

STAFF REPORT

Date: November 20, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Presentation and status update from Murphs Land Holdings LLC on the required one-year review of the Market Street Abandonment Development Agreement (DVA23-00001).

From: Angela Fuss, Assistant Director of Development Services

Department: Development Services

Summary:

On September 13, 2023, the Reno City Council adopted Ordinance No. 6660, approving the Market Street Abandonment Development Agreement. The agreement officially recorded and became effective on December 8, 2023. The agreement outlines coordination with the Regional Transportation Commission (RTC) Mill Street Capacity and Safety Project related to completion of the roadway construction and timelines to record the abandonment. The development agreement specifies that the developer shall appear before the City Council within one year of the effective date of the agreement to review compliance with the terms. There are no significant updates, as the RTC Mill Street project is still in the preliminary planning stages prior to construction. This agenda item is the required one-year review and update to Council.

Alignment with Strategic Plan:

- Economic and Community Development
- Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

September 13, 2023 – Council adopted Ordinance No. 6660, approving DVA23-00001 Market Street Abandonment Development Agreement with Murphs Land Holdings LLC regarding requirements and timing of the Market Street Abandonment (ABN21-00006).

Background:

The Market Street Abandonment Development Agreement was approved by Council on September 13, 2023. The agreement provides an alternative mechanism to address timing of the abandonment of a portion of Market Street. The Regional Transportation Commission (RTC) is

in the process of a roadway widening project on Mill Street. Market Street is currently critical for traffic circulation in the area, however, once RTC finishes the Mill Street widening project, this portion of Market Street will no longer be needed for traffic circulation. The Market Street roadway abandonment was approved but based on the requirement that RTC must first finish the Mill Street project. The development agreement outlines phasing, timing and orderly development of vehicular circulation that coincides with the Mill Street roadway improvements.

Discussion:

The RTC Mill Street Capacity and Safety Project is on schedule to start construction in March of 2025 and be finished with construction in mid-2026. The construction project includes the following list of improvements generally located in the stretch of Mill Street between Kietzke Lane and Terminal Way.

- Widening of Mill Street
- Improvements to right turn lane from Mill Street to I-580
- New four-way signalized intersection at Mill Street and Golden Lane
- Realignment of Mill Street access at Redwood Place
- Closure of Louise Street access from Mill Street
- Intersection improvements for Reservation Road and Matley Lane
- Increased turning radius of the southeast corner of Mill Street and Kietzke Lane
- Undergrounding overhead utilities
- Drainage improvements
- ADA improvements

Once construction of the Mill Street project is complete, the redesign and widening of the roadway will create additional traffic circulation and capacity through the area and the portion of Market Street approved to be abandoned (stretching from Redwood Place to Kietzke Lane) will no longer be needed as a public street. The roadway abandonment was approved by City Council on August 23, 2023, and was based on the timelines identified in the development agreement. Conditions of approval were also added to the abandonment approval that tied the recordation of the roadway abandonment to the completion of the Mill Street widening project. Final recordation of the Market Street Abandonment is tied to completion of the Mill Street project.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends that Council accept the status report of the Market Street Abandonment Development Agreement.

Proposed Motion:

I move to accept the status report.

Attachments:

Exhibit A – Exhibit Map

Exhibit B – Market Street Abandonment Development Agreement