



## Community Workshop #1: Opportunities and Options

On April 6, 2005, over 35 people participated in the first of three community workshops with a focus on improving the US395 frontage in Gardnerville. Participants had a chance to hear and overview of the planning process and what other communities are doing about similar issues and opportunities. Then working as teams participants identified leading objectives, opportunity sites and the types of land uses and design features they hoped to see in the future.



### **Team Summaries**

Working as members of five planning teams, the participants confirmed many current County Master Plan policies while adding more specific land use and design details. There were three overall objectives that were reinforced by planning teams. These included:

- Historic preservation and revitalization of Old Town is a top priority.
- Walkable streetscapes should be created in all portions of the planning area.
- Traffic should be calmed and directed to make shopping in Gardnerville comfortable and safe.

Teams identified opportunities for reinvestment in all parts of the study area:

#### Old Town

They wanted to make sure Gardnerville's traditional Main Street area was a vibrant mixed-use commercial district with preserved historic buildings and compatible news structures, was friendly and comfortable place to walk, and has parking that supports economic objectives. Old Town should become a cultural destination that draws visitors.

#### The 'S' Curve

Many attendees also viewed the curve in US 395, where historic Main Street met Douglas Road, as an area that needs reinvestment. Commercial uses including retail, office, and hotels were identified as most desirable. New landscaping and architecture that resembles Gardnerville's older buildings was recommended.

### Millerville/North Towne

The strip commercial area between Minden and Gardnerville was viewed as an area that should be improved as a commercial address. There should be a seamless connection to Minden with quality commercial that caters to both locals and visitors on US 395.

### Commercial Quad

The intersection of US 395 and Waterloo was viewed as an important community commercial address. It should provide for contemporary retail services but designed to reflect the scale and character of Gardnerville's traditional Old Town with an emphasis on landscaping and pedestrian connections.

### South-Central Gardnerville

Teams had several ideas for this area (Stodick Ranch). The mix of uses included residential, cultural/community, office and retail. Pictures on team maps revealed a place that was a pedestrian friendly neighborhood.

### South Entry

The industrial and commercial frontage along the southern US 395 portion of the planning area was to be retrofitted with an overall urban design concept. This included a mix us uses including office, commercial services, and residential. Landscaping and a new address known as "South Valley Plaza" would provide a new gateway and "brand" Gardnerville as travelers enter the town from the south.

### Other Issues and Ideas

There were other general comments made that applied to more than one part of the planning area. These included:

- Views—protecting views of open space and mountains
- Bike paths—making sure the regional pathway systems is incorporated into site plans
- Traffic speed—look for ways to slow traffic on US 395 to support a more comfortable pedestrian experience
- Height limit—recognize that Gardnerville does NOT have a high rise tradition
- Strip commercial and big box—there is not support for a big box store or more generic strip commercial development
- Community Center—a recreational, arts and cultural center was discussed by more than one team and shown in a variety of locations



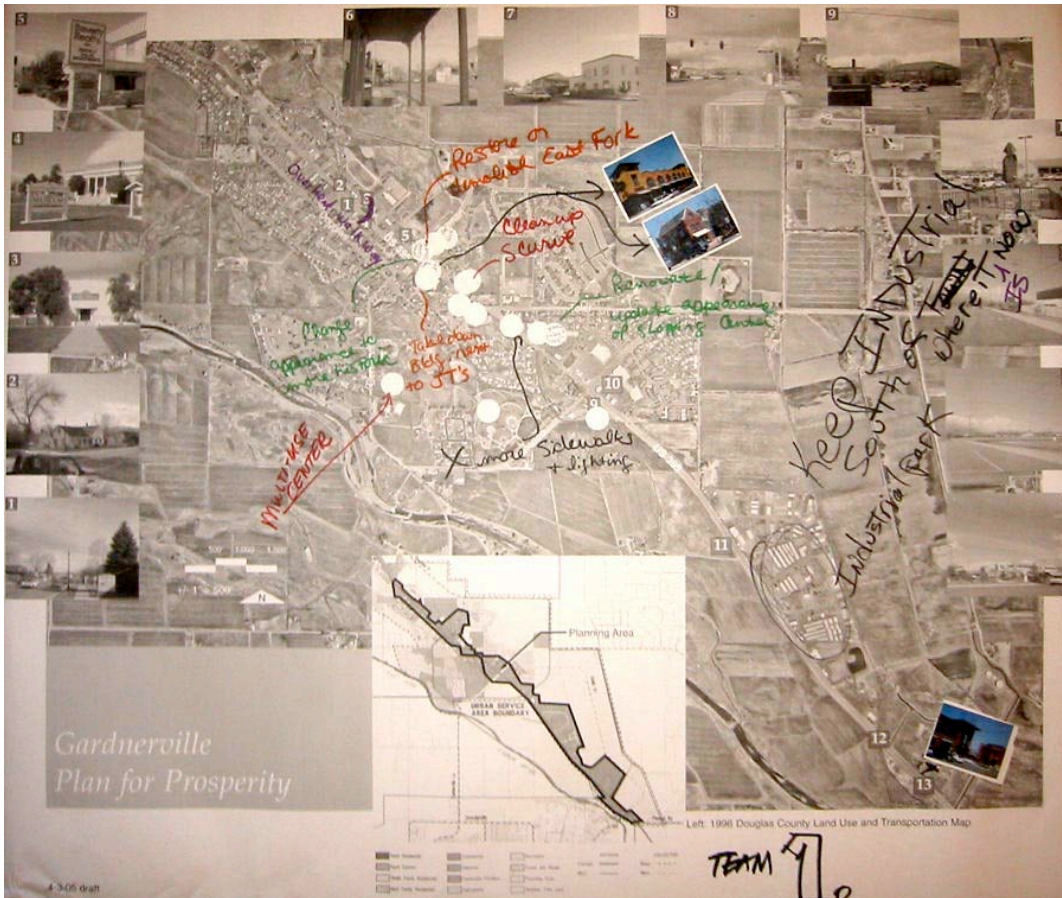
# Team 1



## Planning Objectives

- Downtown historic preservation/improvements
- Improve parking/friendly storefronts/access
- Recreational facilities/multi-use

Site	Land Uses	Design Features
Gilman/395	Retail/office Parking/landscape	Brick/historic Sidewalks with trees
S Curve to Town Hall	Redesign for retail Landscape	Brick/historic Sidewalk with trees
Centerville or Waterloo	Multi-use Recreation center	



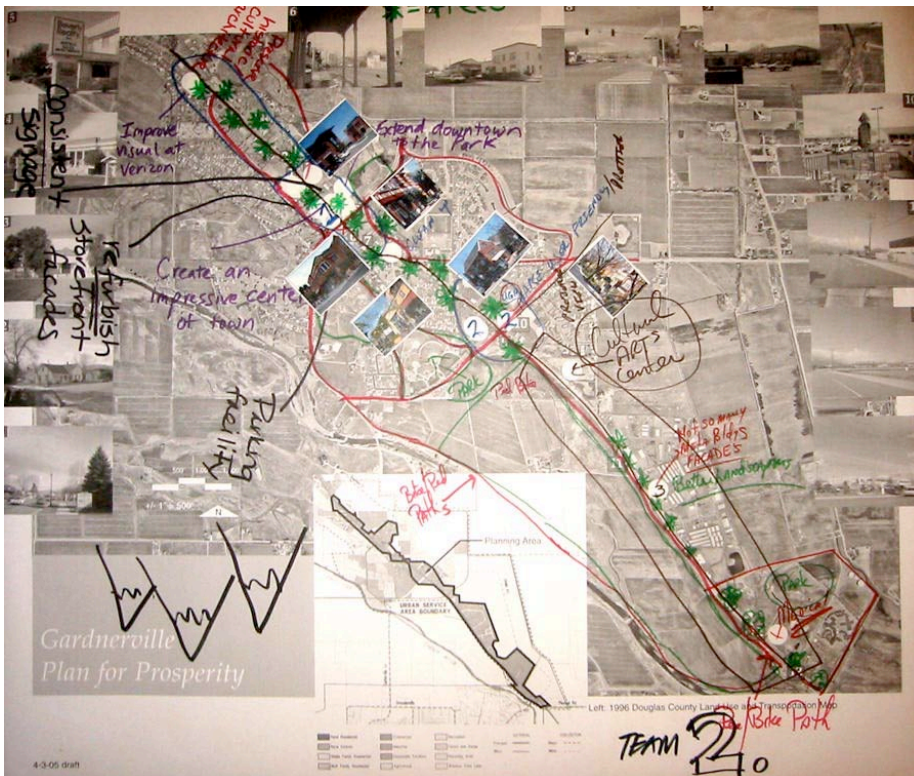
# Team 2



## Planning Objectives

- Maintain views—landscaping
- Pedestrian viable retail friendly corridor
- Historic preservation

Site	Land Uses	Design Features
Historic Main Street	Retail Historical Cultural	Retain consistency of existing historic architecture with landscaping (height limit)
Supermarket quad	Modern retail	Complementary design façade to historic Main Street with landscaping and height limit
South industrial corridor	Industrial Medical Recreational Cultural	Landscaping No light pollution Height limit



# Team 3



## Planning Objectives

- Public space
- Historic ambiance (views)
- Planned parking and traffic control
- Commercial diversity
- Environmental protection

Site	Land Uses	Design Features
Historic commercial corridor	Commercial Museums Public spaces	Historic flavor—expand north-south Streetscape with trees Preserve views
South-central Gardnerville (Stodick Ranch)	Residential mix	Some affordable housing Housing mixture Preserve views west (mountains)
Mid-town—The Curve	Commercial Office Retail Restaurant Hotel	Commercial mixed 1-2 stories Rear parking



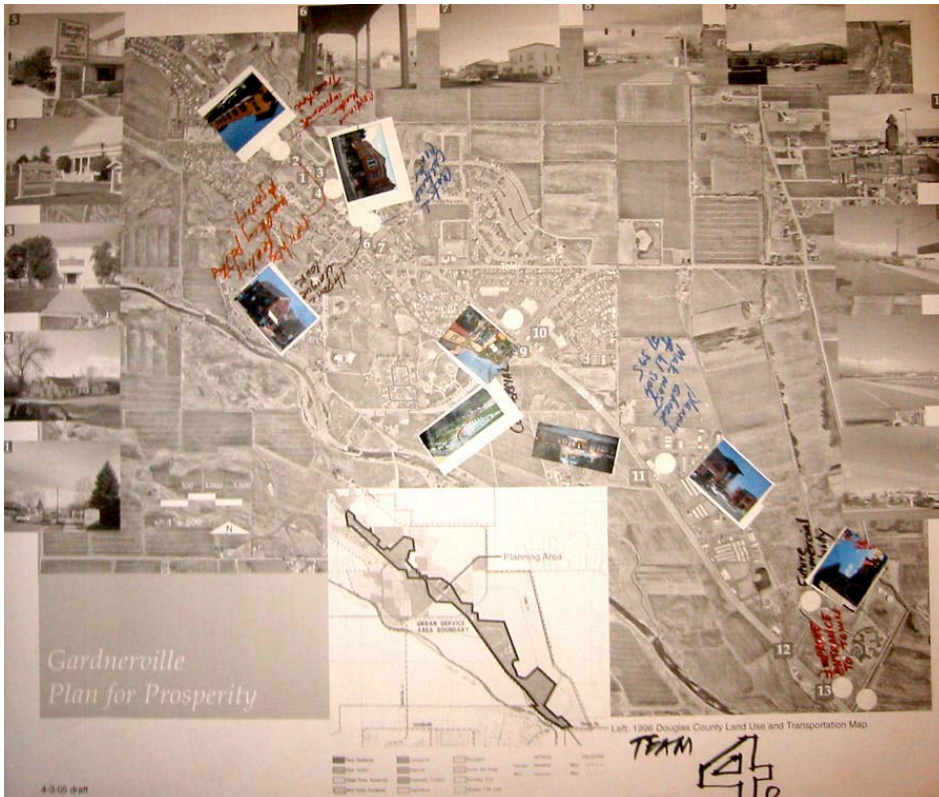
# Team 4



## Planning Objectives

- Protect and preserve historic downtown character/economically vibrant
- Unique walkable community—emphasis on cultural, recreational and historic aspect
- Less congested/more parking

Site	Land Uses	Design Features
Downtown historic/recreational center	Attract visitors and locals Restaurants and drinking	Red brick Alpine “charming” Pedestrian friendly Compatibility
South Valley Plaza	Commercial/retail Housing Open land—set tone	Commercial Contemporary barn “flair” Open space—landscape important Brand statement at entry
North-towne—Millerville	Mix retail Tourism/historical	Transitional—complementary/seamless to Minden Upscale



# Team 5



## Planning Objectives

- Traffic—bypass—reduce the amount and speed
- Parking in Old Town—parking structure—should be not be on expensive main drag lot
- Downtown—walkability, rejuvenated old buildings, no jay walking by Sharkey's, greenways, preservation, connection between residential and commercial district (must be aware of flood plane issues)

Site	Land Uses	Design Features
Logan property	Strip commercial	Western ranch style
Old Town	Gardnerville redevelopment mixed-use, general commercial, tourist commercial	Historic context Scale 2-3 stories Refurbished, embellished what we have Lot, circulation landscaping
Past Rite Aid	Townhouses/apartments Retail—on highway commercial	Residential scale Commercial strip 2-story scale

