

# Market Street Abandonment (ABN21-00006)

and

# Development Agreement (DVA23-00001)

*Presented by*

**Garrett D. Gordon, Esq.**  
on behalf of Dolan Dodge Ram FIAT (Applicant)

**AUGUST 23, 2023 – RENO CITY COUNCIL**

# DOLAN AUTO GROUP

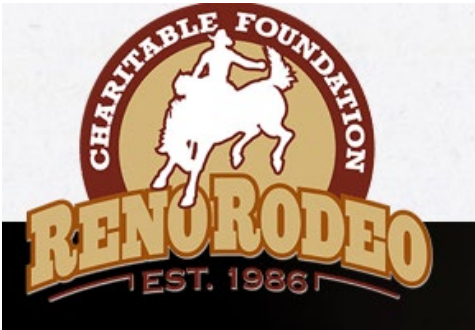


# DOLAN AUTO GROUP PHILANTHROPY

## BETTERING OUR SCHOOLS. SUPPORTING OUR COMMUNITY.

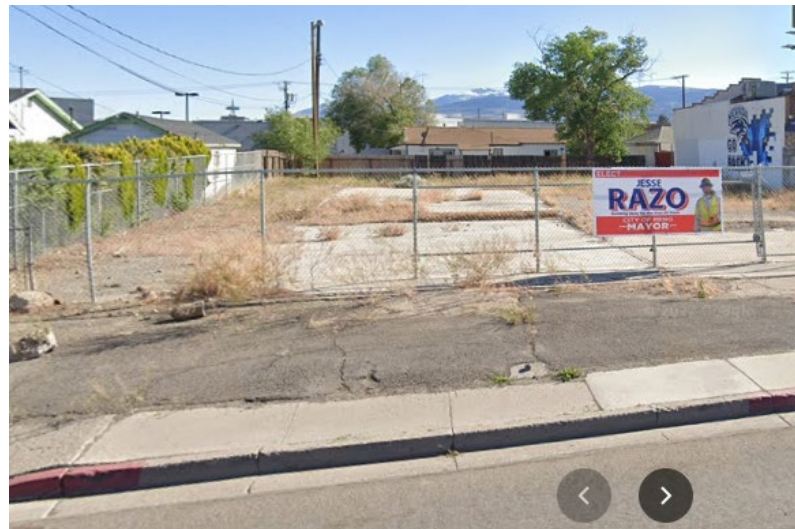
Giving back to our community is what drives us at Dolan Auto Group. It's why we're so excited to announce the return of the Dolan Class Project.

Each year, we're inspired by the amazing class projects submitted by local teachers. These projects better our schools and all of northern Nevada. This year, we're taking \$100,000 and breaking it down to help one lucky school and 15 classrooms throughout our region!





# DOLAN DODGE



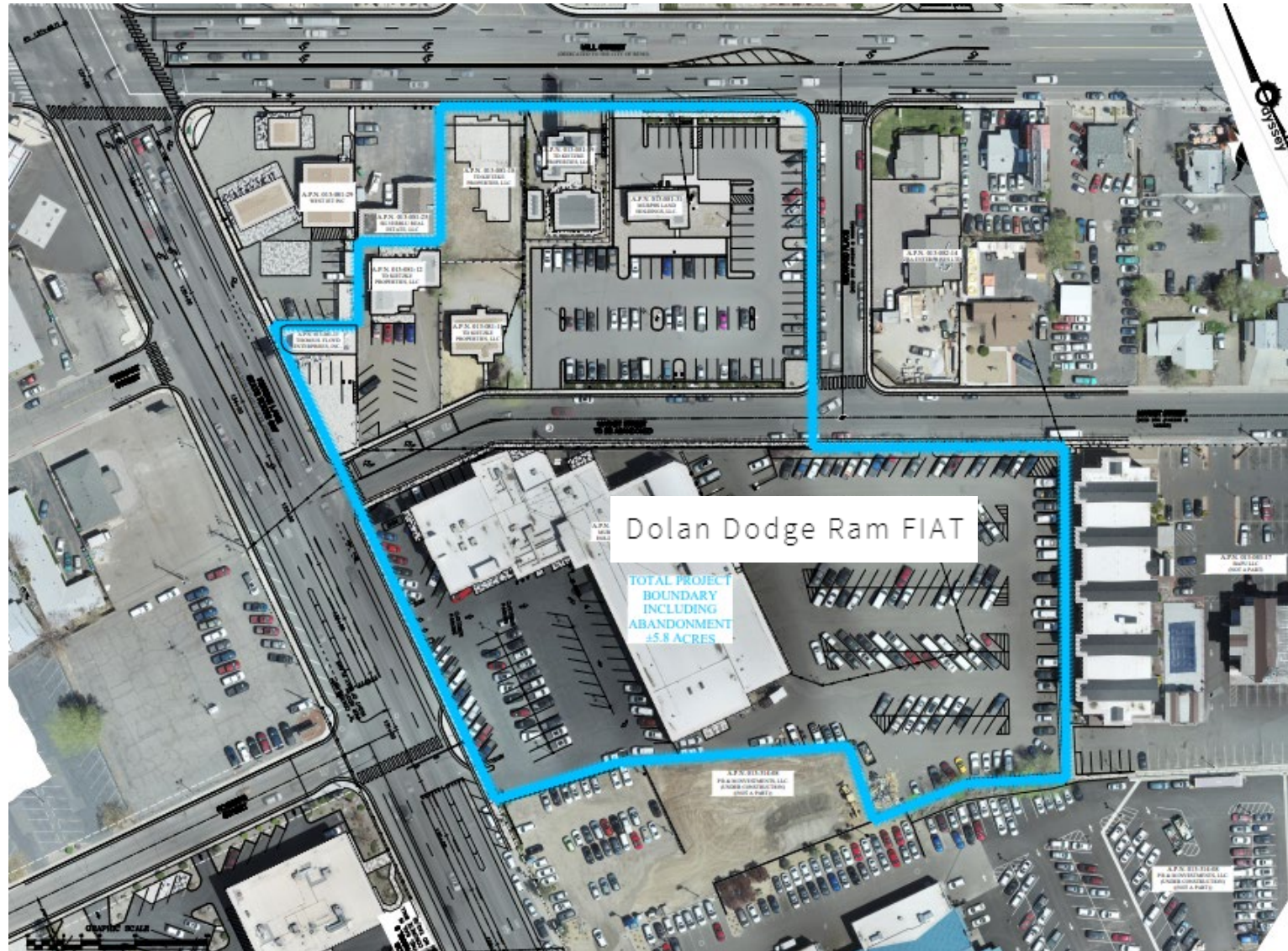


# PROJECT AREA

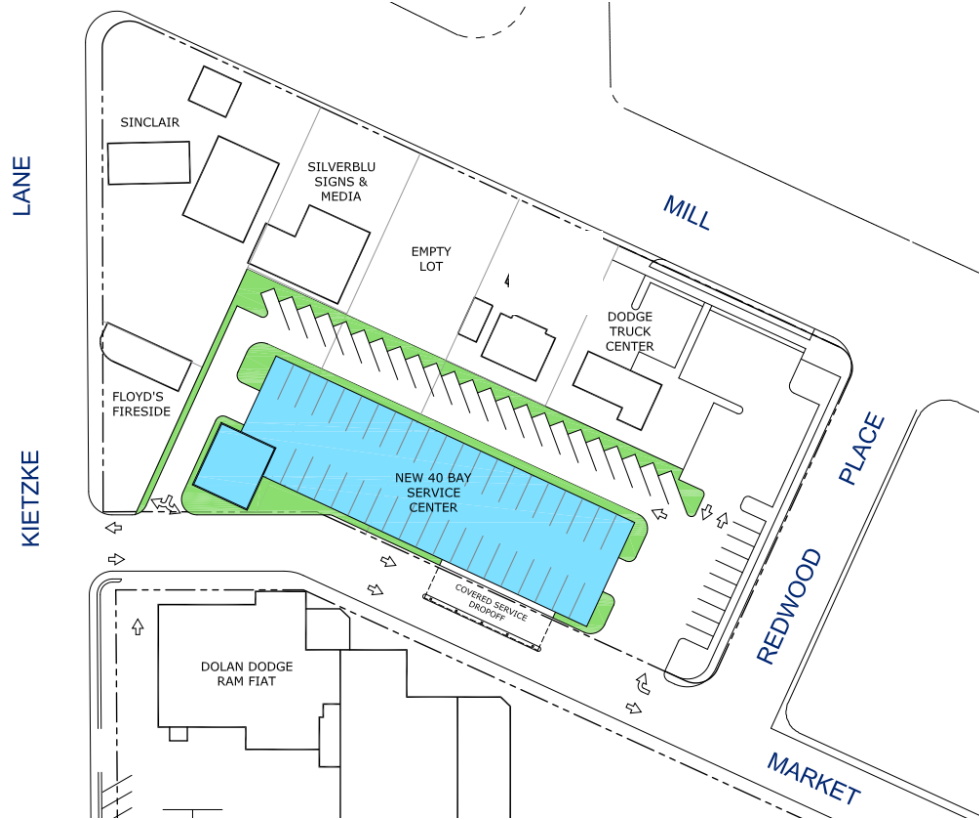




# PROJECT AREA

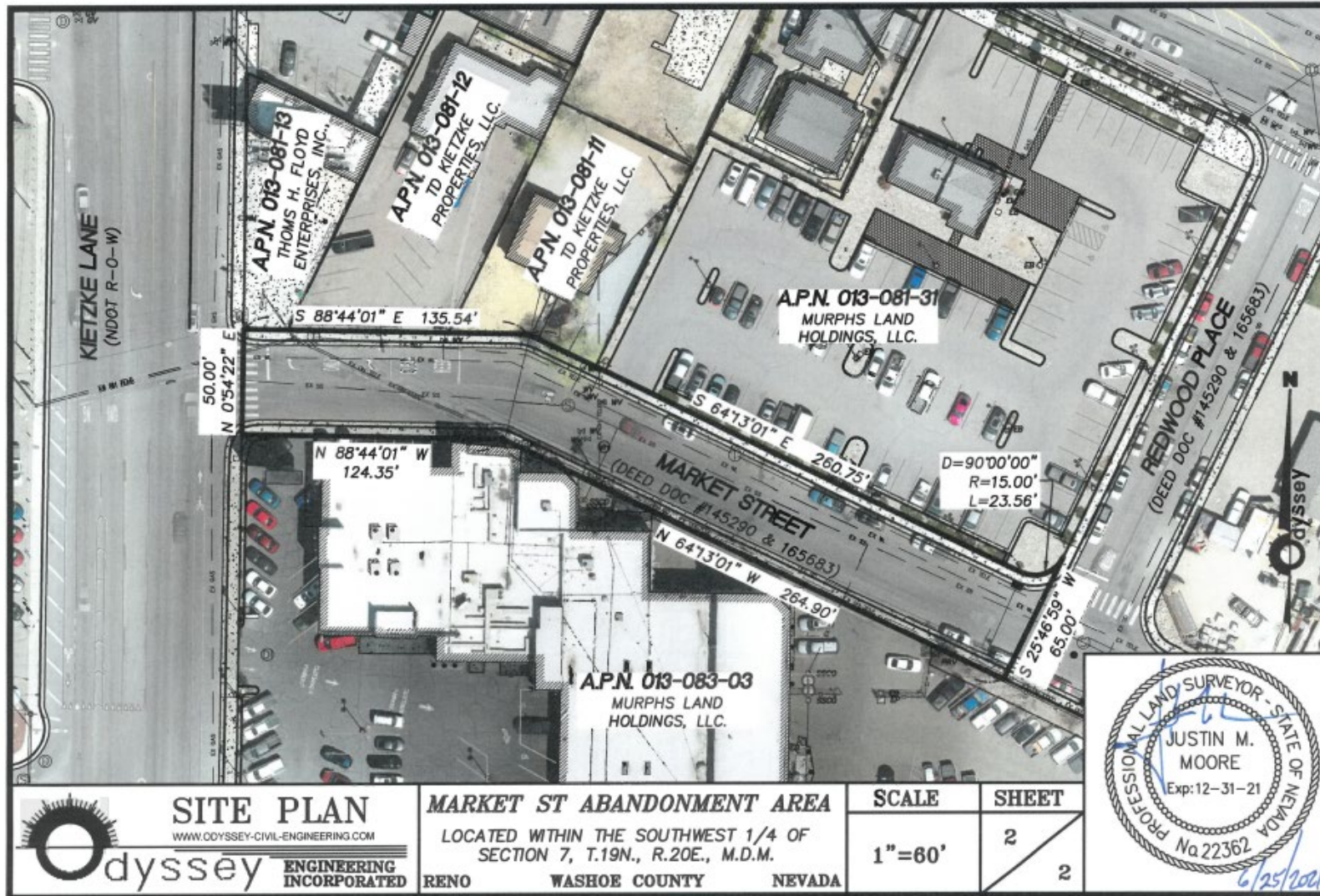


# DOLAN DODGE DEVELOPMENT PLANS





# ABANDONMENT PROPOSAL



- Attended a neighborhood meeting with surrounding property owners on November 30, 2021
- Presented at two NAB meetings



# EXISTING CONDITIONS



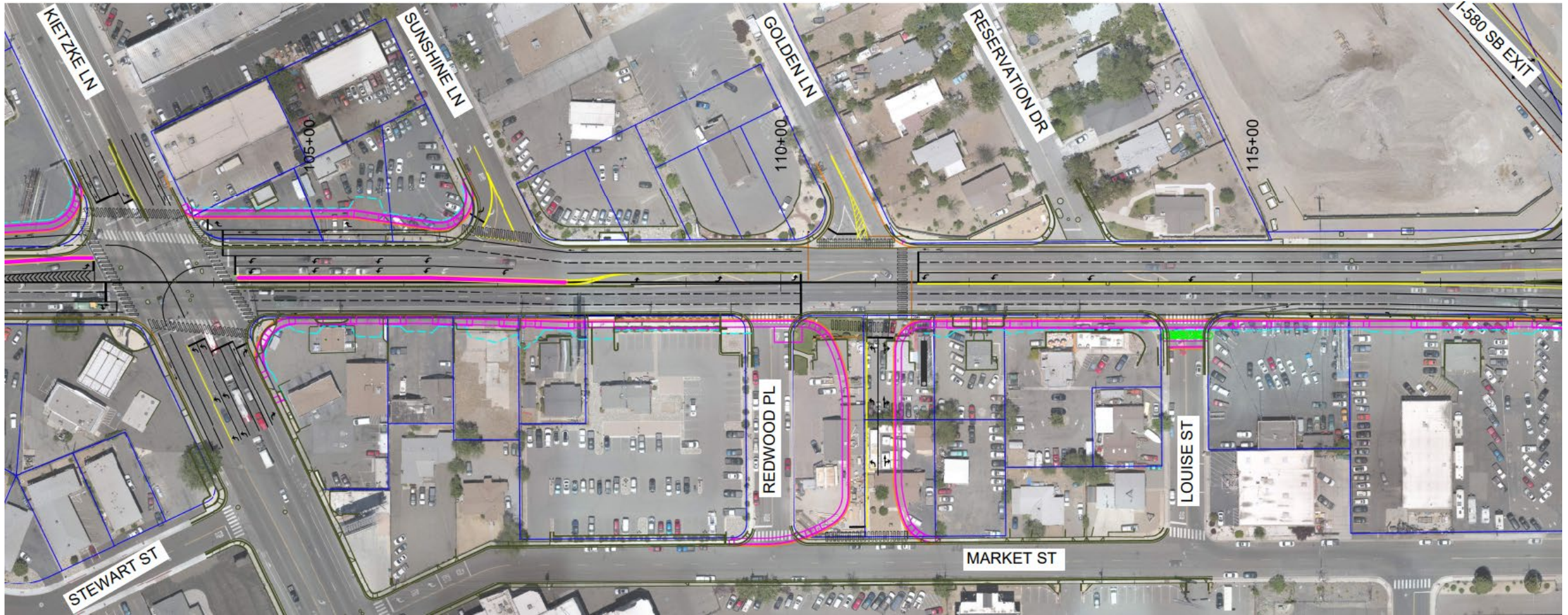
Photo is taken on Kietzke Lane looking easterly onto Market Street. This area would be the beginning of the abandonment area. Photo taken 6/25/2021.



Photo is taken within Market Street looking easterly at approximate station 0+50. Public amenities consist of a 4-foot-wide sidewalk on either side of Market Street. Trees shown on the northerly (left) side of Market Street are privately owned and maintained. Photo taken 6/25/2021.



# RTC MILL STREET WIDENING PROJECT (MILLSTREETWIDENING.COM)

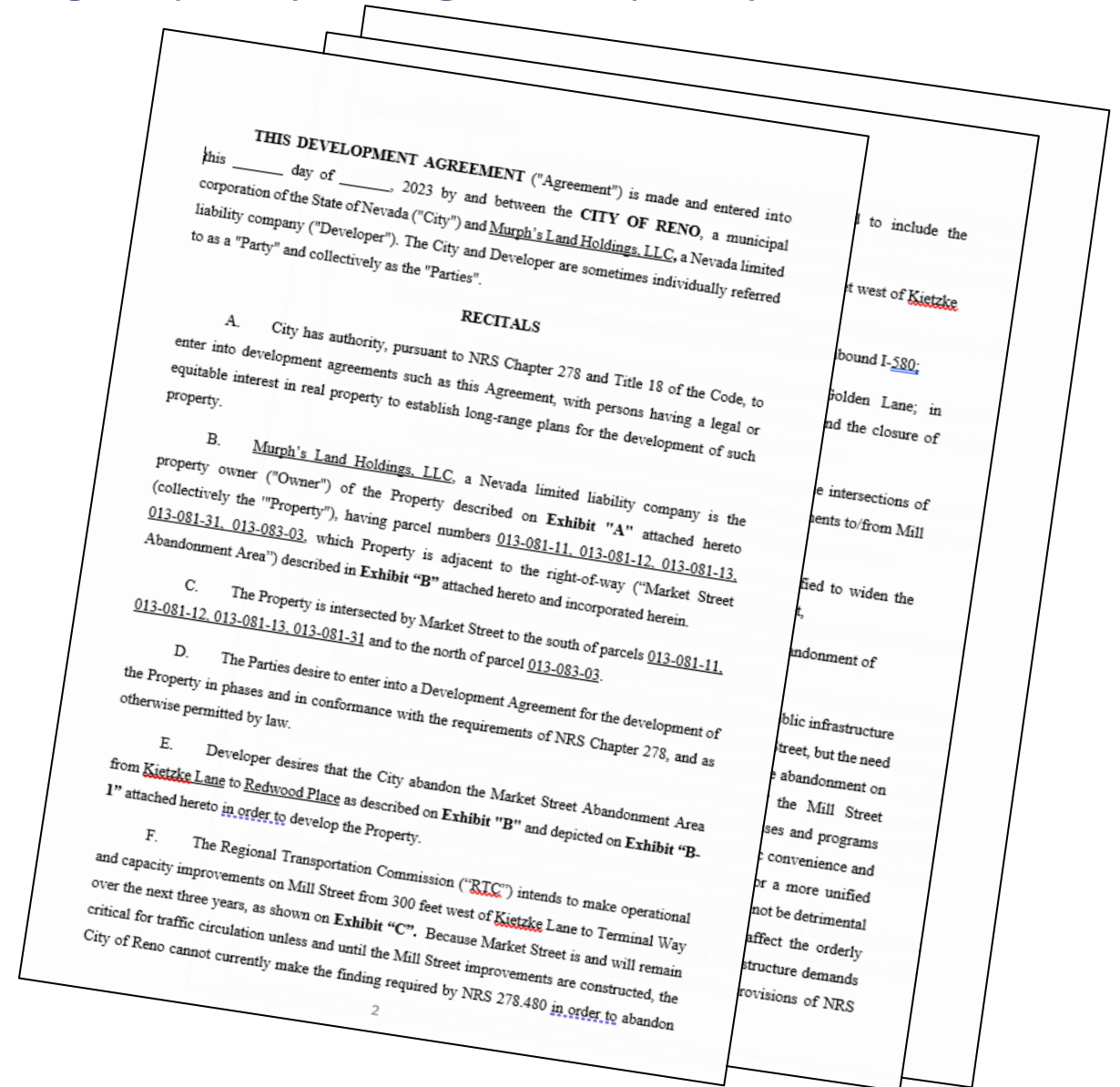


- Numerous meetings and site visits with RTC and City of Reno to discuss and coordinate timing, traffic studies, utilities, ROW acquisitions, curb cuts, staging, etc.



# MARKET STREET DEVELOPMENT AGREEMENT

- City, Dolan Dodge and RTC collaborated to ensure the Market Street Abandonment and Mill Street Widening Project can both be successfully completed.
  - Add condition of approval of the Abandonment to require a Development Agreement with the City to specify when and how the abandonment of Market Street may occur.
  - Coordinate operational and capacity improvements on Mill Street with Abandonment given Market Street is necessary for traffic circulation while the Mill Street Widening Project is constructed.
- Presented Development Agreement at a 3<sup>rd</sup> NAB meeting



# MARKET STREET DEVELOPMENT AGREEMENT

- The final design of the RTC Mill Street Capacity and Safety Project has been approved and the bid cover sheet has been executed by RTC and the City of Reno, and includes the following:
  - Widening of Mill Street from four to five lanes 300 feet west of Kietzke Lane to the I-580 southbound entrance ramp;
  - Free-flow right turn from eastbound Mill Street to southbound I-580;
  - New signalized intersection at Mill Street and Golden Lane; in conjunction with the re-alignment of Mill Street access at Redwood Place and the closure of Louise Street;
  - Intersection safety and operational improvements at the intersections of Reservation Road and Matley Lane by allowing right-in/right-out only movements to/from Mill Street;
  - Intersection of Mill Street and Kietzke Lane is modified to widen the radius of the southeast corner of Kietzke Lane turning eastbound to Mill Street.



# MARKET STREET DEVELOPMENT AGREEMENT

- The RTC has consulted with the Reno-Sparks Indian Colony Tribal Council on the RTC Mill Street Capacity and Safety Project with the above outlined operational and capacity improvements on Mill Street.
- RTC has finalized all acquisitions of the Mill Street right-of-way and all acquisitions necessary for the Redwood Place realignment.
- Dolan will grant the City a public access easement allowing public access and traffic circulation on the portion of Market Street to be abandoned until RTC completes the Mill Street Widening Project (and allow for RTC staging and parking).
- The term of this Agreement is four (4) years from the date of recordation of this Agreement. Notwithstanding the foregoing, if a solicitation of bids for the RTC Mill Street Capacity and Safety Project has not been done by December 31, 2026, this Agreement shall automatically terminate.



# QUESTIONS?