



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

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**Staff Report To: Redevelopment Authority Citizens Committee**

**Meeting Date:** September 7, 2021

**Item 4.B**

**Staff Contact:** Hope Sullivan, Director ([hsullivan@carson.org](mailto:hsullivan@carson.org), 283-7922)

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed recommendation to the Redevelopment Authority regarding the V&T Round House Arch conceptual plan and the associated funding of the improvement up to \$256,000 from the fiscal year ("FY") 22 Undesignated funds.

**Staff Summary:** The V & T Round House Arch conceptual plan addresses the reuse of the sandstone blocks from one of the arches of the former V & T Railroad "round house" maintenance building. Department of Public Works staff will present the twelve locations that were considered and the three options selected by an advisory committee. Public Works staff is proposing to pay for the improvement utilizing FY 22 Undesignated funds.

**Proposed Motion:** I move to recommend to the Redevelopment Authority approval of Option \_\_\_\_\_ and the associated funding of the improvement up to \_\_\_\_\_ from the Undesignated funds.

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**DISCUSSION:**

In FY 2021, the Redevelopment Authority allocated \$20,000 to the V & T Round House arch conceptual plan. By way of background, 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.

Department of Public Works staff worked with an advisory committee to review twelve locations. The advisory committee is putting forward three locations for consideration by RACC. Two of the locations are in Mills Park and one location is along Stewart Street near Wright Way and the Department of Motor Vehicles. The cost estimates for design and installation range from \$179,000 to \$256,000. The attached application and associated presentation provide more detail on the sites.

In addition to seeking guidance relative to the preferred location, Department of Public Works staff is seeking a recommendation to fund the improvements from the FY 22 Undesignated funds.

If you have any questions regarding this item, please contact Hope Sullivan 283-7922 or [hsullivan@carson.org](mailto:hsullivan@carson.org).

Attachments:

- A) Redevelopment Funding Request Form with attachment

**Carson City Redevelopment  
Community Development Department**

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



**Redevelopment Funding Request Form**

**PROJECT TITLE:** V&T Engine House Arches Design and Construction

**PROJECT LOCATION:** Mills Park or Near Stewart St/Wright Way

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works (at the request of Redevelopment)

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

283-7378

RRice@carson.org

PHONE #

EMAIL

256,000

\$

REDEVELOPMENT FUNDING REQUESTED

256,000

\$

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The original V&T Railroad Engine House was located in the area of Washington and Stewart Streets. In the 1990's the building was demolished and some of the sandstone blocks were purchased by Carson City. The remaining blocks, which come from two of the access doors, consist of two arch blocks and columnar blocks. In 2020, the Redevelopment Authority asked Public Works to provide options to construct a V&T attraction/structure, using the engine house blocks within the redevelopment district, to highlight the V&T Railroad history in Carson City using the available blocks. An advisory group was formed which developed twelve (12) locations for consideration; three (3) options were selected for progression and additional consideration. The selected locations include two separate locations (2) in Mills Park and one (1) location along Stewart Street near Wright Way and the Carson DMV. The three locations have been designed to be on (or very near) the original V&T railroad alignment. The attraction also proposes a historic storyboard which will contain historic facts about the arches and the rail line.

Option 1, South Stewart Street - Side by Side Arch Through-way (budget \$256,000); Option 2, Oxoby Loop - Engine House Turntable Ruins (budget \$245,000); and Option 3, Washington Street, Double Arch on Track Pathway (budget \$179,000). The advisory group generally considered the Option 2 location as the most preferable due to its location along the original alignment, accessibility and close proximity to parking, and the surrounding atmosphere that Mills Park provides.

**EXPECTED PROJECT START DATE:**

October 2021

**EXPECTED PROJECT COMPLETION DATE:**

October 2022

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 22	\$ 256,000
	FY	\$

**TOTAL: \$ 256,000**

**Explain why redevelopment funds are needed to complete this project:**

The Redevelopment Authority has championed this project, funded the conceptual design, and the Arches are proposed to be built within the Redevelopments 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 attraction/structure using the V&T Engine House blocks will attract visitors to the district which will cause more funds to be spent in Carson City.

**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 V&T Railroad is a big part of Carson City's history. By creating this attraction/structure, more people will visit the downtown area, enjoying the food and other businesses and improving the local economy. The attraction/structure will provide the human scale being able to touch and walk through the arch and taking pictures allowing residents and tourists to enjoy Carson's rich history.

**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:

**APPLICATION SUBMITTAL CHECKLIST:**

Submit one PDF copy of the following:

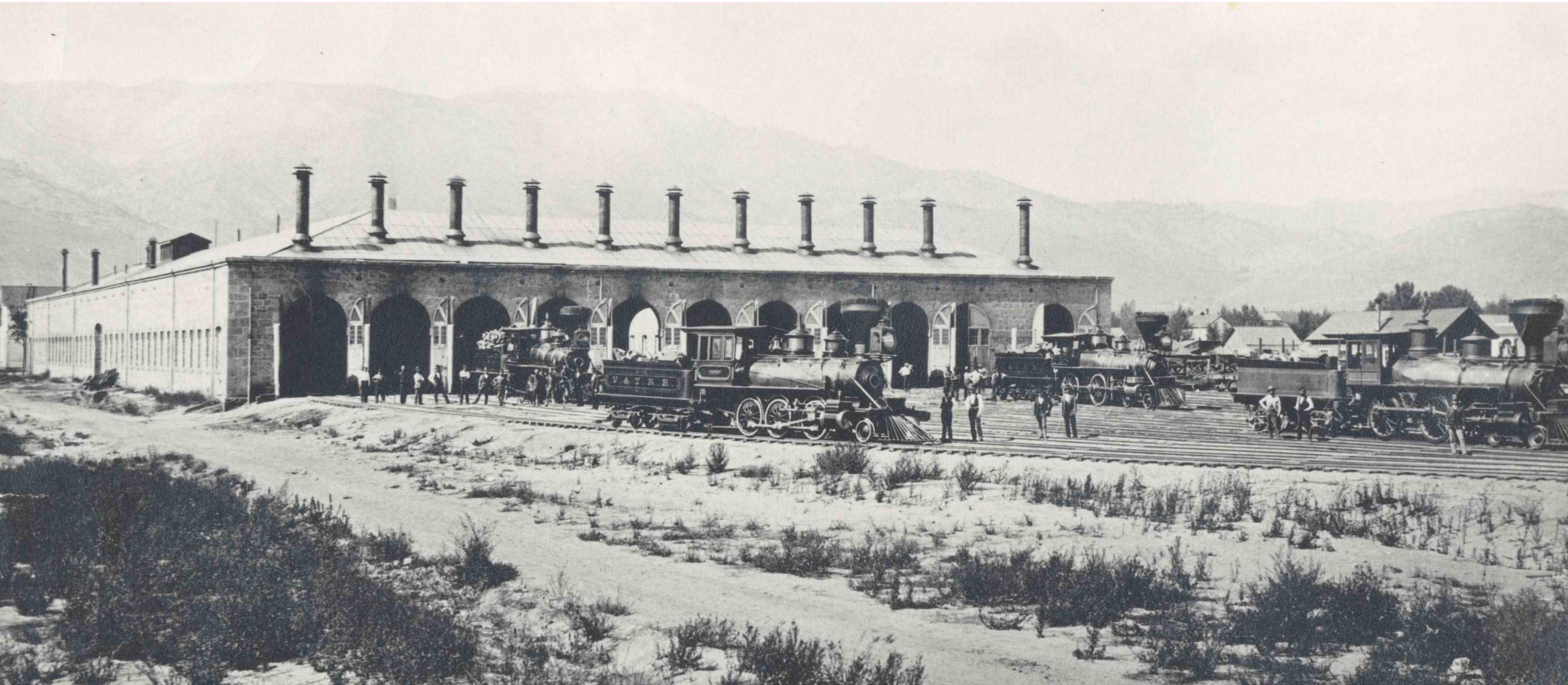
Completed Capital Improvement Funding Request form.

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.

# CARSON CITY V&T ENGINE HOUSE ARCHES DESIGN CONCEPTS

Prepared for Carson City  
July 12, 2021



Prepared by  
**DESIGNWORKSHOP**

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## INITIAL LOCATIONS

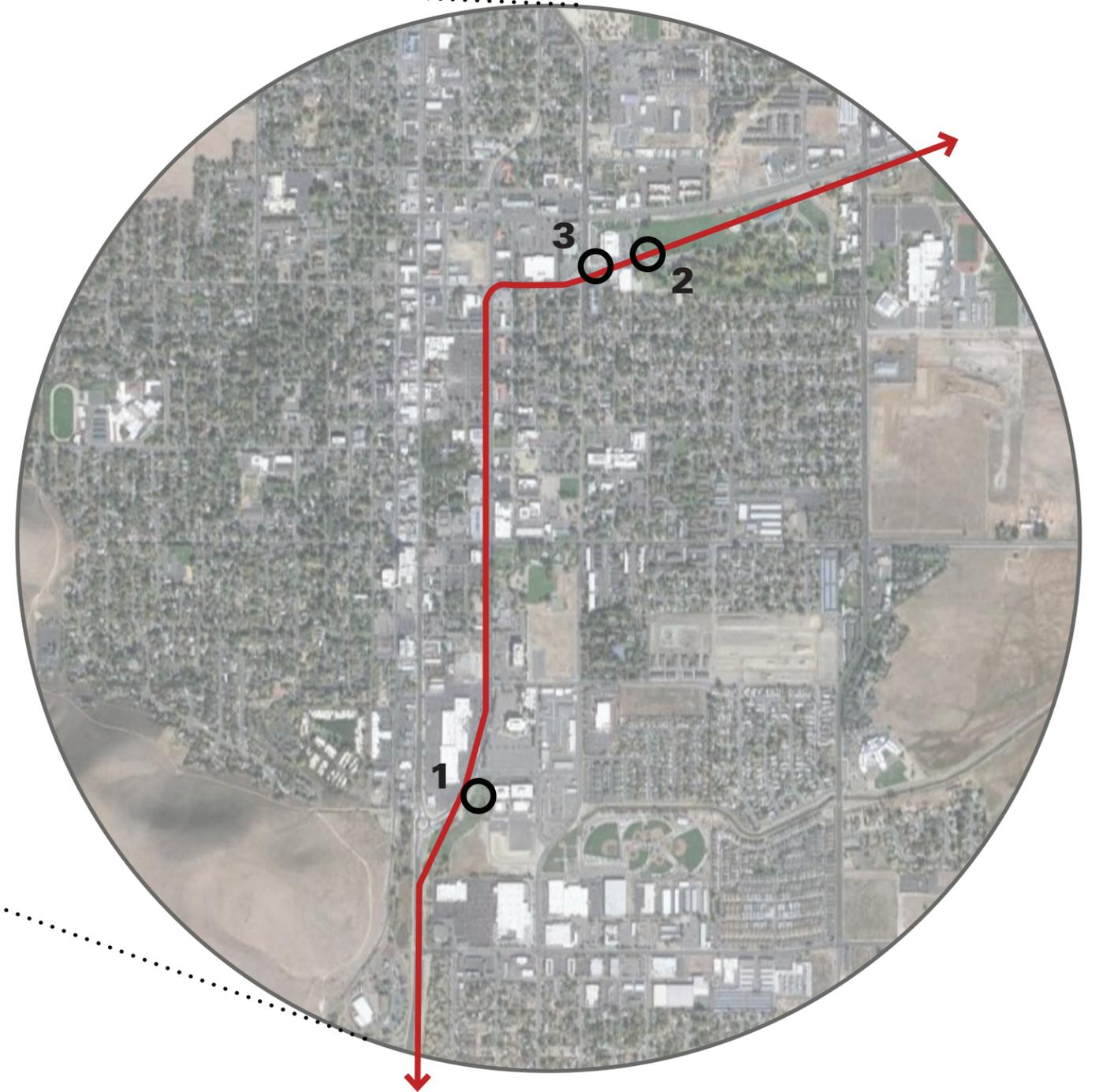
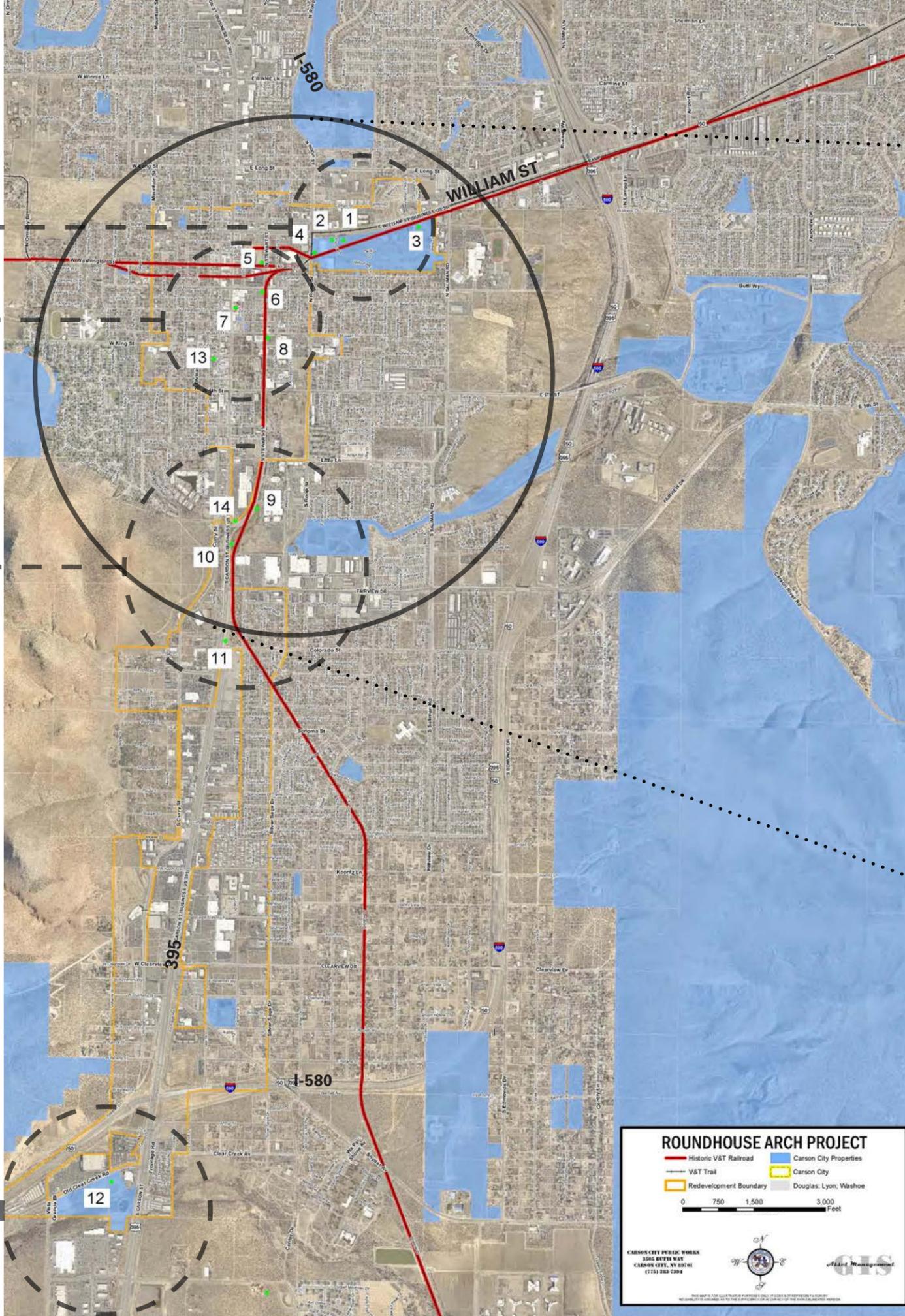
MILLS PARK

DOWNTOWN

SOUTH OF  
DOWNTOWN

FAIRGROUNDS

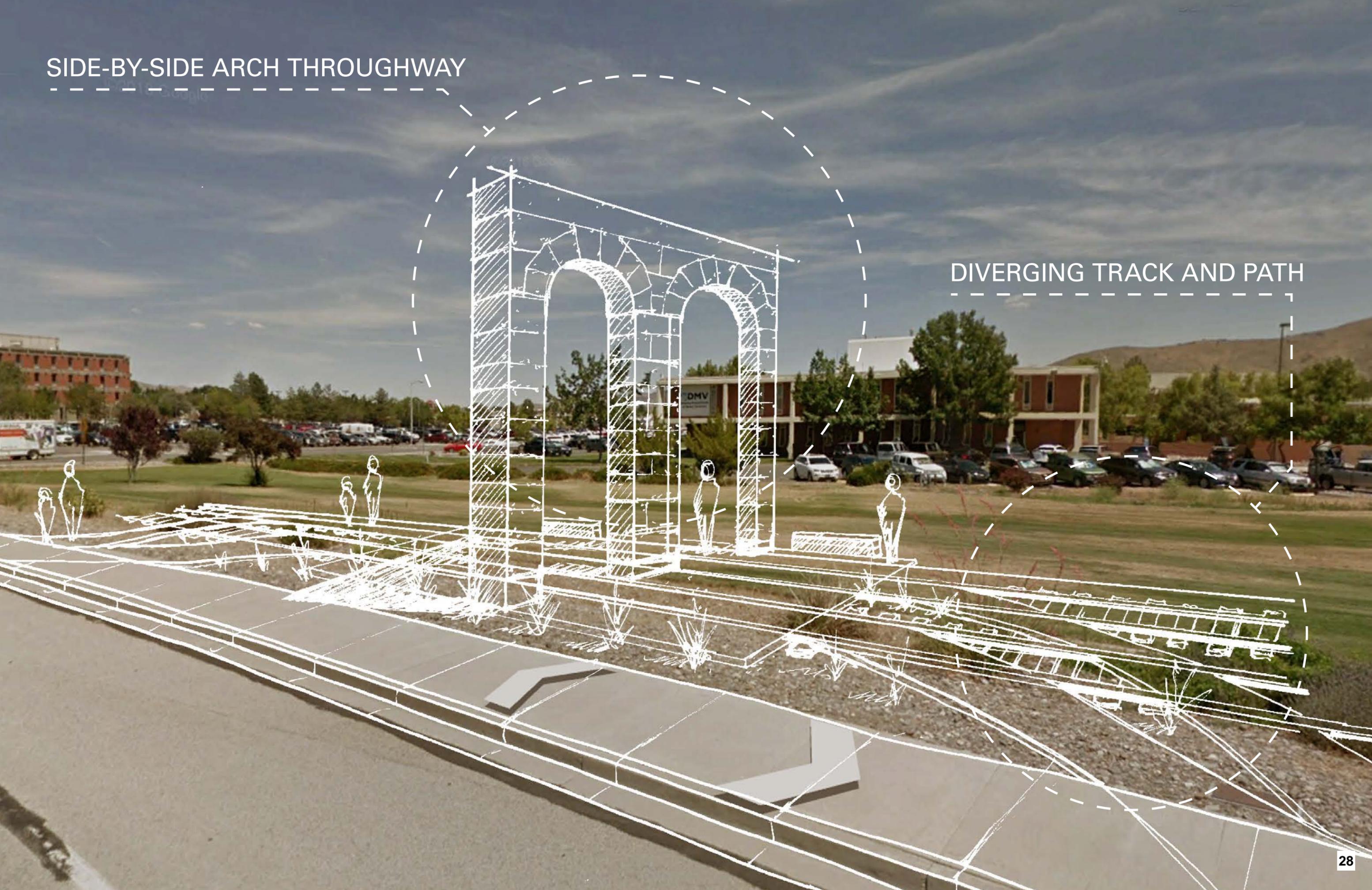
# REFINED LOCATION ALTERNATIVES

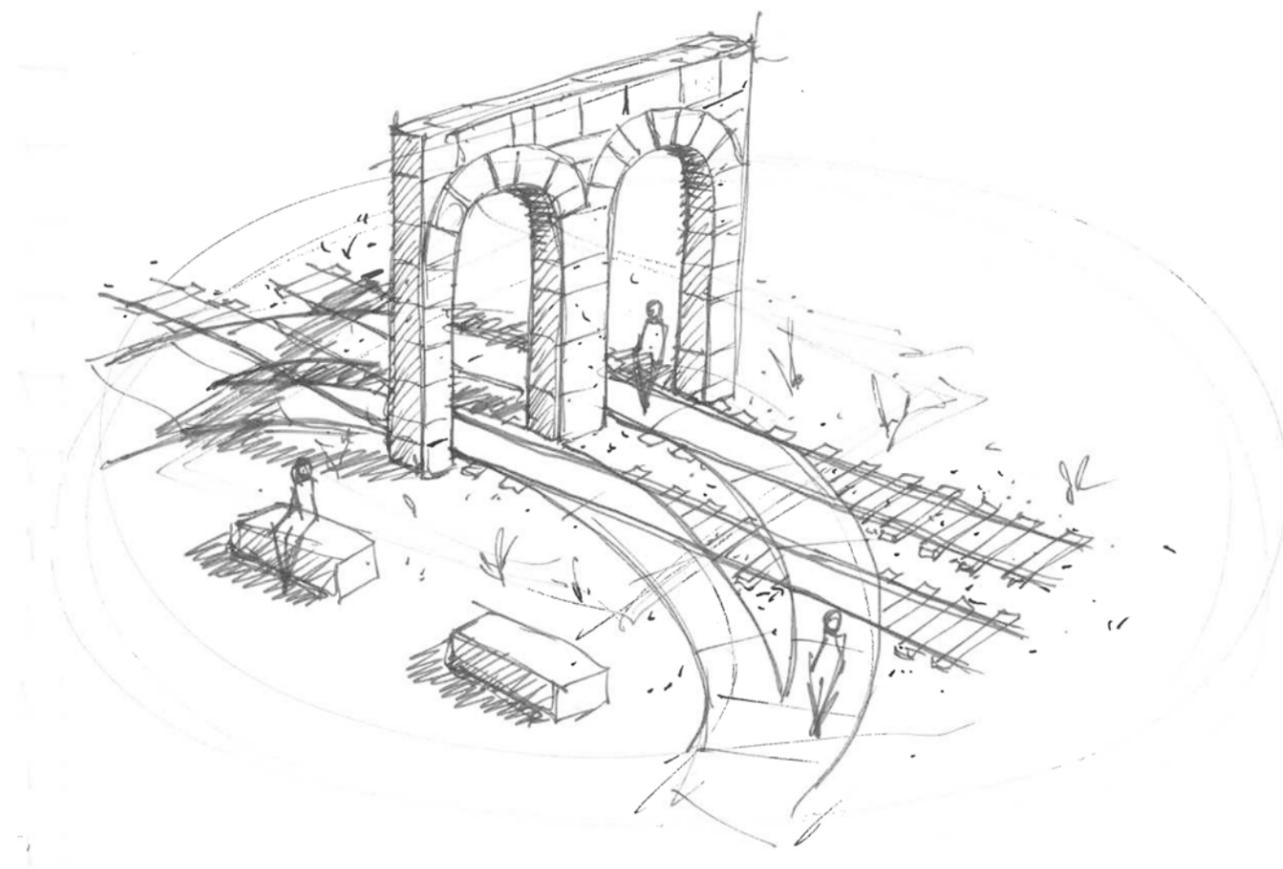


- 1** - SOUTH STEWART ST.
- 2** - OXOBY LOOP
- 3** - WASHINGTON ST.

SIDE-BY-SIDE ARCH THROUGHWAY

DIVERGING TRACK AND PATH





# 1: South Stewart

## 1: SIDE-BY-SIDE ARCH THROUGHWAY

### Inspiration

Design inspiration was taken from the original engine house design - multiple arches side by side. The arches are located over re-laid track along the historical V&T corridor alignment. This shows people where and how trains might have passed through the area, while evoking the history as the tracks fade away into the landscape beyond the arches.

### Usage

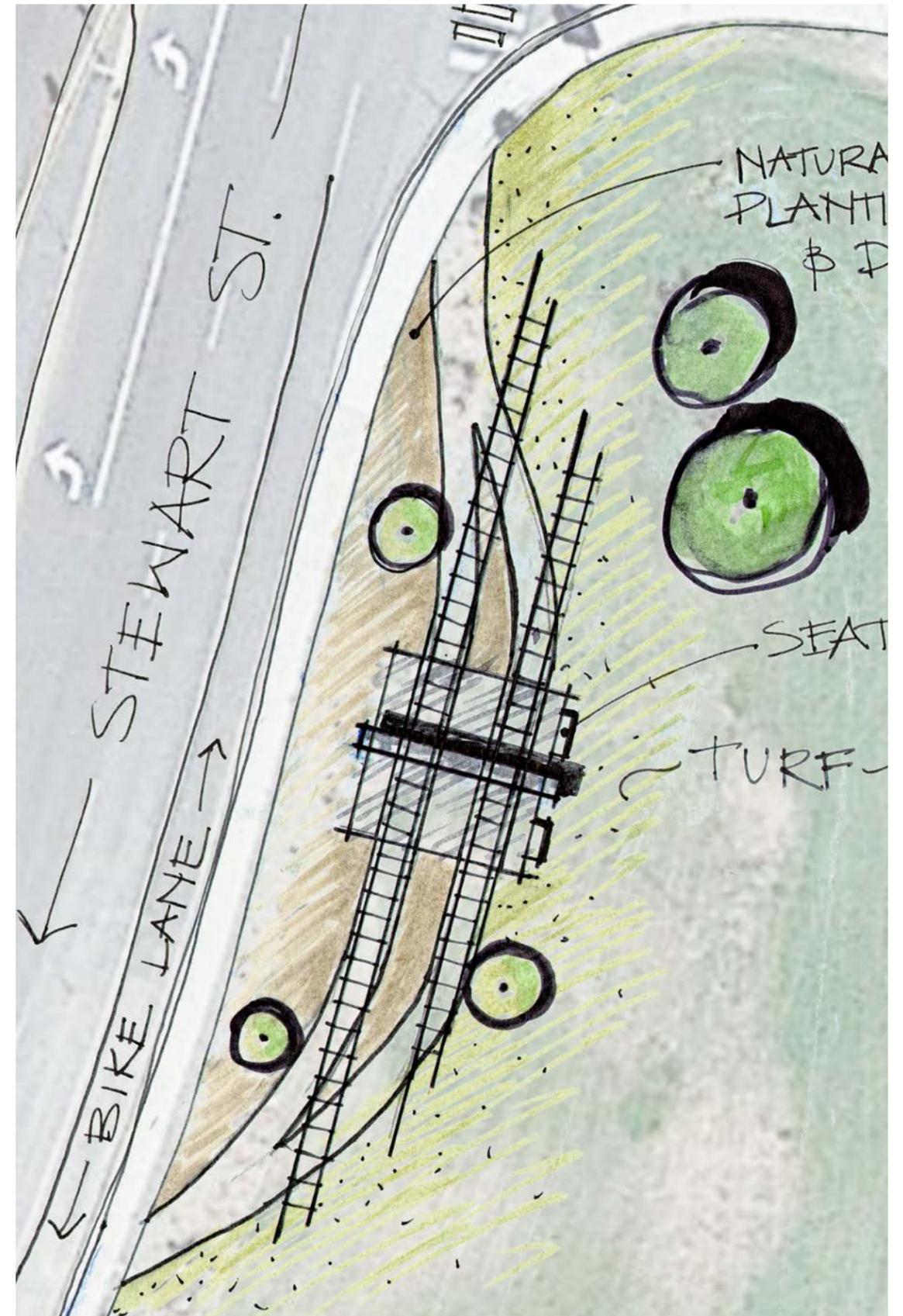
The side-by-side arch throughway concept takes advantage of being located parallel along the Stewart Street corridor. Pedestrians and bicyclists may choose to ride or walk under the pair of arches along the original rail corridor, or stop and sit at one of the benches located in the surrounding plaza.

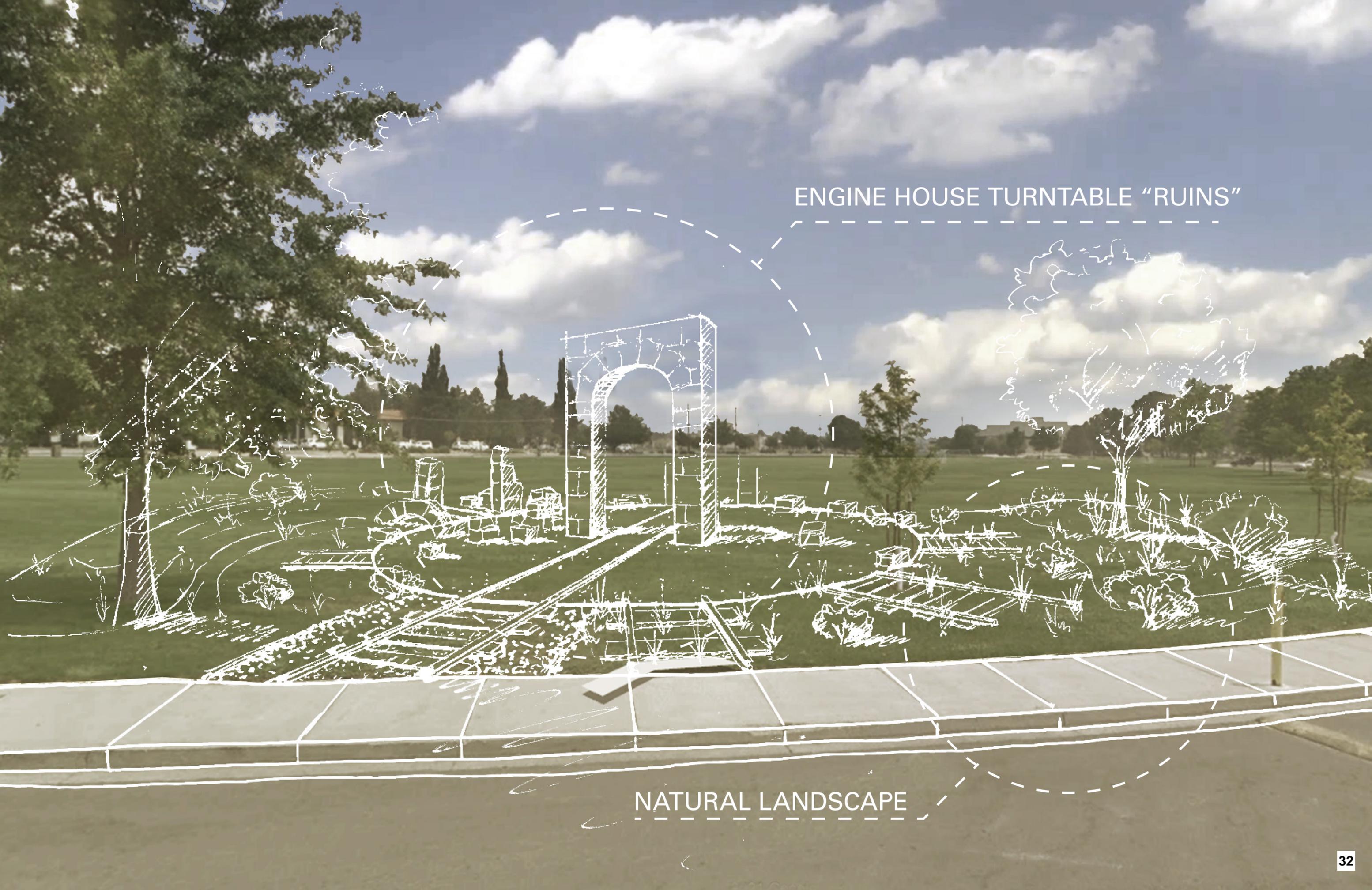
### Implementation

Stone to complete the remainder of the 1 and 1/2 arches would be required in this concept, as well as the necessary materials to complete two sections of railway. Benches may be constructed from old railroad ties or sandstone blocks, as could the plaza area. Significant grading would be required as this site is located within a sloped water retention basin.



# SOUTH STEWART CONCEPT PLAN





ENGINE HOUSE TURNTABLE "RUINS"

NATURAL LANDSCAPE



## 2: Oxoby Loop

### 2: ENGINE HOUSE TURNTABLE "RUINS"

#### Inspiration

Design inspiration was taken from the original engine house's turntable. This railway element becomes the centerpiece of this concept, complimenting the archway. Rather than sourcing additional stone to complete the second arch, this concept embraces the incomplete arch as a functioning ruin. The main track through the plaza follows the historical V&T corridor. Native and naturalized landscape planting help to embrace an old western feel and look.

#### Usage

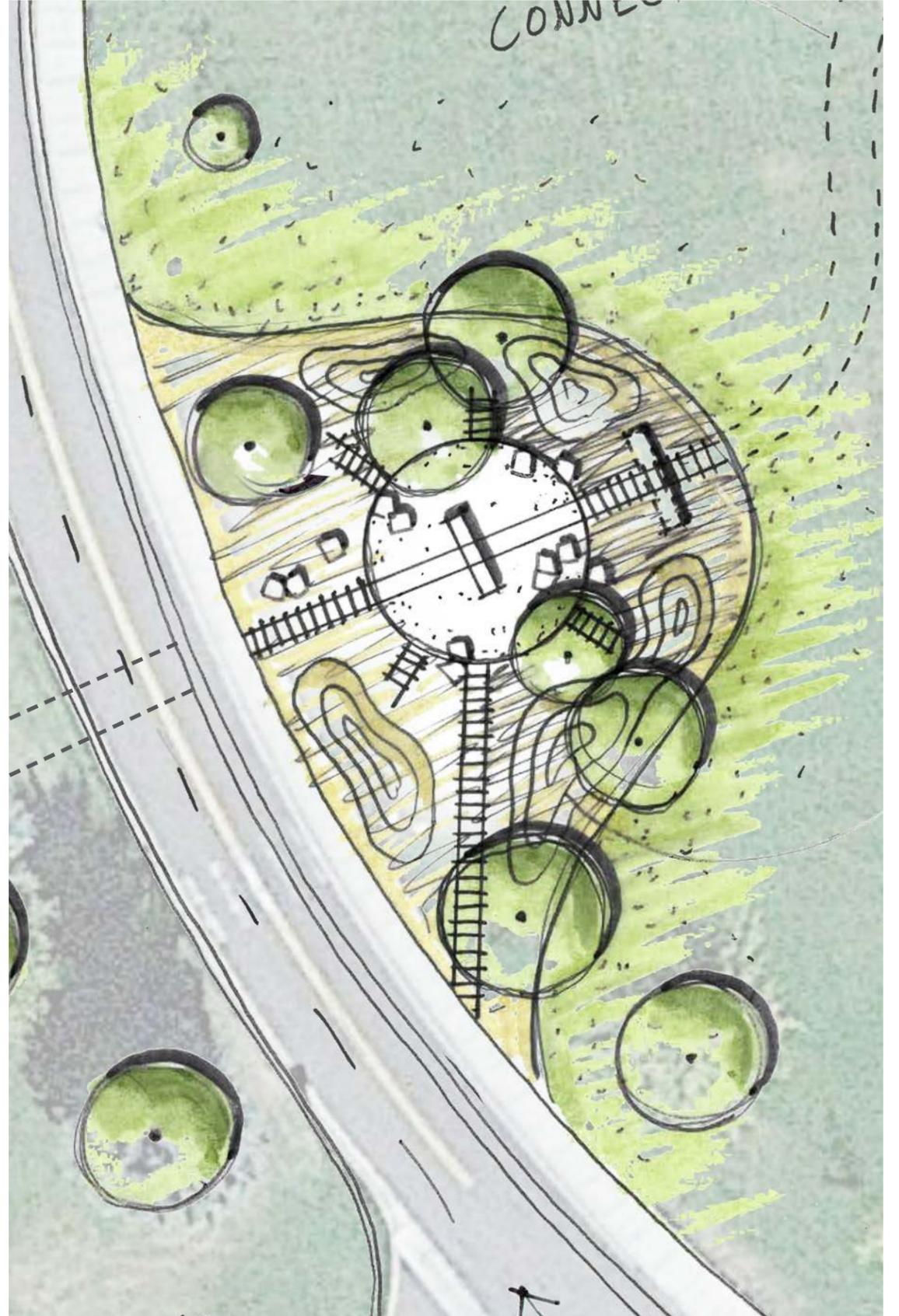
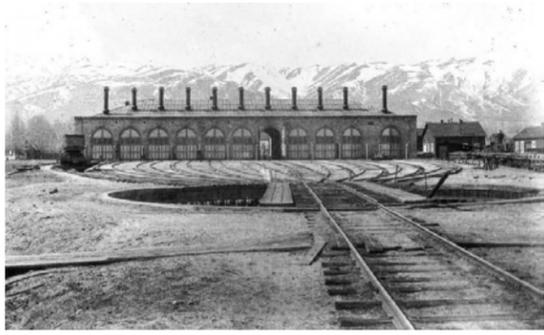
The completed arch stands as a centerpiece for pedestrians and bicyclists to travel under, located in the center or potentially at the entrance. The partially complete "collapsed" arch stone functions as active play for children while large individual "fallen" stones function as dispersed seating throughout the turntable plaza area.

#### Implementation

Stone to complete the remainder of the 1/2 arch would not be unnecessary, negating sourcing new material or additional construction. Material to complete various small sections of railway would be required. Re-grading to create earthen berms surrounding the site would help to enclose the space, in addition to adding trees and native plant material.



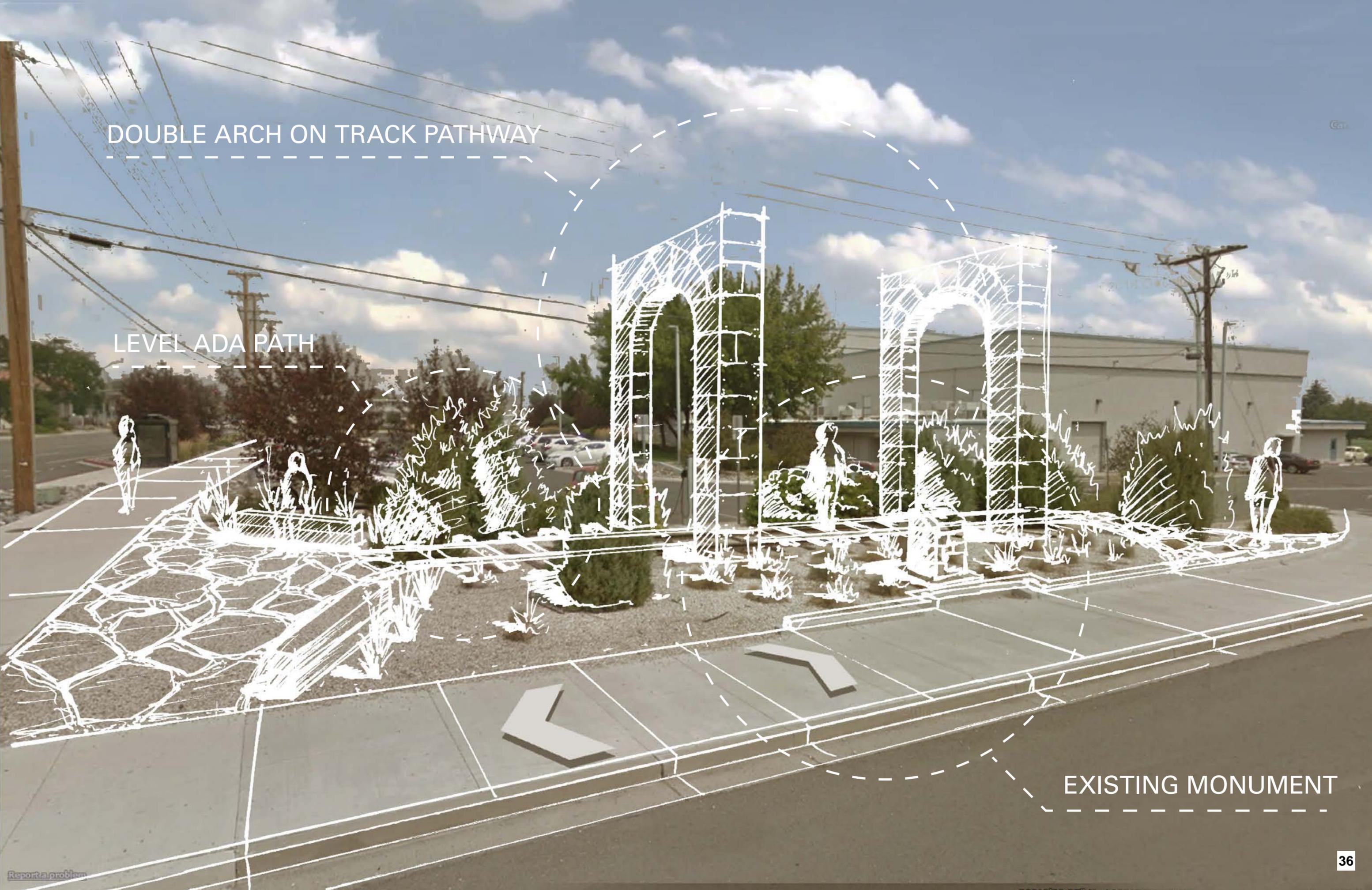
# OXOBY LOOP CONCEPT PLAN

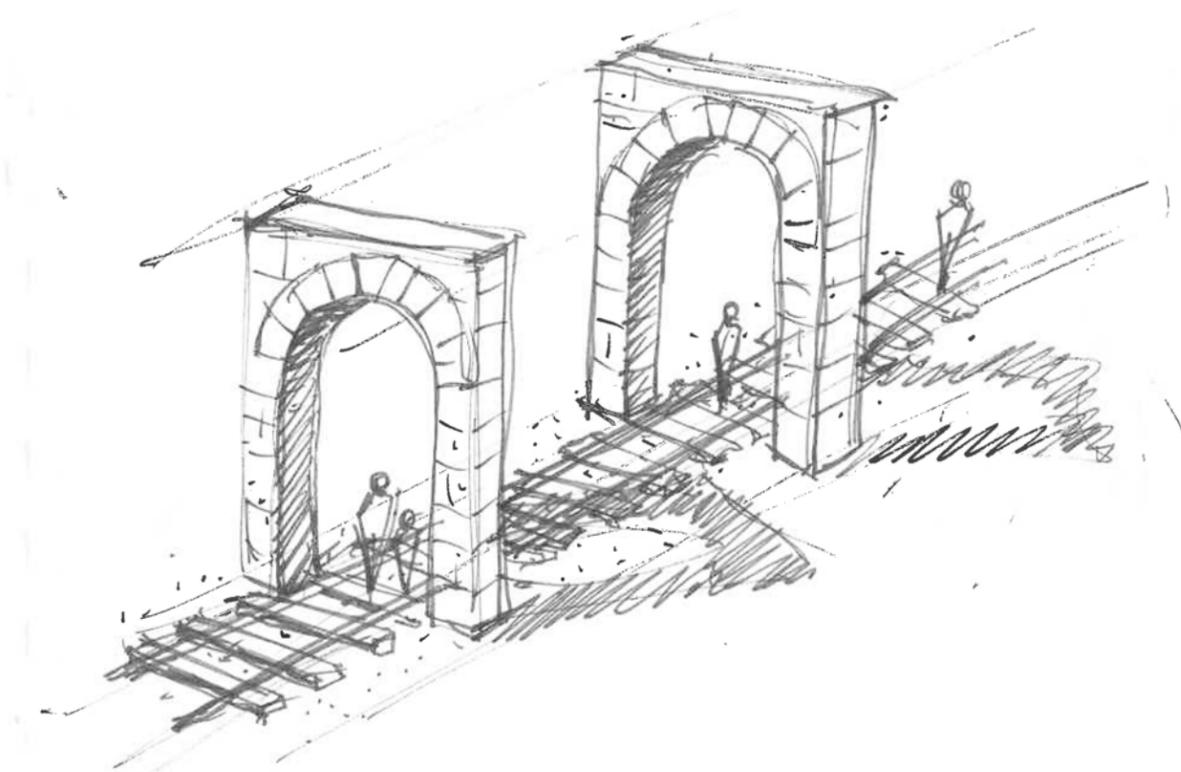


DOUBLE ARCH ON TRACK PATHWAY

LEVEL ADA PATH

EXISTING MONUMENT





## 3: Washington St.

### 3: DOUBLE ARCH ON TRACK PATHWAY

#### Inspiration

Design inspiration was taken from the existing V&T monument in this location, as well as the historic engine house. The double archways on either end of the short section of track create a sense of enclosure, as if one is entering the engine house.

#### Usage

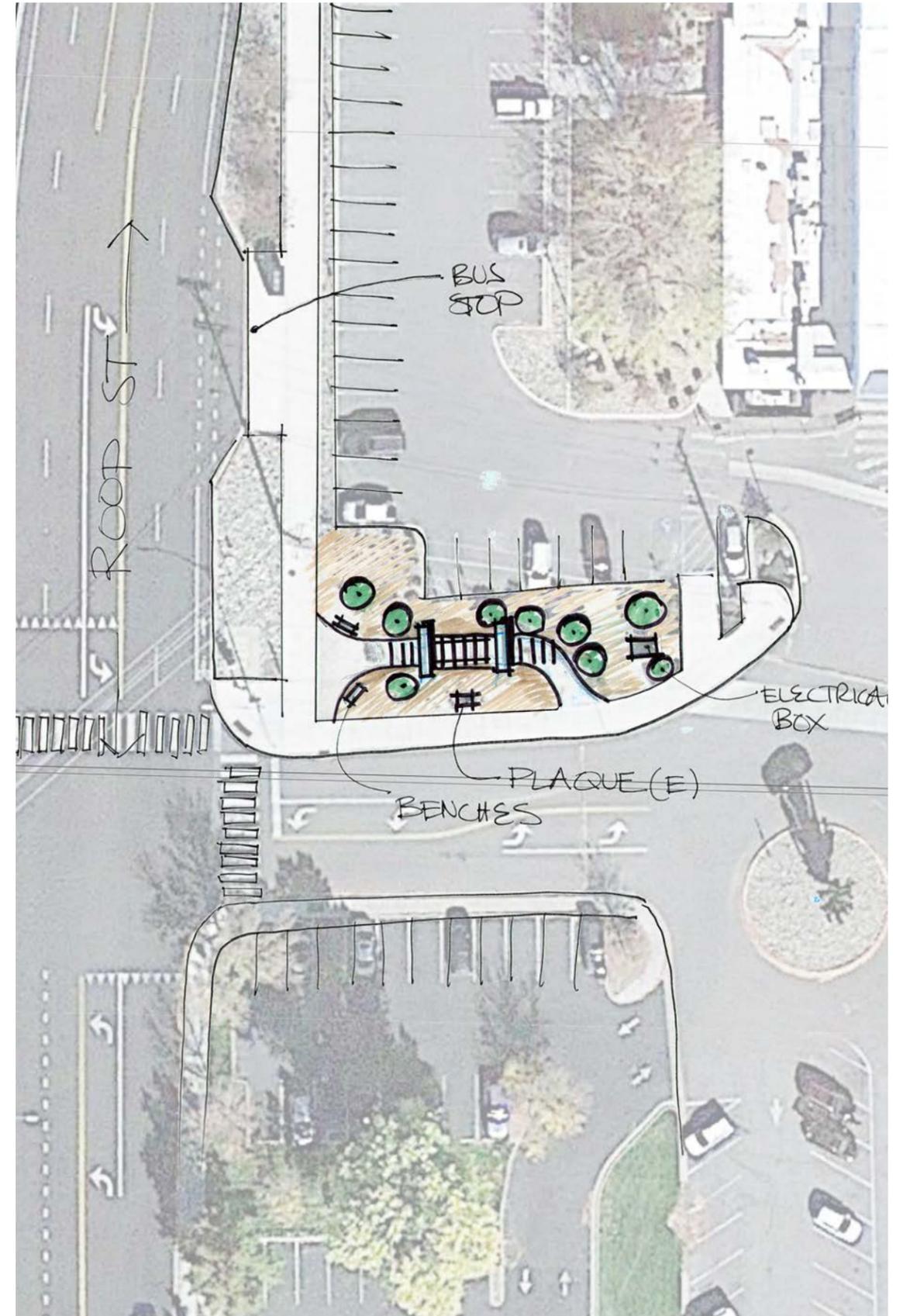
The two completed archways serve to simulate the remains of the engine house, as well as guide the eye of the viewer along the original rail corridor alignment. A small stone plaza with seating faces the roadway and nearby bus station. Users are encouraged to walk along the existing rail pathway as an alternative to the nearby sidewalk.

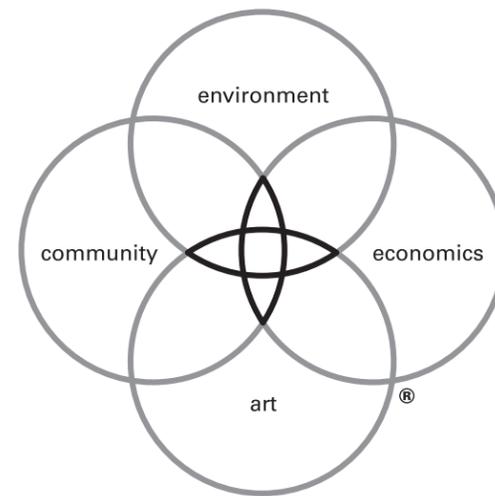
#### Implementation

Stone to complete the remainder of the 1 and 1/2 arches would be required in this concept, although no additional railway materials would be necessary as the track bed is an existing feature. Benches may be constructed from old railroad ties or stone blocks, as could the plaza area. Construction materials would be less in this concept as it enhances an existing memorial site.



# WASHINGTON STREET CONCEPT PLAN





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