

STAFF REPORT

Date: April 10, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Presentation, discussion, and potential approval of (1) design for Locomotion Plaza and the Virginia Street streetscape furnishings as prioritized in the Virginia Street Placemaking Study Phase One Implementation Plan; (2) using \$1,635,000 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act for stage one of Locomotion Plaza, including for infrastructure improvements, event activation, and maintenance services; (3) authorization to award contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of the Nevada Revised Statutes (NRS); (4) authorization to approve professional service agreements in accordance with Chapter 332 of NRS and City policy; (5) and authorization to award contracts for the purchase of various needed equipment identified by the professional services agreement in accordance with Chapter 332 of NRS and City policy.

From: Amy Pennington, Special Projects and Outreach Coordinator

Department: Public Works

Summary:

In 2023, Council accepted the Virginia Street Urban Placemaking Study and phased implementation plan. Based on community input and Council direction, the implementation plan prioritized Locomotion Plaza and streetscape furnishings for Virginia Street. Today, staff is bringing forward design for these two areas and a recommendation to spend the remaining \$1,635,000 of State and Local Fiscal Recovery Funds (SLFRF) for stage one of Locomotion Plaza. The first stage of Locomotion Plaza includes long-term infrastructure improvements, placemaking amenities, a seasonal shade solution, and a pilot program for activation and maintenance. SLFRF must be obligated and under contract by December 31, 2024. Funds must be spent by December 31, 2026. Staff recommends Council approve the design of Locomotion Plaza and the Virginia Street streetscape furnishings, direct staff to move forward with using SLFRF for the first stage of Locomotion Plaza and authorize staff to move forward with contracts to complete the work.

Alignment with Strategic Plan:

Economic and Community Development

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

July 26, 2023 – Council approved the scope of the design contract for the first phase of the Virginia Street Placemaking Implementation Plan and gave the City Manager the authority to sign a contract with a design consultant using a portion of the \$2,000,000 in SLFRF allocated for Virginia Street placemaking.

April 12, 2023 – Council accepted the recommendations of the Virginia Street Urban Placemaking Study, including the phased implementation plan. The implementation plan prioritized Locomotion Plaza and streetscape furnishings along Virginia Street for phase one.

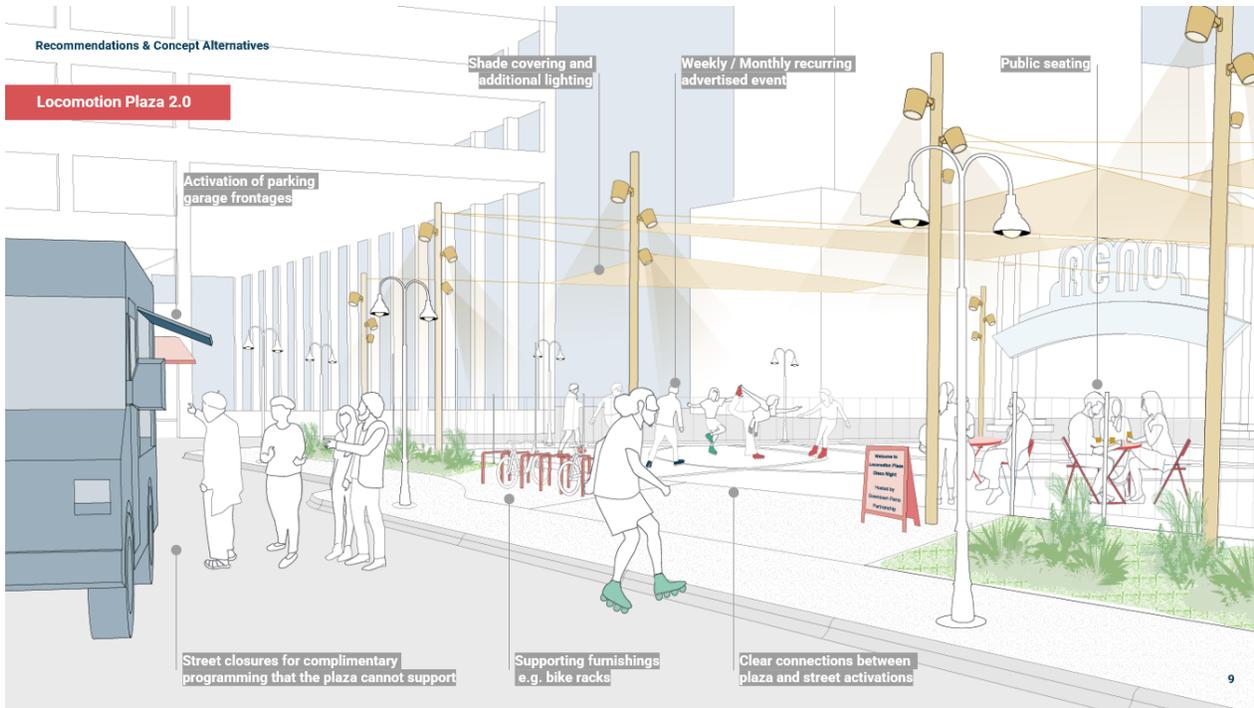
March 8, 2023 – Council approved the allocation of the remaining \$28,150,044.97 in SLFRF, including allocating \$2,000,000 toward the implementation of the Virginia Street Urban Placemaking Study.

February 23, 2022 – Council approved entering into a professional services agreement with Gehl Studio to complete the Virginia Street Urban Placemaking Study in an amount not to exceed \$150,000.

September 8, 2021 – Council approved an interlocal cooperative agreement with the Regional Transportation Commission (RTC) of Washoe County to complete a Virginia Street Urban Placemaking Study. The contract was not to exceed \$150,000 with the RTC agreeing to reimburse the City 50% of the costs. The City's portion was supported through the Street Fund.

Background:

Council approved \$2,000,000 in SLFRF to begin implementation of recommendations from the Virginia Street Urban Placemaking Study. The placemaking study's implementation plan recommended three phases and prioritized Locomotion Plaza and streetscape furnishings for Virginia Street in phase one. Below is the design concept that was approved in the placemaking study.



At Council’s direction, the City hired an urban designer to complete designs for Locomotion Plaza and the streetscape furnishings as part of the first phase of implementation. The design scope included management and coordination of design, landscape, survey, and specialty design services, such as geotechnical, structural, and electrical services. The agreement provided 100% design for Locomotion Plaza and the Virginia Street streetscape furnishings as summarized in Table 1.

Table 1: Virginia Street Placemaking Implementation Plan – Phase 1	
Area 1	Locomotion Plaza 2.0
Recommendation	<ul style="list-style-type: none"> • Site and implement event infrastructure and storage facilities • Source and implement movable chairs and tables, including lounge-style chairs • Pilot a shade structure • Develop and communicate a plan for recurring events
Area 2	Streetscape Furnishings
Recommendations	<ul style="list-style-type: none"> • Implement public seating on every block of Virginia Street • Pilot wayfinding signage with walking distances to districts and destinations • Assess opportunities for integration of shade: trees where not in conflict with underground, other shade • Assess need for upgrades to event infrastructure

The design contract was budgeted at \$365,000, leaving \$1,635,000 for implementation activities.

Discussion:

Through the placemaking study’s community engagement process, the community provided feedback about wanting a fully functional plaza with permanent shade and opportunities for organic and programmed activation, gatherings, and events. The renderings below show the proposed design when fully operational.

Virginia Street Placemaking Implementation Plan Phase 1, Area 1: Locomotion Plaza - Proposed Design (Complete Buildout)



The cost of building Locomotion Plaza to this design exceeds the SLFRF allocated for this project. Based on the SLFRF allocated today, staff is recommending breaking up Locomotion Plaza into three stages of implementation and focusing the \$1,635,000 in SLFRF on the first stage.

Locomotion Plaza Stage One: Plaza Infrastructure and Two-Season Activation and Maintenance Pilot (\$1,635,000 - SLFRF)

The first stage of Locomotion Plaza would include construction for much of the prioritized infrastructure needed to make the plaza functional for events, as well as funding for activation activities and custodial services for a pilot period between April 2025 and December 2026. Events are expected to begin in the April 2025 timeframe after completion of construction, and SLFRF must be spent by the end of calendar year 2026. Tables 2 and 3 below provide additional details on what is proposed in the first stage for Locomotion Plaza.

Table 2: Locomotion Plaza Stage 1 – Infrastructure (SLFRF)	
Elements	Cost
<ul style="list-style-type: none"> • Electrical improvements • 11 18x24’ professional-grade shade umbrellas (2,760 square feet of movable shade) • Large stage built on two storage containers. • Two additional storage containers (west side, needed for furnishing storage) • Two containers for bars • Movable tables, chairs, and heaters • Lighting improvements, including colored LED • Removing the mural and sealing the surface • Fixing the gates and fences • Food truck pads 	\$1,185,000

The photos below show the proposed design for the elements described in Table 2.





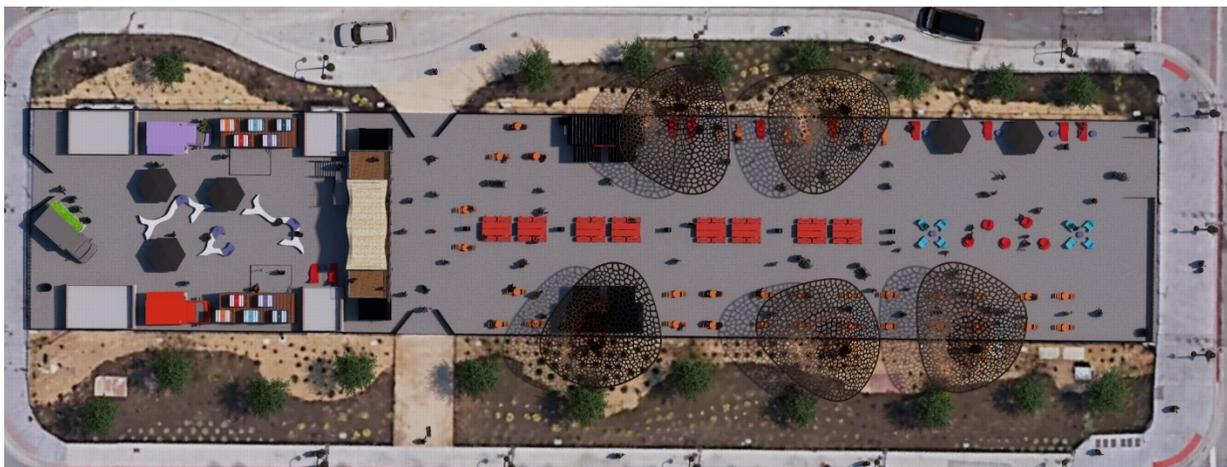
Table 3: Locomotion Plaza Stage 1 – Activation and Maintenance Pilot (SLFRF)

Purpose	Estimated Amount	Anticipated Scope of Services
Event Activation	\$310,000	2 City-sponsored events per week + 1 monthly event; June-September 2025 and 2026 events seasons
Custodial Services	\$62,380	Peak season (April-October): 3x/week cleaning and 2x/month pressure wash; Off-season (November-March): 1x/week cleaning and 2x/month pressure wash; starts April 2025 and ends December 2026

To complete the full vision for Locomotion Plaza, additional funds will be needed for stages two and three. Additional funding will also be needed to support event activation and maintenance beyond December 2026.

Locomotion Plaza Stage 2: Shade Improvements (\$3,500,000 - Unfunded):

- Five shade parasols with structural footings



Locomotion Plaza Stage 3: Finishing Improvements (\$500,000 - Unfunded):

- Pavers with selfie spot on Virginia Street at entrance to plaza
- Electric upgrades for containers

- West side lighting
- Additional furnishings
- Artistic vent covers



Virginia Street Placemaking Implementation Plan Phase 1, Area 2: Streetscape Furnishings

In addition to the design and phased approach for Locomotion Plaza, staff recommends accepting the proposed design for street furnishings along Virginia Street. With approval, staff would work with the consultant to complete a base map for three blocks along Virginia Street from Maple Street to Liberty Street and a guide for the remainder of the corridor. Staff would work to identify funding opportunities to install furnishings after the RTC completes the planned micromobility and pedestrian improvements, which are estimated for construction in 2026. The streetscape furnishings are estimated to cost \$4,000,000. The photos below show the proposed design of the streetscape furnishings.



Financial Implications:

Staff recommends using the remaining \$1,635,000 of the \$2,000,000 SLFRF allocation for Locomotion Plaza Stage 1. Table 4 breaks down the proposed funding allocation with the grant funds.

Table 4: Virginia Street Placemaking Phase 1 Implementation Plan - SLFRF Allocation Breakdown	
Purpose	Amount
Design for Implementation Phase 1 – Locomotion Plaza and Streetscape Furnishings	\$365,000
Locomotion Plaza Stage 1 – Infrastructure	\$1,185,000
Locomotion Plaza Stage 1 – Event Activation	\$310,000
Locomotion Plaza Stage 1 - Maintenance	\$62,380
Locomotion Plaza Stage 1 – Contingency	\$77,620
TOTAL SLFRF	\$2,000,000

Additional funding will be needed to implement the remaining recommendations of the placemaking study. The total cost for the Virginia Street Placemaking Phase One Implementation Plan is estimated at approximately \$10,000,000. Table 5 provides a summary, showing that an additional \$8,000,000 is needed to complete Locomotion Plaza Stage 2, Locomotion Plaza Stage 3, and the streetscape furnishings. Following the pilot period ending in December 2026, additional funds will also need to be identified for ongoing event activation and maintenance needs.

Table 5: Virginia Street Placemaking Phase 1 Implementation - Complete Funding Breakdown & Needs		
Project/Phase	Amount	Funding Source
Design for Implementation Phase 1 – Locomotion Plaza and Streetscape Furnishings	\$365,000	SLFRF
Locomotion Plaza – Stage 1	\$1,635,000	SLFRF
Locomotion Plaza – Stage 2	\$3,500,000	Unfunded
Locomotion Plaza – Stage 3	\$500,000	Unfunded
Streetscape Furnishings	\$4,000,000	Unfunded
<i>SUBTOTAL</i>	<i>\$10,000,000</i>	<i>(\$8 million is unfunded)</i>
Event Activation – Beyond December 2026	Unknown	Unfunded
Maintenance – Beyond December 2026	Unknown	Unfunded

Legal Implications:

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

Recommendation:

Staff recommends Council approve (1) design for Locomotion Plaza and the Virginia Street streetscape furnishings as prioritized in the Virginia Street Placemaking Study Phase One Implementation Plan; (2) using \$1,635,000 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act for stage one of Locomotion Plaza, including for

infrastructure improvements, event activation, and maintenance services; (3) authorization to award contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of the Nevada Revised Statutes (NRS); (4) authorization to approve professional service agreements in accordance with Chapter 332 of NRS and City policy; (5) and authorization to award contracts for the purchase of various needed equipment identified by the professional serves agreement in accordance with Chapter 332 of NRS and City policy.

Proposed Motion:

I move to approve (1) design for Locomotion Plaza and the Virginia Street streetscape furnishings as prioritized in the Virginia Street Placemaking Study Phase One Implementation Plan; (2) using \$1,635,000 in State and Local Fiscal Recovery Funds received through the American Rescue Plan Act for stage one of Locomotion Plaza, including for infrastructure improvements, event activation, and maintenance services; (3) authorization to award contracts to the best bid in accordance with competitive bidding laws set forth in Chapter 338 of the Nevada Revised Statutes (NRS); (4) authorization to approve professional service agreements in accordance with Chapter 332 of NRS and City policy; (5) and authorization to award contracts for the purchase of various needed equipment identified by the professional serves agreement in accordance with Chapter 332 of NRS and City policy.

Attachments:

Placemaking Phase One Design Book
Gehl Placemaking Study Report