



## Fernley 520 Planned Development Preliminary Development Packet

Prepared by:  
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Initial Concept Review Submittal:  
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### PLANNERS

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### ANALYSTS

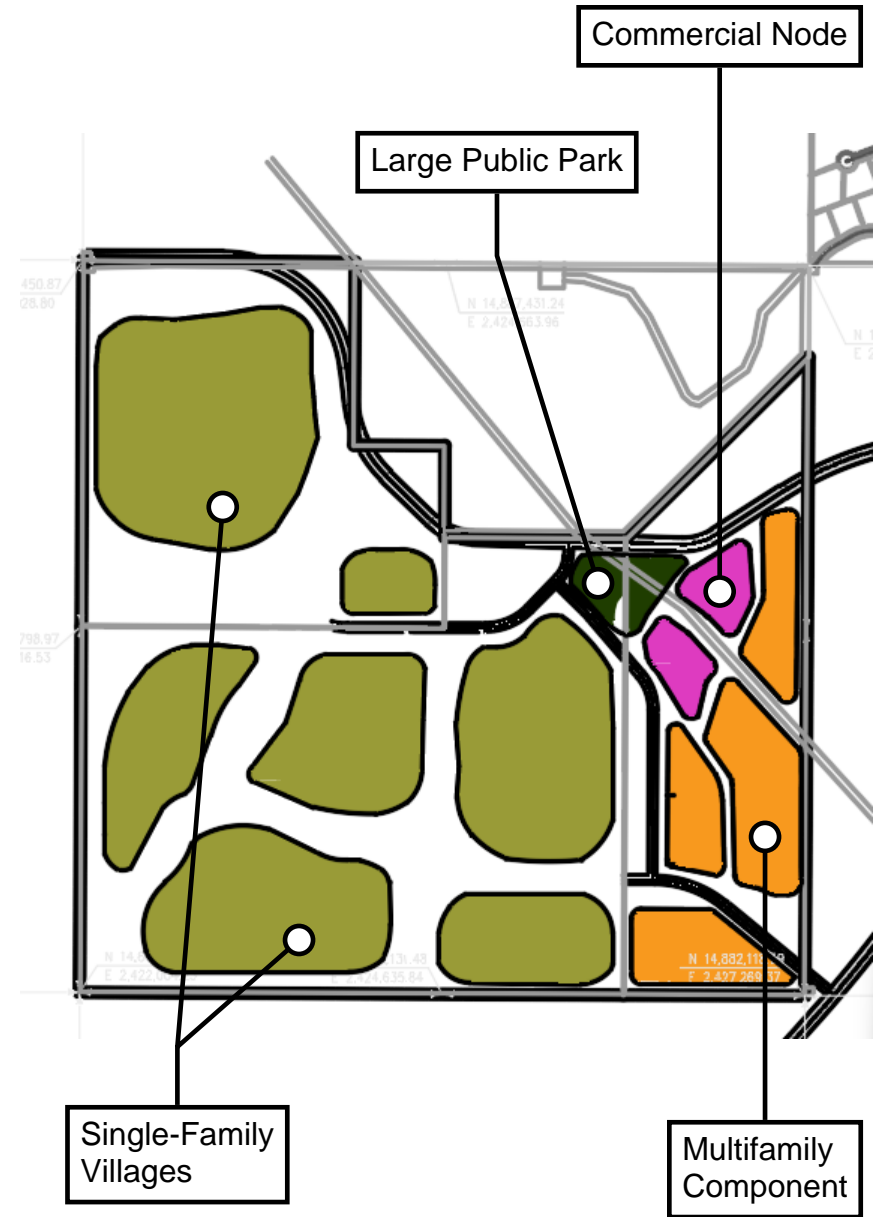
### ENGINEERS

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## Planned Development Objectives

- Provide a range of individual and community housing opportunities:
  - Single-Family Dwellings
  - Townhomes or Attached Dwellings
  - Apartments or Stacked Flats
- Provide a uniquely attractive and engaging commercial node that can host a range of small- to medium-scale non-residential uses, primarily:
  - Eating and Drinking Establishments
  - Retail
  - Personal Service Uses
- Emphasize pedestrian connectivity and community by providing a substantial network of trails, walkways, and sidewalks throughout the development.
- Enhance the Fernley community by providing local urban and suburban design precedents and early implementation of the Southwest Area Plan.



# Constraints & Opportunities

## Constraints

The project will face several challenges as construction within the Planned Development proceeds. Utility and roadway infrastructure design and construction will constitute a significant challenge and cost to future developers. The site's topography, albeit integrated into the conceptual design for the overall site, may require specialized construction methods or materials.

- Extensive utility and roadway extensions will be required to connect to and serve the development.
- On-site topography and drainage require creative design and may require specialized construction.
- Early implementation of the Southwest Area Plan entails moderate developer risk as infrastructure plans are developed.



## Opportunities

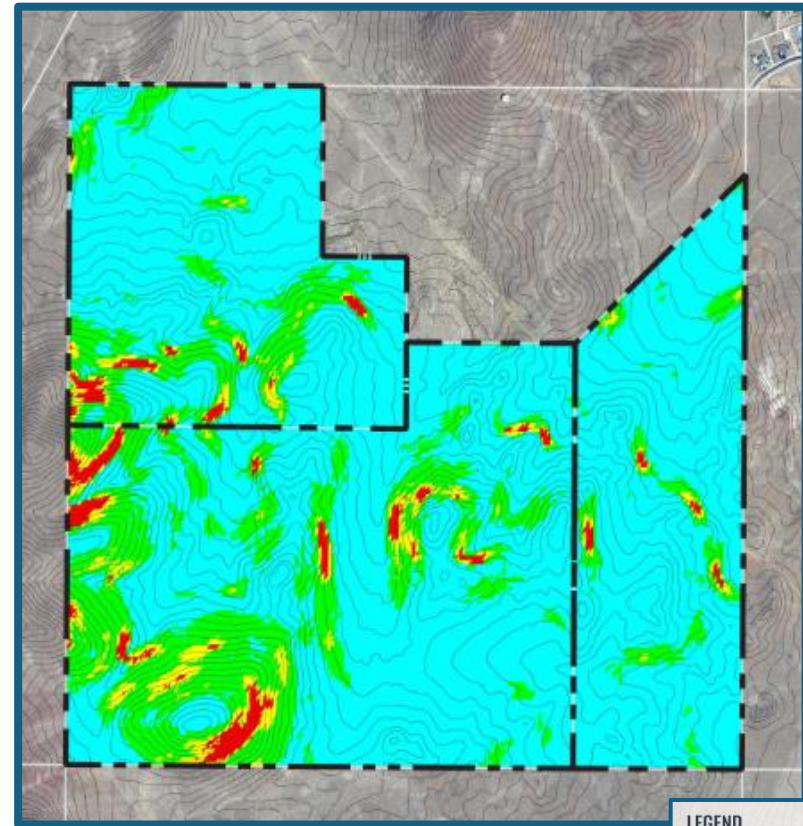
Despite these challenges, the project presents numerous opportunities for effective planning and project development.

- On-site topography and drainage will be used to the maximum practicable extent to enhance the natural aesthetic of the project's land use areas.
- Extensive open spaces provide visual and spatial buffering between uses and provide recreational opportunities for residents of the project and beyond.
- Commercial node provides choice and variety for City and project residents alike.
- A range of housing typologies will be offered within the project, adding to the City's housing stock at multiple income levels.
- The Fernley 520 park will provide relief for City parks within the established community core while offering an additional option for residents seeking to recreate.

## Land Use & Design Concept

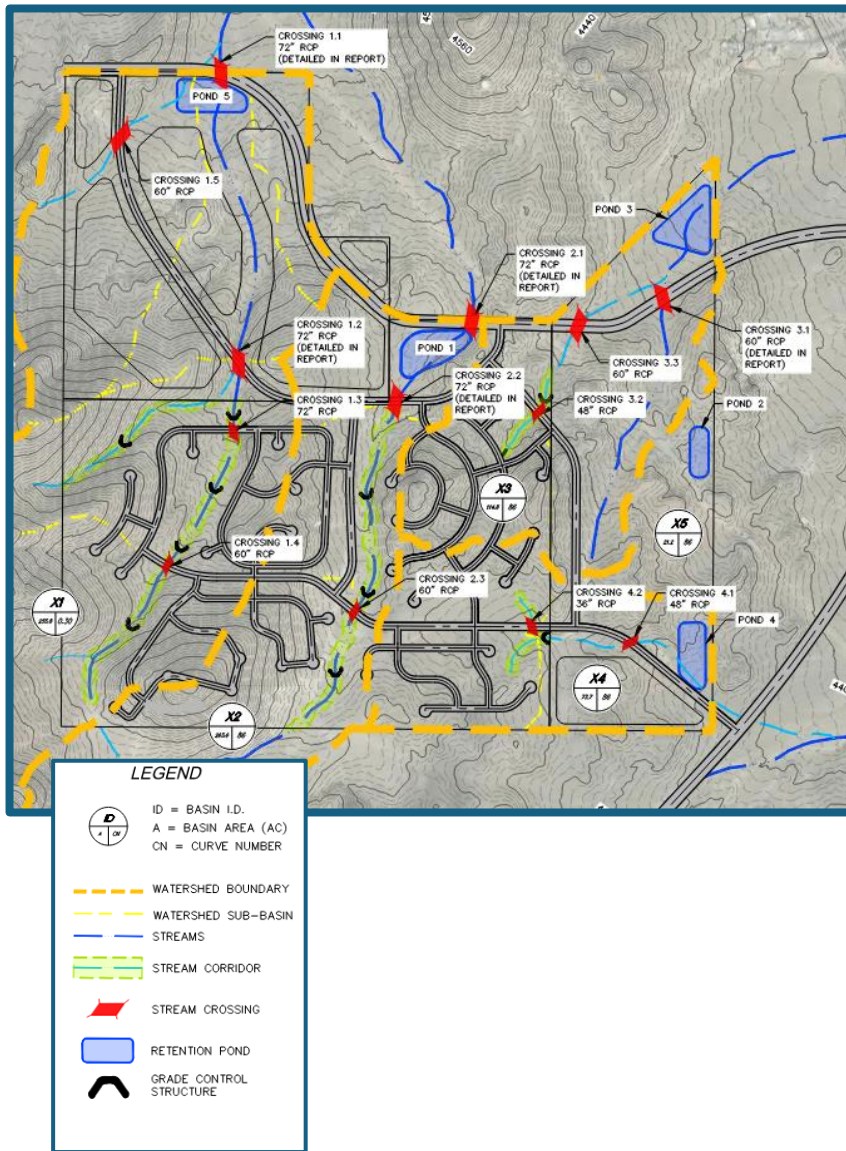
Arranged within the site's challenging topography and transected by multiple drainageways, the project's proposed mix of uses and densities have been sited for maximum compatibility, both with one another and with their natural setting.

Intending to complement rather than obscure the site's natural features, the project design uses drainage paths as opportunities for public open spaces. An extensive network of paved walkways, sidewalks, and unpaved trails connect the project's primary park with the site's various land uses and their associated communities, creating recreational opportunities and attractions not only for the project's residents but for the Fernley community as a whole.



LEGEND	
<span style="color: cyan;">■</span>	0-15% Slope: 393.25 ac
<span style="color: green;">■</span>	15-25% Slope: 99.4 ac
<span style="color: yellow;">■</span>	25-30% Slope: 17.3 ac
<span style="color: red;">■</span>	30%+ Slope: 10.8 ac
<b>MAX DISTURBED AREA- PER 32.09.130</b>	
	0-15% Slope: 393.25 ac
	15-25% Slope: 74.55 ac
	25-30% Slope: 5.75 ac
	30%+ Slope: na
	<b>TOTAL: 473.55 ac</b>





## Site Access, Circulation, & Utilities

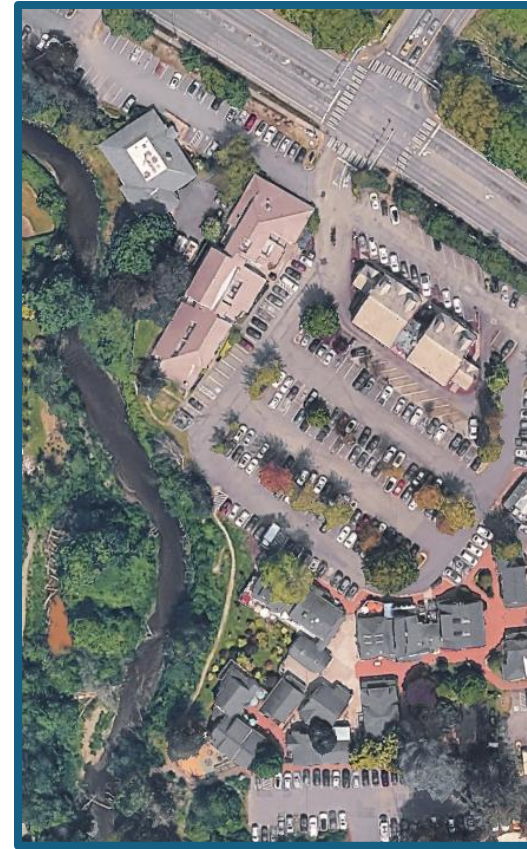
Traveling southwest from the terminus of Sea Biscuit Drive, visitors and residents enter the site along one of the Southwest Area's main thoroughfares, to be constructed within the project and connecting to Sea Biscuit Drive by the Fernley 520 developers.

Contemplated as an early implementation of the Southwest Area Plan, the Southwest Area Infrastructure Plan, and the North, South, Southwest Design Guidelines, the project will provide valuable design cues to future developers, setting a local precedent for strong urban and suburban design in the City of Fernley.

The project includes an appropriate mix of roadway classifications: arterials, collectors, and local streets. Drainage crossings are planned in numerous locations throughout the project. Roadway design standards within the project will be finalized as part of the tentative and final Planned Development review. Underground utilities will be sited within the rights-of-ways constructed within the project.

## Neighborhood Commercial

Centered around a park, the planned development's commercial node spans nearly 13 acres of small- to medium-scale commercial uses. Pedestrian-level transparency and robust pedestrian infrastructure such as boardwalks, walkways, and outdoor seating areas activate the public realm and foster community. Connections northwest to the adjoining park punctuate the commercial edge envisioned by this plan, providing visual interest, human scale, and additional opportunities for engagement and activity.



*Above: Neighborhood commercial center with park access, robust pedestrian connectivity, parking interior to the development, and small- to medium-scale non-residential uses.*

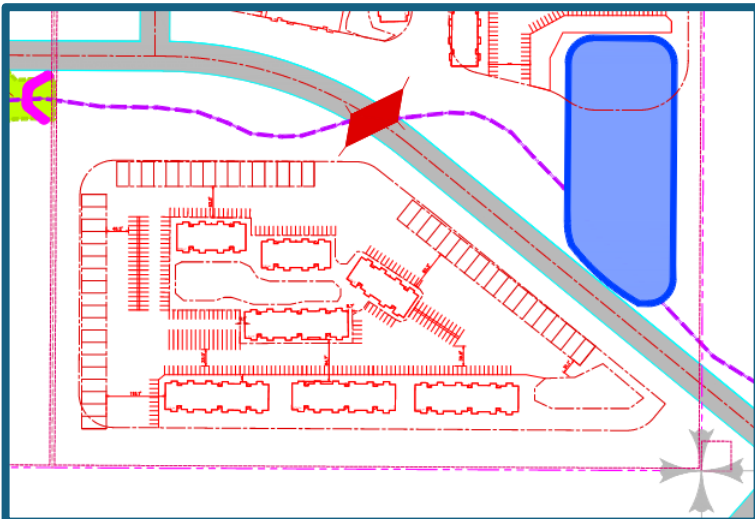
*Left: Strong commercial edge featuring:*

- *street-level transparency,*
- *wide pedestrian walkways,*
- *outdoor seating,*
- *overhead weather protection*
- *planters providing visual interest and shade*



*Above: Apartments clustered around open spaces and amenities with parking dispersed throughout site.*

*Below: Conceptual layout for multifamily node with central amenities and townhome edge.*



## Multi-Family

Along the southeastern edge of the commercial land use area, townhomes oriented toward the commercial area provide a bulk and scale transition to the denser multifamily developments sited behind their façades. The high-quality materials and building and siting design required by the project's Handbook ensures this interface remains lively, connected, and attractive for the life of the project.

Behind the human-scale townhome buffer along visible roadways and along the edge of the commercial node, opportunities for denser multifamily typologies, such as apartments, are hidden among the project's eastern hills. Here, developers are encouraged to employ creative building orientations to take advantage of views and natural drainage and to create community spaces.

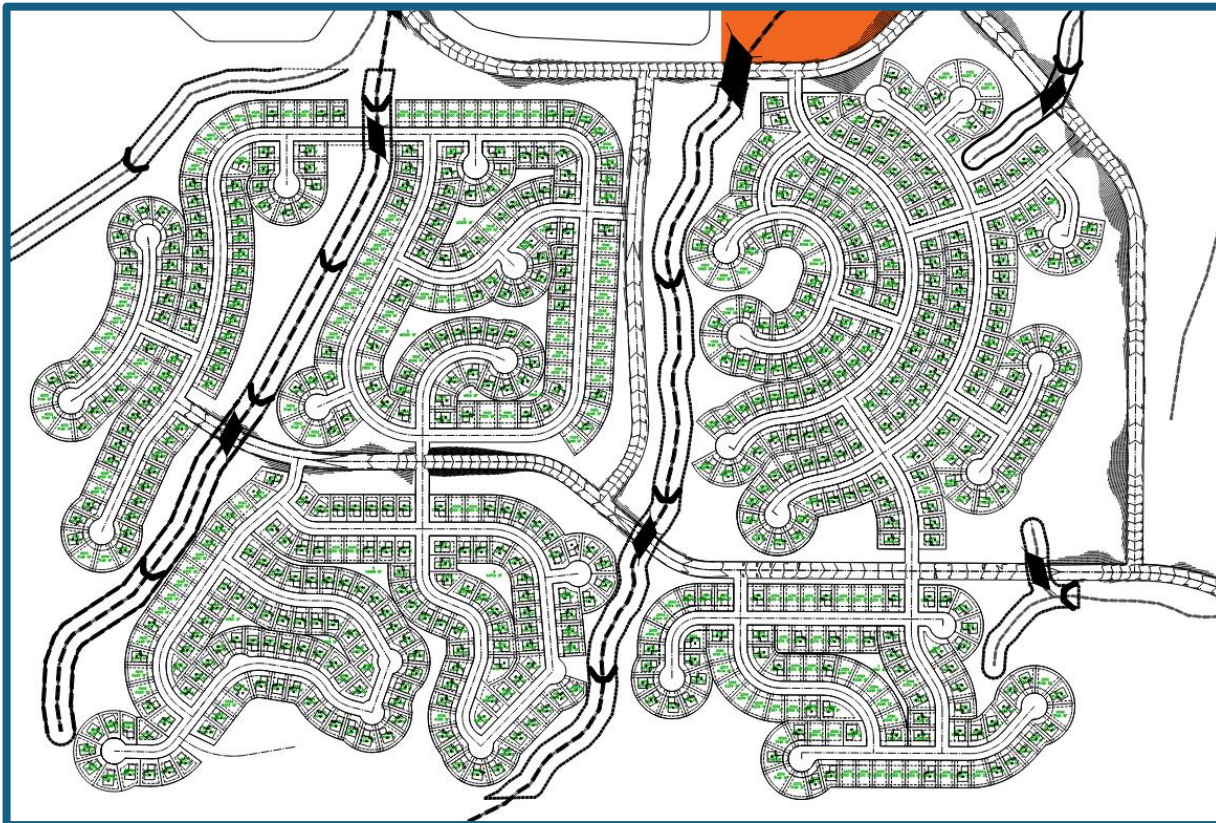
## Single-Family

Spreading west from the project's denser multifamily and non-residential component, single-family villages constitute the remainder of the planned development. Utilizing natural drainage and topography to inform the design of each platted village, the single-family lots are placed in unique configurations that reject traditional gridded subdivision norms, resulting in interesting streetscapes and an engaging community design.



*Above: Street-facing façades deemphasize garage presence, enhancing the streetscape.*

*Villages 1 through 5 – Conceptual Layout and Roadway Design*



## Precedent Images & Design Cues

The following pages show precedent images from near and far that have influenced our site design concept as well as the development of the development and design standards within the project's Handbook.

### Emphasis areas:

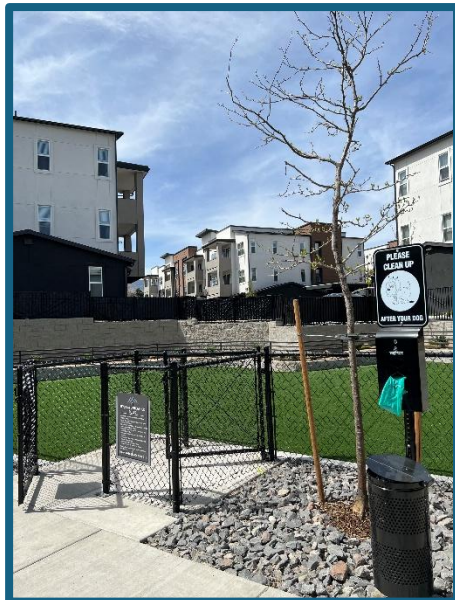
- Pedestrian connectivity
- Activated, engaging façades that do not “turn their back” to the public realm
- Community spaces and opportunities for interaction and activity
- Unique village designs that encourage and support developer creativity
- Visually attractive and understandable building and façade designs

*Right: Vehicular and pedestrian entries oriented to a central plaza with trees and common amenity area provide community engagement, passive surveillance over shared open spaces, and pedestrian connectivity. Streetside plantings provide a modicum of screening for surface parking.*





*Above and Right: Townhome unit entries connect directly to the adjoining sidewalk with primary living spaces and windows oriented to the public realm and to the park across the street. Passthrough connectivity within the well-composed front façade provides convenient user access, visual interest, and human scale.*

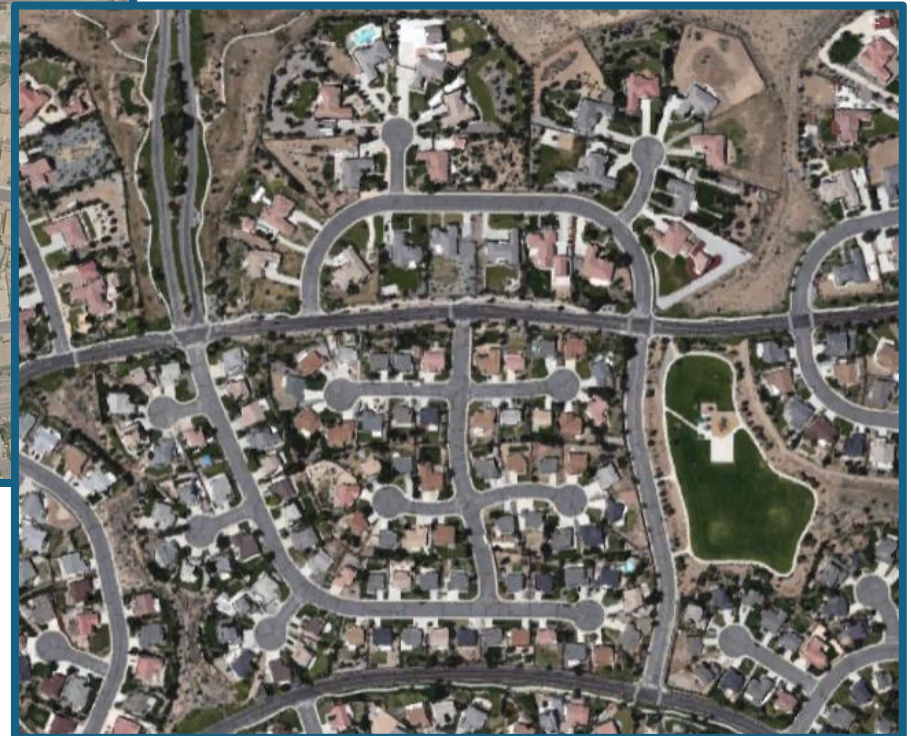


*Left: Apartment facades are articulated and feature a mix of contextually-appropriate materials. Walkways connect the buildings to parking areas, amenities, and each other.*

*Far Left: Amenities are sited in the center of the site for convenience and passive surveillance.*



*Above: New subdivision allowing natural topography and off-site features to inform the design. Roadways provide logical connectivity within the neighborhood and to the outside world.*



*Upper Right: Established subdivision with visually striking entry (shown in upper left of photo), nodular layout design, extensive trail and sidewalk system, and centrally located community amenities.*



*Lower Right: Sidewalks provide connection to landscaped trail amenity used by residents and the broader community.*