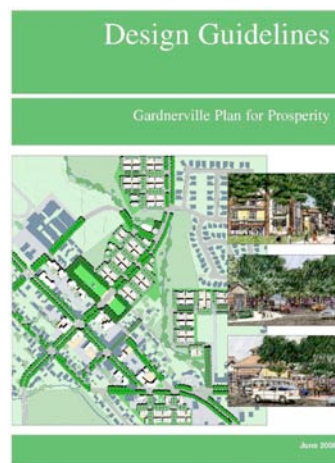
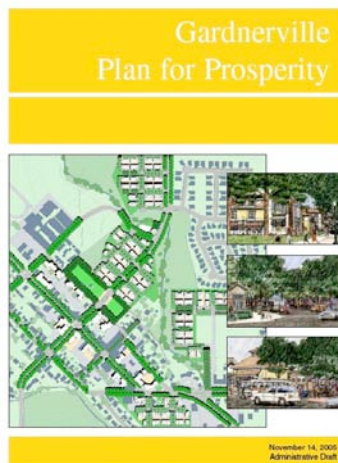


## Gardnerville Parking District Analysis

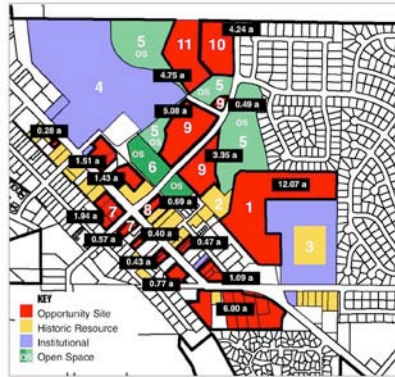
- Overall parking approach
- On-street parking
- Off-street parking
- Cost and potential in-lieu parking rates
- Feasibility of mixed-use development and structured parking



## Parking District Analysis



## Old Town and 'S' Curve Concepts



**Old Town Opportunity Sites**

site area	notes
1. Hellwinkel Ranch 12 acres	Ag use
2. Nenzell Mansion Historic resource	Historic resource
3. Gardiner Elm, School Historic resource	Historic resource
4. Carson Valley Middle School Town ownership	Town ownership
5. Wetlands Open Space Park	Town ownership
6. Park Zoned commercial	
7. Shankys Zoned multifamily	
8. East Fork Hotel Site 8.86 acres (combined)	Zoned industrial
9. Opportunity Site(s) 4.24 acres	
10. Opportunity Site 4.24 acres	
11. Opportunity Site 4.75 acres	



**Old Town Development Program Summary**

Site Area	MP Density	Proposed FAR/Use	Program	Parking Demand
Zone 1: Main Street 9.58 a	0.25-0.50 FAR	0.50 FAR commercial	208,652 SF	87 spaces/acre
Zone 2: Gilman Avenue 17.91 a	0.25-0.50 FAR	12 du/a residential storefront retail	215 du/a 10,000 SF	29 spaces/acre
Zone 3: 'S' Curve 6.00 a	0.25-0.50 FAR	12 du/a residential storefront retail	72 du/a 10,000 SF	34 spaces/acre
Zone 4: Hellwinkel Ranch 12.07 a	5 to 12 du/a	8 du/a residential open space	96 du/a creek trail	18 spaces/acre
<b>TOTAL</b>		<b>45.56 acres</b>		



10-14-05 draft

## Phasing



# Phasing

## Assumptions:

### Boundaries

- Commercial uses in the US395/Main Street corridor and Old Town District.

### Phasing of On-street Parking

- First phase of existing marked spaces made available for existing and initial development in-lieu
- Second phase existing marked spaces made available to in-lieu development after parking lots open
- Third phase includes US395 on-street spaces to be implemented when regional traffic solutions create the opportunity

### Off-street Public Parking

- Initiates the start of the second phase using in-lieu fees created by first phase development

10-1-06 progress draft – not for distribution

	On-street	Public Lots	Public Structures	Phase Total
<b>Phase 1</b>	260 spaces	P•1 26 extg.		<b>286</b>
<b>Phase 2</b>	108 spaces	P•1 103  P•2 100  P•3 117-164		<b>475</b>
<b>Later Phase</b> (future potential estimate)	221 spaces (US 395)		P•1 TBD  P•2 TBD  P•3 348 (318 net)	<b>TBD</b>



## P 1: Town Office Site



Existing Site 26 spaces



Option 1: 0.42 acres acquired 32 new spaces (58 net)



Option 2: 1.09 acres acquired 77 new spaces (103 net)

## P 2: East Fork Site

Existing Site  
42 spaces



Option 1: Additional Parking Lot  
0.43 acres acquired  
20 new spaces (62 net)



Option 2: All New Parking Lot  
0.43 acres acquired (1.05 acres improved)  
100 new spaces (58 net)



**P3: Sharkeys Lot**



**Existing Site**  
1.37 acres parking lot and vacant land  
30 paved spaces



**Option 1: New Public Parking Lot**  
1.58 acres acquired  
165 new spaces (135 net)

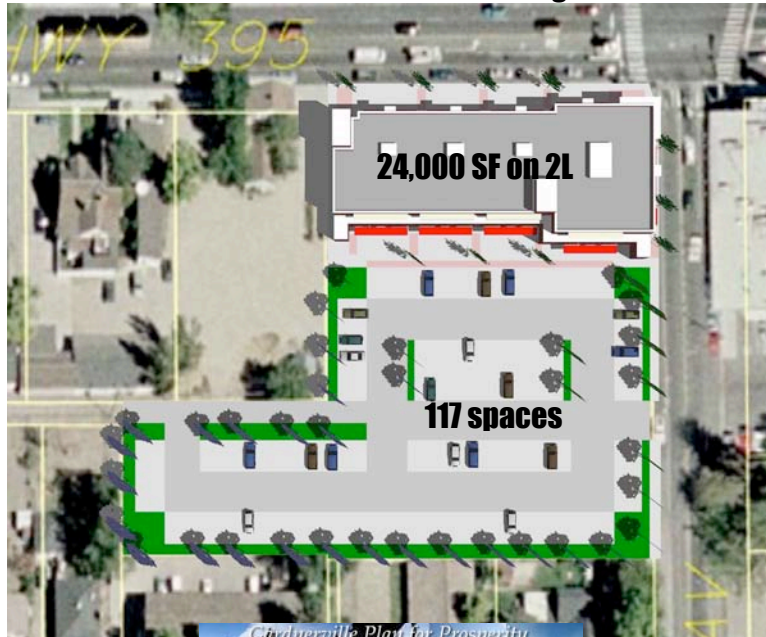
**P3: Sharkeys Lot**



**Option 2: New Public Parking Lot with Commercial Building**  
1.25 acres acquired  
117 new spaces (87 net)



**Phase 1: Commercial Mixed-use w/ Parking Lot**





## Phase 2: Commercial Mixed-use w/ Parking Structure





*Cordnerville Plan for Prosperity*



*Cordnerville Plan for Prosperity*



*Cordnerville Plan for Prosperity*



*Cordnerville Plan for Prosperity*