



Carson City Master Plan Update Round 1 Outreach Summary

Preliminary Draft: May 2024

APRIL OUTREACH OVERVIEW

As part of the Master Plan update process, the project team hosted a series of community outreach events to discuss the role of the Master Plan in shaping the future of Carson City and the existing conditions, trends, and projections that will influence future policy discussions. Both in-person and online input opportunities were provided, as described below.

- **In-person Meetings.** Multiple meetings were held in Carson City on April 10 and 11, 2024. Input opportunities included one roundtable event (Land Development Round Table), one workshop with Western Nevada College students (History 111, Nevada Government) and three community meetings, one at the Staybridge Suites Hotel and two at the Carson City Community Center. Approximately 73 people participated in these meetings.
- **Virtual Meeting.** One additional community meeting was hosted virtually on the night of April 18. Approximately 15 people attended the virtual meeting.
- **Online Survey.** An online survey was made available on the project website and was available for four weeks. 133 participants completed the survey.

This document includes a preliminary summary of key themes that emerged from these outreach events and will be finalized after the online survey closes.

WHAT WE'VE HEARD – SUMMARY OF KEY THEMES

LAND DEVELOPMENT ROUNDTABLE

OVERVIEW

Members of the project team gave a presentation and hosted a discussion with members of the development community who frequently work in Carson City. Approximately 23 builders and developers participated in this event.

KEY THEMES

Residential Development

- Need for the City to allow the creation of smaller lots for developers to construct more affordable housing products.
- Need for the City to increase density allowances for developers to create lower-cost housing products that “pencil out”.
- Struggle to provide denser housing products on smaller lots while balancing community members’ desire for larger lot developments.

Non-residential Development

- Desire for the City to provide more flexibility in land use categories.
- Need for the City to remove barriers to redevelopment of vacant properties.
- Discussion around the viability of fixed office space and big box retailers following the COVID 19 pandemic.

Infrastructure Constraints

- Need for utility service capacity upgrades makes infill development more difficult.
- Concern for street maintenance and the level of service provided on roads surrounding new development projects.
- Support for flexibility in street design standards (such as reductions in minimum street width).

WESTERN NEVADA COLLEGE WORKSHOP (HISTORY 111, NEVADA GOVERNMENT)

OVERVIEW

Members of the project team conducted a workshop with History 111 students at Western Nevada College. Approximately 19 students participated in this event.

KEY THEMES

- Concern about the rise in homelessness in Carson City and a desire to see expanded services/support for these individuals.
- Discussion around infrastructure (e.g., road maintenance, bike lanes) and the impact of growth on traffic and safety.
- Need to travel to Reno or Tahoe to access youth-friendly activities.

- Support for creating more youth-friendly spaces in the community (e.g., skating rinks, arcades, waterparks, places to shop, etc.)
- Support for expanding educational opportunities in Carson City (students like WNC, but several noted the need for additional training/course work from other institutions).
- Mixed opinions about the availability of job opportunities in Carson City (e.g., perceived lack of high-paying jobs, abundance of State and health care jobs).
- Support for leaving Carson City after graduation but returning to the city to start a family or retire.
- Need for housing options that are affordable to younger adults.

COMMUNITY MEETINGS

OVERVIEW

One virtual and three in-person community meetings were held in April. At each event, members of the project team gave a presentation and hosted a general question-and-answer session with those in attendance. Approximately 46 people participated in the community meetings.

KEY THEMES

Housing

- Concern for the types/density of development occurring in Carson City.
- Desire for community involvement in the early stages of development projects.
- Need to provide housing products for a variety of lifestyles and price points.
- Support for allowing accessory dwelling units.

Economic Development

- Concern for the number of vacant commercial properties in Carson City (e.g., Kmart and Ormsby).
- Need to advertise Carson City's best assets (e.g., outdoor recreation and natural beauty).
- Discussion around the idea that retail opportunities follow the creation of households.
- Discussion around attracting and retaining a younger workforce.
- Need to expand nightlife opportunities in Carson City.
- Support for the City to expand economic development presence.

Quality of Life

- Concern for the growing number of individuals experiencing homelessness in Carson City.
- Support for maintaining Carson City's "small-town" feel.
- Discussion around the impacts of having an aging population.
- Concern for increase in traffic congestion and road maintenance costs as the community grows.

ONLINE SURVEY RESULTS (PRELIMINARY)

OVERVIEW

An online survey was made available on the project website for four weeks. 133 people completed the survey. A summary of key themes is provided below. The full results of the survey are attached.

KEY THEMES

Vision and Themes

Survey respondents were asked to review and weigh in as to how well the vision and themes in the 2006 Master Plan align with their vision for the future of Carson City. A majority of respondents expressed support for the vision and themes, with a majority respondents indicating that the vision and themes aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Support for the vision statement was highest, with 66% of respondents indicating that it aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Support for the ‘Economic Vitality’ theme scored the lowest, with 52% of respondents indicating that it aligned ‘well’ or ‘very well’ with their vision for the future of Carson City. Key themes in the open-ended responses included:

- Many respondents commented on the need to address homelessness in Carson City.
- Multiple respondents commented on the need for more affordable housing in the community.
- Several respondents commented on infrastructure needs, such as road maintenance issues and the creation of bicycle and pedestrian pathways.
- Some respondents noted their unhappiness with the density of new housing developments in Carson City.
- A general concern about how the Master Plan themes will be (or have been) implemented.

Corridor Development

- Many respondents would like to see improvements in bicycle and pedestrian infrastructure along Carson’s major corridors.
- Multiple respondents would like to see more dining options along major corridors (including fast-casual options, healthy options, and ethnic options).
- Multiple respondents support walkable, mixed-use development along major corridors.
- Several respondents mentioned the need to redevelop vacant buildings along major corridors.
- Some respondents cited the need for spaces that can be used by people of all ages (e.g., youth-friendly spaces and event/cultural spaces) along major corridors.

Housing

- Cost was the most commonly cited barrier to finding housing, followed by constraints in the number of units on the market at any given time and the types of housing available.
- Managers, employers, and business owners reported that housing availability and affordability is affecting their employees.

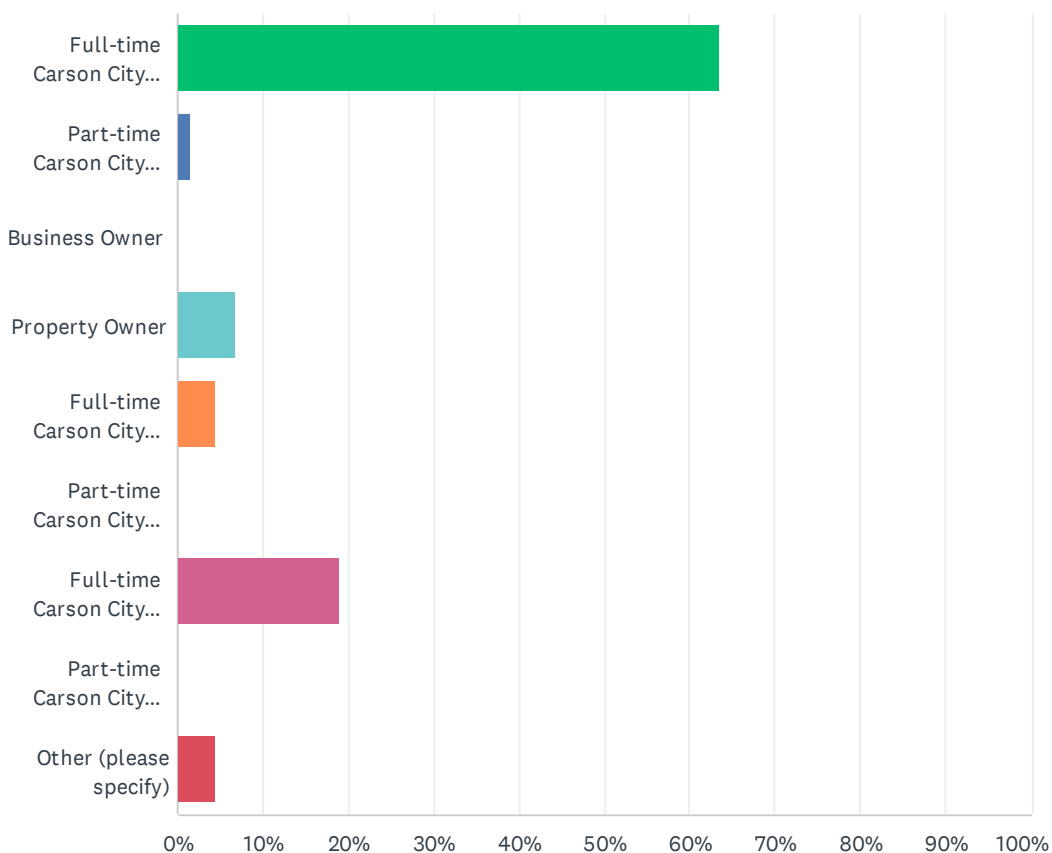
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- Many residents commented on the need for housing for people of all ages (e.g., single people, young families, people wanting to age in place, etc.)

Q1 How would you describe yourself?

Answered: 132 Skipped: 1



ANSWER CHOICES	RESPONSES	
Full-time Carson City resident	63.64%	84
Part-time Carson City resident/Second homeowner	1.52%	2
Business Owner	0.00%	0
Property Owner	6.82%	9
Full-time Carson City Resident and Business Owner	4.55%	6
Part-time Carson City Resident and Business Owner	0.00%	0
Full-time Carson City Resident and Property Owner	18.94%	25
Part-time Carson City Resident and Property Owner	0.00%	0
Other (please specify)	4.55%	6
TOTAL		132

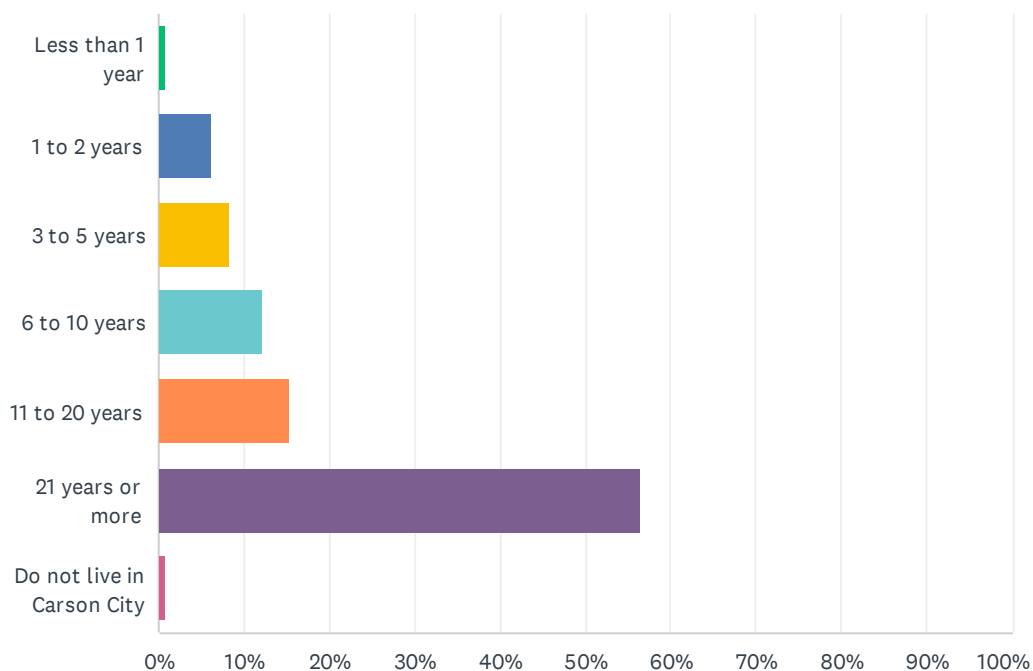
#	OTHER (PLEASE SPECIFY)	DATE
1	We live in Washoe but come to Carson city for groceries, fuel, home improvements, dining etc	5/3/2024 6:39 AM

Carson City Master Plan Update (Round 1 Community Meetings - April 2024)

2	Full time resident/ property owner.	4/20/2024 3:32 PM
3	All of the above except part time.	4/17/2024 12:03 AM
4	Carson City School District Employee - McKinney-Vento & Foster Care Liaison	4/16/2024 2:23 PM
5	I work fulltime in Carson City and lived in Carson City for 18 years, but am currently a Douglas County resident. I hope to move back to Carson City in the next 1-2 years.	4/16/2024 12:10 PM
6	Volunteer with NOTS Warming Center	4/16/2024 11:17 AM

Q2 How long have you lived (full time or part time) in Carson City?

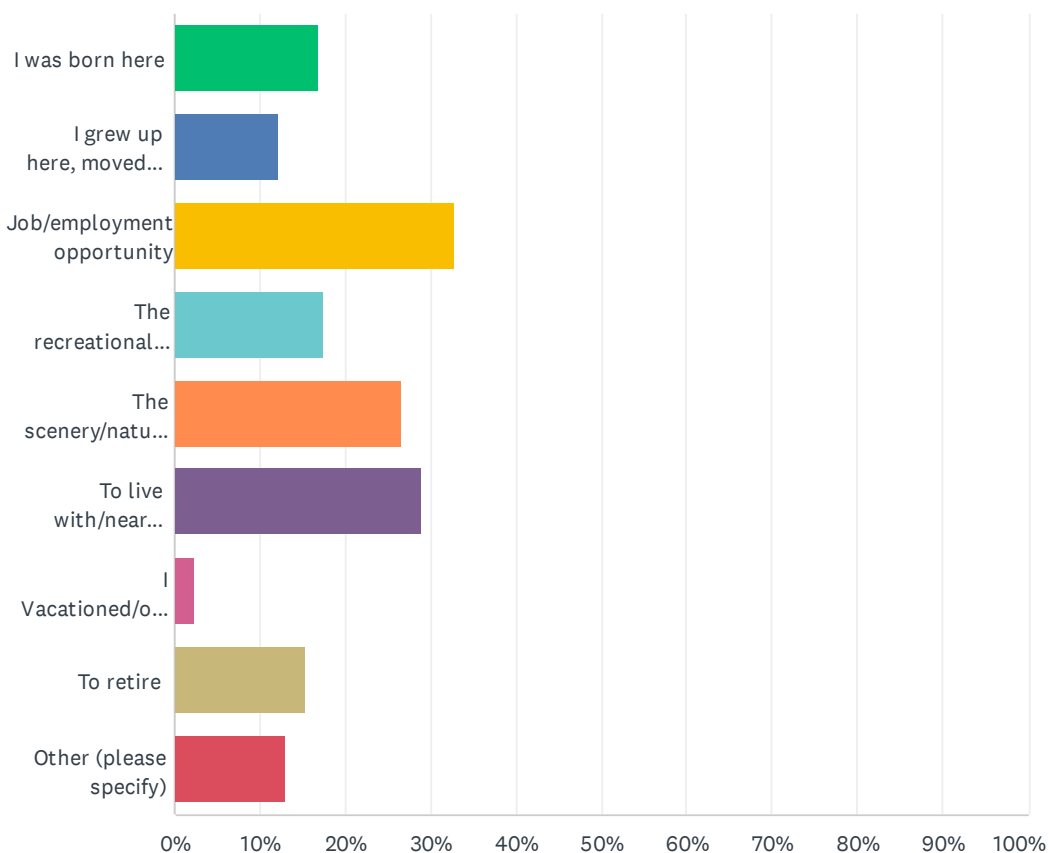
Answered: 131 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than 1 year	0.76%	1
1 to 2 years	6.11%	8
3 to 5 years	8.40%	11
6 to 10 years	12.21%	16
11 to 20 years	15.27%	20
21 years or more	56.49%	74
Do not live in Carson City	0.76%	1
TOTAL		131

Q3 What brought you to Carson City?

Answered: 131 Skipped: 2



ANSWER CHOICES	RESPONSES
I was born here	16.79% 22
I grew up here, moved away, and moved back	12.21% 16
Job/employment opportunity	32.82% 43
The recreational amenities	17.56% 23
The scenery/natural beauty of the area	26.72% 35
To live with/near family	29.01% 38
I Vacationed/owned a second home here and decided to move/retire here	2.29% 3
To retire	15.27% 20
Other (please specify)	12.98% 17
Total Respondents: 131	

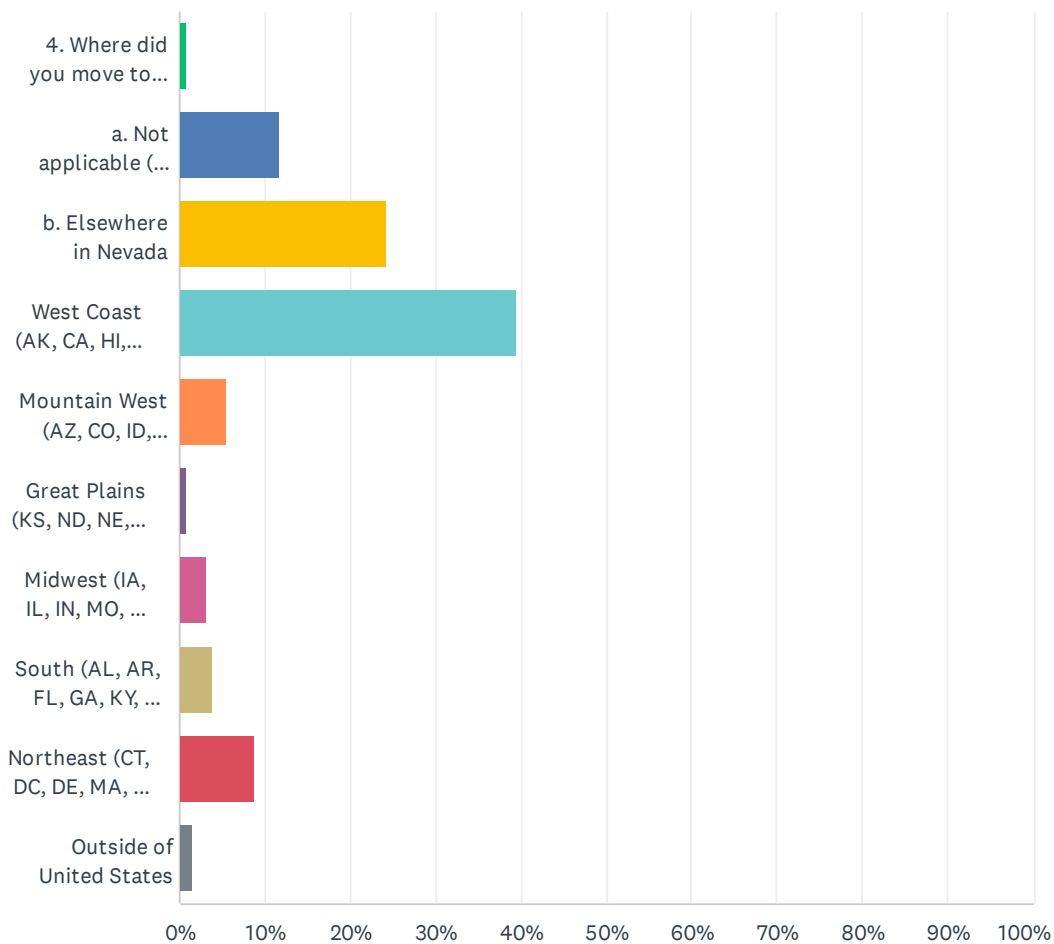
#	OTHER (PLEASE SPECIFY)	DATE
1	Las Vegas	5/10/2024 12:52 PM

Carson City Master Plan Update (Round 1 Community Meetings - April 2024)

2	Visited a couple of times and fell in love with Carson City and the surrounding beauty and the quaintness of the city and not a large city.	5/3/2024 2:50 PM
3	Affordable housing	5/3/2024 9:53 AM
4	To prepare for retirement and live a more simpler life	5/3/2024 6:39 AM
5	Family and medical facilities	5/1/2024 7:23 PM
6	To get away from high population density	5/1/2024 8:03 AM
7	Married a man from Fallon, eventually moved to CC 40 yrs	4/28/2024 1:56 PM
8	Close to medical care	4/25/2024 7:03 PM
9	Investment opportunity	4/25/2024 5:23 PM
10	moved here with parents when I was a child	4/22/2024 4:38 PM
11	UNR has taught me enormously about this area.	4/19/2024 7:16 PM
12	x	4/19/2024 2:50 PM
13	Reasonable house prices	4/18/2024 5:21 PM
14	parents moved here. grew up here	4/17/2024 9:27 AM
15	My parents moved here from Yerington in 1964.	4/17/2024 6:58 AM
16	Grew up here and stayed now for 60 years	4/17/2024 12:03 AM
17	My husband was transferred to this area by his employer in 2000.	4/16/2024 12:10 PM

Q4 Where did you move to Carson City from?

Answered: 127 Skipped: 6

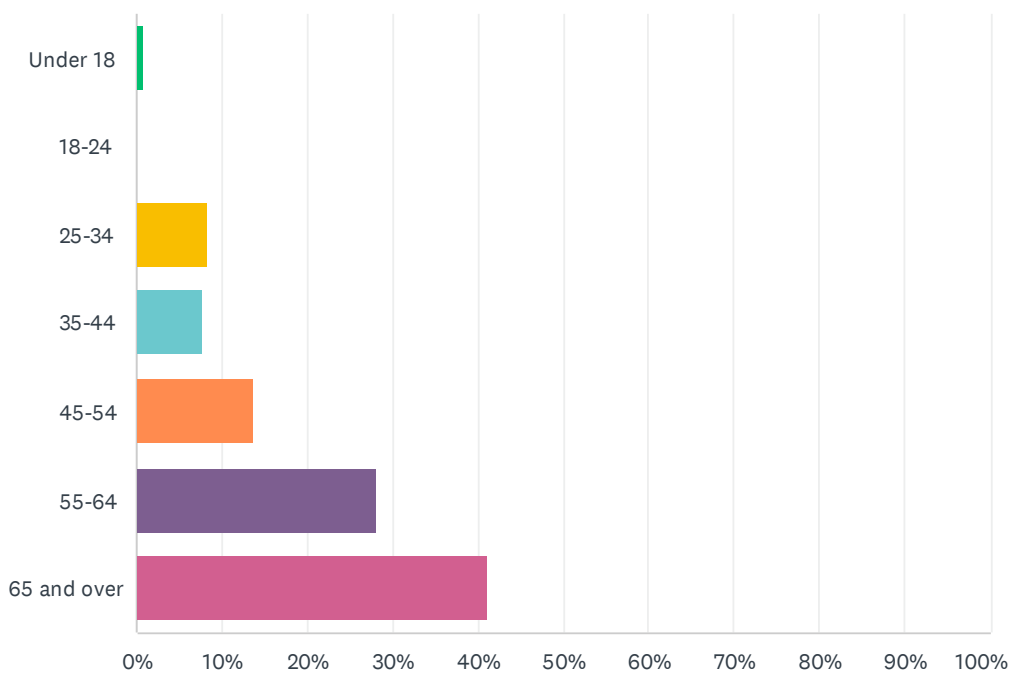


Carson City Master Plan Update (Round 1 Community Meetings - April 2024)

ANSWER CHOICES	RESPONSES	
4. Where did you move to Carson City from?	0.79%	1
a. Not applicable (I am from Carson City)	11.81%	15
b. Elsewhere in Nevada	24.41%	31
West Coast (AK, CA, HI, OR, WA)	39.37%	50
Mountain West (AZ, CO, ID, NM, MT, UT)	5.51%	7
Great Plains (KS, ND, NE, OK, SD, WY)	0.79%	1
Midwest (IA, IL, IN, MO, OH, MI, MN, WI)	3.15%	4
South (AL, AR, FL, GA, KY, LA, MS, NC, SC, TN, TX, VA, WV)	3.94%	5
Northeast (CT, DC, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VT)	8.66%	11
Outside of United States	1.57%	2
TOTAL		127

Q5 What is your age?

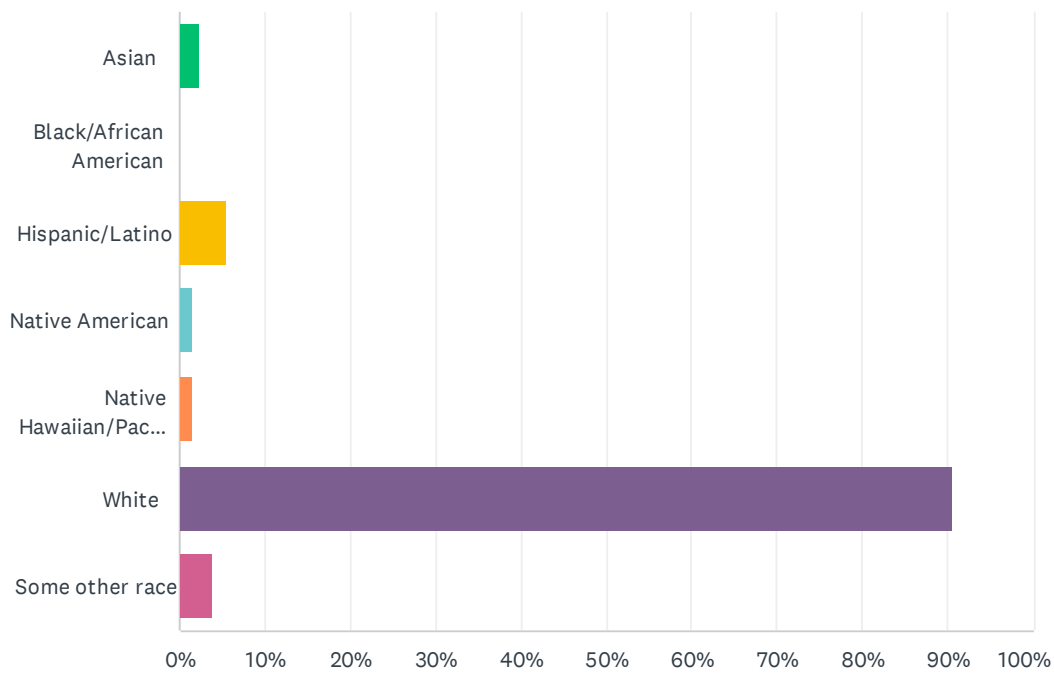
Answered: 131 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.76%	1
18-24	0.00%	0
25-34	8.40%	11
35-44	7.63%	10
45-54	13.74%	18
55-64	28.24%	37
65 and over	41.22%	54
TOTAL		131

Q6 What is your race/ethnicity? (select all that apply)

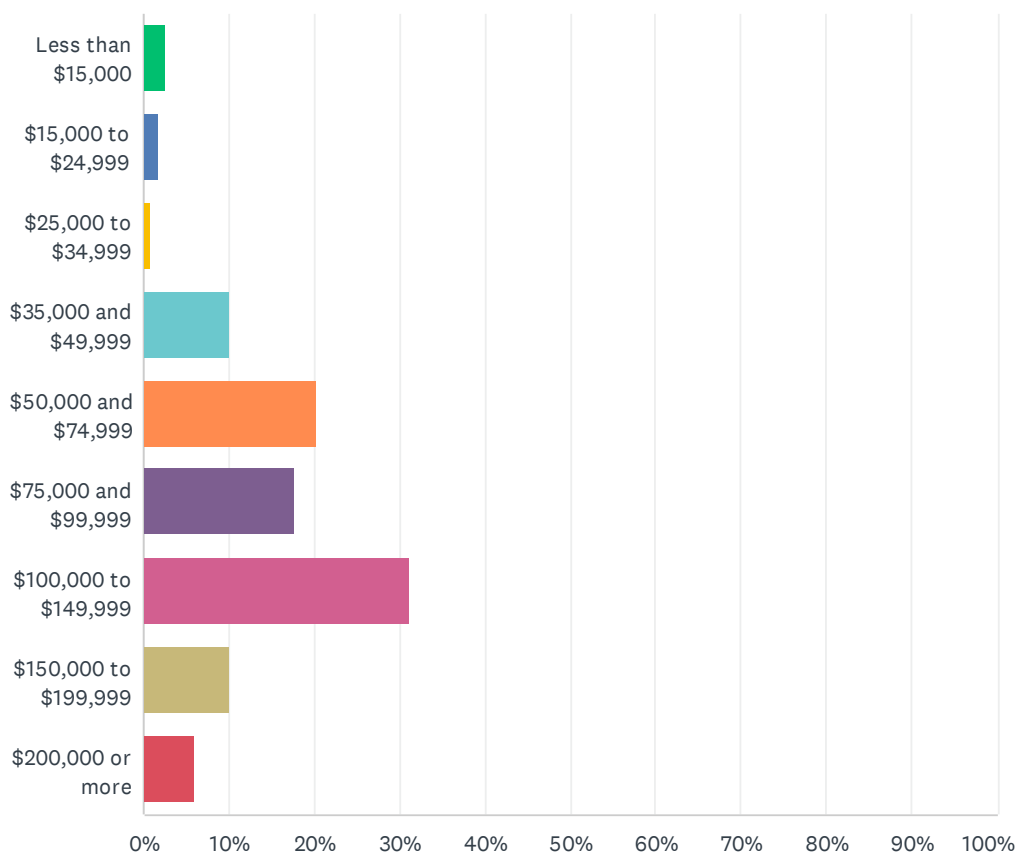
Answered: 127 Skipped: 6



ANSWER CHOICES	RESPONSES	
Asian	2.36%	3
Black/African American	0.00%	0
Hispanic/Latino	5.51%	7
Native American	1.57%	2
Native Hawaiian/Pacific Islander	1.57%	2
White	90.55%	115
Some other race	3.94%	5
Total Respondents: 127		

Q7 What is your annual household income?

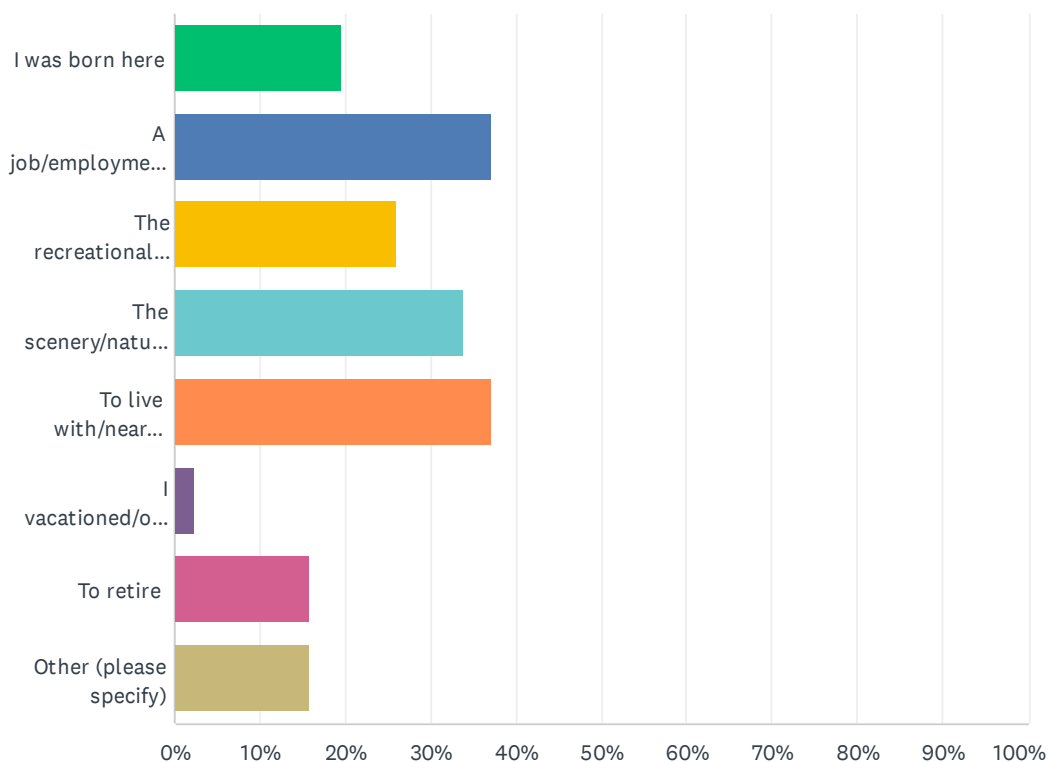
Answered: 119 Skipped: 14



ANSWER CHOICES	RESPONSES	
Less than \$15,000	2.52%	3
\$15,000 to \$24,999	1.68%	2
\$25,000 to \$34,999	0.84%	1
\$35,000 and \$49,999	10.08%	12
\$50,000 and \$74,999	20.17%	24
\$75,000 and \$99,999	17.65%	21
\$100,000 to \$149,999	31.09%	37
\$150,000 to \$199,999	10.08%	12
\$200,000 or more	5.88%	7
TOTAL		119

Q8 What brought you to Carson City? (select all that apply)

Answered: 127 Skipped: 6



ANSWER CHOICES	RESPONSES
I was born here	19.69% 25
A job/employment opportunity	37.01% 47
The recreational amenities	25.98% 33
The scenery/natural beauty of the area	33.86% 43
To live with/near family	37.01% 47
I vacationed/owned a second home	2.36% 3
To retire	15.75% 20
Other (please specify)	15.75% 20
Total Respondents: 127	

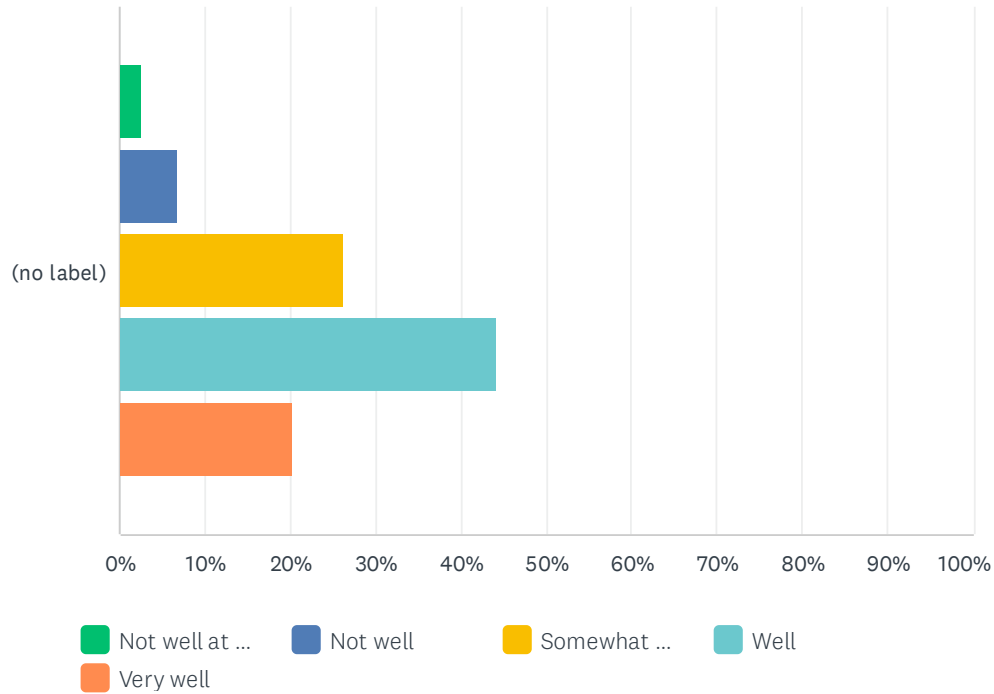
#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable housing	5/3/2024 9:53 AM
2	To prepare for retirement by living a more simple life	5/3/2024 6:39 AM
3	Dr.s and medical facilities. Have seen most all our Dr.s here for 30 + years also grocery shopping	5/1/2024 7:23 PM

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4	College (UNR)	4/28/2024 2:42 PM
5	40 yrs ago there were better job opportunities for husband	4/28/2024 1:56 PM
6	historical & cultural area, events in our whole valley	4/26/2024 8:42 AM
7	I grew up on Nevada side of Tahoe	4/25/2024 9:06 PM
8	Medical services	4/25/2024 7:03 PM
9	see Question 3	4/22/2024 4:38 PM
10	Duplicate question, see answers to question 3.	4/20/2024 11:39 AM
11	Small town rural environment - people concerned about their neighbors and city	4/20/2024 9:19 AM
12	please see #3	4/19/2024 7:16 PM
13	x	4/19/2024 2:50 PM
14	enjoyed living in another capital city previously; outdoor access	4/19/2024 1:16 PM
15	House prices	4/18/2024 5:21 PM
16	My close friends live here.	4/17/2024 9:47 PM
17	parents moved here	4/17/2024 9:27 AM
18	My parents moved here from Yerington in 1964.	4/17/2024 6:58 AM
19	Moved here as a child with my parents	4/17/2024 12:03 AM
20	Lived in nearby Lyon County, found the right property for us in Carson City convenient for work and family activities	4/16/2024 4:36 PM

Q9 How well does the vision statement align with your vision for the future of Carson City?

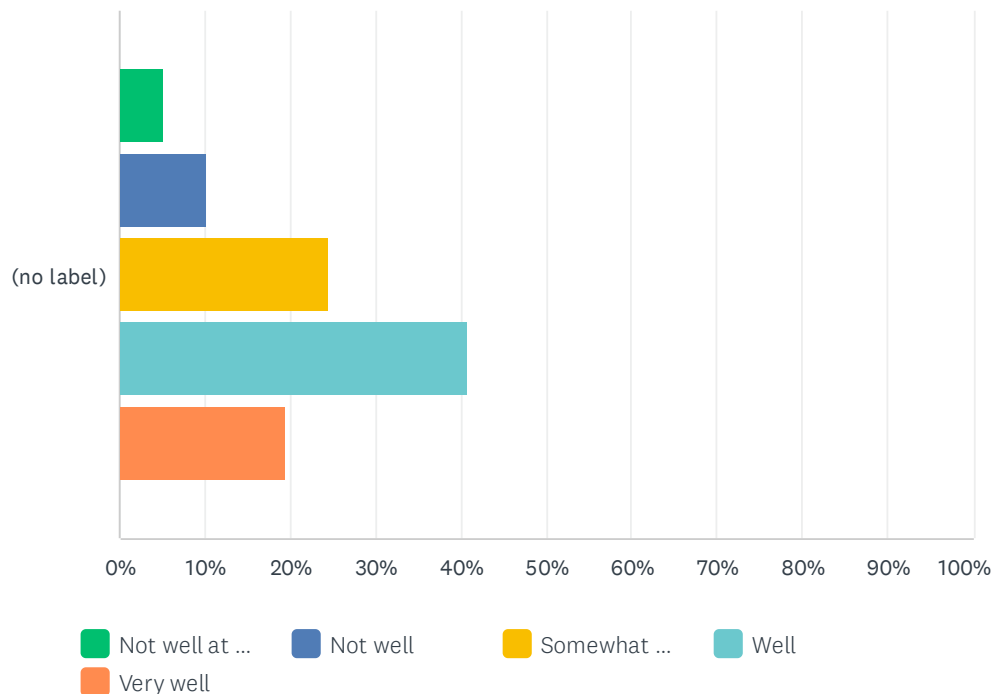
Answered: 118 Skipped: 15



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	2.54% 3	6.78% 8	26.27% 31	44.07% 52	20.34% 24	118	3.73

Q10 How well does A Balanced Land Use Pattern align with your vision for the future of Carson City?

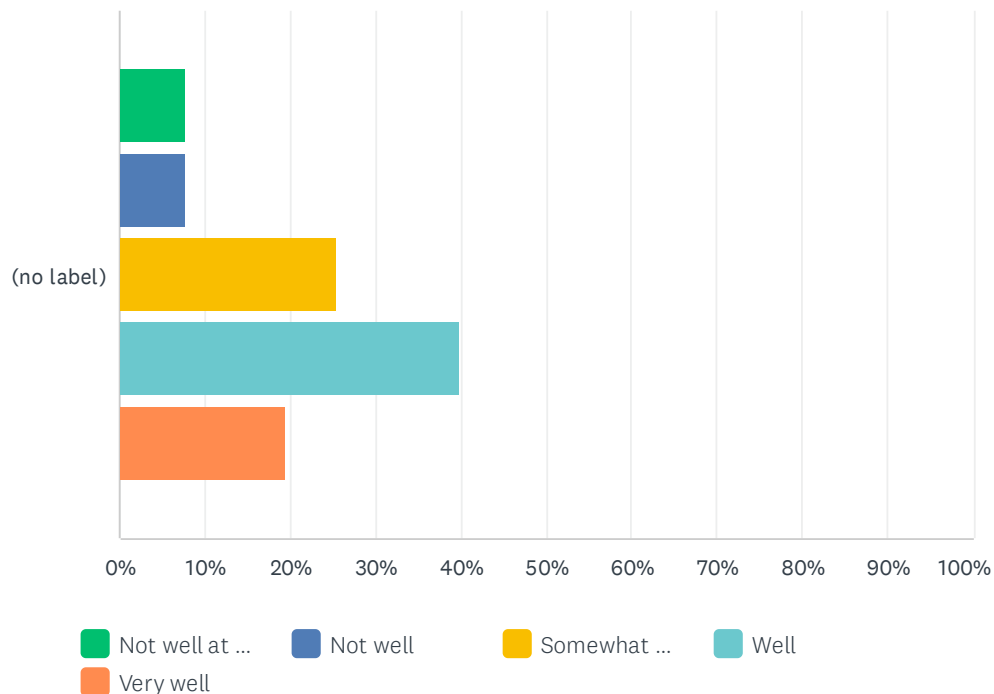
Answered: 118 Skipped: 15



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	5.08%	10.17%	24.58%	40.68%	19.49%	118	3.59
	6	12	29	48	23		

Q11 How well does Equitable Distribution of Recreational Opportunities align with your vision for the future of Carson City?

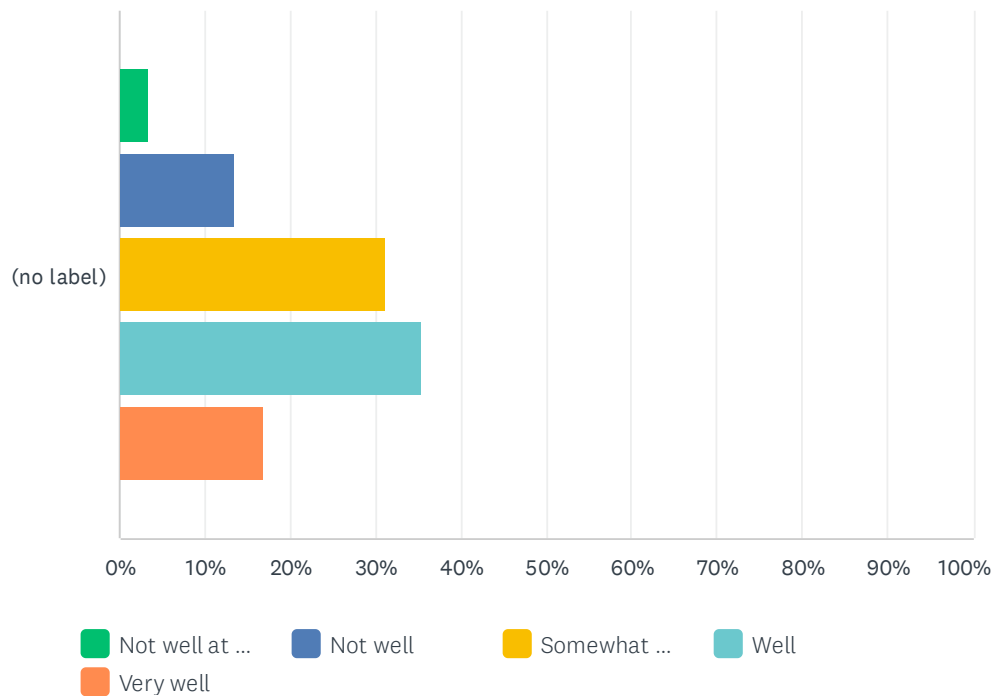
Answered: 118 Skipped: 15



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	7.63%	7.63%	25.42%	39.83%	19.49%	118	3.56
	9	9	30	47	23		

Q12 How well does Economic Vitality align with your vision for the future of Carson City?

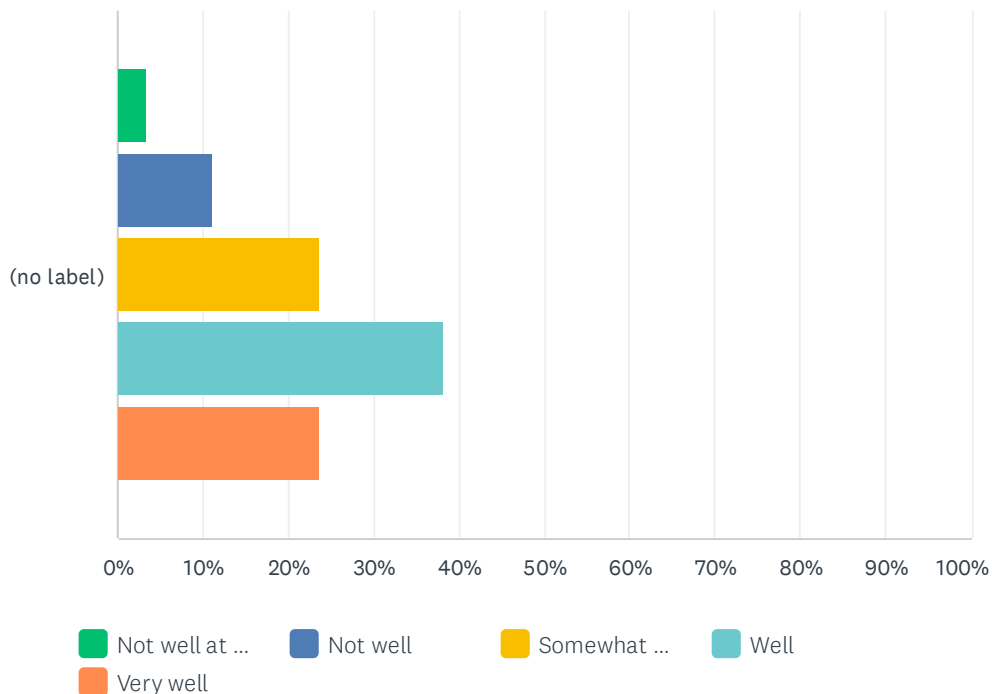
Answered: 119 Skipped: 14



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	3.36%	13.45%	31.09%	35.29%	16.81%	119	3.49
	4	16	37	42	20		

Q13 How well does Livable Neighborhoods and Activity Centers align with your vision for the future of Carson City?

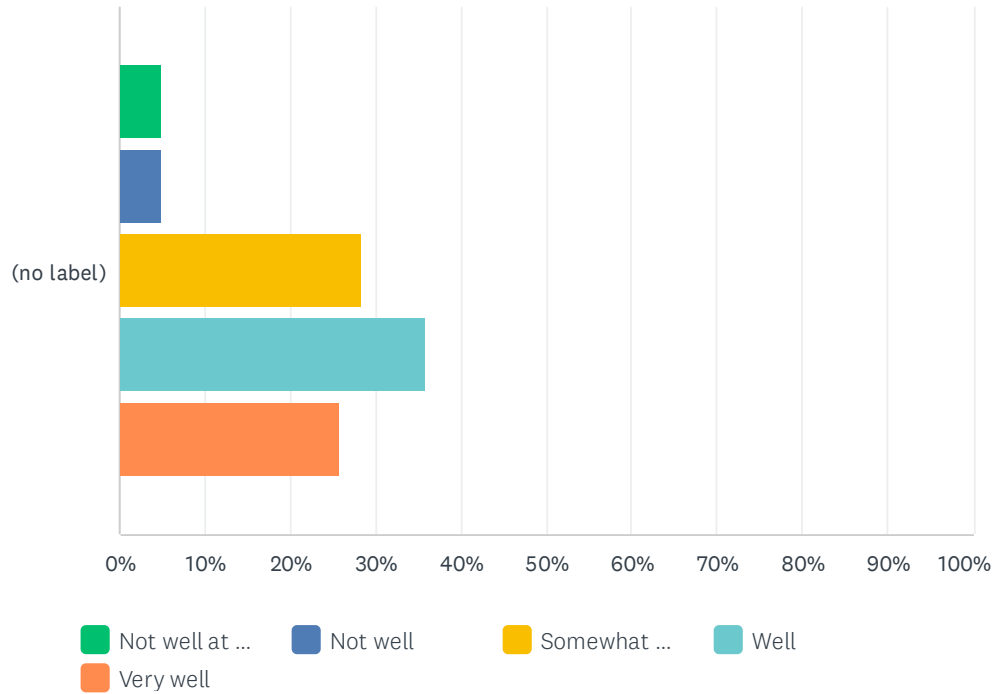
Answered: 118 Skipped: 15



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	3.39% 4	11.02% 13	23.73% 28	38.14% 45	23.73% 28	118	3.68

Q14 How well does A Connected City align with your vision for the future of Carson City?

Answered: 120 Skipped: 13



	NOT WELL AT ALL	NOT WELL	SOMEWHAT WELL	WELL	VERY WELL	TOTAL	WEIGHTED AVERAGE
(no label)	5.00% 6	5.00% 6	28.33% 34	35.83% 43	25.83% 31	120	3.73

Q15 What gaps or opportunities (if any) do you see to refine the community's vision or key themes to better reflect where Carson City is today (or where you would like it to be in the future)?

Answered: 82 Skipped: 51

#	RESPONSES	DATE
1	Need to focus on getting companies with high-paying jobs to come into Carson City. Carson City needs to commit to becoming a 100,000 person MODERN CITY by 2035. It's time to no longer be an old western town. We need many, many more college graduates moving into Carson City to prevent it from becoming a retirement community. Boise, ID should be our example to follow.	5/10/2024 8:28 PM
2	Very thing that is listed is for the future. Nothing to help with traffic now.	5/10/2024 12:54 PM
3	Provide maintenance or upgrading current city roads (currently in deplorable condition) and current city infrastructure. Use vacant buildings before building new structures. Vacant buildings are appalling.	5/7/2024 1:22 PM
4	Start proactive enforcement of city codes.	5/6/2024 1:44 PM
5	Expanded public transportation options. Currently the City bus runs every hour and only within specific/central parts of town. It would be great if the bus could run more often and all parts of the City.	5/6/2024 8:29 AM
6	Streets have deteriorated with many cracks and potholes. Hard to ride bicycles on the streets. Need more bike lanes	5/5/2024 7:48 AM
7	Carson City is giving up small town life and rural lands to add much more building. Growth rate should be lowered. Don't California us!	5/3/2024 1:42 PM
8	Carson city has given up too much of open land, agriculture use land. It's appeal was rural living with small town amenities along with being the Capital and some gambling tourism. It's changed too much allowing so much growth.	5/3/2024 10:19 AM
9	Centennial park is a waste, cover the tennis courts to make them available all four seasons	5/3/2024 9:56 AM
10	We love the rustic charm and cleanliness	5/3/2024 6:42 AM
11	Try to use green spaces. Urban gardens, paths, trees, green areas are important not just for beauty and aesthetics but for health as well.	5/3/2024 12:30 AM
12	It seems like almost every one of these "vision" statements brings up more and more housing. We already have so many "affordable housing" buildings going up. It is really starting to change our rural small town into what looks like a big city. I don't understand why it is being emphasized so much and wish it wasn't in the vision for the future of Carson City.	5/2/2024 11:19 PM
13	Diversity of jobs and housing need to appeal to all economic levels including doctors and skilled workers	5/2/2024 5:41 PM
14	Carson City has a certain character. A character that is unique from the adjacent towns and that has been mostly unchanged in the past couple decades though the city has improved some of the best of recreational opportunities. I have observed that there is a major focus on developing housing that is either minimizing the amount of yard or not having useable yards at all. This applies to apartments and to new stick-built homes. There are many zoning rules including min landscaping rules. Can the City make having 'desirable' new development a rule for our city? This can be done through requirements for usable landscaping at apartments and min yard size for single family development (say 1500 SQFT of backyard minimum)?	5/2/2024 4:25 PM
15	Carson City is a gem that draws people who want a small-town rural city with quaint neighborhoods and space to enjoy the beautiful outdoors we are blessed with and raise a family or pets. Several meetings I have attended have a majority of people who also state this	5/2/2024 12:14 PM

Carson City Master Plan Update (Round 1 Community Meetings - April 2024)

viewpoint. Low crime and light traffic are always a draw as well. The Master Plan currently states that it values the quality of life of its current residents and stresses growth to be “compatible, cohesive, and seamless” to minimize the impact to neighbors and the city overall. However, this is not what has been happening over the past few years. Infill has become much more dense along with the city approving several projects which have increased zoning densities (sometimes 2-3 times) from what had been on the zoning maps for years. This causes conflict and disappointment for residents. The current Master Plan document and Land Use Map do not align with Carson City’s zoning maps and this also causes frustration. These should be updated to match. In addition, the questions in the survey seem to be too “leading” and on the surface sound euphoric. But when it comes down to the way it is actually applied to our city, many people are not happy with the outcome. There are also special interest groups that organize and advocate for certain beliefs; however, these views aren’t always the majority of all Carson residents. Many people have concerns that the apparent recent housing shortage is being focused on too heavily. I don’t believe government should get involved in manipulating the market by mandating certain requirements which may or may not be a long-term solution. Carson City needs to implement a partnership approach to future growth – residents AND government officials AND developers/land owners need to work together closely at the very START of a project during preliminary planning, and residents’ input needs to be valued. I think some new innovative ideas for housing which could take advantage of the many vacant business properties in town would be beneficial (mixed use and centralized in the downtown and urban center of the city while still preserving compatible development around established single-family housing/neighborhoods).

16	I am lucky to have good health and finances but many don't. I feel better public transportation is important for those in need. Otherwise I believe it is hard to balance needs. I know developers want to get into NV and I say keep them out! They care little for communities and are all about \$. Lived through CA destruction from 1955-2022. Terrible what has happened and NV is next if they can manage it.	5/2/2024 11:29 AM
17	Stop building so much. It creates more pressure on existing resources - particularly water, and will result in destruction of historic neighborhoods. You will reward new people and destroy the long term families that have built this community and kept it stable.	5/2/2024 4:15 AM
18	The city is getting to chopped up. Making it hard to get to other parts of the city. Faster and easier to go to Reno than make it across town. Zoning laws aren't in forced which causes conflict and anger. People bought land using zoning laws and now feel ripped off.	5/2/2024 12:46 AM
19	I'd like to see vacant building being used before new ones are built. I'd like to see housing developments stop! Carson City has become to big for a great little town. I know medical facilities are at a cap right now. It takes longer for Dr appointments, and visits in the ER. Has anyone even thought about how patients have been coming here from surrounding areas for many years and the growth here makes it harder to be seen. Also traffic is crazy now. Even if I haven't lived here more than 10 years I've been coming to this valley for many reasons for 50 years. It's sad to see so much growth in such a small town. Ranch land is sadly disappearing before our eyes taking away from the small western heritage town we once had.	5/1/2024 7:34 PM
20	We have "visions" of stores coming to CC but, it takes a long time to materialize. "All talk and No Action."	5/1/2024 12:21 AM
21	Preserve open space is important	4/30/2024 10:12 AM
22	Open space and green belts are important for social determinants of health. We also need to remember that we need to balance growth with water availability. I'd also like to add that the feel of the open west was what made Carson City so charming when I moved here 33 years ago. Thank you.	4/29/2024 6:22 PM
23	Give the community more chances to make communities happen, various cultural engagements from several different areas, and more emphasis on student/kid programs and recreational activities such as art and music and support kids on the lower income side to attend these events. (ex. scholarships) More student access led groups or low-cost tutoring areas for kids k-12. Another library? and to fill already empty buildings with wanted businesses instead of making more buildings. Accessible children's parks for disabled children. More Dog parks that promote safe dog interactions by separating large and small dogs.	4/29/2024 5:11 PM
24	Stop all development. It is ruining this city.	4/29/2024 10:12 AM
25	The problem I see is that all your efforts are devoted to the westside, upperclass, and	4/28/2024 7:22 PM

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downtown businesses. Wasted moneys in the last 25 yrs. on redeveloping downtown; twice putting up/taking down sidewalk rails, staging for events that I cannot find close parking for, wasting money beautifying on ugly rusted metal 'artwork' difficult to see around freeways (the only one worth it is by the S. Carson/580 exit). All that wasted money could have repaved all the neglected and patched residential roads in neighborhoods on East side of town. Have ANY of you driven on Hwy 50 btwn Mills Park and Airport Rd.??? I can't, so I go down Long St. Housing: where are all the NEw affordable housings. New condo/apts above \$1100 mo...affordable with our wages? New homes starting at \$400K+?? You people need to get off your high horses and visit the 'peoples neighborhoods' where the elderly and singles live. You would not be so proud of yourselves and your squandering. Seems you only help those that help you.

26	I question the use of the concept of "balance" in these statements. If that means trying to accommodate the needs of all citizens, how will this be accomplished? My current experience of the city is that it primarily caters to the needs of businesses and wealthier residents. I would like to see the needs of working class people given more consideration, i.e., more affordable housing, more walkable neighborhoods, better public transportation. We do not need more high-end housing with little thought given to the impact on current roads and parking, density of residents in small areas, etc.	4/28/2024 6:28 PM
27	I don't believe that Carson City is meeting the vision of the statements listed above. There is not enough done for small businesses and the Senior population thru housing and the expensive cost of utilities.	4/28/2024 2:59 PM
28	Growth has been too much too fast	4/28/2024 2:44 PM
29	Make Carson City more pet friendly, more dog parks (North Side)	4/28/2024 2:00 PM
30	Recent years have brought a shift to dense housing to Carson City. The density seems extreme. Zoning has been changed to facilitate this change. It will detract from the pleasant, low traffic city that has been a benefit to the residents.	4/27/2024 3:32 PM
31	traffic flow and safety	4/26/2024 5:17 PM
32	Government services could increase in efficiency.	4/26/2024 5:09 PM
33	I think stronger statements addressing more youth-oriented spaces and cultural spaces would be better.	4/26/2024 12:41 PM
34	New fresh ideas by replacing the mayor & city council that haven't listened to residents & implemented road repairs. Keeping historical look of the State Capitol. Allowing building of multi story apartments that look like Reno builds	4/26/2024 8:49 AM
35	Preserving open space to provide corridors for people and animals that also help conserve visual quality and recreation opportunities to enhance the physical and mental health for all people.	4/25/2024 11:41 PM
36	Need a mechanism to avoid unexpected land uses that are strongly opposed by the larger community (ie livestock slaughtering facility on one of the main thoroughfares of the city)	4/25/2024 10:46 PM
37	Too many apartments being built, plus homes on small lots. No parks included with those developments. The city not providing enough open space. Residential, apartments, condos and home are cramped, not even enough areas to park your cars; area are too dense.	4/25/2024 9:14 PM
38	Need for a variety of lower cost and supportive housing options for lower wage earners and older citizens.	4/25/2024 7:07 PM
39	I definitely see opportunities to improve transportation corridors so folks (especially children) do not get killed walking or biking in our city. I would love to see the area north of Highway 50 and East of 580 (where I grew up) have safe routes to schools and places to ride bikes and recreate. It would be great if there were more neighborhood parks (or even one) in this area. I spent my childhood playing in the sagebrush open areas in this part of the city, but as the city is being built out, those areas are reduced. I'm glad Fullstone Wetlands is there. I hope this area has the greatest access to public transportation since it is where many of our community's poorest residents live.	4/25/2024 6:31 PM
40	I would love to see some of the empty retail buildings filled with businesses and finally tear down the Ormsby House if it s not going to brought up to code by the current owners. It's an eyesore right in the downtown area.	4/25/2024 6:15 PM

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41	Safety and cleanliness seem to be missing from the list	4/25/2024 5:54 PM
42	It appears that some of the recent residential developments have not been required to provide sufficient recreational amenities for their residents which places an undue burden on other recreational facilities in the community leading to more cars on the road and more traffic congestion in general.	4/25/2024 5:30 PM
43	The building department is miserable to work with. City manager should be replaced. There are way too many empty building which are an eyesore	4/25/2024 4:36 PM
44	Continuing to improve Carson City's non-car infrastructure is a great goal. I appreciate being able to walk downtown, and ride my bike to trailheads from where I live.	4/24/2024 10:40 AM
45	I would like to see a better statement of the City's commitment to adhering to this vision. I agree with most of the above statements, yet have seen how the lofty goal statements can be twisted into the travesty of approving a slaughterhouse to be built on prime recreational open space contiguous to residential neighborhoods. Put some teeth into the Master Plan to ACHEIVE the beautiful community envisioned. Also, the inequality must be addressed, not codified as being acceptable!	4/23/2024 5:38 AM
46	Support for libraries, new/updated community center with modern theatre and meeting rooms.	4/22/2024 8:39 PM
47	Repair the roads with the taxes that were slated for repairs & NOT for special projects & ensure feeder roads are in place prior to more housing development	4/21/2024 5:18 PM
48	Need a senior residential community "housing" (nit more apartments. Think along the idea of Del Webb.	4/20/2024 3:39 PM
49	Address education opportunities	4/20/2024 2:36 PM
50	Less commercial development on the west side. Please Stop converting homes to a business or store.	4/20/2024 11:52 AM
51	Transportation infrastructure could be improved for walking and biking. Many blocks in the city have a hodge podge of sidewalks in various stages of decay. There are sidewalks in front of some houses, but not others. Some neighborhoods have no sidewalks at all. This pushes walkers out into the streets and discourages neighborhood walking. Bike lanes, and driver awareness of bikers, and walkers, could be improved throughout the city. With all the new building developments in progress and slated for the future, mandating quality pedestrian and cyclist right of ways would improve everyone's quality of life, including drivers.	4/20/2024 11:52 AM
52	We Need a homeless shelter! Not even FISH will do it. PLEASE.	4/19/2024 7:18 PM
53	Need to provide facilities, housing, and health care to homeless individuals. These individuals can be productive members of the city; however, if needs are not addressed, we will soon be similar to bigger cities like San Francisco, Vegas, and rural towns.	4/19/2024 6:01 PM
54	Infill development should be promoted where possible. A variety of housing options (including attached and detached accessory dwelling units that can be used for family members or as rental dwelling units) should be encouraged by right where lot sizes are sufficient. Smaller lot sizes and dwelling units should also be encouraged to promote attainable housing for first-time home buyers and seniors wanting to downsize.	4/19/2024 3:54 PM
55	A lack of affordable housing especially for people who are extremely low income. Unsheltered need a variety of housing options, from supportive housing to more independent living options, including group living options, such as "Spirit of Hope" housing opportunities. Unhoused people in any community need to have roof over their heads and access to requisite social services. As well as engaging with people in community who want to help them get off the streets. I.m not a proponent of homeless hanging out and dismantling block walls, littering, etc. We all need to clean up after ourselves. and	4/19/2024 1:34 PM
56	The bike path along the freeway from Koontz Lane, Valley View Drive, Clearview Drive and Northview has made the neighborhood susceptible to freeway noise. It would be great if you could provide sound walls, vegetation or anything to alleviate this additional noise. Please note that neighbors are organizing and 30 homeowners have signed petitions requesting noise abatement. Thank you for your consideration. Joanne Lindsey 1790 Valley View Drive Carson City, NV 89701 775.443.7747	4/18/2024 4:21 PM
57	Connected City needs to prioritize active (not cars) transportation. The City overbuilt and can't	4/18/2024 3:15 PM

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	maintain the existing roads. Very little sense of community is created by a surplus of roads.	
58	Need a shelter for the homeless. Continue to pursue non-automobile connectivity with complete streets and trails. Continue to pursue Open Space opportunities for trail connectivity, viewscales, wildlife habitat protection.	4/17/2024 10:29 PM
59	I would like the eastern corridor to build on historical and recreational opportunities to include Nevada State Prison, Empire Cemetery, the Carson River (trails, aquatic trail), V&T, and our proximity to Virginia City, etc. Walkable neighborhoods, public transit, and a celebration of our outdoor opportunities are real assets, as is our state and city history.	4/17/2024 10:01 PM
60	I hear many in the city discussing the homeless problem. I feel that we need a shelter to offer the homeless a place to be while we try to connect them with services and keep them away from the downtown business corridor and the library. People need a place to stay while they attempt to get out of their situation.	4/17/2024 8:33 PM
61	Everything focuses on those that have substantial means to live. I see a gap in focusing on those less fortunate and how they are connected, can stay safe, and receive equitable resources.	4/17/2024 1:35 PM
62	What I see missing in these statements is recognition of the need to provide for the less fortunate.	4/17/2024 12:06 PM
63	Third places for our teens to hang out. More youth opportunities	4/17/2024 11:05 AM
64	Low income housing availability	4/17/2024 9:50 AM
65	Vibrant downtown area.	4/17/2024 9:42 AM
66	We need to support our renters in apartments, our houseless community and our elderly.	4/17/2024 9:27 AM
67	The current road and street infrastructure doesn't meet the needs of an ever expanding population in this town. I would say more consideration needs to be given to safer street designs.	4/17/2024 7:02 AM
68	A place where homeless people can have ways to get educated and more out of poverty.	4/17/2024 12:08 AM
69	As a volunteer for NOTS a seasonal homeless shelter. There is a severe need for resources for the homeless as housing, shelters, resources.	4/16/2024 11:56 PM
70	I would like to see affordable housing. There are many job opportunities, but wages do not cover the high cost of housing.	4/16/2024 9:59 PM
71	Sidewalks on Roop/Emerson in mid and north town are dangerous, in poor condition and non-existent in certain areas. This needs immediate attention.	4/16/2024 9:24 PM
72	A better grasp of the needs of the lower income which includes a understanding what "affordable" truly means to so many.	4/16/2024 8:52 PM
73	Walkable mixed use zoning allowing housing, medical services, retail and recreation within a families walking distance.	4/16/2024 8:45 PM
74	More affordable housing for the local workforce. Find ways to attract employers that will utilize the numerous empty retail and office space that currently make the city unattractive and unsafe.	4/16/2024 8:44 PM
75	Employment in Carson City must pay enough that people can live above the poverty level without having to work three or four part-time, minimal paying jobs. A greater balance of industries offering employment is needed — manufacturing, medical, technology, city and state, restaurant, gaming, and tourism.	4/16/2024 8:26 PM
76	Prioritize suburban agriculture uses where appropriate. Culturally, millennial families are seeking healthier farm-to-table and food security through urban/suburban farming and agriculture.	4/16/2024 4:46 PM
77	Too many high story apartment buildings and too close together! Makes Carson look like Reno and California! :-(4/16/2024 4:11 PM
78	With the recent closing of the FISH shelter, I am concerned for the families and students I currently work with as well as the integral community safeguards for the low-income families of our community who face poverty, and the possibility of houselessness consistently and	4/16/2024 2:29 PM

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regularly. The fact is that now, there is nowhere in town for these families to go if they are evicted and do not have another means to find shelter or housing.

79	I see a gap in planning for current schools and their facilities and adding new schools as needed to avoid over crowding.	4/16/2024 12:03 PM
80	It's only on paper and not much reality to it.	4/15/2024 1:17 PM
81	There are far too many high density apartment buildings being built in Carson City right now!! More traffic. More crime. More congestion. Most of the citizens do NOT want this in our city.	4/14/2024 12:00 PM
82	<p>Re #11:Equitable Distribution of Recreational Opportunities "The City seeks to create more equitable (not necessarily equal) recreational resources for each of its neighborhoods, recognizing that the types of resources available in each area will vary based on the specific needs and wants of the community." IMO Recreational Opportunities should not be based on 'equitable' --- based on 'needs and/or wants of the neighborhoods' -- but on the land designation that determines the allowed use/protection of each specific area/land. I don't care what the neighborhoods or neighbors WANT for their area. The designated legal description of the recreational /public area should be considered first and foremost i.e. is it Parks 13.02, Open Space 13.06, Conservation Easement protected. Those CCMCs and Federal and State Laws should be honored and adhered to -- not the desires or whims of citizens or Parks/Open Space staff -- trumping the land laws. Laws exist to protect the land, for a reason. And re 'connectivity' -- sure, connect neighborhoods with other neighborhoods, schools, downtown, trailheads. Use multi-use paths for connectivity (above), and along road ways. But I think multi-use trails/engineered non-motorized roads, are inappropriate for use on the natural Open Space properties -- especially Prison Hill Conservation Easement protected land: over-engineered, over-built, over-impactful visually, over-impactful to the natural resources i.e. the flora, wildlife habitat, soil, hydrological features that 'live' in these wild Open Space (including Prison Hill) habitats. I don't see these trails proposed for Ash < > King or its environs. Just because Citizens want to walk on 'roads' that take them SAFELY into the wild -- without fearing getting lost, or being overtaken by bicycles or horses, or eaten by coyotes or mountain lions --- isn't rationale for constructing a road quality 'trail' in a specially protected Open Space property. One can design an ADA trail, that is less visually and aesthetically impactful! --- 36" wide, even double it for two way, to 72". 6' should be adequate for use by many users --- while honoring the land it will live in. And there are already many opportunities for an adaptive experience in Carson City: Riverview Park and Mexican Ditch trail (maybe with a few improvements in the surface); Wetlands (CA trail); all the asphalt trails at Longview and behind the College. No reason to destroy the Prison Hill special sagebrush Great Basin ecosystem and hydrological ephemeral stream wash features -- to accommodate citizens who have no understanding or appreciation of that ecosystem, who just want a 'social trail' that they can walk 6 abreast -- and don't have to step far aside for bicycles or horses (as the trail is presented/advertised by Parks and OS). Why not, instead, make the V&T trail multi-use, AASHTO, ADA -- from start to finish. It doesn't have the protections that Prison Hill does. Easily adapted for inclusivity. And certainly of historic interest that could host many interpretative plaques - and encourage further ventures into Carson City proper (ecotourism). Perfect for all recreation, all modes of non-motorized transport and adaptive equipment. And consider a multi-use trail/adaptive equipment (road) around C Hill. And some adaptive bike loops behind the college. Plenty of property there and pretty easy slopes. Don't concentrate all your efforts and impacts on the east side Open Spaces.</p>	4/11/2024 10:48 PM

Q16 What types of uses would you like to see more of along Carson City's major corridors (e.g., north Carson Street) in the future?

Answered: 81 Skipped: 52

#	RESPONSES	DATE
1	Mixed Income Apartments, Casino and Hotel at the intersection of N. Carson Street and Medical Parkway (move the casinos out of downtown completely), Retail	5/10/2024 8:40 PM
2	As Nevada's capital, the 395 north and south entrances and the 50 west and east entrances to the city should be more welcoming and appealing. The north Carson Street shopping center formerly occupied by K-Mart and McDonald's is an eyesore. The property owner should be required to maintain it. Restaurants, retail, indoor recreation centers, a theater, etc. at that location would be an improvement.	5/10/2024 1:48 PM
3	Sorry I missed the first meeting. It is important to speak. Since some ran over my dog . The traffic horrible. Speeding to cut through and the small heard of Blm that live with us.	5/10/2024 12:57 PM
4	the north in bleak and should be more like the south carson street corridor with path, landscaping and lighting. Same with highway 50.	5/8/2024 9:39 AM
5	Develop the old Kmart into a useful property.	5/7/2024 6:06 PM
6	Hotels, retail stores, restaurants, and recreational areas.	5/7/2024 1:27 PM
7	We moved here to get away from overpopulated spaces. The planed population increase will have devastating destruction of our city and way of life.	5/6/2024 1:50 PM
8	A Winco or Costco on the north end of town would be nice. The K-Mart shopping center has been sitting vacant for so long, it makes that part of town look trashy.	5/6/2024 8:34 AM
9	Restaurants, bike lanes	5/5/2024 7:50 AM
10	Clean up what we have. Get empty buildings used	5/4/2024 5:59 PM
11	Allow citizens to keep larger lots. Don't allow the town to continue to grow.	5/3/2024 10:22 AM
12	Fix the stoplights	5/3/2024 9:57 AM
13	Consolidating vacant buildings to create housing Keep the open land open to still give it that small town feel	5/3/2024 6:46 AM
14	NOT strip mall type buildings. I enjoy unique store fronts and having sidewalks, trees, plants to bring the streets charm.	5/3/2024 12:34 AM
15	Parks, recreational activities like the splash pad	5/2/2024 11:22 PM
16	Existing building and developments being remodeled or revitalized should be encouraged before new construction on a virgin site. We have too many empty offices and store fronts.	5/2/2024 5:53 PM
17	We should be hesitant about developments that go vertical beyond 40' and we need to ensure enough parking is provided at all developments. Not a big fan of apartments but in general zoning along major corridors seems acceptable. We should be more willing to allow LI and GC to be rezoned for SF6 or lower density housing.	5/2/2024 4:59 PM
18	NOT more marijuana stores like have been proposed. More recreation/activity centers to draw people and increase economic vitality.	5/2/2024 12:28 PM
19	Use the buildings we have before making more.	5/2/2024 4:17 AM
20	Less business . Should tax empty buildings more to encourage using them first before building on empty land. Should get rid of old K-mart building and put in housing. Really could use WinCo store. The grocery stores don't have enough competition.Or a big park. We don't have a very big park anymore. Would like to see the historical area returned back to housing instead of business. Need to have frontage roads on North , South, and East of the city. It would help	5/2/2024 1:14 AM

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with safety issues. Makes business easier to access. Need to keep bicycle path on East side that is off main road.

21	I would not like to see any more growth in Carson City. Utilize the vacant buildings we have.	5/1/2024 7:37 PM
22	Sidewalks and/or pedestrian paths similar to South Carson St.	5/1/2024 4:16 PM
23	Single family homes.	5/1/2024 9:45 AM
24	Fast food restaurants! It's rather an embarrassment when CC being the Capitol of Nevada, yet we lack the fast food options (and shopping markets (Winco) etc.) that city/towns have. Example, Raising Cane's, Carl's Jr. Popeyes, Church's. You have to go to Reno or Minden; OR, if you really want to open your eyes, Las Vegas. Give the "Variety" of food the 4800 additional would be residents want. "They" won't have to drive north or south to seek a meal. Winco would have been nice at the old Kmart north site; but.....	5/1/2024 12:41 AM
25	Fill old Kmart with community center	4/30/2024 10:14 AM
26	Historic attributes such as the downtown Bob McFadden Plaza. Museums? More community centers?	4/29/2024 5:16 PM
27	Less traffic. More room for pedestrians and bicycles.	4/29/2024 10:13 AM
28	Carson Street has plenty downtown. How about more public areas on Hwy 50, with accessible parking, family events/ concerts. Expand and renew CC Community Center(community event center so small??) no parking. How much did that ugly half face cost?? Looks like Jesus' face on ground. Put that on the Eastside and replace with something USEFUL. Enlargement, parking? Not everyone appreciates the good-ol' boys westerns. Bring us into 21century. Leave country to V.C. We need a little more sophistication here, not less. Reno Mayor has done a fabulous job up there bringing all of the above to their town. Try looking forward, not back.	4/28/2024 7:36 PM
29	Get the basics like housing, utilities and fixing the roads we already have affordable before more is spent.	4/28/2024 3:03 PM
30	Outdoor eatery's, Pubs, water play area for kids,	4/28/2024 2:04 PM
31	I would like to see the vacant shopping malls and buildings filled and thriving with business before we start building more commercial buildings. Lets use what we have first, even if that means thinking outside the box.	4/28/2024 12:50 PM
32	Less auto related shops. More retail shopping and restaurants.	4/27/2024 3:41 PM
33	more ethnic diversity in food and retail services	4/26/2024 5:19 PM
34	Historic/cultural centers	4/26/2024 5:12 PM
35	spaces for youth to meet up safely such as skating rinks, another bowling alley not in a casino...a "real" mall. more cultural spaces such as art galleries. One idea I had was to work with the Nevada Museum of Art and have a space in Carson City where some of their collection could be seen on a rotating basis - a mini museum of art right here in Carson.	4/26/2024 12:46 PM
36	Encourage manufacturing companies that pay a living wage, No more fast food restaurants	4/26/2024 8:55 AM
37	Renovate the existing vacant buildings to bring new businesses back to N. CC.	4/25/2024 11:44 PM
38	Similiar multi-use path from Winnie to Medical Parkway. Better bus stop waiting areas/shelter from wind, sun & precipitation.	4/25/2024 10:55 PM
39	There is no room for growth along north Carson, it is already over built. Apartments everywhere in Carson and more being built, they are crammed together. Need more stores and restaurants are disappearing. We do not need more population growth.	4/25/2024 9:27 PM
40	Golly, I don't know. It's a mess now!	4/25/2024 7:13 PM
41	I like the idea of adding more workforce housing in these corridors. It would be great if there were more green spaces and safer streets for people to ride there bikes between Robinson and Winnie Lane. Same goes for Highway 50 corridor from Main Street to Dump road. (I am excited that city has complete streets projects in the works for Highway 50 and North Carson)	4/25/2024 6:39 PM
42	Attract businesses to fill in currently empty retail spaces.	4/25/2024 6:18 PM
43	North Carson Street (north of William) is a disaster. We would like to see more infill and	4/25/2024 5:57 PM

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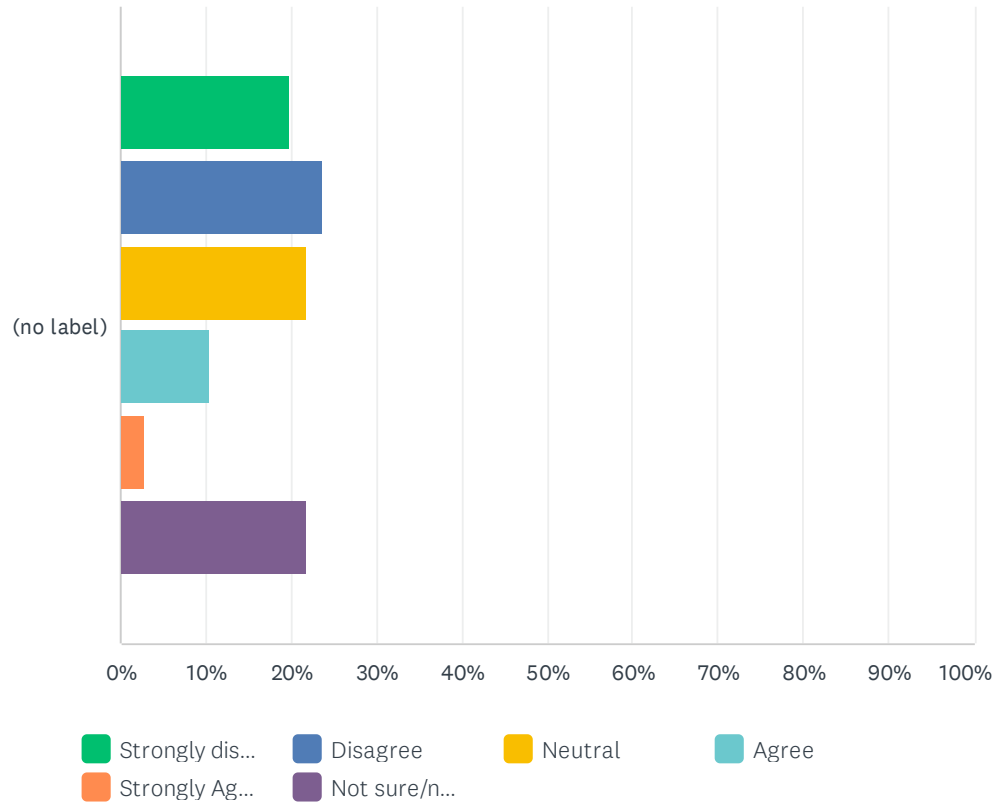
	incentives to use those buildings/properties before more sprawl is approved. More bike lanes.	
44	Mixed use developments with the addition of neighborhood businesses that provide essential goods and services catering to the needs of downtown residents. In addition, I would like to see more of the existing motels upgraded and visually enhanced.	4/25/2024 5:38 PM
45	Non- motorized vehicle pathways	4/25/2024 4:38 PM
46	Nothing in particular. North Carson Street is admittedly a bit rough, but I don't think filling that space with things like arts studios is an answer.	4/24/2024 10:45 AM
47	Not slaughterhouses. Re-envision East Highway 50 to include recreational open space at the bend of the Carson River. A western-style horse ranch, riding trails, boarding stables to connect through to Riverview Park trails and Silver Saddle would be the most perfect completion of the ring of trails around Carson City, and will provide wonderful recreational opportunities to the east side, lower-income residents. The Westside has beautiful trail systems. Honor the commitment to "Every neighborhood a trailhead".	4/23/2024 5:47 AM
48	more open space and neighborhood parks for new development would be nice	4/22/2024 4:42 PM
49	More thorough fares & less traffic lights. Better access to school zones to manage traffic during drop off & pick up hours	4/21/2024 5:24 PM
50	Locally-owned, non-chain shopping, entertainment, and eateries.	4/21/2024 3:49 PM
51	Just to clean up the area. Buildings are old looking as is the area.	4/20/2024 3:43 PM
52	safe bike lanes	4/20/2024 2:36 PM
53	Pedestrian and cyclist safety. I would propose a "Slow Down Carson City" campaign for drivers, reduce speeds and increase pedestrian and cyclist awareness.	4/20/2024 11:58 AM
54	Restaurants even some fast food	4/20/2024 11:55 AM
55	a homeless shelter off the main street	4/19/2024 7:20 PM
56	North Carson Street - additional extended stay lodging as well as retail commercial/restaurants to support the existing and planned medical facilities at the Carson Tahoe campus. South Carson Street - Additional restaurants and retail commercial to enhance the major commercial developments located in Douglas County. E. Williams Street - Mixed use (commercial/residential) to provide for increased residential development as well as retail commercial development with sufficient FAR to encourage sufficient residential development along this corridor to eventually support the development of a transit route.	4/19/2024 4:05 PM
57	More paved trails (for biking, walking, etc). STREET LIGHTS. My home is located on Baker and people go so fast down it, to go from Koonz to Colorado. We have no street lights for children.	4/18/2024 6:59 PM
58	Not sure what that means	4/18/2024 5:29 PM
59	I would like to see those living along major corridors protected from adverse affects of bike paths. Noise control and abatement should be provided before allowing future development. I am all for bike paths but not at neighbors expense.	4/18/2024 4:23 PM
60	Mixed use, mixed income walkable development. The major corridors have this opportunity through re-development and redesign of streets to support walking, transit.	4/18/2024 3:19 PM
61	Complete streets.	4/17/2024 10:34 PM
62	Bike and walking paths	4/17/2024 10:20 PM
63	I'd love to see empty or underutilized large box stores be refurbished to host food and specialty shop markets. I'd also love to see apartments and condos for purchase so more people can have an opportunity to own and establish equity.	4/17/2024 10:08 PM
64	Diversify the region with youth friendly businesses or recreational opportunities.	4/17/2024 1:38 PM
65	more bike friendly, better safety crossings for pedestrians with flashing lights	4/17/2024 11:09 AM
66	Some housing for the homeless and low income seniors and vets.	4/17/2024 9:46 AM
67	Focus on the North Carson Street corridor needs to include keeping the open space between	4/17/2024 7:06 AM

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	Silver Oak Dr and Arrowhead drive. No apartments or townhouses should be allowed.	
68	Culture exhibits and events.	4/17/2024 12:10 AM
69	Dining, cafes, coffee shops. Safe and seperated bike paths.	4/16/2024 9:27 PM
70	retail shops of interest not just restaurants and casinos.	4/16/2024 8:55 PM
71	Housing	4/16/2024 8:49 PM
72	Restaurants, offices, walking and biking and car byways.	4/16/2024 8:30 PM
73	Public restrooms, places for those experiencing homelessness to get out of the extreme heat and cold.	4/16/2024 8:14 PM
74	LESS high story apartments/condos!!	4/16/2024 4:13 PM
75	Kids / Family friendly activities	4/16/2024 12:08 PM
76	More shopping choices, restaurants and entertainment. Right now it's BLIGHT. It's DEPRESSED, and dirty in appearance.	4/15/2024 9:21 PM
77	More affordable places to eat that is not just fast food. Also more stores in downtown corridor and not so many small casinos. More places that add entertainment for a diversity of ages.	4/15/2024 1:28 PM
78	Mixed-use housing and residential. Replace the old K-mart and its giant parking lot with denser development.	4/14/2024 6:37 PM
79	Better options and variety for vegan and vegetarian foods. Shops and store that promote healthy lifestyles.	4/14/2024 5:31 PM
80	Fill the empty stores. We need a city employee that does economic development - NOT just "community" development. Be PROACTIVE. Contact the casino corporations and families - try to get them interested in the Ormsby House, to bring it back to its former glory - it would give so many people jobs. And, the tourism it would bring would be great for our community. Try to get businesses to come to Carson. We are in the "sweet spot" between Reno, Virginia City, and Lake Tahoe. Again, be PROACTIVE !!	4/14/2024 12:07 PM
81	Eateries and outdoor restaurant/cafe seating; event venues (inside); another movie theatre?; bike route (connectivity); combined housing/commercial buildings w/natural landscaping/walkways.	4/11/2024 10:53 PM

Q17 Carson City (as a whole) has for-rent housing options that to fit your income and lifestyle/needs

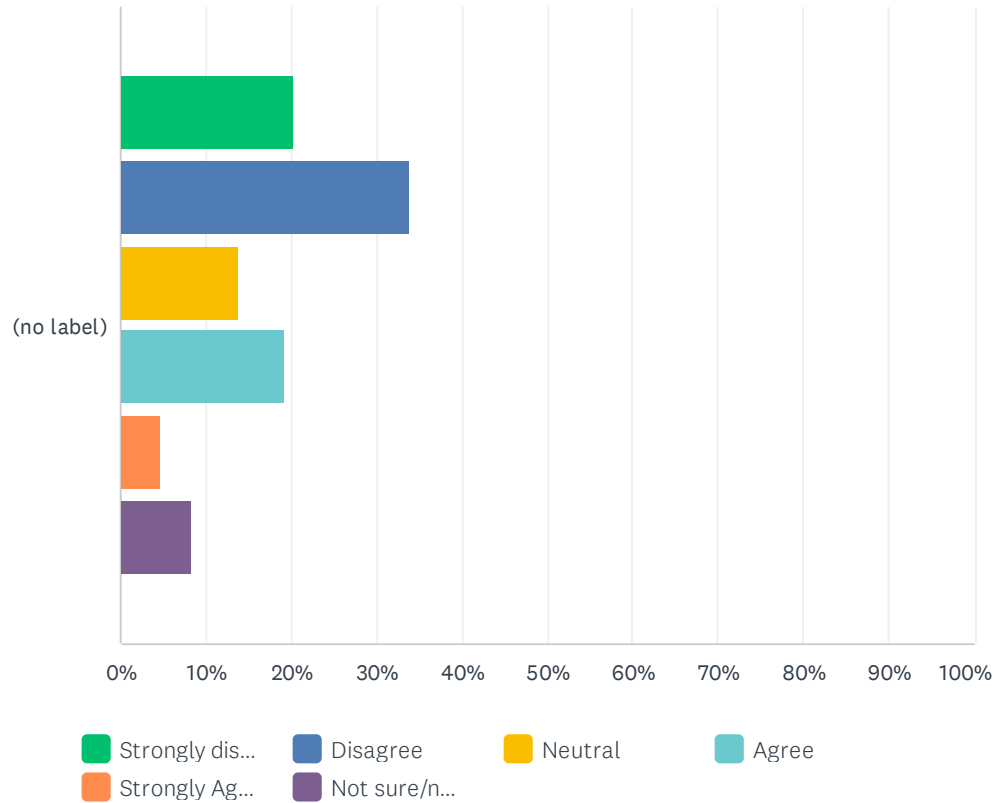
Answered: 106 Skipped: 27



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
(no label)	19.81%	23.58%	21.70%	10.38%	2.83%	21.70%	106	1.88
	21	25	23	11	3	23		

Q18 Carson City (as a whole) has for-sale housing options that to fit your income and lifestyle/needs

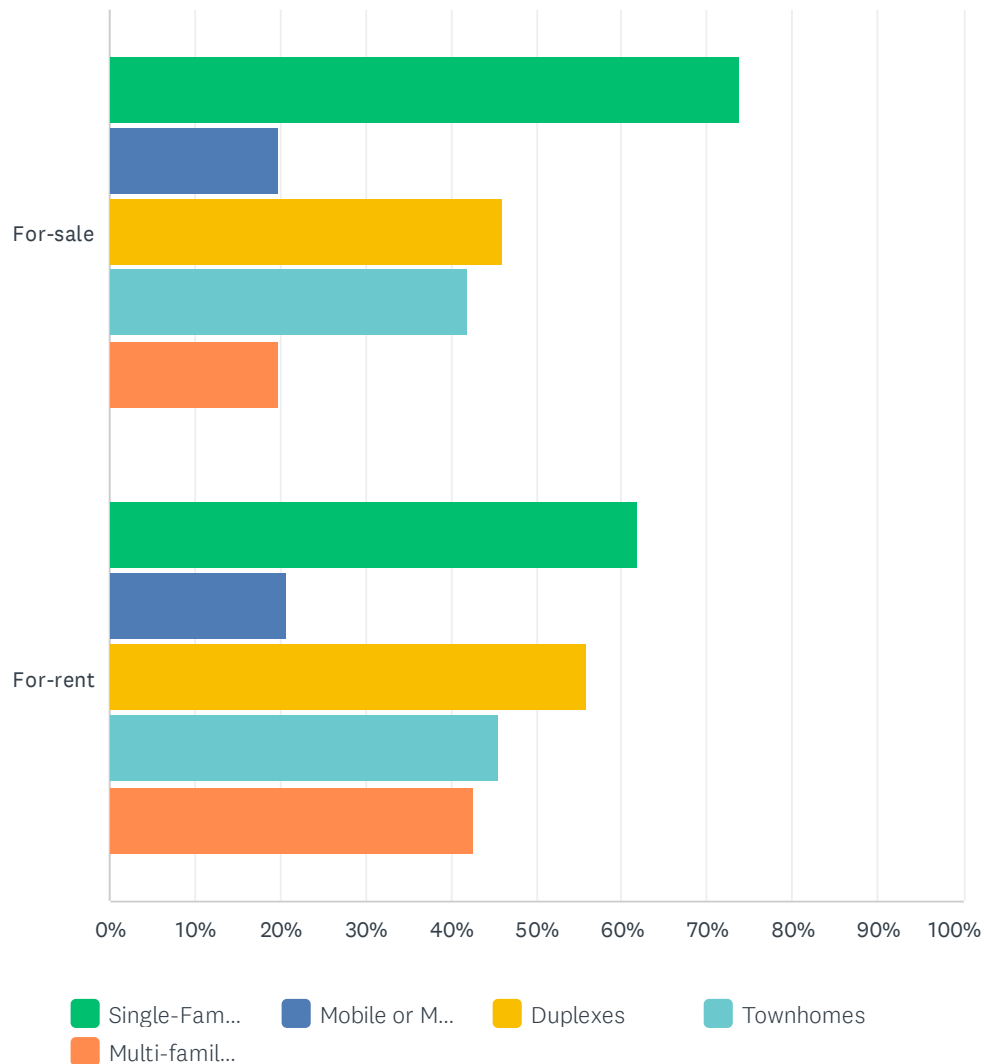
Answered: 109 Skipped: 24



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
(no label)	20.18% 22	33.94% 37	13.76% 15	19.27% 21	4.59% 5	8.26% 9	109	2.29

Q19 If you indicated the availability of either for-rent or for-sale housing options did not fit your income and lifestyle/needs, please explain what type(s) of housing you would like to see more of (check all that apply)

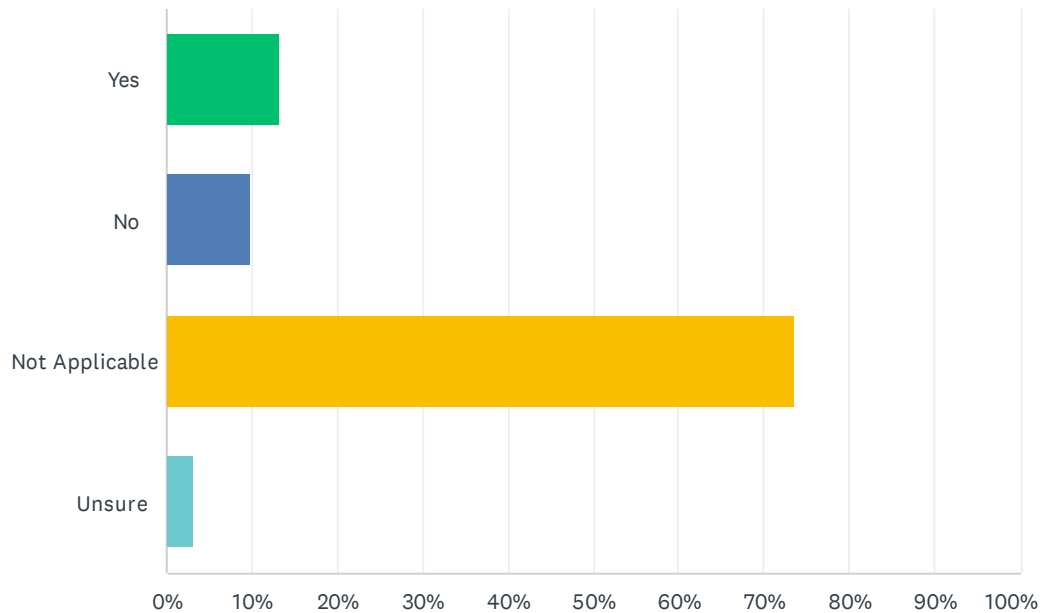
Answered: 81 Skipped: 52



	SINGLE-FAMILY HOMES	MOBILE OR MANUFACTURED HOMES	DUPLEXES	TOWNHOMES	MULTI-FAMILY APARTMENTS/CONDOS	TOTAL RESPONDENTS
For-sale	73.68% 56	19.74% 15	46.05% 35	42.11% 32	19.74% 15	76
For-rent	61.76% 42	20.59% 14	55.88% 38	45.59% 31	42.65% 29	68

Q20 If you are a manager, employer, or business owner, is housing affecting your ability to find employees?

Answered: 91 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	13.19%	12
No	9.89%	9
Not Applicable	73.63%	67
Unsure	3.30%	3
TOTAL		91

#	PLEASE EXPLAIN	DATE
1	Too expensive	5/4/2024 5:59 PM
2	None of my employees and almost none of my colleagues live in Carson and they all talk about a dream of getting a windfall of cash and moving to Carson City.	5/2/2024 4:59 PM
3	The current economic/social structure (with Covid too) of our society have caused problems with hiring NOT housing.	5/2/2024 12:28 PM
4	N/A	4/25/2024 6:39 PM
5	our employees cannot afford to live in Carson City. We have two in douglas county, one north of reno and two in Dayton	4/25/2024 5:57 PM
6	Harder to find employees due to housing cost	4/22/2024 6:33 PM
7	I am self-employed with no employees	4/22/2024 4:42 PM
8	Affordable housing unavailable	4/17/2024 9:54 AM
9	No one can afford to live here on the wages that are paid. We have California prices on	4/15/2024 9:21 PM

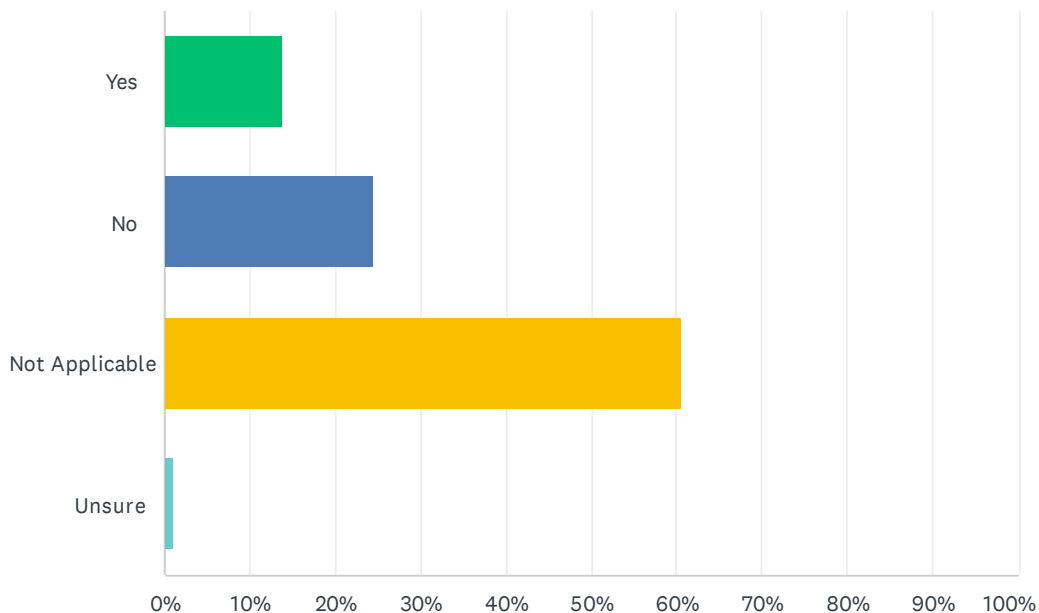
Carson City Master Plan Update (Round 1 Community Meetings - April 2024)

housing on Nevada wages.

10	A living wage here is very high due to rental housing prices.	4/14/2024 6:37 PM
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Q21 If you are an employee, is housing availability affecting your ability to work in Carson City?

Answered: 94 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	13.83%	13
No	24.47%	23
Not Applicable	60.64%	57
Unsure	1.06%	1
TOTAL		94

#	PLEASE EXPLAIN	DATE
1	Not an issue for us because we bought our home in 2019	5/6/2024 8:34 AM
2	Too expensive	5/4/2024 5:59 PM
3	My house was purchased 9yrs ago. Today I can't qualify for a mortgage for an equivalent house in my neighborhood let alone upgrade. Inflation is out of control.	5/2/2024 5:53 PM
4	I bought in Carson when prices were low.	5/2/2024 4:59 PM
5	Many people CHOOSE to live in Dayton or Gardnerville because they want to be in the country, not always because they can't find housing in Carson.	5/2/2024 12:28 PM
6	There are many houses good distance from buisnesses.	4/29/2024 5:16 PM
7	We bought in 2013 when real estate was down.	4/25/2024 11:44 PM
8	People are not wanting to work, living off ?	4/25/2024 9:27 PM
9	N/A	4/25/2024 6:39 PM

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10	Strongly considering moving back to northeast when we're in a position to start thinking about buying a house.	4/24/2024 10:45 AM
11	Prices are immensely high	4/19/2024 6:05 PM
12	Longtime home owner (34 yrs)	4/17/2024 10:34 PM
13	Without somewhere to stay it is hard to have a job	4/17/2024 9:29 AM
14	Not for myself, but for my children it is.	4/16/2024 10:05 PM
15	I own my home- purchased many years prior	4/16/2024 8:55 PM
16	Can't afford to work and live in carson. Work outside the area in order to afford mortgage.	4/16/2024 8:49 PM
17	I have to commute longer distances to find housing I can afford	4/16/2024 8:14 PM
18	While we are fortunate to afford living in Carson City, however friends and family that grew up here are being priced out of housing	4/16/2024 5:05 PM

Q22 What barriers, if any, have you or people in your network faced when trying to find housing?

Answered: 71 Skipped: 62

#	RESPONSES	DATE
1	Our current vacancy rate for apartments is around 3% which means that we need hundreds of more apartment complexes built. We need to build hundreds of new starter homes (costing < \$250K) for first-time home buyers. The cost of housing for living in a rural city of 60,000 without a four-year university is HIGH!	5/10/2024 8:40 PM
2	Cost and availability	5/8/2024 9:39 AM
3	House prices and rent costs are too high.	5/7/2024 1:27 PM
4	Rent is high but manageable. The move in costs is the biggest barrier to entry.	5/6/2024 9:18 AM
5	For a while I really wanted to buy a rental property, but the prices have gone up so much that I am not sure the rent would cover the cost of the mortgage.	5/6/2024 8:34 AM
6	Not enough for lowered income and seniors	5/5/2024 7:50 AM
7	Too expensive for minimum wage	5/4/2024 5:59 PM
8	Not sure we didn't look in Carson City when looking for our home last year	5/3/2024 6:46 AM
9	Rent is too high.	5/3/2024 12:34 AM
10	So many Californians are moving here and paying for properties in cash because their lower quality homes sold for so much more money than houses here are being sold for.	5/2/2024 11:22 PM
11	Home values and interest rates have increased so much in the last decade while wages have only inched up. If I refinanced my home my mortgage would quadruple. Additionally, SF6 homes built in recent years have no yard, even for a dog run. Implement a minimum open space be it a court yard or something else. A 3 foot off set is meaningless less when it comes to usable space.	5/2/2024 5:53 PM
12	People are selling to Californians only, or at least they price for Californians only and the rates make it impossible to compete on a Nevada income, even if you are willing to stretch. Also housing with a yard is at a premium right now. We need to require min useable backyard size and apartments with useable landscaping. Then maybe at least the homes will be worth living in when prices are reasonable...	5/2/2024 4:59 PM
13	I see many children of Carson families return when they get to a mature point of adulthood and want to start a family. Sometimes, they rent first or buy a place on the outskirts of Carson then "move up" as they gain equity. Encouraging rentals for our young people dooms them not to gain personal wealth through property ownership which is usually the majority of a person's lifelong estate value.	5/2/2024 12:28 PM
14	Carson City is big enough now. More people and more growth is not progress.	5/2/2024 4:17 AM
15	Cost and interest rates. Type of housing wanted with room for garden and parking available for guests.	5/2/2024 1:14 AM
16	Price is too high	5/1/2024 7:37 PM
17	Too expensive for average workers, state employees.	5/1/2024 4:16 PM
18	Cost	5/1/2024 9:45 AM
19	0	5/1/2024 12:41 AM
20	Affordability, trustworthy.	4/29/2024 5:16 PM
21	Read comments. Especially costs for individuals to live here...duh	4/28/2024 7:36 PM

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22	Affordability!	4/28/2024 3:03 PM
23	They are too expensive for the market, they are few and far between, and there are unequal rights between landlord/ tenant. I have personally been "evicted" from two historic houses due to owner selling and owner wanting to upgrade. There is no recourse in the system for these situations.	4/28/2024 12:50 PM
24	Housing costs are determined by inflation and influx of residents from other States. The prices in Carson City are influenced by California prices. Increased housing density in California has not lowered rent or house pricing. Over the past 30 years I frequently heard Carson City will top out at 75,000 residents. Over the past 4 years that quote has changed to 80,000 residents. When Carson reaches that number, residents will continue to have children. Carson will not top out at that level.	4/27/2024 3:41 PM
25	There is enough housing, but what is offered is too expensive.	4/26/2024 5:12 PM
26	The cost which is being driven partly by a lack of supply made us decide to buy something that is stretching our income.	4/26/2024 12:46 PM
27	Current restrictions on ADU's, duplexes and triplexes limit housing options by limiting first-time buyers to single family detached units. Small scale multi-unit options allow first-time home buyers the opportunity to live and build equity.	4/26/2024 11:09 AM
28	Limited supply of mid-sized homes (1500 - 2100 sqft) on more than a postage stamp lot.	4/25/2024 10:55 PM
29	Inflation is affecting everything.	4/25/2024 9:27 PM
30	I volunteer with the local unhoused population. They have no where to go. We have a fine animal shelter and ignore and discriminate against their human counterparts.	4/25/2024 7:13 PM
31	There is not enough of all housing types for workforce; we also need more affordable housing. I keep losing coworkers because they get tired of commute to Carson City.	4/25/2024 6:39 PM
32	Cost and availability within a decent distance of the retail centers.	4/25/2024 6:18 PM
33	A lot of the available rentals are junky hotels that have been converted to apartments. they are nasty and not liveable for working people. There is a big gap between that type of housing and single family home rentals which are often two to three times the price. The new apartments that have come online are very expensive. Our people drive longer commutes to live in the suburbs of reno, minden, dayton, etc. to afford a nice, safe place to live.	4/25/2024 5:57 PM
34	Apartment options are very limited, but to a certain extent this is to be expected in a small town. As we're coming out of COVID, I've noticed that rents have cooled slightly and there seems to be more availability on the market. High rents aren't necessarily a problem unique to Carson, and I've been lucky in that I've had access to unofficial social networks to have access to affordable housing options.	4/24/2024 10:45 AM
35	Cost of housing exceeds what local salaries can afford	4/23/2024 5:47 AM
36	Housing is too expensive. It's very hard and unaffordable to find a rental. Even the legislators struggle when they come for session. Lack of availability of affordable single family homes to buy or rent.	4/22/2024 8:44 PM
37	Supply/demand and higher cost pushing lower wage employees to neighboring areas	4/22/2024 6:33 PM
38	N/A	4/22/2024 4:42 PM
39	Price & rising taxes	4/21/2024 5:24 PM
40	Aside from single family housing, the apartments, condos, townhomes, and mobile homes are aging poorly due to poor quality construction, have bad energy efficiency, and sound isolation. In fact some of the single family homes suffer the same. Quality, efficient living at a working wage is hard to find.	4/21/2024 3:49 PM
41	Cost and location.	4/20/2024 3:43 PM
42	Lack of housing for single people. All new construction seems to focus on 1,200 sq ft plus. Many single, retired residents on a fixed income would be happy living in dwellings of 500 to 1,000 sq ft.	4/20/2024 11:58 AM
43	Can't leave our dogs.	4/19/2024 7:20 PM

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44	Carson has the ability to house all people with all different types of needs, not just wealthy retired. Carson needs to attract all types of people and ages.	4/19/2024 6:05 PM
45	Price and lack of housing stock.	4/19/2024 4:05 PM
46	cost, access to public transportation, lack of options, and access to needed social services	4/19/2024 1:36 PM
47	I actually had to buy with my mom because I didn't make enough. Even though I make \$50,000 annually. I could not afford a place on my own. Even renting was outrageous.	4/18/2024 6:59 PM
48	Cost of rent and new homeownership. Limited housing supply for newer, smaller housing types.	4/18/2024 3:19 PM
49	Have younger friends and coworkers who struggle to find available affordable housing.	4/17/2024 10:34 PM
50	I have coworkers who cannot find a place to live that they can afford.	4/17/2024 10:20 PM
51	Affordability and availability.	4/17/2024 10:08 PM
52	Too expensive, renting is almost unattainable for young couples (even if both work). We are becoming an "old" community which is boring and not viable long term.	4/17/2024 1:38 PM
53	need more ADUs. Allow ADUs in all neighborhoods, including HOAs. We need housing for aging parents too, not just for employees.	4/17/2024 11:09 AM
54	Unaffordable	4/17/2024 9:54 AM
55	Affordability and inventory	4/17/2024 9:46 AM
56	Rent is too high. The deposits are too high. NOT enough affordable housing..	4/17/2024 9:29 AM
57	The high cost of rentals these days is a definite barrier.	4/17/2024 7:06 AM
58	Too expensive	4/17/2024 12:10 AM
59	Need more low income or subsidized housing for seniors and the disadvantaged	4/16/2024 11:58 PM
60	The pricing does not match what wages in the area. A person working at a service industry job cannot afford to live in a run down apartment for \$1100.00 a month.	4/16/2024 10:05 PM
61	affordability !!!	4/16/2024 8:55 PM
62	Not enough housing available, what is empty is not available for rent or sale. What is available is 3x the price it should be.	4/16/2024 8:49 PM
63	Affordability is number one. There is a critical lack of affordable rentals for workers making under \$50k	4/16/2024 8:48 PM
64	Lack of affordable housing, which requires lowering the cost of housing as well as enabling workers in Carson City to earn higher wages. These two levers are enormously out of synch in Carson City.	4/16/2024 8:30 PM
65	Affordability. Need low-income housing, the current rental rates are too high for any family to afford. Motels are also too expensive, and there aren't any other options. We're getting priced out of Carson.	4/16/2024 8:14 PM
66	High interest rates, cost of living, groceries costs etc. on top of historic housing costs are impacting the community's quality of life. Friends and family with Carson City multigenerational roots are experiencing being priced out of single-family housing.	4/16/2024 5:05 PM
67	The only new housing focuses on tracts that have small lots and fitting as many houses as possible... it would be nice to see larger lots and other options. Quality over Quantity.	4/16/2024 12:08 PM
68	low inventory high prices	4/16/2024 9:40 AM
69	The prices have outpaced Nevada jobs and income. You can't tell businesses to pay MORE, when they can't afford to. Nevada had never paid the salaries that California did, yet here we are. California housing on Nevada wages. You can't fix this with "affordable" new construction high density housing.....	4/15/2024 9:21 PM
70	Not available.	4/15/2024 1:28 PM
71	My friend is in a mid-level technical job at the state and couldn't qualify for a 1 bedroom	4/14/2024 6:37 PM

apartment on her salary. I own a home with a large lot and would like build an ADU for rental income but that's not allowed.
