

Property Owner Input

- Parking-parking-parking
- Pedestrian safety (cross walks)
- Ability to develop housing with in horizontal mixed-use project
 - Doable now
 - Vertical will be later
- Preservation incentives
 - Technical assistance
 - Cultural funding
 - Professional development assistance



Draft Goals and Policies



- Old Town–Revitalize Old Town
 - Land Use: Mixed-use civic and commercial destination
 - Circulation: Calm traffic and improve pedestrian comfort
 - Urban Design: Reflect traditional character and scale



Draft Goals and Policies



- 'S' Curve–Redevelop as mixed-use project
 - Land Use: Mixed-use extension of Old Town
 - Circulation: Resolve roadway safety and improve pedestrian connections
 - Urban Design: Esthetic connection to Old Town, hide parking, incorporate historic buildings



Draft Goals and Policies

- Millerville–Improve continuity and connections to Minden
 - Land Use: Commercial and institutional uses taking advantage of US 395 visibility
 - Circulation: Resolve auto and pedestrian conflicts
 - Urban Design: Reinvestment reflect Gardnerville's traditional character of adjacent and commercial and neighborhoods



Draft Goals and Policies



- Commercial Quad–Enhance community-serving commercial center
 - Land Use: Improve position as community/sub-regional service address
 - Circulation: Easy access for autos and safe for pedestrians
 - Urban Design: New investment makes the the Quad a convenient and comfortable shopping experience



Draft Goals and Policies



- South-Central–Enhance US 395 frontage, connect it
 - Land Use: Commercial and residential uses that serve adjacent neighborhoods
 - Circulation: Access development from side roads
 - Urban Design: Street orientation, hide parking, connected walking edges, bend in US 395



Draft Goals and Policies



- South Gateway–Mixed-use gateway to Gardnerville
 - Land Use: Master planned healthcare, commercial, and residential address
 - Circulation: Access development from side roads with pedestrian-scaled internal street and walkway system
 - Urban Design: Cluster development to create a gateway, internal open space system



Draft Concepts

- US 395 NDOT
- Old Town and 'S' Curve
- Stodick Parkway/US 395
- South Gateway



US 395 NDOT Concepts

Preliminary Roadway Concepts

- Section 1: Old Town
- Section 2: North Entry
- Section 3: Commercial Quad
- Section 4: South Entry
- Section 5: New City

- KEY**
- Street Crossover
 - Feeder Intersection
 - Public Traffic Signal
 - Public Art Features
 - Overpass

PURPOSE

This network preliminary concepts are for guidance purposes only. These ideas are intended to guide further planning between the Town of Gardnerville, Douglas County and NDOT regarding future improvements.



Creating New Mixed-use Neighborhoods
Gardnerville
Plan for Prosperity

8-02
preliminary draft

US 395 NDOT Concepts

Existing ROW

Features

- Values in width (80' Right-of-Way)
- 4 travel lanes
- Concrete turn lane
- Curb-retained 8' sidewalk (treeless)
- Vehicular-scaled lighting



US 395 NDOT Concepts

Section 1: Old Town

Features

- 80' ROW (Right-of-Way)
- 4 travel lanes
- Turn lane at major intersections
- Median
- 8' planting strip
- 12' sidewalk minimum (10' desired)
- Cluster trees in tree pockets
- Canopy trees and shrubs in median
- Pedestrian-scaled lighting



US 395 NDOT Concepts

Section 2: North Entry

Features

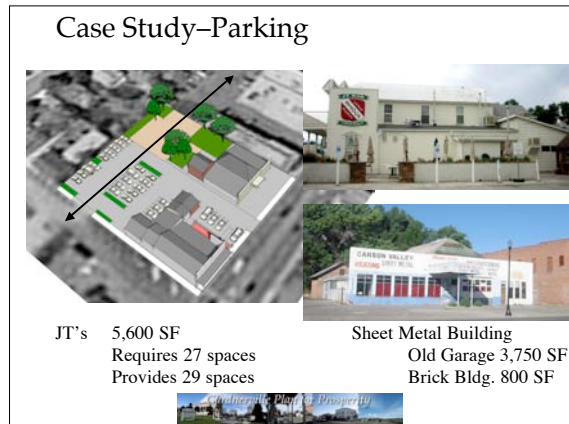
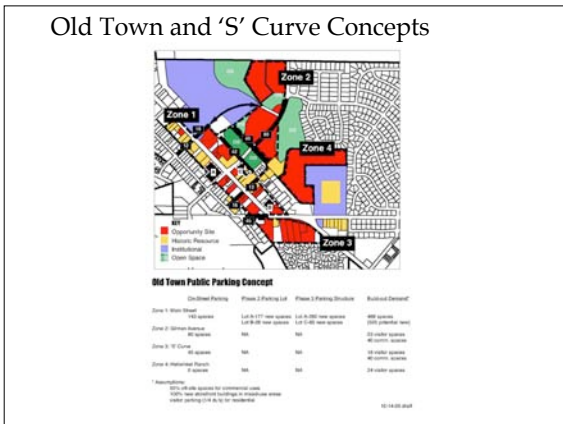
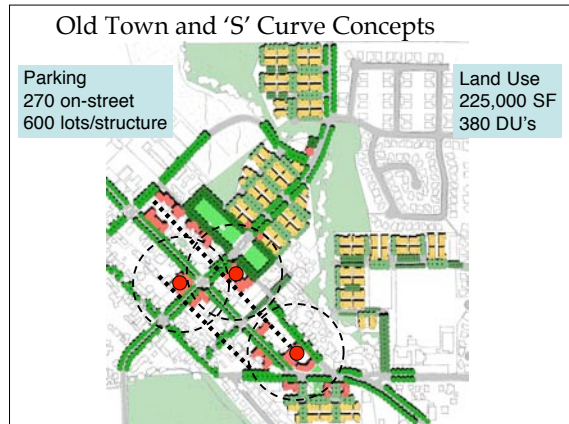
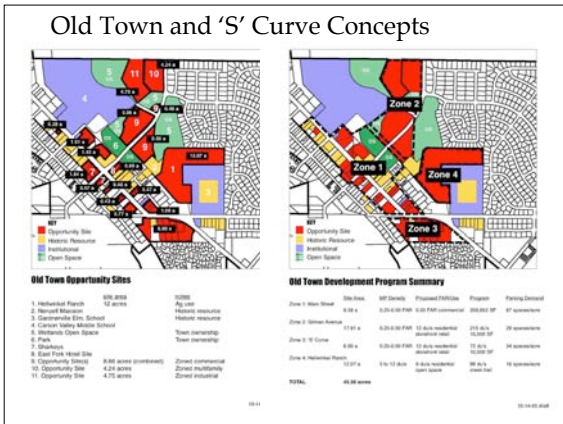
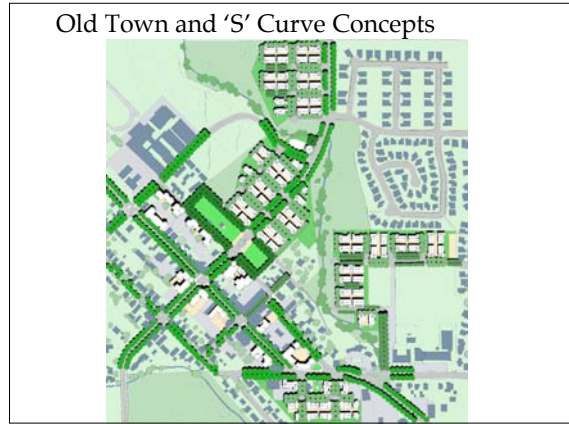
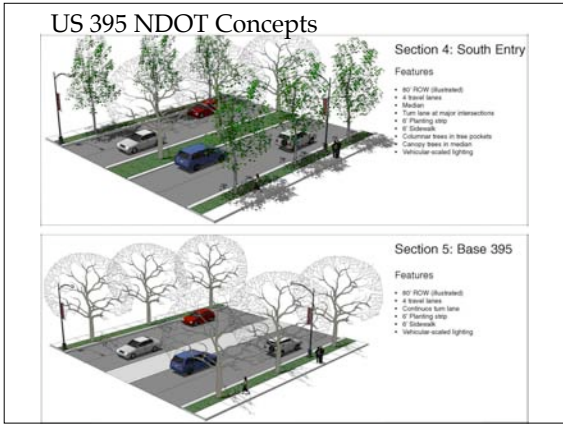
- 80' ROW (Right-of-Way)
- 4 travel lanes
- Turn lane at major intersections
- Median
- 8' planting strip
- 12' sidewalk with tree pockets
- Canopy trees and shrubs in median
- Canopy trees in sidewalk tree pockets
- Pedestrian-scaled lighting



Section 3: Commercial Quad/Stodick and 395

Features

- 80' ROW (Right-of-Way)
- 4 travel lanes
- Turn lane at major intersections
- Median
- 8' planting strip
- 12' sidewalk
- Canopy trees in planting strip and median
- Vehicular-scaled lighting



Case Study–Option 1: Renovation



Parking On-site 19 spaces
Program 3,800 SF retail OR
 3,800 SF restaurant



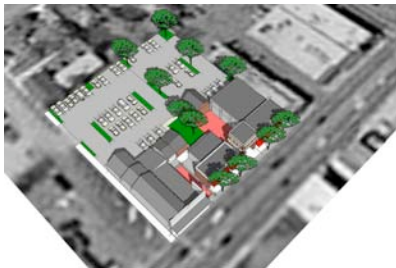
Case Study–Option 2: Restaurant



Parking On-site 19 spaces
Program 3,800 SF restaurant



Case Study–Option 3: Mixed-use



Parking On-site 19 spaces
 Off-site 25 spaces
Program 3,600 SF retail
 2,300 SF restaurant
 4,500 SF office



Parking District Approach

- Formalizing and managing on-street parking
- In-lieu fees to support economic development projects (higher land utilization and lower costs)
- Preparing a parking district plan
 - On-street
 - Future lots
 - Future structures with partners (with private sector and County)
- Funding it
 - Funding land acquisition
 - Capital projects
 - Management (maintenance and enforcement)



Stodick Parkway / US 395 Concepts

+/- 1,000 DU's
 Estimated 2,500 pop.

25,000 SF neighborhood commercial services

Program:
 106,000 SF comm.



Stodick Parkway Development Program

Site Area	MP Designation/Density	Proposed Use/Density	Program	Parking Demand
Site 1: 3.00 a	commercial@0.25-0.50 FAR	commercial@0.25 FAR	32,670 SF	130 spaces (43 spaces/acre)
Site 2: 1.28 a	commercial@0.25-0.50 FAR	residential @ 12 du/a	14,000 SF	56 spaces (43 spaces/acre)
Site 3: 2.77 a	commercial@0.25-0.50 FAR	commercial@0.25 FAR	30,165 SF	120 spaces (43 spaces/acre)
Site 4: 2.71 a	commercial@0.25-0.50 FAR	commercial@0.25 FAR	29,500 SF	116 spaces (43 spaces/acre)

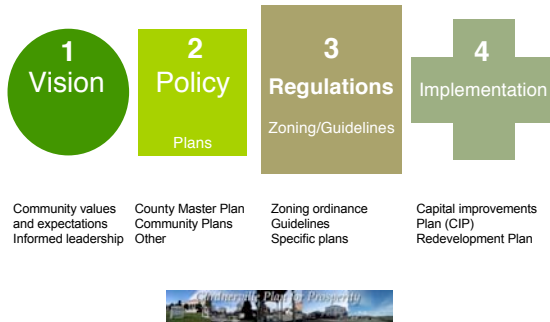
Stodick Parkway / US 395 Concepts



South Gateway District Development Program

Site Area	MP Designation/Density	Proposed Use/Density	Program	Parking Demand
Site 1: Virginia Ranch 3.05 a 21.58 a	commercial@0.25-0.50 FAR commercial@0.25-0.50 FAR	commercial@0.25 FAR residential @ 12 du/a	32,670 SF 259 du's	130 spaces (43 spaces/acre) 580 spaces (27 spaces/acre)
Site 2: Malley Ranch 15.20 a 12.00 a 25.20 a 8270 a	receiving area receiving area receiving area receiving area	employment@0.25 FAR commercial@0.25 FAR residential @ 12 du/a residential @ 4 du/a	603,400 SF 130,680 SF 300 du's 331 du's	2,613 spaces (43 spaces/acre) 322 spaces (43 spaces/acre) 676 spaces (27 spaces/acre) 744 spaces (9 spaces/acre)

Vision of the Future: Where the Future Comes From



Regulatory Approach

- Douglas County Master Plan Update
 - Policies
 - Land use
 - Circulation
 - Design
 - Implementation
 - Ordinance update
 - Town-wide mixed-use overlay district
 - Maintains underlying MP and zoning
 - Adds flexibility for mixed-use
 - Development standards that suit pedestrian-friendly small town setting
- Gardnerville Plan for Prosperity

Summary and Next Steps

- Review policies and concepts with Town Board on November 1
 - Draft Gardnerville Plan for Prosperity report
Support Douglas County Master Plan update process
 - Continue to track US 395 study
 - Explore on-street parking program to support economic development efforts in Old Town
- Gardnerville Plan for Prosperity