

**CARSON CITY REGIONAL TRANSPORTATION COMMISSION  
AND  
REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE  
REQUEST FOR COMMISSION ACTION**

**Date Submitted:** November 3, 2015

**Meeting Date:** November 17, 2015

**To:** Regional Transportation Commission (RTC) and Redevelopment Authority Citizens Committee (RACC)

**From:** Patrick Pittenger, Transportation Manager, and Lee Plemel, Community Development Director

**Subject Title:** For possible action to recommend to the Board of Supervisors acceptance of the 90% design of the Downtown Carson Street Project.

**Staff Summary:** 90% design plans will be presented by the project manager and design consultant. The RACC and RTC have been selected by the Board of Supervisors as "oversight" bodies for the downtown Carson Street Project.

**Type of Action Requested:** (check one)

( ☐ ) None – Information Only

( ☒ ) Formal Action/Motion

**Recommended Commission Action:** Recommend to the Board of Supervisors acceptance of the 90% design of the Downtown Carson Street Project.

**Explanation for Recommended Commission Action:** The Public Works Downtown Carson Street Urban Design Project Manager, Danny Rotter, will provide an update on the progress of the design of the Downtown Carson Street Project. The following is a schedule of remaining key dates leading up to final design of the project.

- December 3, 2015 – Board of Supervisors action on 90% design plans and an ordinance to establish a Neighborhood Improvement District (NID) within the downtown area to help pay for ongoing project maintenance costs
- December 31, 2015 – Complete project design due

The design consultants have completed 90% design work on the project based on the Carson Street concept approved by the Board of Supervisors. RTC and RACC members have the ability to comment and make recommendation on the various stages of project design. Items such as surface materials (e.g. concrete versus pavers), planters, seating areas, and other streetscape amenities will be considered within available budget constraints.

Along with providing a forum for public information and comment at various stages of design and construction, the RTC's and RACC's role is to review the draft designs presented by the design team, consider public feedback regarding the design elements, and make recommendations to the design team and Board of Supervisors regarding those design elements. The Board of Supervisors has final authority on all decisions related to design and project budget matters.

**Applicable Statute, Code, Policy, Rule or Policy:** N/A

**Fiscal Impact:** N/A


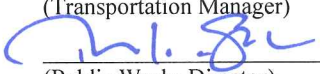


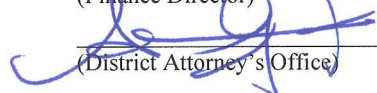
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** N/A

**Supporting Material:** 90% Design Exhibits

**Prepared By:** Dirk Goering, Transportation Planner

**Reviewed By:**   
(Transportation Manager)  
  
(Public Works Director)  
  
(Community Development Director)  
  
(Finance Director)  
  
(District Attorney's Office)

Date: 11/9/15

Date: 11/9/15

Date: 11.9.15

Date: 11/9/15

Date: 11/9/15

**Regional Transportation Commission Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_ Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Redevelopment Authority Citizens Committee Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ (Vote Recorded By)

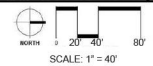


**Carson City Downtown Streetscape**  
Carson City, NV





# Carson Street, Streetscape Improvements



**DESIGNWORKSHOP**  
ARCHITECTS & ENGINEERS  
1000 S. 2ND STREET, SUITE 100, CARSON CITY, NV 89401  
TEL: 702.251.1000  
WWW.DESIGNWORKSHOPARCHITECTS.COM



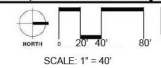


**Carson City Downtown Streetscape**  
Carson City, NV





# Carson Street, Streetscape Improvements



**DESIGNWORKSHOP**  
Urban Planning & Design  
1000 1st Street, Suite 100, San Francisco, CA 94104  
415.774.8888

## 2.2 FURNISHINGS

A. **Bench** (Subject to compliance with requirements, provide the named product or a comparable product):

1. Design Intent: Durable metal bench with classic styling.
2. Material: Welded commercial grade steel.
3. Color: Black powdercoat
4. Placement: As shown on site furnishing plans.
5. Size: 6 feet long
6. Model: Schenley
7. Manufacturer: Keystone Ridge  
[www.keystoneridgedesigns.com](http://www.keystoneridgedesigns.com)  
1-800-284-8208



\* Representative Image



B. **Bike Rack** (Subject to compliance with requirements, provide the named product or a comparable product):

1. Design Intent: Single post with upper ring. Upper ring to be bolted on and replaceable as a future art opportunity to replace the ring with custom designs. The standard ring in the bid must be cast to say "Carson City"
2. Material: Galvanized Steel Post with Cast Aluminum Ring
3. Color: Powder coated Black
4. Placement: As shown on the plans
5. Model: #KBR20-PB
6. Manufacturer: Stresscrete Group

Phone: (800) 837-1024

<http://stresscretegroup.com/site-amenities/site-amenities.asp>



\* Representative Image

C. **Trash Receptacle** (Subject to compliance with requirements, provide the named product or a comparable product):

1. Design Intent: Durable and single receptacle. Classically elegant.
2. Material: Rugged ¼" mill galvanized steel with cast aluminum hinged lid and steel canopy
3. Color: Black
4. Placement: As shown on site furnishing plans.
5. Size: 32 gallon capacity, 30" diameter top
6. Model: Wellington, KTR20
7. Manufacturer: Stresscrete Group

Phone: (800) 837-1024

<http://stresscretegroup.com/site-amenities/site-amenities.asp>



\*Representative Image



- D. **Movable Planter** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Movable planter with perennial planting and irrigation. Located in areas to control pedestrian spaces from traffic.
  2. Material: Concrete
  3. Color: Davis Colors – Canyon
  4. Placement: As shown on plans
  5. Size: 48"x48"x30" (WxDxH)
  6. Model: Larkspur
  7. Supplier: Landscape Forms  
[www.landscapeforms.com](http://www.landscapeforms.com)  
800-521-2545



\* Representative Image

- E. **Bollard** (Subject to compliance with requirements, provide the named product or a comparable product):
1. Design Intent: Traffic control around the intersections. Square bollard to match existing fencing along the streetscape.
  2. Material: Stainless steel, powder coated black
  3. Color: Black
  4. Placement: As shown on plans.
  5. Size: 4 1/4" square, 36" height above grade
  6. Product: Fenwick Straight Bollard
  7. Manufacturer: Keystone Ridge  
[www.keystoneridgedesigns.com](http://www.keystoneridgedesigns.com)  
1-800-284-8208



\*Representative Images



PLANT LIST

ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SEASON OF INTEREST												
LARGE DECIDUOUS TREES					Jan.	Feb.	March	April	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.
Gt	Gleditsia triacanthos inermis	Thornless Honey Locust	2-3"													
SMALL DECIDUOUS TREES																
Ab	Acer buergerianum	Trident Maple	2-3"													
Ag	Acer ginnala	Hornbeam	2-3"													
Cl	Chilopsis linearis	Chitalpa	2-3"													
Ms	Malus spp. (Fruitless only)	Crabapple	2-3"													
Pe	Pyrus calleryana	Callery Pear	2-3"													
LARGE SHRUBS				SEASON OF INTEREST												
Bs	Buxus sempervirens	Boxwood	1 GAL.													
Cs	Caryopteris clandonensis	Blue Mist Spirea	1 GAL.													
Ea	Euonymus alatus	Burning Bush	5 GAL.													
SMALL SHRUBS																
Cl	Cotoneaster lucidus	Hedge Cotoneaster	1 GAL.													
Ls	Lavandula spp.	Lavender	1 GAL.													
Ra	Ribes alpinum	Apline Currant	1 GAL.													
Sb	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	1 GAL.													
PERENNIALS				SEASON OF INTEREST												
As	Achillea spp.	Yarrow	1 GAL.													
Au	Agastache urticifolia	Nettleleaf Giant Hyssop	1 GAL.													
Cr	Centranthus ruber	Jupiter's Beard	1 GAL.													
Hm	Heemerocallis spp.	Daylily	1 GAL.													
Hu	Heuchera spp.	Coral Bells	1 GAL.													
Ls	Leucanthemum superbum	Shasta Daisy	1 GAL.													
Pe	Penstemon eatonii	Firecracker Penstemon	1 GAL.													
ORNAMENTAL GRASSES																
Hs	Helictotrichon spp.	Blue Oat Grass	1 GAL.	SEASON OF INTEREST												
Ms	Miscanthus sinensis	Maiden Grass	1 GAL.													
Sw	Sporobolus wrightii	Giant Sacaton	1 GAL.													
OS	Oenothera speciosa	Mexican Primrose	1 GAL.													
GROUND COVER																
Ar	Ajuga reptans	Blue Bugle	6" Pot													
Ro	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	6" Pot													
Sc	Sontolina chamaecyparissus	Lavender Cotton	6" Pot													

# PLANT PALETTE

## LARGE DECIDUOUS TREE



***Gleditsia triacanthos inermis***  
Thornless Honey Locust

Fast growing upright trunk and spreading arching branches. Reaches 35-70 feet.

Late to leaf out and eaves turn yellow and drop early in fall.

Inconspicuous flowers appear in late spring followed by broad 3/4 - 1 1/2 inch pods.

## SMALL DECIDUOUS TREE



***Acer buergerianum***  
Trident Maple

Grows to 20-25 feet tall with a rounded crown and low spreading growth.

Leaves are 3 inches wide, glossy and pale beneath.

Red fall color, varies to orange or yellow.

## SMALL DECIDUOUS TREE



***Acer ginnala***  
Hornbeam

Reaches 20 feet in height.

Clusters of small, fragrant yellow flowers in early spring followed by bright red winged fruit.

Leaves turn a striking red color in the fall.

## SMALL DECIDUOUS TREE



***Chilopsis linearis***  
Chitalpa

Grows fast, about 3 feet per season until it reaches mature height of 25 feet.

Pink, white, rose, or lavender flowers appear in spring and often through fall.

Drops leaves early but holds onto catalpalike fruit through winter.



# PLANT PALETTE

## SMALL DECIDUOUS TREE



***Malus spp.***  
Crabapple

Grows to 20-25 feet. Some varieties can reach a mature height of 30 feet.

Fragrant pink, white or red flowers in spring.

Leaves are often fuzzy, ranging from deep green to nearly purple.

## SMALL DECIDUOUS TREE



***Pyrus calleryana***  
Callery Pear

Grows from 25 to 50 feet.

Pure white flowers that bloom in early spring. In cold areas flower crops can be destroyed by late frosts.

Rich purpleish fall color.

## LARGE SHRUB



***Buxus sempervirens***  
Common Boxwood

Evergreen shrub used for edging and hedging. Dwarf varieties are most common.

Full size varieties will grow soft and billowing up to 15-20 feet if not trimmed.

Dense foliage of medium sized, dark green, oval leaves.

## LARGE SHRUB



***Caryopteris clandonensis***  
Blue Mist Spirea

Deciduous shrub

Low growing, 2 feet by 2 feet mound.

Blue flowers from August to frost. If cut back after each wave of blooms it may flower repeatedly from July to frost.



# PLANT PALETTE

LARGE SHRUB



*Euonymus alatus*  
Burning Bush

Dense, twiggy, flat topped deciduous shrub.

Slow to medium growth, reaches 7-10 feet high and 10-15 feet wide.

Dark green leaves turn a rich red color in fall.

SMALL SHRUB



*Cotoneaster lucidus*  
Hedge Cotoneaster

Vigorous deciduous shrub, reaching a mature height of 6-10 feet

Small, pale pink flowers in spring. Small black fruit appears in late summer and autumn.

Autumn leaves are a combination of yellow, orange and red.

SMALL SHRUB



*Lavandula spp.*  
Lavender

Evergreen shrub with grayish/green aromatic foliage used for perfume.

3-4 feet high and wide. Dwarf varieties grow to about 1 foot tall and wide.

Flowers purple long spikes between July and August.

SMALL SHRUB



*Ribes alpinum*  
Alpine Currant

Compact, mound-forming deciduous shrub used for hedging.

Grows between 3-6 feet tall.

Leaves turn dull yellow in fall

Fruit on female plants in an inedible, scarlet berry.

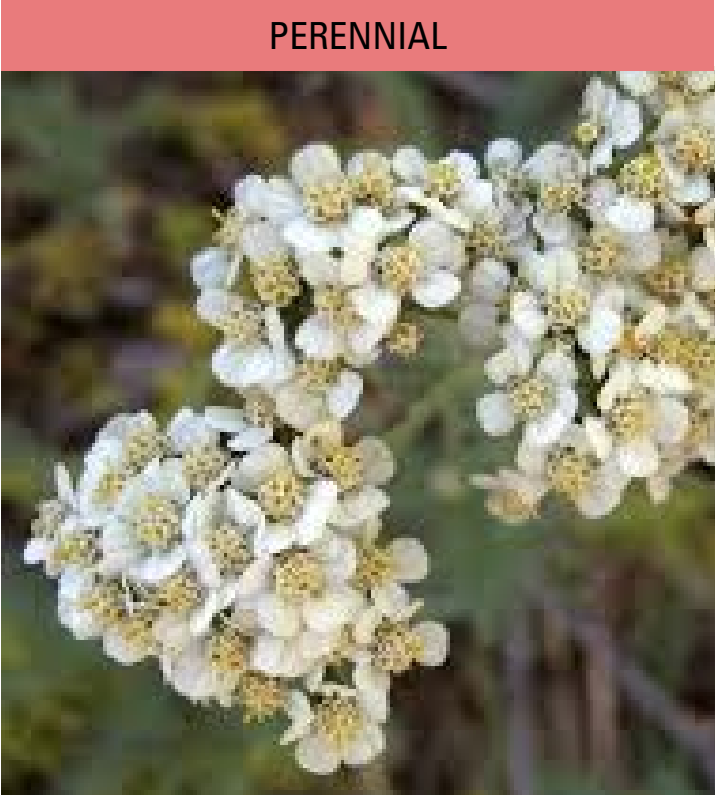


# PLANT PALETTE



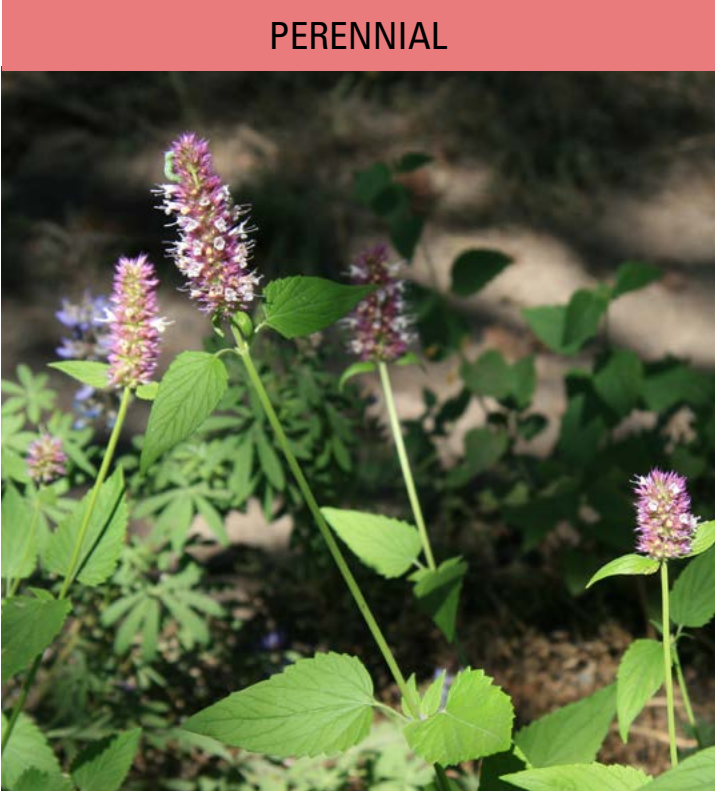
***Spirea bumalda 'Anthony Waterer'***  
Anthony Waterer Spirea

A 2-3 foot tall deciduous shrub.  
  
Flat-topped bright carmine flower clusters bloom from June through fall.



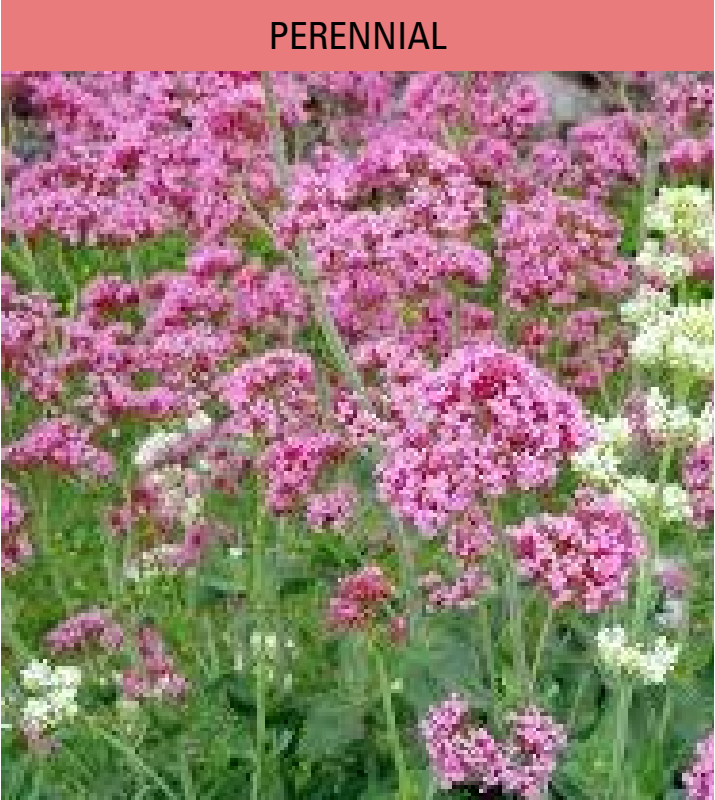
***Achillea spp.***  
Yarrow

Generously blooming perennials for summer and early fall.  
  
Leaves are gray or green.  
  
Flowers appear in flattish clusters during summer and early fall.



***Agastache urticifolia***  
Nettleleaf Giant Hyssop

A hardy cluster of stems growing 3 to 6 feet tall.  
  
Flowers in 1-6 in long, violet or rose or white spike during the summer

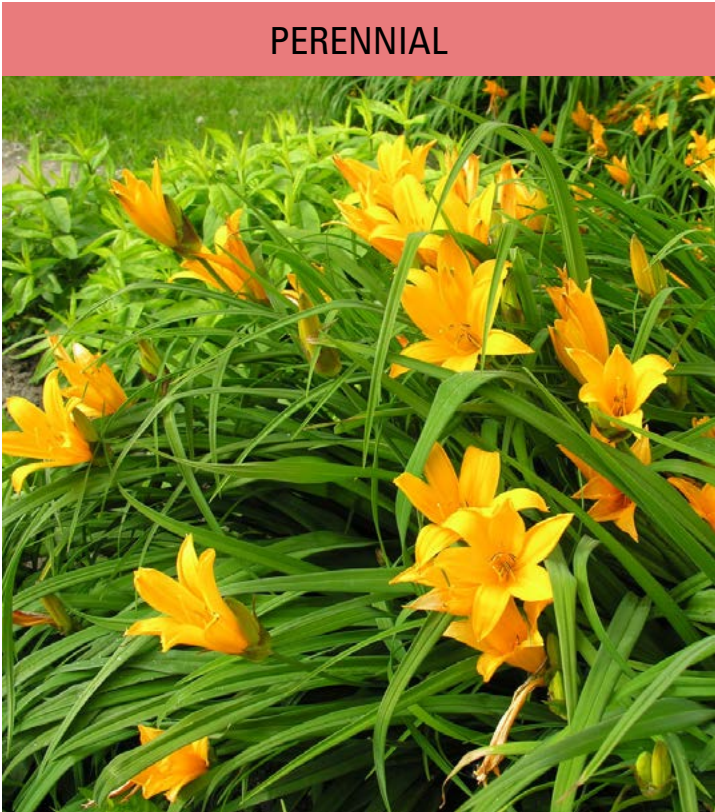


***Centranthus ruber***  
Jupiter's Beard

A bushy perennial, growing up to 3 feet in height.  
  
Bluish green leaves and small, deep crimson to pale pink flowers in dense terminal clusters Bloom late spring, early summer  
Very drought tolerant



# PLANT PALETTE



***Hemerocallis spp.***  
Daylily

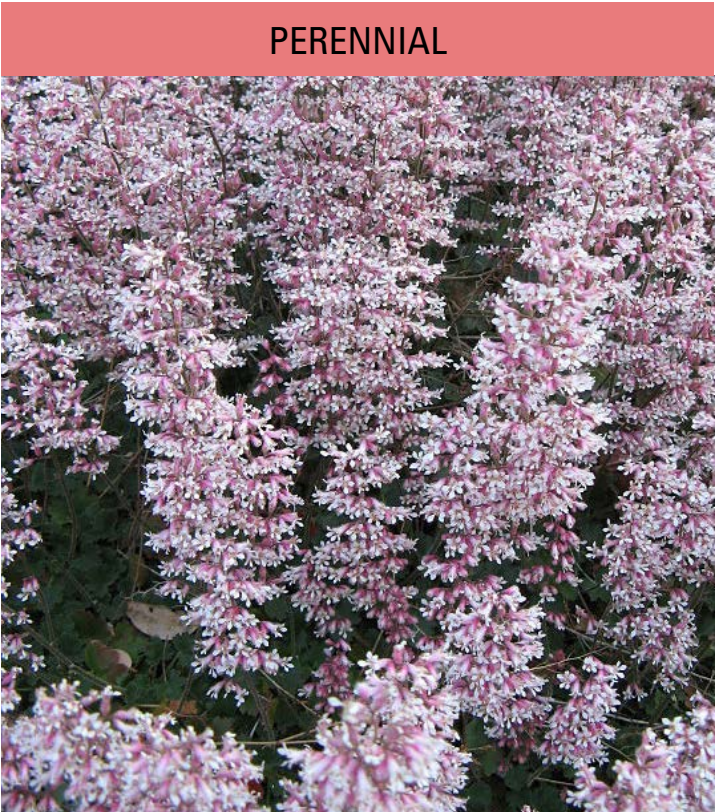
Deciduous and evergreen varieties

Large clumps of arching, sword-shaped leaves and lily like flowers in open or branched cluster at ends of leafless stems.

Both tall and dwarf varieties are available ranging from 1-6 feet tall.

Varieties bloom between May and October and come in a wide variety of colors.

Used in borders

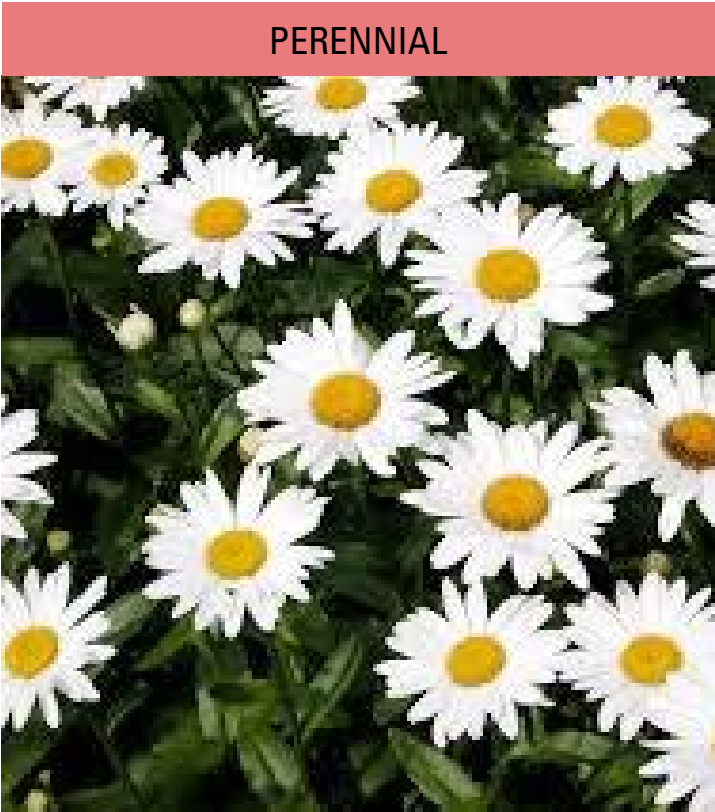


***Heuchera spp.***  
Coral Bells

Compact evergreen clumps of roundish leaves.

15-30 inch wiry stems bear flowers from April to August.

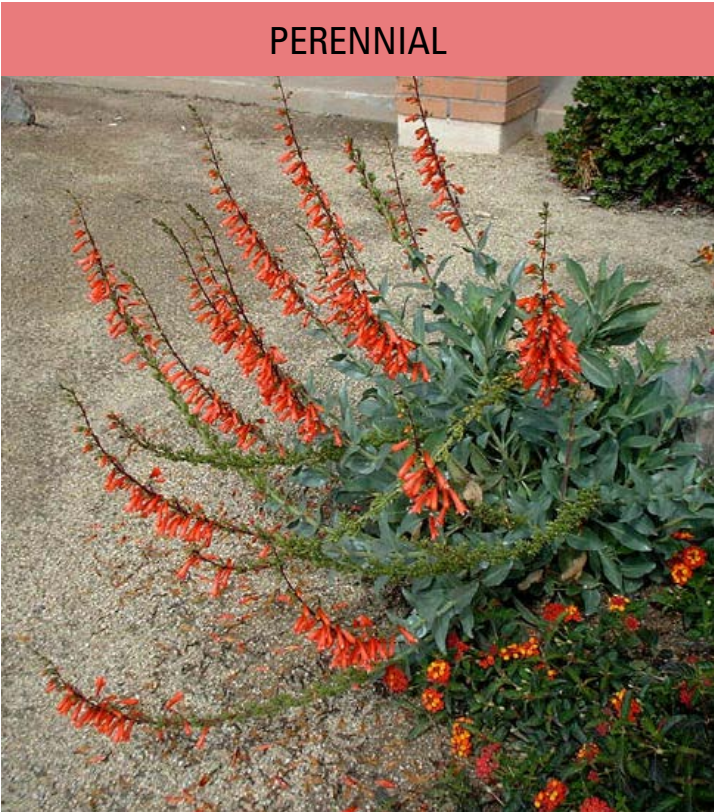
Flowers are carmine, reddish pink, coral, crimson, red, rose, greenish and white.



***Leucanthemum superbum***  
Shasta Daisy

Herbaceous flowering plant growing 3-4 feet high and 2-3 feet wide.

Bear showy white blooms with yellow center disks from July through September.



***Penstemon eatonii***  
Firecracker Penstemon

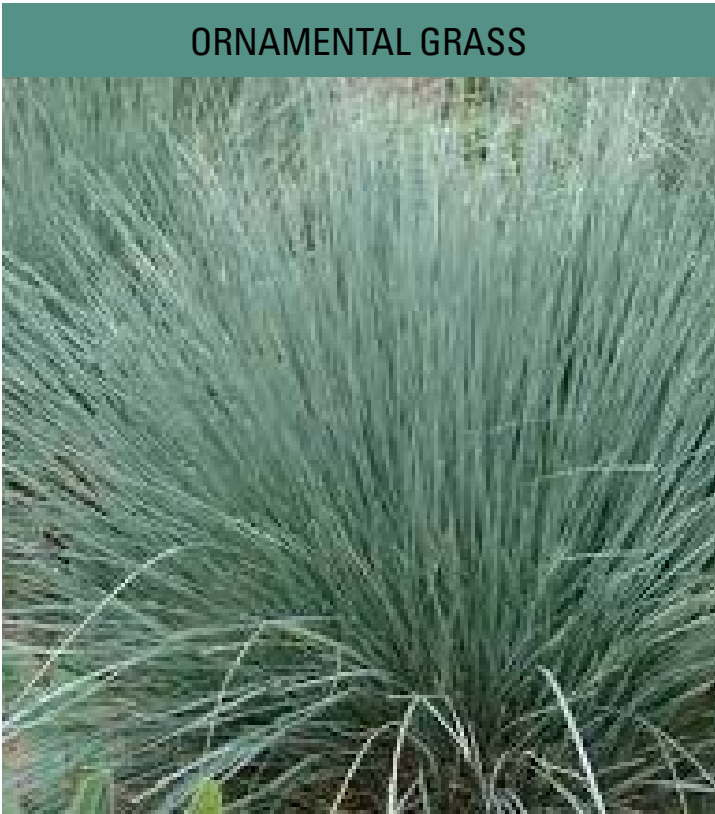
Evergreen perennial that grows to about 4 feet.

Short life span of 3-4 years.

Bright red tubular flowers that bloom in the early summer.



# PLANT PALETTE

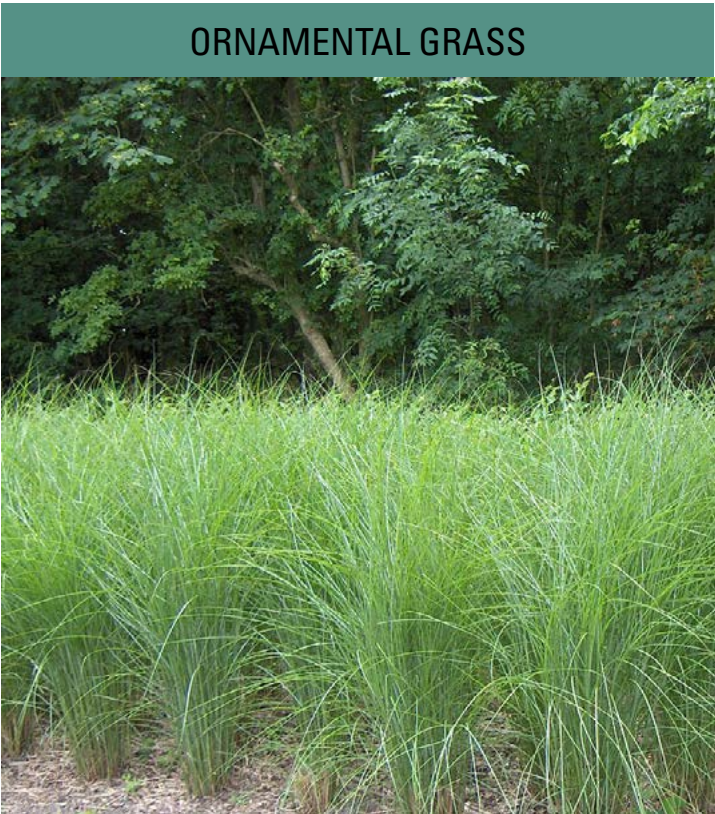


***Helictotrichon spp.***  
Blue Oat Grass

Perennial evergreen grass forming 2-3 foot clumps.

Fountains for bright blue-gray, narrow leaves and is more enduring than blue fescues

Flowers June through August.

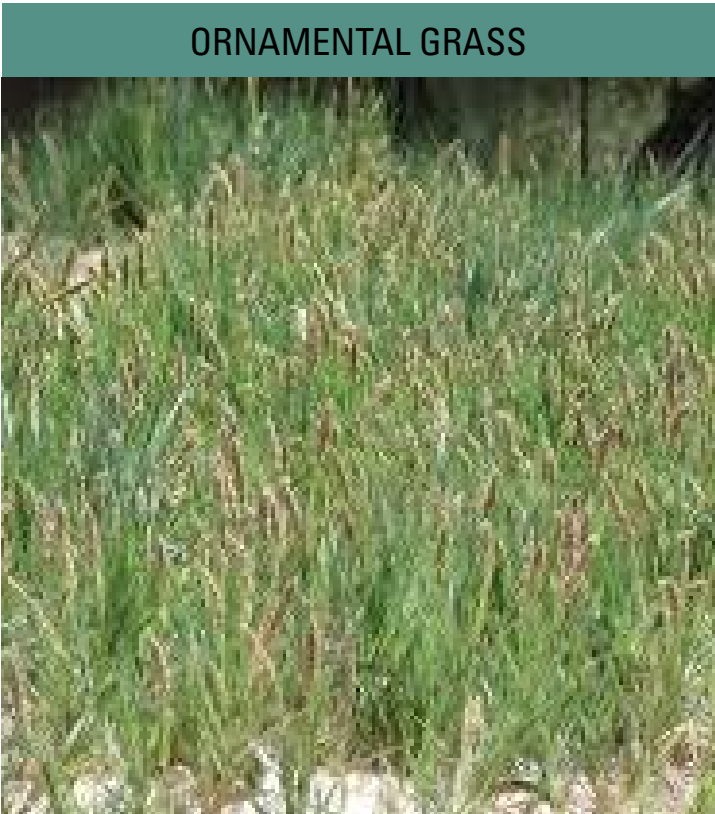


***Miscanthus sinensis***  
Maiden Grass

A 5-6 foot clumping grass.

Tiny reddish-copper flowers appear in tassel formations in late September and gradually turn into silvery white plumes.

Turns tan to brown in winter and should be cut back before new growth starts in spring.



***Sporobolus wrightii***  
Giant Sacaton

Perennial bunch grass.

Quick growing, an established plant can reach 6-7' each year.

Gray to blue green narrow foliage and flowers from August to October.



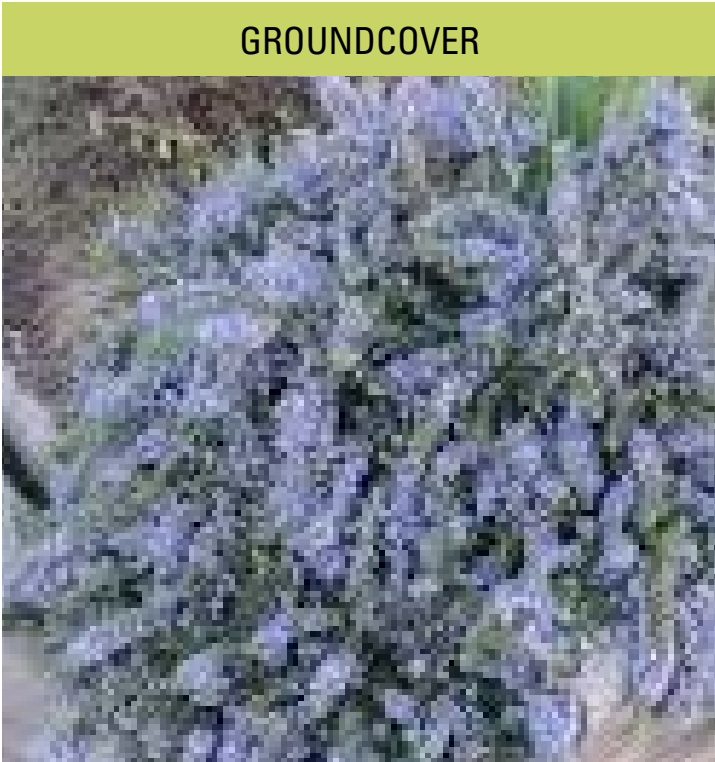
***Ajuga reptans***  
Blue Bugle

Quickly spreading perennial ground cover.

Makes a mat of dark green leaves that grow 2-3 inches in full sun and 3-4 inches wide in part shade.

Bears blue flowers in 4-6 inch spikes from spring to early summer.

# PLANT PALETTE

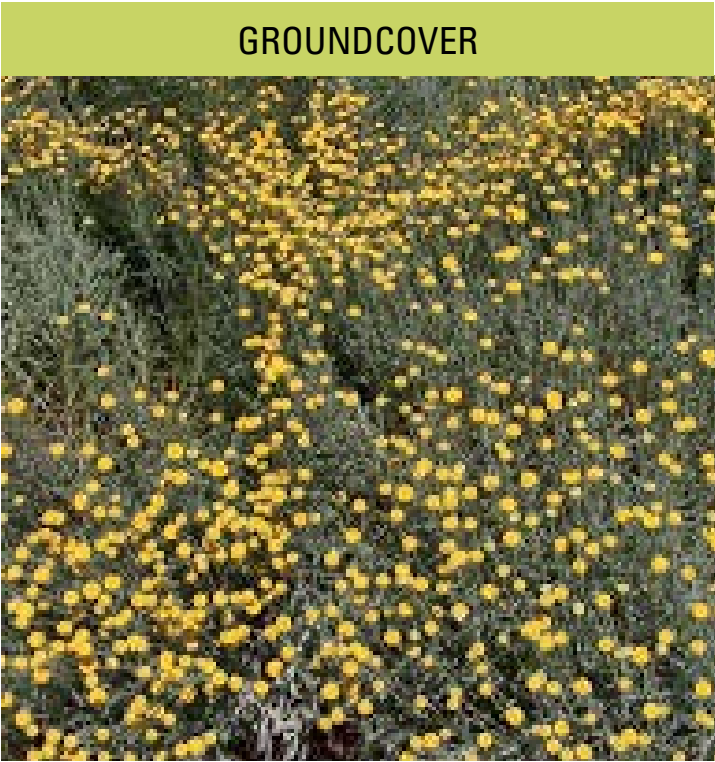


***Rosmarinus officinalis 'Prostratus'***  
Dwarf Rosemary

Evergreen shrub growing to 2 feet tall with 4-8 foot spread.

Will trail over wall or edge to make a curtain of green

Pale lavender blue flowers bloom in winter and spring, blooms occasionally repeat in fall.



***Santolina chamaecyparissus***  
Lavender Cotton

Small, semi-woody sub-shrub with aromatic evergreen, silver-gray foliage.

Typically grows in a mound 1-2 feet high and spreads 2-3 feet.

Yellow flowers bloom from July to August.