

WASHOE COUNTY DOWNTOWN MASTER PLAN UPDATE

EXECUTIVE SUMMARY

The Washoe County Community Services Department (WCCSD) selected the planning team of CGL and Arrington Watkins (CGL/AW) to develop a long term master plan to study and address future long term needs of the facilities located at:

- 75 Court Street
- 1 South Sierra Street – North and South Towers
- 350 South Center Street
- 220 South Center Street parking structure
- Court Street Parking Area

The CGL/AW team reviewed and developed population projections consistent with current Washoe County population growth trends. Based on the various Washoe County population projection sources with the listed criteria, the planning team developed a projected space planning needs for Washoe County court services over a 20 year period. The CGL/AW planning team considered the existing physical plant capacity as compared against the future physical plant capacity based on future Washoe County population projections through year 2040.

This Master Plan – This master plan is a dynamic long-term planning document to be used as a means to increase efficiency within the Washoe County system, address future growth needs and to provide guidance for future improvements into 2040 as follows:

- Identify current growth trends within the Washoe County Court system
- Identify current physical plant capacity
- Identify future physical plant capacity
- Improved current operations and delivery of public services
- Adoption of space and industry standards
- Identify deficient areas for court security and provide guidance for improved court security
- Improve work environment and access to services
- Identify facility conditions throughout the complex
- Identify those assets that have exceeded their life expectancy
- Identify several American with Disabilities Act (ADA) Accessibility deficiencies

A detailed study was conducted by the planning team. Information was arrived through the development of detailed questionnaires, on site physical observation and facility tours including observation of staff performing their work, and the input provided from the various court user groups and respective agencies located in the court buildings. The ultimate goal of this report is to provide guidance to the County to ensure that future courthouse facilities not only accommodate future growth needs, but are user friendly, operationally safe for the public, staff, including judges and litigants. This master plan is to be

integrated and work in conjunction with the Washoe County Sheriff Office and Washoe County Administrative Complex master plans as a holistic road map for the future.

For this master plan, the planning team used the following steps:

- Data Gathering
- Detailed interviews with all key agency user/stakeholder groups
- Identifying the problem
- Analysis
- Results
- Recommendations
- Cost Estimating
- Large scale schedule development
- Final Recommendations based on all steps above with a sequenced phased implementation plan

Analysis by the Planning Team:

- Identification of existing physical plant and capacity
- Facility condition assessment
- Review of court security
- Development of space standards
- Future growth projections
- Needs assessment for future based on impact growth has on physical plant capacity
- Development of expansion concepts and options to address growth
- Final recommendations

Identification and Statement of the Problem

Population Growth - Used 4 Population Growth Projection Models:

- A – Washoe County Consensus Forecast
- B – Washoe County Global Insight and Wood and Poole
- C – Truckee Meadows Water Authority
- D – 2008 Demographers Population Projection for Washoe County

Population Estimates

- Population 2017 – 457,333
- Population 2018 – 504,483 – Based on AW/CGL population projections
- Growth rate 2018 – 1.8%
- Population 2040 Estimated – 725,000 – Extrapolated from other population growth models
- Estimated growth factor – 1.24% per year

Court Case Filings

- Historic total average annual increase 1.3% last 17 years
- Criminal cases up 32%

- Civil cases down 9.4%
- Family cases up 36.4%
- Juvenile Excl. Traffic cases up 11.4%

Physical Plant Capacity

- Current Washoe County Downtown Complex – 290,800 SF
- Project 2040 complex size – 419,230 SF
- Overall growth and need – 128,420 SF
- Overall growth percentage – 44%

Staffing

- Current Staffing – 859
- Projected 2040 – 1,134
- Growth - 275 staff positions or 33% growth

Parking

- Current parking – 687 – Between two parking areas
- Current Reno Standard – 1 space for each 385 SF = $290,800 / 385 = 755$ spaces = $755 - 687 = 68$ spaces short of current Reno Standards
- Project 2040 parking need – 1,800 spaces
- Projected additional parking needs – 1,134 spaces

Facility Condition - Based on on-going deferred and routine maintenance costs, some buildings have far out lived their usefulness and should be demolished for new state of the art court facilities. Some facilities can remain in service and provide the County with many more years of useful service. The total combined deferred maintenance and continuing maintenance costs for one facility is more than double of all of the remaining buildings in the Washoe County system.

Court Security - The Washoe County court teams have been occupying and utilizing court facilities that are not safe based on modern court design. Based on current best practice court design and safety - there are no required zones of separation such as separate movement zones for public, inmate/litigants, staff and judges both too and from court rooms. There are no secure sallyports or safe movement zones for judges to safely access the parking areas all the way to the judge's chambers and then from the chambers into the court rooms.

Options to Address Future Growth - Based on both Washoe County population projections and the Washoe County court system as evidenced by the future needs assessment and increased case load, the Washoe County court system is in a growth mode. Included in this report is a detailed future needs assessment of all court departments. As a means to address both short and long term future growth of the County the planning has developed four (4) options. For each option the team developed both short term (Interim Steps) and long term (Future Large development) implementation strategies. Each option analyzed and included the following components:

- Description of the option
- Total SF of space each option provides to the County both in Departmental Gross SF (DGSF) and with the included grossing factor
- Locations of the structures involved with the option
- Cost of each option as a project cost range
- Development of short term work – Interim Steps
- Development of long term work – Large Scale Development
- For Interim Steps - How long do the interim systems or steps remain in place and amount of time the Interim Steps provide the County to address growth before the Large Scale Development project is needed



Figure 1 - Washoe County Downtown – Option 1

Work contained in Option 1

Project Development

2025 - 2030 Projects 5 to 10 years:

- Add 2 new floors at the North Tower, relocate Family Division – 2040 projection of 53,620 SF plus 2,000+/- DGSF Court Clerks and 1,000+/- Filing Office
- Expand Reno Justice Court to expand in old Family Division space
- Renovate 2nd and 3rd floor of 75 Court St. old Jail for 4 additional courtrooms for General Division – approximately 7,000 DGSF per floor –

- Construct new parking structure of 900 spaces

2030 – 2040 Projects 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF. When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants to lease the space or sell the space to a private investor.
- Construct additional new parking structure of 900 spaces - Parking includes secure movement zones for judges, staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house site



Figure 2 – Washoe County Downtown – Option 2

Work contained in Option 2

Project Development

2025 - 2030 Projects 5 to 10 years:

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

- 75 Court Street - Renovate 2nd and 3rd floor of 75 Court St. old Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- 75 Court Street – Interior remodel - Renovation of existing Judges Chambers and staff offices to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct new parking structure of 900 spaces - Parking includes secure movement zones for judges, staff, litigant/inmates and general public

2030 - 2040 Projects 5 to 10 years:

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces – Parking includes secure movement zones for staff, litigant/inmates and general public
- Close Court Street creating a unified campus with the historic court house



Figure 3 – Washoe County Downtown – Option 3

Work contained in Option 3

2025 – 2030 Projects 5 to 10 years

- Renovate 2nd and 3rd floor of 75 Court St. old Jail for 4 additional courtrooms for General Division - approximately 7,000 DGSF per floor
- Renovate existing Judge's Chambers and staff office to interconnect with the new courts at the 2nd and 3rd floors of the old jail
- Construct New Parking structure of 900 spaces - Parking includes secure movement zones for judges, staff, litigant/inmates and general public

2030 – 2040 Projects 5 to 10 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds - of 148,780 X 1.4 = 208,292 SF
- Construct New Office Building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct New Parking of 900 spaces



Figure 4 – Washoe County Downtown – Option 4

Work contained in Option 4**2025 – Projects 5 years**

- Furnish 2 courtrooms in 1 S. Sierra 3rd floor South Tower – for Family Division

2025 – 2030 - Projects 5 years

- Construct new Washoe County Courthouse with Second Judicial District Court general jurisdiction and family jurisdiction divisions, Pre-Arrestment Sheriff Office Holding – About 200 beds of 198,200 DGSF X 1.4 = 277,480 SF
- Construct new office building for HS, PD, APD of 173,050 DGSF X 1.3 = 224,965 SF - Note: When the HS, PD and ADP vacate their current location, Washoe County will either need to find new tenants at 350 Center Street to lease the space or sell the space to private development
- Construct new parking structure of 1,800 spaces - Parking includes secure movement zones for judges, staff, litigant/inmates and general public
- Demolition of the add on structures of the existing historic court will allow the remaining structures to return the court house back to its historic form and can be used as supplemental court services and a partial museum
- Close Court Street creating a unified campus with the historic court house with open green space and court plazas

Results - Options to Address Growth

- Option 1 – Most work and slowest delivery for interim steps option, results in smallest large development and future court house
- Option 2 – Reduced scope for interim steps, 2nd smallest large development and future court house
- Option 3 – Moderate work for interim steps, 2nd smallest large development and future court house
- Option 4 – Least work and fastest delivery of interim steps, results in largest development and earliest delivery for future court house