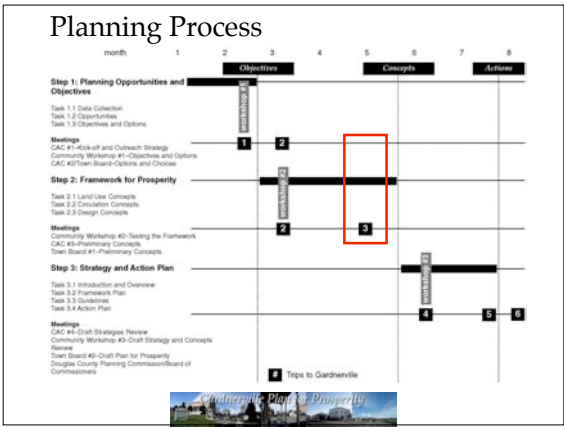




Agenda

- Introduction
- May 25 Workshop summary
- Zoning of opportunity sites
- Property owner plans
- Potential regulatory approaches
- Summary and Next Steps

May Community Workshop



Existing Plans

Minden/Gardnerville

- Goal MG.01: To preserve and enhance the existing character of the Minden-Gardnerville community.
- Goal MG.02: To focus compatible, high quality commercial and industrial development in the Town of Minden and the Town of Gardnerville.

Historic Preservation Element

- GOAL 6.01: To preserve Douglas County's historic, cultural, and archaeological resources as physical reminders of the County's past and as a unique focal points to shape the County's identity, now and in the future.

May 25 Workshop Summary

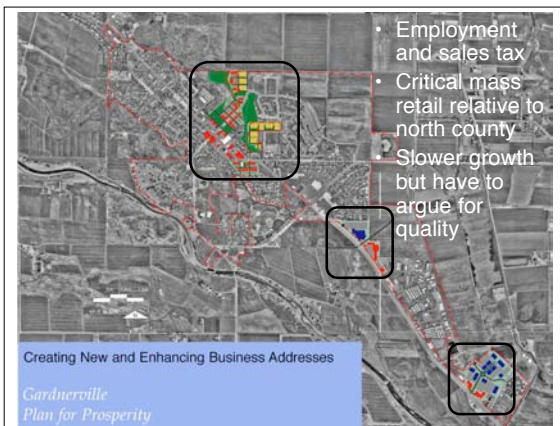
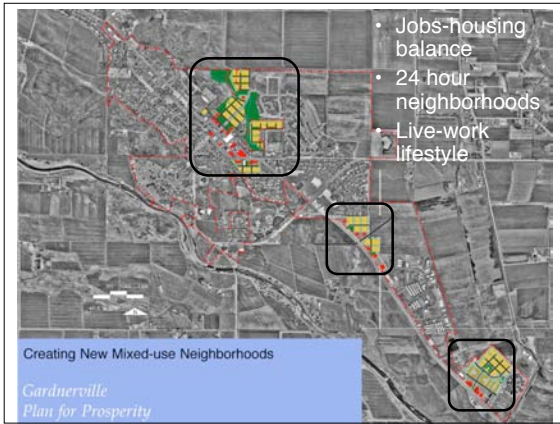
Opportunities

Opportunity #1: [Description]	Opportunity #2: [Description]
Opportunity #3: [Description]	Opportunity #4: [Description]


Community Workshop #2: Preliminary Concepts

May 25 Workshop Summary

- Assignment #1: Discuss why Gardnerville would benefit from a mixed-use or commercial future;
- Assignment #2: Identify the best features of alternative concepts for three important opportunity sites; and
- Assignment #3: Propose three priority locations for early investment.



May 25 Workshop Summary



Mixed-use

- Continue to explore planning for mixed-use projects that create and connect to walkable neighborhoods. Include enough retail services to support Gardnerville's growing population.

Gardnerville Plan for Prosperity

May 25 Workshop Summary



Development Feasibility

- Make sure plans for mixed-use development are realistic. Initial projects would benefit from a horizontal mix of uses that are connected by carefully coordinated site planning where uses come together around streets and open spaces.

Gardnerville Plan for Prosperity

May 25 Workshop Summary



Improve US 395 Image

- Old Town and the S Curve continue to be a priority investment district. However, all new investment should improve the image of the town. Other important sites identified included the South Gateway and Waterloo/US 395.



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



Case Study–Parking



JT's	5,600 SF	Sheet Metal Building
	Requires 27 spaces	Old Garage 3,750 SF
	Provides 29 spaces	Brick Bldg. 800 SF



Case Study–Option 1: Renovation



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



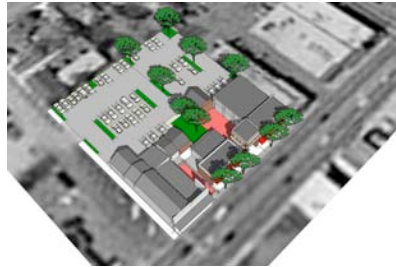
Case Study–Option 2: Restaurant



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



Case Study–Option 3: Mixed-use



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



On-street Parking

- 78 on-street spaces were lost with US 395 widening
- Every 100 on-street spaces created will support 25,000 SF of retail or office
- The 50% off-site allowance for off-peak/evening uses needs a supply
- Typical opportunity–Douglas to Main Street can provide about 32 on-street spaces



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)



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



Summary and Next Steps

- 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
- Draft Gardnerville Plan for Prosperity report

