



Mogul is NOT appropriate, nor safe for industrial development

Mogul is a residential area and provides public access to outdoors.



Currently over **400 households** with another **106** in new residential developments using the Mogul Exit. No-thru options for truck traffic.

Mogul is a residential community and gateway to outdoor recreation.



“Community Values” according to City of Reno 2015 public survey

Top tier: 3.5+ average on a -5 to 5+ scale

- ▶ 1. ~~Safety~~ (pedestrians, drivers, cyclists)
- ▶ 2. Well-maintained (roads, buildings, street lights, street landscaping)
- ▶ 3. Affordability
- ▶ 4. ~~Sense of community~~

Second tier: 2.5+ average

- ▶ 1. Local shopping and dining
- ▶ 2. ~~Ease of driving~~
- ▶ 3. ~~Low noise levels~~
- ▶ 4. ~~Access to outdoors~~
- ▶ 5. Education
- ▶ 6. Local food



Community Vision:

On a scale from 1 to five, here are “phrases that could describe Reno in the next 20 years”:



A base for outdoor activities (3.6 average)



An arts and culture center (2.9 average)



A university town and a technology center (both 2.7 average)



Majority (62%) desire walkable neighborhoods



“Community Values” according to City of Reno 2015 public survey

- ▶ **Safety**
(pedestrians, drivers, cyclists)
- ▶ **Sense of community**
- ▶ **Low noise levels**
- ▶ **Access to outdoors**



Video included in PowerPoint presentation; not supported by Adobe PDF.





Frequent parking area for outdoor recreation.

Two sets of railroad tracks and complicated intersection are dangerous for higher traffic.

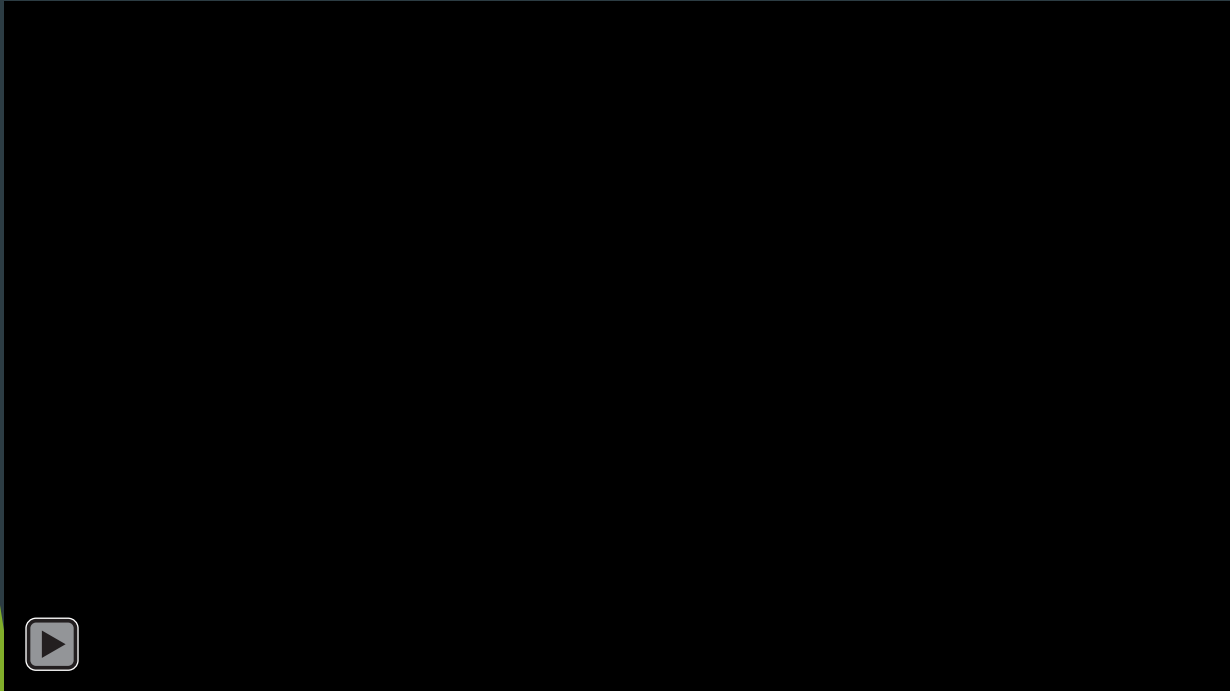


Photo: Vehicle hit by train in 2017 at this crossing.
(Leonard, 2017)

Industrial Zoning is NOT suitable nor safe in Mogul.

Mogul is a residential area and provides public access to outdoors.

