



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** September 17, 2020

Staff Contact: Lee Plemel, Community Development Director and Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding shade structure alternatives at the Brewery Arts Center, 3rd Street Parking Lot, and McFadden Plaza. (Lee Plemel, LPlemel@carson.org; Darren Schulz, DSchulz@carson.org; and Dan Stucky, DStucky@carson.org)

Staff Summary: As directed by the Redevelopment Authority, City staff worked with a design consultant to develop shade structure concepts and preliminary cost estimates for shade structures in the downtown area at Brewery Arts Center, 3rd Street Parking Lot, and McFadden Plaza. The Board of Supervisors may provide direction to staff regarding which alternatives to pursue and bring back to the Redevelopment Authority and Board of Supervisors for funding authorization.

Agenda Action: Formal Action / Motion **Time Requested:** 15 Minutes

Proposed Motion

I move to direct staff to prepare a Resolution for funding the shade structure project located at

Board's Strategic Goal

Quality of Life

Previous Action

December 2, 2019: The Redevelopment Authority Citizens Committee (RACC) recommended approval of the following funding by a vote of 4-1 (2 absent) for the 3rd Street Parking Lot:

- 1) \$190,000 per original parking lot rehabilitation approval;
 - 2) \$80,000 in additional funds for tree removal and associated costs;
 - 3) \$160,000 in additional funds for parking lot reconfiguration (reducing access points, new landscape areas);
- for a total project funding of \$430,000 for the above-noted improvements. In addition, the motion stated that the request for \$50,000 for electrical upgrades for events may come back for approval subject to more information being presented regarding events that could use the upgrades. The dissenting vote on the motion was opposed to the reconfiguration of the parking lot, but supported the original rehabilitation with the tree removal.

December 19, 2019: The Redevelopment Authority took no action on the 3rd Street Parking Lot improvements but directed staff to prepare a scope of work for design services to evaluate possible shade structures at McFadden Plaza and the Brewery Arts Center in addition to the 3rd Street Parking Lot.

March 19, 2020: The Redevelopment Authority approved the expenditure of \$12,600 for the conceptual design of event structures, including the development of preliminary cost estimates, for three locations including the Brewery Arts Center, 3rd Street Parking Lot, and McFadden Plaza to accommodate special events. Since

receiving this direction, staff has worked with a consultant to develop the concepts and estimates to bring back to the Redevelopment Authority for consideration and direction.

Background/Issues & Analysis

On December 19, 2019, the Redevelopment Authority discussed the potential expenditure of funds for the design and construction of the 3rd Street Parking Lot Rehabilitation Project to include shade structures and other upgrades to accommodate special events. During this discussion, the Authority directed staff to work with a design consultant to develop a scope and fee for the conceptual design of downtown shade structures at the Brewery Arts Center, McFadden Plaza, and the 3rd Street Parking Lot to determine the most appropriate location for the improvements to accommodate special events. Funding for the contract with Design Workshop for \$12,600 to develop design alternatives and preliminary cost estimates for the three downtown locations was approved by the Authority on March 19, 2020.

For the locations on City owned property (3rd Street Parking Lot and McFadden Plaza) where the City would be responsible for maintenance of the shade structure, only permanent type structures were considered, as the liability and maintenance responsibilities associated with “shade sail” or temporary fabric type structures was not something City staff was willing to consider. The costs for the shade structures range from approximately \$56,000 to \$152,000, therefore representing a significant investment. The City has made a significant investment recently to replenish the urban tree canopy through the planting of many trees and landscaping as part of the Downtown Carson and Curry Streetscape Projects. New trees are also planned as part of the 3rd Street Parking Lot improvements. In consideration of these recent and planned actions, there will be significant growth in the urban tree canopy over the next 20 years, thus providing an abundance of “new” natural shade options in and around downtown Carson City.

The various shade structure options and cost estimates are attached. The Redevelopment Revolving Fund currently has approximately \$113,000 available in undesignated funds that could be allocated to one of these projects (see attached Redevelopment project budget allocations for FY 2021 and future years). More undesignated money will likely become available after the first round of FY 2021 budget augmentations, which will include the roll-forward of various budget savings from FY 2020. If additional funds are still needed for any of the proposed shade structure options, the project could be delayed until the additional funds become available in FY 2022, after July 1, 2021.

Staff has the following comments for discussion purposes regarding the proposed alternatives:

- 3rd Street parking lot alternative:

This was the originally proposed location for a shade structure that initiated the discussion regarding other possible locations. The purpose of locating a shade structure here would be to accommodate the Saturday farmers market, which is held there every Saturday through the summer, as well as providing an alternative location for other special events. With the reconfiguration of the parking lot that has been approved, several large trees will have to be removed and the shade structure will help replace some of the shade lost by the removal of the trees. This is the preferred location of the Saturday farmers market operator, as it provides good access to customers in close proximity to other downtown businesses. (See the attached comments from the farmers market manager.)

- Brewery Arts Center alternative:

The Board of Supervisors directed staff to explore the Brewery Arts Center (BAC) as an alternative location for the farmers market and the shade structure. Though unsolicited by BAC management, they are open to considering allowing the farmers market at that location and are supportive of receiving Redevelopment funding to place shade structures in their plaza area. The shade structure at this location could be mutually beneficial to the BAC and the farmers market, with the BAC able to use the shade structures for other events that are conducted there. The BAC would have to accept the maintenance of the structures at this location. However, for the farmers market, this is not the preferred location because it is not as close to downtown business, and the surrounding parking is generally within residential neighborhoods.

- McFadden Plaza alternative:

This alternative was added due to comments regarding the current lack of shade on the plaza. It would not accommodate the farmers market, but it would provide additional shade for visitors and other events on the plaza. While this would provide additional shade, staff notes that the trees within the plaza were designed to provide shade as they mature, though this will certainly take some time.

Conclusion:

Based on the direction from the Board of Supervisors at this meeting, staff will bring a Resolution back to the Redevelopment Authority and Board of Supervisors in October to authorize the expenditure for the design and construction of the applicable shade structures.

Attachments:

- 1) Shade structure concepts and cost estimates
- 2) Redevelopment discretionary funds allocations
- 3) Letter from Farmers Market Manager

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 279 (Redevelopment Authority Policies and Procedures)

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: P751020001 - Downtown Redevelopment Area Improvements - 6037510-507010 Capital Improvements

Is it currently budgeted? No

Explanation of Fiscal Impact: There are undesignated funds available in the FY 2021 Redevelopment Revolving Fund of approximately \$113,000, though more may be available after the first FY21 augmentations to include savings and roll-forwards from FY20.

Alternatives

Do not fund a shade structure at this time, or provide other direction to staff.

Attachments:

- [1.Shade Structures with design fee.pdf](#)
- [2.Shade structures Redevelopment funds.pdf](#)
- [3.Shade structures-Letter from Farmers Market Manager.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

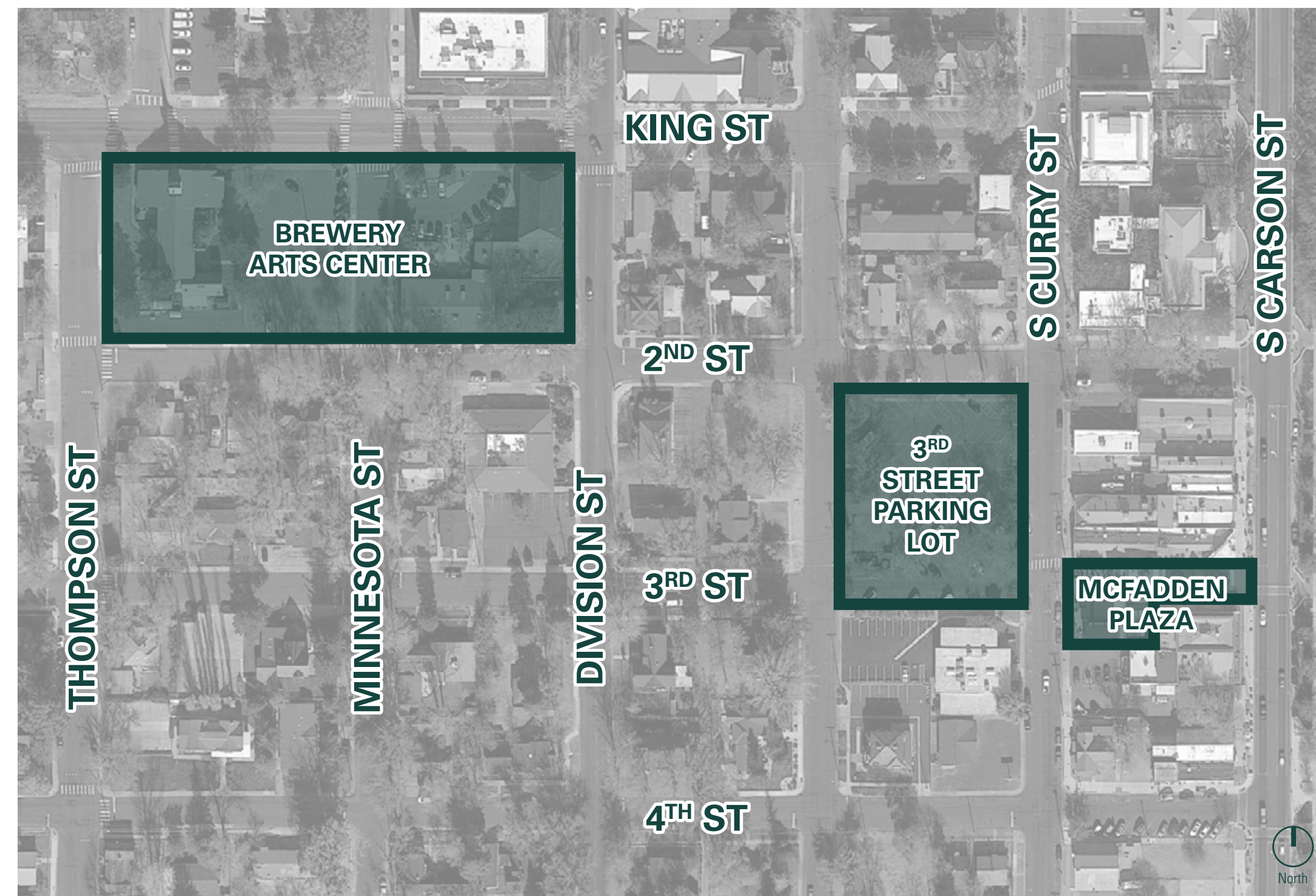
CARSON CITY DOWNTOWN SHADE OPTIONS

EXISTING CONDITIONS & OPPORTUNITIES

PROJECT AREAS

There are three separate areas around Downtown Carson City that are being studied for additional shading opportunities. The project areas include:

- Brewery Arts Center
- 3rd Street Parking Lot
- McFadden Plaza



BREWERY ARTS CENTER



3RD STREET PARKING LOT



MCFADDEN PLAZA

SHADE STRUCTURE TYPES



1. FABRIC CANOPY

Opportunities for porous fabric shade coverings mounted to poles and/or buildings are possible in all options. They are cost effective, with a wide range of colors, shapes, and sizes but require higher maintenance than other materials.



2. PERFORATED METAL CANOPY

Opportunities for patterns or decorative designs.



3. SOLID METAL CANOPY

Solid canopy to maximize shade. These can include solar panels.



4. METAL TRELLIS

Allows filtered light and modular pieces to be fabricated.

DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

BREWERY ARTS CENTER CONCEPTUAL DESIGN

CONCEPT 1 ESTIMATE: \$97,500

- Provides shade in a flexible manner that can be adjusted with future plans for site improvements.
- Shade structures can be metal or fabric designed with shapes that march across the site providing visual interest with large areas of shade for events.



DOWNTOWN CARSON CITY SHADING DESIGN

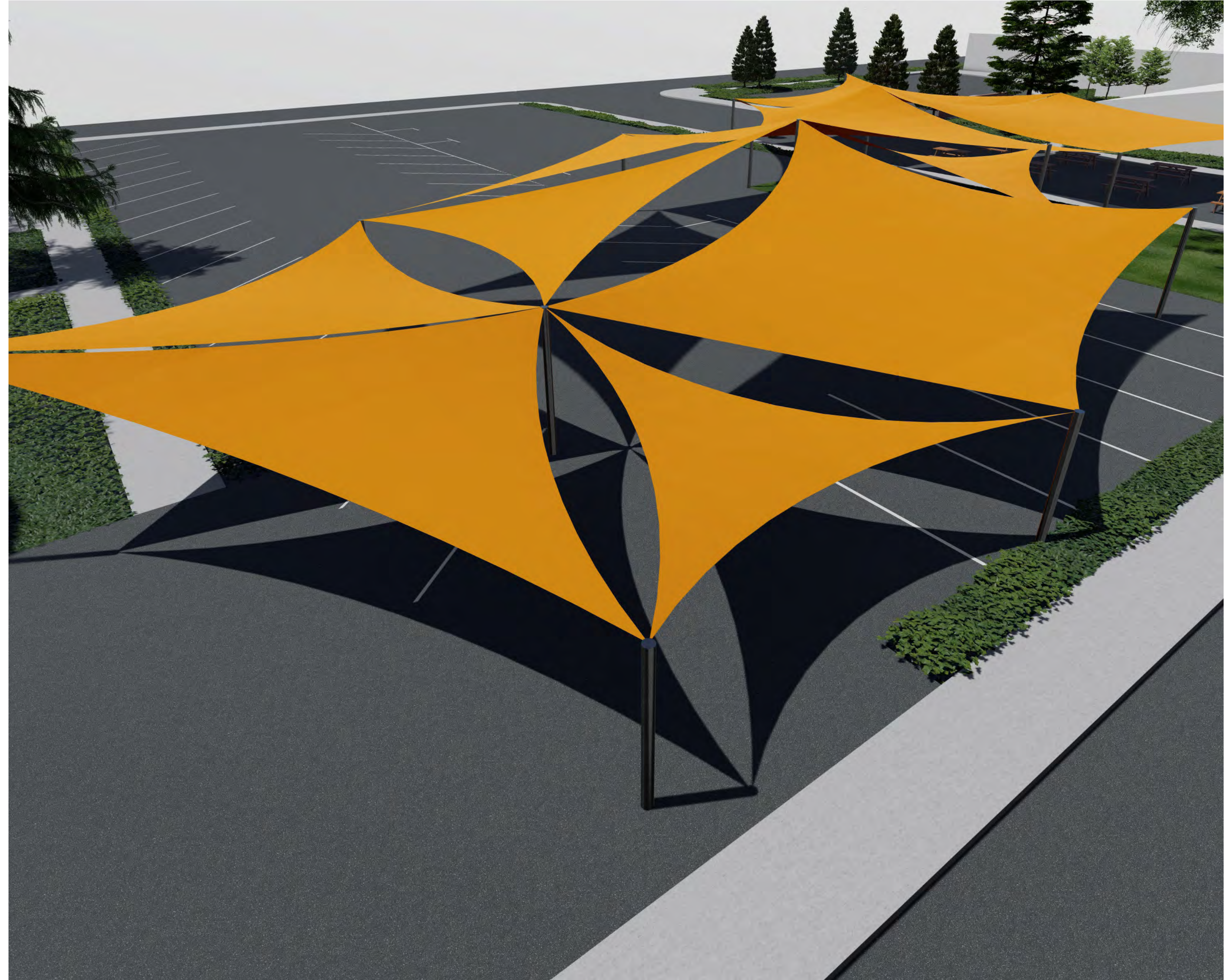
Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

BREWERY ARTS CENTER CONCEPTUAL DESIGN

CONCEPT 1 ESTIMATE: \$97,500



DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

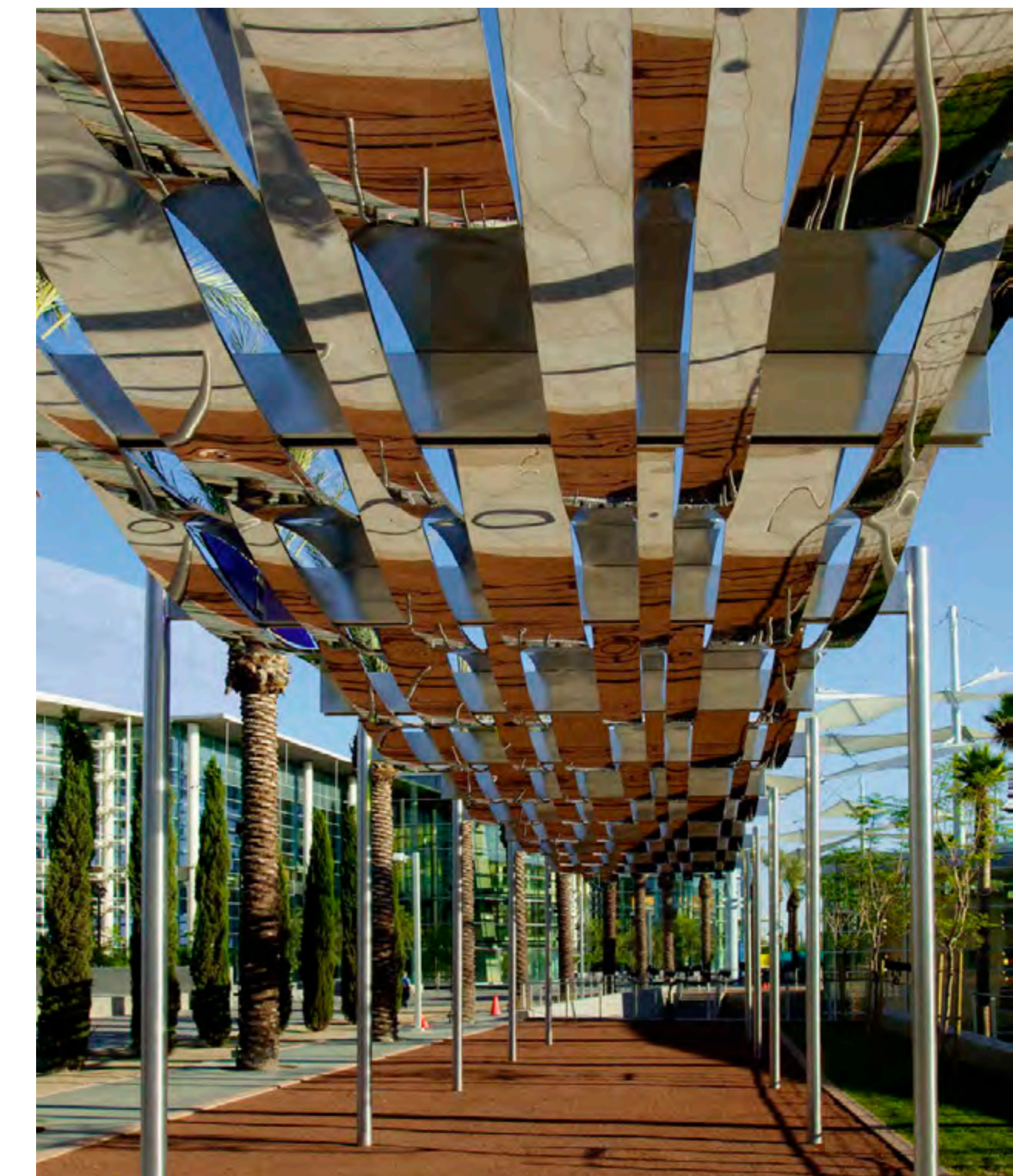
DESIGNWORKSHOP

August 6, 2020

BREWERY ARTS CENTER CONCEPTUAL DESIGN

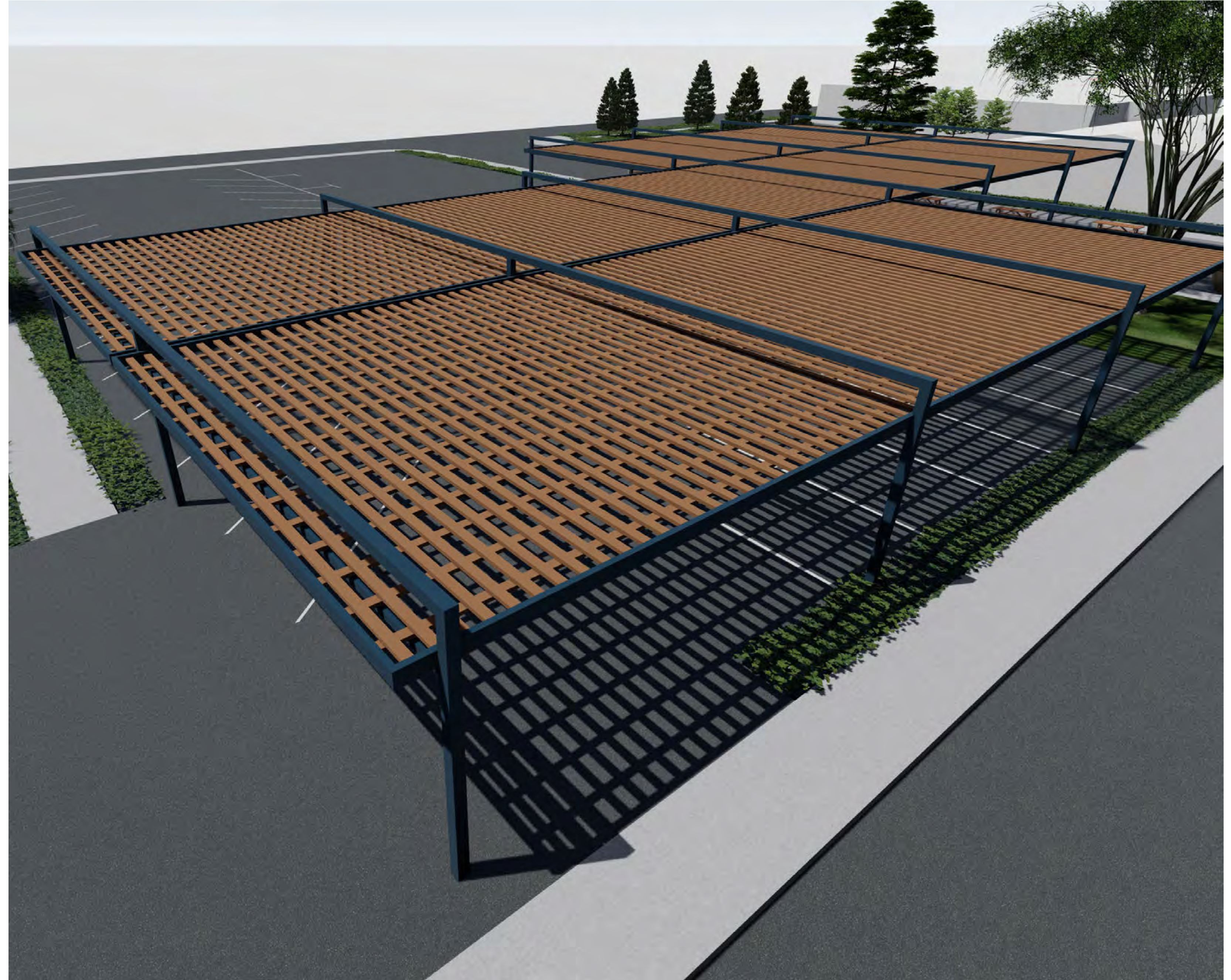
CONCEPT 2 ESTIMATE: \$152,000

- Provides shade in a flexible manner that can be adjusted with future plans for site improvements.
- Shade structures can be metal or fabric - rectilinear in shape defining the outdoor spaces.



BREWERY ARTS CENTER CONCEPTUAL DESIGN

CONCEPT 2 ESTIMATE: \$152,000



DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

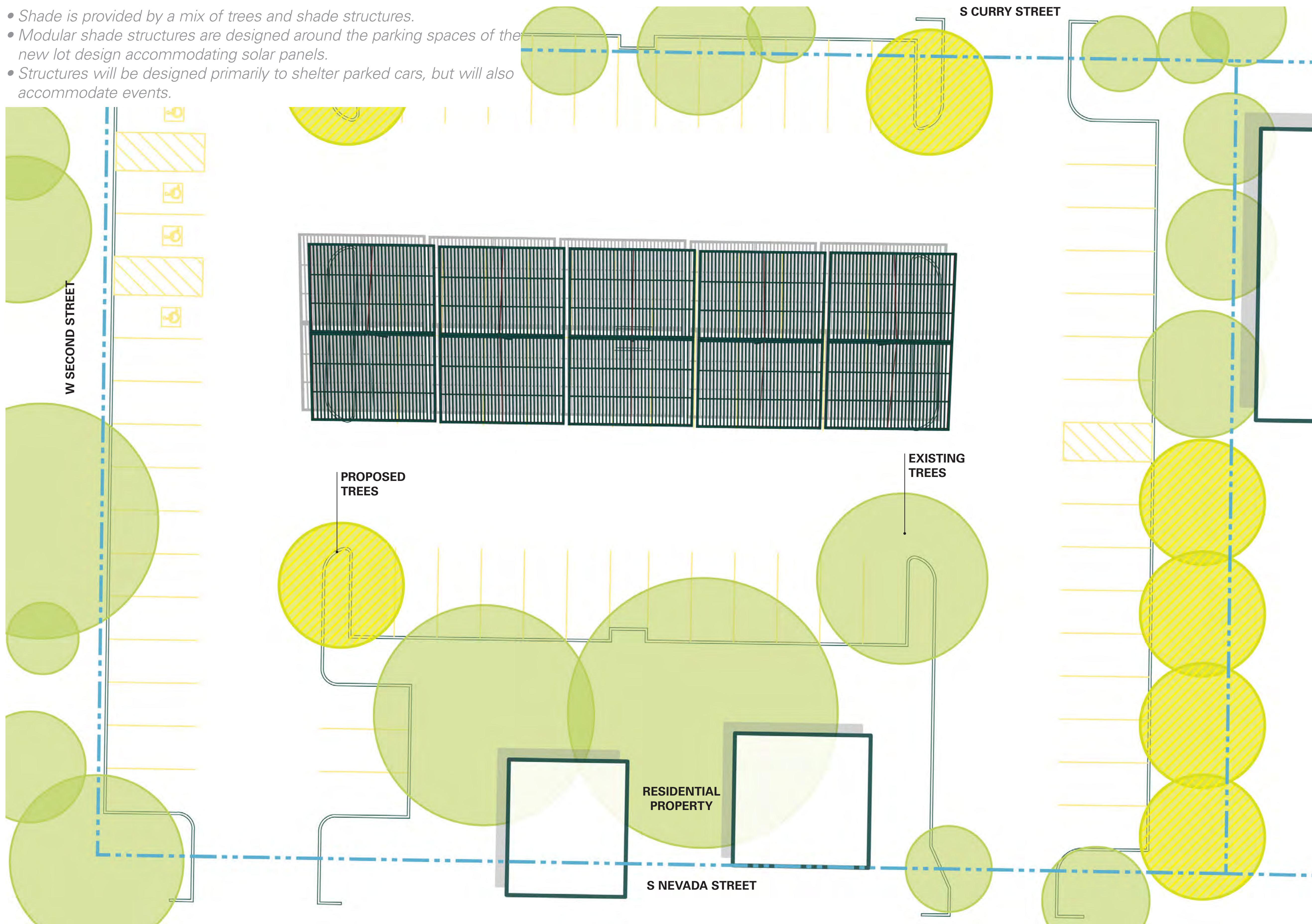
DESIGNWORKSHOP

August 6, 2020

3RD STREET PARKING LOT CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$101,000

- Shade is provided by a mix of trees and shade structures.
- Modular shade structures are designed around the parking spaces of the new lot design accommodating solar panels.
- Structures will be designed primarily to shelter parked cars, but will also accommodate events.



3RD STREET PARKING LOT CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$101,000



DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

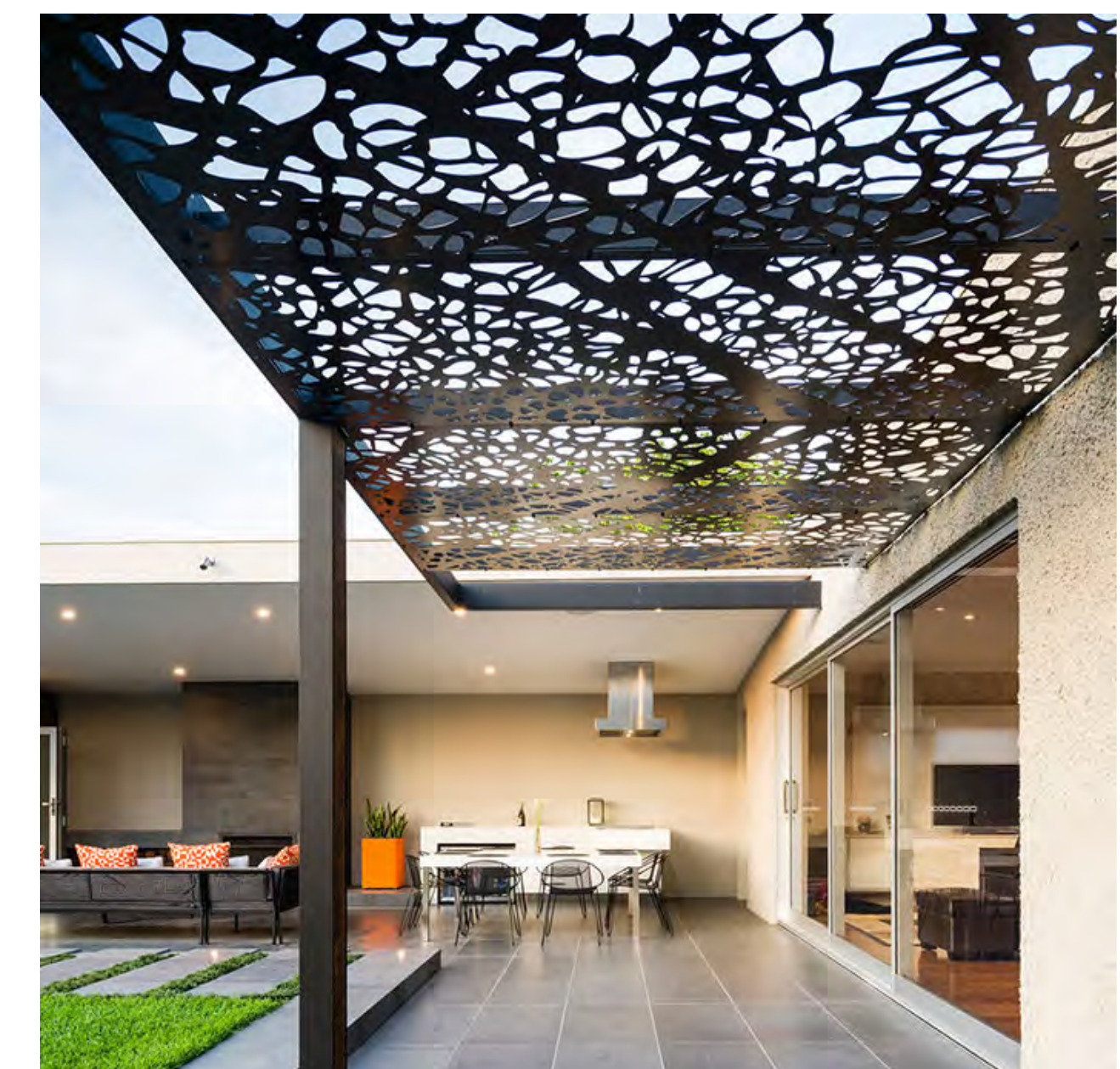
DESIGNWORKSHOP

August 6, 2020

McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$55,600

- Shade is provided by cantilevered trellis structure the runs the length of the plaza.
- Future growth of the new trees is accommodated.



DOWNTOWN CARSON CITY SHADING DESIGN

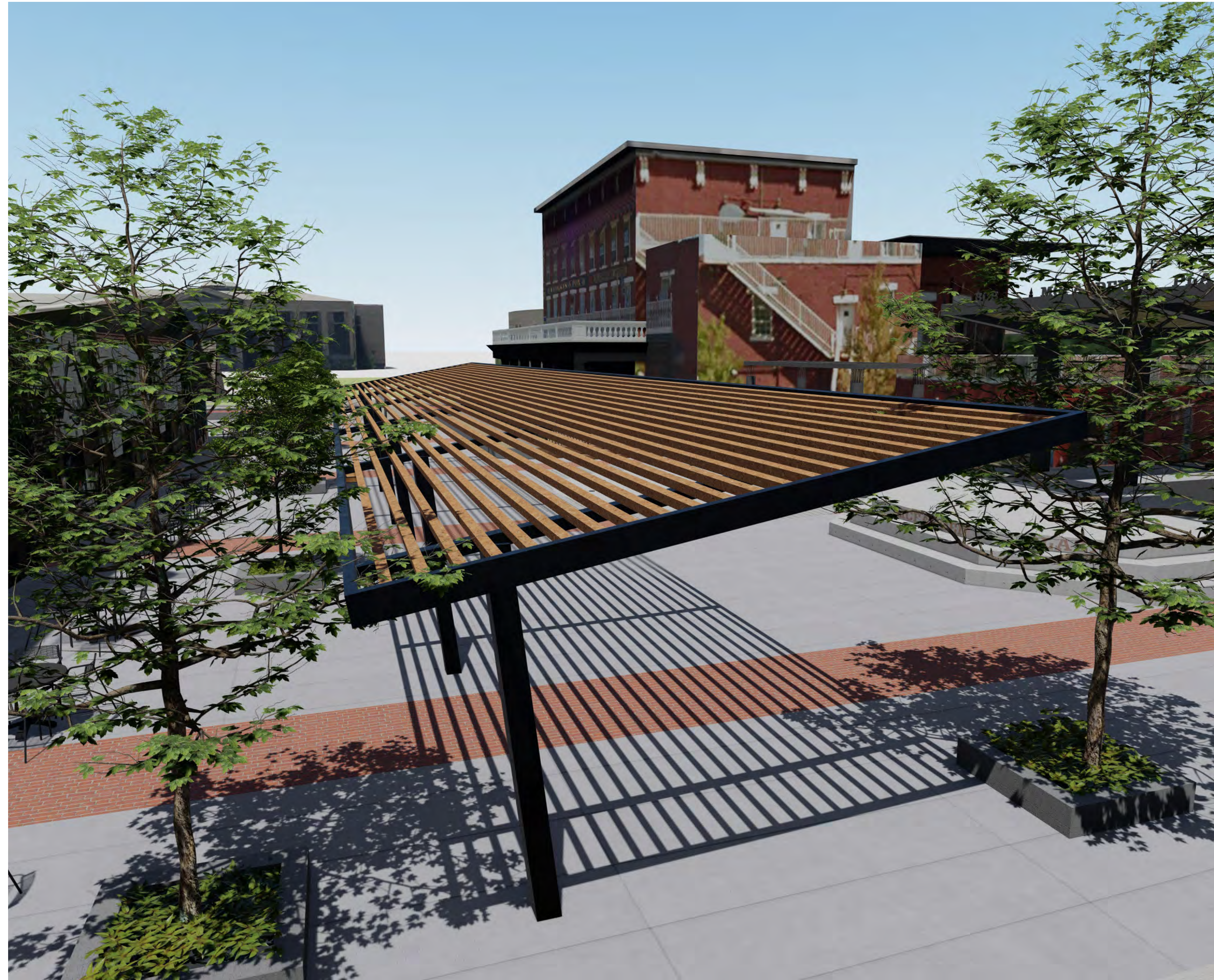
Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$55,600



DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

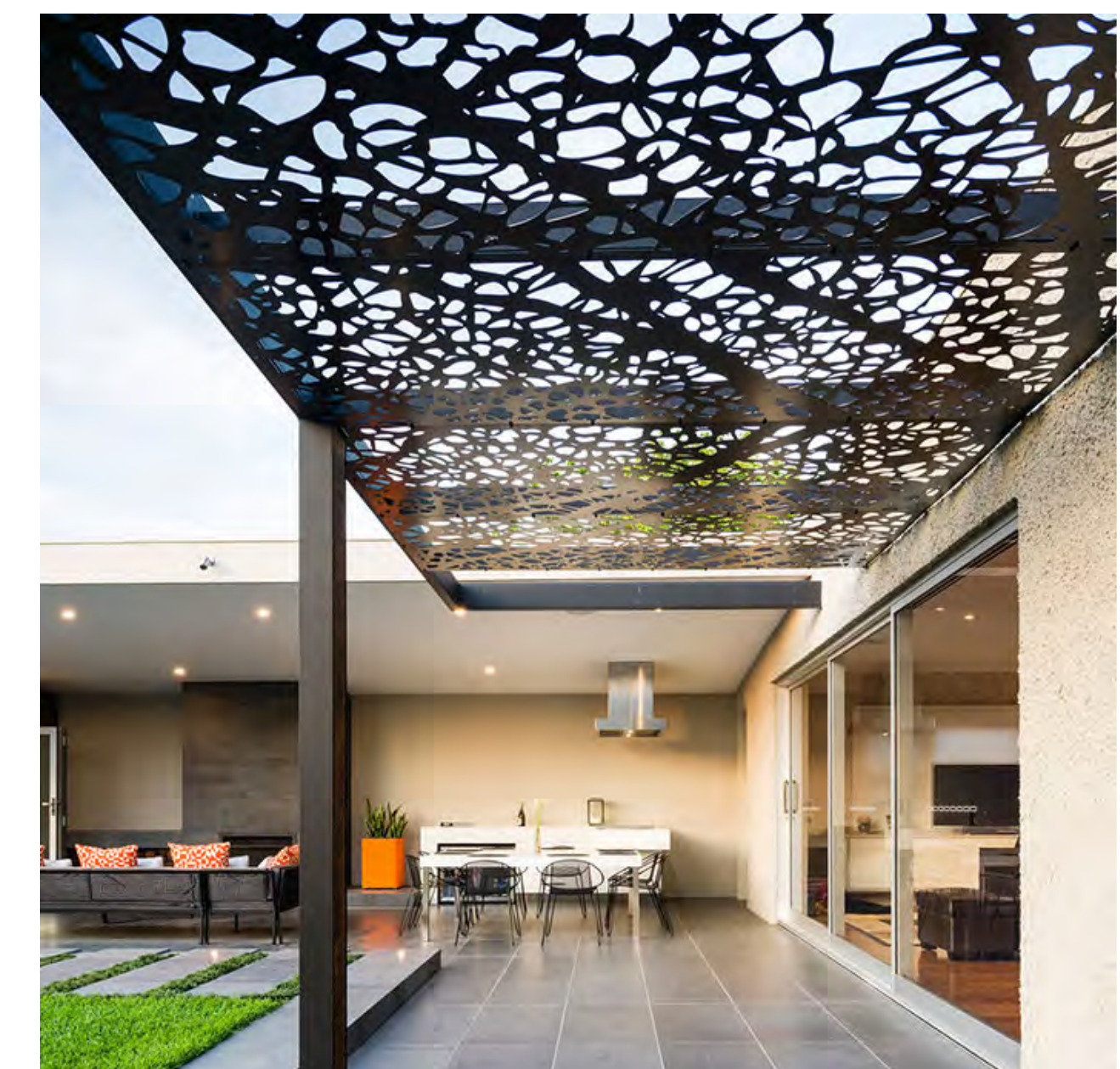
DESIGNWORKSHOP

August 6, 2020

McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$86,750

- Shade is provided by cantilevered trellis structure the runs the length of the plaza.
- Future growth of the new trees is accommodated.



DOWNTOWN CARSON CITY SHADING DESIGN

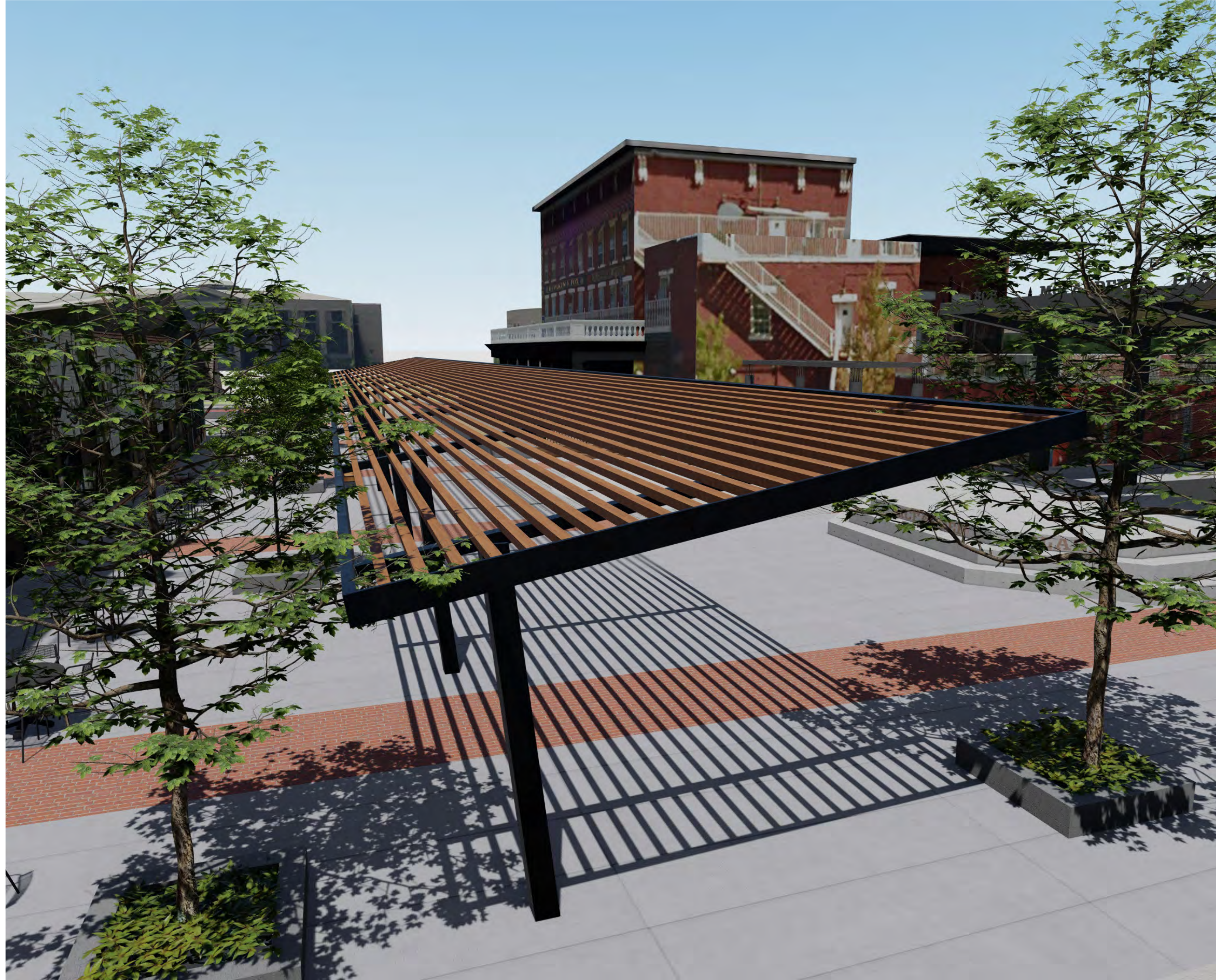
Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

McFADDEN PLAZA CONCEPTUAL DESIGN

CONCEPT ESTIMATE: \$86,750



DOWNTOWN CARSON CITY SHADING DESIGN

Carson City, Nevada

DESIGNWORKSHOP

August 6, 2020

FY 2021 Redevelopment Discretionary Funds Budget Allocations and Projections

Objective/Project/Program	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	5-year Total
Special event support, street closures	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Façade Improvement Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Arts & Culture Commission/Events	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000
Utility extension/sidewalk assistance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Downtown Sidewalk Improvements	\$ 875,000	\$ 550,000				\$ 1,425,000
3rd Street parking lot rehabilitation	\$ 240,000					\$ 240,000
Downtown shade structure design	\$ 12,600					\$ 12,600
William Street corridor project	\$ 85,000	\$ 300,000				\$ 385,000
Fuji Park grandstands	\$ 200,000					\$ 200,000
Kit Carson Trail historic markers	\$ 20,000					\$ 20,000
S. Carson Street (landscape maintenance)	\$ 25,000					\$ 25,000
						\$ -
Roll Forward:	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenditures (excl. Roll Forward):	\$ (1,577,600)	\$ (970,000)	\$ (120,000)	\$ (120,000)	\$ (120,000)	\$ (2,907,600)
Undesignated¹:	\$ 112,927	\$ 501,562	\$ 1,421,036	\$ 1,493,335	\$ 1,568,575	\$ 5,097,435

Updated September 1, 2020

\$ 501,562 \$ 1,421,036 \$ 1,493,335 \$ 1,568,575

Footnotes:

Highlighted = Expenditures authorized by the Board of Supervisors

1. Includes \$43,120 added from FY20 Aquatic Center Pool Resurfacing project savings, minus \$12,600 for shade structure design.

Starting FY21 Undesignated: \$ 82,407
 FY20 Aquatic Center project savings: \$ 43,120
 Downtown shade structure design: \$ (12,600)
 Total estimated Undesignated: \$ 112,927

Board of Supervisors:

I'm Breana Coons, Market Manager for the Carson Farmers Market. Last year there was a BOS meeting regarding the 3rd and Curry Street parking lot, its reconfiguration, and the removal of trees. With the trees being removed, the market would lose all its shade. I had asked the BOS if they would approve some kind of shade structure to replace the trees. During that meeting there was a suggestion that the market consider looking at the Brewery Art Center ("BAC") as an alternative with shade structure being placed there.

The City had also asked that an architect help with the design. At that time, I was considering the BAC as a location for the Farmers Market and would consider this as a location after receiving the design from the architect. After looking at the faster pace traffic pattern and layout at King and Division Street I believe that the downtown corridor would be best for our community.

I have received the potential design for the BAC and the 3rd and Curry Street reconfiguration. After reviewing the designs, having discussions with current farmers and the City officials, we have decided that it is best to stay at the 3rd and Curry street location.

I am petitioning for a shade structure at the current 3rd and Curry Street location. We have been in this location for 13 successful years and have taken into consideration the safety of our customers attending the market. Our current location at 3rd and Curry Street is the best choice for safety, continuity, walking, riding bikes and driving to and from the farmers market. People are aware of the increased foot traffic on Curry and Nevada Streets and tend to drive slower on these streets. We see on average of 1500 people each Saturday (in normal years) visit the market, and frequent local businesses nearby as part of their weekend routine.

The market stimulates the economy of businesses nearby. This location was originally chosen as an anchor to bring people downtown to enjoy the market and neighboring businesses. This petition is in the best interest of the market, farmers, vendors, shoppers and our neighboring business, even more so, after a tough economic year for the market and especially the farmers.

The average temp at the market is 80-95 degrees, and on hot asphalt the temperature increases. The current shade provided by the trees helps to lower the temperatures for shoppers and vendors significantly.

I ask that you consider our request to stay at the 3rd and Curry street parking lot and the request for shade structure.

Breana Coons
Market Manager
Carson Farmers Market