



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** May 5, 2022

**Staff Contact:** Nick Wentworth, Parks Project Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding proposed updates to the Fuji Park Master Plan. (nwentworth@carson.org)

**Staff Summary:** This item is to consider an update to the Fuji Park Master Plan. The plan update incorporates feedback from stakeholders and the public to add parking and park amenities to better support tourism, park users, community activities and events.

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

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### Proposed Motion

I move to approve the updates to the Fuji Park Master Plan as discussed.

### Board's Strategic Goal

Quality of Life

### Previous Action

April 6, 2021: The Parks and Recreation Commission recommended to the Board of Supervisors ("Board") approval of the Fuji Park Master Plan Update as presented.

December 7, 2006: The Board approved the Carson City Fairgrounds and Fuji Park Conceptual Site Development Plan.

### Background/Issues & Analysis

An update to the Fuji Park Master Plan was initiated in 2019 at the direction of the Board and the Redevelopment Advisory Citizens Committee ("RACC") to reimagine the park space to better provide for economic development opportunities. While the Exhibit Hall space is frequently used, the Arena is significantly underutilized due to size and seating compacity constraints. Other concerns including parking limitations, event impacts to neighboring properties and user conflicts due to proximity of park amenities were identified. The funding for a third-party consultant, Stantec, was provided at the recommendation of RACC.

The master plan process was delayed and subsequently modified due to COVID restrictions which did not allow traditional in person workshops as part of a comprehensive public process. Instead, an online public survey was conducted and received over 400 responses. City staff also met with stakeholders and reviewed the project with other City Departments (Public Works, Community Development, Fire) to develop the draft plan updates. Stakeholders represented a variety of interest groups including the University of Nevada Cooperative Extension, 4H, Carson City Culture and Tourism Authority, event organizers and many others.

Based on feedback received, the City's recreational needs have evolved, and regional parks' amenities must adapt to meet those needs as well. Fuji Park should remain a desirable venue for events, while becoming more

marketable to additional user groups and contribute to the City's economic impact. Motorized events in the arena have grown, while rodeo events have declined. Arena expansion, Exhibit Hall improvements, added parking and new dog park improvements, including turf, will improve visitor and resident experiences. These improvements will also create more opportunities for additional events from out-of-town event organizers. Two design concepts were originally drafted for feedback from stakeholders. The draft conceptual plan presented to the Parks and Recreation Commission for consideration represents a compilation of preferred alternatives from staff and stakeholders.

The Fuji Park Master Plan update identifies improvements utilizing existing budget allocations and planning for capital items into the future. A diverse funding strategy and approach will need to be implemented with a pursuit of funds from multiple funding sources. Potential funding sources could include: Redevelopment, General Fund, Grants, Foundations, private donations and other collaborative funding efforts.

**Applicable Statute, Code, Policy, Rule or Regulation**

N/A

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** Yes

**Explanation of Fiscal Impact:** The current available budget available for Fuji Park Improvements - Project No. P504622003:

FY22 CIP \$100,000.00 (2545046-507010)

Redevelopment 2021-R-21 \$192,990.00 (6037510-507010)

**Alternatives**

Do not approve the update and/or provide alternate direction to staff.

**Attachments:**

[Fuji Park Master Plan - Exhibits.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



# Fuji Park/Fairgrounds Master Plan

*Carson City, Nevada*

August 2021



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## 02 PURPOSE & NEED

Several master plans have been prepared for Carson City Fairgrounds-Fuji Park, the most recent adopted in 2006. Some of the improvements from the plan were constructed including the arena plaza, restroom, grandstands, a portion of the Clear Creek path, maintenance building, and urban fishing pond with pathways and parking. Other improvements described on the plan have never been constructed.

A significant amount of time has passed since the last improvements were made, and the City has had a chance to observe how the fairgrounds and park are being used. With the goal of upgrading the fairground and park facilities the process to develop the master plan update began in early 2020 by Stantec with Dube Group Architecture, by first understanding the context of the previous master plan and built improvements. A site visit was conducted to observe and document how the public is using the park, how improvements are holding up, and to review the undeveloped areas in relation to the adjacent developments. Based on this site visit, a site analysis plan, and an opportunities and constraints plan were developed.

Concurrently, the City conducted public outreach in 2020 through virtual meetings with stakeholders and through an online general community survey to ask what improvements they would like to see built in the remaining areas of the park. Stakeholders included:

- Carson City Culture and Tourism Authority
- Carson City Redevelopment Authority Citizens Committee
- Carson City Parks and Rec Commission
- University of Nevada Cooperative Extension/4H
- Nevada Division of Wildlife
- Carson City Fair Group
- Stewart Indian Colony
- All Fuji Park facility rental contacts (2017 to present)
- Douglas County Parks

- Neighboring Properties: Costco, Bodines, Comstock Country RV Resort, Clear Creek Plaza Shopping Center, Carson Tahoe Self Storage, Clear Creek Storage Facility and private residences.
- Carson City Public Works

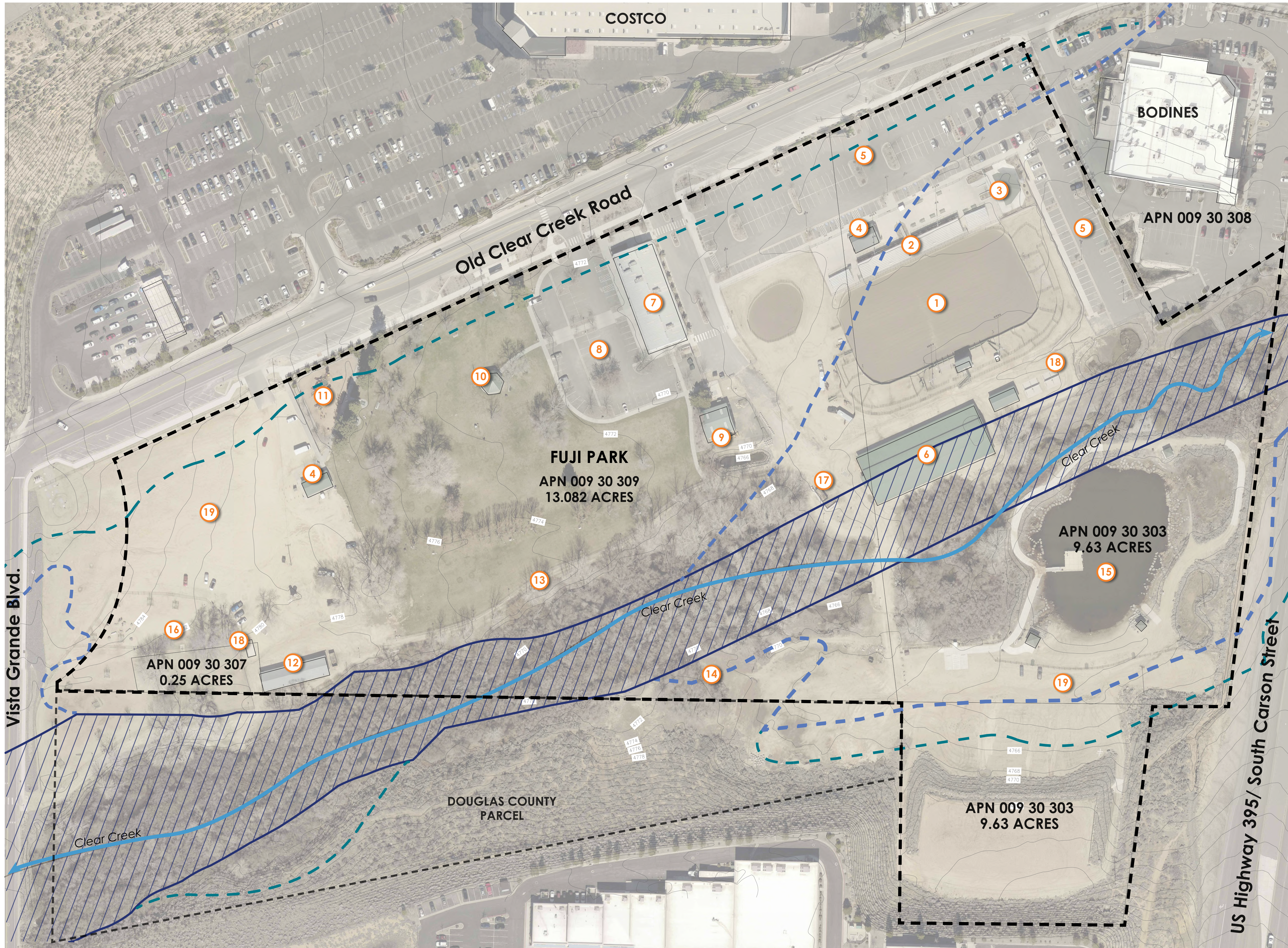
A program list was developed that laid the foundation for preparation of a new master plan. First two master plan concepts were prepared to convey program alternatives for park development. The concept plans were then shared with stakeholders and community members to solicit feedback through virtual meetings with stakeholders and engage community members in the design process. The concept plans were also presented to the Carson City Parks and Recreation Commission and Redevelopment Authority Citizens Commission.

Following stakeholder input and community feedback, one draft master plan was developed with character imagery to convey the design intent and an opinion of cost. The final master plan draft was then developed. The master plan update addresses the entire site and considers the current needs of both stakeholders and the community identified through the public outreach effort.

Having completed the study of the original master plan document, site analysis, and community engagement, the master plan conveys a change to the desired fairground and park amenities desired by the community. The information collected from the City and the community informs the types and locations of proposed amenities located throughout the property.

The goal of the Master Plan is to preserve the park's natural aesthetic and design, while creating a cohesive user-friendly fairgrounds/park that responds to the concerns and needs of the community.

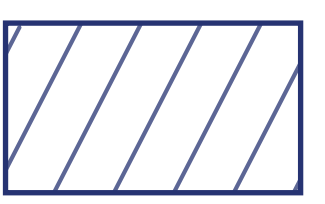


# 03 EXISTING CONDITIONS

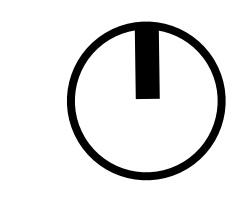


**LEGEND**

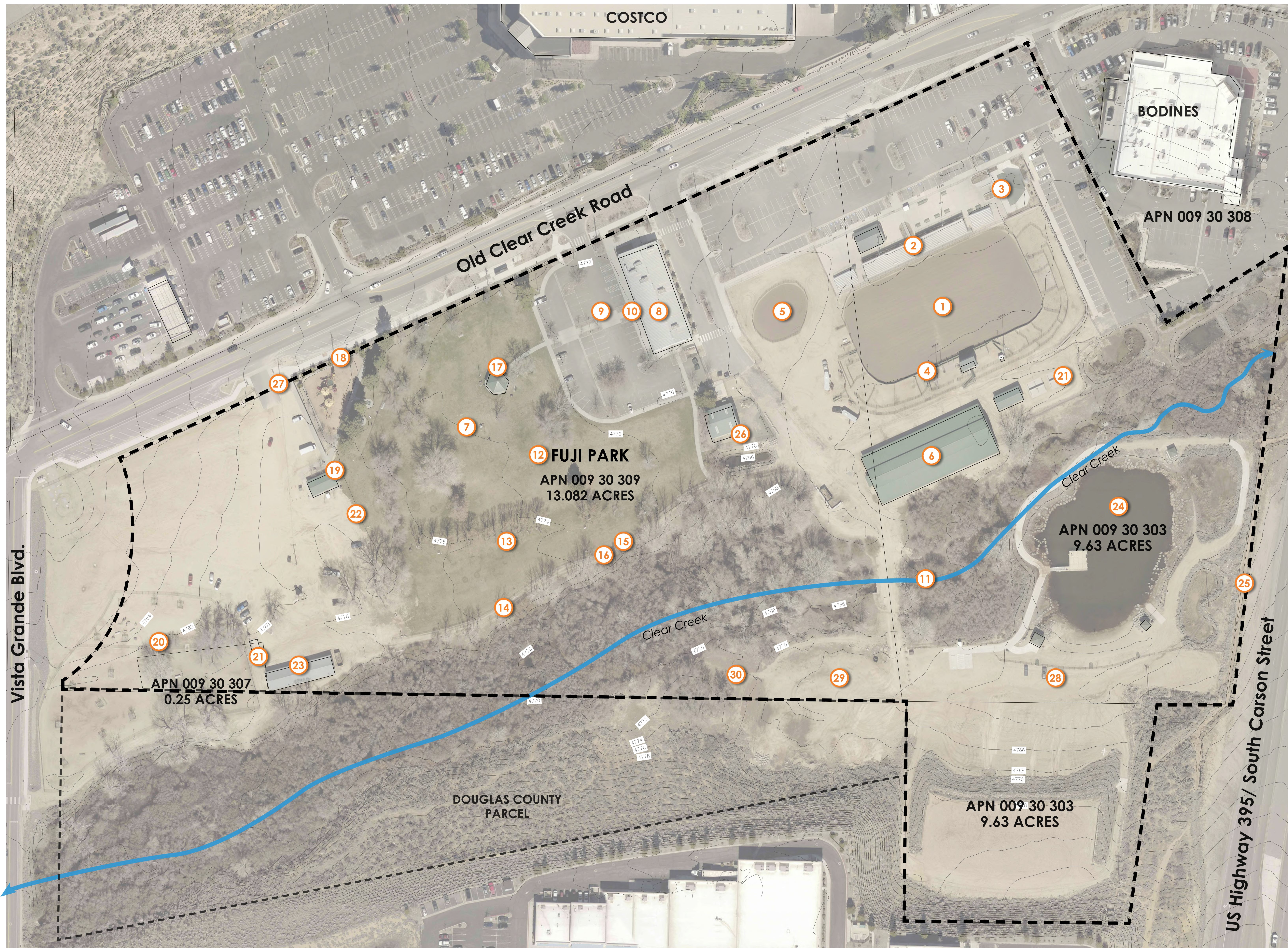
- 1 Outdoor Arena
- 2 Grandstands
- 3 Outdoor Pavilion
- 4 Restrooms
- 5 Parking at Arena (~ 226 spaces)
- 6 Multipurpose Barn
- 7 Exhibit Hall
- 8 Parking at Exhibit Hall (~80 spaces)
- 9 Maintenance Building
- 10 Picnic Shelter
- 11 Playground
- 12 Existing Storage Building
- 13 Multi-use Path
- 14 Historical Cemetery
- 15 Fishing Pond
- 16 Dog Park - Small Dog Area, Large Dog Area, Dog Park Parking
- 17 Waste Disposal Area
- 18 Wash Station
- 19 DG Parking Area

**FLOOD HAZARD ZONES**

-  Regulatory Floodway
-  Special Flood Hazard Zone
-  0.2% Annual Chance Flood Hazard



**Project Size: 26 Acres**



**LEGEND**

- ① **Outdoor Arena - Overall**
  - Users state facility is too small, not enough parking or seating for many activities, other nearby facilities like Douglas County are more suitable, confirm with survey
  - Parking – could park offsite and shuttle in, also speak with Costco about sharing.
  - Concerts – new sound system installed 2019, noise from concerts/ events bothersome to RV park residents- limit concert operation to 9 or 10 PM.

- ② **Grandstands**



- Very sunny due to E-W exposure, covered seating has been discussed to improve and attract more users, confirm with survey

- ③ **Pavilion/ Planters**



- Constructed 5+/- years ago
- Can accommodate food trucks

- ④ **Arena and Pens**

- Good condition, used by locals for training, regularly groomed
- Too small for some events



- 5 Round Pen**
  - Used by locals for training
- 6 Horse Barn**
  - Used in emergencies, evacuations for livestock plus scheduled events
- 7 Turf**
  - Users park on grass, dog shows, car shows
- 8 Hall**
  - Hall is used 4-6 days/week, 4-H uses frequently, they use storage area above kitchen
  - Fundraisers are frequently held where food is served, the only hall with a kitchen in Carson City
  - Kitchen: Lots of cabinets are unused, users do not store long term. Could use more counter tops.
  - South side is quieter from road noise
  - Building is plain, utilitarian: Develop themed look more attractive and highlight entries
  - Community Center: Consider adaptation to have smaller meeting rooms.
  - Indoor sports possibly soccer, pickle-ball
  - Would it be used more if larger, confirm with survey
  - Develop covered patio with seating on south side with roll up door on south side of building, stage that can face outside or inside
- 9 Hall Parking**
  - Users park on grass, dog shows, car shows
- 10 Hall Entry**
  - West side: Improve with signage, Landscaping to make inviting
  - East side between Arena and Hall: Develop covered walkway and drop off to hall
- 11 Clear Creek**
  - Federal jurisdiction, also tribe, restrictions
  - Flooding occasionally, damage
  - Additional interpretive signs
- 12 Fuji Park**
  - Grass and irrigation in good shape,
  - Dog agility biggest use. carnivals
  - Observed many people driving up to park in shaded parking spot at Hall and eat lunch, could use more picnic tables near parking.

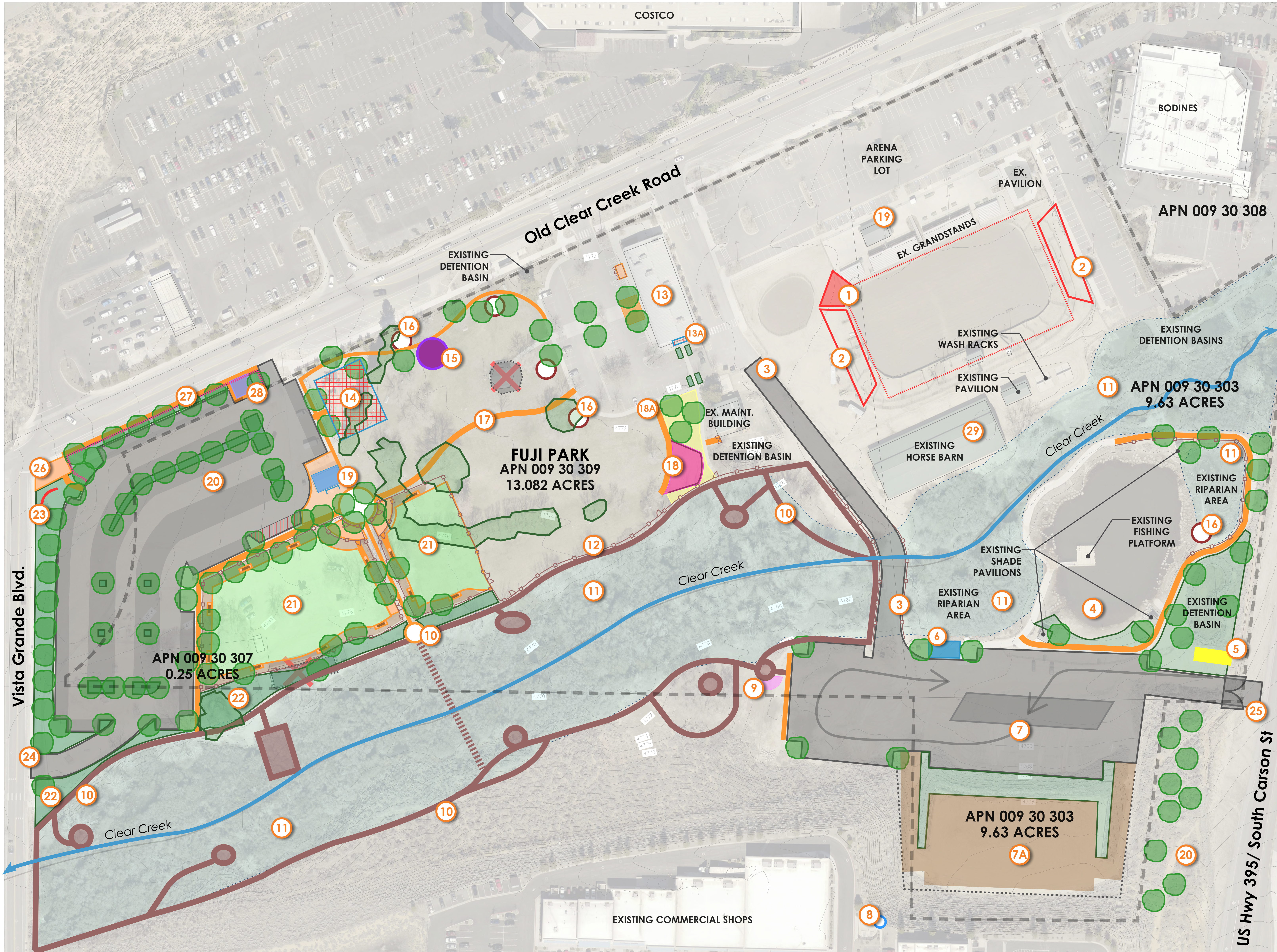
- 13 Power Hook Ups**
  - Good condition, used during carnivals, dog shows in park
- 14 Path**
  - Good condition
  - Expand as multi-use with horse tread, peds, bikes.
  - Consider multi-use trail loop both sides of creek with possible bridge crossing-coordinate with Douglas County
- 15 Chain Link Fence**
  - Uninviting, split rail like near pond would be more inviting in combination with multi-use trail.
- 16 Lighting**
  - Good condition
- 17 Pavilion**
  - poor condition, remove and/or replace
  - Could use larger size-40' X 40'
- 18 Playground**
  - Poor condition, could be removed, not replaced
- 19 Restroom**
  - Good condition, closed in winter
- 20 Dog Park**
  - Good condition, heavy use
- 21 Wash Rack**
  - Used for animal shows, good condition
- 22 DG – Park turf edge**
  - Blowing DG an issue, gets in grass
- 23 Storage Barn**
  - Poor condition, scheduled for removal
- 24 Fishing Pond**
  - Good condition, very popular
  - Could use porta potty enclosure
  - DG parking
- 25 US 395 Highway Edge**
  - Could use screening/buffer from highway to park
- 26 Maintenance Building**
  - Good condition

- 27 Driveway at Clear Creek Road**
  - Blowing DG an issue, consider paving
- 28 DG Area South of Pond**
  - South of Pond: Used for overflow parking, could formalize
- 29 DG Area West of Pond**
  - Used for parking, campers during long events, could formalize
- 30 Cemetery**
  - Notable figures buried here
  - Could be interpreted, part of loop multi-use trail

#### Early Program Considerations

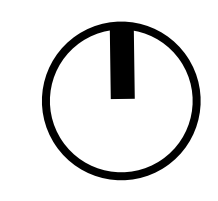
- Park is located at junction of HWY 395/US 50. Provide facilities to accommodate many tourists going to Tahoe, including opportunities for: picnic, shade, short walk, dog walking
- Provide amphitheater, Small concert venue
- Renovate grandstands, add shade
- Provide outdoor venue at Exhibit Hall for weddings and large groups
- Develop a Community Center
- Accommodate horse shows, riding, training
- Introduce historical aspects to develop a theme. Stylize structures and develop signage to match similar to Washoe County Bartley Ranch Park

# 04 MASTER PLAN



**LEGEND**

- 1 Outdoor Arena
- 2 Grandstands
- 3 Paved Driveway Connection
- 4 Fishing Pond
- 5 35' Tall LED Event Sign
- 6 New Restroom
- 7 Paved Southeast Parking Lot - 80 single car stalls, 19 RV stalls
- 7A Upper Overflow Southeast Parking Lot - 55 stalls
- 8 Potential Trail Connection
- 9 Historical Cemetery
- 10 Interpretive Creek Multi-Use Path
- 11 Clear Creek Management Area
- 12 Existing Multi-Use Path and Fence
- 13 Existing Exhibit Hall
- 13A Exhibit Hall Aesthetic Improvements
- 14 Outdoor Pavilion
- 15 Potential New Playground
- 16 Picnic Table Nodes
- 17 Vehicular Access Path
- 18 Stage
- 18A Stage Access
- 19 Existing Restroom to Remain
- 20 West Parking Lot - 275 stalls
- 21 1.3 Acre Dog Park
- 22 Tree and Landscape Buffer Areas
- 23 Evergreen Windscreen and Corner Entry Signage
- 24 New Vehicular Access
- 25 New Vehicular Access
- 26 Existing PRV
- 27 Potential Retaining Wall
- 28 Storage Shed
- 29 Existing Horse Barn



**Project Size: 26 Acres**



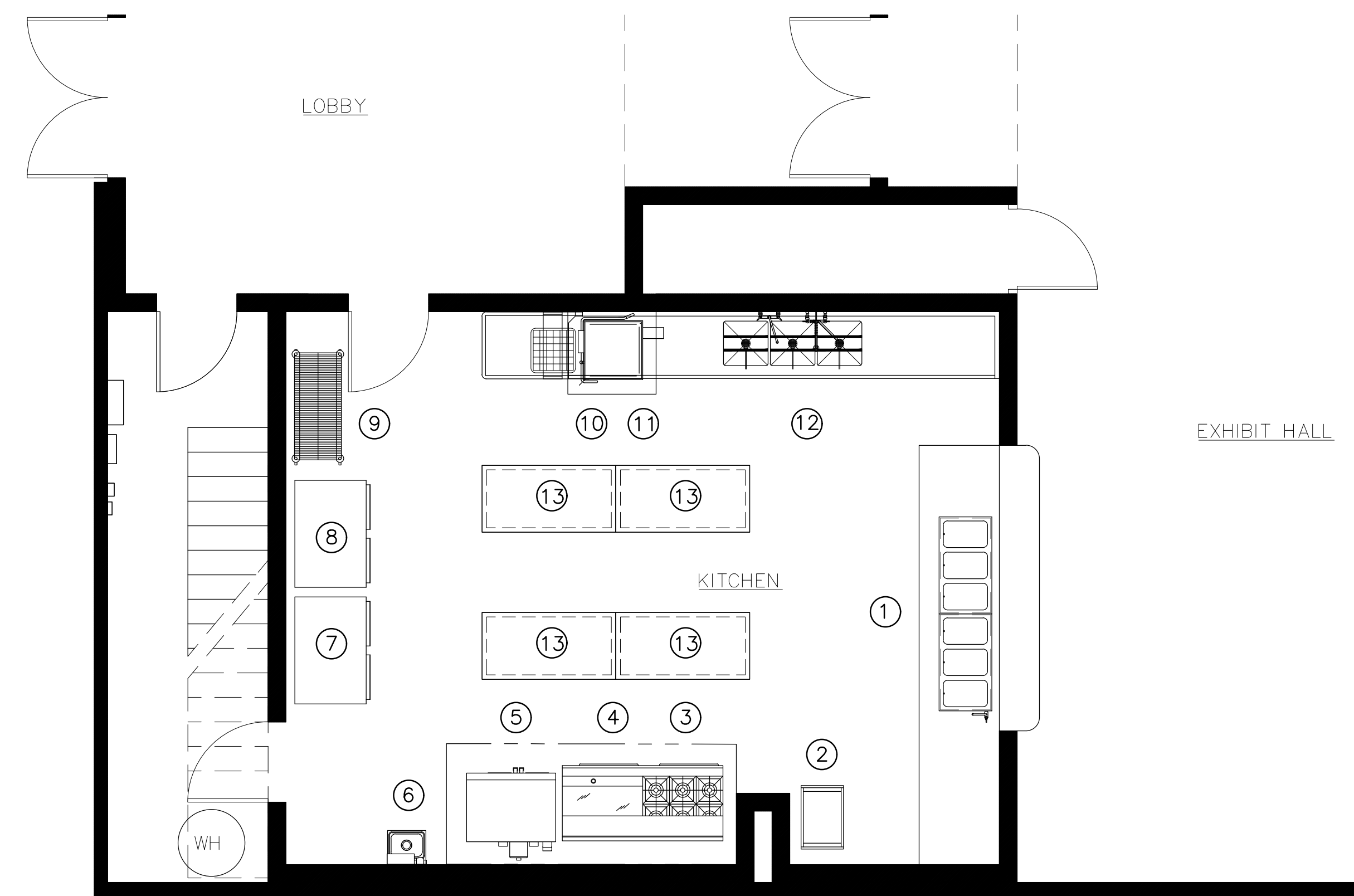
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**Project Size: 26 Acres**

- 1 Outdoor Arena**  
Enlarge existing arena to 300' x 180' and provide shade coverage over 60-75% of existing bleachers. Consider using cantilevered shade similar to Douglas County. Remove all permanent pens and chutes. Temporary pens to be installed inside arena or near the round pen as needed. Relocate announcer's booth to northwest corner. Maintain/provide ADA access and sight lines at front of existing bleachers.
- 2 Grandstands**  
Add new grandstands to east or west side of arena with 100% shade coverage. Incorporate tunnel for users to access arena if grandstands are added to west end. Maintain 26' fire lane on south side of arena to the access point at Bodine's parking lot.
- 3 Paved Driveway Connection**  
Asphalt driveway with concrete flush curbing and 8-10' wide stabilized DG shoulder for pedestrian and animal access. Provide split rail fence on either side of drive where it crosses over the creek and behind dumpster. Final Design requires evaluation of additional impacts to creek. Provide City water line extension for future use (landscaping and restroom). Protect existing pond fill valve and well.
- 4 Fishing Pond**  
Completed ADA compliant concrete loop. Restore landscape areas adjacent to pond and new pathway and split rail fencing. Limit trees to maintain clearance for fly-fishing on south side of pond.
- 5 35' Tall LED Event Sign**
- 6 New Restroom**
- 7 Paved Southeast Parking Lot**  
Right in, right out driveway off of S. Carson Street with locking double gate. 25 paved single car stalls along pond (first phase), 19 RV parking stalls and 80 total single car stalls. Maintain drainage pattern into detention pond with new valley gutter.
- 7A Upper Overflow Southeast Parking Lot**  
Maintain existing natural surface and provide traffic control using boulders or post and cable fencing. Approx. 55 single car stalls.
- 8 Potential Trail Connection**  
Access from Commercial Lots down to park. Route would require switchbacks and cooperation with property owner.
- 9 Historical Cemetery**  
Entry node with bench, informational kiosk and interpretive signage recognizing the Ormsby Co Poor Farm.
- 10 Interpretive Creek Multi-Use Path**  
Informational Kiosk located at gathering node off of parking lot. 1/2 mile trail loop with clearings or observation decks with benches and interpretive signage. Interpretive signage to include information about the native people of Clear Creek and Washo names/traditions for Clear Creek and other trail vegetation and wildlife (Ex: the use of willows for basket making). *Carson City to check for required archaeological clearances.*
- 11 Clear Creek Management Area**  
Use long-term riparian zone maintenance plan developed by Carson City for brush removal, vegetative clean up and protection of existing riparian areas. Treat all run-off from the park and fairgrounds by allowing the stormwater to flow across the grass areas, infiltrate and drop sediment in various basins before entering the creek, as is currently managed. Changes in the floodplain will require a Conditional Letter of Map revision (CLOMR) from FEMA prior to any improvements.
- 12 Existing Multi-Use Path and Fence**  
Replace existing fence with split rail and square wire fence along existing pathway to protect animals and children and provide gates for pedestrian access to creek path.
- 13 Existing Exhibit Hall**  
Enhance entrance architecturally and add flanking landscape planters. Provide ADA improvements to upper level to tentatively house Coop Extension. Provide dumpster near northwest corner. Provide HVAC, kitchen, audio/visual, acoustic and insulation improvements per architectural concepts.
- 13A Exhibit Hall Aesthetic Enhancements**  
Provide awning at new roll up door. Provide enhanced landscaping at exhibit hall door and modified driveway connection. Relocate dumpsters and enclosure to north side of maintenance building.
- 14 Outdoor Pavilion**  
Providing for large group rental use. Located in close proximity to parking lot access with enhanced landscaping. Selective tree removal required for placement.
- 15 Potential New Playground**  
With soft fall surfacing for multiple ages in existing playground location. Provide benches, drainage and sidewalk access to existing restroom.
- 16 Picnic Table Nodes**  
Individual picnic tables at concrete pads.
- 17 Vehicular Access Path**  
10' wide vehicular concrete path with single bollards at path entrances.
- 18 Stage**  
Stage size and viewing area similar to Wingfield Park. Location would require selective tree removal for unobstructed views. Add concrete in front of stage for ADA seating.
- 18A Stage Access**  
Modify existing parking lot to provide 12'-15' vehicular concrete access to stage for unloading. Locate bollard at parking lot entrance. Remove turf and irrigation east of access path and stage and develop xeriscape planter with new trees.
- 19 Existing Restroom to Remain**  
Provide wash rack for small animals at south wall.
- 20 West Parking Lot**  
Approximately 275 stalls. Parking lot runoff to infiltrate into new bioswale and landscape buffer strips, bioswale to be piped to existing drainage inlet. No direct drainage to Clear Creek. Install 50 amp power drop and frost-free water hydrant every 100 feet around parking lot perimeter for special events. Parking lot drive aisles and turning radii sized to allow for bus stop adjacent to existing restroom.
- 21 1.3 Acre Dog Park**  
Small and Large Dog Areas with double-gated entrances. Each area has a central turf area defined by an extruded mow curb with 10'-15' stabilized DG perimeters for benches. Individual dog parks to have separate irrigation valves: 2 for the large dog park and 1 valve for the small dog park. Provide sleeving.
- 22 Tree and Landscape Buffer Areas**
- 23 Evergreen Windscreen and Corner Entry Signage**
- 24 New Vehicular Access**  
New full movement access to Vista Grande Boulevard. Consider existing ditch in access design.
- 25 New Vehicular Access**  
New right in-right out access to US 395. Driveway located 660' south of nearest driveway.
- 26 Existing PRV**  
Provide concrete access area and vehicular access path from parking lot to existing PRV at corner of Vista Grande Blvd. and Old Clear Creek Rd.
- 27 Potential Retaining Wall**
- 28 Storage Shed**  
20'x20' UNCE storage shed. Architecturally to look like maintenance shop.
- 29 Existing Horse Barn**  
Potential addition of ceiling fans with electrical upgrades.

Selective trees will be relocated or removed based on City arborist urban forestry report developed in conjunction with the master plan. Revegetation Plan to be developed for all disturbed areas.

Irrigation to be modified for all turf areas impacted by the design.

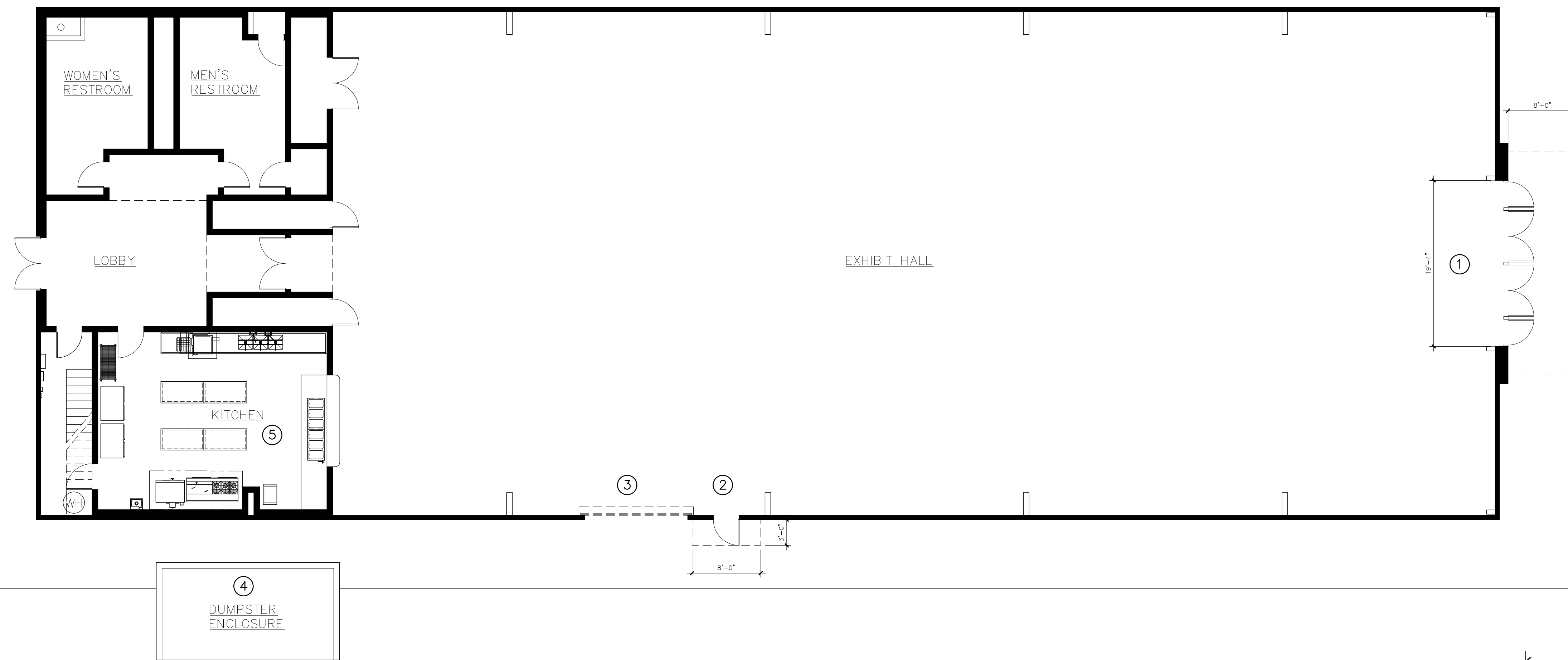
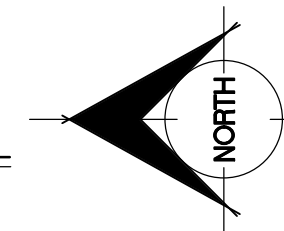


KEY NOTES

- 1 SERVING COUNTER W/ PASS-THRU W/ (6) HOT FOOD WELLS W/ FILL FAUCET
- 2 PAN RACKS
- 3 (6) BURNER RANGE W/ GRIDDLE
- 4 S.S. HOOD
- 5 DOUBLE DECK OVEN
- 6 HAND WASHING STATION
- 7 REACH-IN REFRIGERATOR
- 8 REACH-IN FREEZER
- 9 MOBILE STORAGE CART
- 10 PASS THRU DISHWASHER
- 11 S.S. HOOD
- 12 3-COMPARTMENT SINK
- 13 MOBILE WORKSTATION

ENLARGED KITCHEN PLAN

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

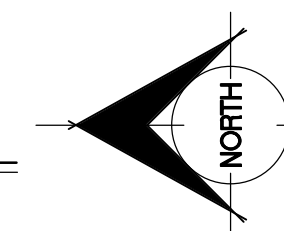


KEY NOTES

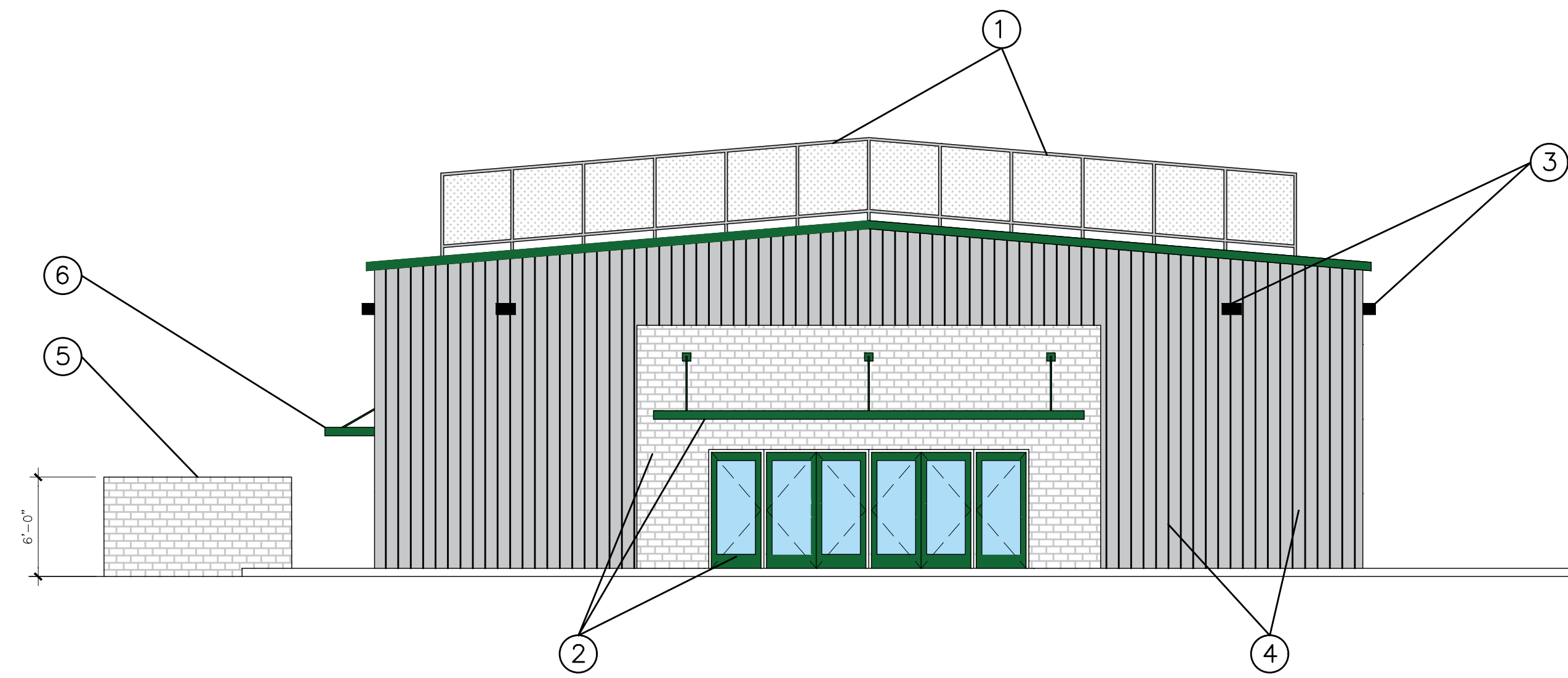
- 1 (N) GLASS ENTRY DOORS WITH CMU ENTRY FACADE AND STEEL CANOPY ABOVE
- 2 REMOVE AND REPLACE (E) DOOR WITH (N) GLASS ENTRY DOOR WITH STEEL CANOPY ABOVE
- 3 REMOVE AND REPLACE (E) COILING SERVICE DOOR WITH (N) GLASS SECTIONAL HIGH-LIFT OVERHEAD DOOR
- 4 (N) CMU TRASH ENCLOSURE
- 5 REMODELED KITCHEN

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

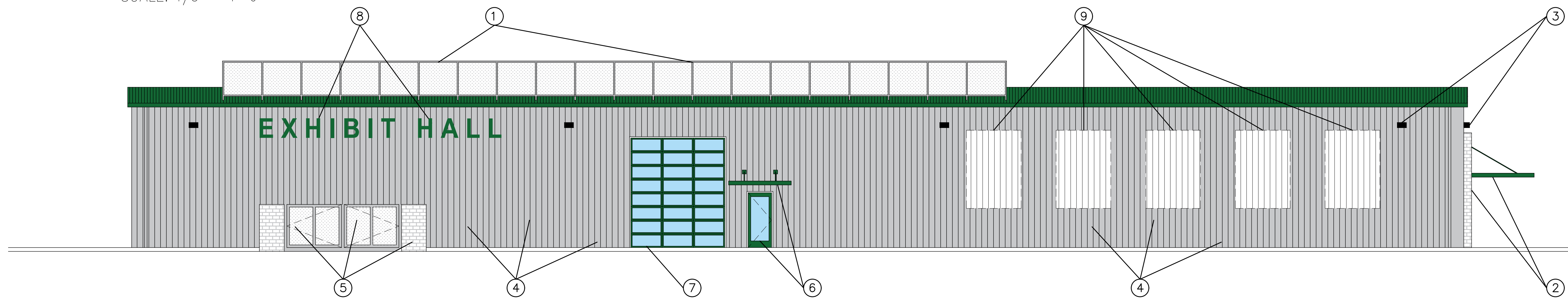


PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

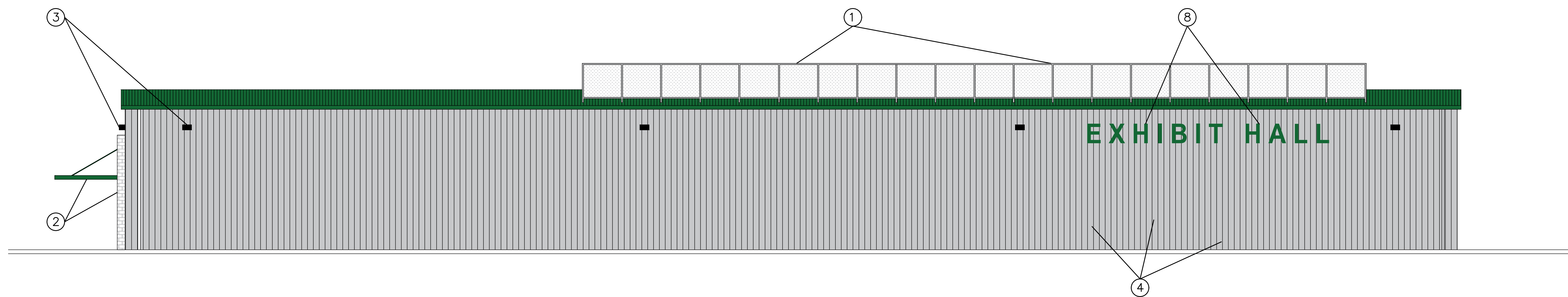
KEY NOTES

- 1 (N) ROOFTOP HVAC EQUIPMENT SCREEN – PERFORATED METAL PANELS
- 2 (N) CMU ENTRY FACADE WITH (N) GLASS ENTRY DOORS AND SUSPENDED STEEL CANOPY ABOVE
- 3 REMOVE AND REPLACE LIGHT FIXTURES
- 4 REPAIR AND REPAINT (E) METAL SIDING – COORDINATE COLORS TO MATCH ADJACENT (N) CONSTRUCTION
- 5 (N) CMU TRASH ENCLOSURE WITH (N) METAL GATES TO MATCH EQUIPMENT SCREEN
- 6 REMOVE AND REPLACE (E) DOOR WITH (N) GLASS ENTRY DOOR WITH STEEL CANOPY ABOVE
- 7 REMOVE AND REPLACE (E) COILING SERVICE DOOR WITH (N) GLASS SECTIONAL HIGH-LIFT OVERHEAD DOOR
- 8 (N) PAINTED WAYFINDING GRAPHICS
- 9 FUTURE MURALS – EAGLE VALLEY AGRICULTURAL MOTIF



PROPOSED WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

**STAGE INSPIRATION**



**PICNIC PAVILION INSPIRATION**



**EXISTING ARCHITECTURE AND INSPIRATION**



**DOG PARK INSPIRATION**



DOG PARK AND TRAIL FENCING OPTION



TURF, BOULDERS AND SOFT SURFACE

**ALL AGES PLAYGROUND INSPIRATION**





## DOG PARK ENTRY VIEW 1



## DOG PARK ENTRY VIEW 2



## LARGE DOG PARK



## COVERED STAGE



## PLAYGROUND





**Carson City Fairgrounds - Fuji Park**  
Carson City, NV  
Master Plan Probable Construction Costs

### Preferred Plan Concept

Description	Quantity	Unit	Unit Price	Cost	Total
<b>Paved Driveway Connection</b>					<b>\$395,337</b>
Clearing and grubbing	3,200	sf	\$0.70	\$2,240.00	
Site grading	3,200	sf	\$1.75	\$5,600.00	
Erosion control hydroseeding	0.5	ac	\$9,000.00	\$4,500.00	
Asphalt driveway with flush concrete curbing	16,770	sf	\$12.00	\$201,240.00	
Stablized DG shoulder (3' wide shoulder)	1,570	sf	\$2.50	\$3,925.00	
Split rail fence	415	lf	\$20.00	\$8,300.00	
Water line connection to new restroom from ex. 1.5" meter	200	lf	\$100.00	\$20,000.00	
Irrigation backflow and meter	1	ea	\$10,000.00	\$10,000.00	
CLOMR	1	ls	\$50,000.00	\$50,000.00	
Project mobilization/bonding @ 5% of subtotal			\$12,790	\$12,790.25	
Contingency @ 20% of subtotal			\$51,161	\$51,161.00	
Design @ 10% of subtotal			\$25,581	\$25,580.50	
<b>Fishing Pond</b>					<b>\$103,945</b>
Clearing and grubbing	4,040	sf	\$0.70	\$2,828.00	
Site grading	4,040	sf	\$1.75	\$7,070.00	
Erosion control hydroseeding	0.5	ac	\$9,000.00	\$4,500.00	
Pedestrian concrete	4,040	sf	\$8.00	\$32,320.00	
Clearing and grubbing	4,040	sf	\$0.70	\$2,828.00	
Enhanced landscaping and irrigation	3,600	sf	\$3.50	\$12,600.00	
24" Box trees	13	ea	\$450.00	\$5,850.00	
Single picnic table pavilion	1	ea	\$5,000.00	\$5,000.00	
Informational kiosk-double	1	ea	\$4,000.00	\$4,000.00	
Project mobilization/bonding @ 5% of subtotal			\$3,850	\$3,849.80	
Contingency @ 20% of subtotal			\$15,399	\$15,399.20	
Design @ 10% of subtotal			\$7,700	\$7,699.60	
<b>New Restroom</b>					<b>\$291,195</b>
Clearing and grubbing	4,000	sf	\$0.70	\$2,800.00	
Site grading	4,000	sf	\$1.75	\$7,000.00	
Erosion control hydroseeding	0.1	ac	\$9,000.00	\$900.00	
Restroom (2-stall all-gender, with drinking fountains)	1.0	ea	\$165,000.00	\$165,000.00	
Power connection	200	lf	\$100.00	\$20,000.00	
Sewer connection	200	lf	\$100.00	\$20,000.00	
Project mobilization/bonding @ 5% of subtotal			\$10,785	\$10,785.00	
Contingency @ 20% of subtotal			\$43,140	\$43,140.00	
Design @ 10% of subtotal			\$21,570	\$21,570.00	
<b>Southeast Parking Area, Vehicular Entrance, Trail Connection to Existing Shops</b>					<b>\$2,189,612</b>
Clearing and grubbing	109,700	sf	\$0.70	\$76,790.00	
Site grading	109,700	sf	\$1.75	\$191,975.00	
Erosion control hydroseeding	1	ac	\$9,000.00	\$9,000.00	
35' Tall LED event sign	1	ea	\$30,000.00	\$30,000.00	
Entry gates	1	ea	\$5,000.00	\$5,000.00	

Asphalt parking lot	74,900	sf	\$15.00	\$1,123,500.00
Concrete pedestrian access paths	690	sf	\$8.00	\$5,520.00
Upper gravel parking lot	34,800	sf	\$3.00	\$104,400.00
Enhanced landscaping and irrigation	10,000	sf	\$3.50	\$35,000.00
24" Box trees	30	ea	\$450.00	\$13,500.00
Grading for trail	3,500	sf	\$3.00	\$10,500.00
Gravel trail	300	lf	\$15.00	\$4,500.00
Trail to Ex. Shops enhanced landscaping and irrigation	3,500	sf	\$3.50	\$12,250.00
Project mobilization/bonding @ 5% of subtotal			\$81,097	\$81,096.75
Contingency @ 20% of subtotal			\$324,387	\$324,387.00
Design @ 10% of subtotal			\$162,194	\$162,193.50

#### Historical Cemetery

**\$6,750**

Concrete entry pad	100	sf	\$8.00	\$800.00
Bench	1	ea	\$1,200.00	\$1,200.00
Interpretive signage-single	1	ea	\$3,000.00	\$3,000.00
Project mobilization/bonding @ 5% of subtotal			\$250	\$250.00
Contingency @ 20% of subtotal			\$1,000	\$1,000.00
Design @ 10% of subtotal			\$500	\$500.00

#### Interpretive Creek Multi-Use Path

**\$507,992**

Clearing and grubbing	20,200	sf	\$0.70	\$14,140.00
Site grading	20,200	sf	\$1.75	\$35,350.00
Erosion control hydroseeding	1	ac	\$9,000.00	\$9,000.00
Split rail and square wire fence	100	lf	\$20.00	\$2,000.00
Concrete entry node	1	ea	\$2,200.00	\$2,200.00
DG trail surfacing (3200 lf of new trail)	19,200	sf	\$2.50	\$48,000.00
Concrete bench nodes	8	ea	\$2,200.00	\$17,600.00
Deck overlook	2,000	sf	\$30.00	\$60,000.00
Pedestrian bridge crossing	1	ea	\$160,000.00	\$160,000.00
Informational kiosk-double	1	ea	\$4,000.00	\$4,000.00
Interpretive signage-single	2	ea	\$3,000.00	\$6,000.00
Remove existing fence at multi-use trail	300	lf	\$10.00	\$3,000.00
Creek maintenance plan	1	ls	\$15,000.00	\$15,000.00
Project mobilization/bonding @ 5% of subtotal			\$18,815	\$18,814.50
Contingency @ 20% of subtotal			\$75,258	\$75,258.00
Design @ 10% of subtotal			\$37,629	\$37,629.00

#### Picnic Pavilion

**\$333,707**

Clearing and grubbing	2,200	sf	\$0.70	\$1,540.00
Site grading	2,200	sf	\$1.75	\$3,850.00
Shade structure (45'x40')	1	ea	\$175,000.00	\$175,000.00
Concrete pad	2,000	sf	\$8.00	\$16,000.00
Picnic tables	12	ea	\$3,000.00	\$36,000.00
Serving table	2	ea	\$2,000.00	\$4,000.00
Trash receptacle	4	ea	\$850.00	\$3,400.00
24" Box trees	2	ea	\$450.00	\$900.00
Enhanced entry landscaping and irrigation	1,000	sf	\$3.50	\$3,500.00
Irrigation modifications to existing turf areas	1,000	sf	\$3.00	\$3,000.00
Project mobilization/bonding @ 5% of subtotal			\$12,360	\$12,359.50
Contingency @ 20% of subtotal			\$49,438	\$49,438.00
Design @ 10% of subtotal			\$24,719	\$24,719.00

#### Playground

**\$596,093**

Clearing and grubbing	4,500	sf	\$0.70	\$3,150.00
Site grading	4,500	sf	\$1.75	\$7,875.00

All Ages Playground (4,000 sf, incl. soft fall tile, design \$4K)	1	ea	\$400,000.00	\$400,000.00
Benches	2	ea	\$1,200.00	\$2,400.00
24" Box trees	50	ea	\$450.00	\$22,500.00
Enhanced landscaping and irrigation	750	sf	\$3.50	\$2,625.00
Irrigation modifications to existing turf areas	1,000	sf	\$3.00	\$3,000.00
Project mobilization/bonding @ 5% of subtotal			\$22,078	\$22,077.50
Contingency @ 20% of subtotal			\$88,310	\$88,310.00
Design @ 10% of subtotal			\$44,155	\$44,155.00

<b>Stage Area</b>					<b>\$393,822</b>
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Clearing and grubbing	4,000	sf	\$0.70	\$2,800.00
Site grading	4,000	sf	\$1.75	\$7,000.00
Covered stage (2,200 sf stage with shade structure)	1	ea	\$250,000.00	\$250,000.00
Concrete vehicular access path	800	sf	\$15.00	\$12,000.00
Concrete pedestrian access path	500	sf	\$8.00	\$4,000.00
24" Box trees	3	ea	\$450.00	\$1,350.00
Xeriscape landscape planter	3,760	sf	\$2.00	\$7,520.00
Concrete vehicular access path at maintenance bldg	190	sf	\$15.00	\$2,850.00
Double gate at maintenance building fence	1	ea	\$1,200.00	\$1,200.00
Irrigation modifications to existing turf areas	1,000	sf	\$3.00	\$3,000.00
Project mobilization/bonding @ 5% of subtotal			\$14,586	\$14,586.00
Contingency @ 20% of subtotal			\$58,344	\$58,344.00
Design @ 10% of subtotal			\$29,172	\$29,172.00

<b>West Parking Lot, Dog Park, Overall Park Irrigation</b>					<b>\$3,688,563</b>
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Clearing and grubbing	206,000	sf	\$0.70	\$144,200.00
Site grading	206,000	sf	\$1.75	\$360,500.00
Erosion control hydroseeding	1	ac	\$9,000.00	\$9,000.00
Site structure demolition	1	ls	\$50,000.00	\$50,000.00
Parking Lot	100,500	sf	\$15.00	\$1,507,500.00
Enhanced landscaping and irrigation	30,000	sf	\$3.50	\$105,000.00
24" Box trees	70	ea	\$450.00	\$31,500.00
Pedestrian concrete	2,190	sf	\$8.00	\$17,520.00
Storage shed	1	ea	\$46,000.00	\$46,000.00
Dumpster storage enclosure	1	ea	\$25,000.00	\$25,000.00
PRV vehicular access and concrete pad	1	ea	\$11,000.00	\$11,000.00
Concrete plaza at entry circle and existing restroom	4,600	sf	\$8.00	\$36,800.00
Dog park perimeter fencing and gates	1,600	lf	\$45.00	\$72,000.00
Dog park enhanced entry landscaping and irrigation	1,000	sf	\$3.50	\$3,500.00
Dog park concrete bench nodes	12	ea	\$2,200.00	\$26,400.00
Dog park concrete mow curb	1,010	lf	\$20.00	\$20,200.00
Dog park turf	41,300	sf	\$3.00	\$123,900.00
Dog park decomposed granite surfacing	31,213	sf	\$2.50	\$78,032.50
Dog park irrigation system	45,000	sf	\$0.75	\$33,750.00
Irrigation modifications to existing turf areas	4,000	sf	\$3.00	\$12,000.00
Informational kiosk-double	1	ea	\$4,000.00	\$4,000.00
CLOMR	1	ls	\$70,000.00	\$70,000.00
Project mobilization/bonding @ 5% of subtotal			\$128,680	\$128,680.13
Contingency @ 20% of subtotal			\$514,721	\$514,720.50
Design @ 10% of subtotal			\$257,360	\$257,360.25

<b>Overall Park Hardscape, Furnishings and Planting</b>					<b>\$321,094</b>
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Clearing and grubbing	10,600	sf	\$0.70	\$7,420.00
Site grading	10,600	sf	\$1.75	\$18,550.00
Tree removal	1	ls	\$15,000.00	\$15,000.00

Site pedestrian concrete pathways	5,600	sf	\$8.00	\$44,800.00
Site Vehicular concrete pathways	5,000	sf	\$15.00	\$75,000.00
Bollards	3	ea	\$500.00	\$1,500.00
Single picnic table pavilion	4	ea	\$5,000.00	\$20,000.00
Drinking fountain	1	ea	\$7,500.00	\$7,500.00
Trees - 24" Box	40	ea	\$450.00	\$18,000.00
Landscape buffer areas	34,229	sf	\$0.50	\$17,114.50
Landscape rock groundcover	185	cy	\$70.00	\$12,962.96
Project mobilization/bonding @ 5% of subtotal			\$11,892.37	\$11,892.37
Contingency @ 20% of subtotal			\$47,569.49	\$47,569.49
Design @ 10% of subtotal			\$23,784.75	\$23,784.75

<b>Outdoor Arena</b>				<b>\$1,788,750</b>
Existing grandstands, new metal shade cover (7,500 SF, no utilities)	1	ls	\$262,500.00	\$262,500.00
Relocated announcer's booth (see detail below)	1	ls	\$93,500.00	\$93,500.00
New grandstands with shade (see detail below)	1	ls	\$925,000.00	\$925,000.00
Arena expansion, remove ex pens, build enlarged arena fr	1	ls	\$44,000.00	\$44,000.00
Project mobilization/bonding @ 5% of subtotal			\$66,250.00	\$66,250.00
Contingency @ 20% of subtotal			\$265,000.00	\$265,000.00
Design @ 10% of subtotal			\$132,500.00	\$132,500.00

<b>Exhibit Hall</b>				<b>\$449,483</b>
Dumpster removal for relocation	1	ls	\$5,000.00	\$5,000.00
Exterior south entry	1	ls	\$45,000.00	\$45,000.00
Exterior rooftop equipment screen	1	ls	\$35,000.00	\$35,000.00
Exterior Co-p extension entry Incl. canopy	1	ls	\$25,000.00	\$25,000.00
Exterior overhead service door replacement	1	ls	\$15,000.00	\$15,000.00
Exterior Personnel door replacement incl. canopy	1	ls	\$15,000.00	\$15,000.00
Exterior Repair/repaint siding incl. wayfinding graphics	1	ls	\$65,000.00	\$65,000.00
Exterior CMU trash enclosure	1	ls	\$20,000.00	\$20,000.00
Interior kitchen remodel	1	ls	\$100,000.00	\$100,000.00
Enhanced landscaping and irrigation	1,500	sf	\$3.50	\$5,250.00
Trees - 24" Box	6	ea	\$450.00	\$2,700.00
Project mobilization/bonding @ 5% of subtotal			\$16,647.50	\$16,647.50
Contingency @ 20% of subtotal			\$66,590.00	\$66,590.00
Design @ 10% of subtotal			\$33,295.00	\$33,295.00

<b>Horsebarn</b>				<b>\$32,400</b>
Utility fans (14' complete including electrical work)	2	ea	\$12,000.00	\$24,000.00
Project mobilization/bonding @ 5% of subtotal			\$1,200.00	\$1,200.00
Contingency @ 20% of subtotal			\$4,800.00	\$4,800.00
Design @ 10% of subtotal			\$2,400.00	\$2,400.00

<b>Construction Base Bid Total</b>	<b>\$11,098,741</b>
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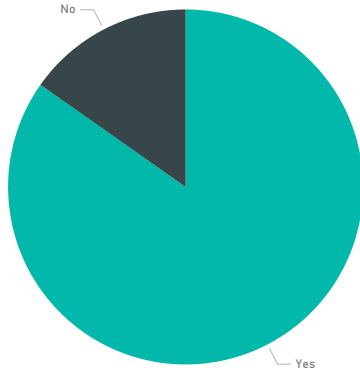
NOTES: 1. IT IS RECOGNIZED THAT STANTEC HAS NO CONTROL OVER THE COSTS OF MATERIALS, EQUIPMENT, LABOR, OR THE CONTRACTOR'S METHOD OF DETERMINING BID PRICES. PRICES WILL VARY FROM ANY OPINION OF PROBABLE CONSTRUCTION COSTS. CONSTRUCTION COSTS ARE VOLATILE AT THIS TIME.

**05 APPENDICES**

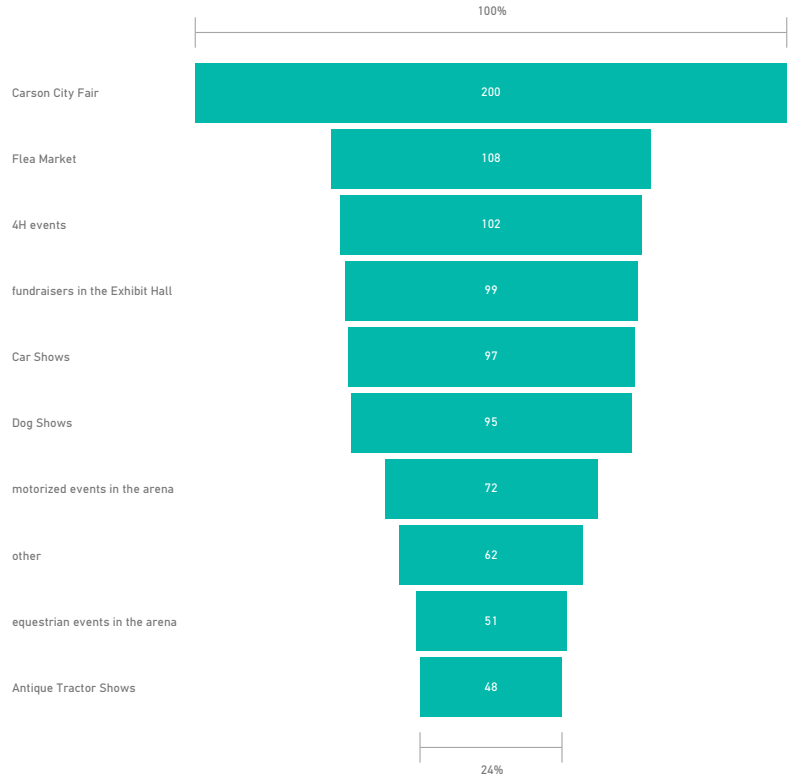


# FUJI PARK CITIZEN SURVEY

Have you been to Carson City Fairgrounds/Fuji Park for special events of any kind in the past 5 years?

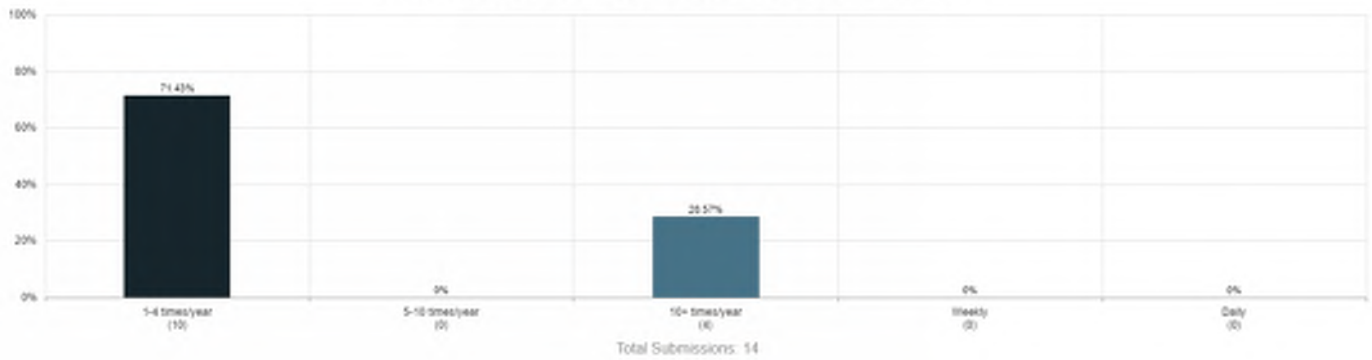


If yes, please select all that apply:

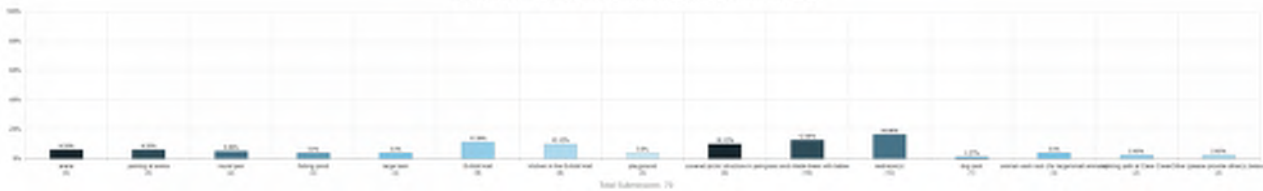


# FUJI PARK USER GROUP SURVEY

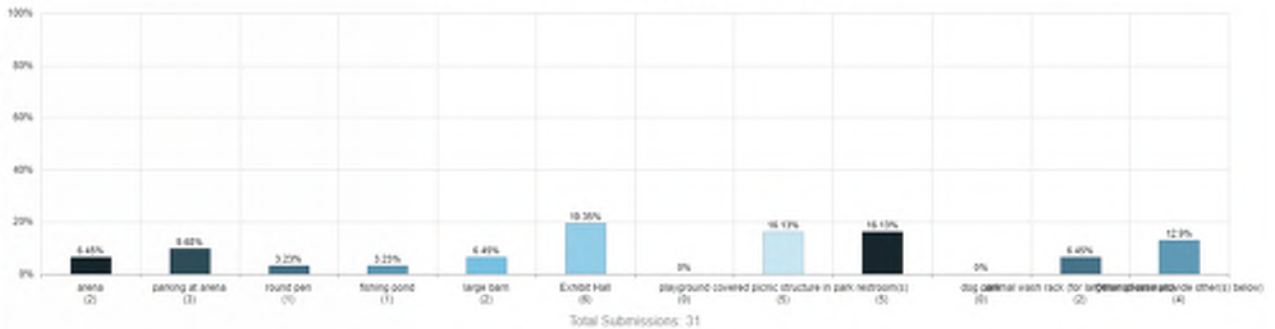
How often does your group use Carson City Fairgrounds/Fuji Park?



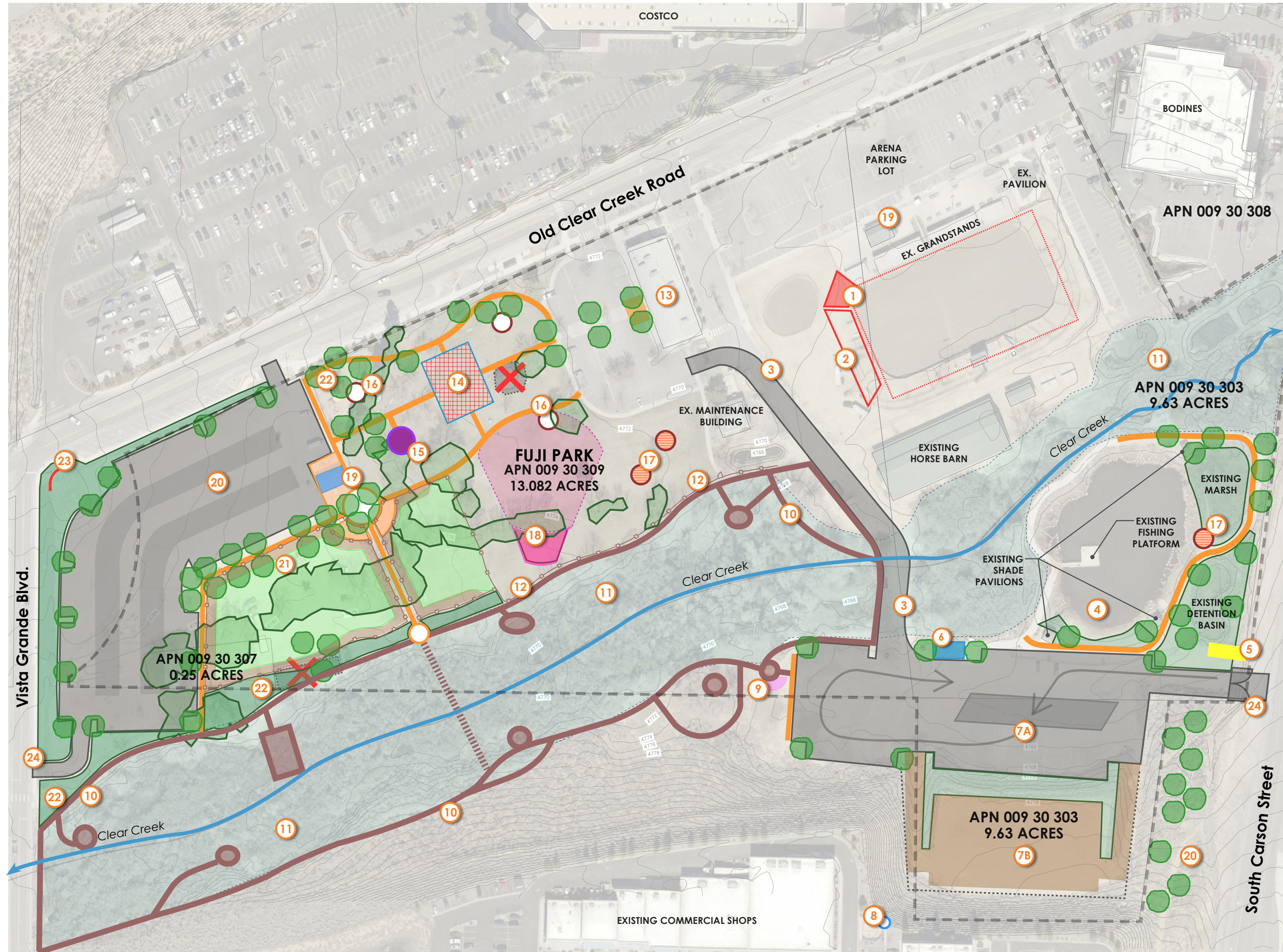
Select each facility you rely on for your activities/events (select all that apply).



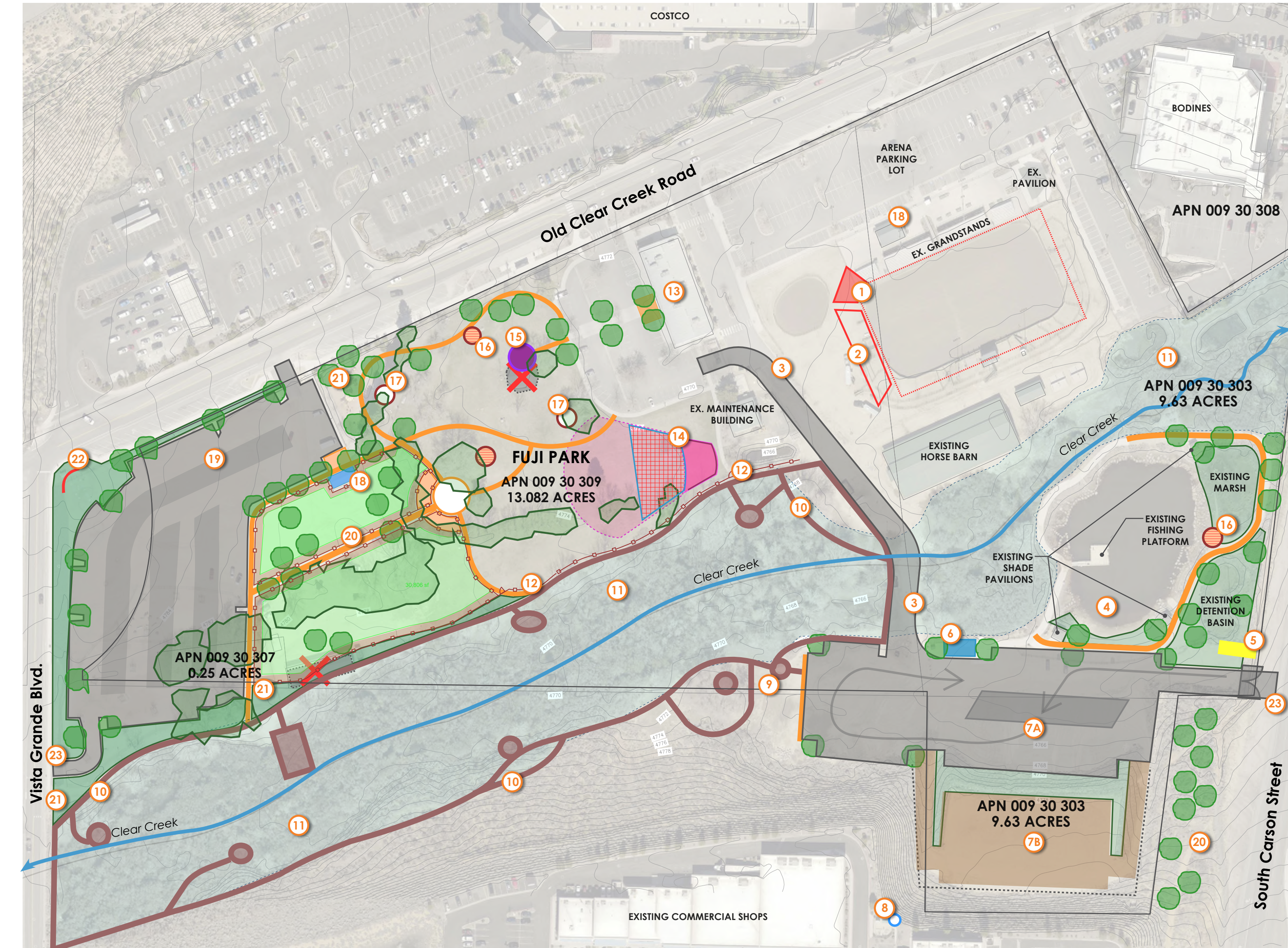
Of the existing facilities that your group uses for existing activities/events, which facilities would your group most like to see upgraded or improved upon (select only those that apply to your group).



# CONCEPT PLANS A & B



- LEGEND**
- 1 Outdoor Arena
  - 2 Grandstands
  - 3 Paved Driveway Connection
  - 4 Fishing Pond
  - 5 35' Tall LED Event Sign
  - 6 New Restroom
  - 7A Paved Southeast Parking Lot - 80 single car stalls, 19 RV stalls
  - 7B Upper Overflow Southeast Parking Lot - 55 stalls
  - 8 Potential Trail Connection
  - 9 Historical Cemetery
  - 10 Interpretive Creek Multi-Use Path
  - 11 Clear Creek Maintenance Plan
  - 12 Existing Multi-Use Path and Fence
  - 13 Existing Exhibit Hall
  - 14 Outdoor Pavilion
  - 15 New Playground
  - 16 Picnic Table Nodes
  - 17 Shaded Picnic Nodes
  - 18 Stage
  - 19 Existing Restroom to Remain
  - 20 West Parking Lot - 275 stalls
  - 21 1.3 Acre Dog Park
  - 22 Tree and Landscape Buffer Areas
  - 23 Evergreen Windscreen and Corner Entry Signage
  - 24 New Vehicular Access



- LEGEND**
- 1 Outdoor Arena
  - 2 Grandstands
  - 3 Paved Driveway Connection
  - 4 Fishing Pond
  - 5 35' Tall LED Event Sign
  - 6 New Restroom
  - 7A Paved Southeast Parking Lot - 80 single car stalls, 19 RV stalls
  - 7B Upper Overflow Southeast Parking Lot - 55 stalls
  - 8 Potential Trail Connection
  - 9 Historical Cemetery
  - 10 Interpretive Creek Multi-Use Path
  - 11 Clear Creek Maintenance Plan
  - 12 Existing Multi-Use Path and Fence
  - 13 Existing Exhibit Hall
  - 14 Combined Stage and Outdoor Pavilion
  - 15 New Playground
  - 16 Shaded Picnic Table Nodes
  - 17 Picnic Table Nodes
  - 18 Existing Restroom to Remain
  - 19 West Parking Lot - 285 stalls
  - 20 1.4 Acre Dog Park
  - 21 Tree and Landscape Buffer Areas
  - 22 Evergreen Windscreen and Corner Entry Signage
  - 23 New Vehicular Access

Following user surveys, two concept options were developed and shared with stakeholders and parks and recreation commission for feedback prior to development of final master plan.

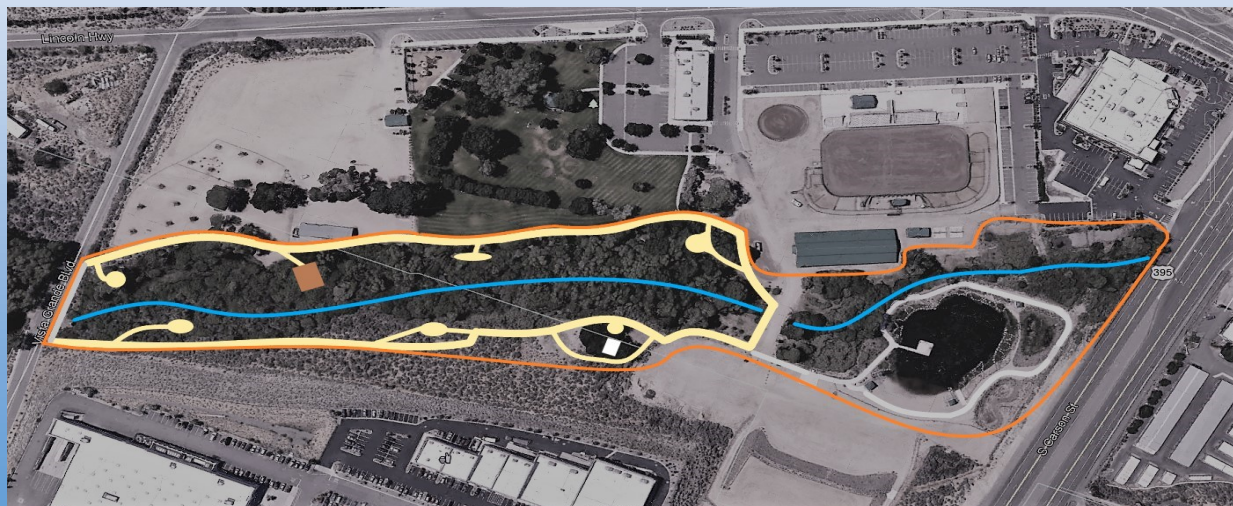
## Purpose:

To identify the current condition of the Clear Creek riparian zone and adjacent areas which play a role in overall creek health to determine a proactive approach towards responsible maintenance and management so that the waterway will thrive and function for decades to come.



## Planning:

- Proper Functioning Condition (PFC) evaluation of the creek and riparian vegetation
  - Partner with Nevada Creeks and Communities or other resource experts to complete this evaluation
- Noxious weed inventory should be performed in relevant area(s) prior to any ground disturbance including a treatment plan and remediation; a combination of physical and chemical (herbicide) removal methods may be required, depending on the species.
- Revegetation
  - Identify upland and riparian seed blends to be used for disturbed areas; consider out planting seedlings and protecting with poultry wire to achieve faster establishment of native species.
  - Utilize native and appropriate alternate shrub and tree species for sparse areas such as Alders and Red Twig
  - Some areas should be closed with temporary fence and signage for up to a year to promote growth



# Clear Creek Maintenance and Management Plan

## Maintenance:

- Existing natural grasses and other native herbaceous species to remain untrimmed and natural
  - The upper canopy may need to be thinned in some areas to allow more sunlight through to ground level to promote establishment of diverse riparian understory, including grasses, forbs, sedges and rushes.
- Vista Grande Blvd. culvert should be cleared of all woody material for a 50' radius to mitigate potential flooding.
  - Additional thinning in extremely dense areas could help dissuade indigents from "camping out"
  - Coyote Willows have become invasive and should be the top choice for thinning purposes. Consider using the material removed for bank stabilization planting projects on Carson City properties in the River corridor.
    - Consider planting alternative, less invasive willow species to provide bank stabilization and to promote diversity within the riparian zone.
- Downed material in and adjacent to the Creek should be removed for unobstructed water flow
  - Some downed material on drier ground should remain as critical habitat and natural decomposition material
- Desirable shrub and tree species should be identified prior to thinning and protected during the work
- Native upland vegetation like sagebrush and bitterbrush should be removed from the riparian zone/floodway and replaced with desirable riparian vegetation.

## Interpretive trail:

- Informational kiosks pertaining to The Washoe Tribe, Ormsby Co. Poor Farm, wildlife habitat, watershed and riparian zone importance to be installed near benches, overlooks and a proposed observation deck.
- Additional split rail fencing to deter excessive foot traffic in unwanted or stressed areas along with "Dogs on-leash only" signage



## Purpose:

By identifying the current condition of existing trees that may play a role in the design of the 2021 Fuji Park and Fairgrounds Master Plan, we can make educated decisions around healthy and desirable tree species while not limiting ourselves based on undesirable or unhealthy trees that may be providing some benefits now but will ultimately need to be removed in the future.

While this map and the accompanying notes represent the current condition of some trees within the property, final decisions on removal, transplanting, pruning and maintenance needs will need to be made on a case by case basis as individual projects receive funding, begin the design process or maintenance is required. New trees and transplants should be considered several years before amenities that they will enhance come to fruition.

Mature trees and the shade that they provide, enhance every park users visit as a large event participant or a family’s picnic lunch. Shade is vital in Nevada, especially in the summer. With thoughtful planning, desirable trees can be protected through the use of “Tree Protection Plans” and designed around.



## Contributing Staff:

Nick Wentworth, Parks Project Manager

Lyndsey Boyer, Open Space Manager

Jared Whitaker, Open Space Maintenance Coordinator and ISA Certified Arborist



# Fuji Park Urban Forestry, Status Report –2021

## Status and Suggested Actions:

1. 12 4"-6" deciduous trees in good health, currently located in the Dog Park. These should be individually assessed before the west parking lot is developed as potential transplants to the future stage area, Bailey Pond or any other suitable location.
2. Cottonwoods showing signs of Cytospora and heavy Gall, Elms, and Black Locusts that have developed very large thorns. Prune dead as necessary or remove if needed. Undesirable species to design around or protect.
3. Densely planted Ash trees should be thinned out so that canopies are not touching. Trees are otherwise in good health. Approximately one third of the grouping should be removed.
4. Densely planted Willow trees should be thinned out so that canopies are not touching. Trees are otherwise in good health. Approximately one third of the grouping should be removed.
5. This is the largest and healthiest Cottonwood in the Park. It is doing well overall and providing a lot of shade. Could have up to 30+ years of life left.
6. 2 Silver Maples in good health with the only concern being 1 large Ash that is much too close and leaning towards the Maples. Remove the Ash and apply corrective pruning to the Maples if necessary.
7. 3 large Black Locusts have begun to develop thorns. Health is good but they should not be designed around or protected in the future due to excessive suckers and potential for roots creating lift in the parking lot.
8. 2 groupings of Russian Olives should be removed when possible. The east group behind the maintenance shop is where a future staff/service gate is designated.

Other trees on the property and not specified in this report are of good health and should be maintained as needed. This report's focus is trees that should and should not play a roll in master plan design.

