re-locate access gate on roadway – 1 @ \$3,000 - \$3,000
11. Ramps to building, with railing – 28 lf @ \$50/lf - \$1,400
12. Split rail fencing – 50 sf @ \$15/lf - \$750
13. Gravel surface – 13 cy @ \$60/cy - \$780
14. Bark surface- 8 cy @ \$50/cy - \$400
15. Fill dirt – 20 cy @ \$70/cy - \$1,400
16. Water line to garden – LS. - \$2,500
17. Benches – 2 @ \$900 - \$1,800
18. Picnic table – 1 @ \$1,200 - \$1,200
19. Native/heritage landscape and irrigation – 3,000 sf @ \$4.00/sf. - \$12,000
20. Water extension from east side of road – LS. - \$10,000

**Subtotal Schoolhouse Area - \$74,925**

**15% Contingency - \$11,238**



**Schoolhouse Total - \$86,163**

### **Restroom**

1. Remove existing screen for re-use - \$1,000
2. New restroom – vault toilet with sinks - \$38,000
3. Utilities – power and water – LS. - \$10,000
4. Thin and clear vegetation to reduce fire danger – by local fire agency.

**Subtotal Restroom – \$49,000**

**15% Contingency - \$7,350**

**Restroom Total - \$56,350**

### **#2 Priorities**

1. Concrete pads – 130 sf @ \$6.00/sf - \$780
2. Granite fines pathways – 12,050 sf @ \$1.50/sf - \$18,075
3. Trail construction ( Dirt) – rock removal and compaction – 8,490 sf @ \$.40/sf - \$3,396
4. Clearing, grading and drainage – LS. - \$40,000
5. Culverts- LS. - \$10,000
6. Eroded slopes - Large rip-rap – 2,000 sf @ \$10/sf - \$20,000
7. Re-vegetate existing dirt road – 7,000 sf @ \$.25/sf - \$1,750
8. Creek access – turf block- 400 sf @ \$4.00/sf - \$1,600
9. Bridges at the Timothy Ditch – 2 @ \$2500 ea - \$5,000
1. Trash containers – bear proof – 5 @ \$2,000 ea - \$10,000
2. Doggie mitt stations – 2 @ \$1,200 ea - \$2,400
3. Signage
  - a. Interpretive – 10 @ \$3,000 ea - \$30,000
  - b. Directional /Educational– 6 @ \$800 ea - \$4,800
  - c. Kiosk – 1 @ \$8,000 - \$8,000
  - d. Park boundary signs – 4 @ \$600 ea. - \$2,400
  - e. Split rail fencing at the west park border adjacent to cemetery – 450 lf @ \$15/lf - \$6,750

**Subtotal - #2 Priorities– \$154,951**

**15% Contingency - \$23,243**

**Total - #2 Priorities - \$178,194**

### **#3 Priorities**

1. Concrete pathways – 6,850 sf @ \$5.50/sf – \$37,675
2. Trex decking and stairs – 200 sf @ \$50/sf - \$10,000
3. Bioswales – 1350 sf @ \$4.00/sf - \$5,400
4. Trim back shrubs – LS. - \$1,000

- 5. Benches – 12 @ \$900 ea - \$10,800
- 6. Tables – 4 @ \$1200 ea - \$4,800

**Subtotal - #3 Priorities - \$69,675**

**15% Contingency - \$10,451**

**Total - #3 Priorities - \$80,126**

#### **#4 Priorities**

- 1. Re-surface existing parking lot – crack seal, and stripe – 7,600 sf @ \$.50/sf - \$3,800
- 2. New lawn area- 4,500 sf. @ \$1.00 - \$4,500
- 3. Pedestrian bridge @ Galena Creek - 1@ \$35,000 ea - \$35,000
- 4. Native shrub screening at Callahan Ranch Road – 5,200 sf @ \$3.00 - \$15,600

**Subtotal - #4 Priorities- \$58,900**

**15% Contingency - \$29,450**

**Total - #4 Priorities - \$88,350**

**Overall Park Area Total Priority Costs - \$409,057**

#### **Schoolhouse Building Costs**

Since the schoolhouse building needs extensive modifications, H&K identified four different levels of rehabilitation. These different levels are based on costs associated with improvements and how extensive the improvements need to be. Costs of improvements range from \$15,000 for visual improvements to \$35,000 for structural stabilization. The complete analysis is contained in H&K's report included in Appendix C.



## APPENDIX

## A. COUNTY AND PUBLIC MEETINGS

**Callahan Park Master Plan Kick-off Meeting**  
March 2, 2011 3 pm Parks Plumas Office

**Attendance:**

Lynda Nelson	WC Planning Manager
Cheryl Surface	WC Park Planner
Dale Doerr	Lumos Project Manager
Max Hershenow	H&K Architects
Mark Johnson	H&K Architects

**NOTES:**

Callahan Park Scope of Work & Time Schedule for Master Plan submitted by Dale Doerr to Washoe County. Project schedule: March 2, 2011 to Sept. 17, 2011

Current Data Gathering

WC will gather preliminary data and submit to Lumos as follows:

<u>Task</u>	<u>Responsible Person</u>
Aerial Photography, Topo and GIS maps.	Cheryl will coordinate with Marsha Cardinal
Utility Plans for Park area	Lynda
Park Inventory	Eric Hasly
List of Inventory requirements to WC	Dale
WC Water Rights for the Park	Lynda
Application for Ditch-ownership	Cheryl will check with Ray Callahan
Callahan & Galena Schoolhouse Plans	Eric Hasty
Drip Tree Inventory	Lynda
Non-drip tree inventory	Dale
Septic Plans	Lynda
Shape files for easements	Marsha/Lynda/Eric
Galena/Steamboat CAB schedule	Cheryl will email to Dale
Sewer availability	Cheryl
Stakeholder Contacts	Cheryl
Reynard & Burtis Property ownership	Cheryl
Water valves-line inventory	Lynda



## County Meeting

### GOALS

1. Tie in the trails from the park East to O'Brien property and West to Galena Park
2. Galena Schoolhouse similar use as Huffaker Schoolhouse
  - a. Meetings
  - b. Passive Interpretive Center
  - c. Parking area
3. Structural Condition of Galena Schoolhouse
4. Callahan Family input into planning process
5. Passive Park usage by multiple non-motorized recreationalists (equestrian, bikers, hikers)
6. Riparian area enhancement
7. Consolidate three separate areas: schoolhouse, playground and trailhead into one park area, providing linkage between the three.
8. Public input and stakeholder meetings (include Park Commissioners/BCC)

### CONCERNS

1. Dog Park (space allocation issues-riparian area)
2. Water Play Area (space allocation-riparian)
3. Flat Fields (space allocation)

### STAKEHOLDERS

1. Park Commissioner (Patti Moen?)
2. USFS - Carson Ranger District (Dan Morrie)
3. Great Basin Institute
4. Callahan Family Member
5. Trails Groups: Truckee Meadows Trails Association, Poedunks, Equestrian
6. HOA's
7. Sierra Fire Protection District

### CONTACTS

Cheryl Surface	Primary WC Project Lead	823-6512	<a href="mailto:csurface@washoecounty.us">csurface@washoecounty.us</a>
Lynda Nelson	Secondary WC Contact	823-6511	<a href="mailto:lnelson@washoecounty.us">lnelson@washoecounty.us</a>
Dale Doerr	Lumos Project Manager	827-6111	<a href="mailto:didoerr@lumosengineering.com">didoerr@lumosengineering.com</a>
Max Hershenow	H&K Architects	332-6640	<a href="mailto:max@hkarchitects.com">max@hkarchitects.com</a>
Mark Johnson	H&K Architects	332-6640	<a href="mailto:mark@hkarchitects.com">mark@hkarchitects.com</a>

### Meeting Minutes – Callahan Park First Meeting – 4-27-11

Cheryl Surface with Washoe County Parks, Max Hershenow with H+K and Dale Doerr made a presentation to the group of about 20 people, mostly Callahan family members. We invited the group back to next week's meeting on the 4<sup>th</sup>.

Major points were:

- 1) They agreed that a focus on environmental interpretation, trails, signage and protection of the park and creek is desired. Preserving and rehab of the school building was the number 1 priority for development. Tammy Callahan was very interested in teaching environmental education to the local children.
- 2) Connections to the park from the school, outdoor classroom, parking and garden were all desired.
- 3) A pedestrian bridge connection over the creek at the west end was desired, although not a priority.
- 4) Items for the trailhead include signage (concrete), dog mitts, trash can, table, and access to the creek. There are not too many folks who trailer their horses to the site.
- 5) A regional trail to the O'Brian property to the east was of interest.
- 6) The existing bridge crossing is not great for horses – slippery and slanted.
- 7) Trail connectivity and consolidation was important. Widening the regional trail was important for sight distance and accessibility. A detention area at the trailhead was fine.
- 8) The ditch is the Timothy ditch, and the folks use the water downstream for irrigation. They clean the grate at the park daily from pine needles. The kids play in the ditch and float sticks, so it is a recreation element. Need to protect it from damming and re-route of water.
- 9) Protection of the meadow and views were important. Secondary trails off of the main trail for pedestrians is fine to the north and south.
- 10) Parking does occur on the road shoulder from time to time, otherwise the lots are fine as is – no need to expand.
- 11) Lighting – maybe motion activated (solar?) is important at the school, but not the remainder of the park.
- 12) Existing play area is fine, but the whirl was stolen. Look at rubberized fabric instead of fibar.
- 13) ADA walkways and picnic area at the creek were acceptable. Overlooks at the creek were important.
- 14) There is no need for additional group picnic, activities or lawn areas.



## **Phillip & Annie Callahan Park & Galena Schoolhouse**

### **Meeting Notes April 27, 2011 – South Valleys Library**

22 total in attendance.

Well represented by Callahan family – 3 generations

#### **COMMENTS:**

##### **GENERAL:**

Oral history with elder Callahan family members is a priority due to their declining health – all attended the Galena Schoolhouse and have historical documentation, photographs and stories to share with consultant and Washoe County.

Not having restrooms at the park is a major concern and sanitary issue, due to the fact that there is a creek running through the park and small children utilizing the facilities.

Timothy Ditch is the major water source for Callahan Ranching operations. Inadequate signage regarding the ditch causes clogging of the grate, due to children playing in the ditch.

##### **GALENA CREEK:**

Access to the creek for play, animal watering is required.

Run-off from the trailhead parking currently runs into the creek.

Creek has flooded in past over 6 feet.

Restore eroded areas of creek.

##### **SCHOOLHOUSE:**

The restoration of the Galena Schoolhouse is a priority for the family and adjacent residents of the Park. An educational component should be incorporated into the schoolhouse usage.

Solar motion lights should be installed at the schoolhouse to prevent vandalism

Provide restroom at schoolhouse.

Possible Schoolhouse Uses and Ideas:

- Historical site
- Patio outside
- Small meeting space
- Educational component
- Interpretive displays
- Community garden

- Sustainable modeling for community
- Pod casting
- Include former wooden schoolhouse in displays
- Include Callahan Ranching family history in displays
- Include town of Galena in displays.
- If schoolhouse is not open, provide outdoor interpretive displays and availability to “peak inside a window”
- Set up interior of schoolhouse to replicate what it would have looked like when it was being utilized by Callahan family members.

#### **PARKING:**

Parking at both the trailhead and the playground area seems to be adequate, but additional parking will be necessary at the Schoolhouse. Moving the gate beyond an area identified for parking behind the schoolhouse is preferred.

#### **SIGNAGE:**

Signage is necessary to direct trail use. (Directional Signage)

Galena Park wooden sign is missing.

Interpretive signs along the trail depicting historical, vegetative, wildlife & creek information would be helpful.

Educational Signage needed within the park and trail areas.

#### **BRIDGES:**

Existing bridges (TREX) are not equestrian friendly. New bridge material should be wood.

New bridge across creek to provide shorter loop between playground area and trailhead.

#### **TRAILS:**

Delineate trail from trailhead to Joy Lake Road (many social trails need to be rehabilitated).

Widen existing trail to provide for multiple use.

Construct new ADA trail loop that will provide access between playground and existing trailhead, with addition of new bridge.

Provide Bear Proof Garbage container at Trailhead...dog waste bags.



**Callahan Park & Galena Schoolhouse Public Meeting Notes 5.4.11**

1. Keep trails on Washoe County property away from the cemetery.
2. Put a pedestrian bridge to access the north side trail system
3. Rehab trails on Callahan property
4. Fuels reduction work needs to be completed around the schoolhouse and park
5. It would be great to see inside the schoolhouse even when it is closed (even if it is just a few windows that showcase inside)
6. Get volunteers for maintenance of the park and docents for the schoolhouse
7. Put shutters on the schoolhouse windows and that way they can be opened and closed
8. Community gardens might not be a good idea, since they take a considerable amount of work to maintain.
9. Move the gate by the schoolhouse to the Callahan property line.
10. Some form of recognition of the Callahan family and their donation of the property to the parks department needs to be done.
11. Small clearing for a picnic table that is secluded from the main area along the trail system
12. Directional signage throughout the park
13. Period fencing around the schoolhouse rather than barb-wire or split-rail
14. Can a tour of the cemetery be included in the Schoolhouse history?
15. Fencing on the north side of the park so that dogs cannot get through would be great, especially if a trail is constructed on the north open area, so that dogs will not go onto private property
16. Check to see if there is a sewer connection for the park and the schoolhouse for flush toilets.
17. Can an area be developed so that there would be fishing access?

**Date: Meeting 6-8-11**

**To: File**

**Fr: Dale Doerr**

**Re: Callahan Park**

We met for the third meeting with about 12 residents. Comments were as follows:

- 1) There was general approval of the plans and the direction we are heading. The restroom was the #1 priority – Dennis Callahan felt they could either come up with volunteers or money for maintaining the restroom if the county could not. In the meantime one of the attendees will work on getting the sani-hut in place within the existing screen. A restroom in the school building would not be needed then, and the small room converted back to a cloak room or used as a small kitchen, with the existing kitchen removed to make way for more meeting space.
- 2) There were many questions regarding the trails and access from Montreaux, but we still want to fence off the Callahan property on the east and sign the west side to keep people out.
- 3) There is water via a well and an old septic system for the school that we could possibly use, but will need to check with the county.
- 4) For funding park improvements the County has an enterprise fund set up where donors can make contributions designated specifically for this park to supplement the park tax funds.
- 5) The idea of a heritage garden was good, but focus should be on native plants that do not require deer fencing. The patios off the schoolhouse were positive. We could break the area up into 2 phases at the schoolhouse if needed. Parking is more than adequate as planned.
- 6) The priority list presented was acceptable. The schoolhouse is still the top priority. Mark with H+K's drawings and ideas were approved. We will not know the exact use of the building but it could be general in use and change over time.
- 7) The next meeting will be at the CAB on the 14<sup>th</sup> of July.







## **B. SURVEY RESULTS**

## Callahan Park and Galena Schoolhouse Master Plan Survey







### 1. How often do you visit Callahan Park?




		Response Percent	Response Count
At least once a week		42.6%	26
At least once a month		31.1%	19
At least once a year		21.3%	13
Never		4.9%	3
answered question			61
skipped question			1






## 2. How often do you visit the trailhead/trail system?

		Response Percent	Response Count
At least once a week		50.8%	31
At least once a month		23.0%	14
At least once a year		19.7%	12
Never		6.6%	4
answered question			61
skipped question			1




## 3. Does the children's playground area in the park meet the needs of your children?

		Response Percent	Response Count
Yes		38.3%	23
No		3.3%	2
N/A		58.3%	35
If no, please explain.			8
answered question			60
skipped question			2

#### 4. How often do you use the individual picnic sites?




		Response Percent	Response Count
At least once a week		0.0%	0
At least once a month		10.0%	6
At least once a year		55.0%	33
Never		35.0%	21
answered question			60
skipped question			2

#### 5. How often do you use the group picnic site?

		Response Percent	Response Count
At least once a week		0.0%	0
At least once a month		5.0%	3
At least once a year		35.0%	21
Never		60.0%	36
answered question			60
skipped question			2






6. Do you feel Washoe County should provide access points to Galena Creek from the trail system?

		Response Percent	Response Count
Yes		60.7%	37
No		32.8%	20
N/A		6.6%	4
answered question			61
skipped question			1

7. How do you rate the importance of including the following facilities in the updated master plan?				
	Not Important	Important	Very Important	Response Count
Trailhead Parking	20.3% (12)	47.5% (28)	32.2% (19)	59
Connection between the Trailhead, Park and Galena Schoolhouse	36.8% (21)	38.6% (22)	24.6% (14)	57
Equestrian Parking	62.5% (35)	25.0% (14)	12.5% (7)	56
Galena Schoolhouse Interpretive Center & Meeting Facility	27.6% (16)	51.7% (30)	20.7% (12)	58
ADA Parking	49.1% (26)	37.7% (20)	13.2% (7)	53
Galena Schoolhouse Parking	49.1% (28)	40.4% (23)	10.5% (6)	57
Restrooms	14.8% (9)	39.3% (24)	45.9% (28)	61
Other	7.7% (1)	30.8% (4)	61.5% (8)	13
			Other (please specify)	16
			answered question	61
			skipped question	1



8. How important to you is it to have a regional trail system from Joy Lake Road to Pleasant Valley?

		Response Percent	Response Count
Not Important		23.0%	14
Important		37.7%	23
Very Important		39.3%	24
		answered question	61
		skipped question	1

9. Please rank your most important park activities 1-8 (1 = Most Important; 8 = Least Important)

	1	2	3	4	5	6	7	8	Rating Average	Response Count
Transportation (link from neighborhoods to parks, business centers, schools, etc.)	6.4% (3)	2.1% (1)	4.3% (2)	2.1% (1)	10.6% (5)	14.9% (7)	17.0% (8)	<b>42.6% (20)</b>	6.34	47
Running/Walking	24.0% (12)	<b>34.0% (17)</b>	16.0% (8)	16.0% (8)	0.0% (0)	2.0% (1)	4.0% (2)	4.0% (2)	2.76	50
Picnicing	11.8% (6)	7.8% (4)	7.8% (4)	19.6% (10)	<b>21.6% (11)</b>	13.7% (7)	17.6% (9)	0.0% (0)	4.43	51
Bicycling	14.9% (7)	12.8% (6)	8.5% (4)	12.8% (6)	<b>21.3% (10)</b>	12.8% (6)	12.8% (6)	4.3% (2)	4.23	47
Dog walking	<b>24.5% (12)</b>	16.3% (8)	10.2% (5)	10.2% (5)	14.3% (7)	8.2% (4)	4.1% (2)	12.2% (6)	3.76	49
Horse-back riding	4.2% (2)	10.4% (5)	8.3% (4)	6.3% (3)	10.4% (5)	16.7% (8)	16.7% (8)	<b>27.1% (13)</b>	5.60	48
Communing with nature	19.2% (10)	11.5% (6)	<b>26.9% (14)</b>	9.6% (5)	9.6% (5)	5.8% (3)	11.5% (6)	5.8% (3)	3.71	52
Creek Access	11.1% (6)	9.3% (5)	18.5% (10)	<b>20.4% (11)</b>	14.8% (8)	16.7% (9)	7.4% (4)	1.9% (1)	4.07	54
answered question										61
skipped question										1



**10. Please rate the level of importance of incorporating the following activities (i.e. informal activities, not structured team sports):**

	<b>Not Important</b>	<b>Important</b>	<b>Very Important</b>	<b>Response Count</b>
Biking Trails	23.6% (13)	38.2% (21)	38.2% (21)	55
Hiking Trails	5.0% (3)	21.7% (13)	73.3% (44)	60
Equestrian Facilities	65.5% (38)	24.1% (14)	10.3% (6)	58
Group Picnic Facilities	44.8% (26)	41.4% (24)	13.8% (8)	58
Individual Picnic Facilities	22.0% (13)	61.0% (36)	16.9% (10)	59
Natural Areas	6.7% (4)	28.3% (17)	65.0% (39)	60
Galena Schoolhouse Interpretive/Meeting Center	32.2% (19)	44.1% (26)	23.7% (14)	59
Playgrounds	21.1% (12)	49.1% (28)	29.8% (17)	57
Turf Areas	38.6% (22)	43.9% (25)	17.5% (10)	57
Other	18.2% (2)	18.2% (2)	63.6% (7)	11
			Other (please specify)	16
				<b>answered question</b> <b>62</b>
				<b>skipped question</b> <b>0</b>

11. Please rate the likelihood that you or your family would use these potential new amenities:

	Not Likely	Likely	Very Likely	Response Count
Restroom	15.3% (9)	22.0% (13)	62.7% (37)	59
ADA Parking	86.4% (51)	8.5% (5)	5.1% (3)	59
Galena Schoolhouse Interpretive Center (exhibits, historical photos, artifacts)	27.9% (17)	50.8% (31)	21.3% (13)	61
Galena Schoolhouse Meeting-Event Room (i.e. weddings, meetings, reunions, other occasions)	48.3% (29)	33.3% (20)	18.3% (11)	60
Additional Group Picnic Ramada	68.4% (39)	28.1% (16)	3.5% (2)	57
Additional Individual Picnic Sites	48.3% (29)	40.0% (24)	11.7% (7)	60
Access points to Galena Creek	21.7% (13)	35.0% (21)	43.3% (26)	60
Trail linkages to Galena Regional Park	9.8% (6)	24.6% (15)	65.6% (40)	61
Trail linkages to Pleasant Valley	23.0% (14)	26.2% (16)	50.8% (31)	61
Other	27.3% (3)	9.1% (1)	63.6% (7)	11
			Other (please specify)	10
			answered question	62
			skipped question	0



12. Please rank your priorities for park expenditures 1 thru 7 (1 = Highest Priority, 7 = Lowest Priority)



	1	2	3	4	5	6	7	Rating Average	Response Count
Develop new hiking, biking and equestrian trails	33.3% (18)	25.9% (14)	13.0% (7)	3.7% (2)	14.8% (8)	7.4% (4)	1.9% (1)	2.70	54
Preserve natural areas	40.0% (22)	32.7% (18)	10.9% (6)	3.6% (2)	3.6% (2)	3.6% (2)	5.5% (3)	2.31	55
Install restroom facility	14.5% (8)	20.0% (11)	29.1% (16)	14.5% (8)	7.3% (4)	10.9% (6)	3.6% (2)	3.27	55
Provide ADA parking	4.1% (2)	4.1% (2)	2.0% (1)	12.2% (6)	10.2% (5)	22.4% (11)	44.9% (22)	5.67	49
Connecting trailhead, park and Galena Schoolhouse	4.2% (2)	2.1% (1)	25.0% (12)	14.6% (7)	29.2% (14)	14.6% (7)	10.4% (5)	4.48	48
Restore Galena Schoolhouse	5.6% (3)	11.1% (6)	9.3% (5)	31.5% (17)	16.7% (9)	22.2% (12)	3.7% (2)	4.24	54
Utilize Galena Schoolhouse for events and interpretive center	5.4% (3)	5.4% (3)	14.3% (8)	19.6% (11)	14.3% (8)	14.3% (8)	26.8% (15)	4.82	56
answered question									61
skipped question									1

**13. Please rank your priorities for types of uses you would like to see considered for the Galena Schoolhouse building 1 thru 7 (1 = Highest Priority, 7 = Lowest Priority)**



	1	2	3	4	5	6	7	Rating Average	Response Count
Interpretive Center (Historical photos and artifacts)	<b>40.4% (19)</b>	19.1% (9)	10.6% (5)	10.6% (5)	6.4% (3)	8.5% (4)	4.3% (2)	2.66	47
Event Center (i.e. wedding, reunions, parties)	13.6% (6)	13.6% (6)	13.6% (6)	11.4% (5)	11.4% (5)	<b>20.5% (9)</b>	15.9% (7)	4.18	44
Meeting Center (public and local meetings)	10.2% (5)	18.4% (9)	<b>20.4% (10)</b>	<b>20.4% (10)</b>	14.3% (7)	12.2% (6)	4.1% (2)	3.63	49
Music and Chautauqua (historical plays) events	4.3% (2)	23.9% (11)	<b>26.1% (12)</b>	21.7% (10)	17.4% (8)	6.5% (3)	0.0% (0)	3.43	46
Leave it as it is (no restoration or activities)	21.3% (10)	2.1% (1)	8.5% (4)	4.3% (2)	4.3% (2)	6.4% (3)	<b>53.2% (25)</b>	5.00	47
School Programs	6.4% (3)	17.0% (8)	8.5% (4)	12.8% (6)	<b>23.4% (11)</b>	21.3% (10)	10.6% (5)	4.36	47
Renovate and upgrade existing building	<b>22.4% (11)</b>	16.3% (8)	10.2% (5)	14.3% (7)	12.2% (6)	14.3% (7)	10.2% (5)	3.61	49
answered question									<b>60</b>
skipped question									<b>2</b>





14. Is the current amount of parking adequate for the park?

		Response Percent	Response Count
Yes		86.7%	52
No		13.3%	8
answered question			60
skipped question			2

15. Is parking located close to where your activities are within the park?

		Response Percent	Response Count
Yes		95.0%	57
No		5.0%	3
answered question			60
skipped question			2

16. Do you feel Park signage is adequate (i.e. directional, educational, and interpretive)?



		Response Percent	Response Count
Yes		82.5%	47
No		17.5%	10

If no, explain: 9

answered question 57

skipped question 5

17. Would you be willing to volunteer time for park clean ups or park improvements projects at Phillip & Annie Callahan Park and Galena Schoolhouse?

		Response Percent	Response Count
Yes		77.6%	45
No		22.4%	13

answered question 58

skipped question 4



18. Thank you for your time and participation with this important community project! Please add any additional comments that you may have on this project.

Response  
Count

26







answered question

26

skipped question

36

19. If you would like to receive more information on the Phillip & Annie Callahan Park and Galena Schoolhouse Master Plan Update please fill out the information below:

		Response Percent	Response Count
Name:		96.4%	27
Address:		89.3%	25
City/Town:		89.3%	25
State:		89.3%	25
ZIP:		89.3%	25
Email Address:		96.4%	27
		answered question	28
		skipped question	34



**Q3. Does the children's playground area in the park meet the needs of your children?**

1	no small children now	May 2, 2011 9:01 PM
2	no school age children	May 2, 2011 8:30 PM
3	No young kids	May 2, 2011 8:27 PM
4	I only hve adult children	May 2, 2011 9:03 AM
5	Summer is short, would be nice to have a pond fed by the creek so kids could ice skate in winter! Tennis courts would be a huge winner with parents! We need some culture out west- back east, many parks have summer music series, Galena would be proud to host our owne! Dog owners ignore rules, dog doo everywhere, scare horses, dogs should be banned.	Apr 29, 2011 10:21 AM
6	I miss the merry-go-round	Apr 27, 2011 10:43 AM
7	when kids were younger it was perfect for them	Apr 24, 2011 9:48 AM
8	Need a multi-purpose sportcourt	Apr 22, 2011 5:39 PM



**Q7. How do you rate the importance of including the following facilities in the updated master plan?**

1	fishing access	May 3, 2011 4:01 PM
2	TENNIS COURTS PLEEEASSE!!! :-))	May 3, 2011 1:21 PM
3	I would advocate for maintenance without further development.	May 3, 2011 9:46 AM
4	plz signs for dog owners to have dogs on leash!!!	May 2, 2011 10:05 PM
5	I feel that for the money we have a lovely facility up in Galena Creek park for meetings. We do not need another one so closeby.	May 2, 2011 9:01 PM
6	Need additional group shelter for 30-50 people show up and the existing is already used. There needs to be some resolution on the conflict of people with their dogs off leash and the dog pooping along the creek. I have dog and find it amazing people aren't picking up poop it can smell along trail on hot day. Would like to see a group area near school house so that groups using the school house can also be outside. Another one could be placed over by the trailhead or expand the exisiting turf and parking with another shelter near the existing main park. It would be nice to have interpretive panels for the schoolhouse and along the trails. We need to have a trail that allows horseback riding and no bikes it is a shame that folks can't ride from their house up into the mountains because of the bikes on the trails. Pleasant Valley is a critical link and horses should be allowed on the trail so that folks with horses there can get to the mountains. It also opens up fishing along the creek.	May 2, 2011 9:29 AM
7	Trash can at trail head - Dog poop bag box	May 2, 2011 4:35 AM
8	No Open Fire Pits!!!!!!!!!!!!!!!!!!!!!!	Apr 30, 2011 3:04 PM
9	tennis courts, skating pond add summer music- no dogs!	Apr 29, 2011 10:21 AM
10	Re open old single track that connects Galena Creek Parking lot to Whites Jones Creek, the new trail is not as fun on a bike. There is no reason why that the old single track is closed.	Apr 28, 2011 8:48 AM
11	Waste baskets/Dog feces bags. Would be really nice to provide doggie bags for pet waste	Apr 27, 2011 3:44 PM
12	tennis court	Apr 26, 2011 11:22 PM
13	How about a swim facility on this end of town?	Apr 26, 2011 6:36 PM
14	I live in Callahan Ranch and I would love to have an equestrian arena much like Bartley Ranch	Apr 25, 2011 9:03 PM
15	Restoration and improvements to Galena Creek	Apr 25, 2011 11:06 AM



**Q7. How do you rate the importance of including the following facilities in the updated master plan?**

16 Trash containers at parking areas

Apr 22, 2011 4:04 PM

**Q10. Please rate the level of importance of incorporating the following activities (i.e. informal activities, not structured team sports):**

1 birding

May 3, 2011 4:01 PM

2 TENNIS COURTS PLEASE.

May 3, 2011 1:21 PM

3 Access from Galena Forest

May 3, 2011 12:00 PM

4 preserve open space in a natural state

May 3, 2011 9:46 AM

5 preserving our natural surroundings

May 3, 2011 8:18 AM

6 dogs on leashes

May 2, 2011 10:05 PM

7 Formalize the trailhead parking, sign for dog walkers to be more considerate and have consequences like closing trail to dogs if the poop isn't picked up this is a stream environment and we should be more sensitive to the stream zone. Like to see the schoolhouse open for family gatherings and community meetings like boy scouts or community gatherings, would it be possible for the community to have a weekly open house type of gathering where folks can come for coffee or wine just to gather.

May 2, 2011 9:29 AM

8 Interactive trails connecting Galena creek to park

May 2, 2011 9:03 AM

9 Parking in the winter at trail head.

May 2, 2011 4:35 AM

10 add tennis courts, a skating pond and host summer music series.

Apr 29, 2011 10:21 AM

11 Re-open single track that was closed when new trailhead was put in

Apr 28, 2011 8:48 AM

12 tennis court

Apr 26, 2011 11:22 PM

13 Swimming - there is no where to swim in the area

Apr 26, 2011 6:36 PM

14 Water spray features near the play area would be a nice addition

Apr 25, 2011 11:06 AM

15 Build a multipurpose sport court

Apr 22, 2011 5:39 PM



**Q10. Please rate the level of importance of incorporating the following activities (i.e. informal activities, not structured team sports):**

16 Stock creek with fish, control water flow, (Montreux)

Apr 22, 2011 4:04 PM

**Q11. Please rate the likelihood that you or your family would use these potential new amenities:**

1 YOU GUESSED IT....TENNIS COURTS

May 3, 2011 1:21 PM

2 Access to Galena Forest-0 connect up trail systems

May 3, 2011 12:00 PM

3 need more information on creek access points to determine if risk of over-development

May 3, 2011 9:46 AM

4 would love riding trails to Pleasant valley

May 2, 2011 10:05 PM

5 skating pond, tennis courts, host summer music series.

Apr 29, 2011 10:21 AM

6 Re-open single track trail that was closed last season

Apr 28, 2011 8:48 AM

7 tennis court

Apr 26, 2011 11:22 PM

8 Swimming Pool- very likely

Apr 26, 2011 6:36 PM

9 equestrian riding arena

Apr 25, 2011 9:03 PM

10 Water spray features near play area

Apr 25, 2011 11:06 AM



**Q16. Do you feel Park signage is adequate (i.e. directional, educational, and interpretive)?**

1	Dog waste pickup stations w/bags	May 3, 2011 11:05 AM
2	need interpretive signs and dog and bike responsibility signs	May 2, 2011 9:29 AM
3	Why would you waste \$ on more parking when the lots is always empty, and there is plenty of parking along the road? You have loaded the questionnaire with parking ideas, which would be a waste of \$ since it's more than adequate. Why don't you add recreational activies such as tennis, skating and cultural events like music int he park? We have no community center in Galena, this would be an opportunity to bring a little culture and organized recreation to this lovely rural area.	Apr 29, 2011 10:21 AM
4	Include more educational & interpretive signage.	Apr 26, 2011 11:22 PM
5	add educational / historical	Apr 26, 2011 9:50 PM
6	There are a lot of social trails and it can be difficult to find your way back to the parking area from the trail, as there are no signs and many informal paths. Trail could be improved and rerouted as well with new signs.	Apr 25, 2011 11:06 AM
7	I do not remember the signage	Apr 23, 2011 9:43 AM
8	Overdone, do we need park instruction?	Apr 22, 2011 4:04 PM
9	There isn't much sinage seen along the road after you turn from Mt. Rose Hwy. as you drive through the neighborhood. The 'Callahan Park' sign could be bigger/stand out more.	Apr 20, 2011 9:07 AM



**Q18. Thank you for your time and participation with this important community project! Please add any additional comments that you may have on this project.**

1	ADA Parking is a legal requirement and not an option; if you are going to install a restroom it also must be ADA compliant. This is the only reason why it was prioritized as 7 as it has to be done legally. It should not be left to the results of a survey.	May 3, 2011 8:34 PM
2	Considering horses are very important to area- that opportunity is very favorable- charge a rider access fee. Create trails that connect to other regional trails ie through Galena Forest then connect to that system. (Montreaux is in way but it benefits them to have a horse facility.)	May 3, 2011 12:00 PM
3	As a resident, I think it is important to consider the impact of any increase in public access or range of use on automobile and pedestrian traffic, crime, or other adverse consequences.	May 3, 2011 9:46 AM
4	I would like to see the park remain a local facility. Some of the improvements considered here may attract too many and possibly the wrong people.	May 3, 2011 8:37 AM
5	There are so amny dogs loose on the trail that it has become quite hazardous for equestrians. People should have dogs on leashes or under control. Thank you	May 2, 2011 10:05 PM
6	Keep it simple. Minimize maintenance such as lawns. Use shrubs and native grasses.	May 2, 2011 8:30 PM
7	Take care in spending \$\$\$.	May 2, 2011 8:27 PM
8	It is a beautiful natural setting and that should take priprity so that any new development or activity does not degrade the natural resources.	May 2, 2011 9:29 AM
9	Because Phillip & Annie were my grandparents, I would like to see an small area of the park dedicated as a memorial to the pioneer Callahan family. I would like to be involved in raising the money necessaey for such a memorial as I know there just isn't much money these days. I believe a site should be set aside now even though money might not be currently available for such a memorial.	May 2, 2011 9:03 AM
10	A garbage for dog refuse (and perhaps a bin with plastic bags) would be helpful at lower galena creek. There is always a moderate amt of dog waste on the trail.	May 1, 2011 2:19 PM
11	It's good now. Don't you have better things to spend limited funds on?	May 1, 2011 12:34 PM
12	NO OPEN FIRE PITS!!!!!!!!!!!!!!!!!!!!!!	Apr 30, 2011 3:04 PM
13	I will volunteer if you add tennis, skating and music to the park's venue.	Apr 29, 2011 10:21 AM



**Q18. Thank you for your time and participation with this important community project! Please add any additional comments that you may have on this project.**

14	Current parking is adequate for current amenities. If schoolhouse was opened, it would require additional parking. I am very interested in the Schoolhouse being available to the community for meetings.	Apr 27, 2011 10:43 AM
15	consider small fishing ponds, many kids fish successfully in the creek. The trail is used heavily for hiking and mtn biking groups in the summer, not much by horses due to bridge crossings and overhead crossings.	Apr 26, 2011 9:50 PM
16	Keep it natural. Keep it simple. Keep it safe.	Apr 26, 2011 3:17 PM
17	Since I live within walking and biking range of the park I personally would like to keep the parking lot small and the park itself small and quaint. I would clean up and do a simple renovation to the schoolhouse and open it up for meetings and cultural events of the area. I would definitely link Galena Park with Callahan and provide better access through to Pleasant Valley. I used to run through there all the time but now it is all torn up from construction. It would be so wonderful if there was an equestrian riding arena similar (smaller is OK) to Bartley Ranch. That would be awesome!	Apr 25, 2011 9:03 PM
18	I didn't rank a lot of the priorities because non of the items listed are a priority. It is a very nice park as it is, why can't we just maintain it as it is. Where does the money come from for these improvements? Why are we spending this money when we are having budget issues. It is my opinion we should leave the park as it is. If the money has already been allocated give it back so the money can be used for something of more importance.	Apr 25, 2011 8:02 PM
19	Thank you for all that you do! Restoration to Galena Creek should also be a priority for this project, including trail enhancement and signage.	Apr 25, 2011 11:06 AM
20	The park department does an excellent job of maintaining the park, and I currently assist by picking up litter.	Apr 24, 2011 1:37 PM
21	My 'city' grandchildren really enjoy hiking to the park for a picnic & a swing, a merry-go-round	Apr 23, 2011 9:43 AM
22	The Old Galena School should not be used for meetings, events, or weddings. Those facilities are already available at the main Galena Park and the library-duplicating facilities is expensive. The school building is small. It is not appropriate to bring commercial type activities and uses into a residential neighborhood.	Apr 22, 2011 5:39 PM
23	There was a single PortaPotty by the parking lot and removed as a cost cutting measure several yeeears ago. It would be nice to have something back.	Apr 22, 2011 4:51 PM
24	Considering the amount of property tax we pay (about \$375/mo), can the parks pay \$125/mo for a sani-hut. People using the park will go in the bushes without facilities. Many of the locals use the park and surrounding areas to walk our dogs every day. How did we ever survive without signage and instructions. 30+ year resident.	Apr 22, 2011 4:04 PM



**Q18. Thank you for your time and participation with this important community project! Please add any additional comments that you may have on this project.**

- |    |   |                      |
|----|---|----------------------|
| 25 | The Callahan Family has been in Nevada, 'before' Nevada became a state. It is important to continue the care, and respect to this park and to the family it is named after. Currently, there are children here who are the '7th' generation of the Callahan Family living in town, and that is quite amazing for the family and for this community to have such deep roots to this great state. | Apr 20, 2011 9:07 AM |
| 26 | This park is a very important part of this regions history and should be maintained for future generations to enjoy. Thanks   | Apr 19, 2011 7:27 PM |



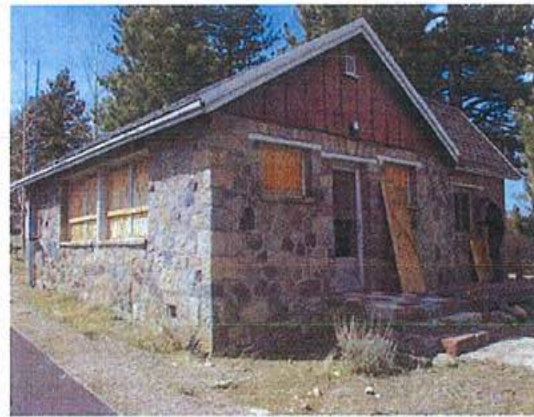
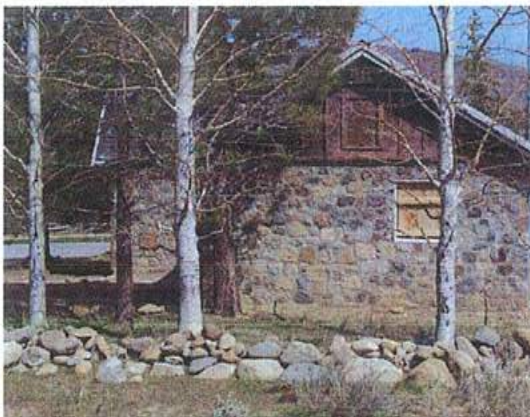
### **C. H&K Architects' Report**



## **Galena Schoolhouse Restoration**

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Phillip and Annie Callahan Park Master Plan  
July 27, 2011



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## SUMMARY

Washoe County Parks plans to incorporate the existing Galena Schoolhouse Building into the master plan for the Phillip and Annie Callahan Park. The building is envisioned as a public facility that can be used for small meetings, interpretive education, and incorporate information about the Callahan Ranch as well as other historic rural schoolhouses in Nevada. Due to the condition of the existing building, a number of modifications are required to meet the needs of the County. During the master planning process, the condition of the building was reviewed and recommendations made to develop the Galena Schoolhouse into a public facility.

## SCOPE OF WORK

This document includes information obtained from site visits to record the existing conditions of the building as well as a preliminary structural analysis of the building. Additional information was obtained from the building documentation report completed by Kautz Environmental Consultants and attendance at public meetings regarding the park master plan.

This document provides an outline for the modifications required to create a public facility that is a part of the Callahan Park. The next steps will include additional review of the existing facility, development of architectural and engineering plans for the restoration required, and eventually construction of the improvements identified.

## GALENA SCHOOLHOUSE

The building was constructed in 1940 and used as a schoolhouse until 1959. It was a private residence until 2006 when it was purchased by Washoe County Parks and Recreation. (Historical data courtesy of Kautz Environmental Consultants report dated November 2009). The building was recently awarded status on the National Register of Historic Places.

As the building is listed on the National Register of Historic Places, all of the construction work done on the project must be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS), with guidelines for Preserving, Rehabilitating, Restoring & Reconstructing. The modifications made to the Galena Schoolhouse will be a mixture of preservation and rehabilitation. Depending on the final use for the schoolhouse, it is also anticipated that some restoration will be required to restore the building to its condition during its period of Historic Significance.

Currently the building is in a state of disrepair and not inhabitable. The following observations were made during the master plan process:

### Building Exterior

- The exterior stone walls are sound but require some repointing of the mortar
- A composition shingle roof has been installed over an older wood shingle roof. The roof is in good condition with the exception of the northwest side where the roof was damaged during the removal of a previous addition
- A skylight was added and there is some visible sagging of the roof around the skylight perimeter
- The historic windows and frames on the south and east elevations are intact and covered with plywood for protection
- The exterior doors are all damaged beyond repair and the openings are covered with plywood
- A non-historic window at the west elevation is broken and covered with plywood

- The wood deck on the east side is badly weathered and has loose and broken boards
- The utilities have been disconnected and the utility boxes on the south elevation contain abandoned wires



Fig. 1 – Exterior from Southeast

#### Building Interior

- The historic interior of the building has been covered up by a number of modifications made while the building was in use as a private residence.
  - The ceiling, flooring and wall finishes are not original
- Kitchen equipment and cabinets have been added in the northwest corner of the building
- A wall was constructed between the main room and the original 'cloak room'
- A restroom with a shower, water closet, sink and vanity was added in the cloak room along with a door opening (currently to the exterior) that is not historic





Fig. 2 - Interior Looking West



Fig 3 - Interior Looking East

In addition to the deficiencies noted above, due to the age of the building and type of construction used structural revisions will be required to the building in order for it to be used as a public facility. Based on the findings of Hyytinen Engineering during their structural review, a number of modifications will be required to bring the building into compliance with the current building code. A copy of this review is attached.

## RECOMMENDATIONS

As there are extensive modifications required to make the building suitable for a public facility at the park, it was discussed during the public meetings that the modifications could be done on an incremental basis as money was available. As a result, we have identified four different levels of rehabilitation that can be accomplished separately or in conjunction with one another. These levels are as follows:

### Visual Improvement

This approach came about due to public input which noted that the more abandoned and dilapidated the building appeared, the less people will care about it. This approach is the least intrusive as it is limited to the exterior of the building. The work would update the exterior appearance of the building to make it more visually interesting as the park is developed around it, but would not allow for the building to be occupied. This work would be completed according to the guidelines provided in the SOIS for Historic Building Preservation. Renovations include:

- Removal of the plywood over the doors and windows
- Replace the doors and broken window
- Remove the damaged wood deck
- Paint the exterior trim

A preliminary cost estimate for this work is \$10,000 to \$15,000.



Fig. 4 – Existing Eave Trim Detail



### Structural Stabilization

The intent of this option is to meet the minimum requirements for preservation in the SOIS by 'applying measures necessary to sustain the existing form, integrity and materials of an historic property.' As recommended by the Structural Review, this work would include the structural modifications required to stabilize the building, seal the building envelope, and halt any ongoing environmental decay. Some interior renovations would be required to allow for the structural revisions. As with the Visual Improvement Option, the building would not be suitable for occupancy, but would not be subject to further deterioration. Renovations include:

- Seismic Stabilization of Foundation and Exterior Walls
- Strengthen Roof Framing for Required Snow Loads
- Chimney Stabilization

A preliminary cost estimate for this work is \$30,000 to \$35,000.

### Structural Retrofit

To finalize the requirements indicated for the preservation of an historic property, the work in this option would bring the building into compliance with the current building code and allow for public occupancy. This work would include: (see structural review document for additional information)

- Add plywood sheathing to existing roof (replace roofing after plywood installation)
- Strengthen the connection between the roof and walls
- Anchor the floor framing to the walls
- Reinforce masonry lintels

Architectural improvements as a part of this option would be limited to the removal of existing finishes to allow for access to the structural elements.

A preliminary cost estimate for this work is \$20,000 to \$25,000 in addition to the stabilization work.

### Historic Rehabilitation and Restoration

The work included in this scope would be the architectural and building systems improvements required to accommodate the preferred use of the building. While a decision has not yet been made on the preferred use of the building, discussions with the public and members of the Callahan family have provided clear direction that the building should be restored to its' condition while it was being used as a schoolhouse. Therefore the modifications to the building are anticipated to be in accordance with the SOIS for restoration of historic buildings which is defined as 'the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.' Therefore the building restoration is anticipated to include:

- Removal of the Kitchen Cabinets and Appliances
- Removal of Toilet Fixtures and Wall Separating Toilet Room From Main Room
- Removal of the skylight
- Removal of free-standing wood burning stove
- Removal of non-historic Ceiling, Wall Coverings, and Flooring
- Repair of the existing historic windows on the south and east elevations
- Replacement of non-historic window on west elevation (additional discussion with the Nevada State Historic Preservation Office (SHPO) will be required)
- Replacement of non-historic doors on north and west elevations (additional discussion with SHPO will be required)

- Repair/replacement of original flooring, wall, and ceiling finishes
- Repair/replacement of the wood shake roof
- Utility (Water, Sewer, Power, Phone) Connections



Fig. 5 – Historic Window with Added Interior Trim

Prior to opening the schoolhouse for public use, a certain amount of site development will be required adjacent to the building. This work would include vehicular parking, accessible walkways to the building entrance, and restroom facilities (which are not recommended for the interior of the building). Additionally, depending on the determination of the preferred use of the building there may be a desire to add non-historic building elements into the building (casework, hand sink, etc.). This construction would need to be reviewed with SHPO and should be placed in the small cloak room area to maintain the historic character of the main classroom.

A preliminary cost estimate for this work is \$20,000 to \$30,000 depending on the amount of preservation work completed prior to the restoration and the condition of the existing historic building elements.

## APPENDIX

Structural Review Letter  
Preliminary Floor Plans





## HYYTINEN ENGINEERING

5458 Longley Lane, Suite B  
Reno, NV 89511  
775/826-3019 775/826-3076 FAX  
[www.hyytinenengineering.com](http://www.hyytinenengineering.com)

April 18, 2011

Mark Johnson  
H+K Architects  
5485 Reno Corporate Drive, Suite 100  
Reno, Nevada 89511

Project: Galena Schoolhouse: Structural Review and Recommendations

Dear Mark:

The purpose of this letter is to provide our conceptual recommendations for the proposed rehabilitation of the Galena Schoolhouse Building. Our recommendations are based on the conditions observed during site visits performed on 4/5/11 and 4/15/11. During these site visits, direct access was available to the attic space and the main floor level. However, access to the under-floor crawlspace was not obtained so our review of the floor framing is limited to what could be seen through the outside vent openings.

The Galena Schoolhouse is a single story building with a footprint of approximately 620 square feet. It has a wood framed roof and floor structure and the bearing walls are of unreinforced masonry construction. Foundations were not exposed for review but they are likely of stone rubble or concrete construction.

Buildings of this type are highly susceptible to damage due to earthquakes. During an earthquake, shaking of the heavy masonry walls generates much higher forces than would be present in a wood framed building. Typically, the framing in older buildings has not been designed to resist these high earthquake loads. Retrofit measures are necessary to strengthen the building and provide a complete load path for seismic forces.

The Washoe County Building Department mandates an increased snow load for this area. The required roof snow load for the Galena Schoolhouse site is approximately 60 psf. For comparison, the required roof snow load on the valley floor is only 21 psf. The roof framing and connections do not appear adequate to support the required snow loads and strengthening measures are recommended.

In addition to deficiencies in the original construction, there are also problems related to the work done in a subsequent remodel. It is our understanding that an addition was added to the original schoolhouse as part of a remodel to turn the building into a residence. As a part of this remodel several rafters were cut for a new skylight. The new framing around the skylight was installed improperly resulting in a weak spot and visible sagging of the roof. This area of the roof needs to be strengthened.



As noted above, it is recommended that structural repairs, strengthening, and a seismic retrofit be performed on this building. The specific items recommended for repair/strengthening are as follows:

- Strengthen the roof diaphragm by adding plywood sheathing over the existing sheathing.
- Provide a continuous load path for roof diaphragm forces to be transferred into the walls.
- Brace the top of masonry walls at gabled ends of the building.
- Anchor the walls into the roof diaphragm.
- Reinforce the chimney to prevent collapse during an earthquake.
- Strengthen the roof framing and connections for the required snow loads.
- Strengthen/repair the roof framing around the skylight.
- Anchor the walls to the floor diaphragm.
- Strengthen and provide a continuous load path for floor diaphragm forces to be transferred into the walls.
- Review existing floor framing and provide repairs or strengthening as required.
- Review and strengthen existing shear and bearing walls where required.
- Review masonry lintels and reinforce as needed.

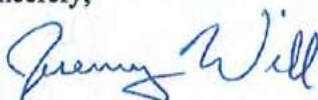
It is our understanding that the final occupancy requirements of this building are yet to be determined. Past historic retrofit projects we have been involved with have set out two main options for addressing these older buildings. For the first option the goal is to stabilize the building, seal the building envelope, and to halt any ongoing environmental decay. For this option the building is not usable as an occupied space but remains intact as a historical feature. The second option is to rehabilitate and retrofit the building to allow full use as an occupied space.

We estimate that the structural cost for the first option (to stabilize and seal the building) would be on the order of \$20,000. For the 2<sup>nd</sup> option (a full retrofit of the building) we estimate that the structural cost would be approximately \$30,000. Estimated costs are only for the structural portion of the work and do not include the work of other design disciplines that would be required.

These recommendations and cost estimates are based on known structural issues and our past experience designing retrofits for buildings of similar construction. The cost estimates assume that the International Existing Building Code (IEBC) would be used for retrofit requirements. If it is required to fully upgrade the building to current International Building Code (IBC) standards greater retrofit costs will apply. Prior to any construction, the full design of the repairs with the preparation of plans and specifications will be required. Based on our past experience with the retrofit of other historic buildings, Hyytinen Engineering is highly qualified to perform the design for the proposed structural repairs at the Galena Schoolhouse.

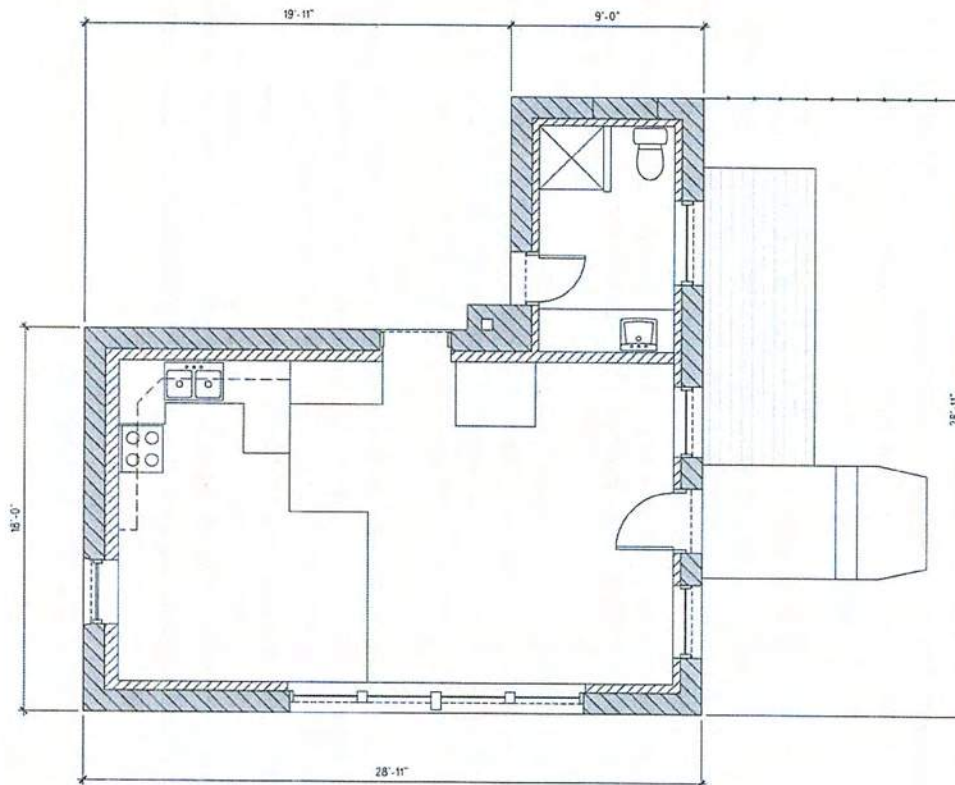
Please let me know if you have any further questions regarding our recommendations.

Sincerely,



Jeremy Will, S.E.  
Hyytinen Engineering





*One of a kind building*

*Historical significance -  
Nat'l Register Listed*

*Levels of Rehabilitation*

- *Visual Improvement*
- *Structural Stabilization*
- *Structural Retrofit*
- *Historic Rehabilitation / Reuse*



Scale: 1/2"=1'-0"

**H+K ARCHITECTS**

5435 Stone Corporate Drive, Suite 100  
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h+karchitects.com



**Phillip and Annie  
Callahan Park  
Master Plan**

WASHOE COUNTY, NEVADA

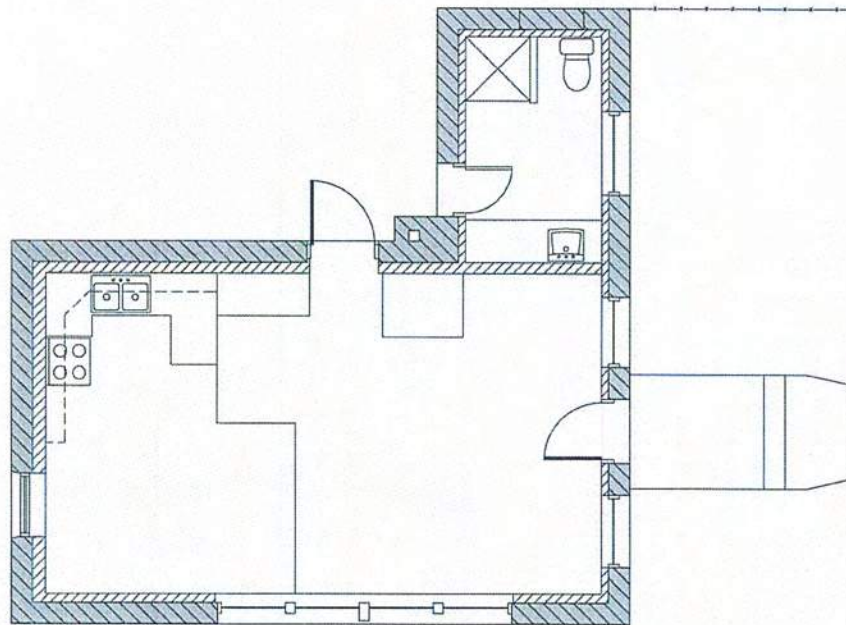
## Existing Schoolhouse Floor Plan

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DESIGNED BY:  
CHECKED BY:  
JOB NO.:

JUNE 2011  
MJ  
MH  
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### Visual Improvement

- Remove Plywood
- Replace Doors
- Replace 1 window
- Remove Wood Deck
- Paint Exterior Trim

### Cost Estimate

\$10,000 - \$15,000



Scale: 1/2"=1'-0"

### H+K ARCHITECTS

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Phillip and Annie  
Callahan Park  
Master Plan

WASHOE COUNTY, NEVADA

## Schoolhouse Floor Plan

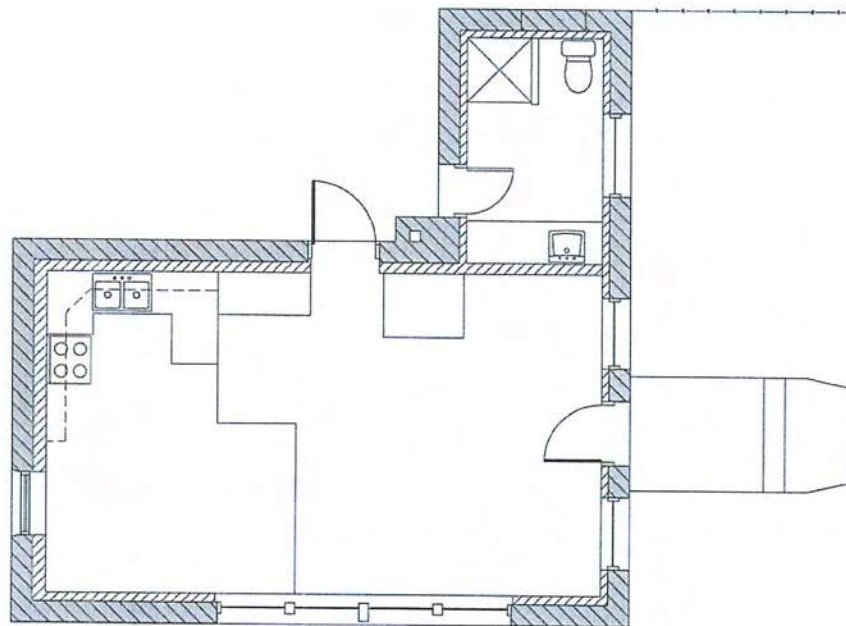
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### Structural Stabilization

- Seismic Stabilization
- Repair Roof Framing
- Stabilize Chimney

### Cost Estimate

\$30,000 - \$35,000

### Structural Retrofit

- Existing Building Code Compliance

### Cost Estimate

\$20,000 - \$25,000

in addition to cost  
for stabilization



Scale: 1/2"=1'-0"

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Phillip and Annie  
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Master Plan

WASHOE COUNTY, NEVADA

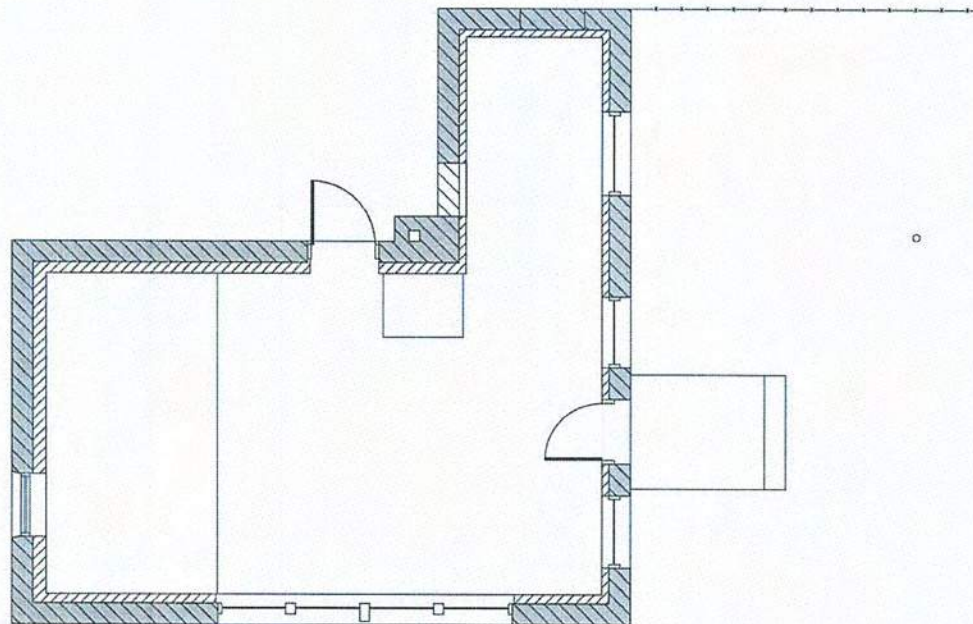
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### Historic Rehabilitation / Reuse

- Roofing Materials
- Masonry Repair
- Doors and Windows
- Utility Connections
- Interior Modifications
- Interior Furnishings
- Park Amenities/sitework

Cost Estimate  
To Be Determined



Scale: 1/2"=1'-0"

### H+K ARCHITECTS

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Phillip and Annie  
Callahan Park  
Master Plan

WASHOE COUNTY, NEVADA

## Proposed Schoolhouse Floor Plan

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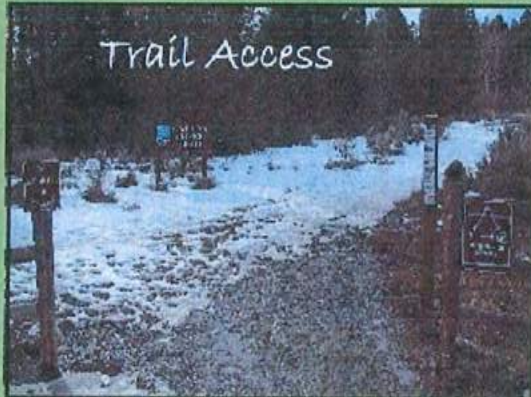
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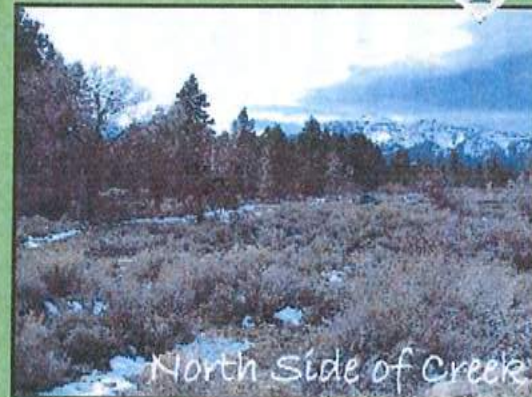
D. Photo Boards



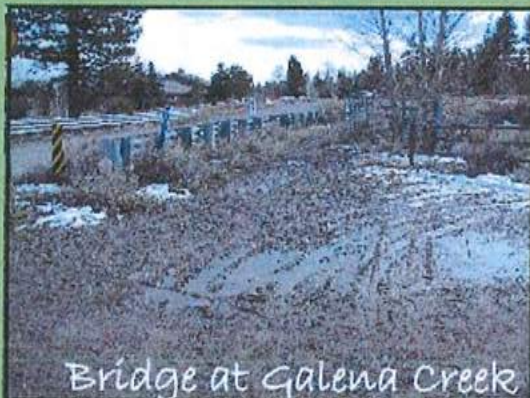
Phillip and Annie Callahan  
Park Master Plan Site Photos



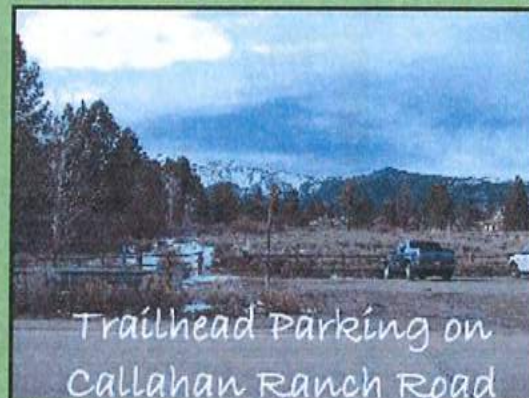
Trail Access



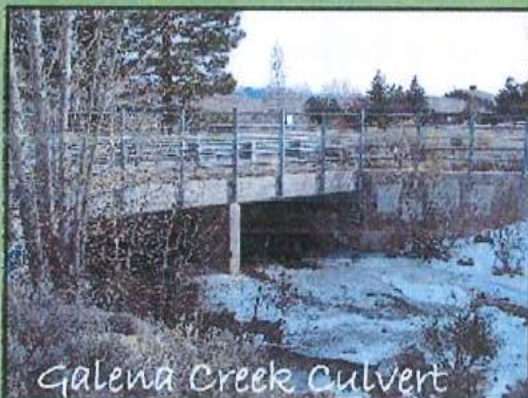
North Side of Creek



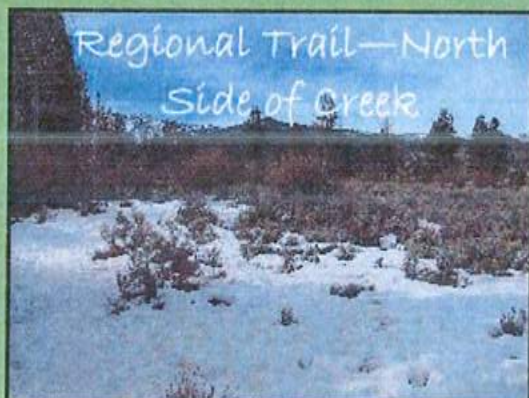
Bridge at Galena Creek



Trailhead Parking on  
Callahan Ranch Road



Galena Creek Culvert

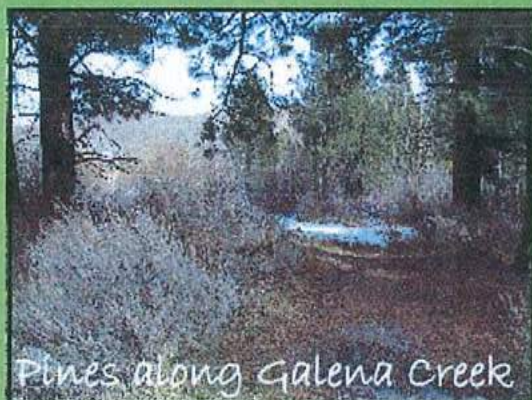


Regional Trail—North  
Side of Creek

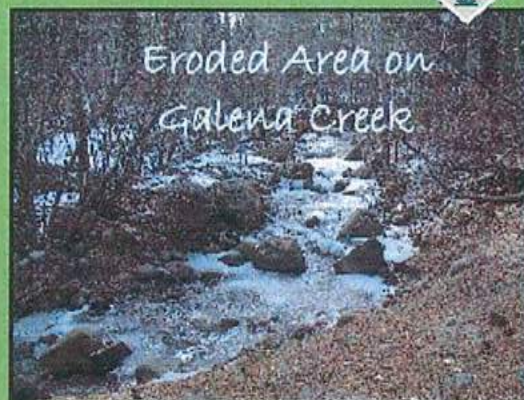




## Phillip and Annie Callahan Park Master Plan Site Photos



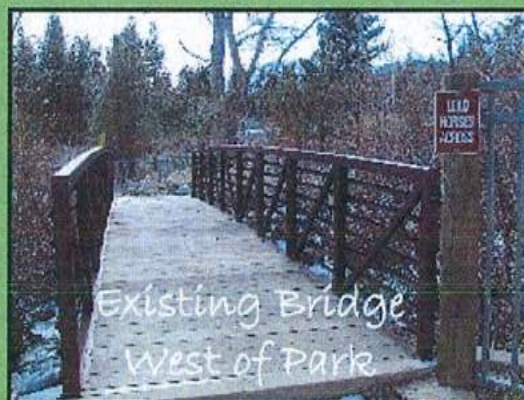
Pines along Galena Creek



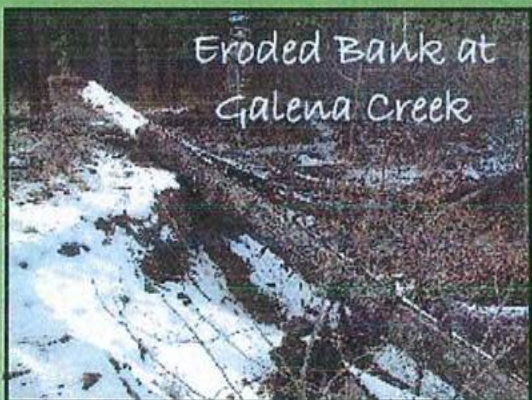
Eroded Area on  
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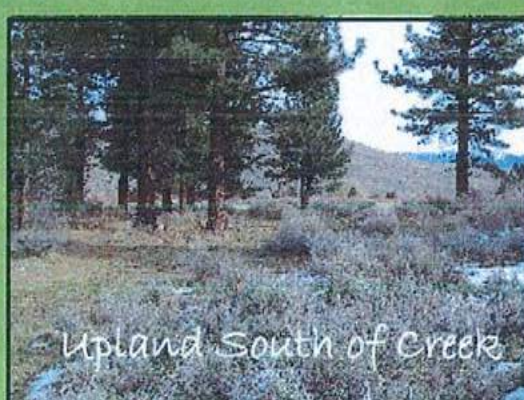
West Edge Creek



Existing Bridge  
West of Park



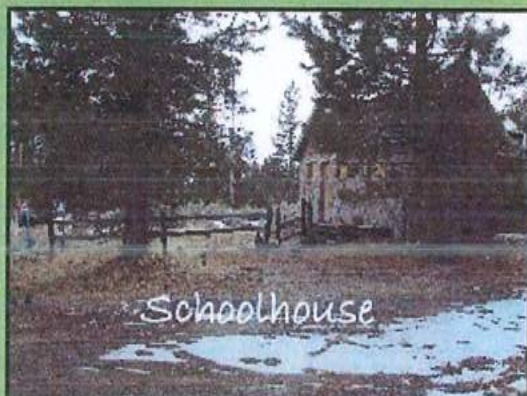
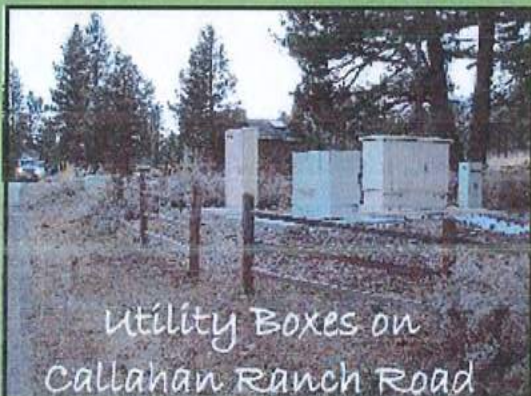
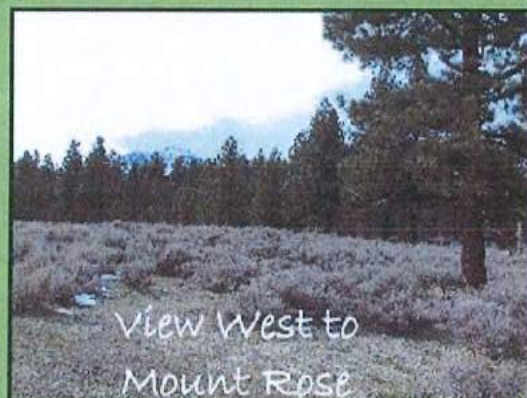
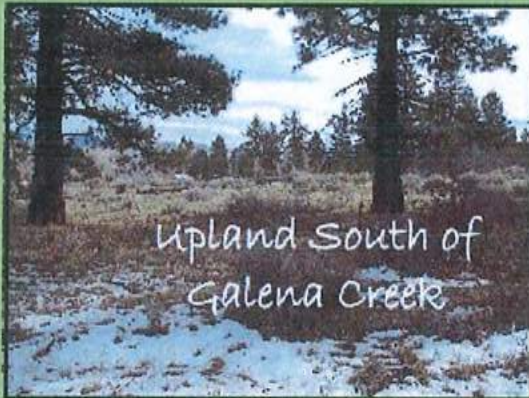
Eroded Bank at  
Galena Creek



Upland South of Creek



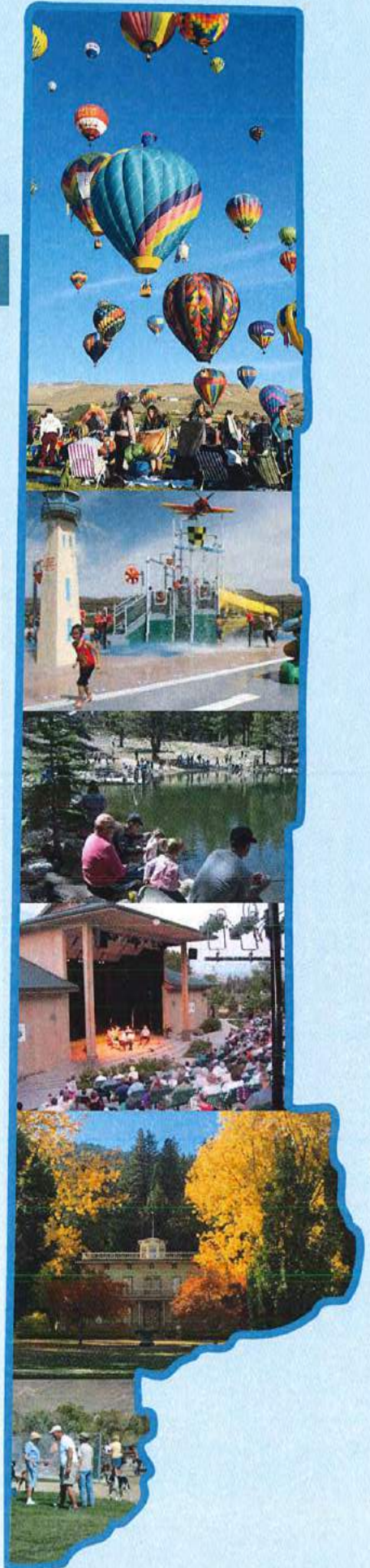
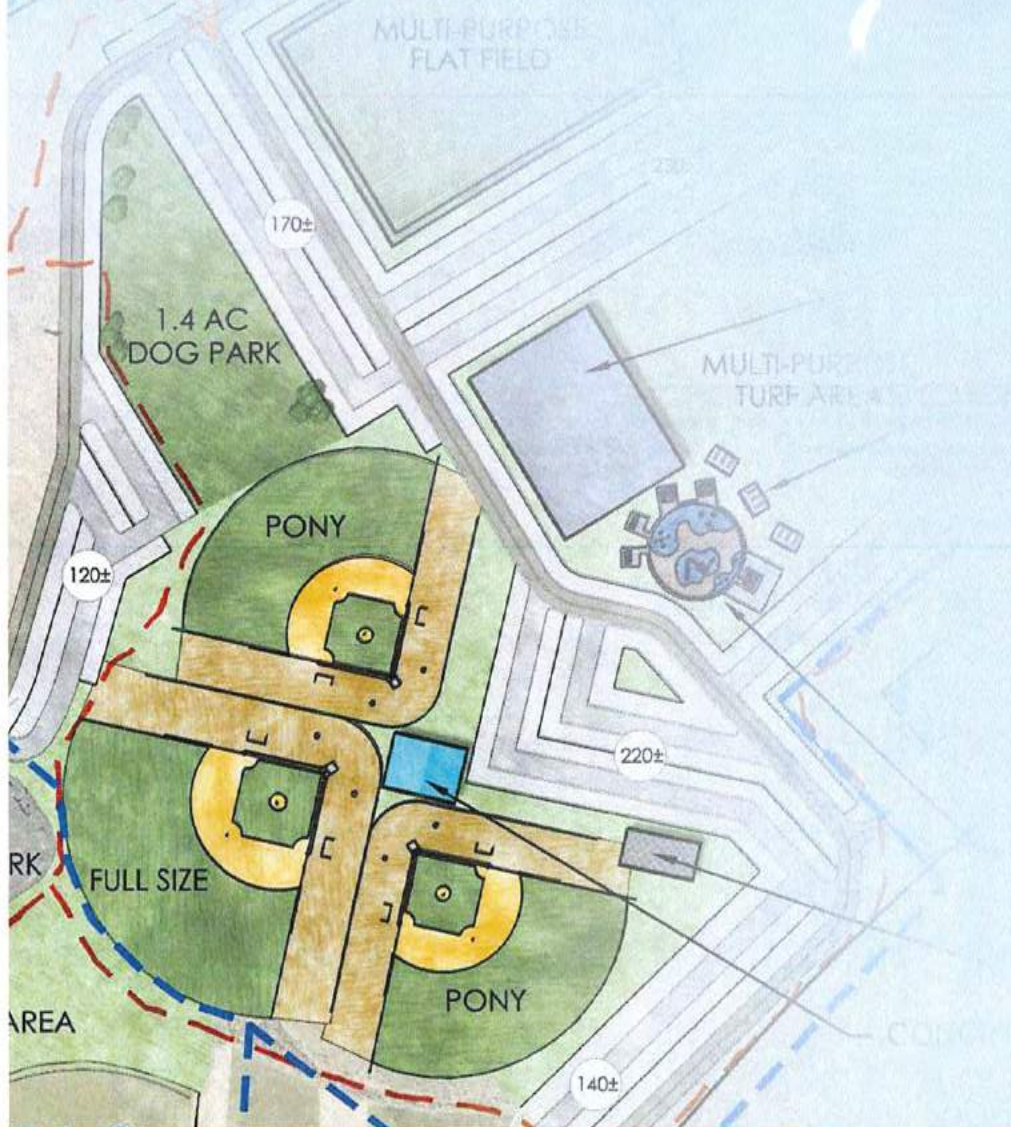
# Phillip and Annie Callahan Park Master Plan Site Photos





# WASHOE COUNTY REGIONAL PARKS & OPEN SPACE Master Plan

SEPTEMBER 2019





# **Washoe County Regional Parks and Open Space Master Plan**

**Adopted by the Board of County Commissioners**

September 24, 2019

**Prepared For:**

Washoe County Regional Parks and Open Space  
Washoe County



**Prepared By:**



**WOOD RODGERS**

**BUILDING RELATIONSHIPS ONE PROJECT AT A TIME**

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Reno, NV 89449

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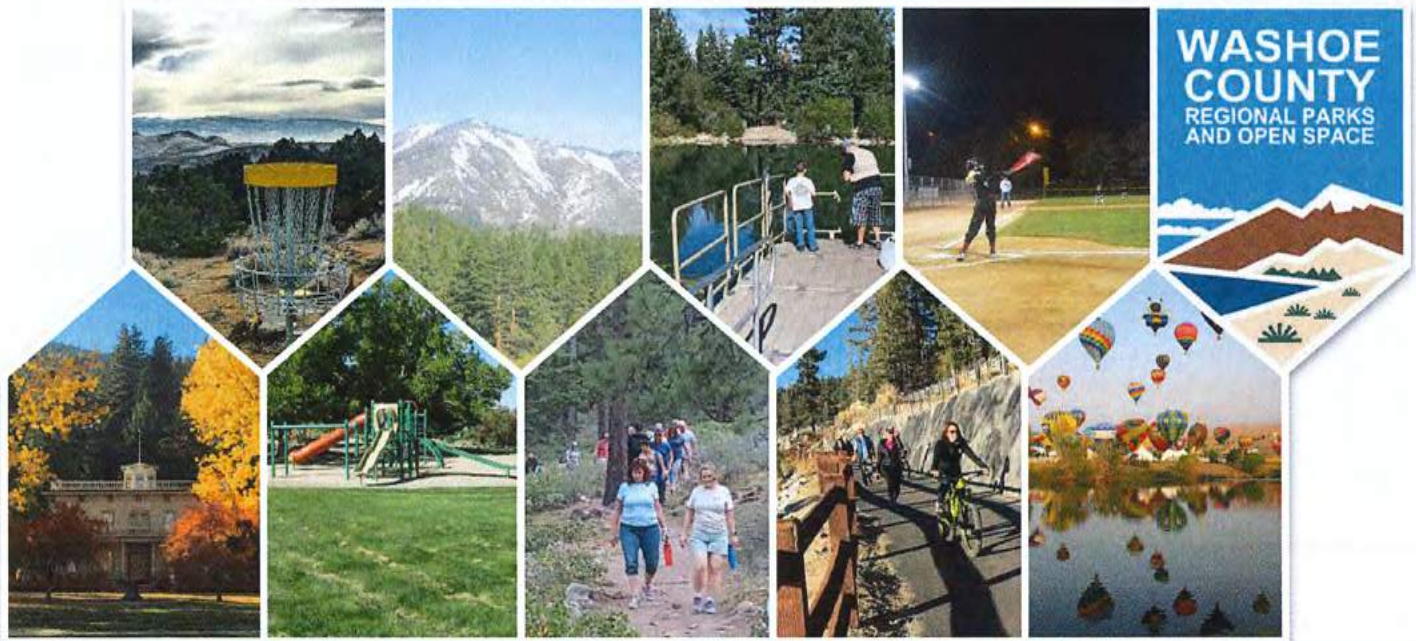




# WASHOE COUNTY PARKS MASTER PLAN

## Moving Forward

SEPTEMBER 2019



### WHERE PARKS ARE TODAY

**4.9 MILLION+**  
VISITORS ANNUALLY

#### QUALITY OF LIFE

Washoe County Regional Parks and Open Space (Parks) is responsible for managing over 13,000 acres of parks, trails and open space including some of the most popular parks in the area. These resources take advantage of the County's natural wonders and provide the region with an economic benefit that attracts new visitors while providing a quality of life that is treasured by a majority of the residents making this area a unique place to work and live.

#### PARKS MISSION...

"To provide exceptional parks, open space and recreational opportunities while preserving our natural, historical and cultural resources."



Park Type	Neighborhood and Community Parks	Regional Parks	Special Use Parks	Open Space & Trails	Totals
Locations	39	10	7	69	119
Acres	435 ±	2,694 ±	982 ±	9,113 ±	13,224 ±



## CHALLENGES



### RESETTING AFTER THE RECESSION

Since the Great Recession, Parks have learned how to cope with the new budget levels. Parks has been able to keep facilities open by maintaining them at a minimum level. Moving forward, to accomplish the goals of the master plan, Parks needs to discover new funding sources that will allow them to continue the mission into the future. This is a national phenomenon that continues to impact the status of Parks.



### GETTING BACK ON TRACK

Parks has a rich history of acquiring land for the preservation of open space and the construction of parks and trails. Over the years there have been a total of 29 major land acquisitions and the construction of 22 parks. These were often helped by the passage of bonds through strong support of the voters for a total of 6 bonds over the last 60 years. Two of these bonds (SQ-1 and WC-1) brought in \$172.5 million dollars between bonds and leveraged funds.



### RESPONDING TO THE POPULATION

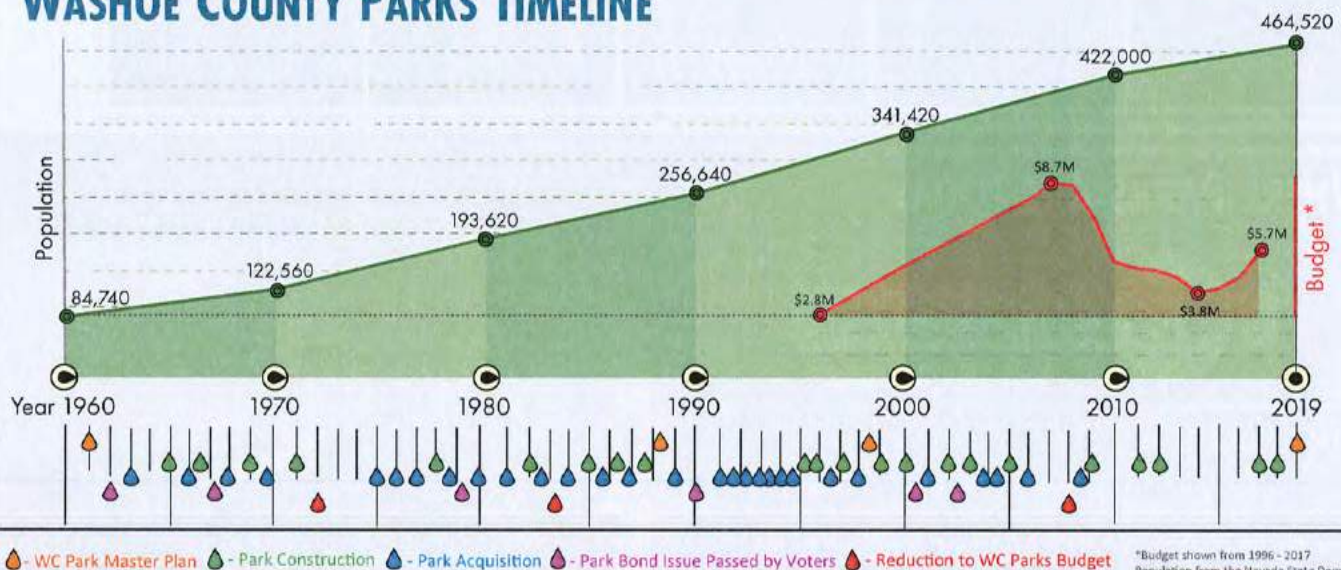
Washoe County's population continues to increase creating a rise in park visitation and a surge in demand for new parks, trails and open space. This puts additional pressure on existing facilities, potentially exceeding their capacities and impacting the resources making maintenance unsustainable.



### IDENTIFYING THE RESIDENTS' NEEDS

The physical size of Washoe County means the landscapes and natural resources vary throughout. Some are unique to a specific region and may need to be managed differently than other parts of the county. Furthermore, recreation needs also vary depending on the region. Therefore, the master plan created planning areas that would allow Parks to analyze and identify opportunities specific to each region.

## WASHOE COUNTY PARKS TIMELINE







## GOALS GOING FORWARD

### 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.

### RESETTING STAFF LEVELS

Based on the existing and projected population, Full-Time Equivalent (FTE) staffing levels are well below the national standards. Based on projected population Parks staff needs to nearly triple over the next 20 years.

### PARKS BUDGET BASED ON POPULATION

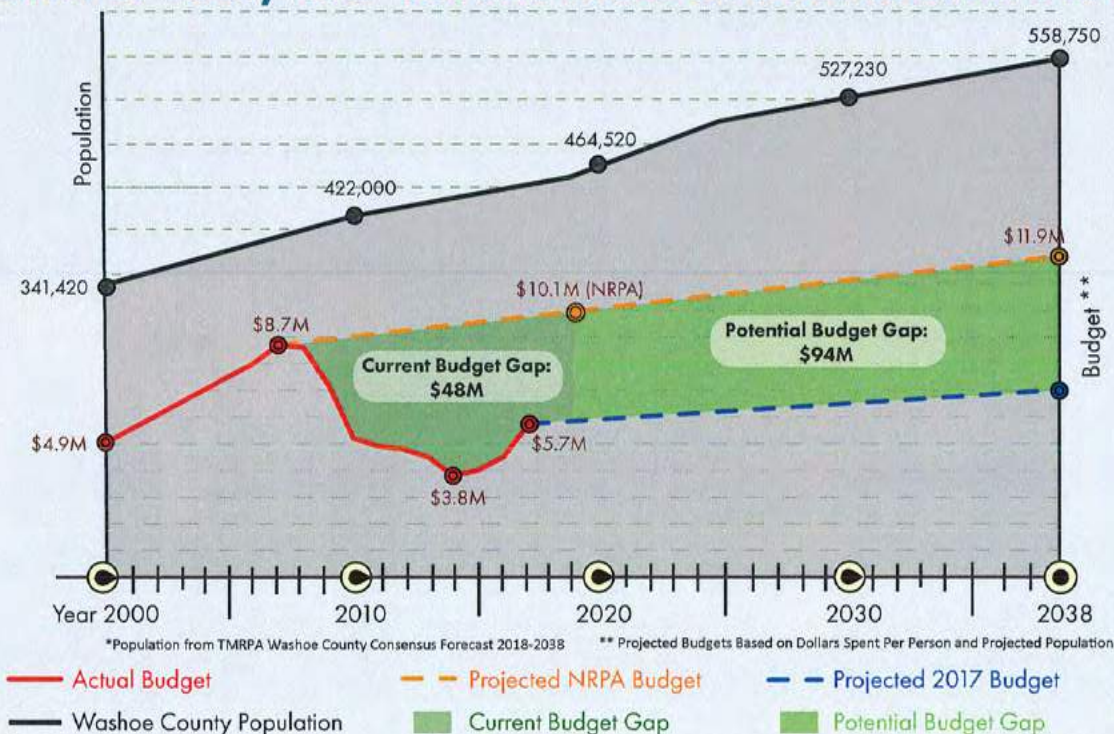
CURRENT	NRPA STANDARDS
\$ <b>5.7</b> MILLION	\$ <b>10.1</b> MILLION
* Based on \$21.70 per resident per year	

### PARKS FULL-TIME EQUIVALENT (FTEs) ON STAFF FOR EVERY 10,000 RESIDENTS

CURRENT	NRPA STANDARDS
<b>0.9</b> FTEs	<b>3.9</b> FTEs



## PROJECTION OF 2007/2017 BUDGETS BASED ON DOLLARS SPENT PER PERSON

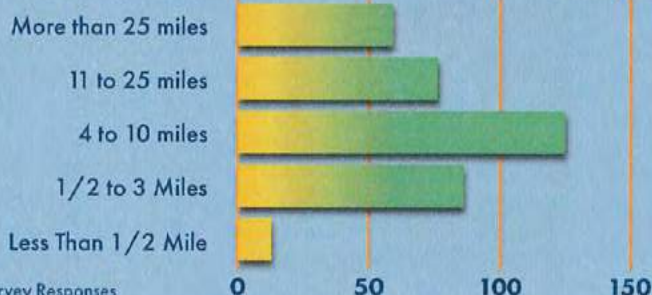


\* Washoe County parks budget does not include City of Reno or City of Sparks



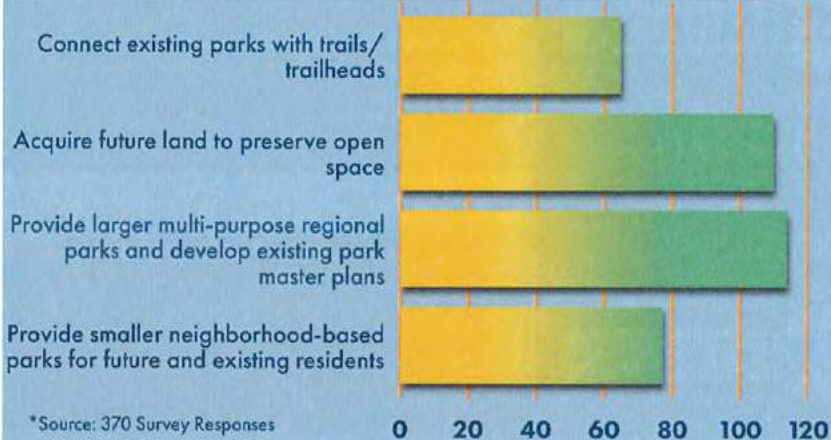


## HOW FAR ARE WASHOE COUNTY RESIDENTS WILLING TO TRAVEL FOR THE PARK FACILITIES THAT MOST INTEREST THEM?



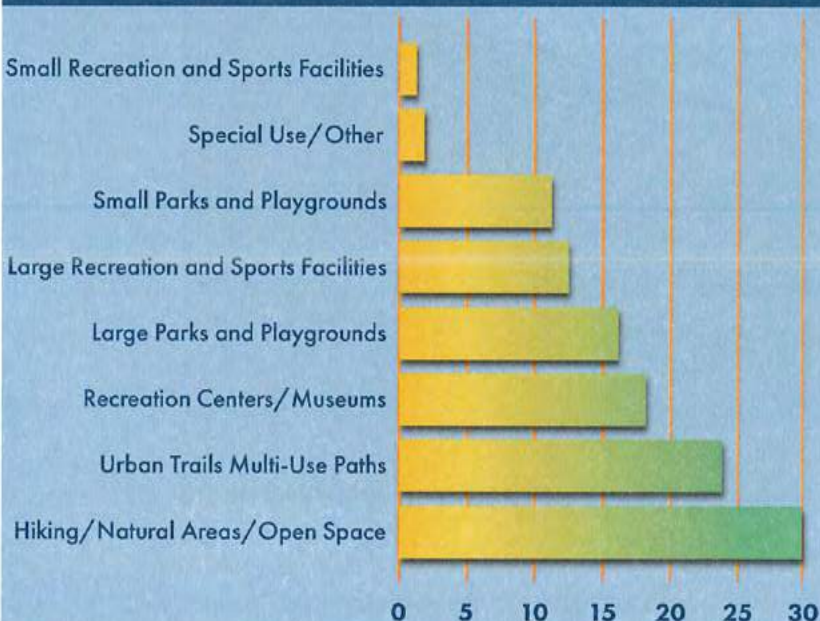
\* Source: 370 Survey Responses

## WHERE WOULD WASHOE COUNTY RESIDENTS LIKE TO SEE THE BIGGEST FOCUS OF RESOURCES?



\* Source: 370 Survey Responses

## WHICH FACILITIES DO WASHOE COUNTY RESIDENTS USE MOST?



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

## TAKEAWAYS



### 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 for 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.

### FUTURE GROWTH SHOULD BE CONSIDERED

Future growth is not only tied to funding new parks, it also shows how much an area could grow over the next 20 years. Monitoring future growth and understanding the current needs of a region would be beneficial to Parks and allow them to more accurately plan for new parks, trails and open space.

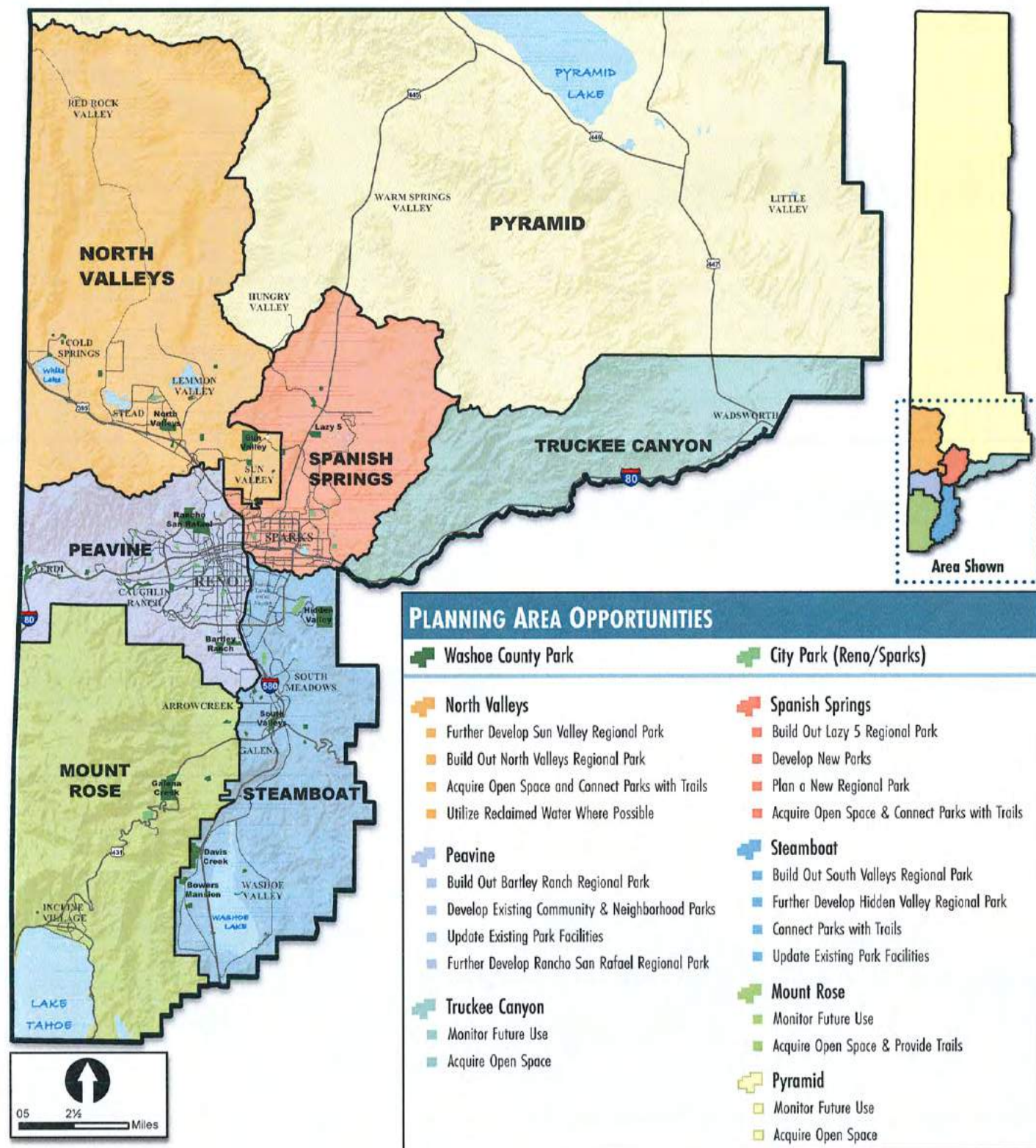




# PLANNING AREAS

## INTRODUCTION TO PLANNING AREAS

The planning area boundaries identified in this master plan were developed to help Parks better analyze and identify priorities and opportunities specific to the different neighborhoods found throughout Washoe County. Although residents may recreate in parks, greenways/ open space, trails and trailheads outside of the planning area in which they live, the majority of their recreation adventures will likely occur in the planning area boundaries where they reside.





# SOLUTIONS AND DRIVING CHANGE

## 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



## MID-TERM

### SEEK ALTERNATIVE FUNDING

Current funding levels are not sufficient to sustain Parks and provide the opportunities identified within the master plan. In order to provide the public with the level of service established in the past, alternative and sustainable funding sources should be pursued including:

- ✓ Develop Facilities and Programs That Generate Revenue
- ✓ Educate Policy Makers About the Benefits of Funding Recreation
- ✓ Conduct Feasibility Study for a Regional Park District
- ✓ Reconfigure the Residential Construction Tax (RCT) Districts



## LONG-TERM

### RESTRUCTURE TO TAKE ADVANTAGE OF CURRENT AND FUTURE LEGISLATION

A bill was recently signed into law that creates a new state Division of Outdoor Recreation. This bill and other legislation acknowledge the environmental, economic, and educational benefits of parks, trails and open space. Parks should capitalize on this momentum by:

- ✓ Fostering Partnerships that Promote Economic Vitality Through Recreation
- ✓ Targeting Legislative Updates Supporting Diverse and Lasting Funding for Parks, Trails and Open Space
- ✓ Rebalancing and Distributing Capital Expenditures





# Chapter 1

## Washoe County Parks Past and Present





# Washoe County Parks Past and Present

## Washoe County Parks' Role

Washoe County Regional Parks and Open Space (Parks) has provided the community with recreational facilities for nearly 60 years. Over this period the economies, visitors and residents of the area have changed, impacting the land patterns and diversity of the community. Each change has brought with it a new set of opportunities and challenges. Through it all Parks have remained focused on the mission created decades ago.

### Our Mission...

To provide exceptional parks, open space and recreational opportunities while preserving our natural, historical and cultural resources.

It has been possible to continue this mission by recognizing and planning for the opportunities and challenges associated with a growing and ever-changing region. The Washoe County Regional Parks and Open Space Master Plan, referred to as 'master plan' throughout this document, sets the groundwork to develop a flexible plan that will meet the short-term and long-term recreational needs of the community for today and throughout the next twenty years.

## Entities and Partnerships

Washoe County spans approximately 10,500 square miles. Within this vast area lies other cities, jurisdictions and improvement districts with their own recreation facilities, trails and open space. Through the years 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.



Map 1: Washoe County Jurisdictions



### Washoe County Parks' History

Washoe County is home to many natural landscapes from the alpine forests that surround the shores of Lake Tahoe to the high desert foothills and playas around Pyramid Lake. A majority of the population lies between these two lakes along the Truckee River within the Truckee Meadows. The significance of the Truckee River to the community not only lies in its value as a primary water source but its enrichment of the region as a recreational asset and a beloved natural resource that has been enjoyed by a variety of visitors and residents for centuries.

Although many of these resources are now protected as public land, it wasn't until the mid-twentieth century, that these resources started to get formal protection. During a period of rapid urbanization, Deer Park within the City of Sparks (est. 1903) and Idlewild Park within the City of Reno (est. 1926) were created. Years later, building upon the idea of re-creating the natural landscape, several Washoe County residents had a greater vision. These residents wanted to protect and preserve native vegetation, natural features, and the watershed, as well as create large regional parks and trails that would allow residents the enjoyment of the outdoors while protecting the county's resources threatened by encroaching development.



*Figure 1 (left): Picnic at Bower's Mansion (~1900s); although not a park during this time period, Bower's Mansion was purchased by Washoe County and now operates as a regional park. Passive recreation like fishing (right) has continued to be a popular activity along the Truckee River (Source: Images of America - Washoe County, p 111, 113)*

Founding Washoe County Parks Commission Chairman Tom Cooke, and former Nevada Supreme Court Justice, the Honorable Cliff Young Sr. recognized that a majority of the land unique to this area was privately held. They realized that much of the forested lands to the west in the Carson Range and Sierra Nevada mountains were held by large timber companies or private landowners and that the ranch lands bordering the mountains would someday be developed, limiting access to the surrounding forests. They saw the value in preserving these natural areas and wanted to protect them for future generations. With this idea in mind, Cooke and Young worked to create the Washoe County Parks Department and established the Washoe County Parks Commission, setting the tone for how Washoe County would develop and manage parks and open space in the early 1960s.



## Chapter 1: Washoe County Parks Past and Present

The first county park planner was hired by the Board of County Commissioners with the goal to establish Cooke's vision of creating a long-range planning document and to establish a department that could acquire property from private landholders to be preserved as open space and to develop regional parks and trails for recreation.<sup>1</sup> The first Washoe County Regional Parks and Open Space Plan (Appendix A) was completed in 1961. In the following year, 1962, a one million-dollar bond was approved by voters to implement the 18-year plan.<sup>2</sup> Shortly afterward, park and open space acquisition began and a park director position was established. This plan and subsequent plans led to several integral property exchanges with timber companies and other large private landholders that would continue from the 1970s through the early 2000s. Much of the land that was acquired at this time was through partnerships with the US Forest Service (USFS), and the Bureau of Land Management (BLM). From this plan, Washoe County and its citizens became major influencers supporting these agencies to move forward and acquire much of the land along the Sierra front.

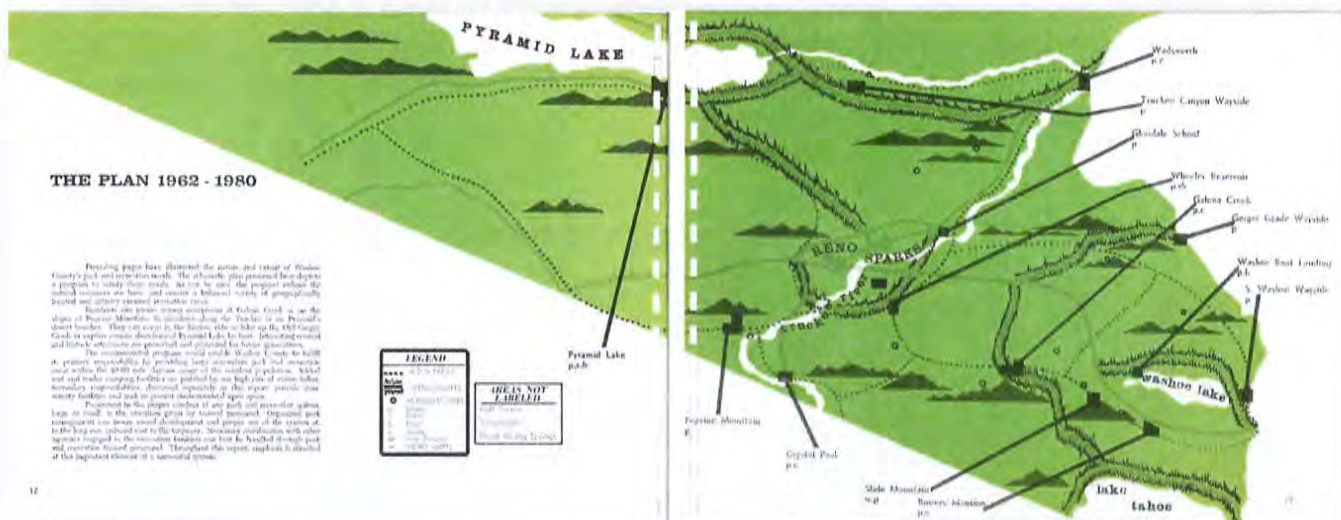


Figure 2: In 1962 the County was focused on providing camping facilities that were within a day's drive to capture visitors in an attempt to prolong their stay when visiting the Reno/Sparks area (Source: Master Plan Study No. 7 – Washoe County p 12-13).

When Cooke and Young looked at the Sierras in the 1960s the majority of forested lands were private and open for development. Today, the majority of the land near the Sierras is protected and just a few small inholdings remain. Since the adoption of the first plan Parks have worked in partnership with federal agencies and sought voter approved bond issues to protect open space and establish some of the most widely used regional parks.<sup>3</sup>

The primary goals of the first master plan were to provide a framework for protecting open space, developing regional parks and trails for an increasing number of visitors and residents. A second master plan was adopted in 1988. The purpose of this master plan was to continue the work of preserving open space, to focus an increasing amount of resources into regional parks, and to establish an extensive network of trails. The aim was to provide access to federal lands and to link all of the county's regional parks and open space through an extensive trail system.

<sup>1</sup> "Washoe County Park Planner Given Contract", Reno Evening Gazette Nov 20, 1960 p. 9

<sup>2</sup> "County Group Decides to Buy Land for Park" Reno Evening Gazette Dec 10, 1963 p. 9

<sup>3</sup> "Commission Moves to Set Park Director Standards", Reno Evening Gazette Sep 10, 1963 p. 8



Ten years later, in 1998 the plan was updated to include a focus on the growing need for regional sports complexes and to consolidate maintenance services to concentrate more on regional parks, trails, open space and natural resource management. This endeavor was a response to an increasing number of smaller parks created during this time period. Parks, through a separate study, found it was not financially sustainable to continue providing small parks dotted throughout the county due to significant amount of time spent traveling large distances to these individual small parks. In addition, these small parks were often in areas where parcels were large and less dense, indicating that residents were already driving rather than walking to their neighborhood park. At this time, it was determined that smaller parks, under 5 acres, would be discouraged or better served by private homeowner association maintenance agreements. Parks' role shifted focus on to open space, trails, regional parks, natural resource management and neighborhood parks that were centrally located and at least 15-25 acres in size.

### 1960s: WC Supported Thousands of Acres of Land Acquisitions

- **Land Exchanges Partnering with US Forest Service & Bureau of Land Management** (Timber Company Properties)
- **Buyouts with Federal Partners** (Galena Destination Resort Properties)
- **Congressional Bills with Federal Partners** (Redfield Properties)

In 2011, in response to budget cuts spurred by the recession, the Washoe County Regional Parks and Open Space Department was incorporated into the Community Services Department (CSD) and continues to operate as a part of this department today.

In keeping with the spirit of the first master plan written over 60 years ago, this updated 2019 master plan, seeks to maintain the goals of the previous master plans by continuing Parks' history of providing regional recreational facilities for the residents and visitors while at the same time protecting the cultural and natural resources that make the area unique. This master plan outlines goals and objectives to guide the department over the next 20 years.

### The Focus of the Parks Master Plans Over the Years

- 1962** - Acquiring Open Space and Regional Parks
- 1988** - Providing Park Connectivity Through a Trails Network
- 1998** - Sports Complexes, Refocus on Regional Parks & Open Space & Natural Resource Mgmt.
- 2019** - Regional Parks, Trails, Open Space & Natural Resource Mgmt.



## **Understanding How Funding Has Been Critical to Success**

This master plan sets the direction for the next twenty years, but funding is a key component to plan implementation. The acquisition and construction of new parks, trails and open space has received strong community support in the past, as evidenced by the history of publicly supported and voter approved bond issues. However, there are a number of other funding sources that Parks utilizes to acquire land, construct and maintain parks, trails, and open space.

### **Operations and Maintenance Budget**

Just as critical to the operation of Parks is the maintenance and operations budget to sustain the facilities constructed and the lands acquired. While funding of new parks or acquisition of open space is challenging, perhaps the biggest obstacle has been determining how to recalibrate after the budget cuts from the recent recession, which cut the operations and maintenance budgets for Parks by half in 2008. The recovery of the budget has been slow and still stands at 65% of what it was prior to the recession, although the population has continued to increase. To maintain and improve facilities over time funding is needed to support the dedicated staff that makes all parks enjoyable, clean, and safe.

### **General Funding**

The county general fund typically allocates an annual dollar amount to Parks for both operations and capital infrastructure preservation. General fund dollars are competitive with multiple county programs such as law enforcement, fire, health, and social services and varies based on the county's annual budgeting process influenced by the economic wellbeing of the county. Historically, funding for Parks has been a small percentage of the overall general funds available. It should be recognized that there is a structural problem within the existing property tax that impacts the revenue received by the county for the general fund this then impacts the county's ability to fund services such as parks.

Infrastructure Preservation Fund dollars are also used for maintenance or replacement of park capital amenities, such as sidewalk or pavement repairs, re-striping of courts, or replacement of picnic shelters etc. These capital projects are generally less than \$100,000. The infrastructure preservation accounts were instituted in the 1990s in the county budget to capture some long-term capital depreciation costs of facilities. The Infrastructure Preservation Fund has never covered the total capital depreciation nor has it covered the larger capital replacement of items such as a total resurfacing of large parking lots, roads, etc. These larger items have in the past been covered by bonds, or other county funding sources.

The Infrastructure Preservation Funding is based on the available general fund budget and has therefore ranged from \$0-\$465,000. During periods of economic hardship, like the budget cuts during the Great Recession in 2008, there was no general funding available to Parks for approximately five years. Today the Infrastructure Preservation Fund is \$465,000 annually. However, a five-year period of no funding during the recession has left an additional backlog of repairs that Parks has only recently been able to start addressing.

### **Bonds and Leveraging**

Some of the biggest land acquisitions, park renovations and park construction projects have been the result of the voter's support and the commitment by Parks staff to leverage the bonds through



## Chapter 1: Washoe County Parks Past and Present

matching grants and partnerships with state and federal agencies. For example, Washoe County Question 1 bond (WC-1) in 2000 was widely supported and passed by voters. As a result, Parks have been able to leverage the money provided by the public and increase the value added nearly \$90.8 million dollars (Appendix B). In addition to Washoe County bonds, there have been two voter approved statewide bond issues, one in 1990 and one in 2002. The state bond issues have focused on state resources, but have provided some local funding for acquisition of open space, parks and trails that have state or regional significance. The 2002 State Question 1 bond (SQ-1) brought \$15 million dollars to the Truckee River and to the Lake Tahoe Shared Use Path (see Figure 3).

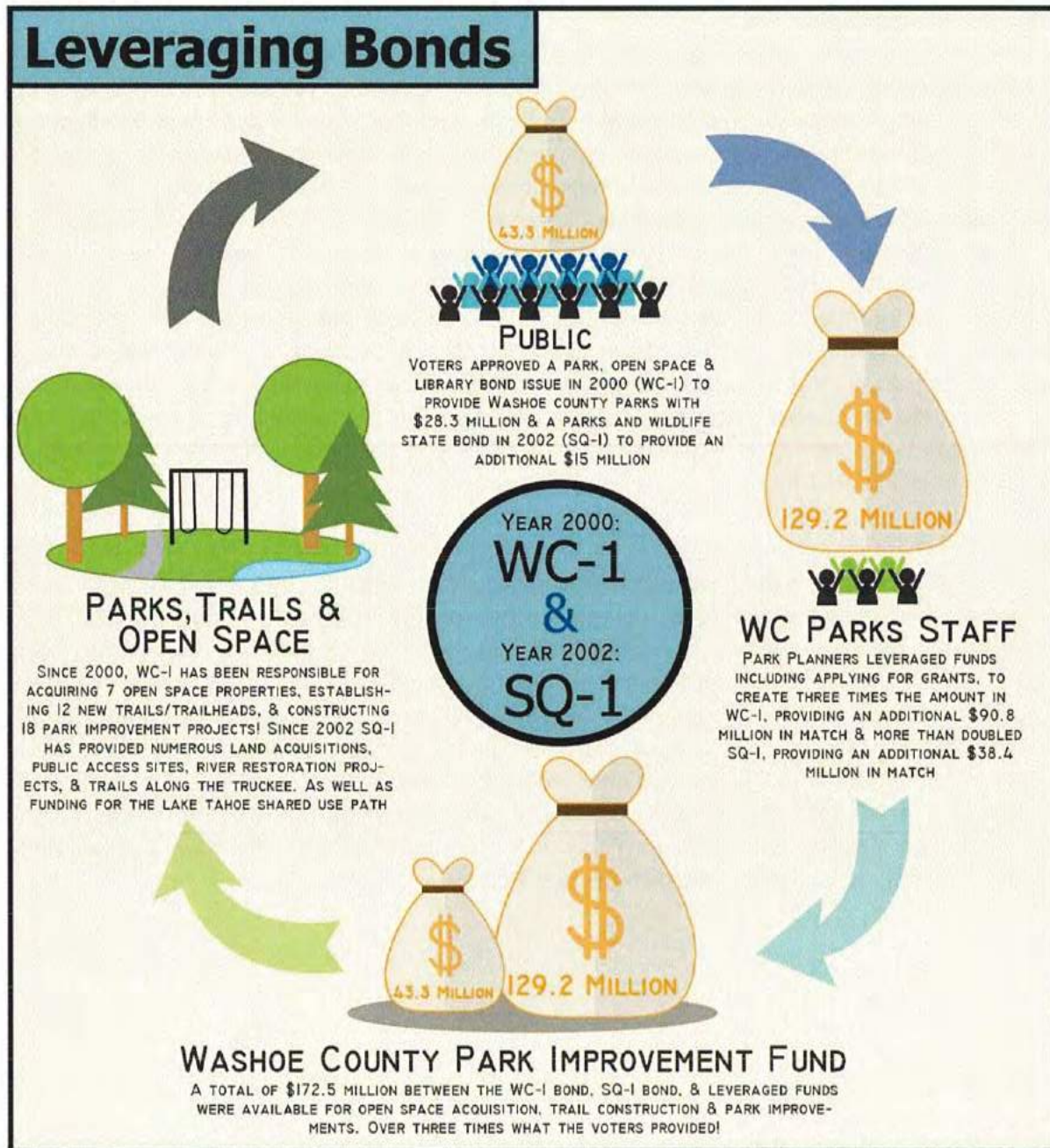


Figure 3: Leveraging Bonds: 2000 WC-1 and 2002 SQ-1



## **Chapter 1: Washoe County Parks Past and Present**

Parks staff maximized the funds by matching over \$38.4 million for land acquisition, river restoration, trails and public access to the Truckee River and the Lake Tahoe Shared Use Path. This could not have been done without Parks' continued commitment to its residents and visitors to the region. Parks have been integral in leveraging funds from the most recent bond issues. This has been accomplished by forging partnerships and by matching funds through grants, private foundations, corporate gifts, private non-profit fundraising and volunteer labor. Although the public generally supports new park construction and acquisition, the voter approved bonds have been sporadic, representing only a portion of the total capital budget needs. Furthermore, new park construction cannot be supported if funding for maintenance and staff is not available to support new facilities.

### **Residential Construction Tax**

Nevada State Law enables counties and cities to collect a Residential Construction Tax (RCT) for newly constructed dwelling units. The tax is 1% of the construction value but is capped at \$1,000. Generally, in Washoe County this means that the maximum tax of \$1,000 is paid for each new dwelling unit. This tax is to provide funding for the acquisition, design and construction of new parks and facilities to serve the new homes. Although this funding source is important, it is often not enough to acquire and/or construct a new neighborhood park and there are a number of restrictions on the RCT limiting the use of the funds. Per state law, these funds cannot be spent on the maintenance to existing facilities, or to construct larger regional/community parks, community centers, or trails or trailheads. These funds are intended to be for the construction of new neighborhood parks. This can conflict with many rural residents' desire to have other outdoor recreational amenities other than a neighborhood park, such as trails connecting their neighborhoods to federal lands. Furthermore, RCT funds can only be allocated within the district they are created in, further limiting where in the county the money can be spent. These two limitations create districts throughout Washoe County with an abundance or lack of RCT funds.

In addition to these limitations, the RCT funds are only apportioned to Parks when the new dwelling units are constructed within unincorporated Washoe County, outside of city limits. This appointment structure can be an issue when a new development is located in the City of Reno or Sparks but surrounds an underdeveloped county-owned park. In some cases, staff has been successful in working with the cities to jointly develop new neighborhood amenities on county park land, but it is not guaranteed. Parcels within the Sphere of Influence (SOI) are currently in unincorporated county but will eventually become the City of Reno or Sparks jurisdiction through a process called annexation. In the past, once a property is annexed by the cities the relinquishment of county owned neighborhood parks to the cities has not occurred, creating an island of unincorporated county. This creates long-term maintenance issues for Parks since staff has to take time to travel to small parks within the City of Reno or Sparks' jurisdictions (see *Map 1*).



## Current Funds Leave Parks Understaffed & Struggling to Maintain

Although it has been over ten years since the Great Recession, the budget has not recovered to pre-recession levels. The recovery of the budget has been slow. In 2007, the budget was \$8.7 million dollars. In 2017, ten years later, the budget was at \$5.7 million dollars. Despite the lack of funding the population has increased by approximately 47,000 people generating an even greater need for new facilities within the area. Since the recession, Parks staff has been limited to maintaining existing parks and facilities to keep them open with no capacity to provide new facilities or update existing (see *Figure 4, Washoe County Parks Timeline*). To understand the current Parks' operating budget, national comparisons can act as a metric to determine how funding compares on a national level.

Comparing Pre & Post-Recession Budgets per Resident		
Year	2007	2017
Annual Budget	\$8.7 Million	\$5.7 Million
Population	413,215	460,587
Operating Expenditures per Resident	\$21.05	\$12.37

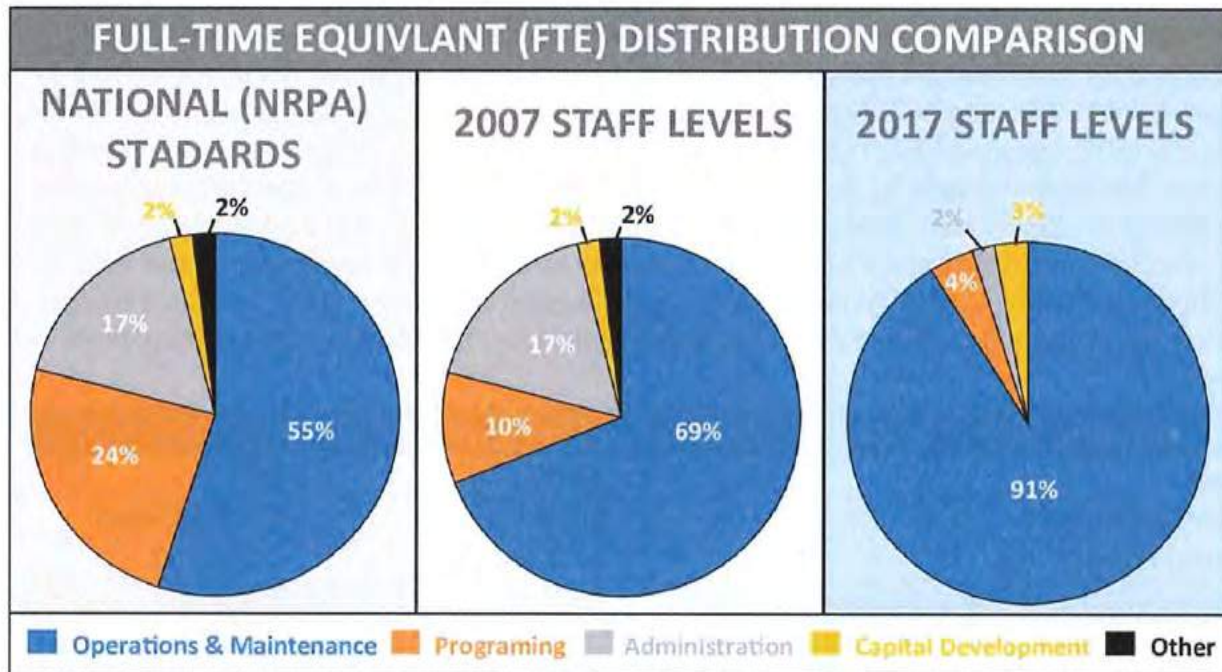
Using the National Recreation & Park Association (NRPA) 2018 Agency Performance Review, the following comparisons can be made. This information is provided as a metric for Parks; however, it is recognized that the budget is difficult to compare knowing that the residents are served by multiple recreation agencies.

Based on the size of Washoe County, the typical park and recreation agency has 3.9 Full-Time Equivalent (FTEs) on staff for every 10,000 residents, for a jurisdiction of 250,000 residents with fewer than 500 people per square mile. Parks is currently at 0.9 FTE's with 40 full time and 17 seasonal employees, well below the typical agency. This shows that Parks is severely understaffed when looking at the population they are serving. There are factors that impact the ability to have exact comparisons between Parks and the national standards. One factor is that Parks serves the entire region and the distance traveled between parks by maintenance staff impacts the number of personnel necessary to maintain facilities.

Full-Time Equivalent (FTEs) on Staff for Every 10,000 Residents	
Washoe County Parks:	Typical Park Agency:
0.9	3.9

Another way to look at FTE's comparisons would be to look at how the typical agency distributes FTE's within the agency. This comparison shows that even ten years after the recession Parks staff is still operating at staffing levels that only allow time for maintaining existing facilities at a minimum level. A majority of the staff that has been lost since 2008 made up programming, administration and seasonal staff. This staff included a director, assistant director, operations superintendent, two (2) park planners, two (2) maintenance staff, a public information officer and over 200 seasonal employees. As the population continues to increase without the addition of any new staff, Parks are struggling to continue to maintain the current parks.





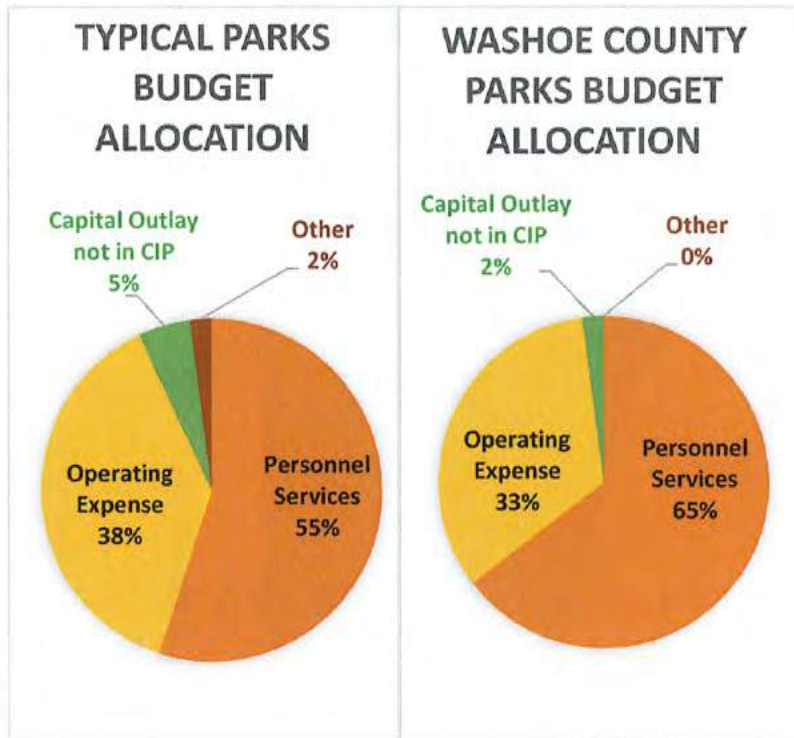
Graph 1: FTE National Standards (NRPA), 2<sup>nd</sup> graph based on 2007 staff levels. 3<sup>rd</sup> graph based on 2017 staff levels.

Attendance from current park counts show that the regional parks and events alone draw in 4.9 million visitors annually with only 40 full-time staff members. The amount of visitation along with the current number of FTE's only allow Parks staff to be able to maintain the parks at a minimum level, keeping them open. Unfortunately, this leaves no capacity to maintain new parks/facilities or allow staff the ability to address the backlog of maintenance projects that have accumulated over the years. Furthermore, the current lack of administration and programming staff leaves Parks with very few resources to plan and develop any new parks or park facilities. Again, this data is provided as a metric for Parks and further reflects the financial impact of the Great Recession with the focus strictly on maintaining facilities.

### **Regional Parks & Events Alone Bring in 4.9 Million Visitors Annually With Only 40 Full-Time Parks Employees on Staff.**

According to NRPA, the typical park and recreation agency in jurisdictions with operations similar to Parks (more than 250,000 population and with fewer than 500 people per square mile), typically have a median annual operating expense of \$44.01 on a per capita basis. This is about \$3.66 per month for every resident in the jurisdiction served by the agency. Parks has an annual operating expense of \$12.37 on a per capita basis or about \$1.06 per month. A factor influencing this comparison is the need to add the cities' operating expenditures and the need to adjust the density which according to NRPA's study; the denser the population served by the agency(s) the higher the per capita operating expense. The typical park and recreation agency's annual operating expenses of \$78.26 per capita would be a more likely comparison with the two cities added.

When comparing how the overall expenses of the budget are allocated to that of a typical budget the funds are fairly consistently spread throughout the department. However, this is not a comparison of the amount of dollars spent on Parks. As described above, funding for Parks has its limitations and is often inconsistent, as Parks are considered discretionary and are constantly competing with other mandatory county departments. To get a better understanding of the amount required for the budget, a comparison of the amount of money in the budget compared to the population is a good indicator.



Graph 2: Budget Comparison

Using the expenditures per capita metric from 2007, the current annual budget should be around \$10.1 million dollars based on the 2019 population (464,523 residents). This budget would be reflective of the budget if the recession did not impact the Parks so severely. Furthermore, staffing levels based on the 3.9 FTE rate for a typical park agency would mean Parks needs approximately 181 FTE employees well below the current 57 FTE employees. It has been over ten years since the first cuts to the budget and Parks is still slow to recover the funding and the staff.

Where Parks Should be Based on 2019 Population		
	Current	NRPA Standards
Budget	\$5.7 Million	\$10.1 Million
Employees (FTE)	57	181



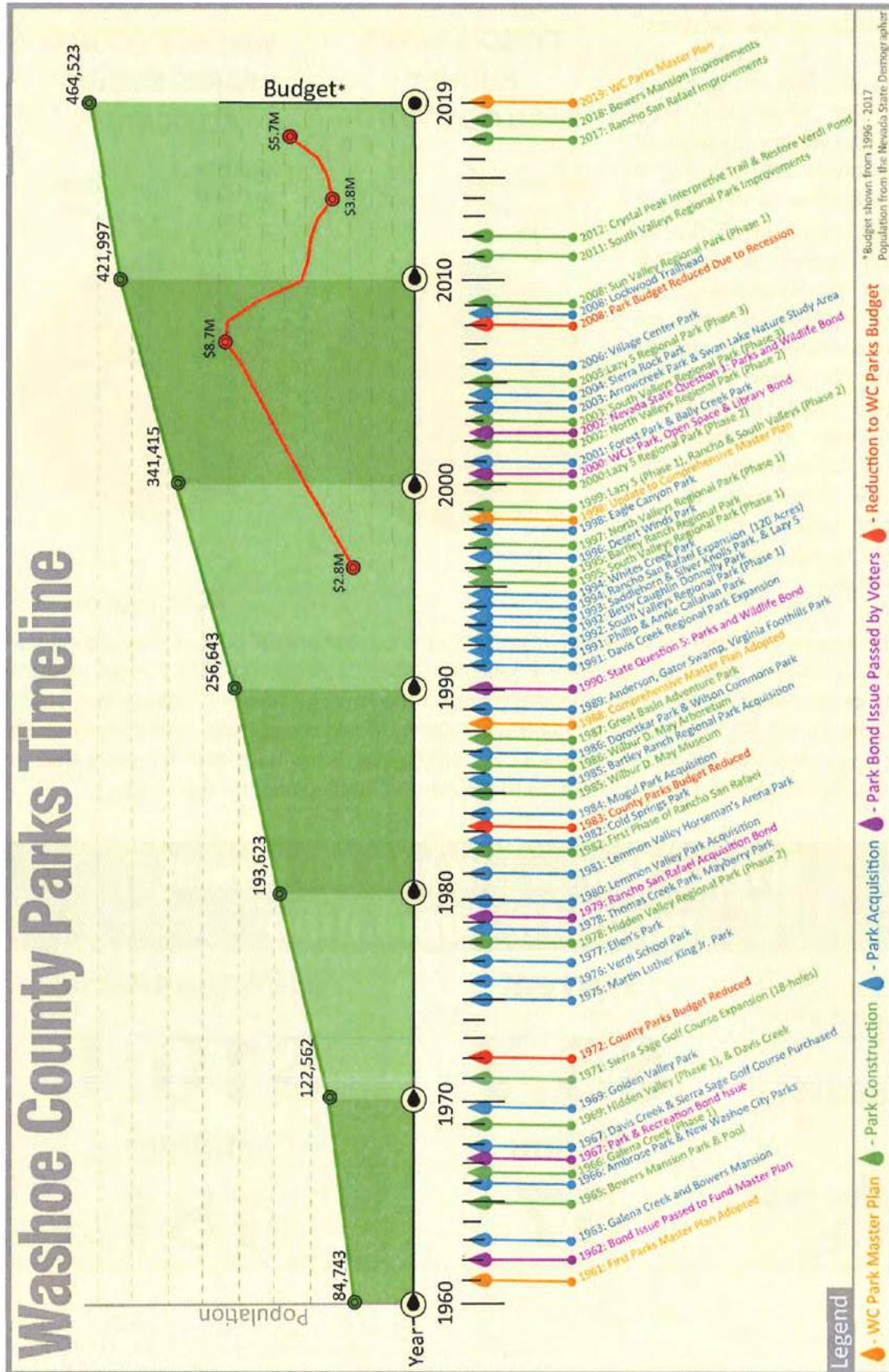


Figure 4: Washoe County Parks Timeline



## Continuing Trends

Washoe County's population has continued to increase since the 1960s when Parks was first established. According to the state demographer, this trend will continue through the next 20 years when the population is expected to grow by approximately 100,000 and will reach 558,746 by the year 2038. Throughout its history, Parks has used its budget and funding sources to continue the vision established by Cooke to preserve open space and provide regional park services and trail connectivity to the residents and visitors of the area. This service includes the addition of new regional parks, neighborhood parks, trails and the preservation of open space for the growing population. Most of the major open space and park acquisitions and construction of regional park facilities have followed bond issues passed by the voters of Washoe County or the State of Nevada.

Unfortunately, this progress was significantly slowed following the 2008 budget cuts due to the lack of funding and the inability to maintain new facilities while the population continues to increase, causing a greater need for new park facilities. New housing developments are finding a way to provide parks to the residents without the assistance of the county. Many new parks that have been constructed since the recession are usually built, owned and maintained by a homeowner's association (HOA). Although not a new method this has become increasingly common as these trends have continued over the past ten years.

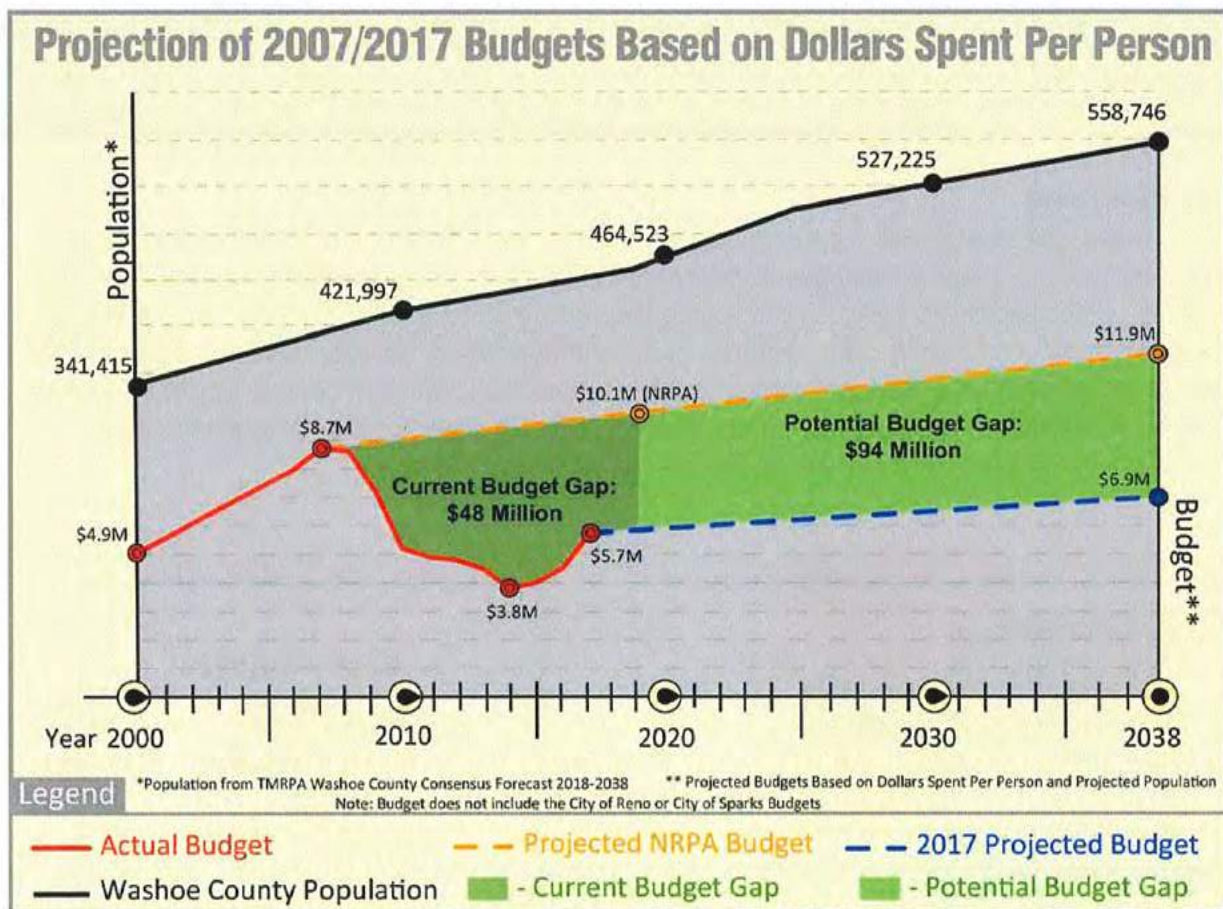


Figure 5: Potential funding gap based the budget per person in 2007 compared to 2017.



## Chapter 1: Washoe County Parks Past and Present

Even more concerning is the current projection of Parks. Using the expenditures per capita metric from 2017, the projected annual budget would be around \$6.9 million dollars based on the 2038 projected population (558,746 residents). Furthermore, staffing levels based on the 3.9 FTE rate for a typical park agency would mean Parks needs approximately 218 FTE employees. This projection would not even be able to meet the current demands of the population. This has created a gap of approximately \$48 million dollars between the projected budget based on pre-recession levels and the actual budget over the last ten years. If this continues over the next 20 years, it is anticipated that this gap can grow by \$94 million, creating a budget gap over \$142 million dollars over a 30-year period.

### Washoe County Parks and Open Space Inventory

A complete inventory of existing parks and facilities was completed by Parks in 2010. The goal of this inventory was to record existing park facilities prior to developing recommendations for improvement in the master plan. This inventory includes the location, existing amenities, acreage, and opportunities for development for each Washoe County park. This inventory should continue to be updated to help future analysis to identify potentially underserved residents.

Table 1: Washoe County Parks Inventory (Source: Washoe County GIS)					
Park Type	Neighborhood and Community Parks	Regional Parks	Special Use Parks	Open Space, Trailheads & Trails	Totals
Locations	39	10	7	69	119
Acres	435±	2,694±	982±	9,113±	13,224±

### Park Ownership

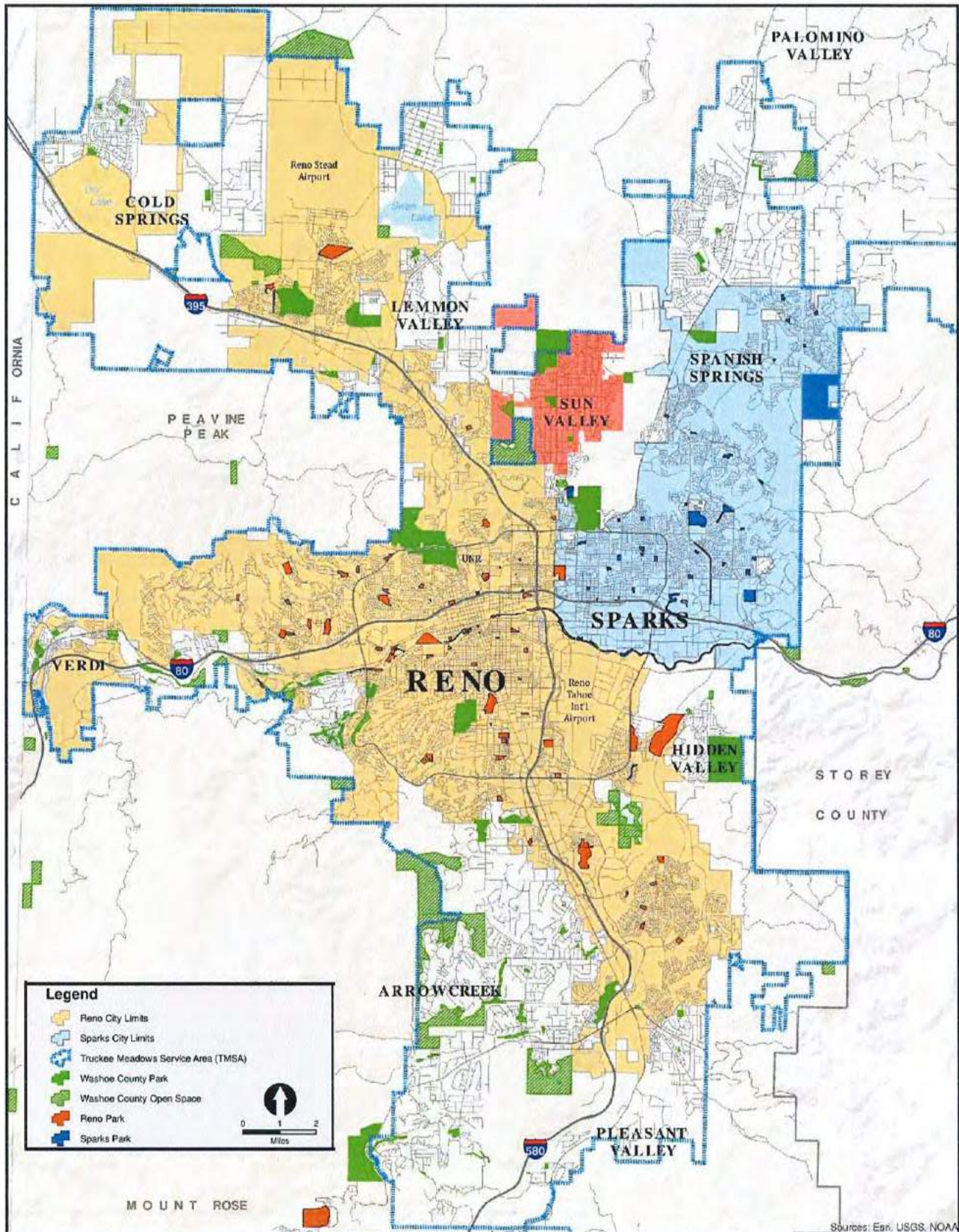
When a resident decides to visit a park, they generally base their decision on several factors, ranging from location to the types of facilities within the park. In most cases a resident will not base their decision on which jurisdiction owns and operates the park. Therefore, when crafting this master plan, all neighborhood, community, and regional parks within Washoe County were considered. This includes parks owned and operated by the following jurisdictions: Washoe County, City of Reno, City of Sparks, Sun Valley General Improvement District, Incline Village General Improvement District, Gerlach General Improvement District, and all parks owned by HOA's.



Map 2: Parks by ownership within Washoe County, including IVGID in orange (left) & GGID in black (right).



## Chapter 1: Washoe County Parks Past and Present





## Park Types

There are generally three types of parks: Neighborhood Park, Community Park, and Regional Park. The different types are typically based on several factors including size, service area, and the facilities within each park. Not all of Washoe County's ten regional parks are the size listed in *Figure 6*. However, they are intended to serve the greater region and provide the facilities that are typically associated with a regional park.

A fourth type of park is commonly referred to as a "Pocket Park", and characterizes parks that are generally under five acres and are typically seen within the city limits. For the purposes of this master plan, any Washoe County park under 15 acres would be considered a neighborhood park. Large special use parks such as the Regional Shooting Facility, and the Washoe County Golf Course are only dedicated to a single recreation activity and are therefore considered a Special Use Park.

## Park Facilities

A park facility is an amenity that is included within a park. Park facilities are usually associated with park types. For example, a neighborhood park typically has smaller facilities such as playgrounds, picnic tables, and basketball courts, while larger parks, such as community and regional parks, can incorporate larger facilities, such as sports complexes, event space, community centers, and pools to name a few (refer to *Figure 6*).

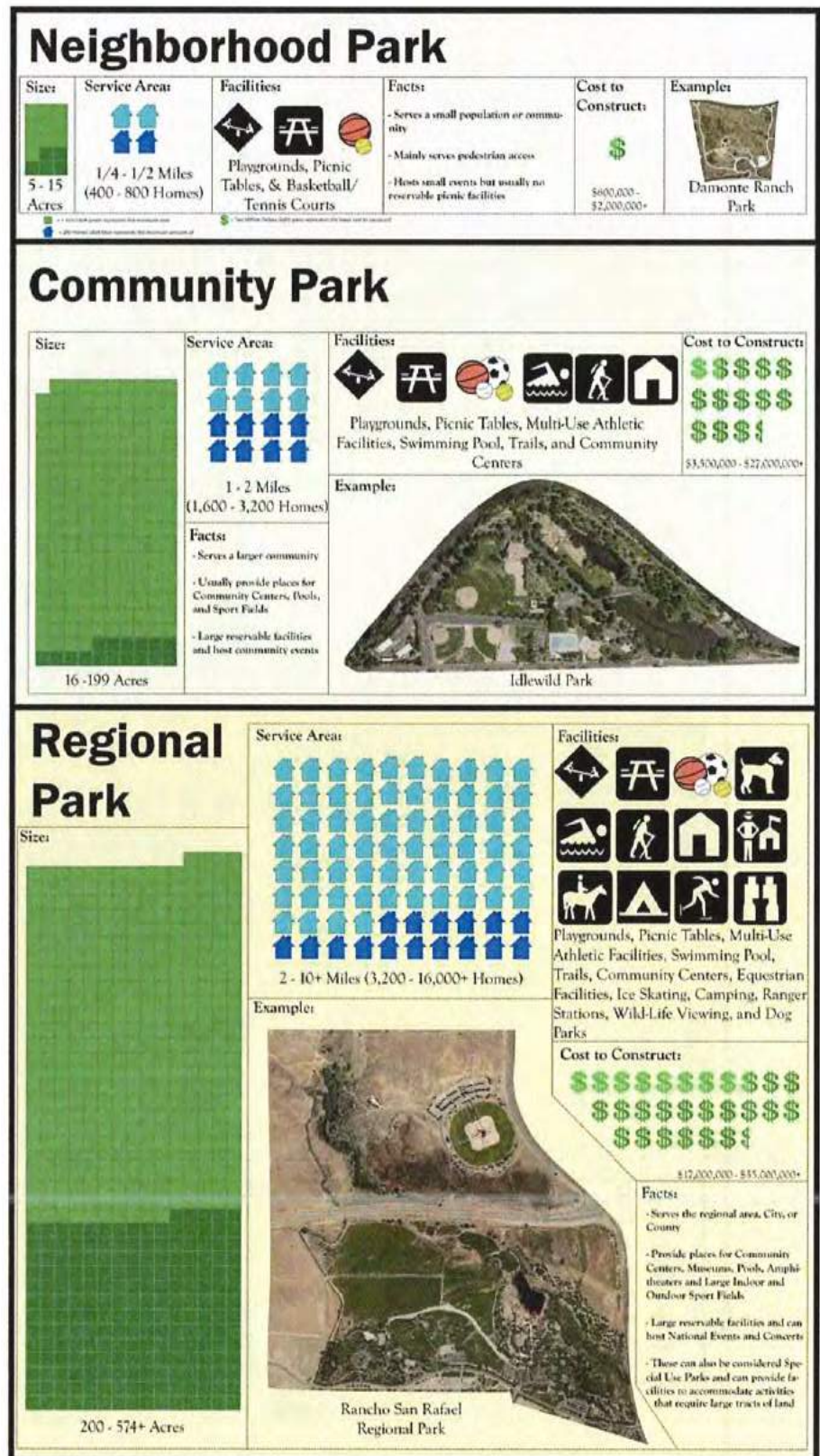


Figure 6: Park types based on the National Parks and Recreation Standards.



## Park Specific Master Plans

Parks staff have developed specific master plans for all regional parks and a number of community and neighborhood parks. Over the decades these specific master plans were developed through a public process and have already been approved by county officials. These specific plans include details such as the types of facilities to be constructed within each park as well as how these phases will be developed. This master plan will not replace these plans. Instead, this document will act as a guide to help fund, update and develop the existing park specific master plans. The individual park specific master plans can be viewed on the Community Services Department website. ([www.washoecounty.us/parks/planning\\_and\\_development/master\\_plans](http://www.washoecounty.us/parks/planning_and_development/master_plans))



Figure 7: South Valleys Regional Park Master Plan Example.

## Complementary Plans

This master plan is intended to work in harmony with other community plans within Washoe County or other jurisdictions. This plan is intended to combine all of the planning documents that are available for parks, open space and trails with the intention of giving Parks a focused direction moving forward. While this plan focuses on the general direction of the parks department, it will rely on other plans that have been developed throughout the region to provide a more focused direction and provide policies specific to that particular planning effort.



Figure 8: Complementary plans specific to this master plan.



# Chapter 2

## Plan Development Process





# Plan Development Process

## Developing the Community Profile

To establish a better understanding of the existing community a thorough analysis of Washoe County was conducted. This included analyzing datasets gathered by federal and local governmental agencies using Geographic Information Systems (GIS). This process was able to highlight characteristics within the community and to map where they existed within the region. This was helpful in identifying how specific characteristics are unique or similar to other neighborhoods and areas within the county. The characteristics specific to each neighborhood and region make up the community profile and help to determine the planning areas outlined in Chapter 4.

### Demographics

When developing a master plan, it is important to understand the existing demographics within the area to identify how the area can best be served. The most recent United States census data, supplemented by the American Community Survey (ACS) 2018, update was analyzed which established a starting point for determining community trends in Washoe County. Since 1970, Washoe County's population has grown consistently and is expected to continue to grow over the next 20 years. As the population expands, the demographics are expected to change. These demographics should be analyzed throughout the life of this master plan to ensure that the current demographics are consistent with the most current census data (see Appendix C, *GIS Data Sources*).



*Examples of various maps created when developing the community profile*

### Potentially Underserved Areas

The distance from a park to a residence is one method for analyzing how well a community is being serviced by park facilities. The National Recreation and Parks Association (NRPA) Metrics uses a distance based on the type of park to determine if a neighborhood is 'underserved'. Based on these standards, an underserved community is any existing resident who is not within a 1-mile radius of a neighborhood or community park, or not within a 2-mile radius of a regional park.

Although the underserved neighborhoods highlighted in the planning areas of Chapter 4 are considered underserved based on NRPA Metrics, passive recreation facilities, such as trails and trailheads, were not accounted for. Furthermore, an area adjacent to a park can be considered 'potentially underserved' if the park does not have active recreation facilities such as playgrounds or sports facilities. It should also be noted that since the NRPA Metrics only apply to urban areas, no underserved residents were considered outside of the Truckee Meadows Service Area (TMSA) because these areas are considered rural. Any potentially underserved area identified in this master plan needs further analysis and public outreach by Parks staff to determine if they are truly underserved.



## Land Use

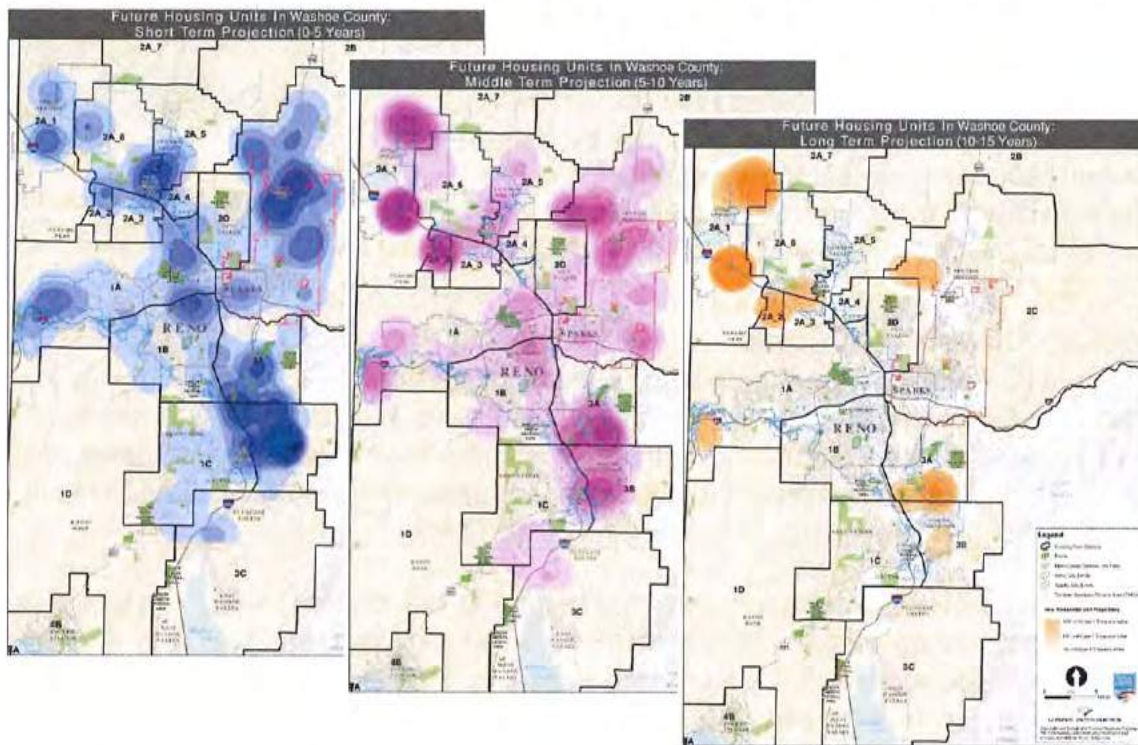


Bailey Creek Park Land Use

Land use and regulatory zoning were analyzed to determine areas that might require more services or have an abundance of resources based on the built environment. These included lot size, residential and commercial uses and other factors such as special planning areas, city limits, federal lands, and land jurisdiction. Land jurisdiction included unincorporated Washoe County, the City of Reno and Sparks, SVGID, GGID and IVGID limits. Land use and zoning can have a major influence when determining what type of park or park facility would be appropriate for an area.

## Future Growth

To help determine areas for future park demand, data was gathered that showed all approved housing units within Washoe County as of June 2018. This data was obtained from the Regional Housing Study conducted by Truckee Meadows Regional Planning Agency (TMRPA). The data was then further analyzed to include a timing element which predicted the most likely time the approved developments would be constructed. This timeline was based on several factors, including local knowledge, feasibility, access to infrastructure, and current market conditions. The developments were then broken down into three-time frames: short-term, 0 to 5 years (2018-2023); mid-term, 5-10 years (2023-2028); and long-term, 10 or more years (2028-2038); (See Map 4).



Map 4: Projected growth for the short-term (left), mid-term (middle), and long-term (right), based on approved dwelling units as of June 2018 and with analysis provided by Wood Rodgers, Inc and feedback from the Washoe County Master Plan Stakeholders group (source: Truckee Meadows Regional Planning Agency Housing Study – June 2018).



## Community Profile Characteristics:

- ✓ **Demographics** (age, income, race, etc.)
- ✓ **Potentially Underserved Parcels** (proximity to parks)
- ✓ **Land Use** (residential, commercial, open space, etc.)
- ✓ **Future Growth** (future approved dwelling units)

### Public Input

Extensive collaboration between Parks and the community has guided the plan development process throughout. Development of a park inventory and identification of the community profile constituted the first phase of this process, providing necessary background information regarding the existing conditions of parks. With this information, preliminary recommendations for shaping this master plan were created and presented to stakeholders and the public to solicit feedback. Information provided has been thoroughly informed by public guidance through community outreach meetings, an online survey, and the input of a dedicated stakeholder group. This chapter outlines the engagement activities that have been used to develop a shared vision of the future for Parks.

### Stakeholder Meetings

Several meetings were organized between Parks staff and representatives of community, agencies, and relevant private and non-profit groups to facilitate the development of the master plan. The first meeting in February 2018 provided this stakeholder group with an overview of park ownership, park types, and information on existing Residential Construction Tax (RCT) districts. Based on the community profile established through the analysis described above, proposed boundaries for consolidated districts were presented to the stakeholders during this meeting to solicit feedback. The consolidated districts were proposed to allow greater flexibility in leveraging RCT funds. Comments and concerns included:

- **Interest in developing a master plan independently from funding**
- **Parks should focus a majority of their efforts on regional parks and let neighborhood parks be constructed within the cities**
- **A long-term goal should be the development of a stand-alone Parks Department to oversee all city and county owned parks**
- **A need to analyze the influence of growth and development on existing and future park capacity**

A second stakeholder meeting in September 2018 was completed after the public outreach process. At the meeting the results of the public outreach meetings and survey data were presented. The growth projection maps shown in *Map 4* of this master plan were also displayed projecting the



## Chapter 2: Plan Development Process

development time frame of the known developments in the region. The stakeholders then used this knowledge to provide additional input into establishing the planning area boundaries and worked with staff to outline possible opportunities and constraints for each planning area. Comments from the second meeting included:

- **Planning areas should take into consideration the Washoe County Master Plan Planning Area boundaries, RCT Districts, and the Truckee Meadows Service Area.**
- **The planning areas should be generally concentrated around the population in the North Valleys, Spanish Springs, South Valleys, and Verdi Area.**
- **Planning areas boundaries should consider passive/natural recreation areas as well as parks.**

For a detailed record of the stakeholder's meetings see Appendix D attached to this document.

### Community Outreach Meetings

Four public meetings were held in April 2018 at different locations within the county, including Spanish Springs, North Valleys, Rancho San Rafael, and South Valleys. The public meetings were centered around three questions:

- 1. Where do you live and what two places do you most frequently recreate?**
- 2. What type of park do you most frequently use?**
- 3. What are the top 3 facilities you use most?**



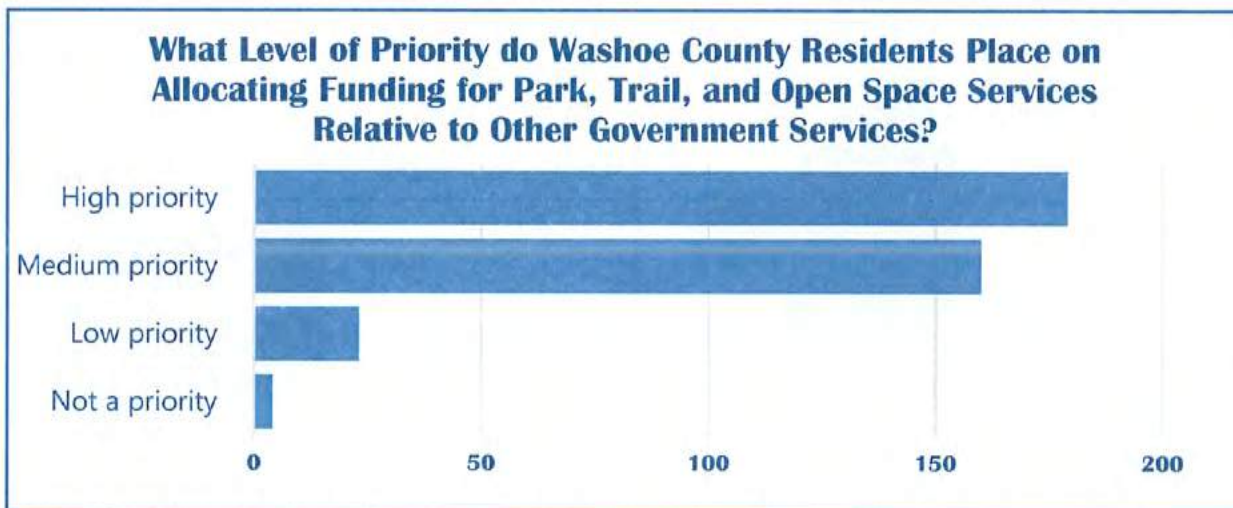
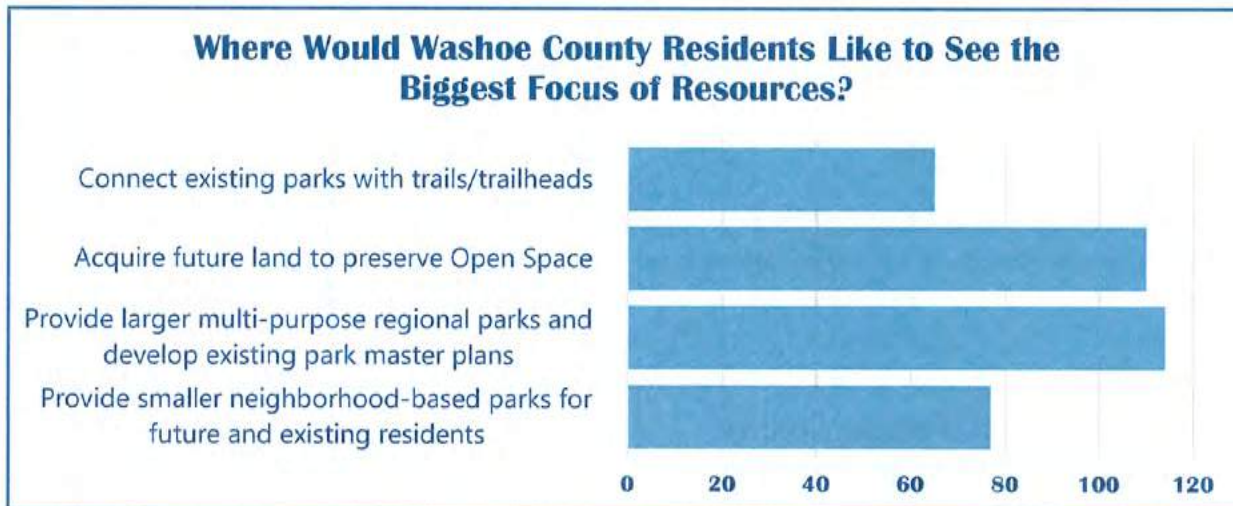
*Public meeting at Bartley Ranch Regional park.*

Meeting attendees indicated that they primarily recreated in the same planning area as their residence. However, they are also willing to travel farther distances to certain park facilities and regional parks. The most popular park facilities are generally located within regional parks (e.g. large playgrounds, recreation centers, museums, athletic fields, hiking/urban trails). Regional and community parks were the most used park types while neighborhood parks were used the least. Additional comments from the public attendees included interests in restoring park funding to pre-recession levels, creating additional dog parks, and providing additional amenities at existing trailheads. Results from this public meeting are provided in Appendix E.









Graphs 4: Responses to Question 7, Question 4, and Question 5 on the online survey (Question 7 & 4 both totaled 370 responses, "No Answer" not included in graphs; Question 5 asked respondents to choose their top three facilities).

Results of the survey concluded:

- **Majority of the respondents were frequent users of parks**
- **Park funding was a medium to high priority over other government services**
- **Most drove to the park (62%)**
- **Nearly all of the respondents (72%), said that they were willing to travel four miles or farther to get to a park that had facilities that interested them the most**

Comments and concerns written in the open-ended comments section revealed a wide range of interests. Several recurring comments were noted including interests in creating more dog parks, preserving open space, developing adopted regional park specific master plans and including pool facilities within future park planning efforts (see the *Word Cloud* in *Figure 9*). It should be noted that even though most survey respondents said that allocating funding for parks is a medium to high priority, this may not be indicative of residents in the county at large due to the limitations of distribution of the survey, as most of the respondents were frequent users of parks.

### **Parks Commission Presentations/Meetings**

An Open Space and Regional Parks Commission meeting included this master plan as an agenda item on November 29<sup>th</sup>, 2018. This meeting provided feedback and guidance for the master plan from the commissioners. The Final Draft of this document was discussed at a workshop on July 2, 2019 at the Open Space and Regional Parks Commission meeting and comments and input from the Park Commissioners was recorded. These comments have been incorporated into this document. The second version of the final master plan, including the comments from the previous Open Space and Regional Parks Commission Meeting was presented and approved on September 3, 2019. The document was formally adopted by the Washoe County Board of County Commissioners on September 24, 2019.



## Summary of Public Input

- ✓ The funding of parks services should be a high priority
- ✓ Future funding should focus on the development of large regional parks and acquiring open space for preservation
- ✓ As the areas grows, plan new park and open space acquisition based on future development in terms of short-term (0-5 years), mid-term (5-10 years), and long-term (10+ years)
- ✓ Establish planning areas separate from funding sources
- ✓ Look for opportunities to include neighborhood facilities within regional parks
- ✓ Developers continue to build, maintain and own new parks through HOAs due to the inability of Parks to maintain new facilities

# Chapter 3

## Goals, Objectives and Strategies





# Goals, Objectives and Strategies

## Purpose

This chapter contains the goals, objectives and strategies that are meant to guide this master plan from conception into reality. Although numbers are associated with each, this is intended to be used as a reference. No goal or objective has priority over another and no goal is dependent upon the last. These goals were updated from the *Washoe County Regional Parks and Open Space 2007-2010 Strategic Plan* (Appendix F). These are the overarching principles and policies that govern Parks' decisions helping to shape current and future priorities, and ultimately, provide a framework for implementing the Plan. Chapter 4 will explore the degree to which each of the planning areas adhere to the objectives described below. Based on that analysis, the gaps and opportunities specific to each of the planning areas will be described in an effort to identify high, medium, and low priorities both now and in the future.



*Washoe Valley and the Virginia Range, View from Slide Mountain Trailhead*

## **Goal 1: Provide, enhance, and support regional recreational opportunities that increase the quality of life for Washoe County residents**

### **Objective 1.A: Preserve and enhance existing regional parks**

Strategy 1.A.1: Provide regional parks with a multitude of facilities that will serve a diverse range of recreational needs for residents within the region, including city and county residents, of all ages and abilities

Strategy 1.A.2: Monitor the use of older parks and recreation facilities to determine if expansion or a retrofit of these facilities can best serve demands

### **Objective 1.B: Identify and acquire lands to be preserved for regional or community parks, special use facilities, trail systems, and open space purposes**

Strategy 1.B.1: Use the adopted Washoe County Parks Master Plan Area Maps in conjunction with the Washoe County Open Space & Natural Resource Management Plan as a guide to determine where new regional parks, special use facilities, trails/trailheads, and open space should be located



### Chapter 3: Goals, Objectives and Strategies

Strategy 1.B.2: Acquire open space where beneficial to residents

Strategy 1.B.3: Identify, monitor, and analyze “underserved” residents as identified in the master plan, and provide recreational facilities based on their needs

Strategy 1.B.4: Encourage individuals, private foundations, and/or private developers to give donations of land, gifts, and/or cash for construction of public recreation facilities

Strategy 1.B.5: During the development review process, request public access easements or dedications in areas where recreational opportunities have been identified

Strategy 1.B.6: During the development review process, require public access easements from subdivisions that are adjacent to public lands

#### **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



*Sarcodes commonly called, “snow plant” or “snow flower”; Davis Creek Regional Park*



**Goal 2: Develop and update community supported short-term and long-term priorities specific to each park planning area**

**Objective 2.A: Continually update each planning area's priorities as they become relevant**

Strategy 2.A.1: Develop and manage Washoe County's parks inventory, including the condition of each park and facility

Strategy 2.A.2: Use the regional parks and special use facilities regional standards as a guide for planning the type and amount of facilities needed for Washoe County

Strategy 2.A.3: Monitor future development and identify areas of opportunity

Strategy 2.A.4: Assess existing facilities and identify and plan for future costs

Strategy 2.A.5: Encourage partnerships with community organizations to meet current community needs

**Objective 2.B: Develop and update a master plan specific to each regional park**

Strategy 2.B.1: Create a master plan specific to each regional park and update all park master plans and regional park master plans every 10-20 years

Strategy 2.B.2: Encourage opportunities that will help fund/develop existing regional park master plans

Strategy 2.B.3: Work with land managers to leverage existing funding sources for update of planning documents



*Live music at Davis Creek Regional Park*



**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

**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



*Hiking in Galena Creek Regional Park*



**Goal 4: Maintain and manage existing parks and seek diverse and flexible funding sources to ensure the community's needs are met**

**Objective 4.A: Maintain or increase existing funding levels and co-ordinate efforts with the Washoe County Capital Improvement Program (CIP), augment where required to meet growth demands**

Strategy 4.A.1: Track legislative issues impacting parks, trails and open space

Strategy 4.A.2: Examine and, if appropriate, propose model legislation to be used for community park financing

Strategy 4.A.3: Continue to pursue external revenue sources such as grants and donations

Strategy 4.A.4: Develop ordinances establishing alternative programs such as tax incentives, land banking, transfer of development rights, and holding zones to promote land dedications, gifts and/or donations

Strategy 4.A.5: Propose and use alternative methods such as private park service provision, and other methods that are deemed appropriate for funding the acquisition, development, operation and maintenance of community parks

Strategy 4.A.6: Leverage existing funding through grants, partnerships, and donations, when feasible



*Dragon Lights; Rancho San Rafael Regional Park*

## **Goal 5: Protect and enhance recreational, cultural and natural resources**

### **Objective 5.A: Integrate recreation goals with cultural and natural resource management**

Strategy 5.A.1: Use this Plan in conjunction with Washoe County's Regional Open Space and Natural Resource Management Plan to identify Parks Department priorities

Strategy 5.A.2: Integrate interpretation and environmental education into the trail system to inform users about the region's cultural heritage, natural resources and wildlife

Strategy 5.A.3: Evaluate the appropriate levels of recreation to ensure that natural resources are sustained

Strategy 5.A.4: Ensure that natural and cultural resource impacts are mitigated to the greatest extent feasible when developing new recreation facilities or amenities

Strategy 5.A.5: Acquire lands that can meet both recreation and natural resource objectives



*Splash Park; North Valleys Regional Park*



# Chapter 4

## Planning Area Profiles, Priorities and Opportunities





# Planning Area Profiles, Priorities & Opportunities

## Introduction to Planning Areas

The planning area boundaries identified in this master plan were developed to help Parks analyze and identify priorities and opportunities specific to the different neighborhoods found throughout Washoe County. Although residents may recreate in parks, greenways/open space, trails and trailheads outside of the planning area in which they live, the majority of their recreation adventures will likely occur in the planning area boundaries where they reside.

Planning Area Boundary Parameters	
<ul style="list-style-type: none"><li>✓ Public feedback</li><li>✓ Washoe County Master Plan planning area boundaries</li><li>✓ RCT District boundaries</li><li>✓ Park locations and travel times</li></ul>	<ul style="list-style-type: none"><li>✓ Existing residential neighborhoods</li><li>✓ Land use designations</li><li>✓ Future housing developments</li><li>✓ Similarities in demographics</li></ul>

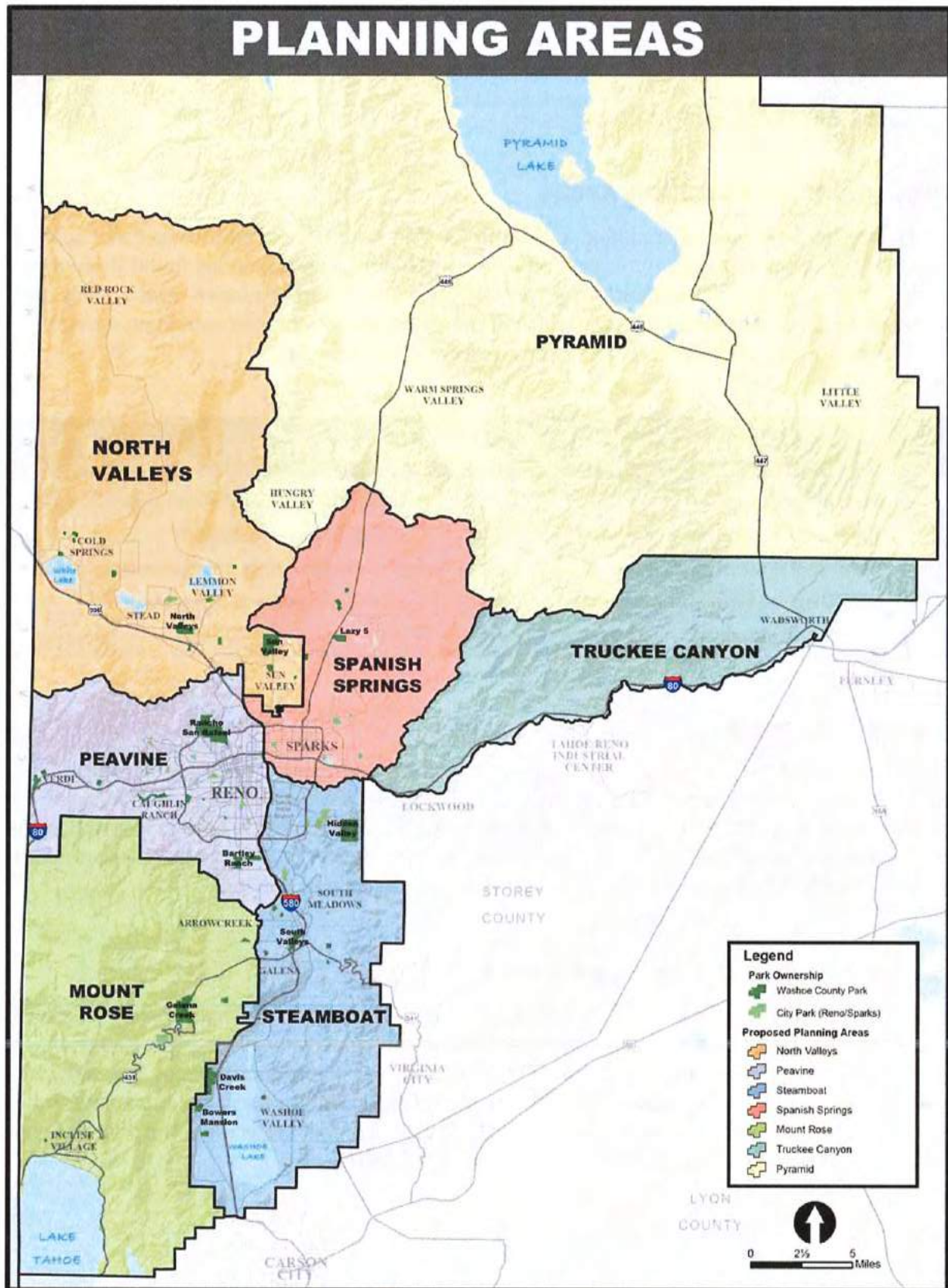
## Planning Area Profiles

Each planning area has a unique set of features and demographics. Once the planning area boundaries were established via the parameters listed above, several datasets were analyzed to determine each planning area's specific characteristics, such as population, land jurisdiction, park types, and recreation facilities. This analysis helped to identify the challenges and opportunities particular to each planning area and were used to build planning area profiles.

## Planning Area Priorities and Opportunities

Each profile identifies that area's gaps, which can include anything that generally relates to lack of parks, inadequate park facilities, undeveloped parkland, missing trail connections, etc. Based on these gaps, priorities were developed to determine where and how Parks should focus its resources. Specific goals and objectives are provided for each priority, along with strategies to implement those goals. This section fits into the framework outlined in Chapter 3 of the master plan. The priorities and opportunities should be updated throughout the life of this master plan.





Map 5: The seven planning areas; Pyramid Planning Area includes all of northern Washoe to the Oregon border.