



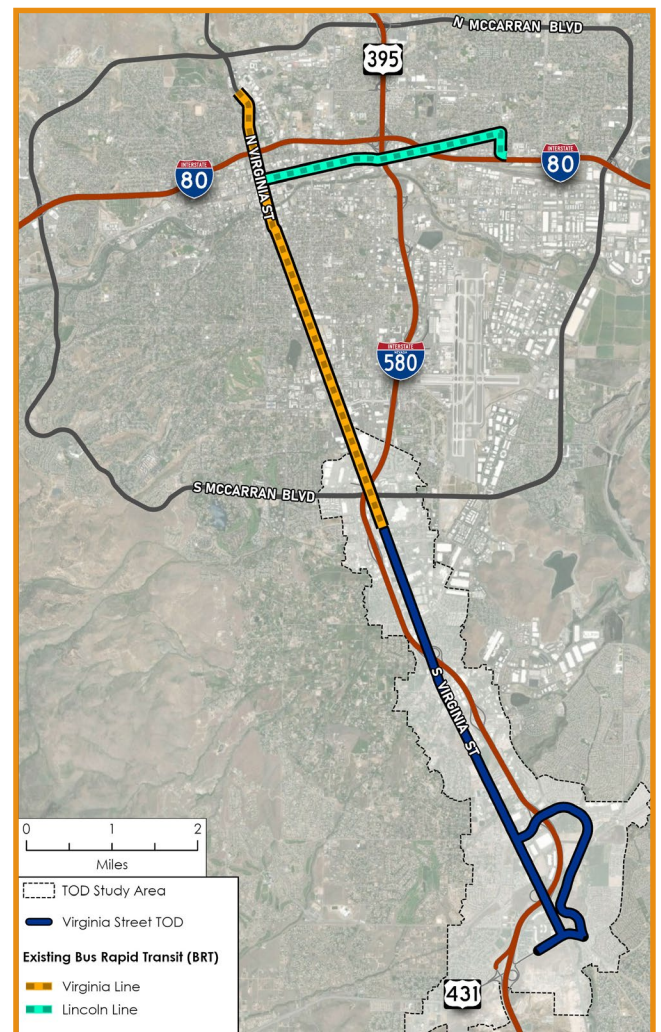
# South Virginia Street Transit-Oriented Development Plan: Shaping the Future of South Virginia Street

The plan aims to extend next-generation transit services, improve multimodal infrastructure, and encourage new housing and redevelopment opportunities through supportive transit, walking, and biking improvements.

## PROJECT NEED AND PURPOSE

- Addressing Safety Concerns and Vehicle Dependency
- Supporting Regional Growth
- Improving Equity
- Supporting a Vibrant Corridor

*The South Virginia Street Transit-Oriented Development (SVTOD) Plan represents a collaborative effort between the Regional Transportation Commission (RTC) of Washoe County, the City of Reno, and other state and federal stakeholders. The plan's primary objective is to expand opportunities for transit-oriented development (TOD) and mixed-use development along South Virginia Street.*



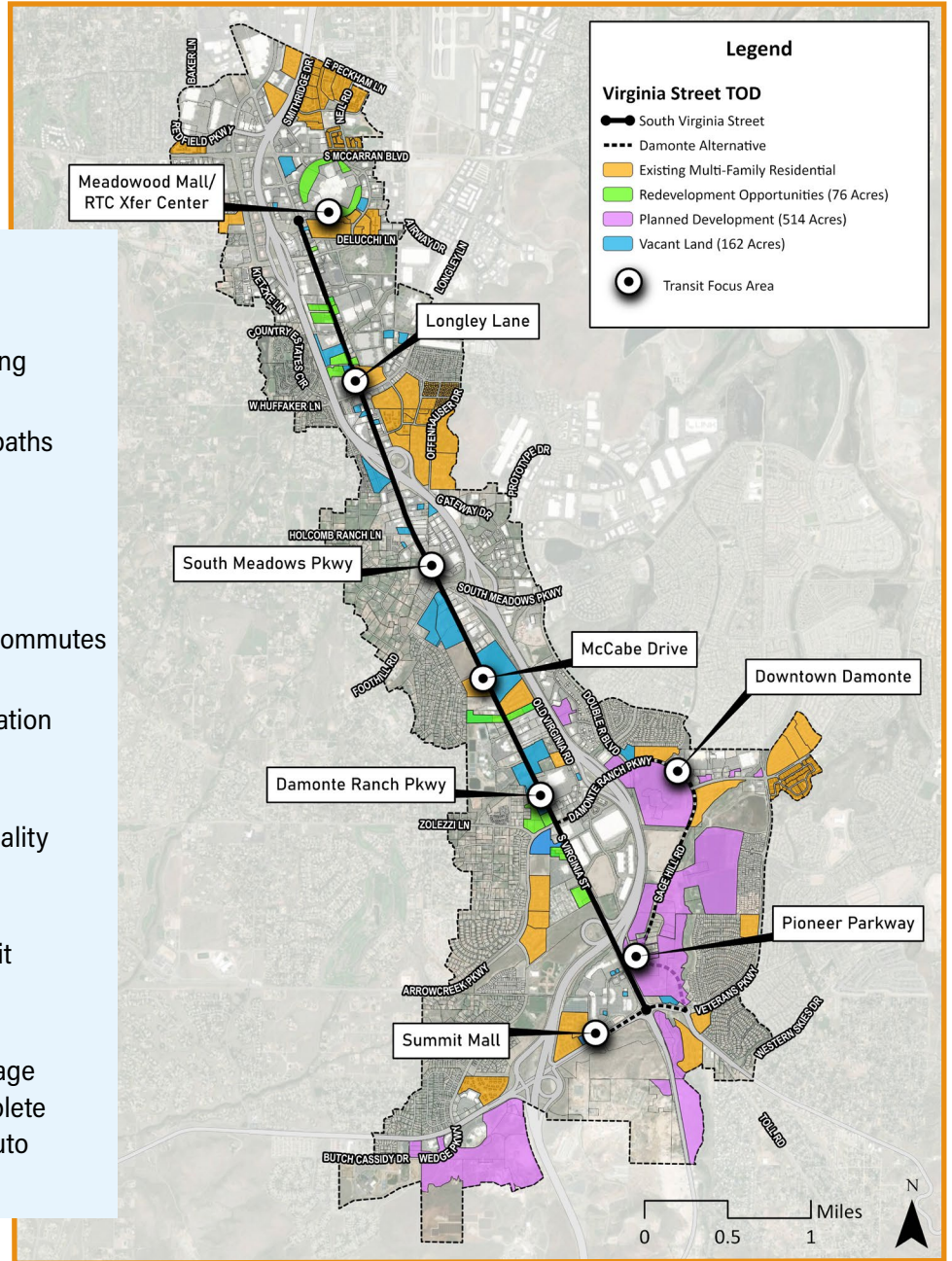
South Virginia Street Transit-Oriented Development Overview

# SEIZING OPPORTUNITY ON SOUTH VIRGINIA STREET

Promoting denser development at Transit Focus Areas throughout the corridor will be the most effective path forward to achieving the transit and development goals. Elected officials, community leaders, developers and planning professionals have the opportunity to coalesce around a shared vision of targeted growth and density in the areas of greatest opportunity as identified in this project. The plan identifies nearly 700 acres of vacant land as well as land-use tools and economic incentives that could encourage density and transit-supportive development. **Success will lead to: more walkable, bikable, transit-friendly corridor, local economic growth, increased social equity, environmental benefits and health and lifestyle improvements.**

## The Eight Principles of a TOD

-  **Walk**  
Development that promotes walking
-  **Connect**  
Close key gaps in sidewalks and paths
-  **Mix**  
Plans for mixed uses, income, and demographics
-  **Compact**  
Create regions with short transit commutes
-  **Cycle**  
Promote non-motorized transportation networks
-  **Transit**  
Locate development near high-quality public transportation
-  **Densify**  
Optimize density and match transit capacity
-  **Shift**  
Increase mobility options, encourage development standards and complete streets that support a shift from auto dependency



## The Vision for South Virginia Street Multimodal Improvements

NDOT is currently reviewing alternative improvements in the South Virginia Street Safety Management Plan from Patriot Boulevard to the Mount Rose Highway. The proposed concept is subject to change.



Learn more about the SVTOD Plan: RTC: <https://rtcwashoe.com/planning/south-virginia-street-transit-oriented-development-tod-study/>