

**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

South Carson Street Roundabout (Downtown Gateway Feature)

**PROJECT LOCATION:**

South Carson Street Right of Way

**REQUESTING ORGANIZATION/DEPARTMENT:**

Carson City Parks and Public Works Departments

ORGANIZATION/DEPARTMENT

Sierra Scott

NAME OF PROJECT APPLICANT/LEAD

775.283.7867

[sscott@carson.org](mailto:sscott@carson.org)

PHONE #

EMAIL

\$ 50,000

REDEVELOPMENT FUNDING REQUESTED

\$ 150,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The design, fabrication, and installation of a free-standing, outdoor, original sculpture at the center of the South Carson Street/South Stewart Street Roundabout. The recently completed South Carson Complete Streets Project included landscaping, multi-use paths, street lighting, ADA enhancements, the new roundabout, illuminated pedestrian crossings, enhanced business access, pavement reconstruction, and stormwater and other utility improvements. One of the focal points of the corridor revitalization is the roundabout at S. Carson Street and S. Stewart Street. This roundabout serves as an inviting gateway connecting the busy commercial corridor of South Carson Street and historic downtown Carson City which includes many shops and restaurants as well as the Nevada State Capital and Legislature. The "gateway monument" in the roundabout will be seen as a celebration of our community and provide welcoming aesthetics to pedestrians, cyclists, and motorists entering from all directions of the roundabout. The artist or artist team will be selected following the recommended artist selection process in the Carson City Public Art Policy which includes site visits and meetings for feedback on the design with community members and stakeholders.

**EXPECTED PROJECT START DATE:**

August 1, 2023

**EXPECTED PROJECT COMPLETION DATE:**

March 1, 2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 22	\$ 25,000
	FY 24	\$ 50,000
	FY	\$

**TOTAL: \$ 75,000**

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

Previously, in FY22 redevelopment funds were identified for this project. While the total project cost is estimated to be \$150,000, only \$75,000 is being requested from the redevelopment fund. Based on best management practices and projects similar in size and scope, \$150,000 is a realistic budget. Redevelopment Funds would bridge the funding gap and ensure a quality product to engender community pride through this signature art piece in south Carson City.

**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:

Public art adds enormous value to the cultural, aesthetic and economic vitality of a community. It is now a well-accepted principle of urban design that public art contributes to a community's identity, fosters community pride and a sense of belonging, and enhances the quality of life for its residents and visitors.

In addition to improving traffic safety, public art in roundabouts create an opportunity to promote better quality of life, foster community identity with an emblematic signifier, and develop economic impact through art. Through the following goals, the public art piece will change how both the local community and visitors view the redevelopment area.

The public art piece will:

1. Be site-specific, unique, and inviting
2. Incorporate Carson City symbols, emblems, culture and/or history
3. Include clean, simple lines
4. Be an iconic "gateway" piece
5. Be aesthetically appealing from all directions

**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:

**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:

Roundabouts are a safer alternative to traffic signals and stop signs. The tight circle of a roundabout forces drivers to slow down, and the most severe types of intersection crashes — right-angle, left-turn and head-on collisions — are unlikely.

Landscaping and art within roundabouts create additional traffic circulation benefits because they change the context of where the driver is: The less wide, open, blank concrete, the more apt the driver is to be paying attention to their environment. Research shows that traffic flow improves after traditional intersections are converted to roundabouts.

While the roundabout already exists, the public art piece will not only enhance it aesthetically, but serve as a unique component to draw interest, invoke interpretation and serve as a gateway from south Carson Street.

**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.

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**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Annual Sidewalk and ADA Improvements

**PROJECT LOCATION:**

Multiple Locations throughout Redevelopment Areas #1 and #2, Priority Based Assessment

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

RRice@Carson.org

PHONE #

EMAIL

\$ 1,000,000

REDEVELOPMENT FUNDING REQUESTED

\$ 5,000,000

TOTAL ESTIMATED PROJECT COST

Project Area:

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

As presented on October 21, 2021 Public Works has begun development on a comprehensive sidewalk and ADA improvement plan for Redevelopment Areas #1 and #2. This plan includes both field and desktop study of the areas with the intent to improve accessibility and remove safety concerns from old worn out sidewalks. Many of these areas serve the underserved population which relies on walking baths or bicycles to get to work or necessary services such as the grocery store, pharmacies, or bus stops. Public Works plan will prioritize:

- High Traffic Areas w/ Important Connectivity or Underserved Citizens
- Provides Safe and ADA compliant access
- Sidewalks that serve JAC bus stops
- Alternative modes of transportation to critical Points of Interest
- Enhanced business access to individuals with disabilities

Public Works would like to look at FTA grants to leverage local dollars with FTA funds which will allow us to stretch our resources even further than otherwise possible. Some grants allow for a 80/20 split which could lead to a larger \$1,000,000/year project, if awarded.

**EXPECTED PROJECT START DATE:**

10/1/2022

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2027

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 23	\$ 200,000
603 Redevelopment Revolving Fund	FY 24	\$ 200,000
603 Redevelopment Revolving Fund	FY 25	\$ 200,000
603 Redevelopment Revolving Fund	FY 26	\$ 200,000
603 Redevelopment Revolving Fund	FY 27	\$ 200,000
	FY	\$

**TOTAL: \$ 1,000,000**

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

The fiscal needs of the City's aging infrastructure exceed available funding. Public Works is requesting funding to add additional sidewalk, pedestrian ramps, and ADA improvements through redevelopment Areas #1 and #2. These funds will help to better maintain access for pedestrians and commuters of all abilities while expediting the improvements.

**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:

Old and worn out infrastructure is expensive to maintain and replace. Making this investment in our community could become a catalyst for new businesses or for existing businesses to remodel their own properties. Partnering with our community businesses to tackle these overdue improvements is also a sign of good faith and will encourage those with accessibility needs to use corridors which may otherwise be inaccessible or inconvenient to utilize. Public Works has already been contacted by businesses, adjacent to last fiscal year's sidewalk programs, to coordinate external improvements to their business because of the investments being made.

**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:

New development often complains about the roadblocks associated with developing in Carson City. While this is not isolated to Carson City, Municipal Code requires frontage improvements in many instances. By reducing the frontage needs, businesses may be more inclined to invest in certain areas which would otherwise be cost prohibitive. This project aims to improve ADA access which would in turn reduce frontage improvement needs to future developers. If new development occurs, areas that require utility extensions could become more desirable if frontage requirements were lowered; this project can improve that outcome. Additionally, these improvements will increase safe access to homes, businesses, and the right-of-way by providing adequate corridors with modern and safe ADA improvements. Routes that may have been inaccessible or less desirable could foreseeably encourage different routes by users and new pathways to recreation, entertainment, and public events.

**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:

Much like Area #1, any improvements made in vacant or blighted areas, where sidewalk improvements are warranted, could increase the likelihood of new businesses interest in the affected properties. Additionally, if an interested tenant or developer doesn't feel that their customers can access their property safely and efficiently, they may decide to look into other properties that do have these amenities. Improving our right-of-way to be safe, efficient, and comfortable for all users is key to a thriving and resilient community and to serving new development.

**APPLICATION SUBMITTAL CHECKLIST:**

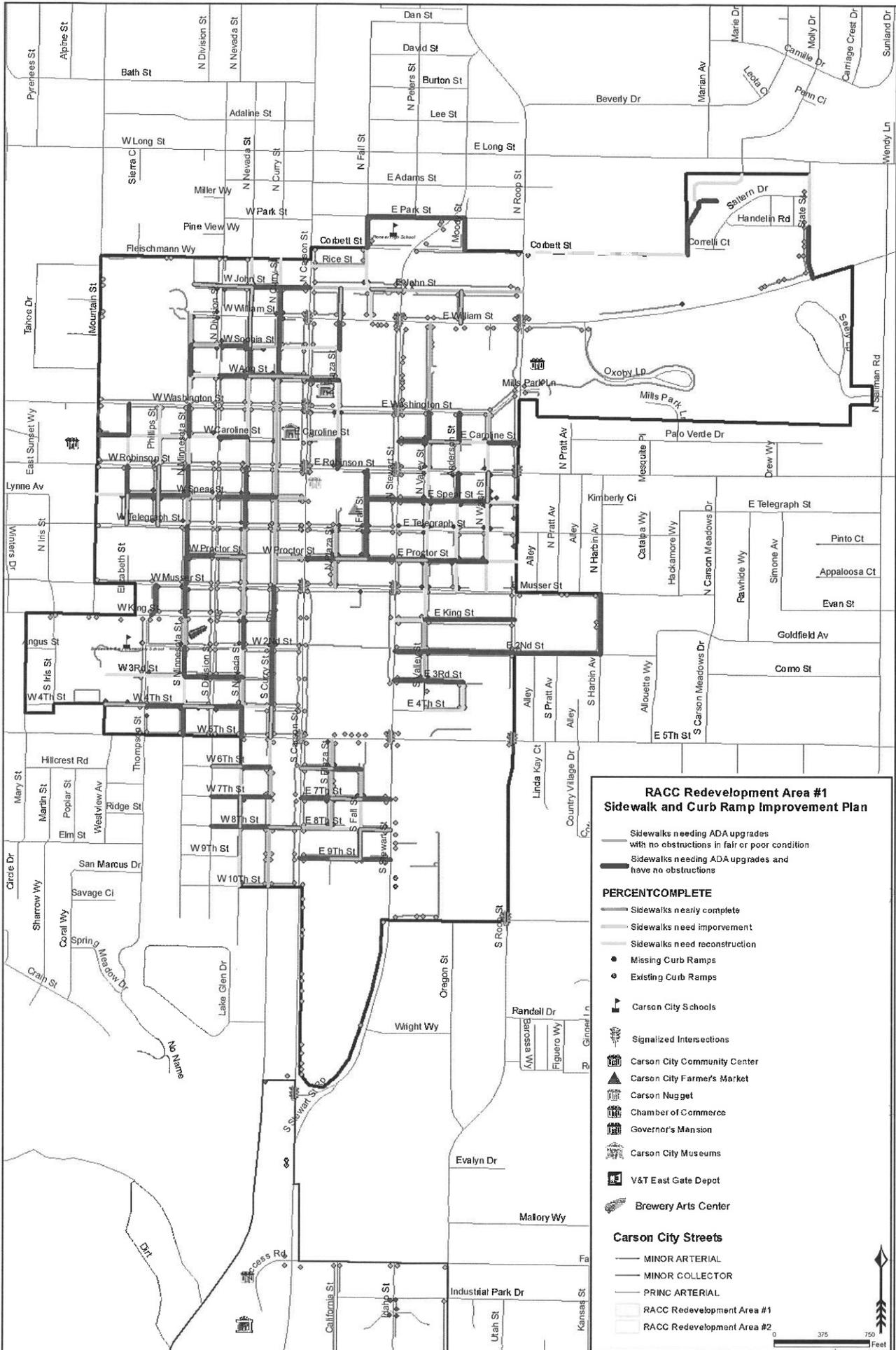
Submit one PDF copy of the following:

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.

# RACC Redevelopment Area #1



# RACC Redevelopment Area #2 Sidewalk Analysis

- Missing Curb Ramps
- Existing Curb Ramps
- ▤ Carson City Schools
- ☒ Active Bus Stops

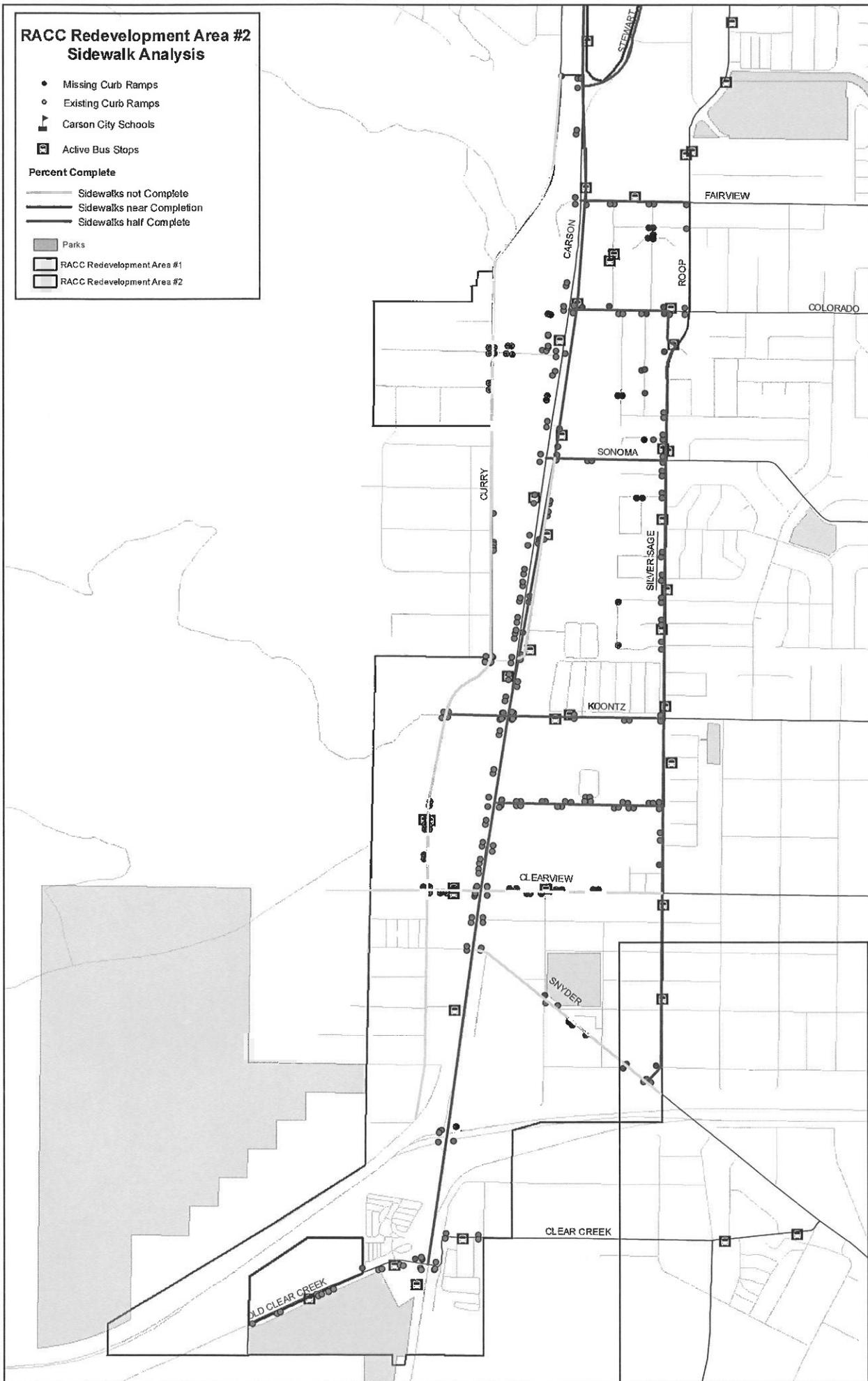
## Percent Complete

- Sidewalks not Complete
- Sidewalks near Completion
- Sidewalks half Complete

▭ Parks

▭ RACC Redevelopment Area #1

▭ RACC Redevelopment Area #2



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**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](mailto:dstucky@carson.org)

PHONE #

EMAIL

\$ 500,000

REDEVELOPMENT FUNDING REQUESTED

\$ 1,300,000

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 improve traffic circulation and accommodate current and future development in the area. This project is 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."

\$50,000 in Redevelopment funds were received in FY22 to partially fund the design of the intersection and traffic signal improvements. This design is underway and anticipated to be completed near the end of the 2022 calendar year. Public Works is requesting \$500,000 in FY24 Redevelopment funds to partially fund the construction of the traffic signal and associated intersection improvements. The remaining portion of the project construction funding would come from transportation funding sources (RTC funds or other sources) and pro-rata cost contributions from new development in the vicinity.

**EXPECTED PROJECT START DATE:**

7/1/2023

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2024	\$ 500,000
	FY	\$

**TOTAL: \$ 500,000**

**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 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 completion of the South Carson Complete Streets Project can indirectly spur economic growth along the South Carson Street corridor.

**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:

**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 completion of the South Carson Complete Streets 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.



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**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

PHONE #

[dstucky@carson.org](mailto:dstucky@carson.org)

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:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
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.
  - 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 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.



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.

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**Capital Improvement Funding Request Form**

**PROJECT TITLE:**  
Concrete walkways replacement

**PROJECT LOCATION:**  
Mills Park - interior pathway

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks and Recreation

ORGANIZATION/DEPARTMENT

David Navarro

NAME OF PROJECT APPLICANT/LEAD

283-7346

[dnavarro@carson.org](mailto:dnavarro@carson.org)

PHONE #

EMAIL

\$ 75,000

REDEVELOPMENT FUNDING REQUESTED

\$ 300,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The replacement of large portions of concrete pathways and intersections within Mills Park. The project scope of work would be to remove heavily cracked and or damaged concrete, ensuring that any existing obstacles or tree roots contributing to damaged concrete are removed, framing and then re-pouring new concrete.

**EXPECTED PROJECT START DATE:**

July 1, 2023

**EXPECTED PROJECT COMPLETION DATE:**

June 30, 2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY23	\$ 75,000
603 Redevelopment Revolving Fund	FY 24	\$ 75,000
603 Redevelopment Revolving Fund	FY25	\$ 75,000
603 Redevelopment Revolving Fund	FY26	\$ 75,000
	FY	\$
	FY	\$

**TOTAL: \$ 300,000**

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

Redevelopment funds are being requested for this project as Mills Park, the largest regional park in Carson City that is centrally located within the Redevelopment District. Mills Park sees tens of thousands of visitors annually, is host to many large events, such as the Nevada State Fair, Epic Rides, RSVP Carnivals, BOOnanza, car shows and Farmer's Market starting in 2023. In addition to these activities it is one of the most reserved locations within the Department, as it has 3 large pavilions, a skate park, and the Marv Teixeira Pavilion. Repair and replacement of the path system will reduce potential safety concerns and provide for a better user experience at programs and events at the park.

**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:

By replacing the heavily damaged and cracking concrete, it would provide a much safer and more accessible passage to visitors and users of Mills park of all abilities, while enjoying the many vendors aligned along the pathways, especially during large special events.

**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:

By repairing the damaged areas it will prevent trips and falls that may occur from the heavily damaged concrete areas. Pedestrian routes of travel and improved circulation for park users of all abilities would be improved with this project.

**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 Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

East William Complete Streets Project

**PROJECT LOCATION:**

East William Street (Carson Street to I-580)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

[rrice@carson.org](mailto:rrice@carson.org)

PHONE #

EMAIL

\$ 385,000

REDEVELOPMENT FUNDING REQUESTED

\$ 17,444,491

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. \$50,000 in Redevelopment funds were received in FY22 to partially fund a corridor study to inform the design of the East William Complete Streets Project. This study is underway and nearing completion. The FY 2022 tentative allocation plan (5-year plan) also included funding requests for engineering design work planned for FY 2023 (\$85,000) and construction in FY 2024 (\$300,000). However, due to the recent award of \$9.3M of a federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant, the project is now progressing much faster with plans to start construction in FY2023 (Spring 2023). Therefore, Public Works is requesting \$385,000 in FY23 Redevelopment funds to partially fund both the engineering design and construction of the East William Complete Streets Project. This funding will help fund the project, but also serve as a portion of the City's local funding match requirements for the RAISE grant.

**EXPECTED PROJECT START DATE:**

7/1/2022

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2023

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2023	\$ 385,000
	FY	\$

**TOTAL: \$ 385,000**

**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 East William Complete Streets Project will be another large, complex project that will include require funding from multiple sources. The City and Public Works staff were successful in receiving a \$9.3M RAISE Grant to supplement the Redevelopment and sales tax funding to complete this project. As part of the RAISE grant application, the City proposed \$8.1M (including Infrastructure Tax, Utility, and Redevelopment funds) in local funding to serve as the local match to the \$9.3M in federal funding to complete the \$17.4M project. As with the other corridor projects, the Redevelopment funds are critical to completing the project and providing a more inviting and aesthetically pleasing corridor.

**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 East William Complete Streets 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 East William Complete Streets 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 East William Complete Streets 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 East William Complete Streets 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

**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.



**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

## East William 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.

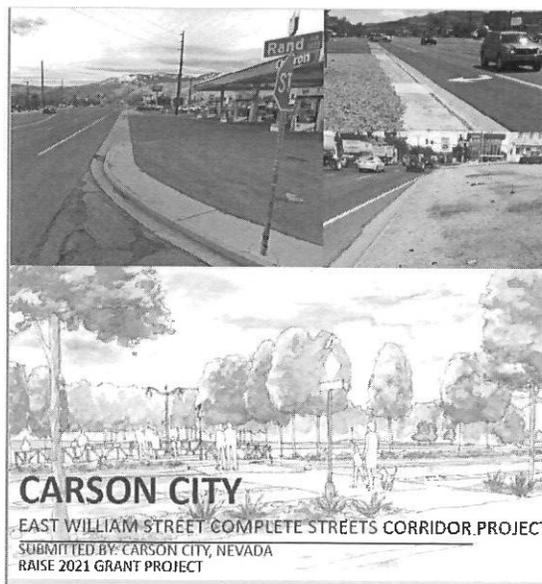
The underground utilities along this corridor have in most cases passed their useful lives in terms of pipe materials that have started to degrade and come apart in recent years. As part of the overall project the City would replace these worn and faulty pipes to insure there is both readily available safe drinking water as well as wastewater facilities that don't contaminate the environment.

Carson City was selected in 2014 as one of three state capitals to work with the EPA on its *Greening America's Capitals* (GAC) project<sup>1</sup>. 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.

### *Project at a Glance*

- 1.5 miles of Commercial Corridor Improvements.
- Conceptual Plan has been completed.
- \$17.4M Construction Cost
- Meets 2 City Strategic Goals of Economic Development and Sustainable Infrastructure.
- 12 months to design and 12 months of construction.



<sup>1</sup> [https://www.epa.gov/sites/production/files/2018-07/documents/gac\\_carson\\_city\\_final\\_report\\_508.pdf](https://www.epa.gov/sites/production/files/2018-07/documents/gac_carson_city_final_report_508.pdf)

**Carson City Redevelopment  
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**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Stewart Street Streetscape and Sidewalk Improvements

**PROJECT LOCATION:**

Stewart Street between Fifth Street and William Street

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

[dstucky@carson.org](mailto:dstucky@carson.org)

PHONE #

EMAIL

\$ 750,000

REDEVELOPMENT FUNDING REQUESTED

\$ 750,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

This proposed project is a multi-phase effort to plan, design and construct sidewalk and other streetscape improvements along Stewart Street between Fifth Street and William Street. Similar to the phased approach completed for Curry Street and funded through Redevelopment funds (FY20-22), Public Works is recommending hiring a consultant to review existing conditions, develop a list of opportunities, and provide conceptual drawings to be incorporated into a future streetscape and sidewalk improvement project along a portion of Stewart Street in order to help match the theme constructed as a part of the Carson Street and Curry Street projects. The 1st phase will help develop a "master plan" for the Stewart Street corridor over the next 3 years. Depending on the results of the concept designs, what types of improvements are achievable along the corridor, and conceptual cost estimates, the City will request subsequent Redevelopment funds for design and construction of these improvements in future fiscal years capital improvement funding requests.

Public Works is requesting FY23 Redevelopment funds to fund the existing condition assessment and development of a conceptual plan and cost estimates of streetscape and sidewalk improvements for the Stewart Street corridor. Expected future Redevelopment funding requests will be to fund the engineering design (estimated \$100,000 in FY24) and construction (estimated \$600,000 in FY25) of the project.

**EXPECTED PROJECT START DATE:**

7/1/2022

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2025

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2023	\$ 50,000
603 Redevelopment Revolving Fund	FY 2024	\$ 100,000
603 Redevelopment Revolving Fund	FY 2025	\$ 600,000
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 750,000**

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

Similar to the other corridor projects completed in Redevelopment Areas #1 (Downtown Carson, Curry Streetscape Projects), Redevelopment funds have been used to fund a portion of the planning, design and construction of these projects. The Stewart Street Project is an opportunity to incorporate future streetscape and sidewalk improvement project along a portion of Stewart Street that match the theme constructed as a part of the Carson Street and Curry Street projects to expand and create uniformity for the greater downtown area. The project fits a number of the Redevelopment Area #1 objectives, including:

- Improving the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.
- Developing appropriately designed street lighting, street signage and street furniture systems.
- Improving the appearance of commercial areas through street beautification programs.

This project is not included in the Regional Transportation Plan (RTP), therefore not a focus or candidate for use of future Transportation funds, therefore Redevelopment funds are the logical funding source if this project were to happen.

**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, the Stewart Street Project will focus on creating a more functional and safer corridor for all users (bike, pedestrian and motorists) and beautifying the corridor. The types of sidewalk, lighting, streetscape improvements and aesthetic enhancements possible as part of this project would help promote human activity and economic development. Additionally, the Stewart Street Project would help carry over the downtown infrastructure themes installed as part of the downtown revitalization projects to a portion of Stewart Street to expand the downtown beautification efforts and create a more appealing and inviting atmosphere for visitors of downtown.

**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 Stewart Street Project will focus on creating a more functional and safer corridor for all users (bike, pedestrian and motorists) and beautifying the corridor. The types of sidewalk, lighting, streetscape improvements, and aesthetic enhancements that may be possible as part of this project would help promote human activity and economic development. Additionally, the Stewart Street Project would help carry over the downtown infrastructure themes installed as part of the downtown revitalization projects to Stewart Street to expand the downtown beautification efforts and create a more appealing and inviting atmosphere for visitors of downtown.

**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 Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

JAC Downtown Transit Center

**PROJECT LOCATION:**

Final Location TBD (Plaza Street, Robinson Street, Stewart Street)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Dan Stucky

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

[dstucky@carson.org](mailto:dstucky@carson.org)

PHONE #

EMAIL

\$ 350,000

REDEVELOPMENT FUNDING REQUESTED

\$ 3,500,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Carson City is pursuing the possibility of relocating and/or expanding the existing transit transfer center (the Downtown Transfer Plaza) along the east side of Plaza Street south of Washington Street to better serve existing passengers as well as to accommodate future transit service growth. This facility would serve as the hub for the Jump Around Transit (JAC) public transit service, as well as the key downtown Carson City stop for other regional transit services such as Washoe RTC Regional Connector service to Reno, Tahoe Transportation District service to Minden/Gardnerville, and Eastern Sierra Transit Authority service to Bishop and Reno.

There are several challenges associated with the existing transit transfer center including a lack of restroom facilities; a lack of passenger shelters, shade structures, and benches; limited lighting; and conflicts with existing driveways and other infrastructure. Carson City, in coordination with the RTC and CAMPO have initiated a feasibility study to evaluate possible transfer center upgrades and alternative locations in the immediate area. The study is anticipated to be completed summer 2022.

Public Works is requesting FY23 Redevelopment funds to partially fund the design (\$100,000) and FY24 Redevelopment funds to partially fund the construction of the identified transit transfer center expansion. The majority of funding for the project would come from Federal Transit Authority (FTA) funds.

**EXPECTED PROJECT START DATE:**

7/1/2022

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2025

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2023	\$ 100,000
603 Redevelopment Revolving Fund	FY 2024	\$ 250,000
	FY	\$

**TOTAL: \$ 350,000**

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

Transit services provide mobility to residents, including access to important educational, medical, recreational, social, and economic services. In addition to being important to residential quality of life in Carson City, public transit services assist in supporting public and private employers and social service programs throughout the region.

Redevelopment Area funds will be used to leverage Federal Transit Administration Funds to support the design and construction of a new transfer center. The transfer center will provide a defined public space allowing transit passengers increased security and service information when transferring between buses. The transfer station will provide restroom facilities for bus drivers, improve safety of pedestrians and passengers, and upgrade sidewalk infrastructure in downtown Carson City.

**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 transfer center will increase awareness about JAC services to encourage use of the transit system not only in downtown, but across Carson City. It will create a defined sense of space in downtown providing new accessible opportunities for existing business and planned residential redevelopments. The transfer center will provide the opportunity to share information about JAC services including route and fare information, and it will allow for better connectivity to other transit providers in the region.

There are currently no defined transit transfer center amenities anywhere in Carson City. The center will create a new transit hub with new unique features in downtown including benches, shade structures, and other infrastructure to support passenger needs.

**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 replace existing sidewalk and other publicly owned facilities and infrastructure. The project will install new transit related features designed to accommodate pedestrian users. The transfer center will allow for information displays regarding JAC services and other City wide activities.

**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:**

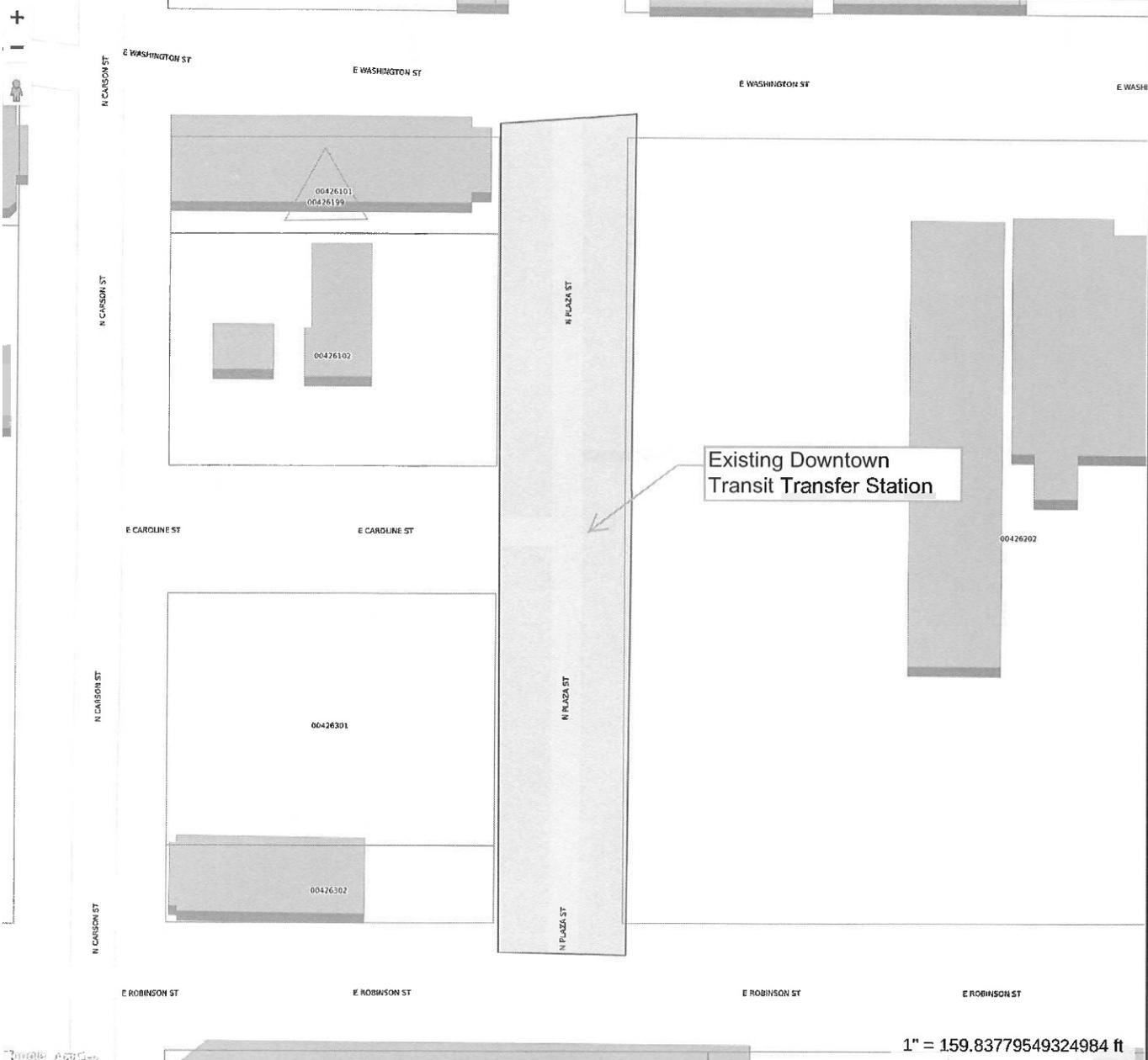
Submit one PDF copy of the following:

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.

### Vicinity Map - Downtown Transit Transfer Center



**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

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

**Carson City Redevelopment  
Community Development Department**

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Community Center interior signage

**PROJECT LOCATION:**

Carson City Community Center

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks, Recreation and Open Space

ORGANIZATION/DEPARTMENT

Eric Klug

NAME OF PROJECT APPLICANT/LEAD

775.283.7421

[eklug@carson.org](mailto:eklug@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:**

New and replacement signage for the interior of the Carson City Community Center to be consistent with the approved Parks, Recreation and Open Space Signage Master Plan. Signage has been updated in some areas of the building already, including at the Robert "Bob" Crowell Board Room and the lobby. These funds, if approved would enable new directional, reservations and activity room signage to better orient users to the facility. Signage will not only help direct users, but improve the overall appearance of the facility as well.

**EXPECTED PROJECT START DATE:**

July 1, 2023

**EXPECTED PROJECT COMPLETION DATE:**

June 30, 2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 24	\$ 20,000
	FY	\$

**TOTAL: \$ 20,000**

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

Through several funding sources, the Community Center is slowly being updated. Funding sources have included: Quality of Life Fund, Redevelopment Revolving Fund, Robert Z. Hawkins Foundation Grant, Chamber of Commerce fundraising, Carson City General Fund and Capital Improvement Funds. While significant improvements have been made to the theater, creating a reservations office and many infrastructure preservation projects, signage is still desperately needed to direct users of the facilities to programs, events and workshops at the facility. Signage will improve the overall impression of the facility and the city, while reducing staff time to direct users.

**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 approved Department Signage Master Plan guides the design elements, with a mountain backdrop to represent the mountains and abundant open space surrounding Carson City. The Department has been working hard to implement new signage throughout the park system. Some signs have been replaced at the Community Center, but much more is needed to provide consistent and effective signage for the public. The signage design was created solely for Carson City and is unique and simple. While the signage won't increase the human activity, it will direct users of the programs, activities and events at the Community Center to their destination and make the facility more user friendly.

**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:

Improved signage will assist users through directional signs, orienting them to recreational opportunities, especially pedestrians at the Carson City Community Center. The CC is a hub for residents and visitors to Carson City, with thousands of participants and spectators at the gym, the theater and in the reservable activity rooms. Currently, signs are dated or lacking, creating a difficult place to navigate, especially for new users. New signage will help orient users, encouraging participation and a positive user experience.

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



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**  
Downtown Trash Enclosure

**PROJECT LOCATION:**  
Redevelopment Area #1- Downtown Corridor

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

[rrice@carson.org](mailto:rrice@carson.org)

PHONE #

EMAIL

\$ 25,000

REDEVELOPMENT FUNDING REQUESTED

\$ 100,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

With many downtown buildings constructed right up to property lines, there is need for more trash enclosures in the downtown. This money would be used to evaluate potential locations and construct the enclosure. This trash enclosure would help alleviate many of the trash issues on Curry and Carson Streets and within the Telegraph alley by giving downtown businesses a proper and centrally located spot to dispose of trash. Over the last couple of years, City staff has met with a number of interested downtown property owners to better understand the need and identify potential locations for the enclosure.

The requested Redevelopment funds would only partially fund the design and construction of the trash enclosure with the remaining funding coming through contributions from adjacent downtown property owners/business.

**EXPECTED PROJECT START DATE:**

7/1/2023

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2024	\$ 25,000
	FY	\$

**TOTAL: \$ 25,000**

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

Due to the constrained right-of-way in the downtown area, many businesses lack adequate space and a centralized location to place their trash enclosures. Therefore trash bins are often left out all across downtown, sometimes located in streets or on sidewalks for long periods of time, which ultimately detract from the beautification investment made in Downtown Carson City through the downtown revitalization projects. Partially funding the project with Redevelopment funds would help move the project forward, while still requiring downtown property and business owners to also invest in this solution. A large, screened, and aesthetically pleasing trash enclosure centrally located in Redevelopment Area #1 would directly contribute to beautifying downtown and keeping more of the public right-of-way open for pedestrians to walk around the downtown 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:

A clean and aesthetically pleasing downtown creates interest and encourages new businesses and developments to be in the area. A clean downtown also creates a space where residents and visitors want to spend time. A centralized trash enclosure would eliminate the cluster of single trash bins sprawled all over downtown, thus creating more open spaces for human activity and less obstructions of sidewalks, alleys and streets.

**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:

Due to lack of space in the downtown corridor, many businesses and property owners don't have proper space to store trash bins, leading to single trash bins spread out across downtown, often times creating obstructions in the public right-of-way. A centralized trash enclosure would help create a cleaner and more aesthetically pleasing downtown, which in turn would improve the appearance of commercial areas, as well as improve the street, highway, bicycle and pedestrian circulation system to assure safe, convenient and aesthetically pleasing access to and throughout the Area.

**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.



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**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Mills Park Marv Teixeira Pavilion sound system renovation

**PROJECT LOCATION:**

Mills Park - M.T.P. (Marv Texeira Pavilion)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks and Recreation

ORGANIZATION/DEPARTMENT

David Navarro

NAME OF PROJECT APPLICANT/LEAD

283-7346

[dnavarro@carson.org](mailto:dnavarro@carson.org)

PHONE #

EMAIL

\$ 50,000

REDEVELOPMENT FUNDING REQUESTED

\$ 50,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The current sound system has not been functional for a few years as speakers have gone out and have been unable to replace the original speakers. This request would be to replace the existing speakers and hardware with an update model for current and future uses of the facility. The Marv Teixeira Pavilion (M.T.P.) is currently used by the Sierra Inline Hockey association and their league affiliates, The Parks, Recreation and Open Space kids camp and special events throughout the year. This upcoming season, the MTP will be the home of the Carson City Farmers Market. By making these improvements to the sound system, it will expand program and event opportunities.

**EXPECTED PROJECT START DATE:**

Fall 2023

**EXPECTED PROJECT COMPLETION DATE:**

Summer 2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY24	\$50,000
	FY	\$

**TOTAL: \$**

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

Redevelopment funds are being requested for this project as Mills Park, the largest regional park in Carson City that is centrally located within the Redevelopment District. Mills Park sees tens of thousands of visitors annually, is host to many large events, such as the Nevada State Fair, RSVP Carnivals, BOOnanza, and car shows. In addition to these activities it is one of the most reserved locations within the Department, as it has 3 large pavilions, a skate park, and the Marv Teixeira Pavilion.

**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:

By replacing the the old sound system, it allows the Parks Department to expand on recruiting new programming and events to allow for more diverse use of the current facility. This would create more pedestrian traffic into Mills Park and the downtown area of Carson City. In addition, it would enhance the experience of the Parks Departments current renters and users of the Marv Teixeira Pavilion.

**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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- 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:  
Updating the current sound system would enhance the renter and users experience and expand on potential new programs, special events and activities. It will allow the Parks Department to increase and provide a more positive and welcoming environment to Mills Park and Downtown Carson City.

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

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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:

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