

# Minden Plan for Prosperity



## *Framework Plan*

Planning Principles

Concepts

Planning Policy Implications

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On behalf of: The Minden Plan for Prosperity Citizens Advisory Committee

## *Introduction and Background*

### **Purpose of the Framework Plan**

The Framework Plan was prepared as an intermediate step for the Town and County to review planning assumptions, planning principles, concepts and associated planning policy implications. Based on the Citizen Advisory Committee (CAC), Town Board and County Planning Commission study session discussion, the staff and consultants will prepare additional analysis and prepare the Administrative Draft Plan.



### **Community-Based Planning Process**

The ideas and concepts used in the Framework Plan have come from the CAC's workshops with over 100 participants in three events. The results from these workshops have been summarized on a project web site and in a community newsletter.

- Planning Opportunities Workshop, April 25, 2000
- Alternative Futures Workshop, June 6, 2000
- Community Image and Design Workshop, July 25, 2000

### **Relationship to Existing Plans and Policies**

The Minden Plan for Prosperity is to provide a guided popular strategy for the Town's and County's efforts, decisions and expenditures. It can result in County land use designations and related zoning being changed; modification to the County's and Town's Capitol Improvements Program (CIP); and increased collaboration regarding community facilities, open space preservation, and economic development.

The planning has used existing land use policies as a point of departure. The Framework Planning process has been informed by the Douglas County Comprehensive Plan and related economic studies. In addition, the Town of Minden's draft design guidelines was reviewed.

### **Organization**

The Framework Plan is organized into three sections. These include:

- Land Use and Economic Opportunity
- Community Design and Image
- Community Circulation and Linkages

Each section conveys the basic assumptions, principles, concepts and policy implications.

## Land Use and Economic Activity

### Assumptions

Prior to the alternative Futures Workshop in June, a development program was presented as a basis for exploring land use and economic features. At the first workshop, participants identified economic objectives that emphasized increasing employment, retail services and community facilities. A development program was prepared using the community's objectives and the economic studies and retail leakage studies prepared as part of the County's Comprehensive Plan.

Nonresidential uses in the development program included:

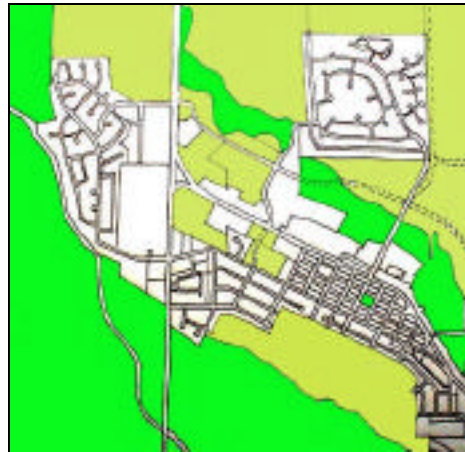
- |  |           |
|--|-----------|
| ▪ Downtown Specialty Retailing (with 225 parking spaces) | 75,000 SF |
| ▪ Grocery-anchored Community Shopping Center             | 12 acres  |
| ▪ Light Industry   | 12 acres  |

These used would result in the creation of nearly 900 jobs. To balance this, the development program also identified residential and community facilities. This included:

- |                          |           |
|--------------------------|-----------|
| ▪ Single Family Housing  | 160 acres |
| ▪ Multi-family Housing   | 20 acres  |
| ▪ Elementary School Site | 12 acres  |
| ▪ Community Center       | 10 acres  |



*Sites susceptible to development*

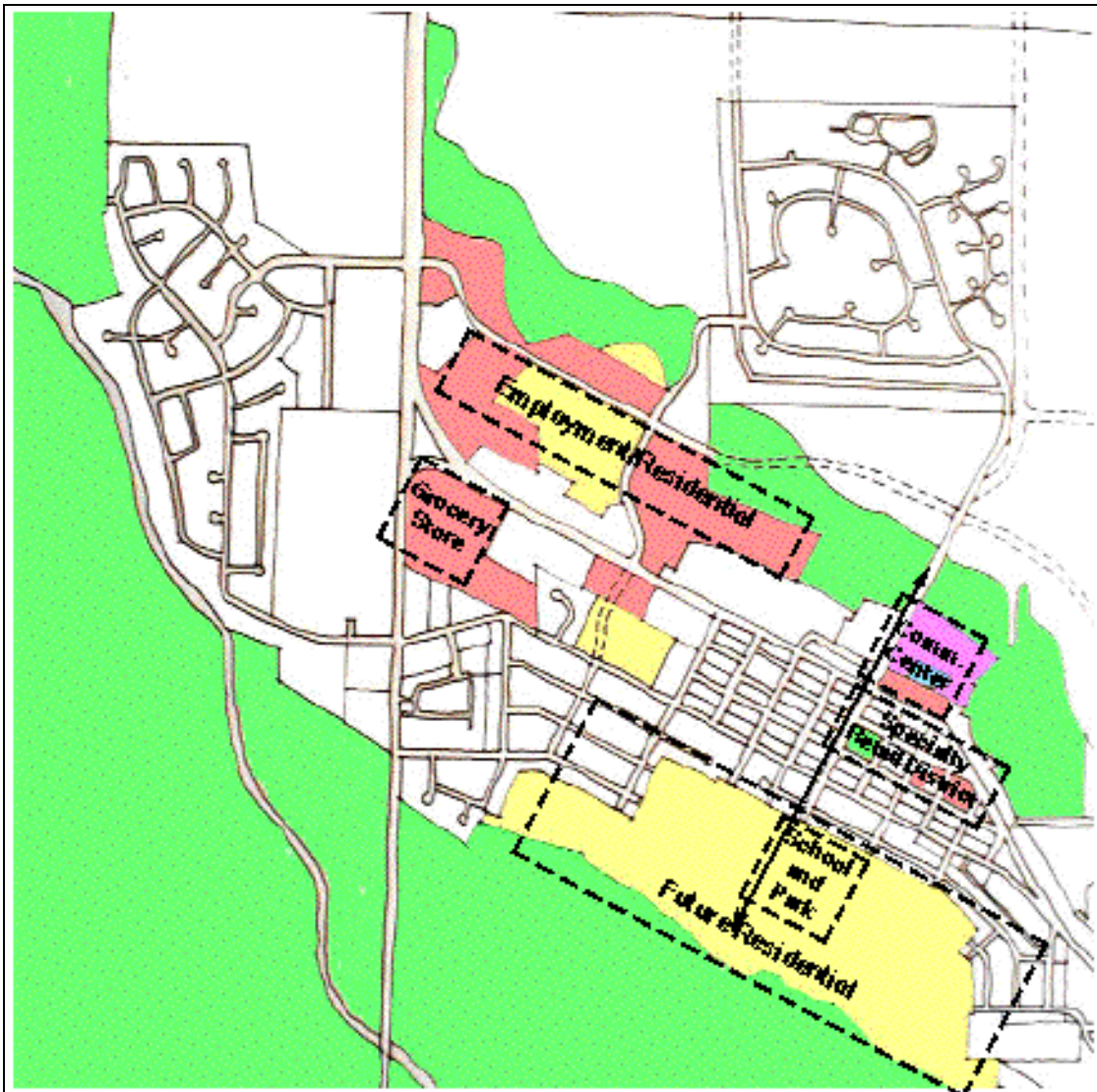


*Minden's open space context*

### Planning Principles

1. Downtown Minden will become the principal specialty-shopping destination in Carson Valley.
2. A new grocery-anchored community shopping center will be developed at the intersection of SR395 and SR88.
3. Minden and the County will incubate and attract light industrial/tech employers.
4. Minden will provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing.

5. Minden, the School District and the County will develop community facilities that enhance the quality of life and support existing and future residents.



*The land use concept emphasizes clustering community facilities and residential development near Downtown to support revitalization.*

### **Land Use Concepts**

Concept 1: Revitalize Downtown as a regional specialty-shopping destination and focal point for civic activities.

- Develop infill commercial projects in combination with renovation of existing buildings to create a critical mass of commercial uses in the downtown.
- Implement a parking district to support downtown revitalization.

- Community facilities and residential development would be located adjacent to Downtown to promote revitalization and maintain a compact traditional town center.
- The Bently property would be developed as a community center facility.
- If one is required, locate a new elementary school adjacent to Downtown and with a neighborhood open space for existing and future housing.

Concept 2: Increase local employment opportunities.

- Develop portions of the land north of SR395 and/or by the airport for light industrial/tech uses.
- Develop regional-serving professional office uses in the 395 corridor and near downtown.
- Build connections and new business expansion opportunities between Minden's existing manufacturing, commercial, visitor and entertainment business.

Concept 3: Increase and improve commercial services.

- Locate a new grocery-anchored community shopping center at the 395/88 intersection.

Concept 4: Develop additional community facilities.

- Develop a new community center with recreation, cultural and civic in, or adjacent to, the downtown.
- Continue to utilize the CCVC Hall, Minden Town Park, and the Town Hall as the principal central civic place for community events and celebrations.

### **Planning Policy Implications**

How will the County promote Minden as an address for:

- Specialty retail (not Big Box);
- Preferred location for next grocery;
- County and Town-serving community center facility; and
- Tech industries?

Will the Town:

- Provide for additional housing, both traditional and higher densities; and
- Promote intensification of commercial activities in the downtown?

Will key property owners:

- Participate in the development of their land;
- Demonstrate leadership in development and management of downtown; and
- Work together?

# *Community Design Framework*

## **Assumptions**

In all the workshops, the historic charm of traditional parts of Minden and its natural setting were identified as the Town's primary physical assets. The design concepts explored by participants in the July workshop protected open space and increased access to it while using Minden's traditional patterns to integrate new development into the Town. The design concepts for the Minden Plan for Prosperity assume the community will preserve these valued features. And, new development will fit into Minden rather than overwhelming it by reflecting its scale, block and lot patterns and architectural traditions.

## **Planning Principles**

1. Minden's open space and wet lands separator will be preserved.
2. The views of the mountains will be protected.
3. Development will reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.
4. New residential, commercial and community facility development will be integrated into the patterns of traditional block and lot size and of Minden.
5. Streetscape will be added to underscore the civic role and settings along streets and roads.
6. A combination of streetscape, site planning and land use planning will be employed to frame Town gateways and focal points.
7. Architecture will reflect the traditional form, scale and character as found in Minden's historic neighborhoods.

## **Community Design Concepts**

Concept 1: Enhance and expand Minden's natural and civic open space system as a setting for the community.

- Formalize the open space and wet lands' function as a permanent community separator.
- Projects built on the edge of the Town are planned and designed to fit their setting by providing visual access to the open space and mountains.
- Enhance the role of existing traditional parks as civic gathering places.
- Add public park space to new community center and school projects.

Concept 2: Preserve the scale and pedestrian friendliness of Downtown as a shopping environment.

- Develop new commercial projects and renovate existing buildings, as an extension the historic storefront-shopping environment.
- Continue to develop pedestrian amenities and streetscaping.
- Design new infill commercial and residential projects in a scale and character compatible with Downtown.

Concept 3: Expand existing neighborhoods rather than building walled or isolated residential enclaves.

- Extend the existing lot, block and street pattern to accommodate new residential development.



- Incorporate community facilities, such as parks and schools, into the block pattern.
- Commercial development on the edge of the neighborhoods is planned and designed to be compatible with the privacy and character of traditional neighborhoods.

Concept 4: Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.

- Create community gateways through careful site planning and landscaping.
- Introduce street trees, themed lighting and signage along primary travel routes and civic streets.
- Provide comfortable sidewalks and amenities along principal walking routes.

## **Planning Policy Implications**

Will the State:

- Support the landscaping and maintenance of SR395 and 88; and
- Be flexible with roadway standards to allow improvements to state roads to reflect the character and image objectives for Minden?

Will the Town and County commit to:

- Long term implementation plan for streetscape;
- Maintenance budget for streetscape; and
- Using design guidelines and standards for new projects located in Minden?

# *Circulation Framework*

## **Assumptions**

Minden is a traditional “cross-roads” and service center town in Carson Valley. This means as the Valley and County grow, there will be increasing more traffic and as well as new market opportunities. The community expressed their concern over the growth in “background traffic” at the workshops. Therefore, planning assumes the existing state roads are ready to accommodate future traffic; Minden’s roads are planned to support local traffic and business activities; and neighborhood streets are designed, maintained and managed as a setting for residential uses.

## **Planning Principles**

1. The state roads will be planned and managed to provide for growing regional traffic.
2. Local roads will be used for Town-scale economic activities and access.
3. Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.
4. A Town-wide and community-wide trail system for pedestrians and bicycles will be developed.
5. Public parking lots will be developed to support Downtown’s revitalization efforts.

## **Circulation Concepts**

Concept 1: There is a hierarchy of streets that serve both regional and local access needs.

- Existing local-serving streets are not used as “short-cuts” for regional traffic.
- Regional-serving uses will be located on SR395 and 88.
- Pedestrian crossings will be an integral part of ALL roadway improvements.

Concept 2: There is an overall access and parking strategy for Downtown.

- Access to Downtown, by cars and pedestrians, is enhanced by providing a deliberate parking and walkway support system.
- Access to Downtown supports the walking and shopping experience.
- Short and long-term parking is managed and enforced.

Concept 3: There is an extensive trail system providing pedestrian and bicycle access to Minden’s open space.

- The sloughs and park system are connected via a pedestrian and bicycle pathway.
- Pathways intersect at special activity areas.
- Pathways provide access to, but do not adversely impact, the natural setting and habitat value of Minden’s open space areas.

## **Planning Policy Implications**

Will the State and County:

- Make sure regional traffic is accommodated by the State and County road system?

Will the County, Town and property owners:

- Collaborate on the creation, funding and management of a parking district for Downtown; and
- Share parking resources?

Will the public:

- Fund the creation and maintenance of a trail system; and
- Support Downtown's revitalization if it modestly increases traffic in Minden?

