



## STAFF REPORT

**Report To:** Redevelopment Authority      **Meeting Date:** April 20, 2023

**Staff Contact:** Hope Sullivan, AICP, Community Development Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding the Fiscal Year ("FY") 2024 Redevelopment discretionary funds tentative budget allocations to implement Redevelopment objectives. (Hope Sullivan, hsullivan@carson.org)

**Staff Summary:** At its meeting of February 6, 2023, the Redevelopment Authority Citizens Committee ("RACC") reviewed requests and made recommendations to the Redevelopment Authority (RDA) regarding the allocation of undesignated Redevelopment funds and certain discretionary program funds. The purpose of this item is to review RACC's recommendation with the RDA.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 25 Minutes

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### **Proposed Motion**

I move to incorporate the recommendations of RACC into the Fiscal Year 2024 Redevelopment budget.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

February 6, 2023 (Item 4B): RACC made a recommendation to the RDA regarding FY 2024 discretionary funding.

### **Background/Issues & Analysis**

Please see attached memo, dated March 30, 2023.

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

NRS 279

### **Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** 6037510: Redevelopment Revolving Fund

**Is it currently budgeted?** Yes

**Explanation of Fiscal Impact:** The proposed expenditures are intended to implement the objectives of the redevelopment plans and are funded through the Redevelopment Authority.

### **Alternatives**

Do not incorporate RACC's recommendations and/or provide alternative direction to staff.

**Attachments:**

[March 30, 2023 Memo \(updated 4.13.2023\).pdf](#)

**Board Action Taken:**

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

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



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

**TO: REDEVELOPMENT AUTHORITY**

**FROM: HOPE SULLIVAN, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

**DATE: MARCH 30, 2023**

**RE: FY 2024 Redevelopment discretionary funds tentative budget allocations**

At its meeting of February 6, 2023, RACC reviewed various requests and made its annual recommendation to the Redevelopment Authority regarding certain discretionary funds for consideration in the FY 2024 Redevelopment budget. All proposed FY 2024 capital improvements proposed to receive redevelopment funding are addressed in this memo.

Consistent with the Redevelopment Authority's direction, the priority is to use Redevelopment funds for infrastructure projects that benefit the general public and provide support to existing property owners, businesses and events rather than providing incentives directly to individual property owners, businesses or events. The Authority also requested that any unused funds from the Façade Improvement Program be rolled over into the Sidewalk & ADA Improvements funding. In FY 2023, RACC approved one façade grant for property at 210 South Carson Street in the amount of \$22,197.50. Construction has not yet commenced on this project.

At its April 6, 2023 meeting, the Board directed that \$50,000 from the façade improvement program be redirected to the downtown gateway feature. Consistent with this request, \$25,000 from FY 2023 budget will be reassigned to the downtown gateway feature. Also consistent with this request, the proposed FY 24 budget reduces funding for the façade improvement program to \$25,000 and increases the funding for the downtown gateway feature to \$75,000. This will result in funding for the downtown gateway feature to \$50,000 for FY 2023 and \$75,000 for FY 2024.

The City's Chief Financial Officer anticipates that the total revenue for the FY 2024 redevelopment account will be \$3,314,760. After RACC met, the Finance Department advised that approximately \$1,000,000 would be rolled from FY 2022 into the FY 2023 Redevelopment budget. RACC's recommendation did not take into account this additional amount of money. Since RACC met, staff has worked with the Public Works Department and the Parks and Recreation Department to identify additional projects that could be funded. That project list appears at the end of this memo.

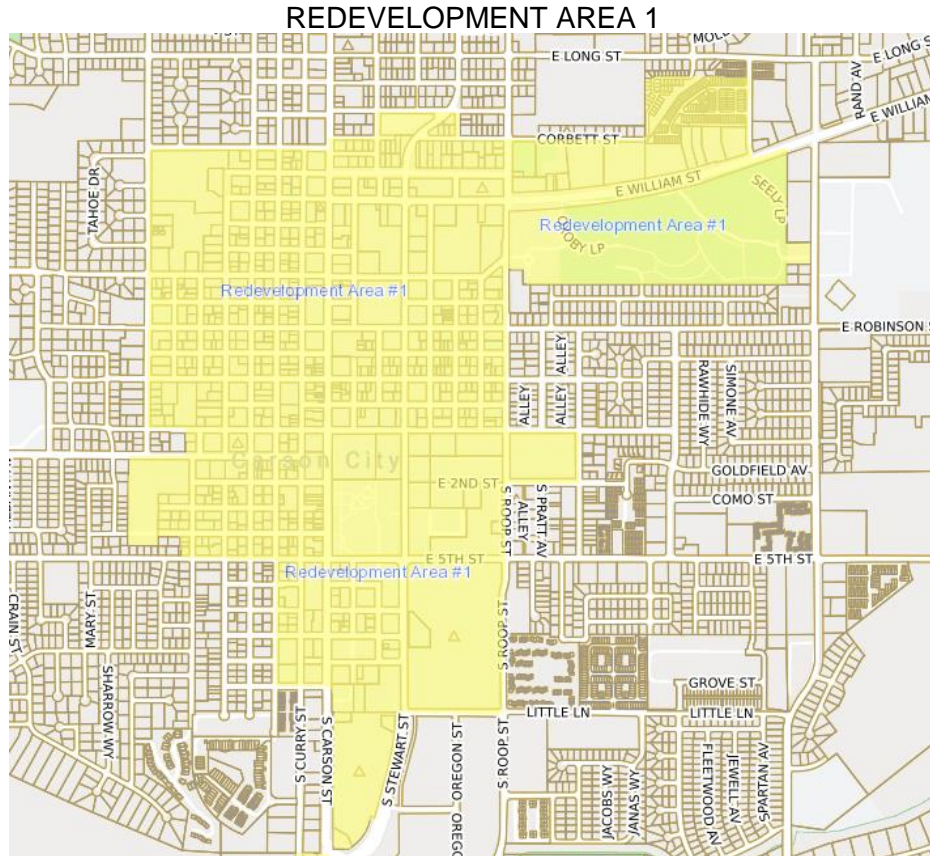
FY 24 funding for Farmers Market (\$22,000), Christmas Tree Lighting (\$10,000), July 4<sup>th</sup> Fireworks (\$15,000) and Nevada Day (\$25,000) is as was proposed in the February 2022 five-year plan. Proposed funding for Farmers Market represents a \$3,000 reduction from FY 23 funding of \$25,000. Since RACC met, staff has received a request to increase the Arts and Culture Grant funding by \$10,000 to provide supplemental money for the first Mural Festival.

## BACKGROUND

Nevada Revised Statutes (“NRS”) Chapter 279 provides for the Redevelopment of Communities. Consistent with NRS, the City has two redevelopment areas.

Carson City Redevelopment Project No. 1 was adopted in January 1986 and will expire in January 2031. Carson City Redevelopment Project 1 can be found at the following link:

<https://www.carson.org/home/showpublisheddocument/32916/635984946921000000>



Carson City Redevelopment Project No. 2 was created on September 28, 2004 and will expire on September 28, 2034. Redevelopment Project No. 2 is generally along South Carson Street, but also includes the Kmart site along North Carson Street. Carson City Redevelopment Project 2 can be found at the following link:

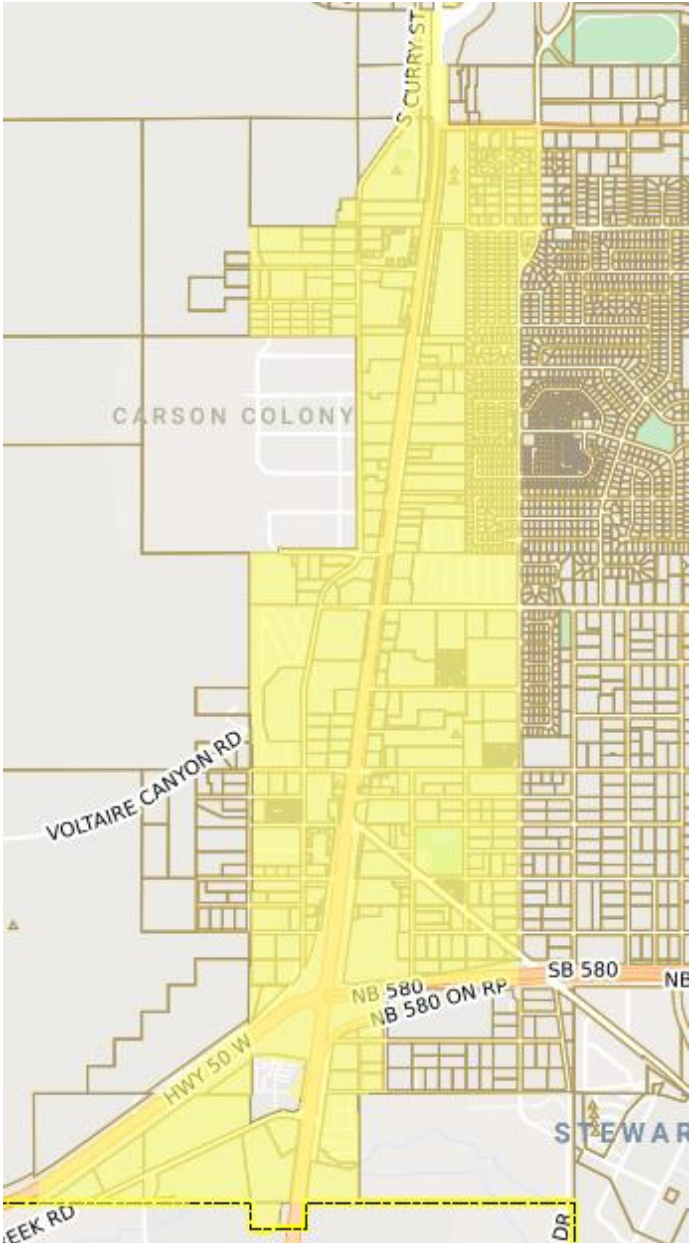
<https://www.carson.org/home/showpublisheddocument/49010/635984946921000000>

## KMART SITE IN REDEVELOPMENT AREA 2





REDEVELOPMENT AREA 2



**DISCUSSION REGARDING RACC'S RECOMMENDED FUNDING:**

RACC recommends the funding of the following in FY 2024 and finds that these projects will help meet the objectives of the redevelopment plans.

**Downtown Gateway Feature (FY 2022, FY 2024)**

Total Project Budget: \$200,000

Requested Redevelopment Funding: \$75,000 (UPDATED per April 6, 2022 Board direction)

Project Description: The Downtown Gateway Feature is anticipated to be installed in the center of the circle at South Carson Street and South Stewart Street roundabout. To date, \$25,000 of redevelopment funding has been allocated to this improvement. In FY 2023, \$25,000 will be moved from the Façade Improvement program and an additional \$75,000 is requested in FY 2024 to allow for the design, fabrication and installation of this piece.

**Annual Sidewalk and ADA Improvements (FY 2024, FY 2025, FY 2026, FY 2027, FY 2028)**

Total Project Budget: \$5,000,000 (5 Years)

Requested Redevelopment Funding: \$200,000

Project Description: These funds are proposed for the design and construction of sidewalk and ADA improvements throughout the redevelopment areas. In addition to making physical improvements to improve accessibility and safety, this funding may allow the Public Works Department to leverage federal money for these improvements as the redevelopment funding will serve as a required local funding.

**Appion Way Intersection Improvements (FY 2024)**

Total Project Budget: \$1,550,000 (5 Year)

Requested Redevelopment Funding: \$200,000

Project Description: These funds are proposed to be utilized to partially fund the construction of the traffic signal and associated improvements at the intersection of South Carson Street and Appion Way. In considering the FY 2024 budget as part of the five-year plan, it was anticipated this project would require \$500,000. Due to securing federal money, the amount requested for FY 2024 has been reduced to \$200,000. In FY 2022, \$100,000 in redevelopment funding was allocated to this project.

**Engine House Arches and Design (FY 2024)**

Total Project Budget: \$676,996 (4 Year)

Requested Redevelopment Funding: \$400,000

Project Description: These funds will be utilized to complete the design and fund the installation of the arches in Mills Park. These funds were not included for FY 2024 in the five-year plan reviewed last year. In FY 2021, \$20,000 in redevelopment funds and in 2022 \$256,000 in redevelopment funds were allocated to this project.

**Mills Park Concrete Walkway Replacement (FY 2023, FY 2024, FY 2025, FY 2026)**

Total Project Budget: \$300,000 per year (4 Years)

Requested Redevelopment Funding: \$75,000

Project Description: These funds are proposed to be utilized to remove heavily cracked and/or damaged concrete walkways, remove obstacles, and frame and repour new concrete walkways.

**East William Complete Streets Project (FY 2022, FY 2023, and FY 2024)**

Total Project Budget: \$20,000,000 (3 Years)

Requested Redevelopment Funding: \$400,000

Project Description: These funds are proposed to be utilized to implement the project as well as to help fund the City's local funding match.

**Stewart Street Streetscape and Sidewalk Improvements (FY 2023, FY 2024, FY 2025)**

Total Project Budget: \$750,000 (3 Years)

Requested Redevelopment Funding: \$100,000

Project Description: The FY 2024 funds would be utilized for engineering design and FY 2025 funds would be utilized for construction.

**JAC Downtown Transit Center (FY 2023, FY 2024 and FY 2026)**

Total Project Budget: \$3,500,000 (3 Years)

Requested Redevelopment Funding: 70,000

Project Description: The FY 2024 funds would provide for a local match so that the design could be funded.

**Community Center Interior Signage (FY 2024)**

Total Project Budget: \$20,000 (1 Year)

Requested Redevelopment Funding: \$20,000

Project Description: These funds will be utilized to update signage in the building to complement the Robert "Bob" Crowell Board Room signage, including providing new directional signage to better orient users. These funds were not included for FY 2024 in the five-year plan reviewed last year.

**Downtown Trash Enclosure (FY 2024)**

Total Project Budget: \$100,000 (1 Year)

Requested Redevelopment Funding: \$25,000

Project Description: These funds will be utilized to evaluate locations and construct trash enclosures in the downtown area. These funds were not included for FY 2024 in the five-year plan reviewed last year.

**Marv Teixeira Sound System (FY 2024)**

Total Project Budget: \$50,000 (1 Year)

Requested Redevelopment Funding: \$50,000

Project Description: These funds will be utilized to replace existing speakers and hardware with an updated model for current and future uses of the facility. These funds were not included for FY 2024 in the five year plan reviewed last year.

**PROJECTS NOT FUNDED**

As previously stated, after the RACC February meeting, the Finance Department advised of a \$1,000,000 "roll forward" amount resulting in approximately \$1,000,000 in the FY 2023 undesignated line item and estimated an ending fund balance of \$600,000. Given the availability of this funding, staff solicited additional funding requests from the Public Works Department and the Parks and Recreation Department. One or more of these additional projects could be included in the FY 2024 Redevelopment budget, or the additional projects could be handled during budget augmentations.

Carson City Mural and Music Festival: \$10,000 (budget: \$64,000)

Foreman Robert's House Fence Replacement: \$12,000 (budget: \$12,000)

Foreman Robert's House 2<sup>nd</sup> Floor Exterior Door: \$55,000 (budget: \$55,000)

Community Center HVAC Units: \$1,100,000 (budget: \$1,100,000)

Community Center Interior Painting: \$163,185 (budget: \$163,185)

Funding requests forms for each of these activities is attached.

**Conclusion:**

RACC recommends the budget expenditures for FY 2024. To allow for planning, requests for fiscal years 2025, 2026 and 2027 are also being provided, but no action will be taken on those future expenditures.

The general policy of RACC and the Redevelopment Authority is to use discretionary Redevelopment funds for infrastructure projects that benefit the general public and provide support to existing property owners, businesses and events rather than providing incentives directly to individual property owners, businesses or events.

**Attachments:**

1. FY 2024 CIP application – Downtown Gateway Feature
2. FY 2024 CIP application – Annual Sidewalk and ADA improvements
3. FY 2024 CIP application – Appion Way Intersection Improvements
4. FY 2024 CIP application – Engine House Arches and Design
5. FY 2024 CIP application – Mills Park Concrete Walkway Replacement
6. FY 2023 CIP application – East William Street Complete Streets Project
7. FY 2024 CIP application – Stewart Street Streetscape and Sidewalk Improvements
8. FY 2024 CIP application – JAC Downtown Transit Center
9. FY 2024 CIP application – Community Center Interior Signage
10. FY 2024 CIP application – Downtown Trash Enclosure
11. FY 2024 CIP application – Marv Teixeira Pavilion Sound System Renovation
12. FY 2024 CIP application – Carson City Mural and Music Festival
13. FY 2024 CIP application – Foreman Robert’s House Fence Replacement
14. FY 2024 CIP application – Foreman Robert’s House 2<sup>nd</sup> Floor Exterior Door
15. FY 2024 CIP application – Community Center HVAC Units
16. FY 2024 CIP application – Community Center Interior Paint

**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

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	FY22	\$ 25,000
	FY24	\$ 50,000
	FY	\$
	FY	\$
	FY	\$
	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

**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.

**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:**

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:**

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, pushing a stroller, or using a wheelchair 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:**

10/1/2023

**EXPECTED PROJECT COMPLETION DATE:**

12/31/2028

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY24	\$ 200,000
603 Redevelopment Revolving Fund	FY25	\$ 200,000
603 Redevelopment Revolving Fund	FY26	\$ 200,000
603 Redevelopment Revolving Fund	FY27	\$ 200,000
603 Redevelopment Revolving Fund	FY28	\$ 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:**

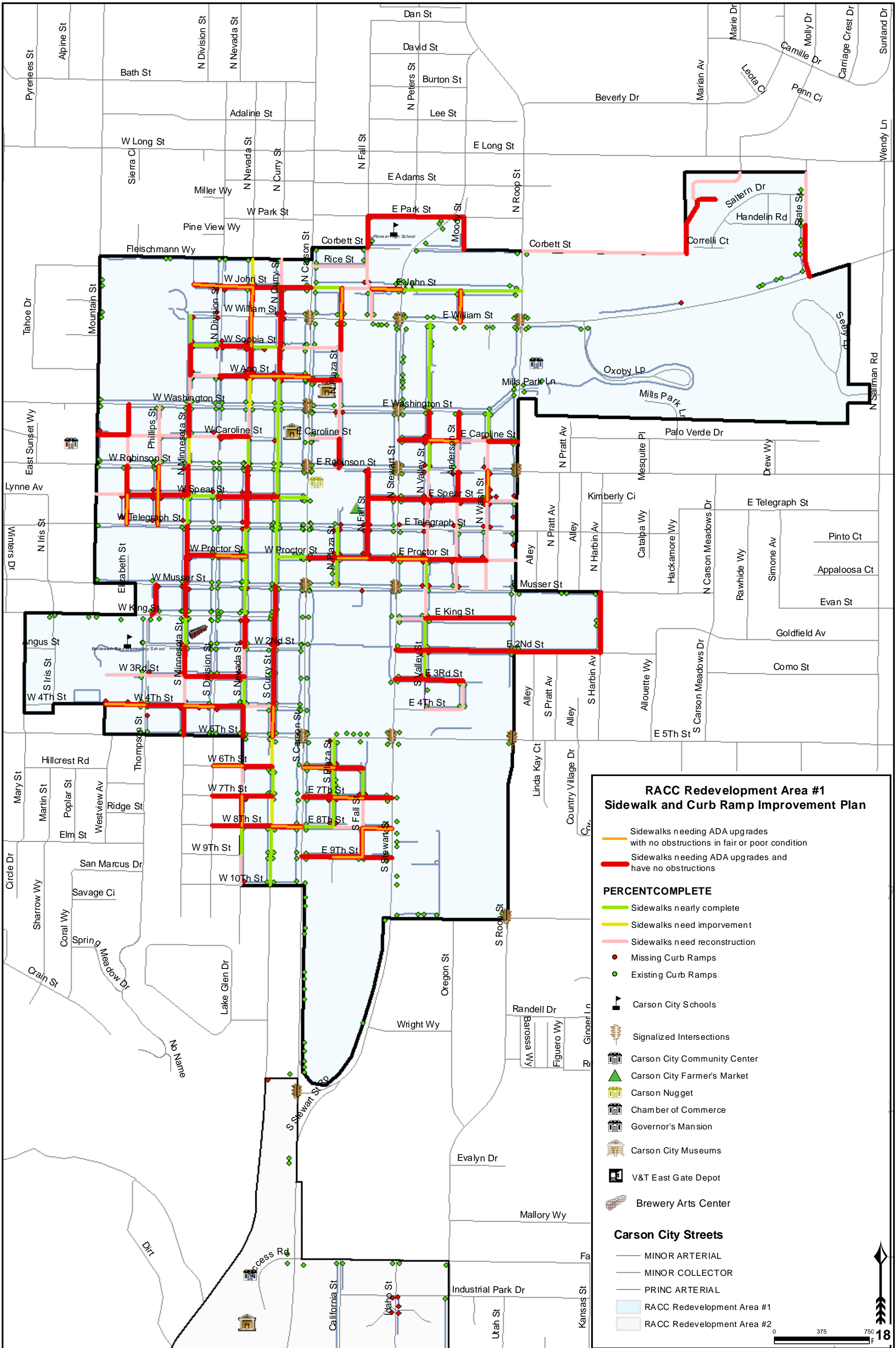
Submit one PDF copy of the following:

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



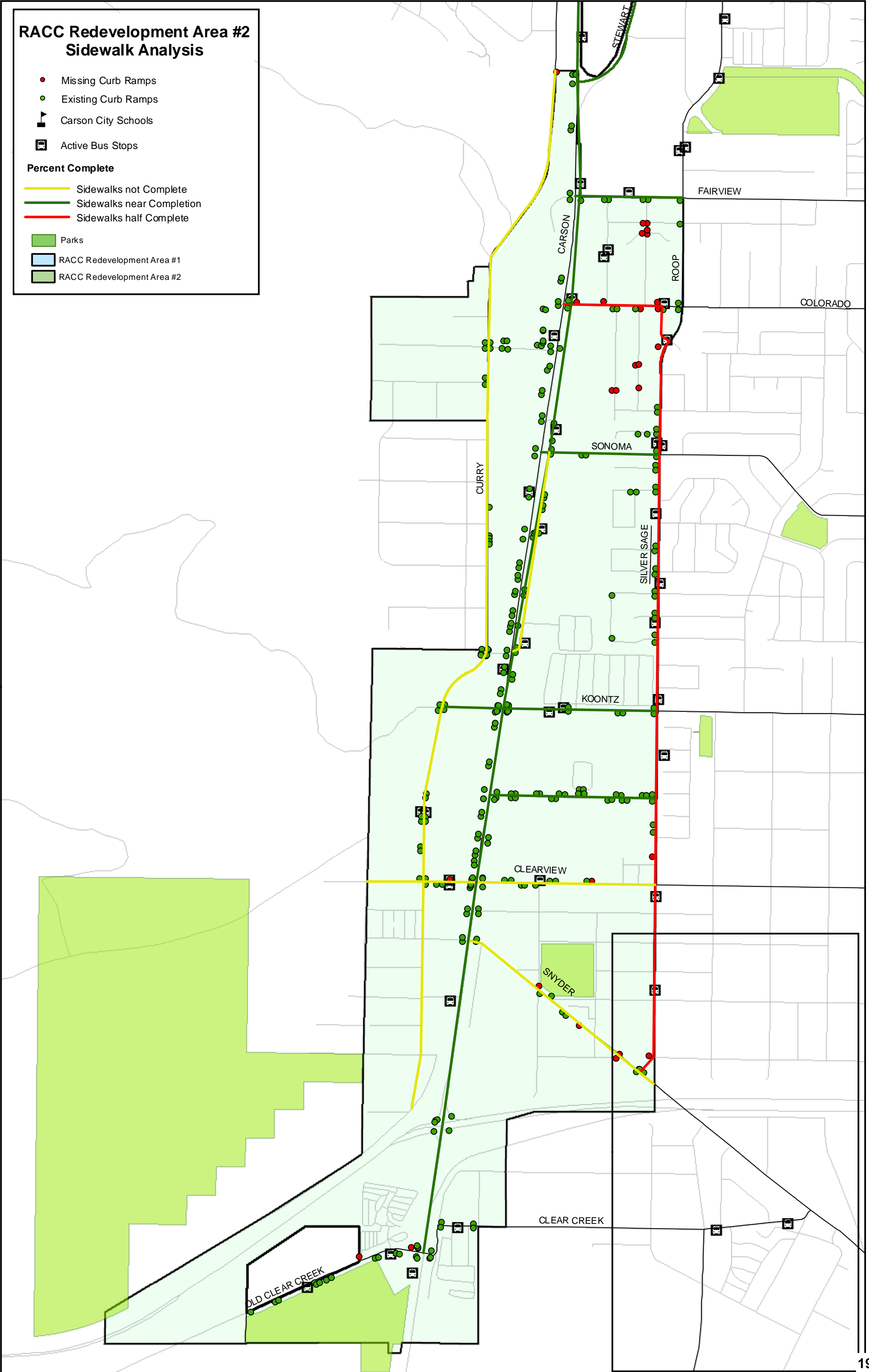
# RACC Redevelopment Area #2 Sidewalk Analysis

- 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



**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:**

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

\$ 300,000

REDEVELOPMENT FUNDING REQUESTED

\$ 1,600,000

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.”

\$100,000 in Redevelopment funds were received in FY22 to partially fund the design of the intersection and traffic signal improvements. This design is nearly complete. The City has collected pro-rata share contributions for the construction of the project from multiple development projects west of S. Carson through pro-rata share agreements. Additionally, the City was awarded a federal appropriation in the amount of \$1.1 million to partially fund the construction of the currently designed project.

Public Works is requesting \$200,000 in FY24 Redevelopment funds to fund the remaining "unfunded" balance of the construction of the traffic signal and associated intersection improvements. Construction is planned to start in 2023 pending receipt of federal funding.

**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 2022	\$ 100,000
603 Redevelopment Revolving Fund	FY 2024	\$ 200,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 300,000**

**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 a federal appropriation 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.



**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:



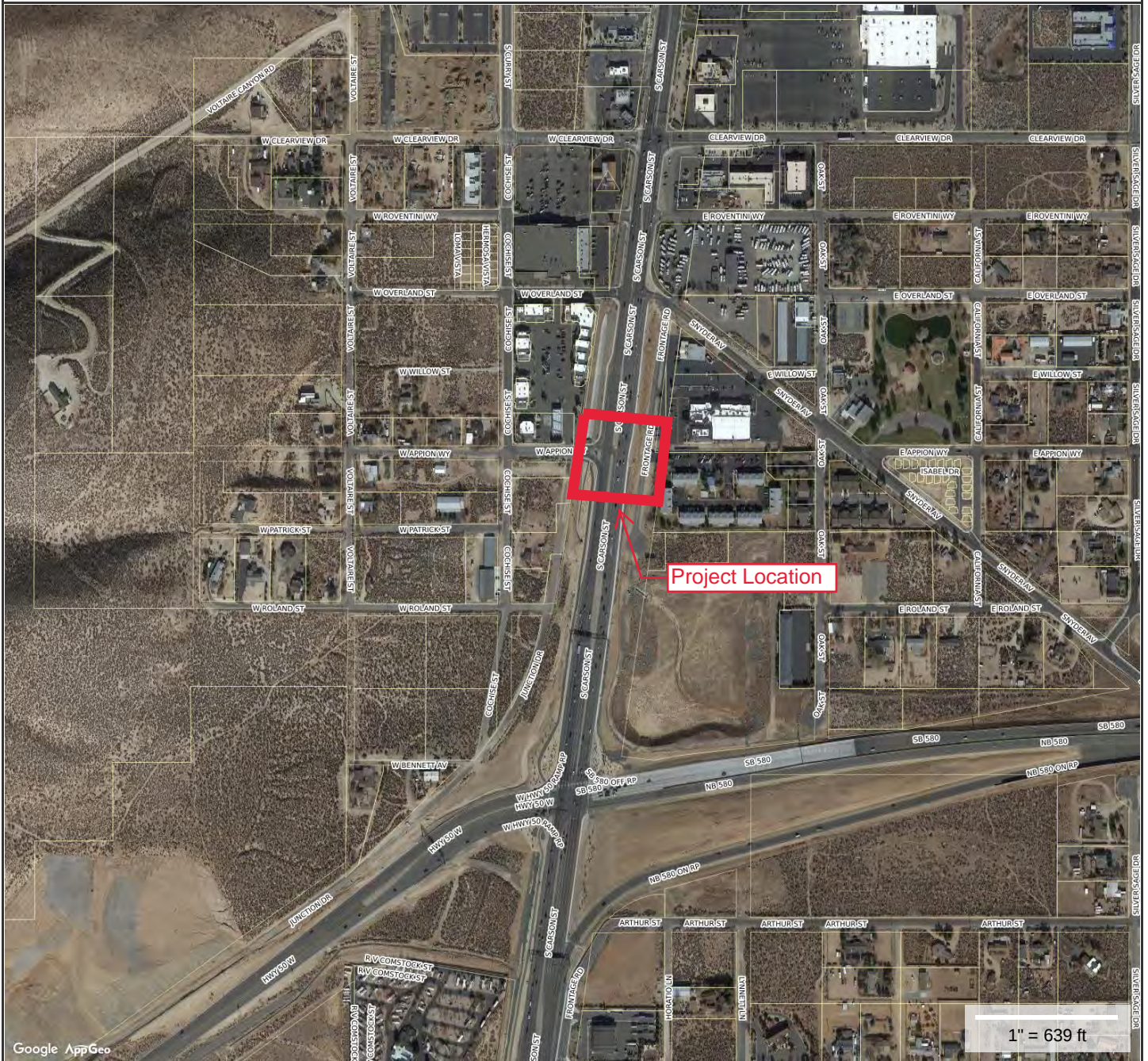
Completed Capital Improvement Funding Request form.



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.



CLICK LOGO FOR TUTORIAL

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

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

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

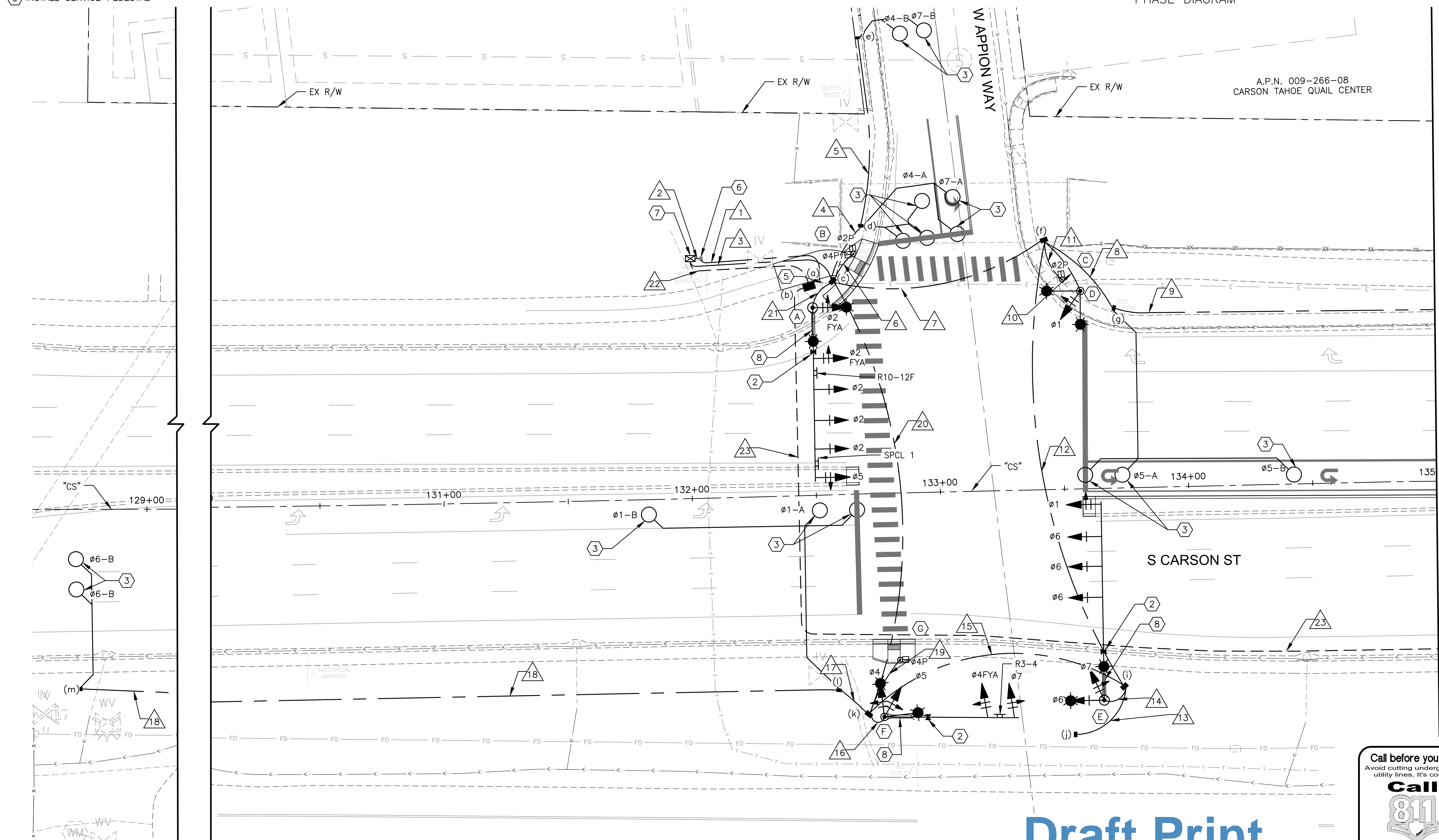
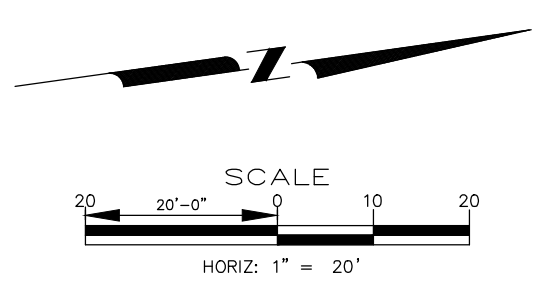
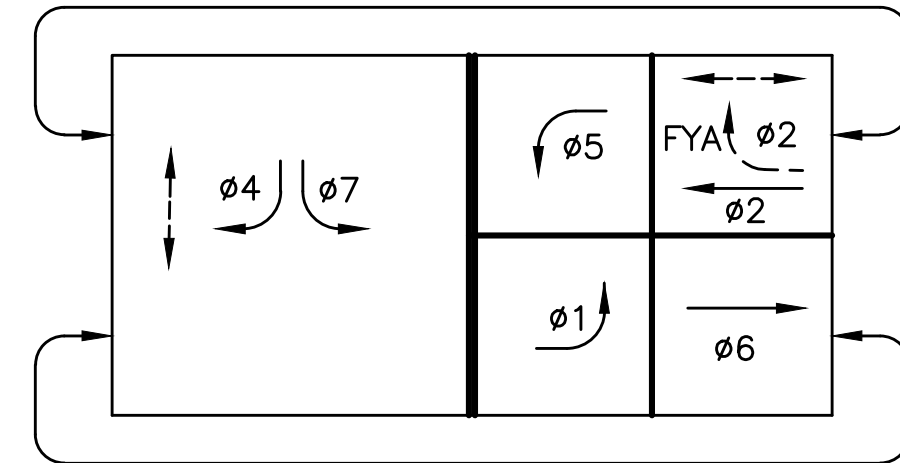
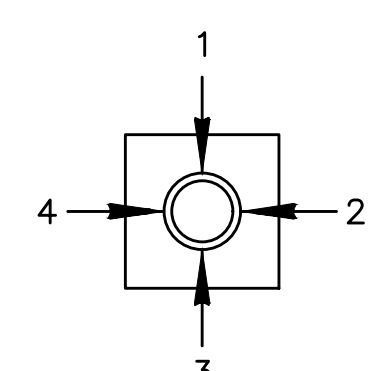


**CONSTRUCTION NOTES:**

- ① PROTECT IN PLACE
- ② CONFIGURE OPTICAL DETECTOR (ONE WAY) AS DIRECTED BY CARSON CITY OPERATIONS MANAGER - CONTROL SYSTEM
- ③ CONSTRUCT NEW LOOP DETECTORS. INSTALL NEW DLCs FROM CABINET TO LOOPS AND MAKE ALL CONNECTIONS. CONFIRM PHASE DESIGNATIONS AND LABEL DLCs ACCORDINGLY
- ④ REMOVE EXISTING CONDUCTORS AND ABANDON EXISTING CONDUIT
- ⑤ INTERCEPT EXISTING STREETLIGHT CONDUIT IN EXISTING PULL BOX
- ⑥ INSTALL SERVICE PEDESTAL
- ⑦ INSTALL TRAFFIC SIGNAL CONTROLLER CABINET
- ⑧ INSTALL STREET NAME SIGN PER ILLUMINATED STREET NAME SIGN SCHEDULE, SHEET TS3 AND INTERNALLY ILLUMINATED STREET NAME SIGN DETAIL, SHEET C7
- ⑨ DEACTIVATE EXISTING SERVICE PEDESTAL. REMOVE AND SALVAGE TO CARSON CITY AS DIRECTED BY CARSON CITY OPERATIONS MANAGER - CONTROL SYSTEM

**LEGEND:**

- — — — — PROPOSED TRAFFIC SIGNAL CONDUIT
- - - - - PROPOSED ITS CONDUIT



**PLAN**  
SCALE: 1" = 20'

**Draft Print**



DESIGNED BY: HN  
DRAWN BY: HN  
CHECKED BY: LK  
DWG NO.: TS1.DWG  
SCALE (HORIZ): 1" = 20'  
SCALE (VERT): NA  
PLOT DATE: 1/21/23

**CARSON CITY  
PUBLIC WORKS DEPARTMENT**  
3505 BUTTI WAY CARSON CITY, NEVADA 89701  
PH: 887-2355 FAX: 887-2112

90% SUBMITTAL  
NOT FOR  
CONSTRUCTION

REV.	DATE	DESCRIPTION	BY	APP'D

**APION WAY  
INTERSECTION AND TRAFFIC SIGNAL DESIGN  
PROJECT No. P751021002**

**TRAFFIC SIGNAL PLAN**

SHEET  
**TS1**  
OF  
**20**

135+00 MATCHLINE SEE SHT TS2

C:\pwworking\west01\25333180\TS1.dwg, hmcshades, 1/21/23

**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:**

V & T Engine House Arches

**PROJECT LOCATION:**

Mills Park

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

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

PHONE #

EMAIL

\$ 676,000

REDEVELOPMENT FUNDING REQUESTED

\$ 676,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The original V&T Railroad Engine House was located in the area of Washington and Stewart Streets. In the 1990's the building was demolished and some of the sandstone blocks were purchased by Carson City. The remaining blocks, which come from two of the access doors, consist of two arch blocks and columnar blocks. In 2020, the Redevelopment Authority provided \$20,000 in FY21 Redevelopment funds and asked Public Works to provide options to construct a V&T attraction/structure, using the engine house blocks within the redevelopment district, to highlight the V&T Railroad history in Carson City using the available blocks. An advisory group was formed which developed twelve (12) locations for consideration; three (3) options were selected for progression and additional consideration. The three locations were designed to be on (or very near) the original V&T railroad alignment. The preferred location, selected by RACC and other project stakeholders, was a Side by Side Arch located in Mills Park adjacent to Oxoby Loop.

Public Works received \$256,000 in FY22 Redevelopment funds to fund the design and construction of the preferred alternative at Mills Park. Due to significant construction cost inflation observed over the last 18 months, the uniqueness of the project, and the specialty construction techniques required to build the project, additional funding (\$400,000 in FY24 Redevelopment funds) is required to complete the project. The project is nearing the completion of design with construction planned for 2023.

**EXPECTED PROJECT START DATE:**

3/1/2021

**EXPECTED PROJECT COMPLETION DATE:**

6/30/2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2021	\$ 20,000
603 Redevelopment Revolving Fund	FY 2022	\$ 256,000
603 Redevelopment Revolving Fund	FY 2024	\$ 400,000
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 676,000**

**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. The project was requested by the Redevelopment Authority and will be built within the district. 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.



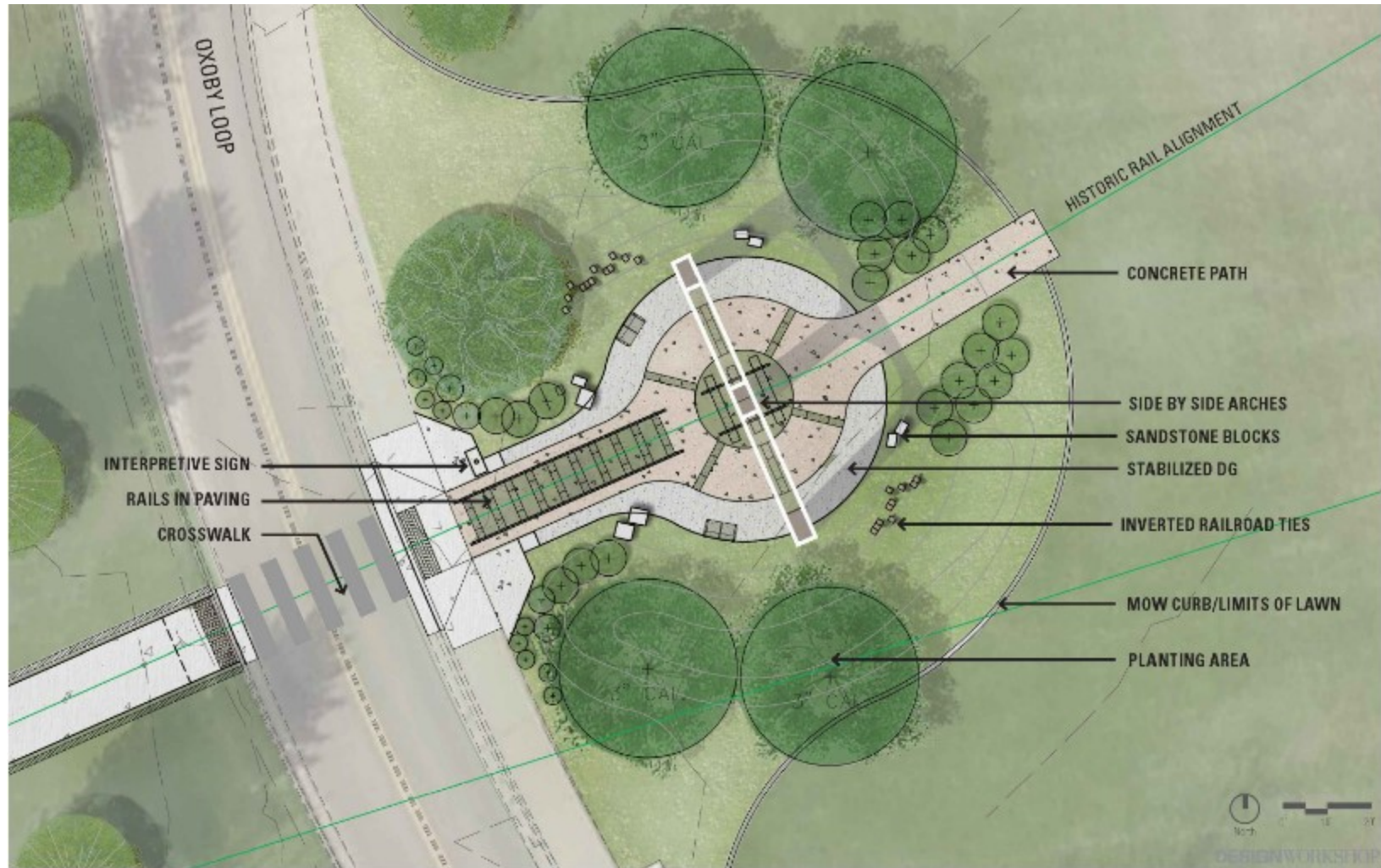
**COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLAN:**

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



**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:**

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	FY24	\$ 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.

**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 / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

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

PHONE #

EMAIL

\$ 835,000

REDEVELOPMENT FUNDING REQUESTED

\$ 20,000,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Major complete street improvements to William Street (between Carson Street and I-580) are planned as part of the commercial corridor improvements under the approved sales tax expenditure plan. \$50,000 in FY22 Redevelopment funds were received to partially fund a corridor study to inform the design of the East William Complete Streets Project and \$385,000 in FY23 Redevelopment funds Public Works were received to partially fund both the engineering design and construction of the East William Complete Streets Project. Due to significant construction cost inflation observed over the last 18 months, more funding is required from all the project funding sources in order to build a complete streets project that meets the scope and vision that the Board of Supervisors laid out for the William Street Corridor in the 2014 plan of expenditures. Additional utility funding, infrastructure tax funding, as well as an additional \$400,000 in FY2024 Redevelopment funds is necessary to construct the East William Complete Streets Project. Design is nearly 60% complete with construction anticipated to start by the end of 2023.

A significant portion of the funding for the project is from a \$9.3M federal RAISE (Rebuilding American Infrastructure with Sustainability and Equity) Grant. This Redevelopment 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:**

12/31/2024

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY 2022	\$ 50,000
603 Redevelopment Revolving Fund	FY 2023	\$ 385,000
603 Redevelopment Revolving Fund	FY 2024	\$ 400,000
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 835,000**

**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. Due to construction cost inflation challenges, the project cost has increased, requiring additional funding from multiple funding sources, including the Redevelopment Revolving Fund. 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





**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

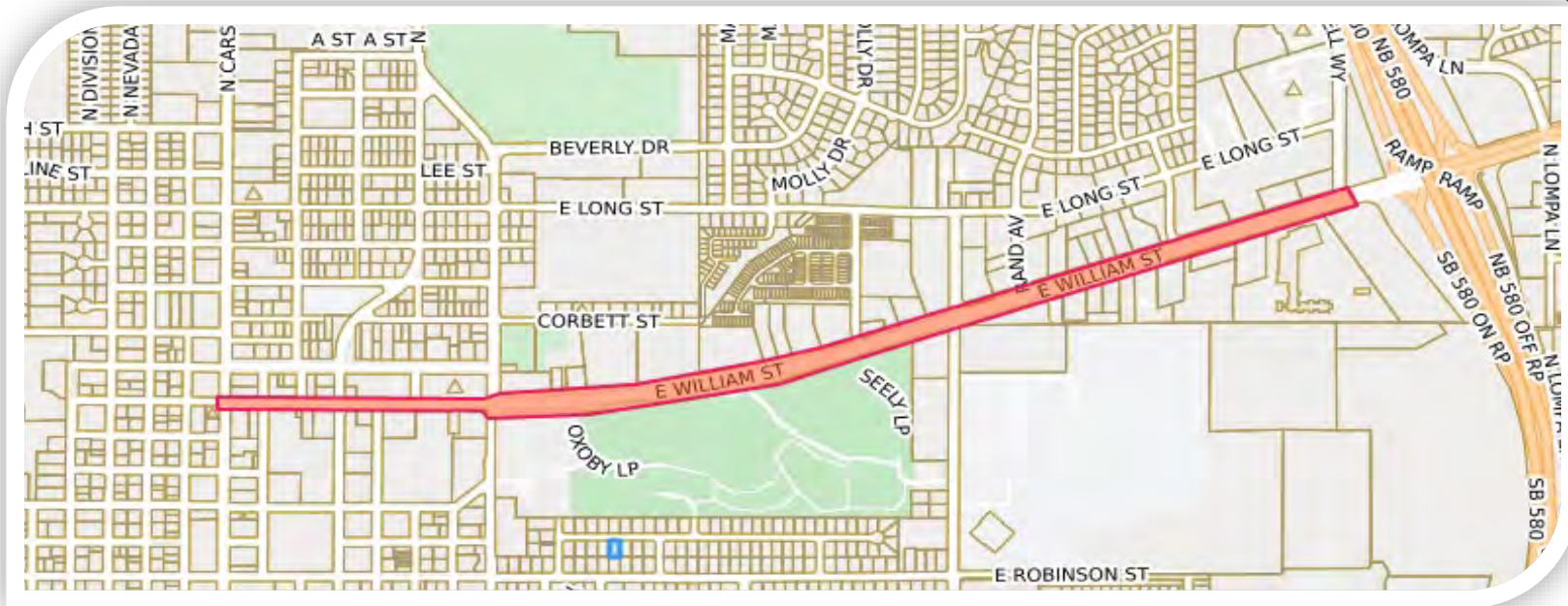




# East William Complete Streets Project 60% Update

March 20th, 2023 Board of Supervisors  
Carson City Community Center

# Project Overview



This project will transform the corridor between N. Carson Street and the I-580 interchange from a busy, congested vehicle thoroughfare to a safer multimodal, accessible roadway shared by all users including drivers, cyclists, and pedestrians; otherwise known as a Complete Street.



# What have we been up to?

- Development of 60% Design
- Public Meeting for 60% Design on 2/7/2022
- Coordination with NDOT and FHWA
- Development of Draft Environmental Impacts document
- Identified Right of Way Needs
- Coordination with property owners and businesses





## Today's Presentation

- **60% Design Concept**
- **Summary of the Public Meeting**
- **Discussion on the Mills Park Pedestrian Crossing**
- **Update on Project Timeline**





# North Carson to Stewart



1 Eastbound Lane  
Removed

**PLUMAS  
BANK**

Traffic Calming  
Median

Bike Lanes East  
and West  
Bound

Landscape Areas

Pedestrian  
Improvements

Improved Pedestrian  
Lighting

**Jack**  
in the Box





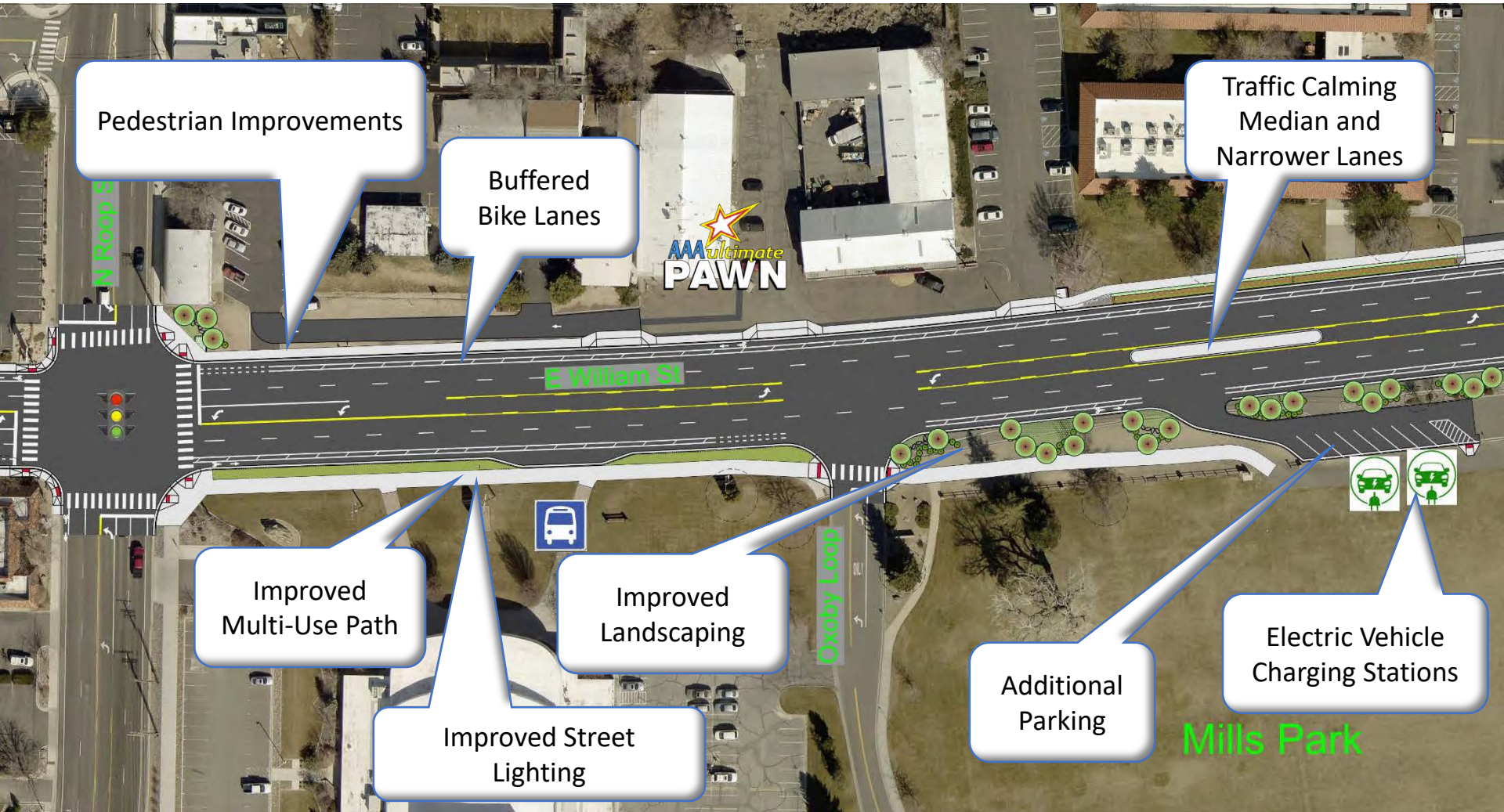
# Stewart to Roop







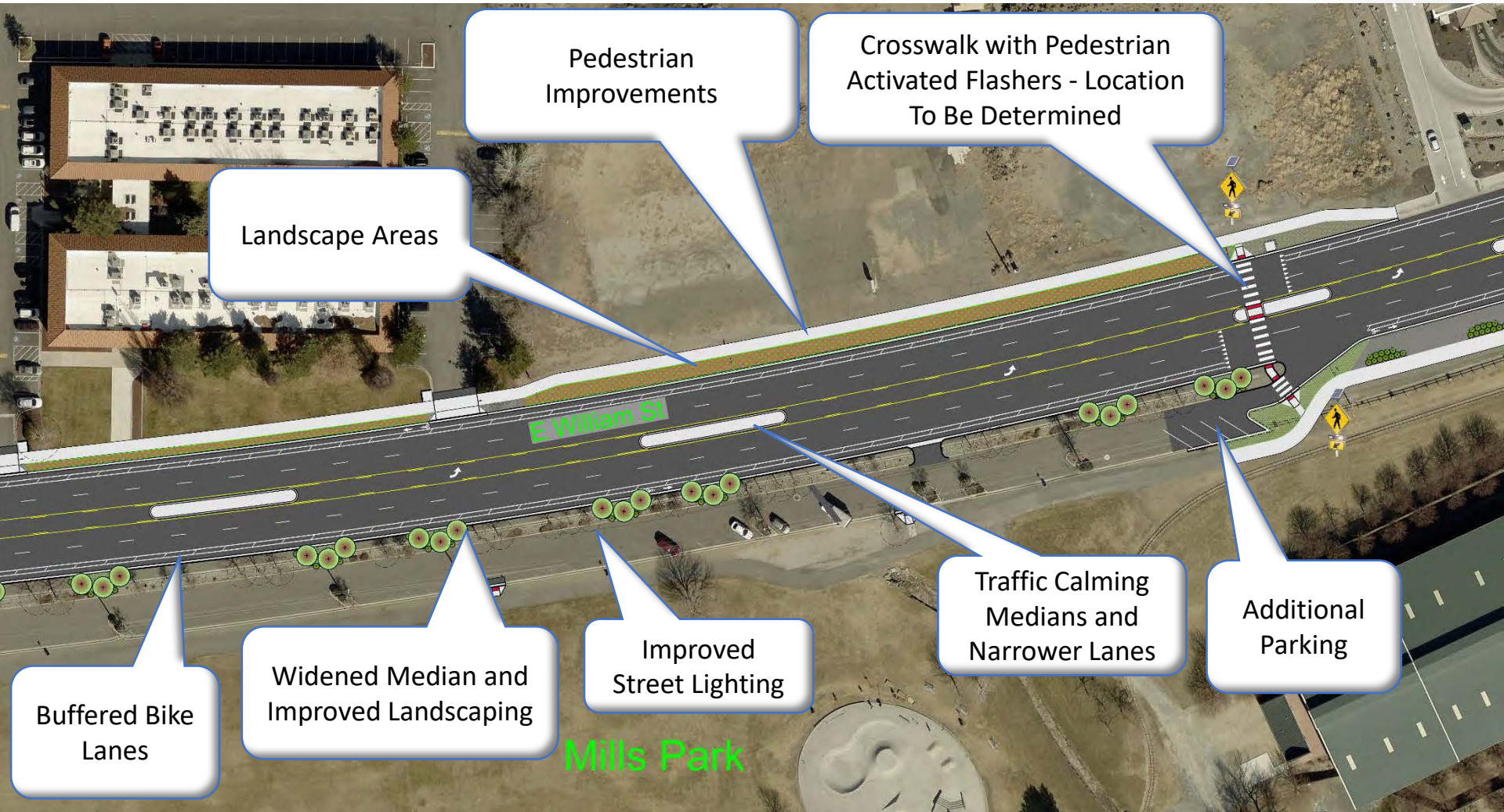
# Roop to Mills Park







# Mills Park



Pedestrian Improvements

Crosswalk with Pedestrian Activated Flashers - Location To Be Determined

Landscape Areas

E William St

Traffic Calming Medians and Narrower Lanes

Additional Parking

Improved Street Lighting

Widened Median and Improved Landscaping

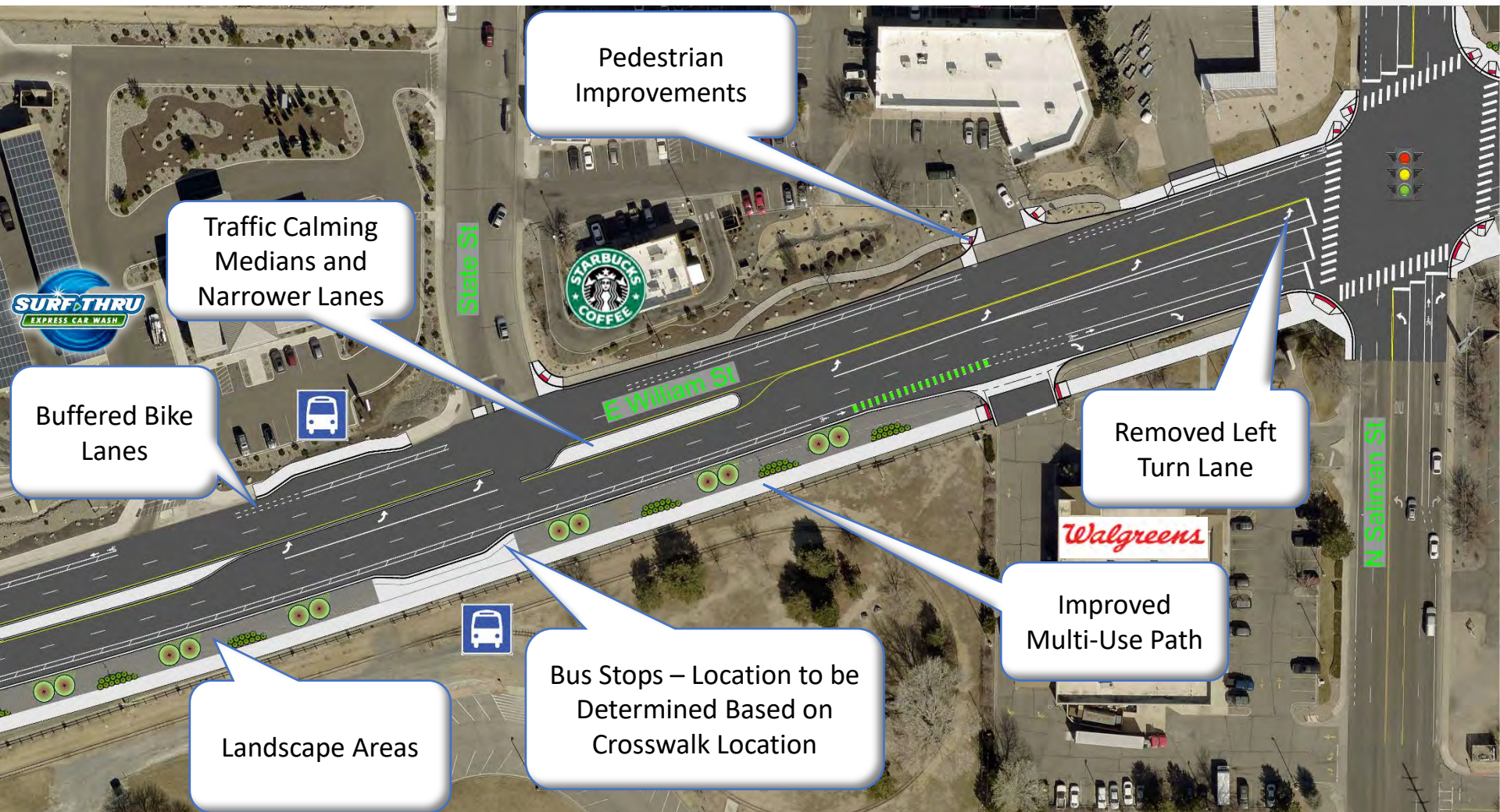
Buffered Bike Lanes

Mills Park





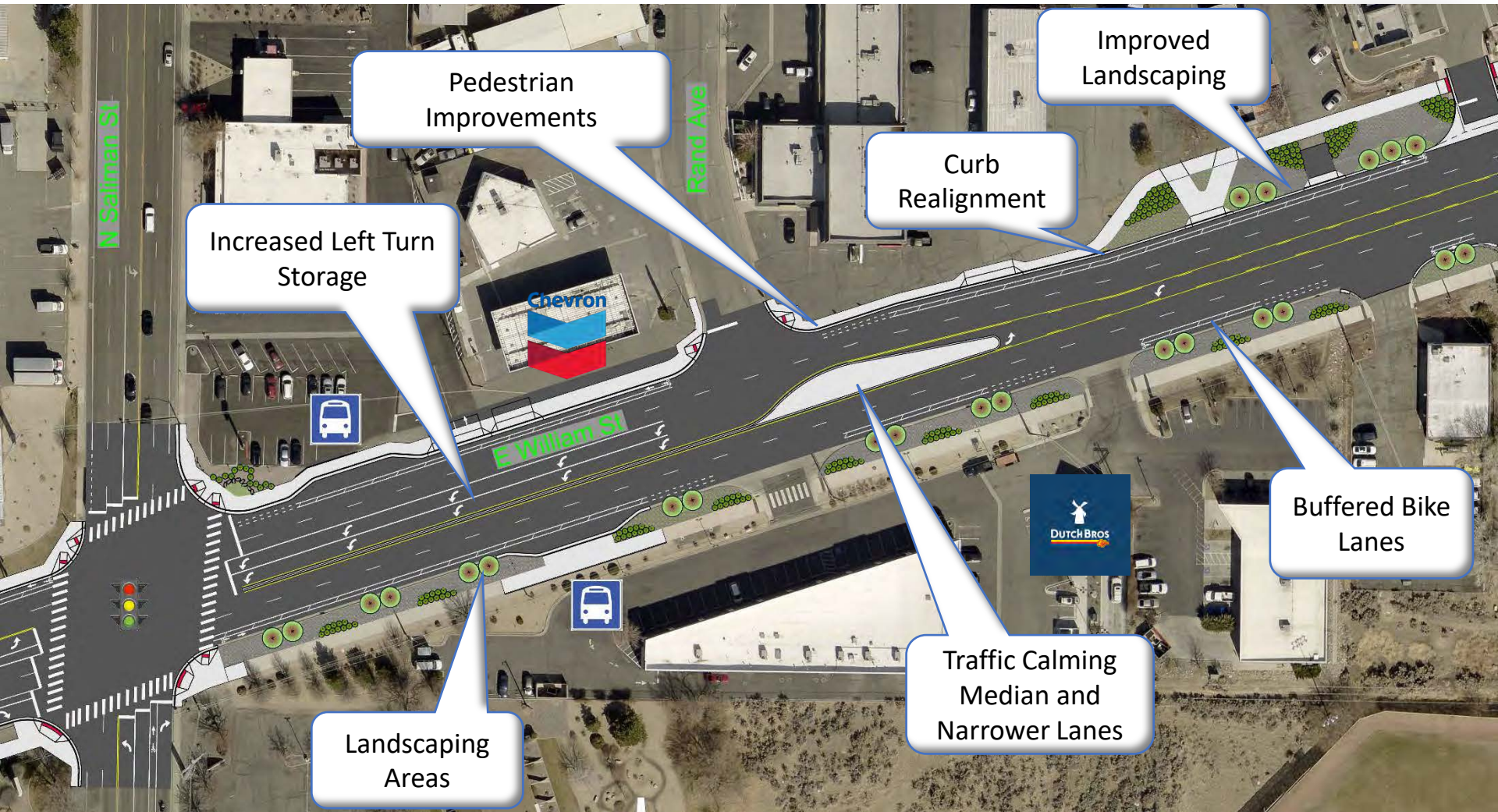
# Mills Park to Saliman







# Saliman to East of Rand







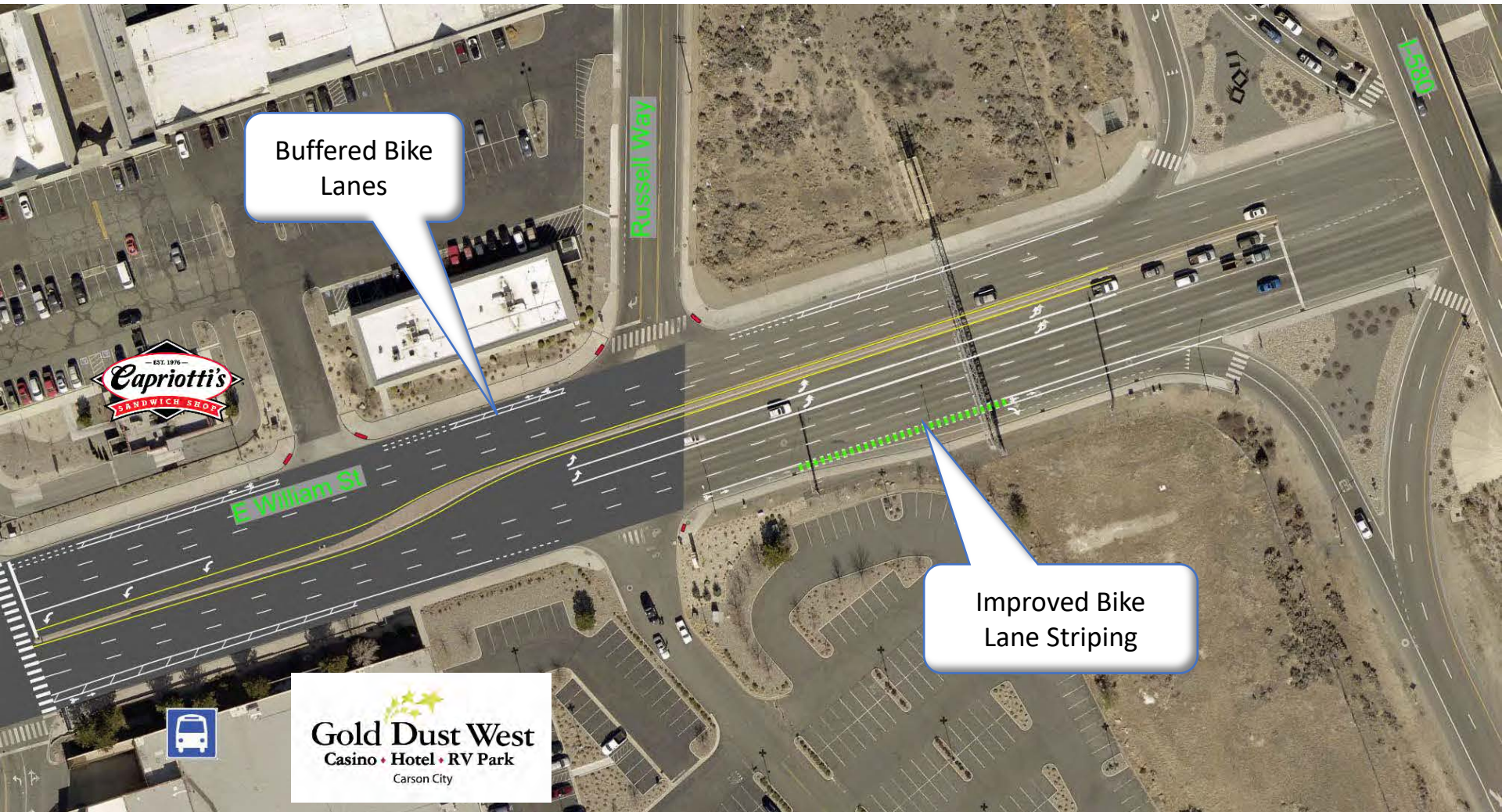
# Humboldt to Gold Dust West







# Gold Dust West to I-580



Buffered Bike Lanes

Improved Bike Lane Striping

**Gold Dust West**  
Casino • Hotel • RV Park  
Carson City



# Public Meeting Recap

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- Approximately 45 people attended
- Comments Included Consideration Towards:
  - Lane Widths
  - Speed Limits
  - Bike and Vehicle Accommodations
  - Accessibility
  - Roundabouts and Pedestrian Bridges
  - Medians
  - Access to Businesses (during and after construction)





# Pedestrian Crossing at Mills Park

- Summary of Discussion from RTC Presentation on 3/8/23

# Next Steps

---

- Design Milestones:
  - Summer 2023 – Final design
  - Construction –Start in early 2024
- Project Delivery
  - Complete Environmental Review
  - Obtain Easements
  - Obtain grant agreement with FHWA
  - Coordination with property owners and businesses
- Future Board/Committee updates (RACC, RTC, BOS):
  - Present at 90% project stage
- Future Community Meeting:
  - Construction Impacts Meeting



# Project Communication Tools

[www.CarsonProud.com](http://www.CarsonProud.com)

Text "Carson Proud" to (775) 522-5722

Darren Anderson, PE  
Senior Project Manager  
[danderson@carson.org](mailto:danderson@carson.org)  
775-283-7584







# CONNECTING



WITH THE CAPITAL



Thank you!

**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:**

Stewart Street Streetscape and Sidewalk Improvements

**PROJECT LOCATION:**

Stewart Street between Fifth Street and William Street

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

775-283-7378

[rrice@carson.org](mailto:rrice@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 received \$50,000 in 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. That study has been initiated and is planned to be completed in summer of 2023. Public Works is requesting \$100,000 in FY24 Redevelopment funds to fund the engineering design. Expected future Redevelopment funding requests will be for construction of the project (estimated \$600,000 in FY25).

**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:**

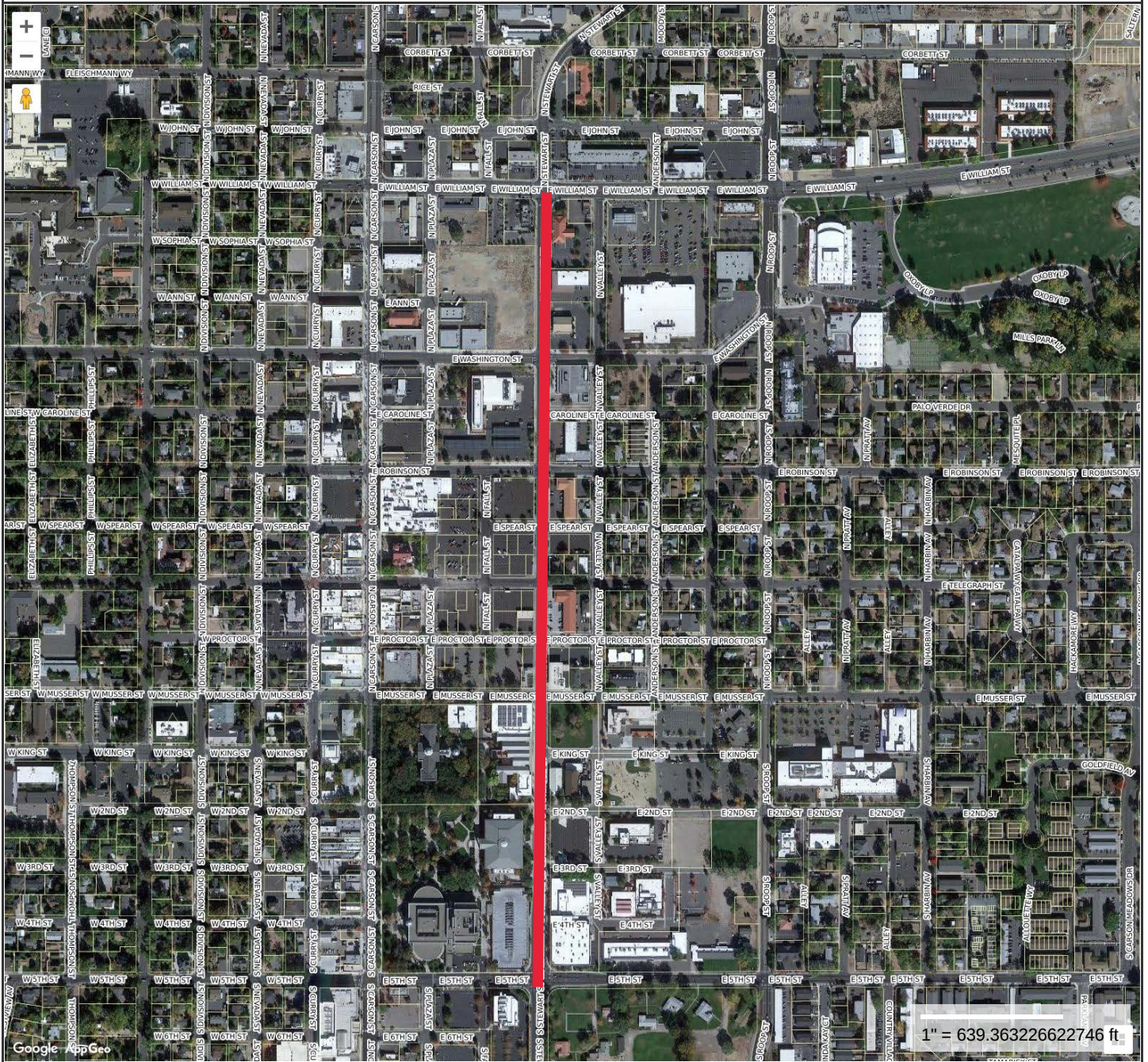
**Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):**

- 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.





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

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**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 / Deputy Director of Public Works

NAME OF PROJECT APPLICANT/LEAD

775-283-7084

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

PHONE #

EMAIL

\$ 420,000

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) 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.

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 in spring 2023.

Public Works received \$100,000 in FY23 Redevelopment funds to help partially fund the design. Now that the feasibility study is nearing completion, staff now has a better feel for what the final scope of the project will be, as well as design costs. Therefore, staff is seeking an additional \$70,000 in FY24 Redevelopment funds to secure the local match needed to fund the design. Public Works is also requesting future (FY26) 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:**

7/1/2023

**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 2023	\$ 100,000
603 Redevelopment Revolving Fund	FY 2024	\$ 70,000
603 Redevelopment Revolving Fund	FY 2026	\$ 250,000
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 420,000**

**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:**

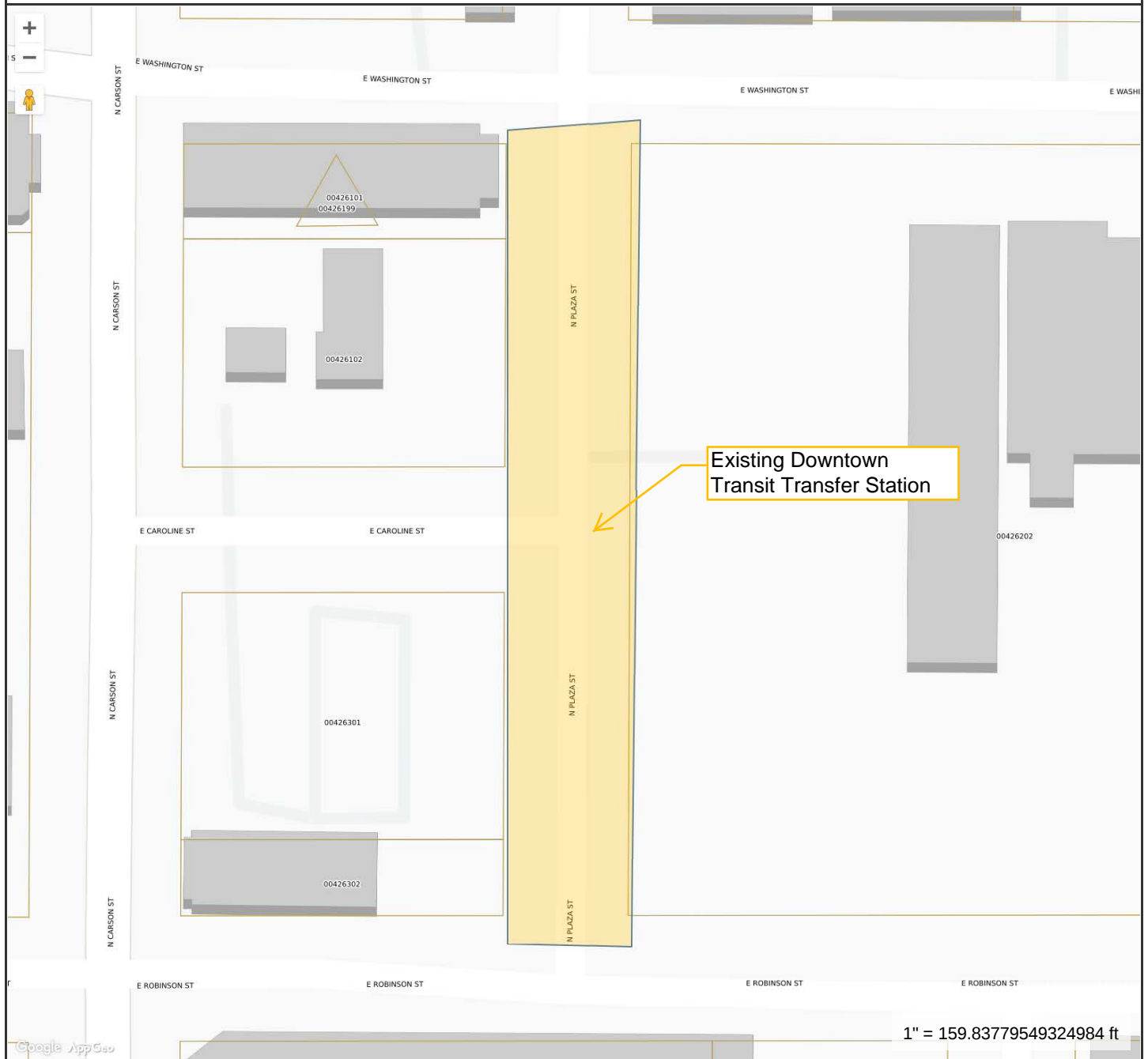
**Explain how the project complies with and advances the objectives of the Redevelopment Plan for the Plan Area in which the project is located (check each that apply and describe below; refer to the applicable Redevelopment Area Plan for a complete list of objectives):**

- 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.
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  - Encourage and assist in providing "people oriented areas" in the Downtown for daytime and evening special events and promotional activity.
  - Underground present overhead utility systems where feasible.
  - Establish the highest possible level of recreational opportunity for the residents and visitors of all age levels.

Description of how project meets the above objectives:

The 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.

# Vicinity Map - Downtown Transit Transfer Center



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**Carson City Redevelopment  
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**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	\$
	FY	\$
	FY	\$
	FY	\$
	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.
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  - 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.

**Carson City Redevelopment  
Community Development Department**

108 East Proctor Street  
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(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	\$
	FY	\$
	FY	\$
	FY	\$
	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.
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  - 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.





**Carson City Redevelopment  
Community Development Department**

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(775) 887-2180; [planning@carson.org](mailto:planning@carson.org)



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Mills Park Marv Teixeira Pavilion sound system renovation

**PROJECT LOCATION:**

Mills Park - M.T.P. (Marv Teixeira 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	\$
	FY	\$
	FY	\$
	FY	\$
	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 progamming 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.
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  - 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.



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(775) 887-2180; [planning@carson.org](mailto:planning@carson.org)



**Capital Improvement Funding Request Form**

**PROJECT TITLE:**

Carson City Mural and Music Festival

**PROJECT LOCATION:**

Various locations with Redevelopment Area #1

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks, Recreation & Open Space

ORGANIZATION/DEPARTMENT

Sierra Scott

NAME OF PROJECT APPLICANT/LEAD

775-283-7867

siscott@carson.org

PHONE #

EMAIL

\$ 10,000

REDEVELOPMENT FUNDING REQUESTED

\$ 64,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

The project is a three-day festival that will create at least 19 new murals primarily in the downtown corridor of Carson City accompanied by musical events and community activities. This event is a public/private collaboration between Carson City Parks, Recreation & Open Space, Visit Carson City, and non-profit organizations the Brewery Arts Center and Sierra Arts Foundation. Over the past five years, Sierra Arts Foundation has coordinated and managed similar successful mural festivals in Reno, Elko, and Fernley.

The festival will feature local, national, and international mural artists. The festival coordinators will work with local business owners, private residents, and city owned facilities to locate walls that once muraled, will strengthen the neighborhoods in the Redevelopment district. The artists will engage in a collaborative process with the owners of the walls to be muraled and create designs that authentically reflect the community. Community members of all ages will also have the opportunity to be part of painting at least one of the murals in the area.

In addition to the murals, there will be free live music throughout the weekend at the Brewery Arts Center and at various locations near murals being painted. There will also be additional educational components for the community such as artist lectures, film screenings, design and technique workshops, and youth activities.

**EXPECTED PROJECT START DATE:**

September 28, 2023

**EXPECTED PROJECT COMPLETION DATE:**

September 30, 2023

**PROPOSED BUDGET:**

<b>FUNDING SOURCE</b>	<b>FISCAL YEAR</b>	<b>\$ AMOUNT</b>
603 Redevelopment Revolving Fund	FY24	\$ 10,000
Donation: Brewery Arts Center	FY24	\$ 30,000
Donation: Sierra Arts Foundation	FY24	\$ 2,000
Donation: Visit Carson City	FY24	\$ 5,000
Private Donations	FY24	\$ 10,000
Grant: Nevada Arts Council	FY24	\$ 7,000

**TOTAL: \$ 64,000**

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

As this is a first time event, the vast majority of the funds are projected to come from private donations. Our non-profit partners will be coordinating those fundraising efforts. In the current budget projection, the city is only responsible for contributing \$10,000 to support the festival. The current budget reflects a scope of 19 murals to be painted during the festival weekend. However, the entire project is scalable; if more funds become available than the baseline projection of \$64,000, then more murals can be created during the course of the festival. This will proportionally increase the short and long term impacts of the festival in the redevelopment area. The festival coordinators and city staff will be seeking additional funding in addition to donations to scale up the festival including public and private grant sources and redevelopment funds.

**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 devising and carrying out this creative placemaking programs with murals, there will be significant short term and long term impacts in the redevelopment area. We anticipate that the festival will draw both the local community and out of town visitors to the redevelopment area to watch the murals being painted live and attend the concerts over the weekend.

After the festival, there will be a lasting long term impact to the redevelopment area as the murals will continue to increase the level of activity in the downtown corridor. Both locals and tourists will come to the area to view and enjoy the new outdoor art gallery with unique works of public art that reflect the community. Sierra Arts Foundation previously coordinated mural festivals in Reno, Elko, and Fernley, and all three cities have seen increased tourist activity and local business engagement due to the festivals. We would also like to create docent led mural tours that will run after the festival which will educate the public about the murals and continue to bring interest and activity to the area.

The festival is a truly unique event that will change the collective identity of the area within one weekend and serve as a catalyst for continued revitalization, crossing economic and social boundaries.

**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:

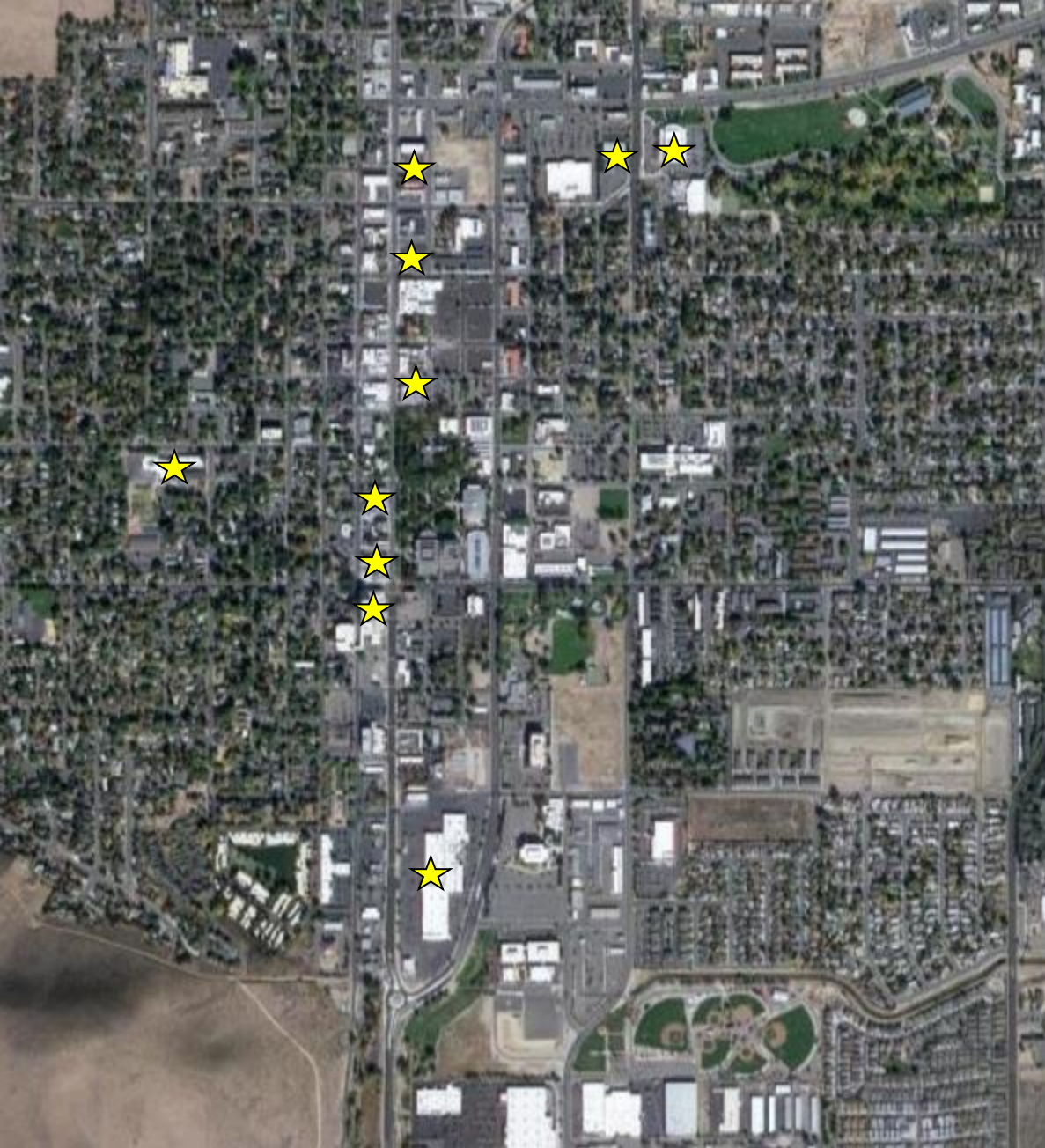
In a short period of three days, this festival will improve the appearance of the downtown area by adding at least 19 finished murals in the area. This strategically placed public art will not only help with the beautification of the neighborhood, it will also express and support a sense of neighborhood history, culture, and identity.

The completed murals will strategically shape the physical and social character of the redevelopment area. By beautifying the public spaces, the murals will create a welcoming sense of place that will assist in drawing people to the Downtown area for daytime and evening special events.

Finally, during the Mural Festival residents and visitors of all ages will have the opportunity to help create murals alongside professional artists and engage in various other unique artistic and educational opportunities.

**CARSON CITY MURAL AND MUSIC FESTIVAL**

The exact locations for the murals within the redevelopment district have not been confirmed as of the date of this submission. A sample of some proposed locations are marked on the map below.





**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:**

Foreman Robert's House fence replacement

**PROJECT LOCATION:**

Foreman Robert's House 1207 N. Carson St.

**REQUESTING ORGANIZATION/DEPARTMENT:**

Parks, Recreation and Open Space

ORGANIZATION/DEPARTMENT

Nick Wentworth

NAME OF PROJECT APPLICANT/LEAD

(775)283-7733

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

PHONE #

EMAIL

\$ 12,000.00

REDEVELOPMENT FUNDING REQUESTED

\$ 12,000.00

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Hiring of a third party contractor to remove 200lf of wood fencing and replace with 200lf of rod iron fencing at the Foreman Robert's House.

**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	FY24	\$ 12,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 12,000**

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

The current condition of the fence has rapidly decreased over time due to weather and is beyond repair. Boards have been broken and the paint has been severely weathered causing it to peel. Maintenance of the current fencing is difficult on staff as getting matching materials is unavailable. This property, is a City Park and part of the Parks, Recreation and Open Space properties, has a lease agreement with the Nevada Historical Society who help over see operations, care of facility, and open the doors to the Foreman's house for daily tours about the history of the property. Replacing the current wooden fence with rod iron would minimize maintenance demand on current Parks maintenance staff and improve the overall longevity and appeal of the property.

**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 fencing will not only improve aesthetics, but also security of the property. The new fencing would allow for the property to be locked when not in use, but improve the visual impacts of the property. The current fence is unsightly and becoming a safety concern. The Historical Society hosts activities and events here and this will provide for a better experience for residents and visitors to this historic property.

**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.

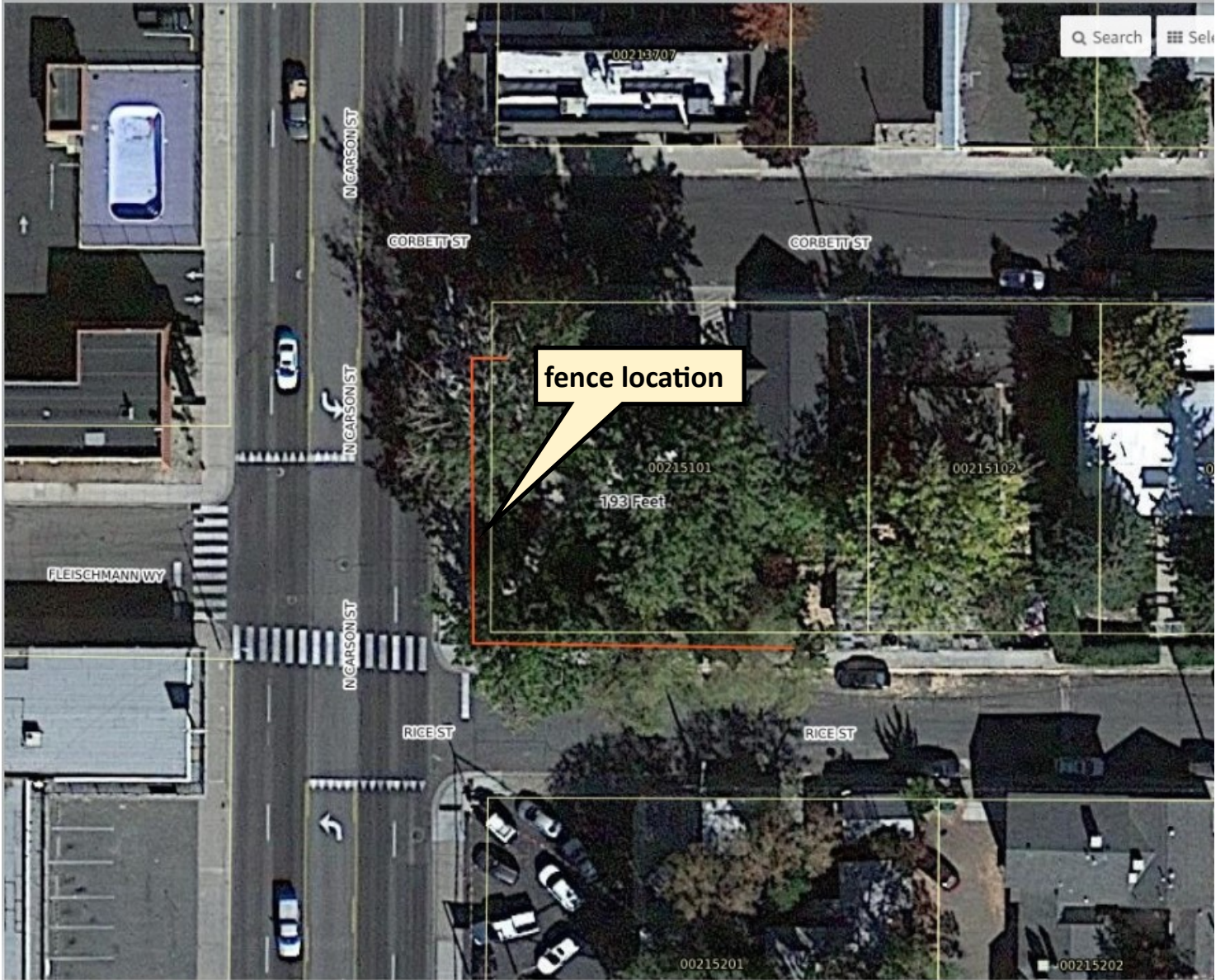
Description of how project meets the above objectives:

New fencing will improve the sense of security at this historic location, while creating a gathering area for participants outside of the building in this City park for Historical Society activities and events.



# Foreman-Roberts House

## 1207 North Carson Street



**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:**

Foreman Robert's House- Refurbishment of 2nd Floor Exterior Door

**PROJECT LOCATION:**

Foreman Robert's House (1207 N. Carson St.)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works- Facilities

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

(775) 283-7378

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

PHONE #

EMAIL

\$ 55,000

REDEVELOPMENT FUNDING REQUESTED

\$ 55,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Refurbishment of exterior door on 2nd floor of the Foreman Robert's House.

**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	FY24	\$ 55,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 55,000**

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

The current condition of the exterior door has rapidly decreased over time due to weather and is beyond repair and resulted in a significant maintenance burden for City staff. This property, is a City Park and part of the Parks, Recreation and Open Space properties, has a lease agreement with the Nevada Historical Society who help oversee operations, care of facility, and open the doors to the Foreman's house for daily tours about the history of the property. Due to the historical nature of the property, replacement of the door is not an option and rather the existing door must be refurbished, resulting in a much more complex and expensive project. Restoring the exterior door would minimize maintenance demand on current City staff and improve the overall longevity and appeal of the property.

**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 refurbishment of the exterior door will improve aesthetics, but also the security of the property. The current door is inoperable, damaging the wood flooring, and becoming a safety concern. The Historical Society hosts activities and events here and this will provide for a better experience for residents and visitors to this historic property.



**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:

A refurbished or restored exterior door will improve the sense of security at this historic location and improve aesthetics all while creating a gathering area for participants outside of the building in this City park for Historical Society activities and events.

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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 Rooftop HVAC Units

**PROJECT LOCATION:**  
Community Center (851 E. William St)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works- Facilities

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

(775) 283-7378      rrice@carson.org

PHONE #

EMAIL

\$ 1,100,000

REDEVELOPMENT FUNDING REQUESTED

\$ 1,100,000

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Removal and replacement of 8 rooftop HVAC units at the Community Center.

**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	FY24	\$ 1,100,000
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 1,100,000**

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

The current condition of the existing rooftop HVAC units at the Community Center are well past their useful life, resulting in significant ongoing maintenance and repair costs for the City and high risk for short-term failure of the systems. Replacement of these units was identified as a critical capital project for the City to complete in the Citywide Facility Condition Assessment and Reserve Study completed in 2020. Replacing the existing units would minimize maintenance demand on City maintenance staff, provide a more reliable air conditioning system, better the level of comfort for users of the community center, and improve the overall longevity of the facility.

**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 replacement of the failing units would create more comfortable and accommodating environment for the many citizens who visit the Community Center on a daily or weekly basis for events, classes, board and commission meetings, and other community activities. The replacement of the units with more reliable energy efficient units would lessen the City's energy costs, as well as reduce the maintenance demand on City maintenance staff.



**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:

A popular and attractive community center can represent the cornerstone of a community. Carson City's Community Center is one of the City's most used facilities by the public and the site of significant City meetings where important community decisions are made, including the Board of Supervisors meetings. These improvements will represent a long-term investment in this critical facility and directly benefit the users that enjoy this facility for recreational and community engagement purposes.

**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 Painting

**PROJECT LOCATION:**

Community Center (851 E. William St)

**REQUESTING ORGANIZATION/DEPARTMENT:**

Public Works- Facilities

ORGANIZATION/DEPARTMENT

Randall Rice / City Engineer

NAME OF PROJECT APPLICANT/LEAD

(775) 283-7378      rrice@carson.org

PHONE #

EMAIL

\$ 163,185

REDEVELOPMENT FUNDING REQUESTED

\$ 163,185

TOTAL ESTIMATED PROJECT COST

Project Area (check one):

Redevelopment Area #1

Redevelopment Area #2

**PROJECT DESCRIPTION:**

Repainting of the interior of the Community Center.

**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	FY24	\$ 163,185
	FY	\$
	FY	\$
	FY	\$
	FY	\$
	FY	\$

**TOTAL: \$ 163,185**

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

The interior paint in the Community Center is deteriorating and past-time to be repainted. repainting of the Community Center interior was identified as a capital project need for the City to complete in the Citywide Facility Condition Assessment and Reserve Study completed in 2020. Repainting of the interior would represent a long-term investment in this very important City facility and improve the overall longevity of the facility.

**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 repainting of the interior of the Community Center would help prolong the life of the facility and provide a more aesthetically pleasing facility for the many citizens who visit the Community Center on a daily or weekly basis for events, classes, board and commission meetings, and other community activities. Repainting of the interior would represent a long-term investment in this very important City facility and improve the overall longevity of the facility.

**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:

A popular and attractive community center can represent the cornerstone of a community. Carson City's Community Center is one of the City's most used facilities by the public and the site of significant City meetings where important community decisions are made, including the Board of Supervisors meetings. These improvements will represent a long-term investment in this critical facility and directly benefit the users that enjoy this facility for recreational and community engagement purposes.