

DISCUSSION:

The Redevelopment Authority/Board of Supervisors approved the Façade Improvement Program on May 3, 2016. A total of \$50,000 has been budgeted for the program in FY 2019 (Fiscal Year ending June 30, 2019), and this is the first application received for funding in this budget year.

The Resolution authorizing the Façade Improvement Program (attached) includes all the guidelines and requirements related to the program. Applications are accepted and reviewed on a first-come, first-served basis until funding is exhausted. The RACC has final approval authority for Façade Improvement Program funding requests.

The general purpose of the Façade Improvement Program is stated in the preamble of the enacting Resolution, and includes: to improve the appearance of commercial areas through building rehabilitation; to engage the business owners in the revitalization process and assisting in the reuse of vacant buildings; to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION:

Following is a summary of the application received with information included that pertains to the guidelines in the Façade Improvement Program resolution. Refer to the attached application packet for more details.

Address: 801 N. Carson Street (Nolan Inn, formerly the Back on Track Inn)

Requested funding (% of total project cost):

\$25,000 (35% of \$72,200)

Improvement description: Improvements to the Carson Street façade, including removal of existing siding and stone and replacement with new lap siding, adding decorative windows, and new paint on the entire building.

Redevelopment Area #: 1

Staff analysis: The property is located on N. Carson Street in the core of the downtown area, within the Downtown Mixed Use (DTMU) zoning district. It fronts on the new Carson Street sidewalk improvements completed in 2016. The proposed remodel would improve the façade in compliance with the DTMU development standards (Division 6). The proposed improvements would not only provide for needed building maintenance (paint), but would improve the appearance of the building frontage and make it more consistent with the improvements and architecture of other downtown buildings.

Eligible Properties: The property is a non-residential property within Redevelopment Area 1, which is eligible to apply for Façade Improvement Program funds.

Eligible Improvements: All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if such updating or maintenance involves the provision of services by at least two different labor trades. The proposed improvements include at least two such trades (i.e. carpentry and painting).

Ineligible Properties: One of the disqualifying conditions is "outstanding or unresolved code enforcement issues." The applicant recently purchased the property and has already completed numerous improvements to the office and some hotel rooms. The prior owner was cited by City

Code Enforcement for not complying with required improvements as a result of the City's motel inspection program. However, that citation was resolved through the District Attorney's office with the sale of the property, and there are no outstanding citations related to the property. The City completed a new inspection of the property in March 2019 and identified several items that need to be corrected throughout the property. The owner is currently working to complete these items within the required time period.

This property has been an ongoing code enforcement problem for years with lack of maintenance on both the interior and exterior of the building. The current owner has worked well with code enforcement and building department staff to bring the building into compliance, and staff is encouraged at the progress that has been made to the building thus far. In order to ensure continued compliance with the Façade Improvement Program guidelines, staff recommends including a condition of approval to require all required improvements from the March 2019 motel inspection to be completed prior to any reimbursement of façade improvement funds. (See recommended condition of approval number 8, below.) In addition, property taxes are paid through FY 2019 in compliance with the Program guidelines.

Project Bidding Requirements: The Program guidelines require the applicant to obtain three bids, but the RACC may grant a waiver of that requirement. The applicant is a painting contractor and, therefore, cannot get two additional bids for painting. In addition, the applicant has only been able to obtain one bid for the construction work related to the façade improvements. The applicant has worked with this contractor who has submitted the bid to get the best price. It would be difficult for the applicant to obtain an additional two bids. In addition to the difficulty obtaining bids, the RACC may consider the fact that the maximum grant amount is \$25,000, which is only 35% of the total estimated project costs based on the bid. It is not likely that the applicant would receive a bid for the same work that would result in the total project cost being less than \$50,000, which would have to be the case for the grant award to be less than \$25,000.

EXISTING CONDITIONS:

View from N. Carson Street



Google Street View August 2018

View from E. Washington Street at Carson Street



Google Street View July 2018

View from E. Washington Street at Plaza Street



Google Street View July 2018

Staff recommendation: Staff recommends funding the full amount requested (\$25,000) and granting a waiver to the requirement for the applicant to obtain three bids based on the justification noted above.

CONDITIONS OF APPROVAL: Pursuant to the Façade Improvement Program Policies and Procedures, approval of this application is recommended subject to the following conditions:

1. All work shall be performed with building permits and shall be completed by contractors licensed to perform the applicable work.
2. If the property is sold within 12 months of the completion of the improvements for which the funding was granted, the funds reimbursed for the project by Redevelopment shall

be paid back to Redevelopment in full. The property owner shall sign a lien for the funds on a form provided by the City that must be recorded by the City prior to Redevelopment authorizing the reimbursement of any project expenses.

3. All improvements must be made in compliance with the plans approved by the RACC. Minor modifications in compliance with the applicable Development Standards for design may be approved by the Community Development Director.
4. Payments from the City shall be made on a reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
5. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
6. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.
7. Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.
8. No reimbursement for façade improvements shall be made until all corrections required by the March 2019 motel inspection for Fire, Building, Health, and Code Enforcement have been completed.

If you have any questions regarding this Façade Improvement Program grant application, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

1. Façade Improvement grant application
2. Façade Improvement Program Resolution
3. Development Standards Division 1.1, Architectural Design
4. Applicable Division 6 DTMU Development Standards

**Carson City Redevelopment
Community Development Department**
108 East Proctor Street
Carson City, NV 89701
(775) 887-2180; planning@carson.org



Facade Improvement Grant Request Form

PROPERTY INFORMATION:

801 N. Carson St
ADDRESS

\$ 37,100
TOTAL FUNDING REQUEST

OWNER INFORMATION:

Jacob Nolan
NAME

\$ 74,200
ESTIMATED TOTAL PROJECT COST

Same
MAILING ADDRESS, CITY, STATE, ZIP CODE

Project Area (check one):
Redevelopment Area #1 ☐
Redevelopment Area #2 ☐

775-720-8080 Juggernaut8080@hotmail.com
PHONE # EMAIL

Owner Acknowledgement of Application Provisions

I, the owner of the subject property, acknowledge and agree to the conditions of the Façade Improvement Program and authorize the submission of this application.

Owner's Signature

Jacob Nolan

Date:

4-3-19

Application submittal checklist:

- ☒ Completed and signed Façade Improvement Grant Request Form.
- ☒ One (1) set of plans for the planned improvements that meet commercial building permit standards for plan submittal, reduced to no larger than 11"x17" in size.
- ☐ Three (3) bids or competitive quotes for the proposed work from contractors registered and bonded by the State of Nevada and licensed to perform the applicable work.
OR
- ☐ If three bids cannot be obtained, a minimum of one valid contractor's quote and a written explanation of the attempts made to obtain three bids and justification for approving the grant without the three bids which may include market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.



Nevada Western Construction NVLic#0084974
1312 Wheeler way
Gardnerville, NV 89460 US
775-781-0007

Estimate

ADDRESS

The Nolan Inn
801 North Carson street
Carson City Nevada

ESTIMATE #	DATE
1038	04/15/2019

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/15/2019	LAB/MATERIAL	Remove existing rock on west side of building replace all siding, window trim and facia board to plan, replacing windows on west side sidewalk area, includes replacing all siding and trim at front entrance, replace facie board and trim around entrance deck area, includes installing vapor barrier prior to new siding installation, includes all materials and hauling of all old rock and materials	1	32,000.00	32,000.00

All estimates are based on visual inspection any changes after demo will be discussed and approved by owner,

TOTAL

\$32,000.00

Accepted By

Accepted Date

Nolan Painting

Gary Nolan
2795 Carmine Street
Carson City, Nevada 89706

Professional Painting Pays

Residential • Commercial

Cell: (775) 720-8888

Fax: (775) 461-0169

NV Lic. #77860

☐ Invoice
☒ Estimate

Date: 4/15/19

BILLING ADDRESS

Name: NOLAN INN
Address: 801 N. Carson St.
City, State, Zip: _____

SERVICE ADDRESS (□ same)

Name: NOLAN INN
Address: 801 Carson St
City, State, Zip: CC, NV.

DESCRIPTION	ITEM & DESCRIPTION OF WORK.	AMOUNT
1.	PREP AND PAINT COMPLETE EXTERIOR OF BUILDING. SCOPE OF WORK = SCRAPE, PRIME, CAULK, PAINT 2-COATS OF PAINT EVERYWHERE.	
2.	MATERIALS - COST - TOTAL	
	\$3,450.00	3,450.00
	LABOR - \$29,200.00	29,200.00
	BOOM LIFT - \$2350.00	2,350.00
	OVER HEAD & PROFIT. \$7,200.00	7,200.00
	TOTAL LABOR AND MATERIALS	
		<u>\$42,200.00</u>

4-COLORS TO BE USED.

- Payment due in full at time of completion.
- Any changes to contract must be in writing, signed by both parties. This written contract is fully integrated and is the complete intentions of both parties.
- Customer agrees to be bound to the terms of this contract as laid out here and Nolan Painting agrees to provide the benefits of this contract.
- Estimates are valid for seven (7) days.

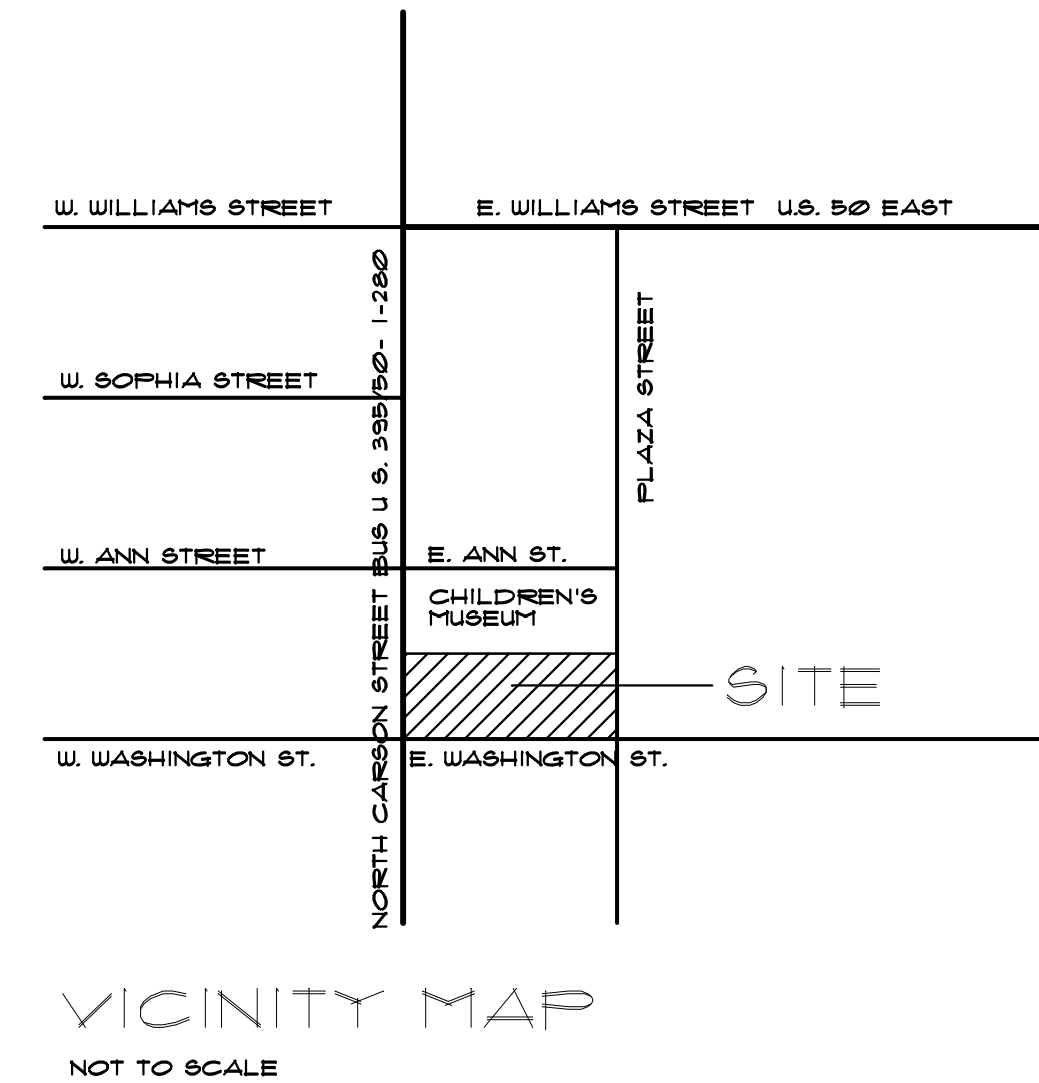
Customer Signature
J. Nolan
Contractor / Nolan Painting

Subtotal: _____

Tax: _____

Total Due: _____

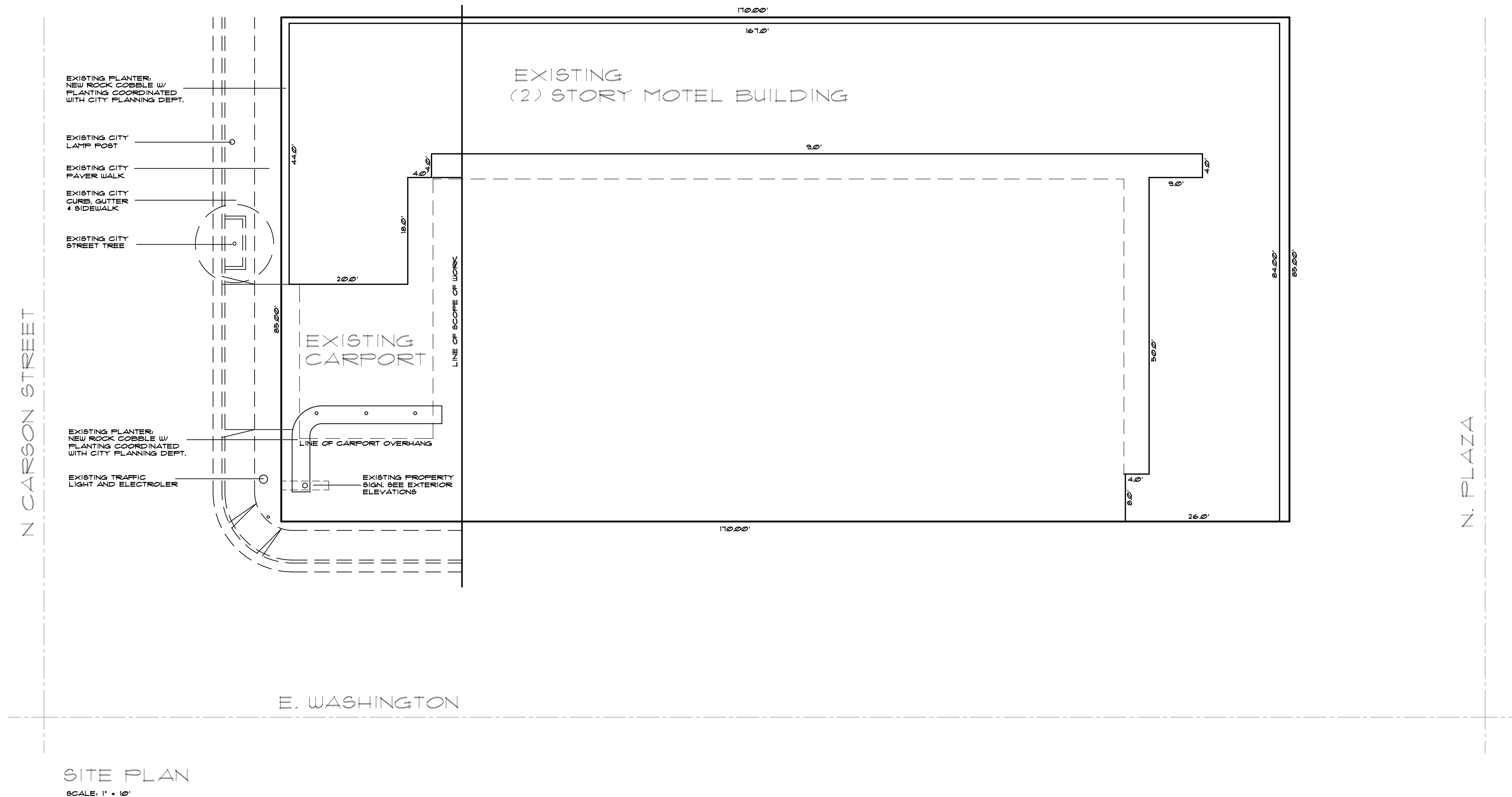
NOLAN INN
REFRESH
PHASE 1



CONTRACTOR:

NWC
NEVADA WESTERN
CONSTRUCTION

NEVADA LICENSES 0084974
1312 WHEELER WAY
GARDNERVILLE, NEVADA, 89460
775.781.0007
www.plcnevada@gmail.com



PROJECT:

NOLAN INN
REFRESH
PHASE 1

801 N. CARSON STREET
CARSON CITY, NEVADA 89101

OWNER:

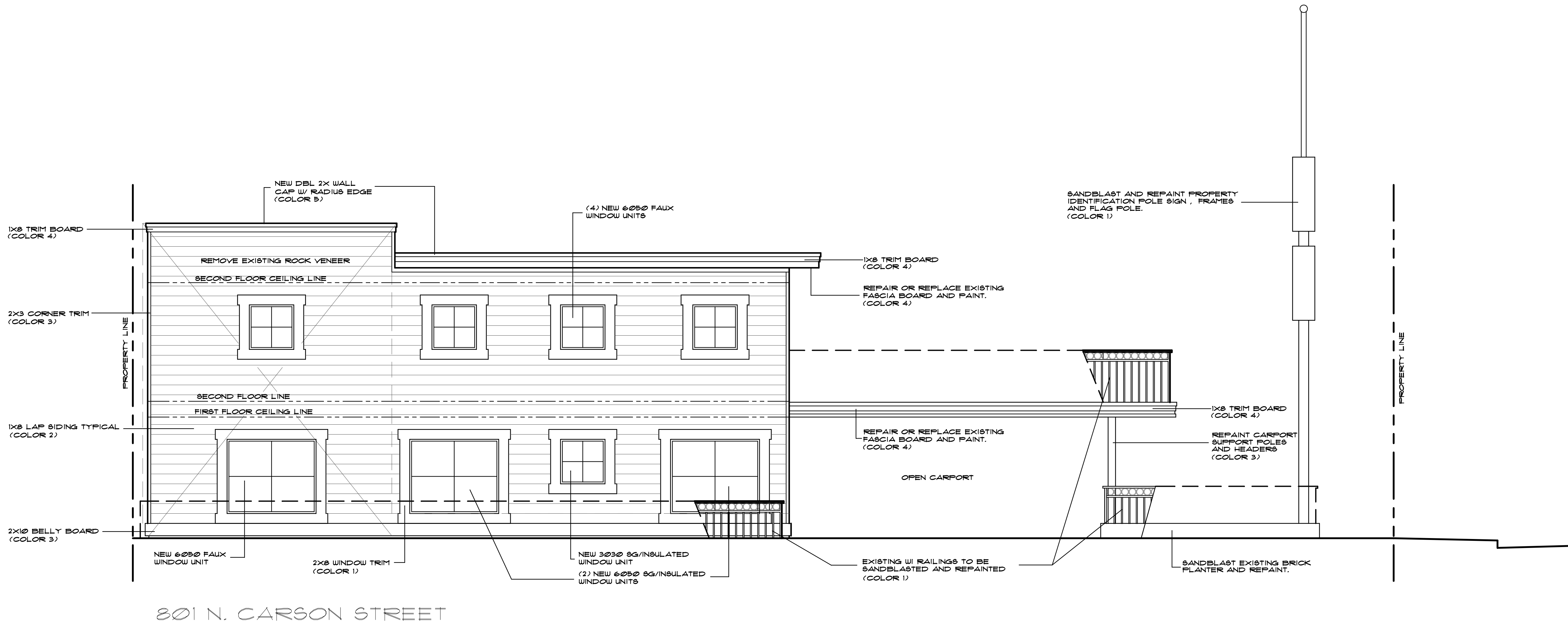
801 N. CARSON, LLC
801 N. CARSON STREET
CARSON CITY, NEVADA 89101

DRAWING TITLE:

SITE
PLAN

SCALE: 1" = 10'	
DATE 22 MARCH 2019	
ISSUE:	DATE:
SUBMITTAL Dwg	22 MAR 2019

DRAWN BY:	SHEET 1 OF 2
APPROVED BY:	
PROJECT NUMBER:	
CAD FILE:	



801 N. CARSON STREET



E. WASHINGTON

CONTRACTOR:

NWC
NEVADA WESTERN
CONSTRUCTION

NEVADA LICENSES 0084974
1312 WHEELER WAY
GARDNERVILLE, NEVADA, 89460
775.781.0007
www.plcnevada@gmail.com

PROJECT:

**NOLAN INN
REFRESH
PHASE 1**

801 N. CARSON STREET
CARSON CITY, NEVADA 89101

OWNER:

801 N. CARSON, LLC
801 N. CARSON STREET
CARSON CITY, NEVADA 89101

DRAWING TITLE:

**BUILDING
ELEVATIONS**

SCALE: 1/4" = 1'-0"

DATE 22 MARCH 2019

ISSUE: DATE:

SUBMITTAL DWG 22 MAR 2019

DRAWN BY:

SHEET

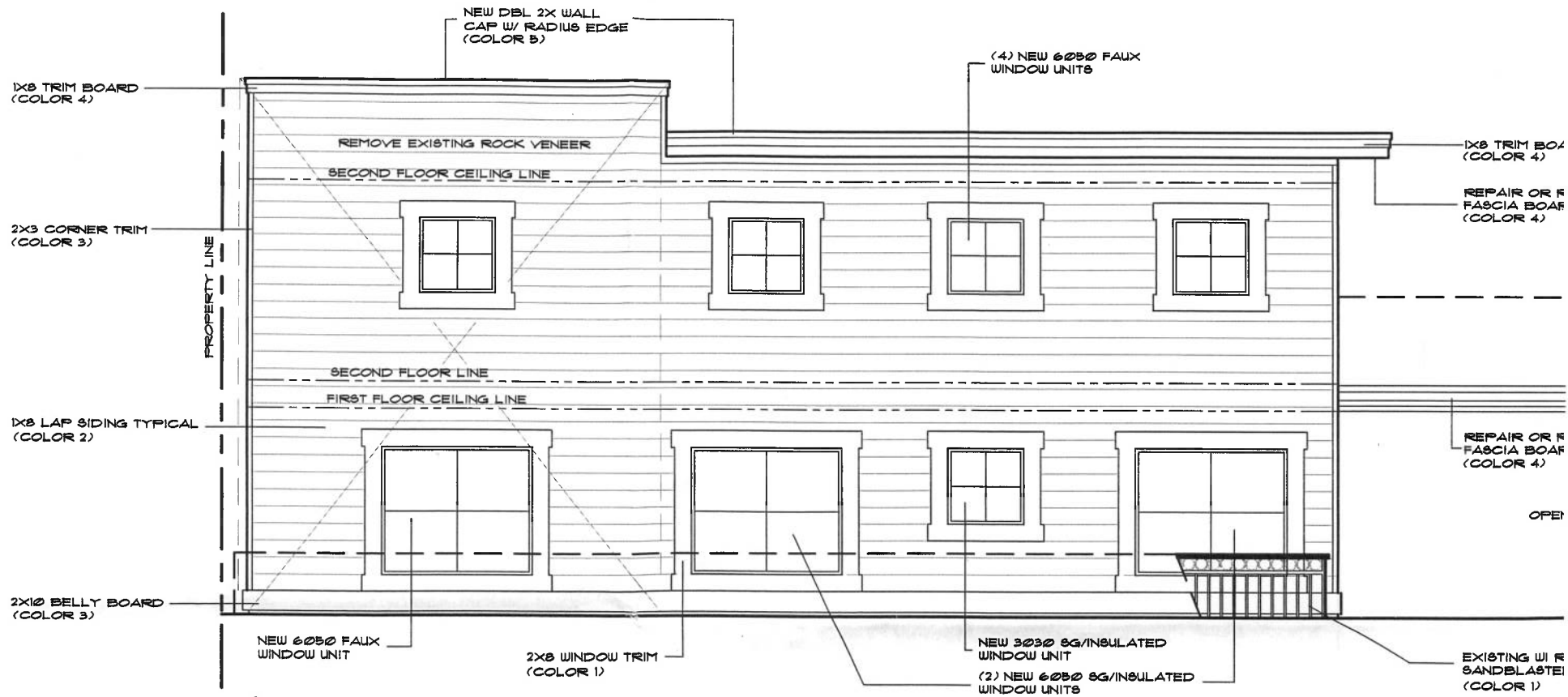
APPROVED BY:

PROJECT NUMBER:

CAD FILE:

2 OF 2

Elevation Plan Enlarged



801 N. CARSON STREET

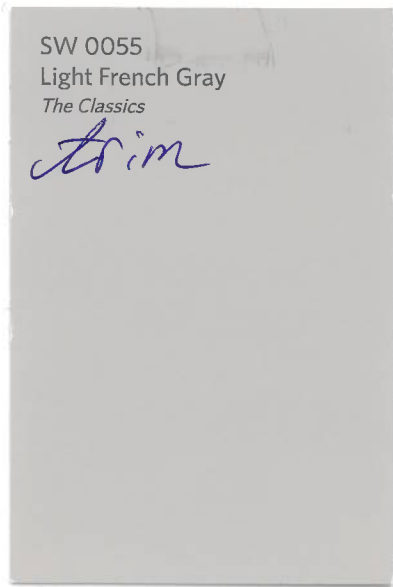
Elevation Plan Enlarged

801 N. CARSON STREET

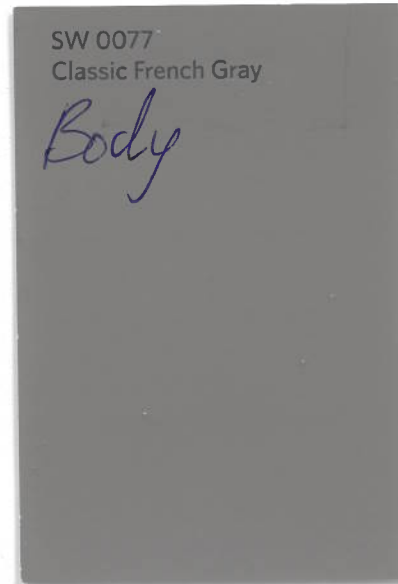


E. WASHINGTON

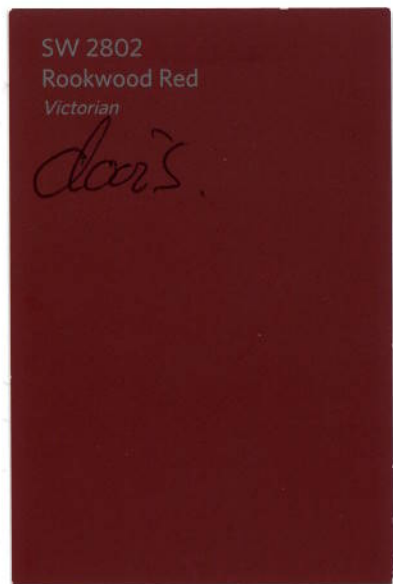
Proposed Paint Colors



Trim color



Body color



Doors color



Wrought iron
fencing color

RESOLUTION NO. 2018-RA-R-2

A RESOLUTION AMENDING AND SUPERSEDING RESOLUTION 2017-RAR-1 AND 2017-R-1 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2 AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS.

WHEREAS, a stated objective of the Redevelopment Area 1 Plan is to improve the appearance of commercial areas through building rehabilitation, and

WHEREAS, strategies in the Redevelopment Area 2 Plan include engaging the business owners in the revitalization process and assisting in the reuse of vacant buildings; and

WHEREAS, Carson City has made an investment in infrastructure improvements and streetscape enhancements within the downtown area and plans similar improvements along Carson Street and William Street to improve the appearance of these commercial corridors; and

WHEREAS, the Carson City Redevelopment Authority and Board of Supervisors desire to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and

WHEREAS, this program is designed to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

NOW THEREFORE, the Carson City Redevelopment Authority and Board of Supervisors do hereby resolve to establish the Carson City Redevelopment Façade Improvement Program for Redevelopment Project Areas 1 and 2, which includes the following guidelines.

1. Eligible Properties: Eligible properties include all non-residential properties within Redevelopment Areas 1 and 2.
2. Ineligible Properties: Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department. For the purpose of this section, a historic property tax deferment or "open space" property tax deferment is not a disqualifying tax or financial incentive.
3. Eligible Improvements: All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements, are eligible to receive Façade Improvement Program funds, if

such updating or maintenance involves the provision of services by at least two different labor trades. Landscaping, signs, roofing materials, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building visible from the public right-of-way or on-site public parking lot.

4. Maximum Façade Improvement Program Funding: The maximum Façade Improvement Program funding that may be awarded is \$25,000 per individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
5. Required Property Owner Matching Funds: The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
6. Façade Improvement Program Application Review Process:
 - A. The Redevelopment Authority Citizens Committee (RACC) shall review and have final decision authority on all Façade Improvement Program applications.
 - B. Initial applications are due April 15, 2016, to be reviewed by the RACC on May 2, 2016, for the available FY 2015-16 funding and FY 2016-17 funding. If available funding is not fully used in any given fiscal year, applications will be accepted on a first-come, first-served basis until available, budgeted funding is exhausted. If available funding has been fully allocated for any given fiscal year, applications may continue to be accepted and will be date stamped for priority consideration for the next fiscal year.
 - C. Façade Improvement Program applications must include plans meeting commercial building permit standards showing all proposed improvements.
 - D. Decisions of the RACC regarding Façade Improvement Program applications may be appealed to the Redevelopment Authority provided that such appeal is made within 7 days of the RACC's decision. Only Façade Improvement Program applicants affected by the RACC's decision have standing to appeal.
 - E. The property owner shall sign the application consenting to the proposed improvements and all applicable requirements of the Façade Improvement Program.
7. Reimbursement of Redevelopment Funds: Façade Improvement Program funds shall be awarded as a grant, with no reimbursement required, provided that the property is not sold within 12 months of the completion of the façade improvements for which the grant was awarded. If the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded, the property owner shall

be responsible to pay back 100% of the Façade Improvement Program funds awarded by Carson City.

8. Compliance with Development Standards:

- A. All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.
- B. Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

9. Commitment Agreement: Each participant in the Façade Improvement Program must execute and record a document agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.

10. Reimbursement Process:

- A. Payments from the City shall be made on reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
- B. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
- C. Reimbursement for projects that are less than \$10,000 in total costs shall be provided in a one-time payment only after improvements have been completed and have received final inspection approvals.
- D. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.

11. Project Bidding Requirements:

- A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.
- B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
- C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
- D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.
- E. Notwithstanding the provisions above, a property owner/applicant who is also a contractor and will be the contractor for the proposed façade improvements shall not be required to obtain three bids but shall be responsible for obtaining and submitting a written contractor's or subcontractor's bid detailing by line item the description and cost for each item of work to be completed. All contractors must be registered, licensed and bonded in the State of Nevada and licensed to perform the applicable work in Carson City.

12. Completion of Façade Improvements: Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

13. Discretionary Review: Notwithstanding any other provision contained herein, the RACC retains full discretion, based on a review of the overall merits of a proposed improvement, the beneficial impact of the improvement and the scope and purpose of the Façade Improvement Program:

- A. To deny an application without regard to eligibility; and
- B. To waive the eligibility criteria set forth in section 3 which requires the provision of services by at least two different labor trades for exterior building façade building and maintenance.

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Resolution No. 2018-RA-R-2

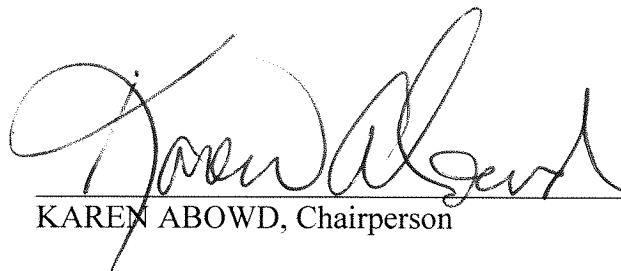
Upon motion by Member Brad Bonkowski, seconded by Vice Chair Lori Bagwell, the foregoing Resolution was passed and adopted this 6th day of December, 2018, by the following vote:

AYES: Member Brad Bonkowski
 Vice Chair Lori Bagwell
 Member John Barrette
 Member Robert Crowell
 Chairperson Karen Abowd

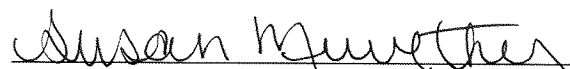
NAYS: None

ABSENT: None

ABSTAIN: None.


KAREN ABOWD, Chairperson

ATTEST:


SUSAN MERRIWETHER, Clerk – Recorder

General Standards for Facade Improvements

1.1 - Architectural design.

Office, retail, commercial, public, institutional, industrial and multi-family buildings and their architecture play a large role in establishing the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. These standards do not require a single architectural style; instead an eclectic mixture of harmonious styles are encouraged. Buildings which are 50 years or older within the downtown area must meet the requirements of the downtown business district found in the Carson City Municipal Code.

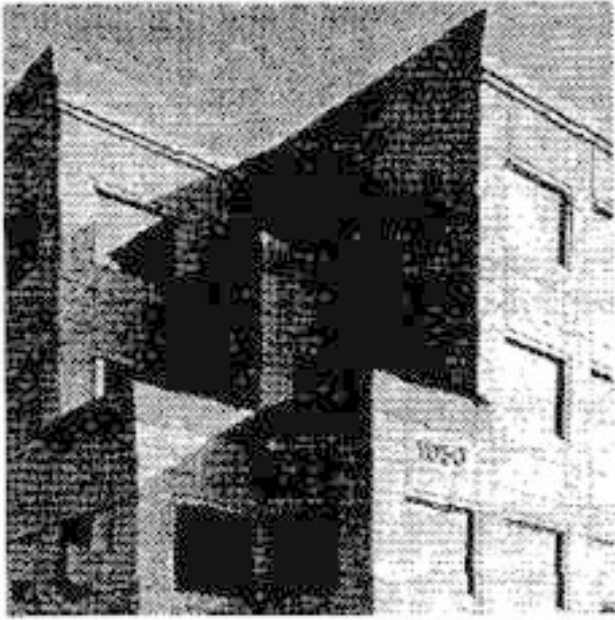
- 1.1.1 The architectural style, massing and proportion of a building should be compatible with and compliment its surroundings and environmental characteristics of the community.
- 1.1.2 Buildings should be designed on a "human scale" by using architectural enhancements such as windows, awnings, arcades, plazas, courtyards and roof overhangs.



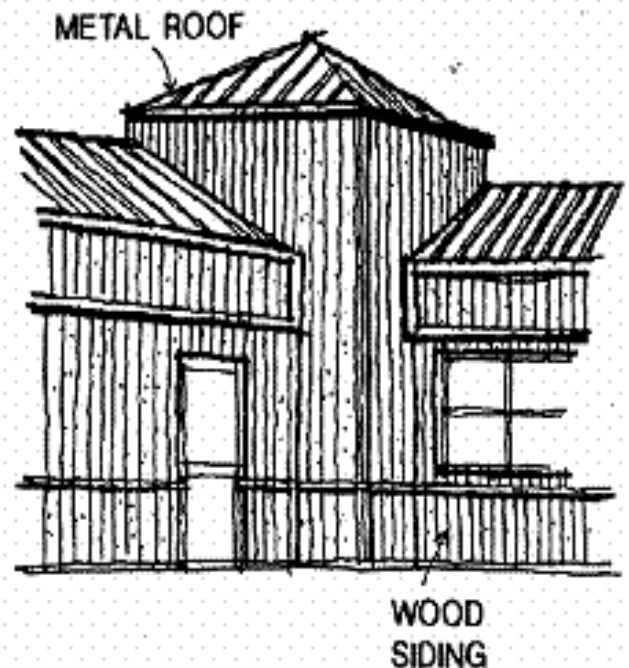
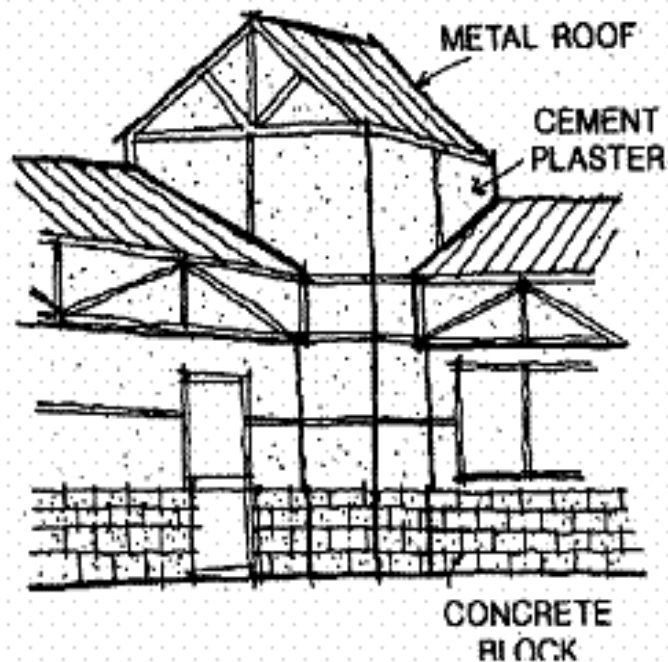
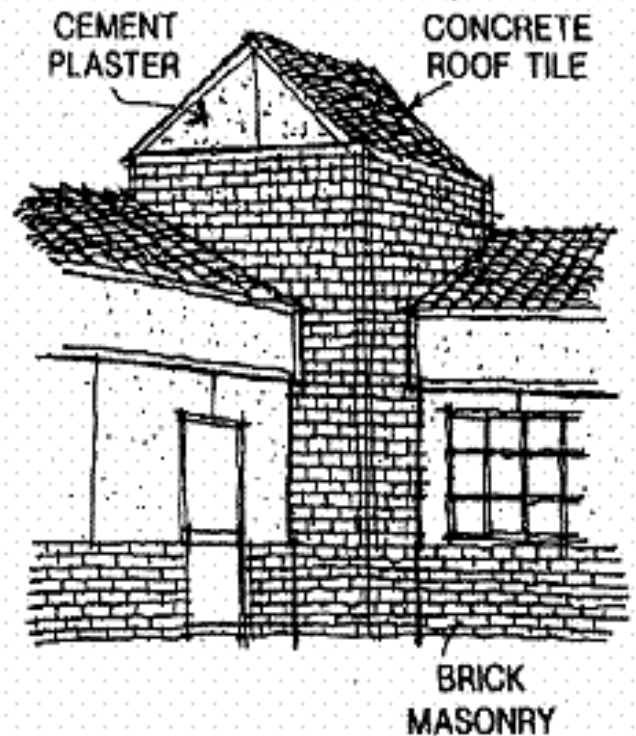
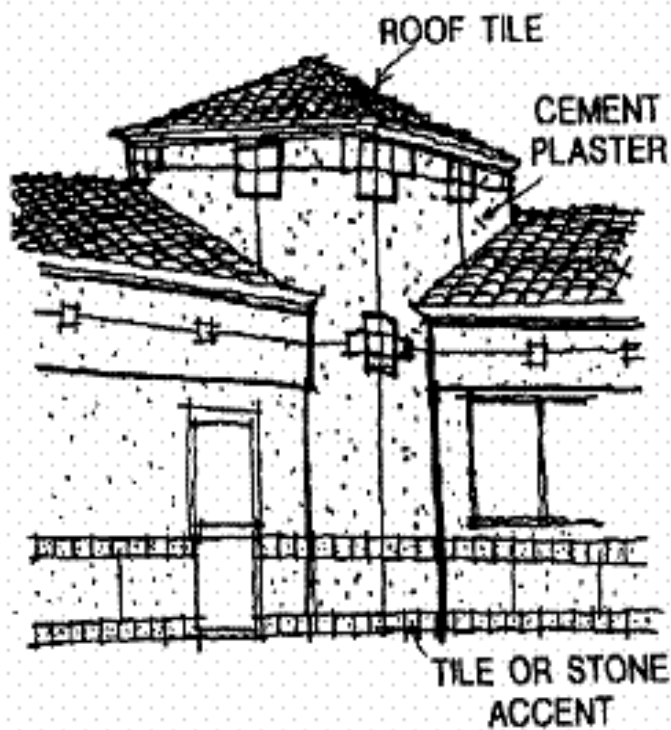
Architectural enhancements such as roof overhangs, arcades and trellises shall be used.

- 1.1.3 Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or

embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building.



Variation in wall planes adds interest



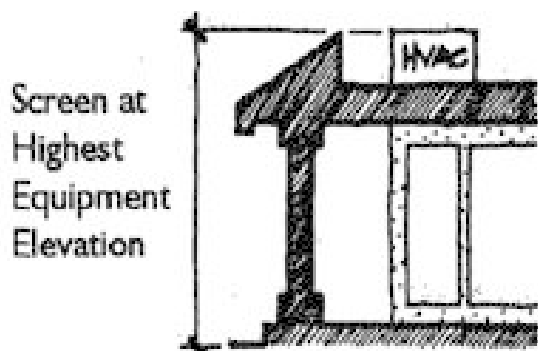
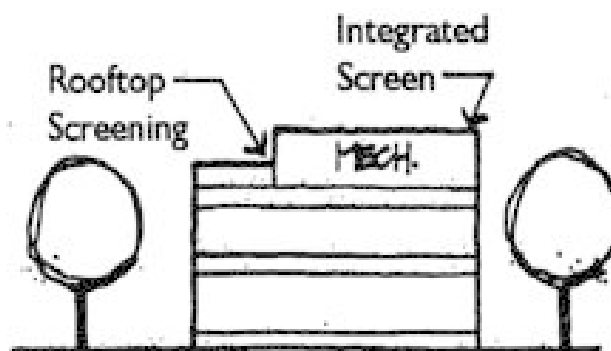
Typical materials and finishes

- 1.1.4 All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street.
- 1.1.5 Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest. The

number of building materials generally shall be limited to three and these materials shall not stop abruptly at corners, but continue to side or back elevations. Smooth faced block or fabricated metal wall panels are not allowed as the predominant building material.

- 1.1.6 Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.
- 1.1.7 Except as otherwise provided in this section, roof-mounted equipment within commercial, industrial, office, public or multi-family districts shall be screened from view from a public right-of-way and adjacent property through the use of architectural means such as parapet walls and equipment wells. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall-mounted air conditioning units shall be integrated into the design and/or screened. Roof-mounted solar panels are excluded from the requirement for screening. Roof-mounted mechanical support and accessory mechanical equipment for solar panels shall be screened architecturally and integrated to match the existing roof and/or building materials.

On sites exhibiting topographic relief effecting visual screening capabilities, site-obscuring screening shall be provided to visually screen the equipment at a minimum of 100 feet from the site.



Typical Equipment Screening

- 1.1.8 Reflective, untreated roofs shall be prohibited unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s).
- 1.1.9 Multi-building/tenant projects shall include architectural consistency for all buildings including color schemes, wall textures, roofs, roof slopes, awnings and other similar architectural themes.
- 1.1.10 Buildings which give the appearance of "box-like" structures shall be discouraged.

Downtown Standards for Facade Improvements

Division 6 - DOWNTOWN MIXED-USE DISTRICT

Sections:

6.6 - General development standards and guidelines.

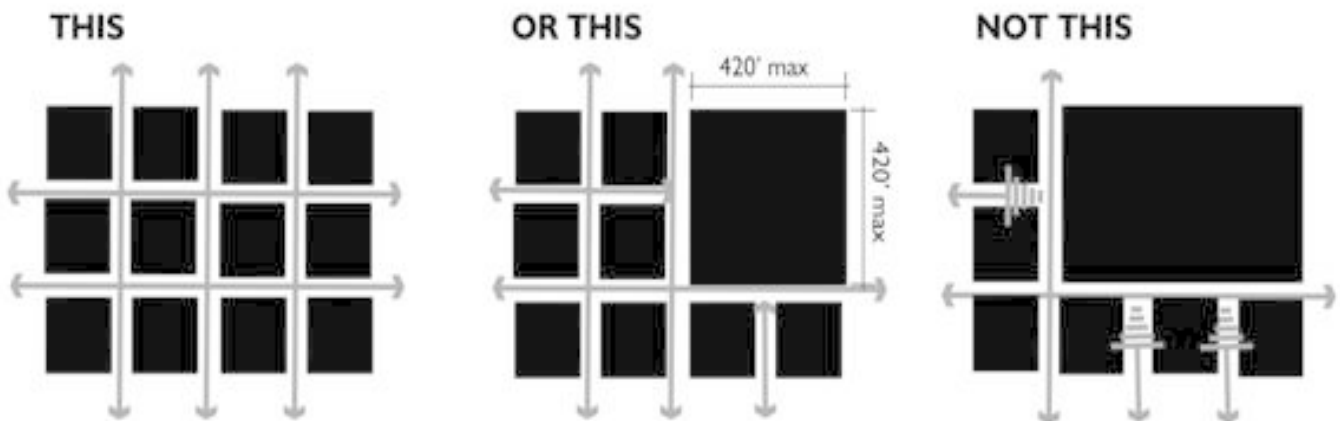
6.6.1 Vehicular and Pedestrian Connections.

1. Intent.

- a. To maintain a well-defined pattern of urban blocks within downtown that provide frequent connections to adjacent neighborhoods and serve as a framework for a varied mix of uses.
- b. To maintain frequent pedestrian connections that reflect Carson City's traditional pattern of blocks while allowing for the incorporation of some larger developments and outdoor plazas that require the consolidation of 2 or more blocks, where appropriate.

2. Block Size.

- a. To the maximum extent feasible, new development shall work within the framework of downtown's existing pattern of blocks to avoid interrupting the grid pattern, creating large "superblocks," and limiting access to adjacent neighborhoods.
- b. Maximum block lengths resulting from block consolidation shall be limited to 420 feet.
- c. Where block consolidation is proposed (by right-of-way abandonment), special consideration shall be given to vehicular circulation patterns, flood/drainage pathways, and view corridors to significant features in the area, such as the Capitol building and the mountains to the west.



6.6.2 Lighting.

1. Intent.

- a. To encourage a safe, appealing, and pedestrian-friendly nighttime environment within downtown core.
- b. To promote the retention of the downtown core's unique nighttime character, as provided by its numerous lighted marques and animated lights.
- c. To ensure that new lighting is compatible with the established character of the downtown and the surrounding neighborhoods.

1. Intent.
 - a. To establish a set of baseline standards for the regulation of street vendor carts within downtown to ensure that they complement existing retail businesses, are compatible with the character of downtown, and expand the range of services available to downtown workers, visitors, and residents; and
 - b. To establish a framework for the long-term development of a formal street and sidewalk vending program to enliven the Downtown streetscape.
2. Vendor Carts. Street vendors are permitted in the DT-MU district only after approval by the redevelopment advisory citizens committee. Street vendors should have a positive impact upon the downtown, as determined by an evaluation of the application against all relevant provisions of this title. The following minimum standards shall apply for all such requests:
 - a. Street vendors shall be approved at a specific, permanent location;
 - b. Carts used for street vending shall be on wheels and shall not be larger than 3 feet by 5 feet;
 - c. Only consumable products may be sold from a street vendor cart;
 - d. If located within a city or State right-of-way, encroachment permits and liability insurance shall be required;
 - e. If adjacent to or in front of a business not their own, the street vendor cart operator shall be responsible for obtaining permission of the affected business and property owner and shall submit evidence of such permission;
 - f. If adjacent to or in front of a property listed in the Carson City historic district, review, approval, and compliance with conditions of the HRC shall be required;
 - g. Electrical and gas services require review and approval of the building and engineering divisions and the fire department;
 - h. Approval of the health department is required for all food vendors.
3. Vending Review Board. The redevelopment advisory citizens committee shall serve as the vending review board to review all applications for street vending.

6.6.10 Building Design and Character.

1. Intent.
 - a. Allow for the incorporation of a variety of architectural styles while ensuring that infill and redevelopment relates to the historic traditions of downtown Carson City and its surrounding neighborhoods in terms of its basic form, composition of building elements, and quality of materials;
 - b. Establish a high quality appearance for downtown infill and redevelopment through the incorporation of architectural detailing, façade articulation, and other features designed to provide a more distinct character and pedestrian scale;
 - c. Ensure that infill and redevelopment contributes towards the vision set forth for downtown by the city's master plan.
2. Materials. Primary building materials shall be durable and project an image of permanence typical of downtown's traditional masonry storefronts and public buildings. Appropriate materials include, but are not limited to brick, stone, or other masonry products, steel, stucco, cast concrete, split face block, composite siding, or comparable material approved by the director.
3. Four-Sided Design.
 - a.

All building facades shall be designed with a similar level of design detail. Blank walls void of architectural detailing shall not be permitted.

- b. Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and streets.
- c. Entrance locations should be placed with consideration of business-to-business pedestrian access and the relation to pedestrian crossings for safety.

4. Street Level Interest/Transparency.

- a. A minimum percentage of the total area of each ground floor building façade which faces a street, plaza, park, or other public space, shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages vary according to character area and use as follows:
 - (1) Main Street Mixed-Use Character Area: 50 percent minimum.
 - (2) Urban Mixed-Use Character Area:
 - (a) Non-Residential Uses: 50 percent minimum;
 - (b) Residential Uses: 35 percent minimum.
 - (3) Neighborhood Transition Character Area:
 - (a) Non-Residential Uses: 40 percent minimum;
 - (b) Residential Uses: 30 percent minimum.

Examples: Materials

Primary building materials shall be durable and project an image of permanence typical of Downtown's traditional masonry storefronts and public buildings. These examples are provided for illustrative purposes only. All materials shall be consistent with the regulations contained in this Chapter.



Street Level Interest/Transparency

NOT THIS



① Buildings that lack transparency do not create an inviting and interesting streetscape for pedestrians.

THIS



② Display windows provide transparency at the street level of these retail storefronts, creating an inviting environment for pedestrians.

Primary Building Entrances

Following are examples of building entrances made easily discernable through the use of architectural elements.



- b. For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and "ground floor" shall be measured from floor plate to floor plate.
- c. The following standards shall apply to all ground floor windows:
 - (1) Non-residential Uses. Glazing on all ground floor windows shall be transparent;

- (2) Residential Uses. Glazing on ground floor windows shall be transparent to allow views into common hallways, foyers, or entryways, but may be translucent or opaque when necessary to protect the privacy of ground-floor spaces used for dwelling purposes;
 - (3) Black or mirrored glass is prohibited.
 - 5. Primary Building Entrances. Primary building entrances shall be clearly distinguished through the use of one or more of the following architectural features:
 - a. Covered walkways or arcades;
 - b. Awnings, canopies, or porches; and/or
 - c. Projected or recessed building mass.
 - 6. Parking Structures.
 - a. Facades of single-use parking structures (e.g., no retail or residential) shall be articulated through the use of 3 or more of the following architectural features;
 - (1) Windows or window shaped openings;
 - (2) Masonry columns;
 - (3) Decorative wall insets or projections;
 - (4) Awnings;
 - (5) Changes in color or texture of materials;
 - (6) Approved public art;
 - (7) Integrated landscape planters; or
 - (8) Other features as approved by the director or designee.
 - b. Openings in parking structures shall be designed to screen views of parked cars from surrounding properties through the use of architectural screens or similar features.
 - 7. Residential Garage Location and Design.
 - a. Where lot configurations permit, residential garages shall be located in the rear yard and accessed from the alley or a narrow drive from the street, as traditionally found in downtown's residential neighborhoods.
 - b. Attached front-loading garages shall be recessed behind the front façade of the home a minimum of 10 feet.
 - 8. Screening of Utility/Mechanical Equipment.
 - a. Roof mounted mechanical equipment shall be screened from public rights-of-way and adjacent properties through the use of parapet walls, equipment wells, architectural screens, or similar features that may be integrated into the overall design of the building.
 - b. All equipment shall be located below the highest vertical element of the building.
 - c. Wall-mounted air conditioning units shall be integrated into the design of the building and/or screened.
- 6.6.11 Guidelines for the Renovation and Restoration of Existing Structures.
- 1. Intent.
 - a. To promote the preservation of existing downtown buildings that have historic characteristics, although they are not included as part of the historic district.
 - b.