



Esmeralda Street

Esmeralda Street would continue to be Minden's "main street". The County would expand their presence with a mixed-use office and retail building; automotive uses would be replaced with retail; and new infill development would happen on the Minden Stables site.



Esmeralda "main street"



US 395

US 395 would become an important civic boulevard with active street-oriented retail and community uses. Historic architectural landmarks would be celebrated and featured.



US 395 adjacent to Downtown



--- Original 1906 Town Plan Boundaries
 - - - 1915 Town Expansion Plan Boundaries

Downtown Minden Preliminary Concepts

Prepared for: Minden Plan for Prosperity Citizen Advisory Committee Prepared by: RACESTUDIO

Potential Development

Adaptive Reuse Projects

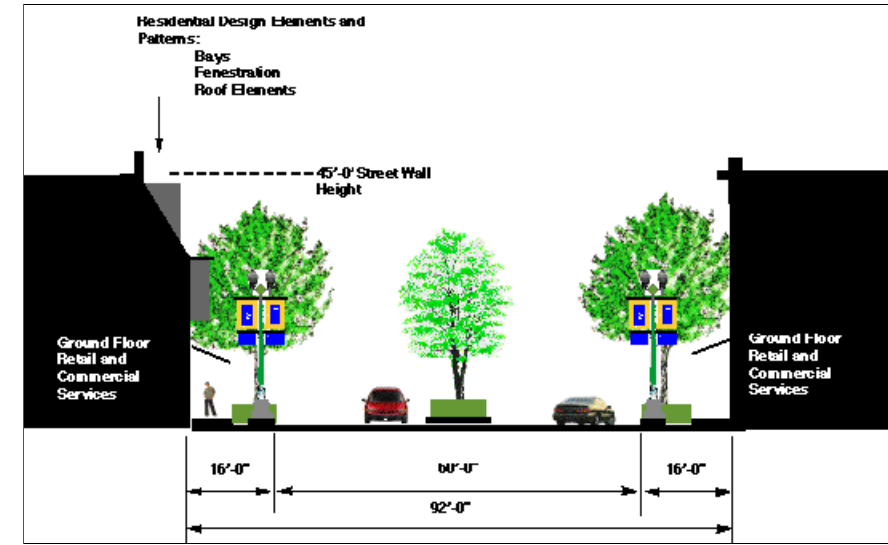
1. Fire Station reuse
2. COD Garage and Pioneer Auto parts

Public Facilities

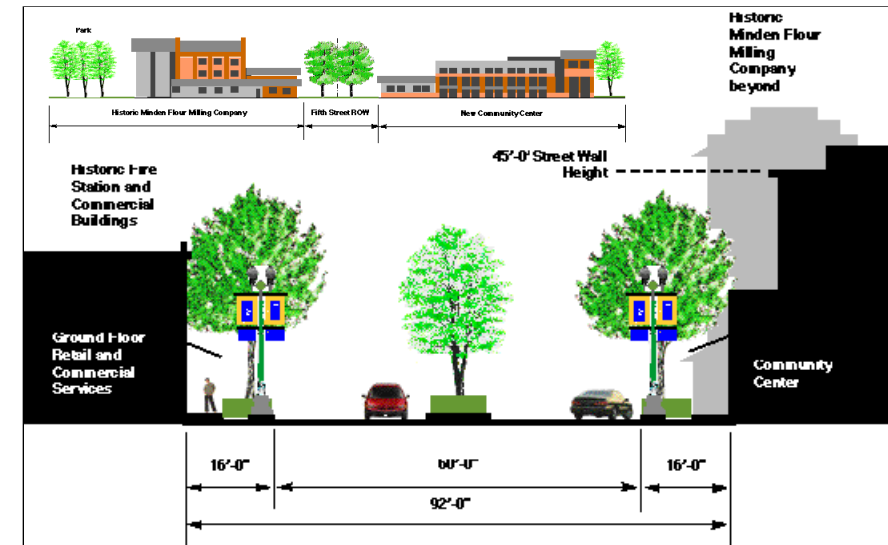
3. Community Center
4. County public parking deck
5. County office expansion

New Development

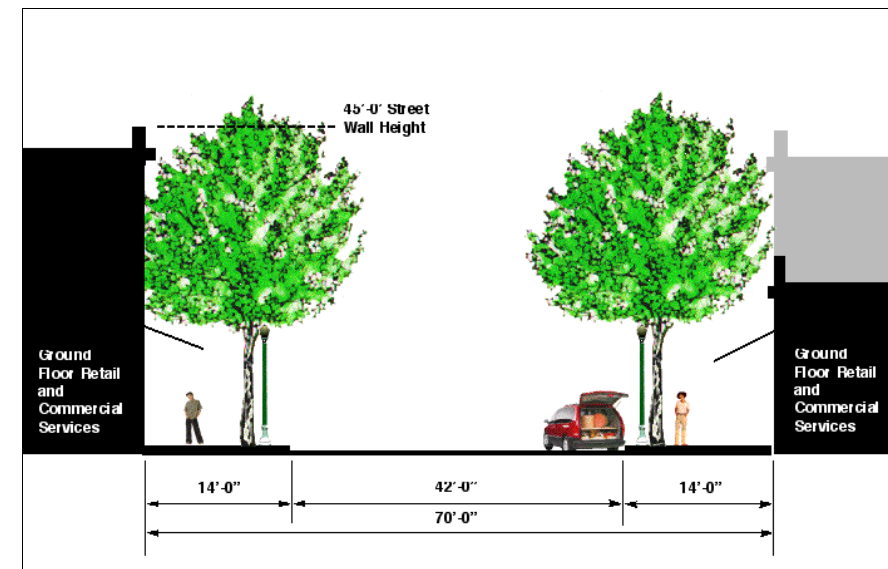
6. Minden Stables redevelopment
7. Street-oriented commercial
8. Consolidated automotive uses
9. Future commercial development in existing industrial area



US 395 at New Commercial and Mixed-use



US 395 at Historic Minden Flour Milling Company



Esmeralda Street at New County Administration Building

US 395

Active street-oriented retail and community uses

- The street concepts position new buildings along the edge of US 395.
- Ground floor uses would be pedestrian friendly with transparent storefronts.

Creating a Civic Boulevard

- Landscaping, signage, lighting and paving would be used to create a civic boulevard along the original 1906 edge of US 395 (Second Street to Sixth Street).

Celebrating Architectural Landmarks and Minden's History

- Historic buildings would be renovated and celebrated as regional landmarks.
- New commercial and community buildings would complement the traditional landmarks using similar materials and architectural features.

Esmeralda Street

Main Street Character

- Esmeralda Street is Minden's storefront shopping street. Its pedestrian scale would be preserved and emulated in new buildings.
- Existing buildings would be restored.
- Streetscaping would be expanded throughout the traditional historic town center.

Parking

- Short and long-term parking would be provided to support employment and shopping activities.

July 27, 2001