



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

Staff Report To: Redevelopment Authority Citizens Committee

Meeting Date: February 1, 2021

Item 4.B

Staff Contact: Lee Plemel, Director (lplemel@carson.org; 283-7075)

Agenda Title: For Possible Action: Discussion and possible action regarding recommendations to the Redevelopment Authority concerning the Redevelopment discretionary funds tentative budget allocations for Fiscal Years (FY) 2021 and 2022 and estimating future allocations for the following four years to implement Redevelopment objectives.

Staff Summary: The Redevelopment Authority Citizens Committee (RACC) annually makes recommendations to the Redevelopment Authority regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. The RACC may recommend funding for certain projects and programs for the current fiscal year (FY 2021) and following years. The recommendations will be used by the Redevelopment Authority to consider budget allocations for the next fiscal year (FY 2022) as well as tentatively reserving funds for specific projects or programs in future years.

Proposed Motions:

1) I move to recommend to the Redevelopment Authority the authorization of the following expenditures for FY 2021:

- \$110,600 for Carson Street holiday decorations;
- \$10,000 for bike racks;
- \$20,000 for V&T Roundhouse arch conceptual plans; and
- \$1,573 for historic V&T pedestrian and bike path signage; and

2) I move to recommend to the Redevelopment Authority approval of the 5-year tentative budget allocations for inclusion in the FY 2022 Redevelopment budget.

DISCUSSION:

The purpose of this item is for the Redevelopment Authority Citizens Committee (RACC) to make its annual recommendations to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2022 Redevelopment budget and subsequent years. The RACC may also make recommendations regarding expenditures of available undesignated FY 2021 Redevelopment funds. The tentative budget allocations for FY 2022 and future years are intended to help plan future budgeting for the proposed projects and programs, but do not constitute final approval of expenditures for specific projects or programs. The implementation of specific projects or programs within those fiscal years would have to come back to RACC and/or the Redevelopment Authority, according to the appropriate approval process, for the final approval of expenditures.

Attachment 1 shows the updated complete 5-year Redevelopment budget projections. As shown in this projection, with the projects and programs as previously approved by the RACC and Redevelopment Authority, there is \$733,472 in Undesignated funds available in FY 2021 (current budget year) for reallocation, and an estimated \$501,562 of Undesignated in FY 2022.

Attachment 2 shows the tentative discretionary funds budget allocations with adjustments and new projects as discussed further in this staff report. In particular, the RACC should consider recommendations regarding proposed funding for the “additional projects” identified in the lower half of the table as well as the additional funding requested for the William Street corridor project. The RACC may make recommendations to modify the proposed allocations. Note that the proposed allocation spreadsheet includes fully funding the projects as requested, which would result in \$591,299 of available Undesignated funds in FY 2021 to be rolled forward into FY 2022 for a total of \$917,861 in available Undesignated funds in FY 2022 after funding the new proposed projects in FY 2022.

DISCUSSION REGARDING CAPITAL IMPROVEMENT REQUESTS:

The following projects are provided for the RACC’s consideration for funding and expenditures in FY 2021. Refer to the attached Capital Improvement Funding Request applications for more information on these projects.

Carson Street holiday decorations

Requested allocation: \$110,600

Project description: This project was brought to the RACC in November 2020 for funding for a portion of the new S. Carson Street construction area but was referred back to staff to evaluate the complete needs to replace existing holiday decorations along Carson Street. The decorations are placed each year by the Public Works Department.

The proposed full allocation of \$110,600 (“Option 3” in the attached application) would include decorations for Curry Street between Musser Street and Robinson Street, an area which currently does not get decorated during the holidays. The application also includes options for \$36,600, which excludes Curry Street and excludes wreath replacement, and \$88,600, which includes wreath replacement but excludes decorations for Curry Street.

Bike racks

Requested allocation: \$10,000

Project description: Public Works would purchase bike racks to match the existing downtown bike racks to install within the public right-of-way in front of businesses that request them. The racks would also be used as replacements for existing racks that get damaged.

V&T Round House arch conceptual plan

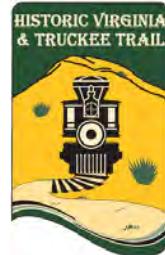
Requested allocation: \$20,000

Project description: The City has sandstone blocks from one of the arches of the former V&T Railroad “round house” maintenance building that was located on the northwest corner of Stewart Street and Robinson Street. The blocks have been saved to be used as a historic monument within the downtown area. This project would fund costs associated with evaluating potential locations, determining conceptual design of a site (i.e. landscaping, lighting, benches), and stakeholder engagement. Attached with the application for additional information is a report regarding the arch stones that in storage.

Historic V&T trail signage for pedestrian/bike paths

Requested allocation: \$1,573

Project description: This project would have signs installed along streets and pedestrian/bike paths designated by the Regional Transportation Commission as the Historic Virginia & Truckee Trail. The identification markers would promote visitors to the Redevelopment Areas.

**FY 2022 projects:**

The following projects are provided for the Citizens Committee discussion to be considered for budgeting in FY 2022. Refer to the attached Capital Improvement Funding Request applications for more information on these projects.

William Street “Greening America’s Capitals” Improvement Project

Budgeted Redevelopment funding: \$85,000 (FY23 design); \$300,000 (FY24 construction)

Additional allocation requested: **\$50,000 (FY22 conceptual plans)**

Project description: Based on the timing, construction and funding of other Public Works project, design and construction of this project is being pushed back one year to FY 2023 and FY 2024, respectively. However, the new request is for an additional \$50,000 in FY 2022 to development conceptual plans for public input prior to going to final plan design.

This project is the next planned commercial corridor project (following S. Carson Street) identified in the approved Sales Tax Plan of Expenditure, which uses a one-eighth percent sales tax for commercial corridor improvements. Initial planning for the William Street corridor was done through a process funded by a National Environmental Protection Agency (NEPA) “Greening America’s Capitals” grant.

Appion Way/S. Carson Street traffic signal and intersection improvements

Requested allocation: \$100,000 Redevelopment; \$1.2 million estimated total cost

Project description: This project would provide signalized access and other intersection improvements for the commercial areas on either side of S. Carson Street at Appion Way. Currently, there are no signalized access points on S. Carson Street between I-580 and Clearview Drive, and this signalized intersection has been identified in past traffic studies as necessary to accommodate current and future development in the area. This project would be located within Redevelopment Area #2. One of the strategies to achieve the goals of the Area #2 Plan is to “invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve traffic circulation and the appearance of South Carson Street.” Most of the funding for the project would come from the Transportation Division and pro-rata cost sharing from new development in the vicinity.

Downtown power undergrounding

Requested allocation: \$100,000

Project description: This would pay for potential additional costs related to undergrounding power as part of the previously approved Downtown Curry Street project. Public Works has recently learned that the actual costs of undergrounding the power is more than originally estimated, and it is possible that additional funds will be needed to complete the undergrounding of power lines as part of the project. However, Public Works continues to work with NV Energy to obtain funds through their grant program, so this additional funding may not be necessary. Any portion of this allocation that is not needed to cover additional undergrounding costs would go back into the Undesignated account for reallocation.

Downtown sidewalk and landscaping maintenance

Requested allocation: \$25,000 (FY 2022 and ongoing)

Project description: Maintenance of the recent Downtown Carson Street and Curry Street sidewalk and landscape improvement project is paid for through an assessment of downtown property owners. However, the use of the current assessment is limited in scope to maintaining only those specific improvements. Additional improvements are nearly completed or planned—e.g. Telegraph Street, Bank Saloon frontage landscaping, and Curry Street from Musser to 3rd Street—with no additional funding source identified for ongoing maintenance. An allocation of additional ongoing Redevelopment funds for maintenance would provide for maintenance of these new improvements as well as enhanced maintenance and snow removal for more areas within the downtown.

McFadden Plaza shade structure

Estimated cost: \$55,600-\$86,750

Proposed allocation: \$0

Project description: This potential project was the result of discussions by the Board of Supervisors regarding a shade structure as part of the 3rd Street parking lot improvements. The RACC recommended no shade structure in the parking lot, but the Board directed staff to explore other shade structure location options in the downtown area and then directed staff to bring the McFadden Plaza options to the Citizens Committee for a funding recommendation.

When the RACC considered this potential project at its meeting in November 2020, there was general consensus that the shade structure should not be constructed within the plaza and there should be no Redevelopment funds allocated to the project. The proposed budget allocation spreadsheet shows the project but includes no funding for the project. Unless the RACC makes a motion to the contrary, the recommendation to the Redevelopment Authority will be to not fund or further pursue this project.

OTHER PROJECT UPDATES:

Following is an update on other projects budgeted for FY 2021. “Unused” funds will be rolled into the FY 2022 Undesignated account.

Façade Improvement Program

Budget: \$50,000

Unused amount: \$50,000

Project notes: Façade improvements were completed at 302 N. Minnesota Street and the Bank Saloon building in FY 2020.

Utility Extension and Sidewalk Assistance Program

Budget: \$20,000

Unused amount: \$15,000

Project notes: The sidewalk assistance program was added late in FY 2020. The Bank Saloon project used \$5,000 for required sidewalk improvements in FY 2021. Property owners are made aware of the availability of these funds as construction projects come in for permits.

Project: Downtown sidewalk improvements

Budgeted Redevelopment funding: \$1,810,000 over the FY20-FY22 budgets

Project status: This project includes sidewalk and landscaping improvements, new LED decorative streetlamps, and undergrounding of existing overhead power lines in certain locations. Construction of the first phase of the project—East Telegraph Street improvements

between Carson Street and Plaza Street—is complete. It included new sidewalks, planters and street reconstruction.

Improvements to Curry Street between Musser Street and 3rd Street are under design, with construction expected to begin in 2021. This project will involve new sidewalks and landscaping, replacing old gas lamps with the new LED decorative streetlights used elsewhere downtown, and undergrounding existing power lines. The Public Works Department is working with NV Energy to use grant funds available through NV Energy to offset the cost of undergrounding existing power lines.

Project: 3rd Street parking lot rehabilitation

Budget: \$430,000 (\$190,000 in FY20, \$240,000 in FY21)

Project status: The project is scheduled to proceed in the spring of 2021 before the downtown farmers market starts in June. As recommended by the Citizens Committee, the project will not include a shade structure within the parking lot.

Fuji Park fairgrounds arena grandstands

Budget: \$200,000 (moved from FY 2021 to FY 2022)

Project status: On hold pending results of Fuji Park master plan. Funding for the project was budgeted in FY 2021. With the delay of the Fuji Park master plan, this project will not occur in FY 2021 and the funding can be pushed back to FY 2022. This modification is reflected in the five-year tentative budget allocation spreadsheet, attached.

Kit Carson Trail historic property markers

Budget: \$20,000

Project status: Complete. The markers have been purchased and installed throughout the Historic District.

South Carson Street landscape maintenance

Budget: \$25,000

Project status: This funding was added by the Board of Supervisors to bridge the time between the completion of the S. Carson Street project and the time that a Neighborhood Improvement District is established (by July 2021) and begins paying for the landscaping maintenance.

Project: South Carson Street gateway feature

Budget: \$25,000

Project status: Not started. The City is pursuing grant opportunities with the Nevada Department of Tourism and Cultural Affairs to help fund a gateway feature in the middle of the proposed roundabout at Stewart and Carson Streets. The City expects to hear by April 2021 if the grant will be awarded to the City. The RACC funds will be used as a match amount for the grant, along with other City funds, to leverage local funds to hopefully construct a more significant gateway monument.

Project: Mills Park informational signage program

Budget: \$12,000

Project status: In progress. Some kiosk frames have been purchased, and signage is in design.

Project: Fuji Park informational signage program

Budget: \$10,000

Project status: On hold until the master plan is completed.

Project: Marv Teixeira Pavilion sign replacement

Budget: \$30,000

Project status: Not started. The plan is to replace the existing freestanding sign with signage on the pavilion building.

Conclusion:

The RACC may recommend the budget expenditures for FY 2021 and the proposed budget allocations for FY 2022 as proposed in this staff report or make other recommendations or modifications regarding Redevelopment budget expenditures.

Currently, the general policy of the RACC and the Redevelopment Authority is to use discretionary Redevelopment funds for infrastructure projects that benefit the general public and provide support to existing property owners, businesses and events rather than providing incentives directly to individual property owners, businesses or events. The RACC may discuss if this continues to be general policy and what projects or programs may be important for expenditures in the future.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or lplemel@carson.org.

Attachments:

- 1) 5-year budget projection from Finance (updated Jan. 19, 2021)
- 2) Proposed Redevelopment Discretionary Funds Budget Allocations
- 3) FY 2021 CIP application – Carson Street holiday decorations
- 4) FY 2021 CIP application – Bike racks
- 5) FY 2021 CIP application – V&T Roundhouse arch conceptual display plans
- 6) FY 2021 CIP application – V&T historic pedestrian and bike path signage
- 7) FY 2022-2024 CIP application – William Street corridor project
- 8) FY 2022 CIP application – Appion Way/S. Carson St. intersection improvements
- 9) FY 2022 CIP application – Downtown power lines undergrounding

Carson City Redevelopment Authority
Projection
FY 2021 - FY 2025

	FY 2021 Projection	FY 2022 Projection	FY 2023 Projection	FY 2024 Projection	FY 2025 Projection
REVENUES					
Property Taxes	\$ 2,321,195	\$ 2,414,043	\$ 2,510,605	\$ 2,611,029	\$ 2,715,470
Interest Revenue	16,500	16,500	16,500	16,500	16,500
Charges for Services	7,500	7,500	7,500	7,500	7,500
Beginning Fund Balance	630,638	200,000	200,000	200,000	200,000
Roll-Forward	1,587,395				
Total Rev and Fund Bal	\$ 4,563,228	\$ 2,638,043	\$ 2,734,605	\$ 2,835,029	\$ 2,939,470
EXPENDITURES					
Debt Service (last payment 2021)	\$ 280,800	\$ -	\$ -	\$ -	\$ -
Fiscal Charges	100	-	-	-	-
Sal and Ben:	Salary	138,738	144,981	151,505	158,323
	Benefits	56,225	58,755	61,399	64,162
Other Expenditures					
Services & Supplies (602)	169,542	180,000	180,000	180,000	180,000
Professional Services*	40,025	-	-	-	-
Special Events & Activities	-	-	-	-	-
Arts & Cultural Events	25,000	25,000	25,000	25,000	25,000
Nevada Day	25,000	25,000	25,000	25,000	25,000
Farmers Market	15,000	15,000	15,000	15,000	15,000
Xmas Tree Lighting	10,000	10,000	10,000	10,000	10,000
July 4th Fireworks	7,500	7,500	7,500	7,500	7,500
Epic Rides	-	-	-	-	-
Sales Tax Incentive Program	300,000	309,000	318,270	327,818	337,653
Campagni Incentive	207,927	216,244	224,894	233,890	243,245
Revolving Loan Program	1	1	1	1	1
PW Event Street Closures	25,000	25,000	25,000	25,000	25,000
Façade Improvement Program	50,000	50,000	50,000	50,000	50,000
Downtown Equip & Infrastructure	-	-	-	-	-
Utility Extension/Sidewalk Assist	20,000	20,000	20,000	20,000	20,000
Downtown Gateway Feature	25,000	-	-	-	-
Park signs	47,200	-	-	-	-
East/West Downtown Street Impr	100,000	-	-	-	-
William Street Corridor Project	85,000	300,000	-	-	-
South Carson Street Project	185,147	-	-	-	-
Downtown Improvements	1,137,705	550,000	-	-	-
Bob Boldrick Theater	44,025				
3rd Street parking lot	414,821	-	-	-	-
Fuji Park grandstands	200,000				
Kit Carson Trail Historical Marker	20,000				
Undesignated	733,472	501,562	1,421,036	1,493,335	1,568,575
Ending Fund Balance	200,000	200,000	200,000	200,000	200,000
Total Exp and Fund Bal	\$ 4,563,228	\$ 2,638,043	\$ 2,734,605	\$ 2,835,029	\$ 2,939,470
Tot Rev less Exp	\$ -				

Proposed FY 2022 Redevelopment Discretionary Funds Budget Allocations and Projections

Objective/Project/Program	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	5-year Total
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/sidewalk assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Downtown Sidewalk Improvements ¹	\$ 1,137,705	\$ 550,000				\$ 1,687,705
East/west downtown street improvements	\$ 100,000					
3rd Street parking lot rehabilitation ¹	\$ 414,821					\$ 414,821
Downtown shade structure design	\$ 12,600					\$ 12,600
William Street corridor project	---->	\$ 50,000	\$ 85,000	\$ 300,000		\$ 435,000
Fuji Park grandstands	---->	\$ 200,000				\$ 200,000
Kit Carson Trail historic markers	\$ 20,000					\$ 20,000
S. Carson Street (landscape maintenance)	\$ 25,000					\$ 25,000
S. Carson Street project landscaping ¹	\$ 185,147					\$ 185,147
Park signs (Mills Park & Fuji Park) ¹	\$ 47,200					\$ 47,200
Bob Boldrick Theater ADA improvements ¹	\$ 44,025					\$ 44,025
<i>Additional projects for consideration:</i>						
Carson Street holiday decorations	\$ 110,600					\$ 110,600
Bike racks	\$ 10,000					\$ 10,000
V&T Round House arch conceptual plan	\$ 20,000					\$ 20,000
Historic V&T ped/bike pathway signage	\$ 1,573					\$ 1,573
McFadden Plaza shade structure		\$ -				\$ -
Appion Way signalized Intersection		\$ 100,000				\$ 100,000
Downtown power lines undergrounding		\$ 100,000				\$ 100,000
Downtown sidewalk & landscape maint.		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 100,000
Roll Forward:	\$ 591,299					
Total Expenditures (excl. Roll Forward):	\$ 2,248,671	\$ 1,145,000	\$ 230,000	\$ 445,000	\$ 145,000	\$ 4,213,671
Undesignated¹:	\$ -	\$ 917,861	\$ 1,311,036	\$ 1,168,335	\$ 1,543,575	\$ 4,940,807

Updated January 19, 2021

Highlighted

= Expenditures authorized by the Board of Supervisors

Footnotes:

1. FY 2021 amounts reflect all augmentations, transfers and roll-forwards from FY 2020.

**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

Carson Street Holiday Street Light Decorations

PROJECT LOCATION:

Carson Street (Stewart Roundabout to Winnie Lane)

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 110,600

REDEVELOPMENT FUNDING REQUESTED

\$ 110,600

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

This project is to replace existing holiday street light decorations along the Carson Street corridor, as well as purchase new holiday decorations for the new street lights installed south of 5th Street with the recent South Carson Street Project and the new street lights installed on Curry Street as part of the 2018 Curry Project. The new decorations would match those that City currently puts up for the holidays on Carson Street through the downtown. The decorations are placed each year by the Public Works Department. Public Works completed an inventory of the current decorations, as well as the required decorations for the newly installed street lights. There is approximately 120 existing street lights with decorations along Carson Street between 5th Street and Winnie Lane (including 4 foot tall wreath decorations for the decorative street lights and 6 foot tall decorations for standard street lights). There are approximately 40 new street lights installed along S. Carson Street between 5th Street and the roundabout. Additionally, there are approximately 40 street lights installed along Curry Street between Musser St and Robinson St that do not currently have holiday decoration. There are also 4 garlands that span Carson Street that would be replaced as part of the project. The decorations could be purchased in FY 2021 (perhaps on discount after the 2020 holidays) but would not be installed until the 2021 holiday season. Staff has developed 3 purchase options to give RACC flexibility:

Option 1 (\$36,600): Generally the wreaths are in good condition along the entire corridor, therefore this option would not include replacement of any of the wreaths and only include the replacement of the 4 garlands and the 17 street light decorations north of William Street, as well as the purchase of new decorations for the 40 new street lights installed along S. Carson Street between 5th Street and the roundabout.

Option 2 (\$88,600): Option 2 includes everything in Option 1 plus the replacement of approximately 100 wreath decorations along Carson Street.

Option 3 (\$110,600): Option 3 includes everything in Option 2 plus the purchase of new decorations for the 40 new street lights installed along Curry Street between Musser St and Robinson St that do not currently have holiday decoration.

EXPECTED PROJECT START DATE:

2/15/2021

EXPECTED PROJECT COMPLETION DATE:

12/31/2021

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2021	\$ 110,600
	FY	\$

TOTAL: \$ 110,600

Explain why redevelopment funds are needed to complete this project:

The project is to enhance the redevelopment areas along Carson Street and Curry Street. There is really no other source of funding available for this purchase.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**



Encourages the creation of new business or other appropriate development.



Creates jobs or other business opportunities for nearby residents.



Increases local revenues from desirable sources.



Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.



Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

The project will enhance the festive atmosphere that Carson Street has during the winter holidays by replacing existing decorations and extending decorations to the new lights south of 5th Street and onto Curry Street. By beautifying the corridor, the project will help meet the objectives identified above.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
- Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.
- Develop appropriately designed street lighting, street signage and street furniture systems.
- Provide information and directional kiosks in convenient pedestrian locations.
- Improve the appearance of commercial areas through street beautification programs.
- Encourage more intensive landscaping on Downtown properties and parking lots.
- Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
- Underground present overhead utility systems where feasible.
- Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

The project will enhance the festive atmosphere that Carson Street has during the winter holidays by replacing existing decorations and extending decorations to the new lights south of 5th Street and onto Curry Street. By beautifying the corridor, the project will help meet the objectives identified above.

**REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):**

- Assist auto dealers with site acquisition.
- Assist auto dealers with relocation from other parts of the region to South Carson Street.
- Assist in the expansion of the number of new car franchises.
- Assist with the development of the former Nevada National Guard armory site.
- Improve traffic circulation, landscaping and streetscape.
- Assist with re-use of vacant retail buildings.
- Extend public infrastructure to serve new development on commercial properties.

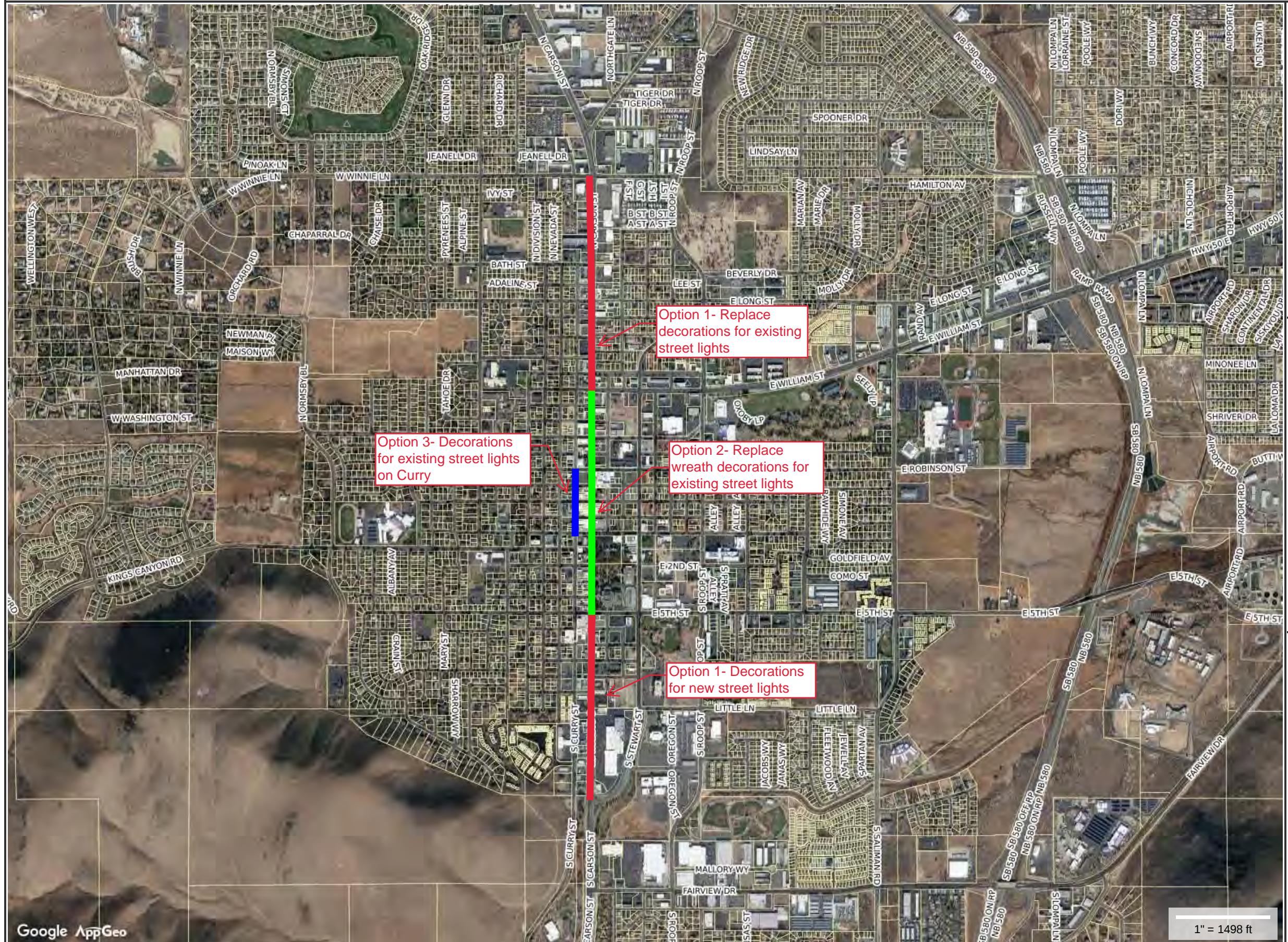
Description of how project meets the above objectives:

The project will enhance the festive atmosphere that Carson Street has during the winter holidays by replacing existing decorations and extending decorations to the new lights south of 5th Street and onto Curry Street. By beautifying the corridor, the project will help meet the objectives identified above.

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

- Completed Capital Improvement Funding Request form.
- A vicinity map showing the location of the project.
- A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.



CLICK LOGO FOR TUTORIAL

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

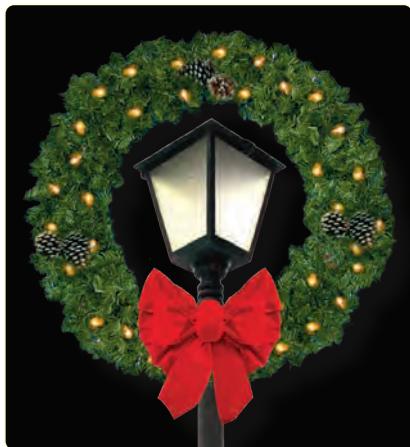
Geometry updated 11/17/2018
Data updated 11/17/2018

Street Pole Wreaths

- Double-sided presentation has realistic looking garland.
- Wreaths are illuminated with brilliant, LED C-7 lights. Also available unlit.
- Includes mounting hardware & 2 velour bows.



Unlit Bow Wreath 36", 40", & 50"



60" Postover: 60 Bulbs



40" Center Mount: 40 Bulbs or Unlit



Bow Wreath: 36" - 30 Bulbs,
40" - 40 Bulbs, 50" - 50 Bulbs



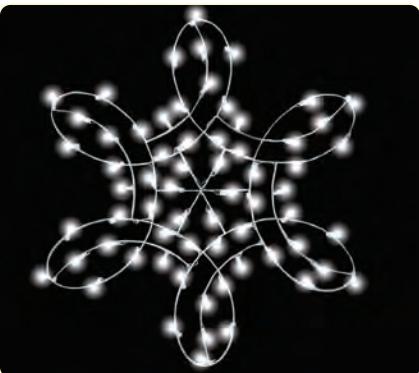
Candle Wreath: 36"-30 Bulbs, 40"-40 Bulbs,
50"-50 Bulbs, & 60"-60 Bulbs



Street Pole Decorations



3.5' Deluxe SnoBurst: 30 Bulbs



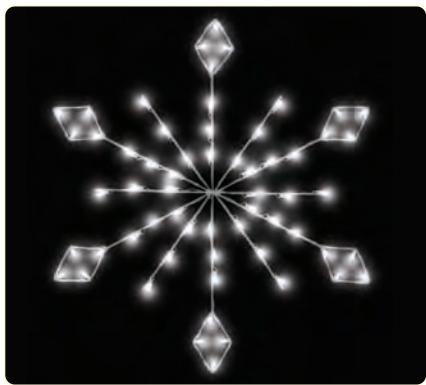
4.5' Double Spiral Snowflake: 90 Bulbs



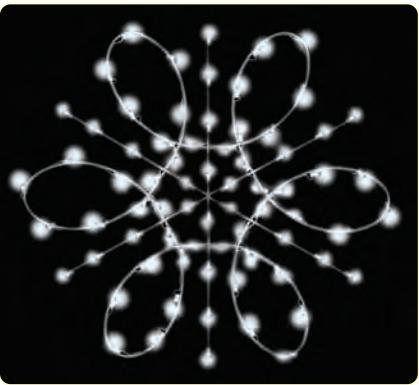
2.5' Star Snowflake: 42 Bulbs
6' Star Snowflake: 72 Bulbs



3.5' Fancy Forked Snowflake: 48 Bulbs
5' Fancy Forked Snowflake: 90 Bulbs



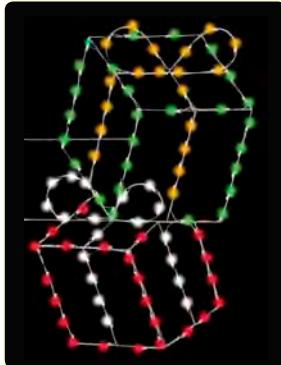
4' Diamond Snowflake: 48 Bulbs
6' Diamond Snowflake: 60 Bulbs



3' Single Spiral Snowflake: 54 Bulbs
4' Single Spiral: 72 Bulbs



Street Pole Decorations



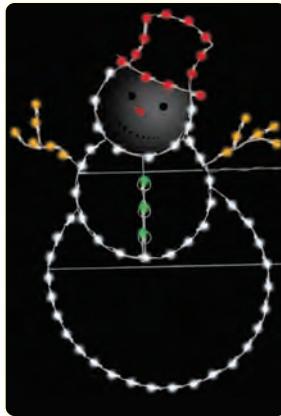
4' Gift Box: 59 Bulbs
6' Gift Box: 79 Bulbs



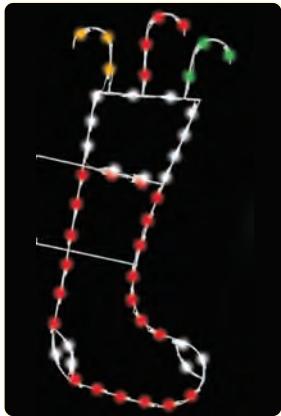
4' Poinsettia: 53 Bulbs



4' Single Bell: 58 Bulbs
6' Single Bell: 60 Bulbs



6' Snowman: 71 Bulbs



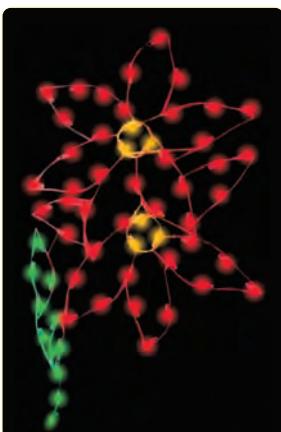
6' Stocking: 52 Bulbs



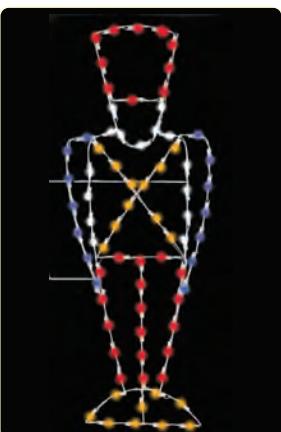
4' Wreath w/Bow: 61 Bulbs



4' Zig Zag Tree: 43 Bulbs
6' Zig Zag Tree: 58 Bulbs



6' Double Poinsettia: 80 Bulbs



3' Soldier: 50 Bulbs
6' Soldier: 74 Bulbs

Street Pole Decorations



4' Ornament Ball: 80 Bulbs



4' Poinsettia Single: 55 Bulbs



4' Single Bell: 58 Bulbs

6' Single Bell: 60 Bulbs



4.5' Single Spiral Snowflake
78 Bulbs



6' Snowman: 71 Bulbs



6' Spiral Lace Snowflake
84 Bulbs



6' Stocking: 52 Bulbs



4' Zig Zag Tree: 50 Bulbs
6' Zig Zag Tree: 58 Bulbs



4' Wreath with Bow: 61 Bulbs



Over the Street

- Heavy-duty steel rods are constructed with white powder-coating.
- Illuminated with brilliant, crystal-cut, LED C-7 energy-saving bulbs.
- Double-sided presentation is made with UV protected materials.
- Includes hardware to easily and securely attach across any street cable (street cable not included).



7 Snowflakes - Garland: 396 Bulbs



50' Triple Candle: 153 Bulbs



Holiday Parade: BRAND NEW DESIGN!



50' Garland and Bow Street-Line: 150 Bulbs



5 Snowflakes - Silhouette: 300 Bulbs

Call 1-800-226-6196



**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

Bike Racks

PROJECT LOCATION:

Downtown Carson City

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 10,000

REDEVELOPMENT FUNDING REQUESTED

\$ 10,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

Public Works would purchase bike racks to match the existing downtown bike racks to install within the public right-of-way in front of businesses who request them. The racks would also be used as replacements for existing racks that get damaged. This would cover the purchase, shipping, and installation costs of approximately 8 bike racks.

EXPECTED PROJECT START DATE:

3/1/2021

EXPECTED PROJECT COMPLETION DATE:

6/30/2021

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2021	\$ 10,000
	FY	\$

TOTAL: \$ 10,000

Explain why redevelopment funds are needed to complete this project:

There is a demand for these bike racks in redevelopment areas and there is really no other source of funding available for this purchase.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**

Encourages the creation of new business or other appropriate development.

Creates jobs or other business opportunities for nearby residents.

Increases local revenues from desirable sources.

Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

The bike racks would encourage more human activity and for Carson City residents and tourists to ride bikes to the various businesses within the redevelopment areas.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

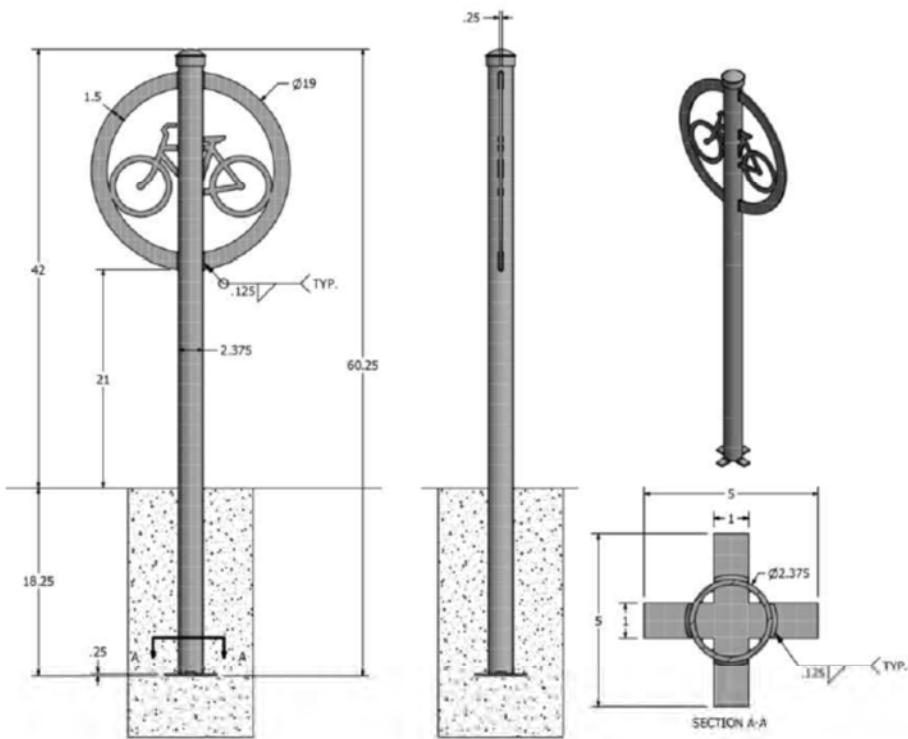
Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
- Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.
- Develop appropriately designed street lighting, street signage and street furniture systems.
- Provide information and directional kiosks in convenient pedestrian locations.
- Improve the appearance of commercial areas through street beautification programs.
- Encourage more intensive landscaping on Downtown properties and parking lots.
- Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
- Underground present overhead utility systems where feasible.
- Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

The bike racks would encourage more human activity and for Carson City residents and tourists to ride bikes to the various businesses within the redevelopment areas. The bike racks are also aesthetically pleasing therefore creating a more beautiful downtown area.



NOTE: SEE SPECIFICATIONS FOR FURNISHING OPTIONS

2
BIKE RACK
NTS

3.2

**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

V&T Round House Arch Conceptual Plan

PROJECT LOCATION:

TBD

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 20,000

REDEVELOPMENT FUNDING REQUESTED

\$ 20,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

The City has sandstone blocks from one of the arches of the former V&T Railroad "round house" maintenance building that was located on the northwest corner of Stewart Street and Robinson Street. The blocks have been saved to be used as a historic monument within the downtown area. This project would fund costs associated with evaluating potential locations, determining conceptual design of a site (i.e. landscaping, lighting, benches), stakeholder engagements, etc.

Once the conceptual plan is done, then funding could be identified for a future project for the engineering design and construction of the arch.

EXPECTED PROJECT START DATE:

3/1/2021

EXPECTED PROJECT COMPLETION DATE:

6/30/2021

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2021	\$ 20,000
	FY	\$

TOTAL: \$ 20,000**Explain why redevelopment funds are needed to complete this project:**

There project is important to preserving Carson City's history and could bring visitors into one of the redevelopment areas to see the arches in the future. This project could also help beautify the redevelopment areas. There is really no other source of funding available for this project.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**

Encourages the creation of new business or other appropriate development.

Creates jobs or other business opportunities for nearby residents.

Increases local revenues from desirable sources.

Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

The final location for the V&T arch monument could attract visitors and activity to the area as well as create a nice gathering spot that would help beautify the redevelopments areas.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
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- Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
- Underground present overhead utility systems where feasible.
- Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

The final location for the V&T arch monument could attract visitors and activity to the area as well as create a nice gathering spot that would help beautify the redevelopments areas.

**REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):**

- Assist auto dealers with site acquisition.
- Assist auto dealers with relocation from other parts of the region to South Carson Street.
- Assist in the expansion of the number of new car franchises.
- Assist with the development of the former Nevada National Guard armory site.
- Improve traffic circulation, landscaping and streetscape.
- Assist with re-use of vacant retail buildings.
- Extend public infrastructure to serve new development on commercial properties.

Description of how project meets the above objectives:

The final location for the V&T arch monument could attract visitors and activity to the area as well as create a nice gathering spot that would help beautify the redevelopments areas.

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

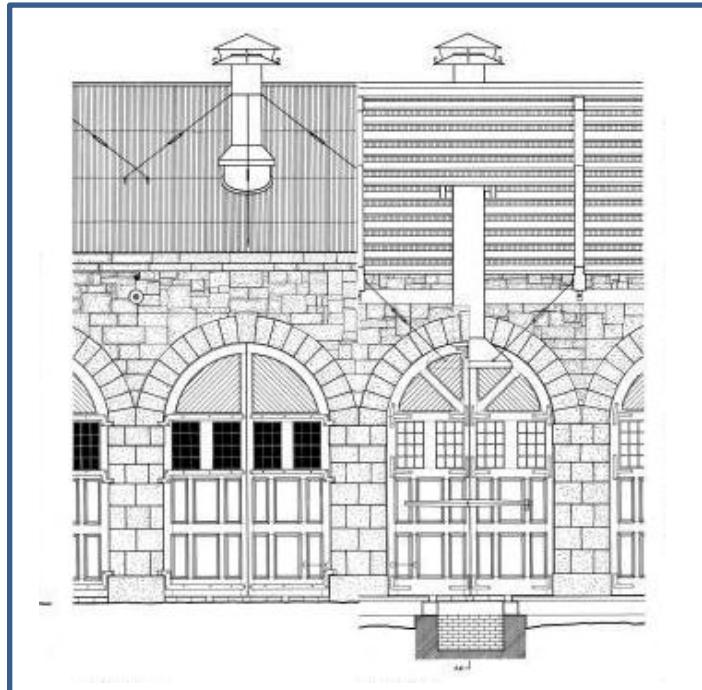
- Completed Capital Improvement Funding Request form.
- N/A A vicinity map showing the location of the project.
- N/A A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.



Roundhouse Arch Analysis

Virginia Truckee Railway Main Engine House, Carson City NV

January 3rd, 2013



Roundhouse Door Archways:

This paper summarizes the observations that Robb Fellow, Dave Rosenkoetter, and Darren Anderson concluded by analyzing the Virginia Truckee Roundhouse Archway blocks that the city obtained at the time that the Virginia Truckee Roundhouse in Carson City was disassembled.

Definitions:

Arch: Refers to the upper section of the archway which sat on top of the columns and spanned from one side of the opening to the other

Archway: The arch and columns as a whole.

Column: Refers to the sides of the archway which served as the column that the arch sat on

Exterior Face of Block: the face of the block that faced towards the outside of the building

Interior Face of Block: the face of the block that faced towards the inside of the building

Long/Length: Measurement of the block from the exterior face of the block to the interior face of the block

Tall/Height: Measurement of the block from top face to bottom face

Wide/Width: Measurement from left to right of the block if viewed from the exterior face of the block.

Original Project Information and Materials:

Carson City was given 13 palettes of blocks that came from the Virginia Truckee Roundhouse Doors. When the roundhouse was torn down, the arches were put onto palettes and sold. By asking the railroad museum and other contacts around the area, we found that at least one of the arches went to a winery in Napa, CA and one went to Placerville, CA.

Four of the 13 palettes each contained 10 blocks of various dimensions. All four palettes contained the same number of each different size of block. The fifth palette contained five blocks of very similar dimension. Due to the rougher surfaces and large amount of concrete/grout attached to these five blocks it was assumed that they were originally located at the bottom of the block archways. The remaining eight palettes consisted of enough blocks to make two arches.

Research that was completed prior to assembling the arch included visiting http://www.virginiatruckee.com/?page_id=70&lang=en, a website which provided many pictures of the Virginia Truckee Roundhouse and a little history. We also visited the Virginia Truckee Railroad Museum in Carson City. The museum had two roundhouse doors and multiple photos of the roundhouse building.

By measuring the doors we found the following information;

Door Width: 5'6"

Door Height: 16'6"

Height from bottom of door to point where arch began: 11'8"

Height from bottom of door to bottom of first hinge: 1'4"

Height from bottom of door to bottom of second hinge: 7'5.5"

Height from bottom of door to bottom of third hinge: 11'1"

Hinge Height: 3"

Door Thickness: 3"

In addition, we talked to some of the employees at the museum and found that the demolition of the roundhouse was not very well organized and that the palettes of blocks the City received did not necessarily come from only one or two of the archways from the building but could have been a mix from all of the doorways.

Noticed Patterns:

Archway Dimension: The arch portion of the archway shows that the wall was ~2' thick. By looking at the blocks and available pictures the columns appear to be ~3.5' wide. According to the size of the door and considering there was a frame around the doors, the opening was ~12' wide by ~17' tall.

Block Layout per Row: Every other row has the same pattern with one row being two blocks wide with two blocks in the front and two blocks in the back. The next row was three blocks wide with the left and right side blocks extending from the front face of the wall to the back face of the wall and the middle consisting of two blocks, one at the front face and one at the back face (Pattern shown in attached photos.)

Block Height per Row: By looking at the pictures and analyzing the hinge locations, the lowest block row is the tallest and each block row above is gradually shorter with the exception of the top row of the column which is taller than the two rows below it. Our estimate of the row heights starting from the bottom are 1'8", 1'7", 1'6", 1'5", 1'2", 1', and 1'3".

Top Row of Column: The top row of the "column" portion of the archway is slightly deeper (~2'2" as compared to 2') then all rows underneath creating a reveal which is seen in the old pictures.

Wooden Door Frame: The wooden doors had a wooden frame which was doweled to the archway. The dowel holes and wooden frame imprint can be seen on the blocks. The door was mounted flush with the outside face of the arch so the dowels and frame imprint were placed accordingly.

Block Surface Texture: The block faces have different surface textures depending on how they were placed. The block faces that were exposed to the weather were similar having a smooth surface and evidence of weathering. The block faces that faced inwards were similar having a smooth surface with a fairly evident pattern where the blocks had been shaped by tools. The inward facing blocks often had signs of paint. The block faces that faced towards the doors were similar having evidence of weathering and also lots of black coloring which was assumed to be a result of exposure to the trains coming through the doorway. The blocks that faced each other varied between being very smooth and tight fitting to very rough and loose fitting. It was assumed that grout was used in between the blocks to fill the voids of the loose fitting blocks.

Hinge Imprint: The block above the location where the hinge was braced into the blocks had a hinge imprint on the door-side corner of the exterior face. This pattern was consistently noticed on all blocks located on top of the top two hinges of the doors. The imprint was not evident on the block above the bottom hinge of the door.

Hinge Anchor Imprint: Due to grooves found in several of the blocks, it was concluded that the hinges were braced into the archway with metal "Y" shaped anchors. These anchor imprints were very easily noticed on the top face of the block just below the hinge location but not always noticed on the bottom face of the block just above the hinge (especially on blocks located just above the hinge of the top two hinges of the doors.) Another observation found was that the top face of the blocks just below the hinge often had visible rust around the location of where the anchor was placed.

Arch Block Shapes: The top portion of the arch is very uniform with all but the center key block being very similar in dimension. The center key block of the arch is slightly longer (2'2") than all other blocks creating a reveal that could be seen in the old photos of the roundhouse. The bottom block on both ends of the arch is also slightly different than the others. The bottom block was shaped to allow a smooth transition between the arch and columns of the archway.

Arch Block Labeling: Most of the blocks on the eight palettes for the arch had an "L" or an "R" on them. This was assumed to stand for "left" or "right" of the center of the archway.

Dowels in Arch Blocks: The top three blocks of the arch have dowel holes in them. These holes were assumed to be a part of the wooden doors and door frame. These dowels are to be located towards the outside face of the wall.

Re-Organizing the Blocks:

Re-labeling the Blocks: The archway blocks were re-labeled once we finished assembling the archway because the old numbers on the blocks were very faded and often almost completely removed. The center block of the arch was labeled "C" for center. The blocks of the arch to the left of the center starting from the block next to the center were labeled "L1", "L2" up to "L9". The blocks of the arch to the right of the center starting from the block next to the center were labeled "R1", "R2" up to "R9".

Re-stacking blocks: Since the city received two arches, the blocks belonging to one of the arches were never removed from their palettes. All other blocks were removed from their palettes and then re-stacked once the analysis was complete. The arch portion of the archway was placed onto a total of three palettes. Two sections of the column portion were also placed on two palettes though they were not stacked on the palettes exactly how they were assumed to be placed in the archway. The large blocks assumed to be located at the base of the column were all placed on the same palette and all other blocks of similar size were placed on the same palette. There were some blocks that had no obvious location in the arch and those were also stacked together on their own separate palette.

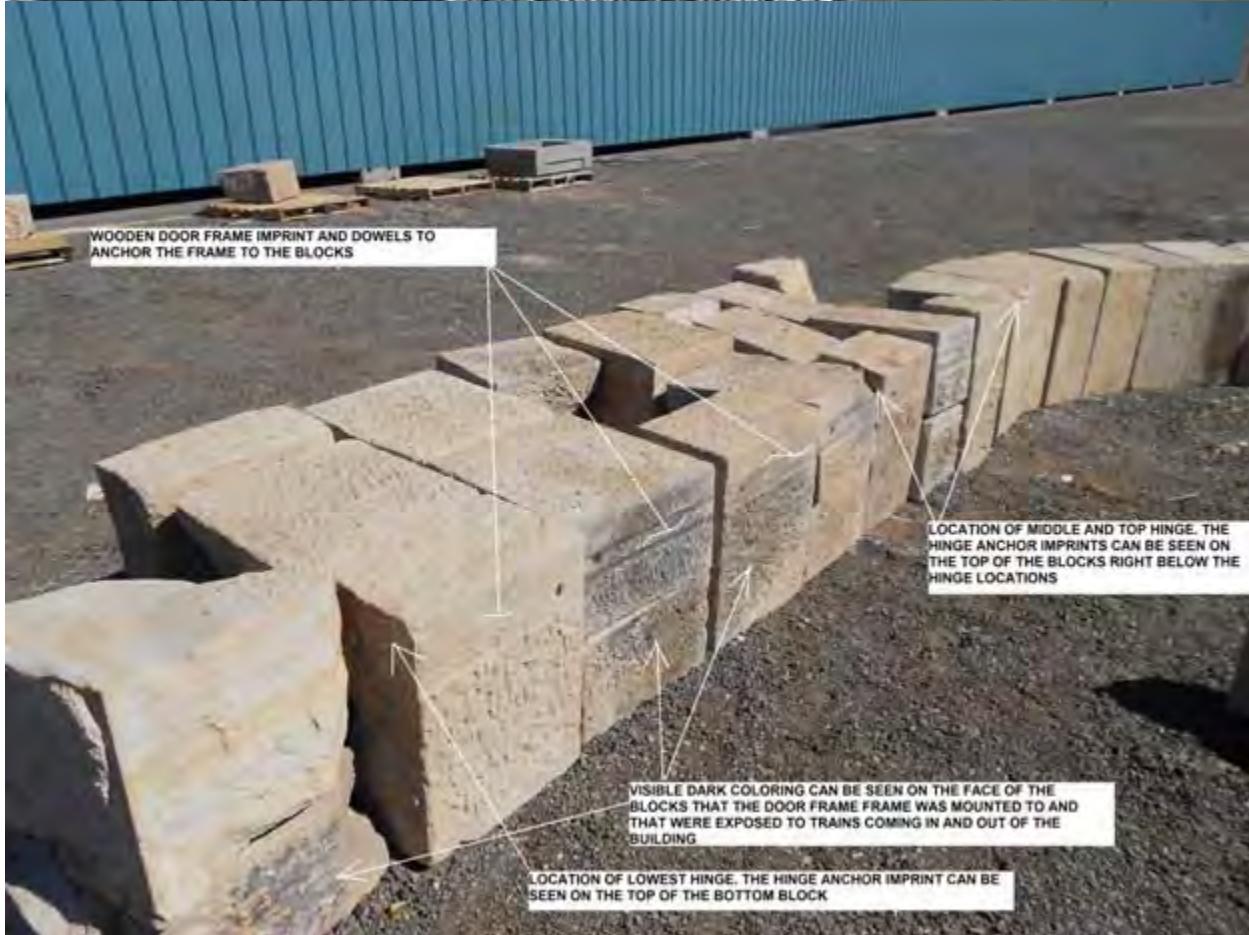


THE ARCH PORTION OF THE ARCHWAY WAS LABELED WITH AN "L" STANDING FOR LEFT SIDE OF THE ENTRANCE AND AN "R" STANDING FOR RIGHT SIDE OF THE ENTRANCE LOOKING AT THE ARCHWAY FROM THE OUTSIDE OF THE BUILDING. THE BLOCKS WERE ALSO LABELED 1 THROUGH 9 GIVING THEIR POSITION FROM THE TOP OF THE ARCH. THE VERY CENTER BLOCK OF THE ARCH WAS GIVEN A "C" STANDING FOR CENTER.



THE ARCH PORTION OF THE ARCHWAY WAS LABELED WITH AN "L" STANDING FOR LEFT SIDE OF THE ENTRANCE AND AN "R" STANDING FOR RIGHT SIDE OF THE ENTRANCE LOOKING AT THE ARCHWAY FROM THE OUTSIDE OF THE BUILDING. THE BLOCKS WERE ALSO LABELED 1 THROUGH 9 GIVING THEIR POSITION FROM THE TOP OF THE ARCH. THE VERY CENTER BLOCK OF THE ARCH WAS GIVEN A "C" STANDING FOR CENTER.









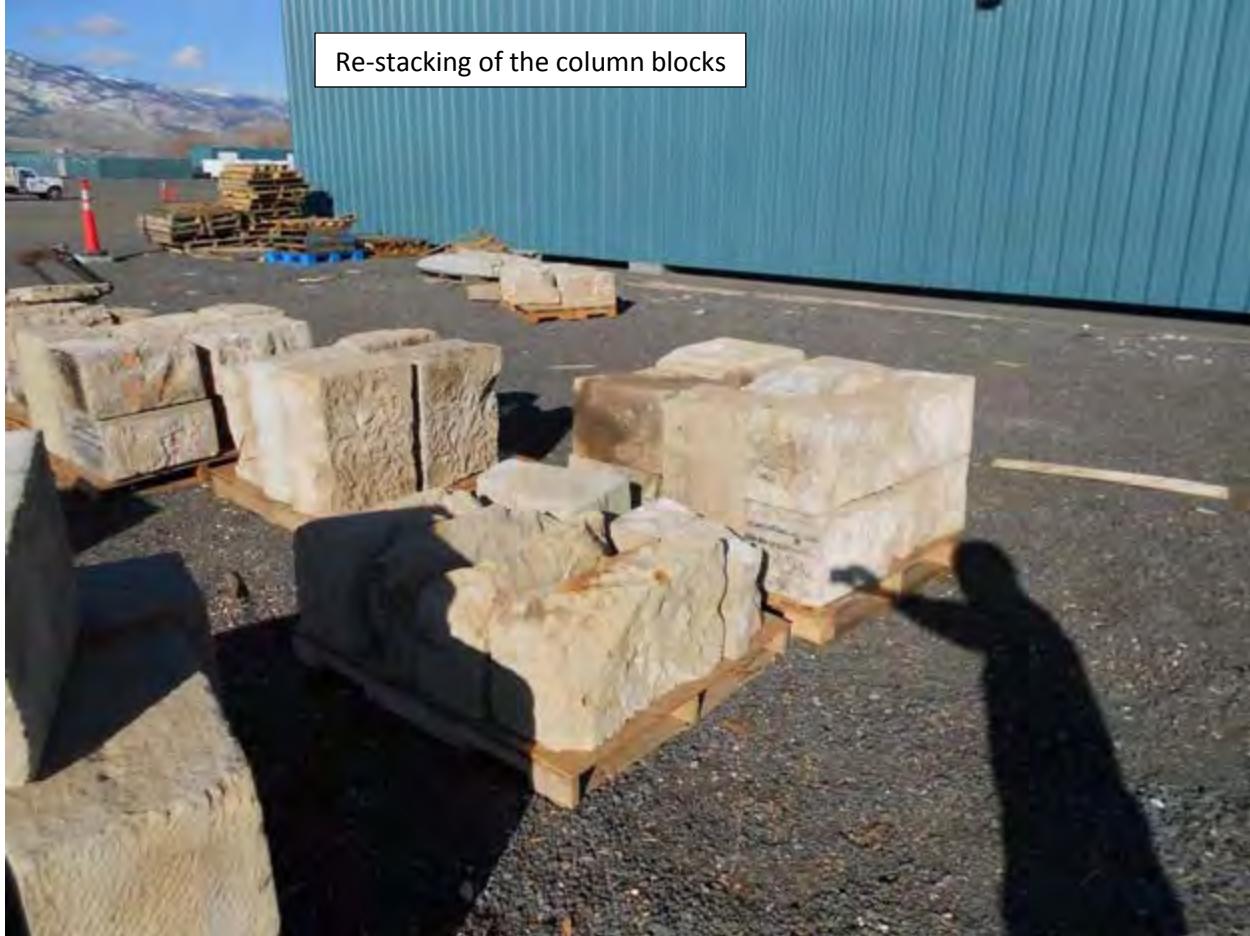




Re-stacking of the arch blocks



Re-stacking of the arch blocks





Palette with column base blocks



Palette with random blocks that we couldn't find a location for





**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

Historic Virginia & Truckee Trail Signage

PROJECT LOCATION:

City-wide, along Virginia & Truckee Trail, as described below.

REQUESTING ORGANIZATION/DEPARTMENT:

Carson City Public Works

ORGANIZATION/DEPARTMENT

Lucia Maloney, Transportation Manager

NAME OF PROJECT APPLICANT/LEAD

775-283-7396 lmalone@carson.org

PHONE #

EMAIL

\$ 1572.78

REDEVELOPMENT FUNDING REQUESTED

\$ 1572.78

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

The planned Historic Virginia & Truckee Trail (V&T) main route begins in northwest Carson City, travels south along Murphy Drive then south along Longview Way. The Historic V&T route then travels east from Longview Way along Ash Canyon Road to North Ormsby Boulevard, east along West Washington Street to Carson Street. From Carson Street, the Historic V&T route splits east and south. The route travels east along Williams Street and Highway 50 to Lyon County. The route also extends south along South Carson Street to Clear Creek to Bigelow south into Douglas County. An alternative southern route would lead from South Carson Street to Snyder Avenue to Bigelow south into Douglas County.

Wayfinding signs identifying the Historic Virginia & Truckee Trail will be installed at major crossings or intersections to educate and direct the public along the route through Carson City.

EXPECTED PROJECT START DATE:

August 2021

EXPECTED PROJECT COMPLETION DATE:

November 2021

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2021	\$ 1,572.78
	FY	\$

TOTAL: \$ 1,572.78

Explain why redevelopment funds are needed to complete this project:

In November, 2020, The Historic Virginia & Truckee Trail Workgroup approved a new logo and maps indicating possible routes through Reno, Washoe, Carson City, Carson Valley and Virginia City. The Carson City Regional Transportation Commission (RTC) supported designation of the trail through Carson City at their January 13, 2021 board meeting.

Redevelopment funds were identified as a possible funding source for signage of this route due to tourism revenues, a new/expanded cultural experience, and other associated benefits that are anticipated to result from the route. In partnership with the Historic Virginia & Truckee Trail Workgroup, Carson City Public Works is requesting RACC funding to place signage at crossings and intersections along the Historic V&T Route to educate and guide the public along this route.

This Capital Improvement Funding Request would support purchase of 40 signs, plus 5 additional signs as near-term spares in case of theft/vandalism, for the route through Carson City. Going forward, the Historic V&T Trail Group and their 5 county partner organizations would be responsible for future sign replacements. If approved, 45 signs will be purchased from Vital Signs, at \$32.50/sign, for \$1,462.50. Safety rivets for installing signs on Telspar poles is estimated at \$110.28 for 90 rivets (two per sign). Once available to the City, signs will be installed by Muscle Powered through their agreement with the Parks, Recreation, and Open Space Department, at agreed-upon locations along the trail.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**

Encourages the creation of new business or other appropriate development.

Creates jobs or other business opportunities for nearby residents.

Increases local revenues from desirable sources.

Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

Signage along the Historic Virginia & Truckee (V&T) Trail route will direct, educate and increase awareness for the route; attracting tourists, bicyclists and pedestrians to follow the route in whole or part through Carson City. The Historic V&T Trail route will direct bicycle and pedestrian traffic through downtown Carson City, encouraging interaction with local businesses that line the route.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
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Description of how project meets the above objectives:

Signage along the Historic Virginia & Truckee (V&T) Trail route will direct, educate and increase awareness for the route; attracting visitors, tourists, bicyclists and pedestrians to follow the route in whole or part through Carson City safely and conveniently. The Historic V&T Trail route will direct bicycle and pedestrian traffic through downtown and southern Carson City, encouraging interaction with local businesses that line the route.

**REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):**

- Assist auto dealers with site acquisition.
- Assist auto dealers with relocation from other parts of the region to South Carson Street.
- Assist in the expansion of the number of new car franchises.
- Assist with the development of the former Nevada National Guard armory site.
- Improve traffic circulation, landscaping and streetscape.
- Assist with re-use of vacant retail buildings.
- Extend public infrastructure to serve new development on commercial properties.

Description of how project meets the above objectives:

Signage along the Historic Virginia & Truckee (V&T) Trail route will direct, educate and increase awareness for the route; attracting visitors, tourists, bicyclists and pedestrians to follow the route in whole or part through Carson City safely and conveniently. The Historic V&T Trail route will direct bicycle and pedestrian traffic through downtown and southern Carson City, encouraging interaction with local businesses that line the route.

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

- Completed Capital Improvement Funding Request form.
- A vicinity map showing the location of the project.
- A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.

HISTORIC VIRGINIA & TRUCKEE TRAIL

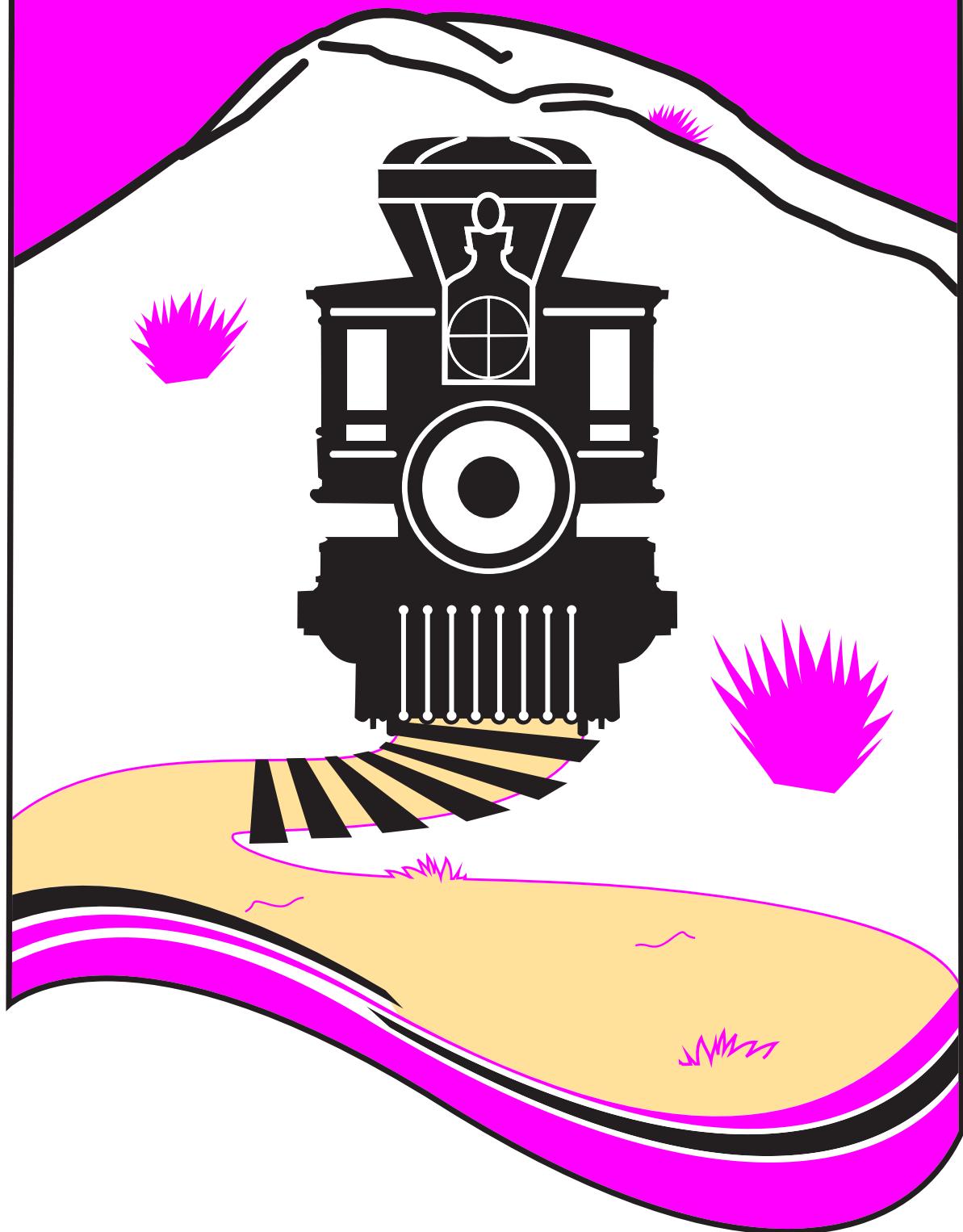
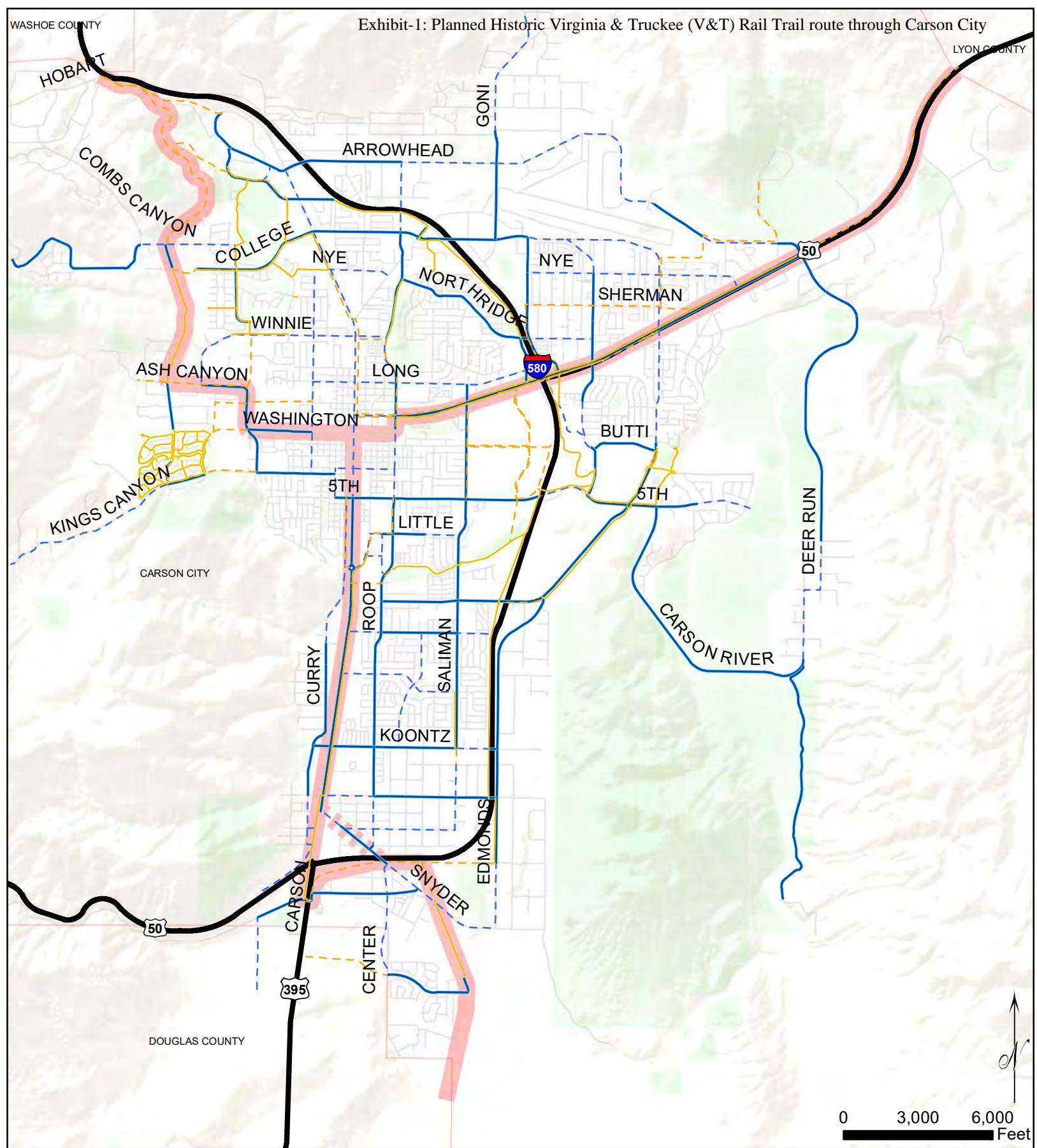


Exhibit-1: Planned Historic Virginia & Truckee (V&T) Rail Trail route through Carson City



Planned Historic V&T Route

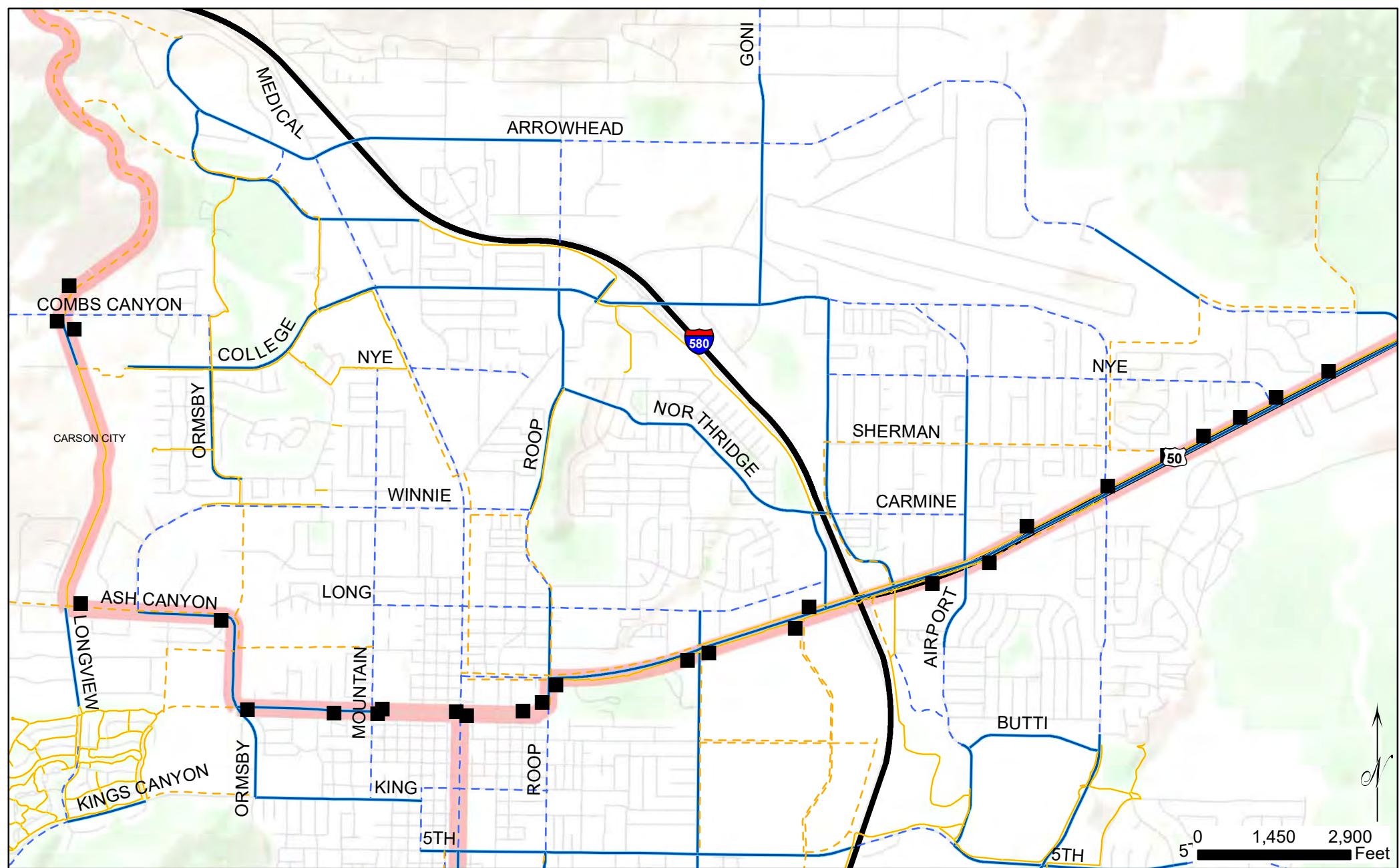
- V&T Main (Red)
- V&T Alternate (Red)
- On-Street Bike Facilities (Blue line)
- Proposed On-Street Bike Facilities (Dashed blue line)
- Multi-Use Paths or Wide Sidewalk (Yellow line)
- Proposed MUP or Wide Sidewalk (Dashed yellow line)

- Parks & Open Space (Green area)
- Carson City Streets (Grey lines)

CAMPO Highways

- 395 (Black line)
- 580 (Red line)
- 50 (Black line)





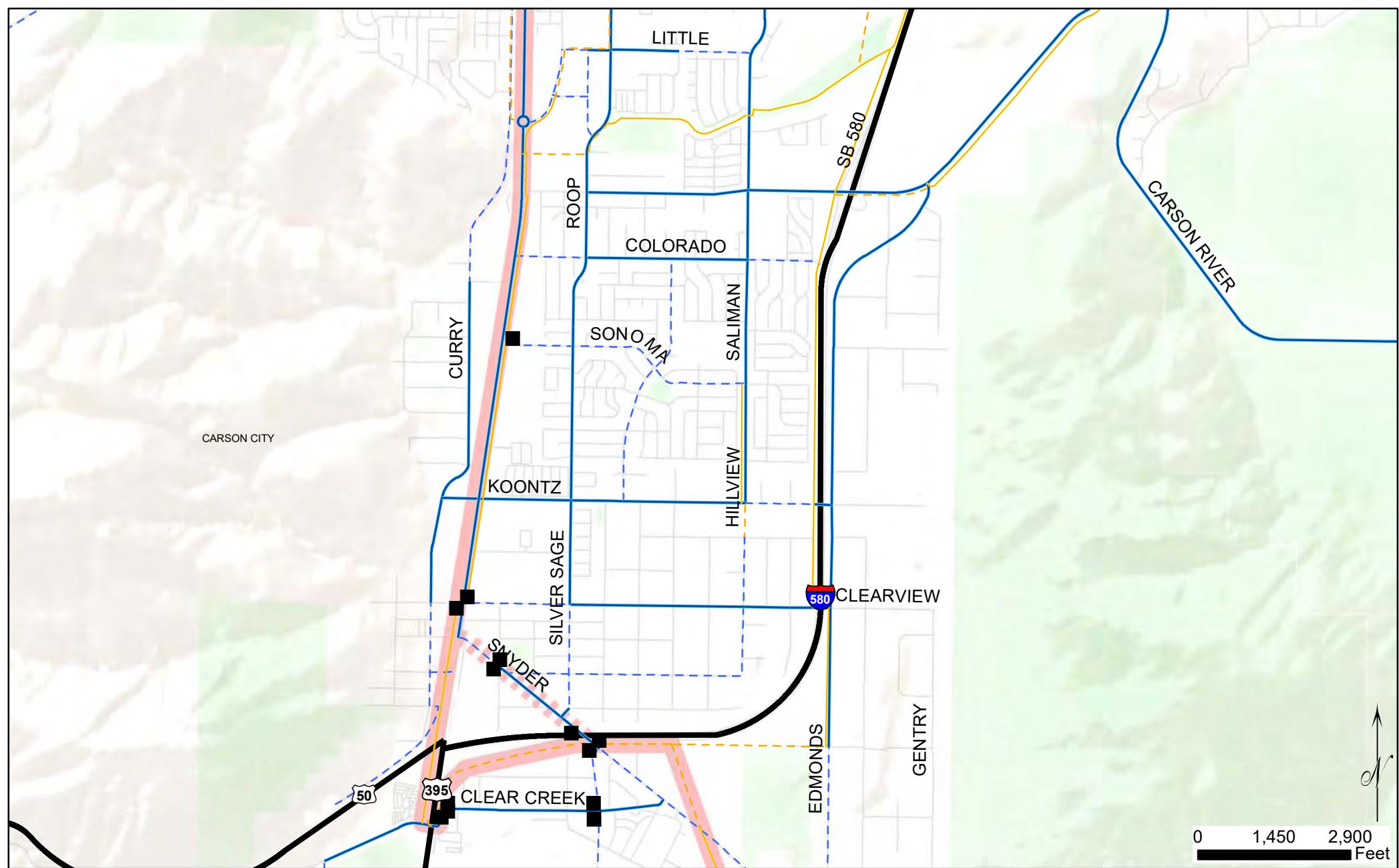
Planned Historic Virginia & Truckee Trail

- Historic V&T Main Trail
- Historic V&T Alternate Trail
- Historic V&T Trail Signs

- On-Street Bike Facilities
- Proposed On-Street Bike Facilities
- Multi-Use Paths or Wide Sidewalk
- Proposed MUP or Wide Sidewalk

- Parks & Open Space
- Carson City Streets

- Highways
 - 395
 - 580
 - 50

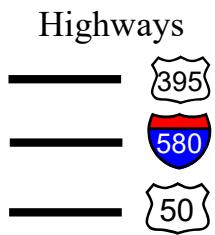


Planned Historic Virginia & Truckee Trail

- Historic V&T Main Trail
- Historic V&T Alternate Trail
- Historic V&T Trail Signs

- On-Street Bike Facilities
- Proposed On-Street Bike Facilities
- Multi-Use Paths or Wide Sidewalk
- Proposed MUP or Wide Sidewalk

- Parks & Open Space
- Carson City Streets



**Estimate #17419****1/14/2021****Prepared For:**

Carson City Public Works
Kelly Norman
knorman@carson.org
775-283-7525

Phone: 775-887-2355 **Fax:**
Alt. Phone: 775-283-7377
Email: abiasotti@carson.org

Prepared By:

Maxine Thew
Vital Signs
2412 S. Curry Street #1
Carson City, NV 89703 USA
Phone: 775-884-2990 **Fax:** 775-884-2997
Alt. Phone:
Email: info@vitalsignscc.com

Description: Signs**Estimated Time For Production:** 10 working days

Quantity	Description	Each	Total	Taxable
45	9" x 12" Full Color Printed & Laminated Reflective Signs on .080 Aluminum with Radius Corners & 2 Drilled Holes Center top & Bottom	32.50	\$1,462.50	
		Subtotal	\$1,462.50	
		Total	\$1,462.50	

Terms: This estimate good for 30 days. 50% deposit due on signing, 50% due on installation.**By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.**

Signed by	Date	Amt. Paid Today



700-931-0600

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Account

Email (required)

(For my business account customers)

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Billing To

Shipping Via

No shipping methods were found for your shipping address.

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Paying With

 CREDIT CARD REQUEST QUOTE PURCHASE ORDER CHECK BY MAIL

Shopping Cart

Aluminum Drive Rivets - 10 Pack

SKU: HRD-1016

Quantity

SubTotal (Without Discount): - \$128.25

Special Offer Codes

Order Notes

Order Summary

Subtotal:	\$128.25
Discounts:	-\$18.00
Shipping:	\$0.00
Tax:	\$0.00
Total:	\$110.25

 OK To Email

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Please wait after clicking Place Order to

**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

William Street Project

PROJECT LOCATION:

William Street (Carson Street to I-580)

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 435,000

REDEVELOPMENT FUNDING REQUESTED

\$ 15,000,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

Major complete street improvements to William Street (between Carson Street and I-580) are planned as part of the commercial corridor improvements under the approved sales tax expenditure plan. The FY 2021 tentative allocation plan had engineering design work planned for FY 2022 and construction in FY 2023. However with the construction of South Carson Street requiring Public Works' focus in FY 2020/2021, Public Works is recommending to push the engineering design and construction funding back a year to FY 2023 and FY 2024, respectively. To kick off the planning portion of the project and expand upon the "Greening of America's Capitals" EPA grant funded study in 2015, Public Works plans to conduct a corridor study in FY 2022. Public Works staff will continue to seek grant funding to supplement the Redevelopment and sales tax funding to complete this project.

FY22 Funding Request (\$50,000)

The corridor study will inform design of the William Street Complete Street Project by: conducting stakeholder engagement to identify project themes and design elements; analyzing current and projected circulation patterns and Level of Service for corridor intersections; evaluating existing infrastructure for complete streets compatibility and needs; outlining potential environmental constraints; and identifying deficiencies in multi-modal connectivity and safety.

FY23 Funding Request (\$85,000)

EXPECTED PROJECT START DATE:

7/1/2021

EXPECTED PROJECT COMPLETION DATE:

12/31/2024

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2022	\$ 50,000
603 Redevelopment Revolving Fund	FY 2023	\$ 85,000
603 Redevelopment Revolving Fund	FY 2024	\$ 300,000
	FY	\$
	FY	\$
	FY	\$

TOTAL: \$ 435,000**Explain why redevelopment funds are needed to complete this project:**

Similar to the other corridor projects completed in Redevelopment Areas #1 and #2 (Downtown Carson and Curry Streetscape Projects and the South Carson Complete Streets Project), Redevelopment funds have been used to fund a portion of the planning, design and construction of these projects. The William Street Project will be another large, complex project that will include require funding from multiple sources. The City and Public Works staff will continue to seek grant funding to supplement the Redevelopment and sales tax funding to complete this project. The William Street Project will be the last of the projects identified in the approved sales tax expenditure plan that will be constructed in a redevelopment area, therefore making it the last major project in this plan to be eligible for for Redevelopment fund support. A committed community combined with secured local dollars can go a long way in making grant applications more competitive.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**

- Encourages the creation of new business or other appropriate development.
- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

Similar to the Downtown Carson and Curry Streetscape Projects and the South Carson Complete Streets Project, the William Street Project will focus on creating a more functional corridor for all users (bike, pedestrian and motorists) and beautifying the corridor. These types of complete streets improvements combined with aesthetic enhancements, promote human activity and economic development. The Williams Street Project in particular will help build on the success of the Downtown and South Carson Street Projects and make the entrance to Carson City more appealing and inviting for all forms of travel.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

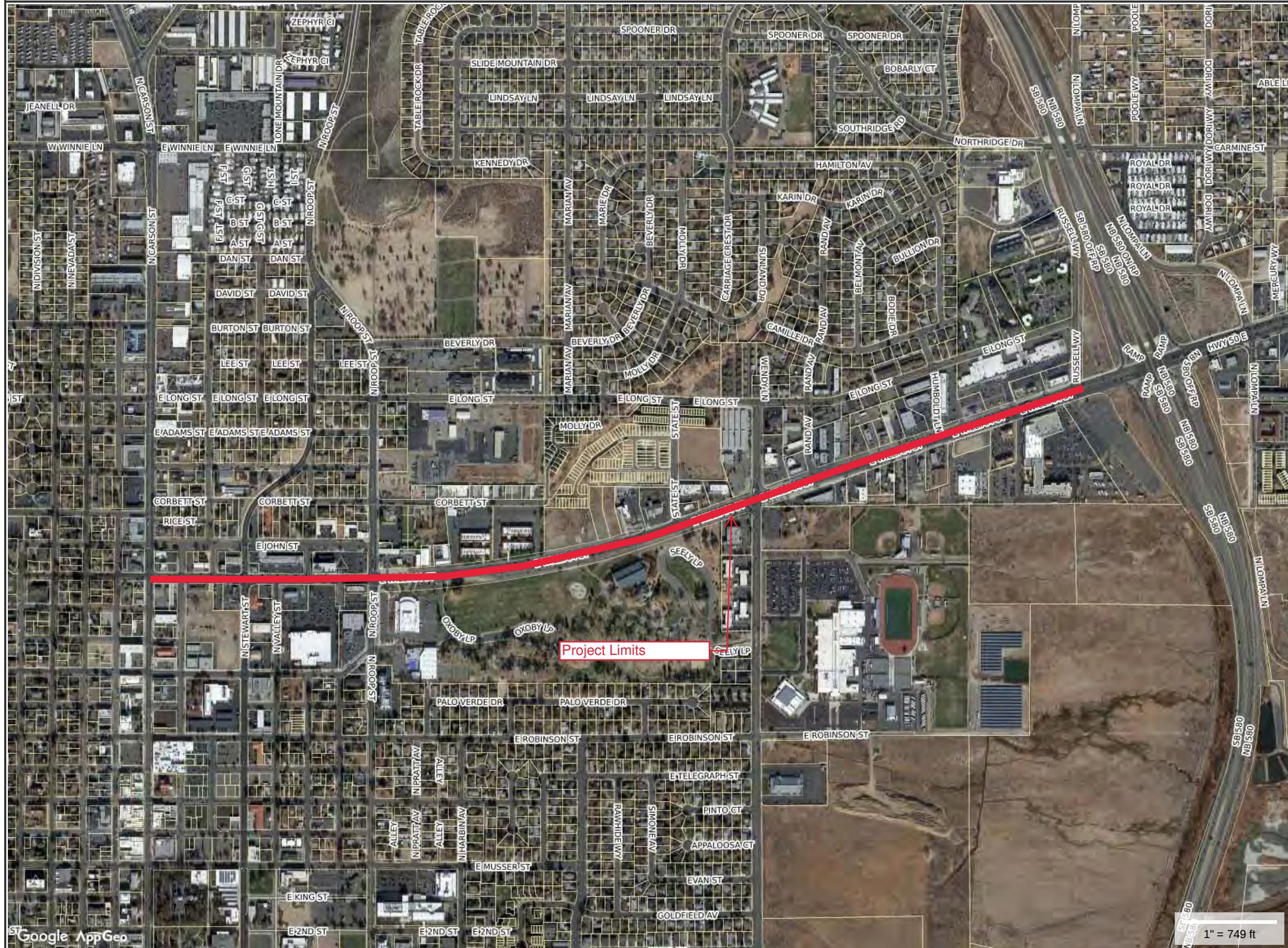
**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
- Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.
- Develop appropriately designed street lighting, street signage and street furniture systems.
- Provide information and directional kiosks in convenient pedestrian locations.
- Improve the appearance of commercial areas through street beautification programs.
- Encourage more intensive landscaping on Downtown properties and parking lots.
- Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
- Underground present overhead utility systems where feasible.
- Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

The William Street Project will focus on creating a more functional corridor for all users (bike, pedestrian and motorists) and beautify the corridor. These types of complete streets improvements, combined with aesthetic enhancements, promote human activity and economic development. The Williams Street Project in particular will help build on the success of the Downtown and South Carson Street Projects and make the eastern entrance to Carson City more appealing and inviting for all forms of travel. Specifically, the project will include:

- Improved pedestrian facilities and crossings at key intersections and along East William Street.
- New infrastructure to increase bicycle comfort and safety to encourage bicycle ridership.
- Improved vehicle circulation and reduced traffic speeds to improve safety for all corridor users.
- Incorporation of green infrastructure techniques along the corridor to help manage stormwater.
- A defined sense of place and unique character along East William Street through business investment, public art installations, and attractive landscaping.
- An established gateway to downtown Carson City from US 50 E and the I-580 intersection.
- Replacement of old water, sewer and storm drain utilities.
- Enhanced landscaping and street lighting



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Geometry updated 11/17/2018
Data updated 11/17/2018

$$1'' = 749 \text{ ft}$$

William Street Complete Streets Project

William Street is a former State Highway that now serves as a primary commercial gateway from the I-580 Freeway into the City's downtown core. It is closely connected to residential areas to the north and south of the corridor, and separates a large community park from a large mixed-use and residential neighborhood to the north. Current conditions of the roadway—including excessive right-of-way width, poor lighting, and lack of sidewalk connectivity and safe, street crossing locations—have led to pedestrian-vehicular accidents and a pedestrian death.

Project at a Glance

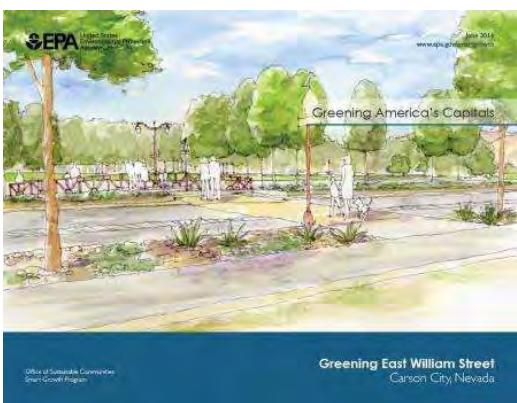
- 1.5 miles of Improvements
- \$15 M Total Cost
- \$6 M (40%) Local Match
- \$9 M (60%) Federal Funding Needed

Carson City was selected in 2014 as one of three state capitals to work with the EPA on its *Greening America's Capitals* (GAC) project¹. The result was the development of conceptual plans to update this main, commercial corridor leading to the City's core, incorporating sustainable infrastructure that protects the environment, economy, and public health of Carson City. As envisioned within the GAC report, the constructed project will include:

- Improved pedestrian facilities and crossings at key intersections and along East William Street.
- New infrastructure to increase bicycle comfort and safety to encourage bicycle ridership.
- Improved vehicle circulation and reduced traffic speeds to improve safety for all corridor users.
- Incorporation of green infrastructure techniques along the corridor to help manage stormwater.
- A defined sense of place and unique character along East William Street through business investment, public art installations, and attractive landscaping.
- An established gateway to downtown Carson City from US 50 E and the I-580 intersection.

2020 Corridor Study

Since 2014, the I-580 freeway has been extended to US 50/US 395 in Carson City. Additionally, regional growth throughout Northern Nevada has resulted in increased traffic volumes coming into the City from US 50 East and Lyon County. Carson City desires to build on the GAC report with an updated corridor study in 2020 that accounts for current traffic volumes/patters, including those vehicles traveling to/from the City via US 50 E, and gain a renewed understanding of how the corridor functions today.



The corridor study will inform design of the William Street Complete Street Project by: analyzing current and projected circulation patterns and Level of Service for corridor intersections; evaluating existing infrastructure for complete streets compatibility and needs; evaluating future parking demand; assessing anticipated operational needs; reviewing current ADA accessibility data and amenities; identifying deficiencies in multi-modal connectivity and safety; and preparing a summary of design considerations for the City's project team. The selected consultant will assemble a draft and final plan that incorporates community input and includes the needs analysis, proposed design concepts, funding requirements, and project implementation plan.

¹ https://www.epa.gov/sites/production/files/2018-07/documents/gac_carson_city_final_report_508.pdf

**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

Appion Way Intersection Improvements

PROJECT LOCATION:

South Carson Street and Appion Way

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 100,000

REDEVELOPMENT FUNDING REQUESTED

\$ 1,200,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

This project would provide signalized access to the commercial areas on either side of S. Carson Street at Appion Way. Currently, there are no signalized access points on S. Carson Street between I-580 and Clearview Drive, and this signalized intersection has been identified in past traffic studies as necessary to accommodate current and future development in the area. This project would be located within Redevelopment Area #2. One of the strategies to achieve the goals of the Area #2 Plan is to "invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve traffic circulation and the appearance of South Carson Street." This project would provide for investment in Redevelopment Area #2 commensurate with recent investments in Area #1 (Downtown) infrastructure. Most of the funding for the project would come from the Transportation Division and pro-rata cost sharing from new development in the vicinity.

EXPECTED PROJECT START DATE:

7/1/2021

EXPECTED PROJECT COMPLETION DATE:

12/31/2022

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2022	\$ 100,000
	FY	\$

TOTAL: \$ 100,000**Explain why redevelopment funds are needed to complete this project:**

This project would satisfy one of the strategies to achieve the goals of the Area #2 Plan is to “invest in infrastructure, traffic improvements, landscaping, maintenance and other public enhancements to improve traffic circulation and the appearance of South Carson Street.” This project will be funded by a variety of funding sources other than redevelopment funds, including transportation funds and private development funds. This part of town is rapidly developing with a mix of multi-use family developments and exciting commercial developments and thus an important project for improving traffic circulation in that area.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**



Encourages the creation of new business or other appropriate development.



Creates jobs or other business opportunities for nearby residents.



Increases local revenues from desirable sources.



Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.



Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

The addition of a traffic signal and intersection improvements will improve traffic operations at this intersection and allow for residents and customers of businesses to travel more efficiently in this area. The improvements in traffic circulation as a result of this project combined with the near completion of the South Carson Project can indirectly spur economic growth along the South Carson Street corridor.

**REDEVELOPMENT AREA PLAN #2 (SOUTH CARSON STREET):**

- Assist auto dealers with site acquisition.
- Assist auto dealers with relocation from other parts of the region to South Carson Street.
- Assist in the expansion of the number of new car franchises.
- Assist with the development of the former Nevada National Guard armory site.
- Improve traffic circulation, landscaping and streetscape.
- Assist with re-use of vacant retail buildings.
- Extend public infrastructure to serve new development on commercial properties.

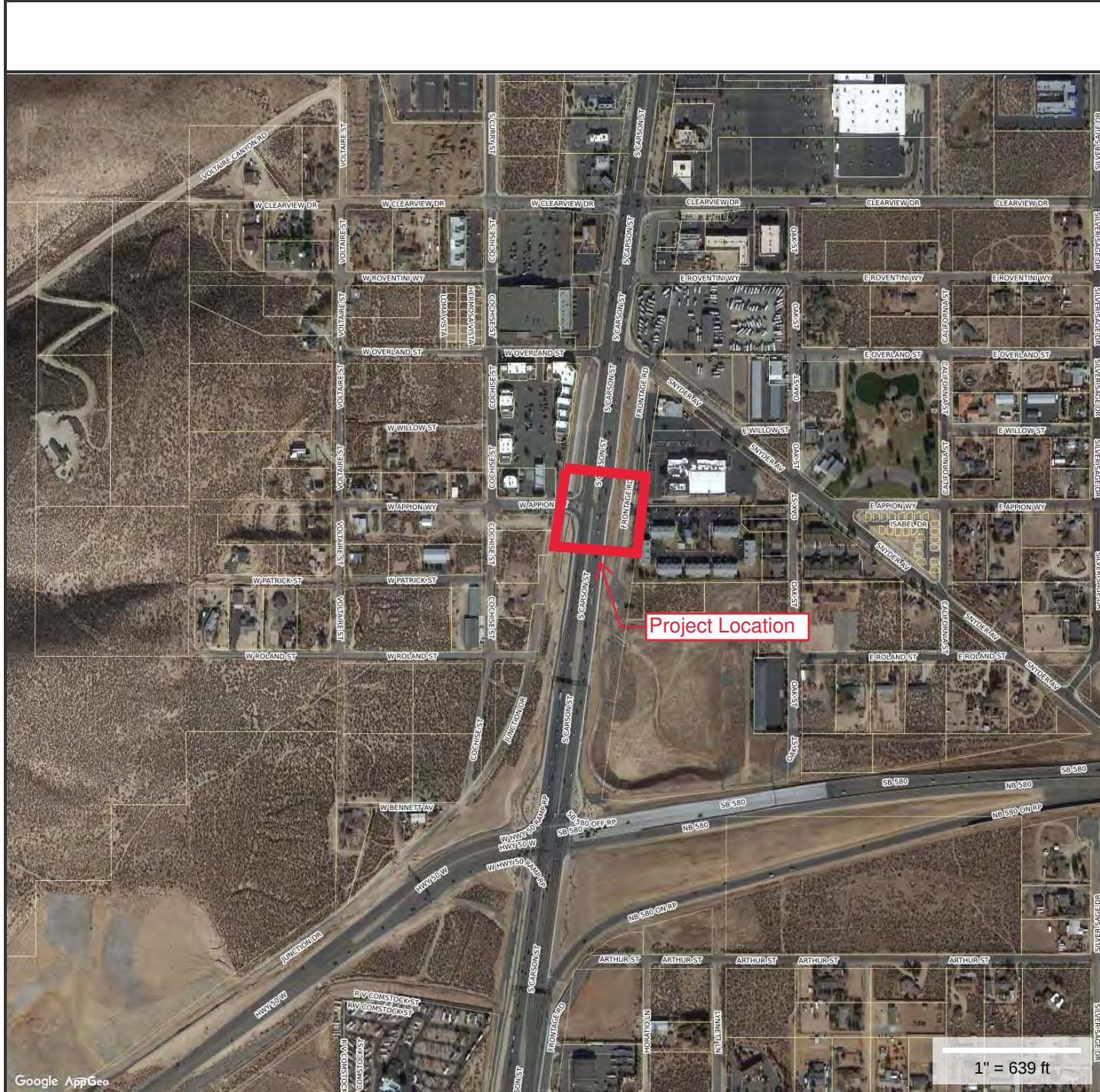
Description of how project meets the above objectives:

The traffic signal and intersection improvements would improve traffic circulation at the southern part of South Carson Street. These circulation improvements as a result of this project combined with the near completion of the South Carson Project can indirectly spur economic growth along the South Carson Street corridor.

APPLICATION SUBMITTAL CHECKLIST:

Submit one PDF copy of the following:

- Completed Capital Improvement Funding Request form.
- A vicinity map showing the location of the project.
- A set of conceptual plans for the proposed improvements including a site plan, floor plans and building elevations, as applicable, reduced to be legible on a printed sheet no larger than 11"x17" in size.



**MAP FOR REFERENCE ONLY
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Geometry updated 11/17/2018
Data updated 11/17/2018

**Carson City Redevelopment
Community Development Department**

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



Capital Improvement Funding Request Form

PROJECT TITLE:

Downtown Power Undergrounding

PROJECT LOCATION:

Curry Street

REQUESTING ORGANIZATION/DEPARTMENT:

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

dstucky@carson.org

PHONE #

EMAIL

\$ 100,000

REDEVELOPMENT FUNDING REQUESTED

\$ 100,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

PROJECT DESCRIPTION:

This would pay for potential additional costs related to undergrounding power as part of the Downtown Curry Street project. Public Works has recently learned that the actual costs of undergrounding the power is more than originally estimated, and it is possible that additional funds will be needed to complete the undergrounding of power lines as part of the project. However, Public Works continues to work with NV Energy to obtain funds through their grant program, so this additional funding may not be necessary. Public Works will likely know by the February 2021 Citizens Committee meeting if the additional funds will be needed for the project.

Engineering design for the Curry Street Project (5th Street to Musser Street) is nearly complete and the project is anticipated to start construction in June 2021

EXPECTED PROJECT START DATE:

6/1/2021

EXPECTED PROJECT COMPLETION DATE:

12/31/2021

PROPOSED BUDGET:

FUNDING SOURCE	FISCAL YEAR	\$ AMOUNT
603 Redevelopment Revolving Fund	FY 2022	\$ 100,000
	FY	\$

TOTAL: \$ 100,000**Explain why redevelopment funds are needed to complete this project:**

Undergrounding overhead power is an objective for Redevelopment Area #1.

**Describe how the project will advance at least one of the following factors pursuant to the
Redevelopment Authority Policies and Procedures (check each that apply and describe below):**

- Encourages the creation of new business or other appropriate development.
- Creates jobs or other business opportunities for nearby residents.
- Increases local revenues from desirable sources.
- Increases levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.
- Possesses attributes that are unique, either as to type of use or level of quality and design.

Description of how project will advance the above factors:

Undergrounding of power helps beautify the redevelopment area which in turn spurs economic development. Additionally, the undergrounding power eliminates power poles which often time can encroach into sidewalk areas. When power poles are removed, the corridor is opened up for opportunities for wider walkways and landscaping areas.

COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:

Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):

**REDEVELOPMENT AREA PLAN #1 (DOWNTOWN):**

- Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City's tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City.
- Repair, construct, install, or replace new publicly-owned utility systems such as water, storm drains, and sanitary sewers where existing systems are nonexistent, inadequate, undersized or substandard.
- Improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.
- Develop appropriately designed street lighting, street signage and street furniture systems.
- Provide information and directional kiosks in convenient pedestrian locations.
- Improve the appearance of commercial areas through street beautification programs.
- Encourage more intensive landscaping on Downtown properties and parking lots.
- Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
- Underground present overhead utility systems where feasible.
- Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

Undergrounding of power helps beautify the redevelopment area which in turn spurs economic development. Additionally, the undergrounding power eliminates power poles which often time can encroach into sidewalk areas. When power poles are removed, the corridor is opened up for opportunities for wider walkways and landscaping areas.