

MINDEN PLAN FOR PROSPERITY

A Strategic Framework Plan for Investing in
Minden's Future



January 2003

prepared by: Minden Plan for Prosperity Citizens Advisory Committee
with assistance by: RACESTUDIO and the Sierra Business Council

FOREWORD

Many of members of the community that participated in the Planning for Prosperity process are long term Minden residents. All those that have participated voiced a strong affection for Minden's historic buildings and rural setting.

As the State of Nevada and Douglas County grows, Minden is presented an opportunity to shape new investment in the mold that H. F. Dangberg initiated nearly 100 years ago. This concept plan represents the Town's and County's commitment to stewardship of both Minden's history and future.

Minden was a planned community with a definable commercial district, town square, courthouse and traditional neighborhoods. The Minden Plan for Prosperity builds upon these traditional features as a framework that integrates new investment into the community.

CONTENTS

SECTION ONE: Introduction **page 1**

- 1.1 Purpose
- 1.2 Process
- 1.3 Organization of Document
- 1.4 Relationship to Other Policies and Documents

SECTION TWO: Framework Plan **page 5**

- 2.1 Building on Traditional Minden's Character
- 2.2 Economic Opportunity and Land Use
- 2.3 Image and Identity
- 2.4 Community Circulation and Connections

SECTION THREE: Action Plan **page 27**

- 3.1 Implementation Approach
- 3.2 Downtown
- 3.3 Regional Streets
- 3.4 Traditional Neighborhoods
- 3.5 New Neighborhoods

ACKNOWLEDGEMENTS **page 35**

APPENDIX (under separate cover)

- Meeting Notices
- Workshop Summaries
- Newsletters
- Framework Plan

SECTION 1

INTRODUCTION

The Minden Plan for Prosperity is the product of a planning process that involved community workshops sponsored by a citizens advisory committee, study sessions and public hearings. The Plan provides a framework of land use, image and circulation concepts with supporting implementation activities. The Plan is intended to be incorporated into the update process for the Douglas County Master Plan, zoning and related capital improvements program (CIP).



1.1 Purpose

Minden is located in the picturesque Carson Valley which is experiencing unprecedented growth. Douglas County and the Town of Minden joined together to prepare this plan to consider strategies for accommodating the economic and community design opportunities facing the community. The overall objectives for

the planning effort was to:

- Be incorporated into County land use and circulation policies;
- Establish community image and design objectives; and
- Identify public investment priorities.



PLANNING OPPORTUNITIES WORKSHOP

On April 25, 2000, over 60 people participated in a workshop that identified Minden's assets, economic objectives, and top image objectives.

RIGHT: The Minden Plan for Prosperity provides land use, design and circulation concepts for the developing portions of the Town.



1.2 Process

The preparation of the Minden Plan for Prosperity involved a community-based planning process. The process was sponsored by a citizens advisory committee (CAC) and included five community workshops.

Citizens Advisory Committee

The County Commissioners appointed 12 representatives to a citizens advisory committee (CAC) as the sponsor for the planning process. The CAC included property and business owners, residents, Town Board members, County planning commissioners, and Town and County Staff. The CAC was charged with community outreach; sponsoring workshops; acting as a "sounding board" for principles and concepts; and forwarding recommendations to the Town Board, County Planning Commission, and County Commissioners.

Community Workshops

The ideas and concepts used in the Plan have come from the

CAC's workshops with over 100 participants in five 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
- Framework Plan Review Study Session, October 26, 2000
- North Minden Workshop, August 13, 2001

Preliminary Framework Plan

Prior to drafting the Minden Plan for Prosperity Report, a preliminary framework plan was prepared and reviewed in a study session with the CAC, Town Board, and County Planning Commission.



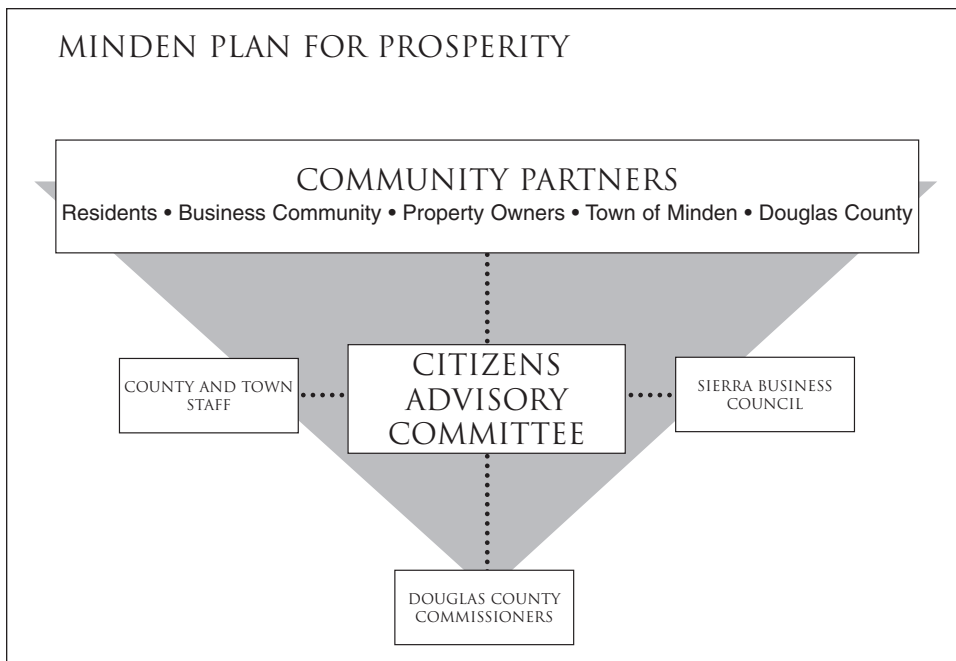
ALTERNATIVE FUTURES WORKSHOP

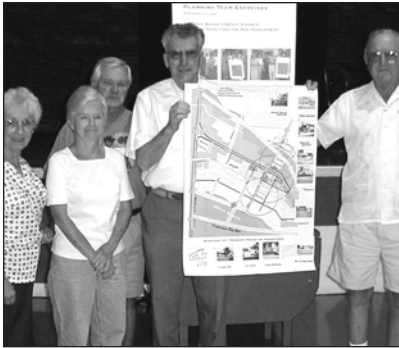
On June 6, 2000, over 35 people participated in a community workshop to explore alternative futures for Minden. Participants identified:

- Desirable economic activities and land use uses;
- Special existing places;
- Special futures places;
- Important connections; and
- Most challenging decisions to make.

LEFT:

The planning was sponsored by a citizens advisory committee (CAC) that was appointed by the County Commission. Supported by County and Town staff, the Sierra Business Council and consultants, the CAC worked with community partners to prepare the plan.





COMMUNITY IMAGE AND DESIGN WORKSHOP

On July 25, 2000, over 25 people attended a community workshop to discuss what Minden should look like in the future. Participants identified:

- The best existing design features in Minden;
- Desirable street patterns, scale and landscape features; and
- The desirable characteristics for the design of new buildings in Minden.

RIGHT:

The planing process progressed in three phases and was punctuated by four community workshops.

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

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

North Minden

As the plan was being prepared, a development proposal for a new casino, hotel, commercial and residential development was introduced to the community. The CAC used the Minden Plan for Prosperity process to evaluate and discuss the project. Called the Nevada Northwest Specific Plan, the project sponsors modified their proposal to more closely reflect the Preliminary Framework Plan. The County Commissioners adopted the specific plan in July of 2002.

Public Hearings

In addition to the community workshops and study session, the

plan has been presented in a public hearing before for the Minden Town Board, County Planning Commission and the County Commissioners.

1.3 Organization of Document

The Minden Plan for Prosperity is organized in three sections. These include:

Introduction

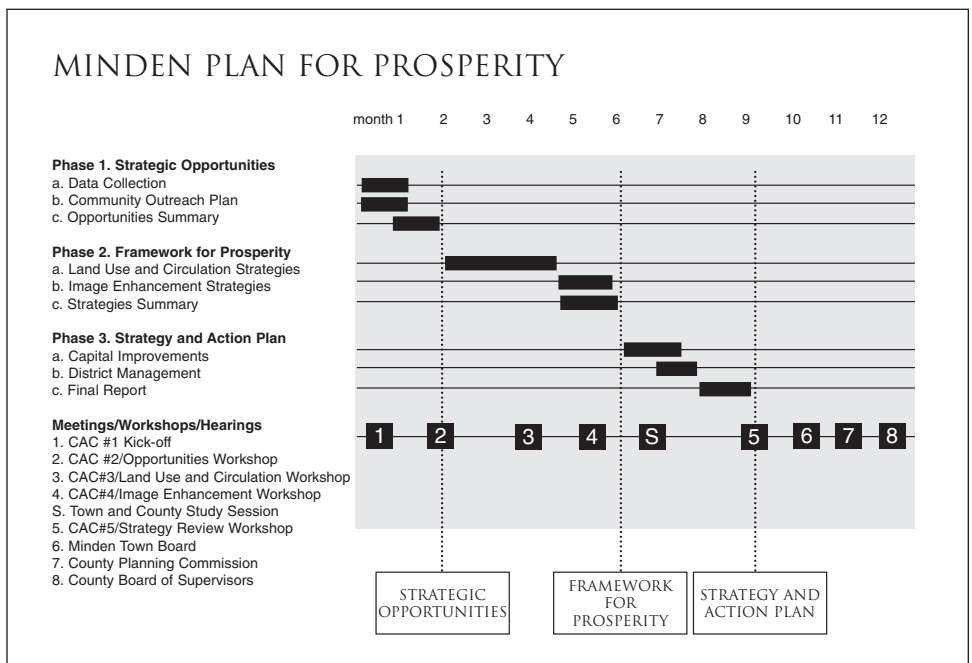
This section provides background on the purpose, process, organization of the report and relationship to other documents.

Framework Plan

This section describes Minden's assets and opportunities, and land use, community design and circulation concepts.

Action Plan

This section identifies phasing financial, management and administrative activities required to implement the Plan.



1.4 Relationship to Other Policies and Documents

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 Capital Improvements Program (CIP); and increased collaboration regarding community facilities, open space preservation, and economic development.

Douglas County Master Plan Update

The planning built upon existing Master Plan policies. The Framework Planning process used the Douglas County Master Plan and related economic studies as a source of information. In return, the planning for Minden has identified new priorities for commercial services, housing, employment and community facilities to be addressed in the County Master Plan update. In particular, there is a

clear preference expressed by the community in regards to protecting Minden's open space context and development character.

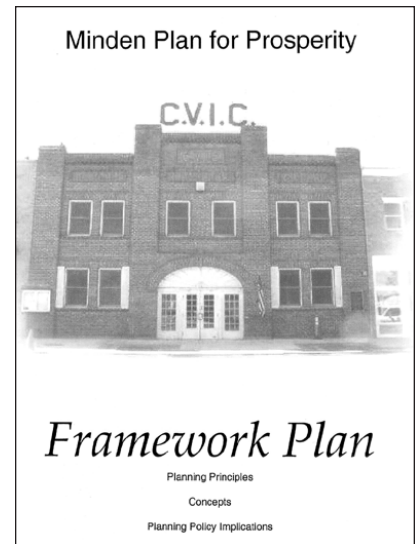
Town of Minden CIP

In addition, the planning has informed Town of Minden's priorities in terms of investing public environments in its capital improvements program. This includes:

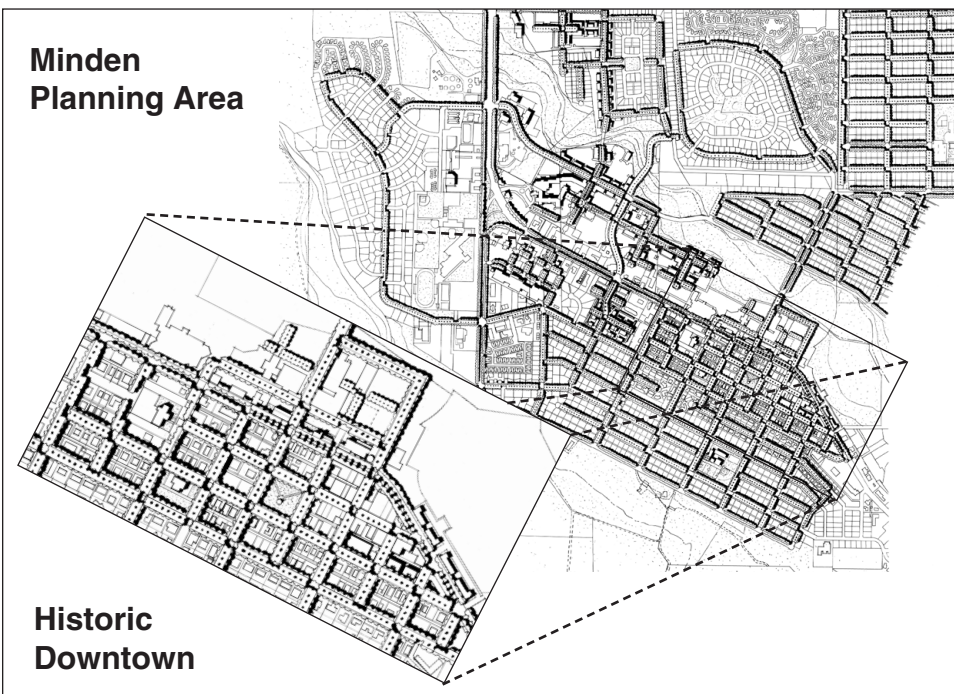
- Streetscaping projects;
- Roadway improvements;
- Extension of sidewalks; and
- Parks.

Town of Minden Design Guidelines

Prior to the preparation of the Minden Plan for Prosperity, the Town developed a draft set of design guidelines for new investment in the traditional parts of the community. The Plan confirmed much of the effort and demonstrated how the guidelines can support the Framework Plan concepts.



On October 26, 2000, over 50 people attended a study session to review the preliminary framework of assumptions, principles, concepts and policy implications for the Minden Plan for Prosperity.



LEFT: Planning Area

The Minden Plan for Prosperity includes much of the land within the Urban Service Boundary around the traditional Town of Minden with a special focus on downtown.

SECTION 2

FRAMEWORK PLAN

The Minden Plan for Prosperity shapes economic opportunities presented by regional growth. The Framework Plan provides policies and concepts for land use, community design and circulation. These concepts build on what the community values in the traditional and natural features found in Minden’s rural setting and historic town center.



2.1 Building on Traditional Minden's Character

One of the fundamental messages from the community process is how important it will be to build on Minden's traditional and natural features. The community identified the natural setting as the most important visual and lifestyle asset. The second most important asset was the historic downtown and adjacent traditional neighborhood. These two features bracket Minden's development opportunity sites and provide an urban and rural context for future investment. Therefore, understanding Minden's existing character and context is important to planning for the future.

The original plat maps subdivided the town into 250'x225' blocks with 15' wide alleys and 25'x105' lots. The plat maps identified the Town Square and the locations of public buildings.

Heritage Resources

Minden has a high quality collection of historic architectural resources. Largely intact, these buildings reflect the history of Minden as a commercial service center for the Valley. Banks, hotels, stores and government buildings developed from the late 1900's to the 1930's define the center of Minden. These buildings are the nucleus of an Esmeralda Avenue Historic District. The surrounding residential blocks have houses dating as far back as the 1900's. These houses, based on their architectural and historic merit, offer another opportunity for a Minden Residential Historic District.

Community Culture and Traditions

Founded by H. F. Dangberg in 1905, Minden is said to be designed to reflect the city plan of Minden, Germany. Minden is not a “copy” of its German namesake, but does emulate its basic spirit of a small scale and walkable village. More importantly, the work ethic and sense of community is still reflected in the people of the Minden, Nevada.



Historic Patterns and Image

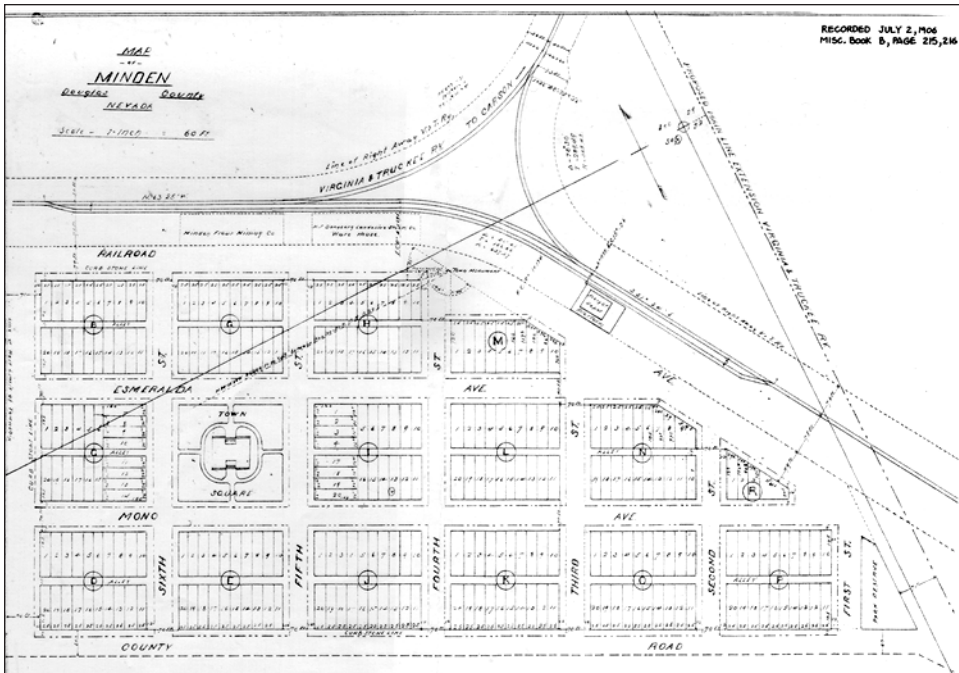
Minden's town plan original plat maps indicated a small "main street" community with areas for commercial, residential and public uses.

The prominent Nevada architect, Fredrick J. de Longchamps, designed most of the significant buildings in Minden including the Minden Flour Company, Carson Valley Improvement Club Hall, Douglas County Courthouse, Minden Inn, Farmer's Bank of Carson Valley, Minden Wool Warehouse, and Minden Butter Manufacturing Company.

ABOVE: Minden, Germany

The Town of Minden's namesake in Germany has a small-scaled walkable community center. It is a community that values its history and traditions.

Minden Plan for Prosperity



LEFT: Original Town Plan

The original plat map for Minden was prepared by H. L. Dangberg in 1905. Dangberg was instrumental in bringing the Virginia and Truckee Railroad to Minden. The plan featured 10-1/2 blocks of residential, 3 blocks of commercial and 1-1/2 blocks of public uses. The Town was later expanded to the west in 1915. The 10-block expansion included the Douglas County Courthouse.

Natural Setting

Minden's location in the Carson Valley provides a heroic backdrop and the Valley floor wetlands and agricultural uses frame the town in a rural setting. Minden is perched on a small rise on the valley floor that is surrounded by wetlands (Martin and Cottonwood Sloughs). This natural feature provides a flood plain "no build zone" around the edges of the traditional center of Minden.

2.2 Economic Opportunity and Land Use

The Minden Plan for Prosperity is motivated by the community's desire to find ways to make room for new investment that is compatible with their quality of life objectives. To do this, the Plan identifies market opportunities, economic objectives, locations for potential development, and desirable land uses.

Growth in Douglas County

According to the Douglas County Master Plan 2002 review, the

County is projected to grow in population from 27,673 in 1990 to 44,010 by 2005. Minden Town Water served 2,200 in 1990 and is projecting to serve 6,175 in 2020. Gardenville Town Water Company served 2,950 in 1990 and is planning to serve 8,300 in 2020.

The 2002 Master Plan review provided updated development activity information. The data numerates the steady growth in the State and County. Douglas County grew 49% from 1990 to 2000 compared to 66% for the State. Since 1990, over 6,630 units of housing have been developed in Douglas County. Of this, only about 2.5% have been multifamily homes. Between 1996 and 2001, about a quarter of the County's new housing has been built in Minden and Gardenville. In 1998-1999, Minden and Gardenville provided about 29% of the County's square footage of nonresidential development. In 2001 this percentage dropped as new projects were implemented in north-

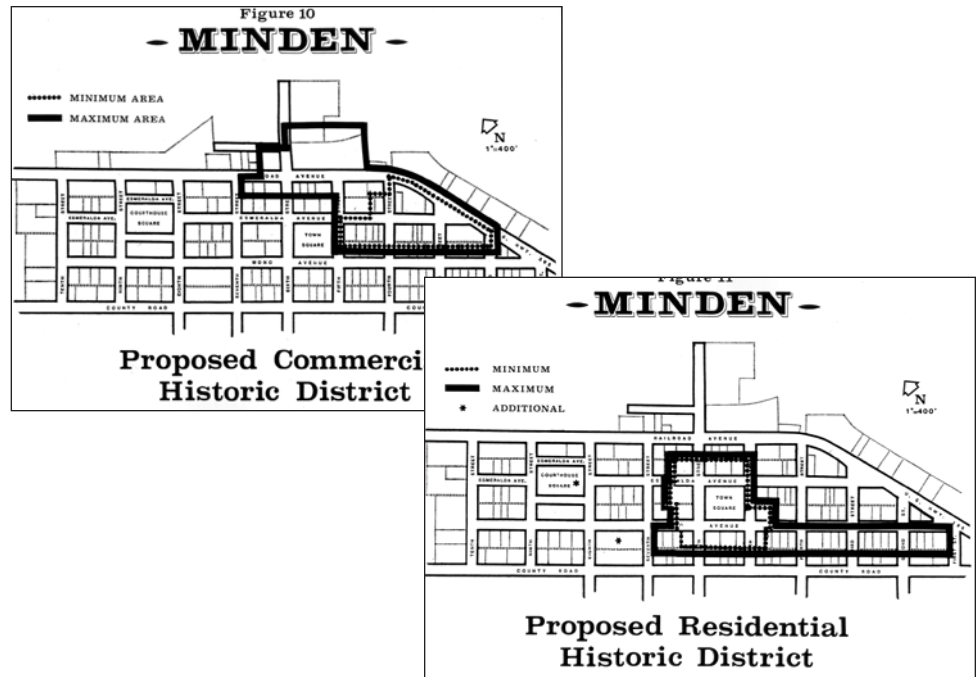


ABOVE: Historic Commercial and Government Buildings

The Minden Inn (1912) and Douglas County Courthouse (1915) are two of the many prominent local buildings designed by the architect Fredrick J. De Longchamps.

RIGHT: Proposed Historic Districts

In 1980, the Town did a study of historic resources in Minden. The study recommended the formation of two historic districts - a commercial district focused along Esmeralda Avenue and residential district around the Town Park and Mono Avenue



ABOVE: Historic Industrial Buildings

Besides fine commercial and government buildings, Dangberg constructed landmark industrial buildings on what was Railroad Avenue. Above is the Dangberg Land and Livestock Company building (1915) and Minden Flour Company building (1906).

ern portions of the County.

From 1992 to 2000, there has been 3,676 new jobs in the County. Important to notice, however, is that the largest growth area has been wholesale and retail trade (up 40%). Hotels and gaming made modest gains but still represents 57% of the Douglas County employment. Retail and gaming economic sectors add to the tax base but do not provide many high-paying jobs. With only about 2.5% of the new housing stock being rental apartments, there continues to be a mis-match in housing affordability and income.

Increasing industrial employment has been a longtime goal. The County has added nearly 1,000 acres of industrial land since 1997.

Between 1992 and 2000 there were 505 new industrial jobs in the County a gain of 30% (source: 2002 Master Plan review). The location of a new Starbucks Coffee roasting plant will bring up to 200 new manufacturing

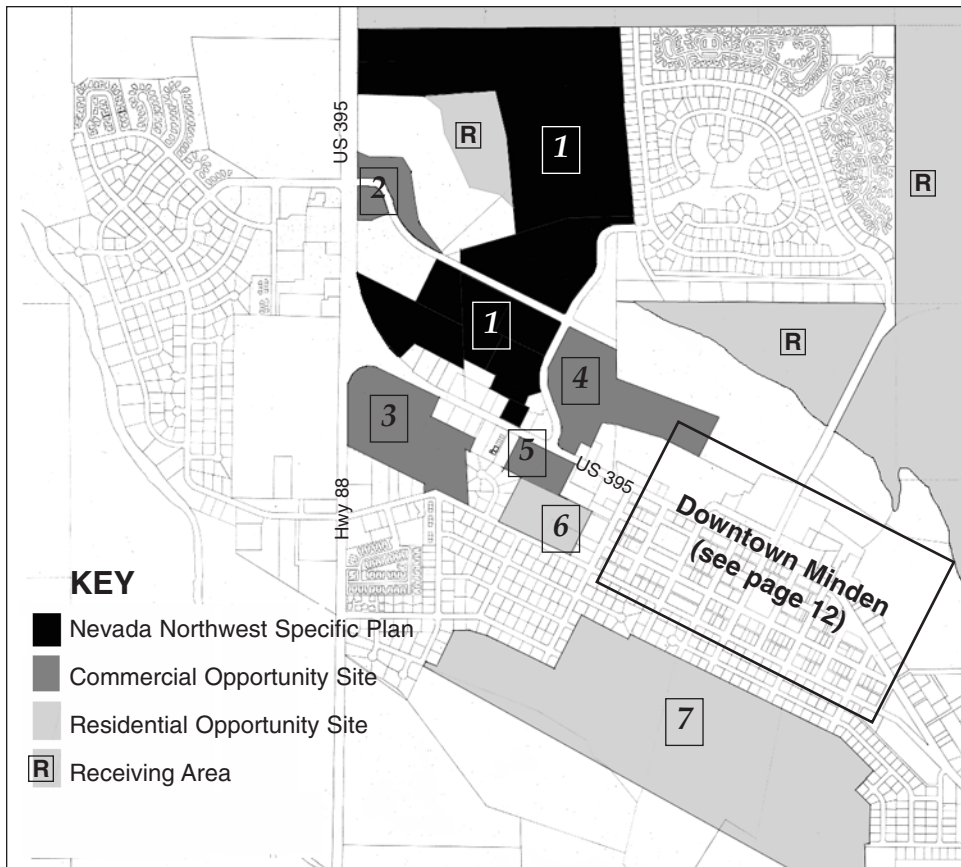
jobs.

Market Opportunities

Minden distinguishes itself from the rest of the County in several ways—it is slightly wealthier, older, and skilled (source: 1998 Master Plan Retail Market Study).

- Nearly 30% of Mindenites are over 55 years old versus 23% for the County.
- The median household income is \$55,487 for Minden and \$49,182 for the County.
- About 20% of Minden's workforce is in industrial occupations while only 8% are in the County.
- And, only 6% of Minden's workforce is in retail sales compared to 15% of the County's.

When examining the 1998 retail study done to support the County Master Plan, there are several areas of noticeable demand and advantages in Douglas County.



LEFT: Potential Future Development Sites

There are several large vacant and underutilized development sites in Minden.

OPPORTUNITY SITES

1. Nevada NW Specific Plan	116 acres
2. Ironwood Gateway	10 acres
3. US 395/88 Gateway	17.4 acres
4. Lucerne North Comm.	19 acres
5. Lucerne South Comm.	4.4 acres
6. Lucerne South Resid.	8 acres
7. South Residential	115 acres
R Receiving Areas	477 acres

The County has three economic strengths where they attract sales from other areas in the Region. These include:

- Entertainment uses such as theaters, dining, drinking and casinos;
- Commercial services including grocery stores, hardware, and service garages; and
- Professional services including banking, medical and dental offices, insurance, accounting, and legal services.

There are also new economic opportunities demonstrated by the unmet demand (retail leakage estimated as part of the Master Plan Implementation). This includes:

- General merchandise stores;
- Clothing and shoe stores including

both value retail and specialty stores;

- Sporting goods; and
- Media stores including books, electronics, music, computers, and software.

Susceptible Development Sites

Minden has several large vacant sites that are zoned for development.

- At the north end of Minden along US 395 are several large vacant parcels that are zoned for commercial and higher density residential uses. The Nevada Northwest Specific Plan site has entitled 116.33 acres for about 816,150 SF of tourist and neighborhood commercial and 478 units of housing.
- Adjacent to the Northwest Nevada Specific Plan area is a ranch that con-

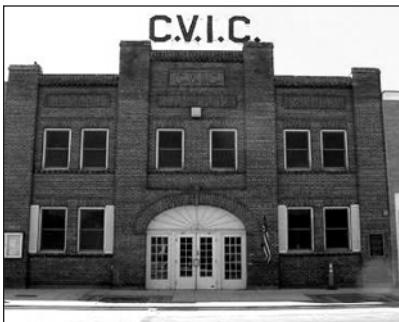
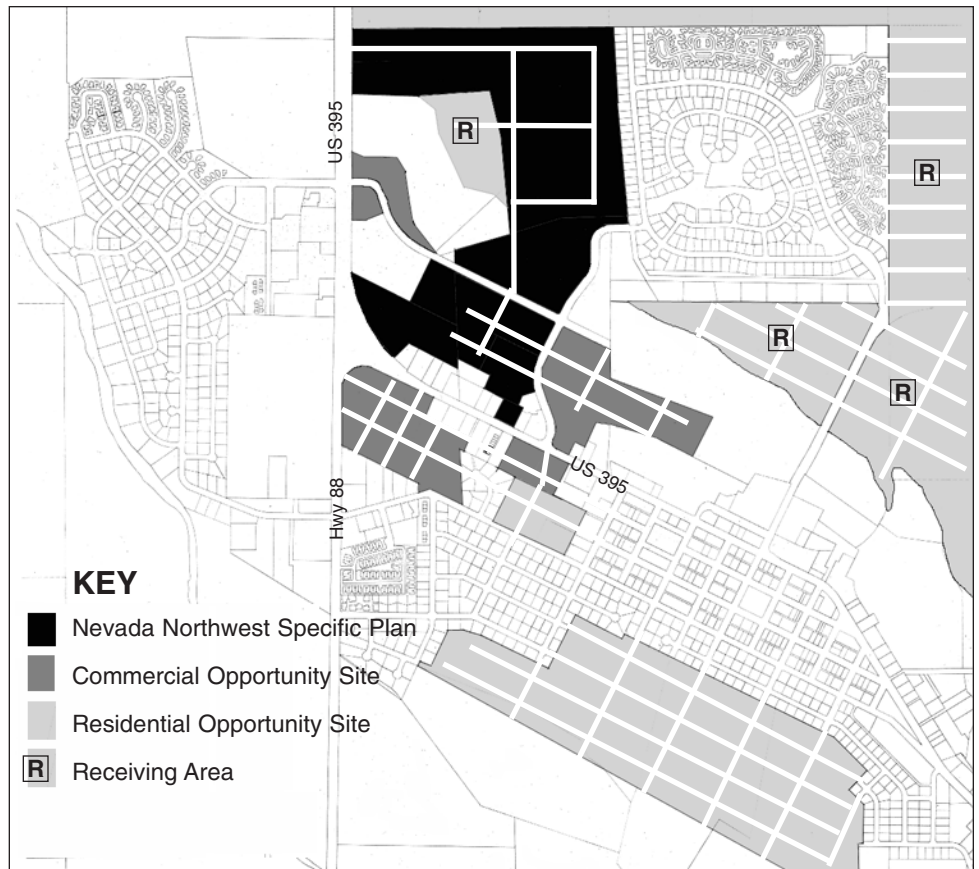


ABOVE: Martin Slough

The participants in community workshops identified special places they would like to see integrated into the plan. These included specialty shopping in the Downtown, access to Minden's green belt, a new school and park, a community shopping center, and community center.

RIGHT: Minden's Traditional Town Blocks and Patterns

The image and identity concepts for Minden stress extending the patterns and scale of the traditional neighborhoods into new investment areas.



ABOVE: Esmeralda Buildings

The community places a high value on Minden's historic Downtown.

tains roughly another 7.5 acres of commercial and 9.5 acres of receiving area for residential uses.

- North of US 395 and west of Lucerne Street is approximately 15 acres of vacant commercial land.
- At the intersection of US 395 and Highway 88 is a large site of about 19 acres with good visibility.
- The old grainery/Bently Nevada site is a potential redevelopment site that could accommodate new construction and renovation of the existing historic structures.
- South of County Road is a large single family ownership property which is zoned low density residential. Currently, it is used for ranch land. The family has gradually allowed small portions of the property contiguous to the historic residential neighborhood to develop as single family

housing.

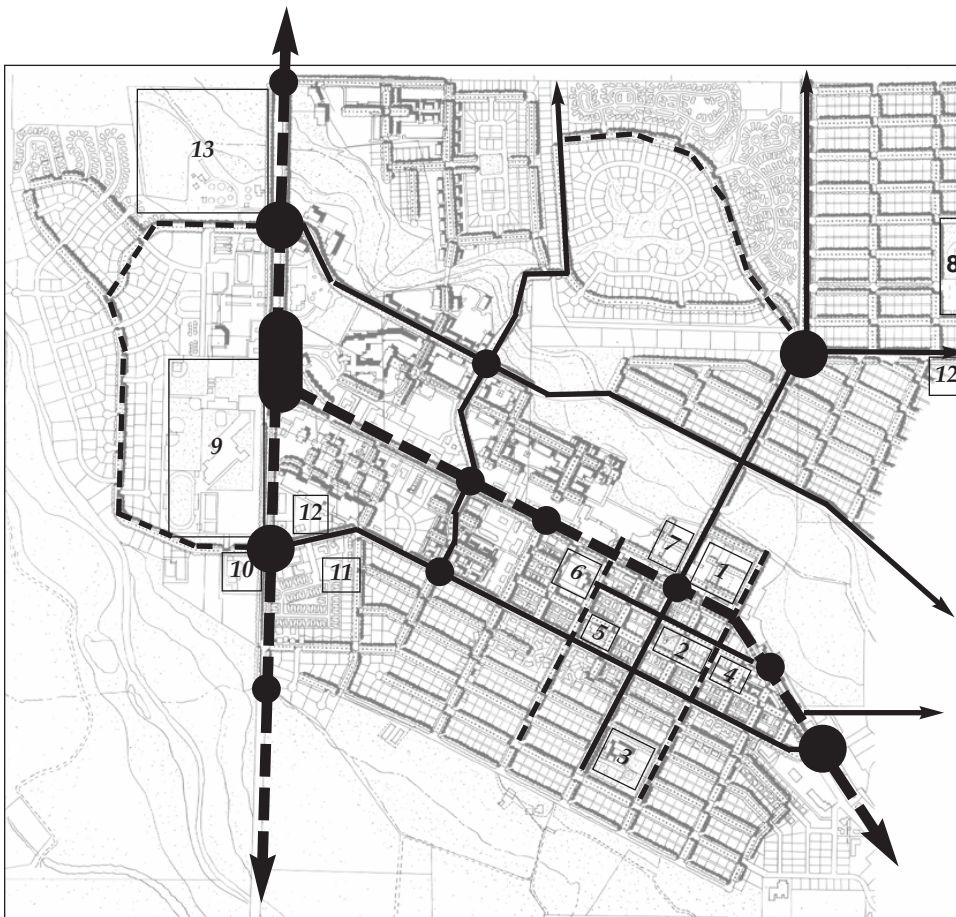
- The Douglas County master Plan has identified about 477 acres of land in the Minden community as receiving sites for the transfer of development rights (TRD) lands.

In addition to these larger sites, there are a number of smaller sites along US 395 and in the downtown.

Economic Objectives

The community identified overall economic objectives in the planning workshops. These included:

- A successful downtown;
- A full-service grocery store;
- Clean, light industrial employment;
- Added community amenities; and
- An overarching economic objective to pursue growth that is planned.



LEFT: Community Framework
The overall image concept identifies gateways, a hierarchy of streets, and community facilities.

- Regional Street
- Civic Street
- Neighborhood Connector Street
- Major Gateway
- Minor Gateway

COMMUNITY FACILITIES

1. Future Community Center
2. Town Park and Offices
3. Future Community Facility or School
4. Minden Hotel County Offices
5. School District
6. County Administration Building
7. Judicial and Law Enforcement Center
8. Elementary School
9. DHS
10. Swim Center
11. Library
12. Fire Station
13. MGSD

Over the course of the planning process these initial objectives were discussed and refined with the downtown revitalization, a grocery store, and community center surfacing as priority objectives.

A build-out development program was prepared using the community's objectives and the economic studies and retail leakage studies prepared as part of the County's Implementation Master Plan.

Nonresidential uses in the development program included a downtown specialty retail district, grocery-store anchored community shopping center, and light industry (at Bently north of US 395 or at the Airport). These uses would result in the creation of nearly 900 jobs. To

balance this, the development program also identified residential and community facilities. This included single and multi-family housing, a new or expanded school site, and community center.

Land Use Goals and Policies

The Douglas County Master Plan has land use planning goals and policies that are consistent with the Minden Plan for Prosperity.

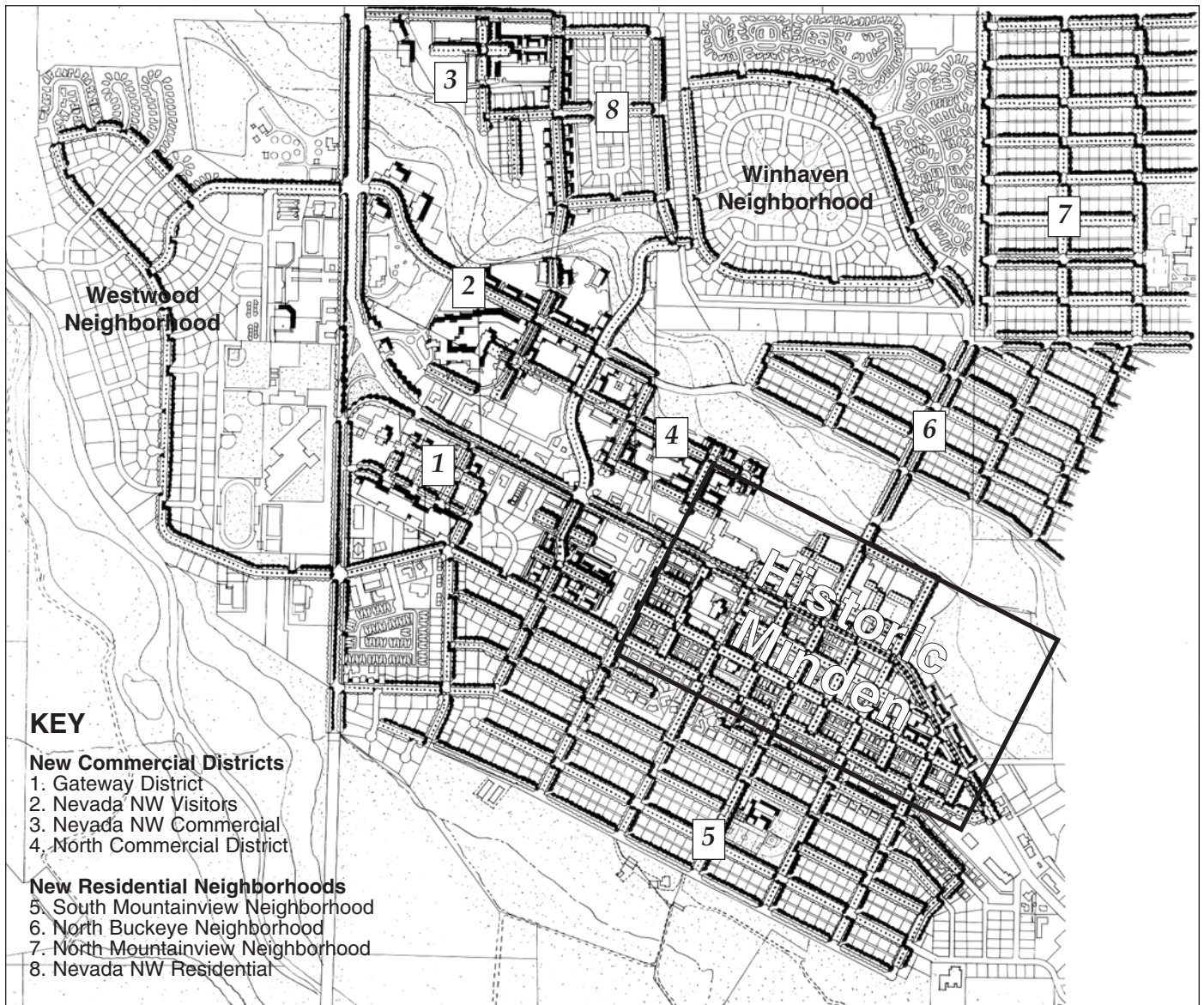
"GOAL 7.03: Recognize the distinct character of individual communities and encourage land uses consistent with its character."

The Minden Plan for Prosperity expands this County land use goal. The Plan includes an overall goal and five planning policies



ABOVE: Integrating Parks

The Plan integrates new community facilities into Minden's travel and lifestyle experience. H. F. Dangberg's Town Park fits is used as a model for integrating new parks into the town's grid pattern.



ABOVE: Overall Concept Plan

The land use concept diagram to the right indicates Minden's new and existing districts and neighborhoods. The concept plan reflects the market opportunities, community objectives and available land.

which refine the County Master Plan's policies.

LAND USE GOAL 1:

To pursue land uses that support the character of traditional Minden and the community's quality of life objectives.

Land Use Policy 1.

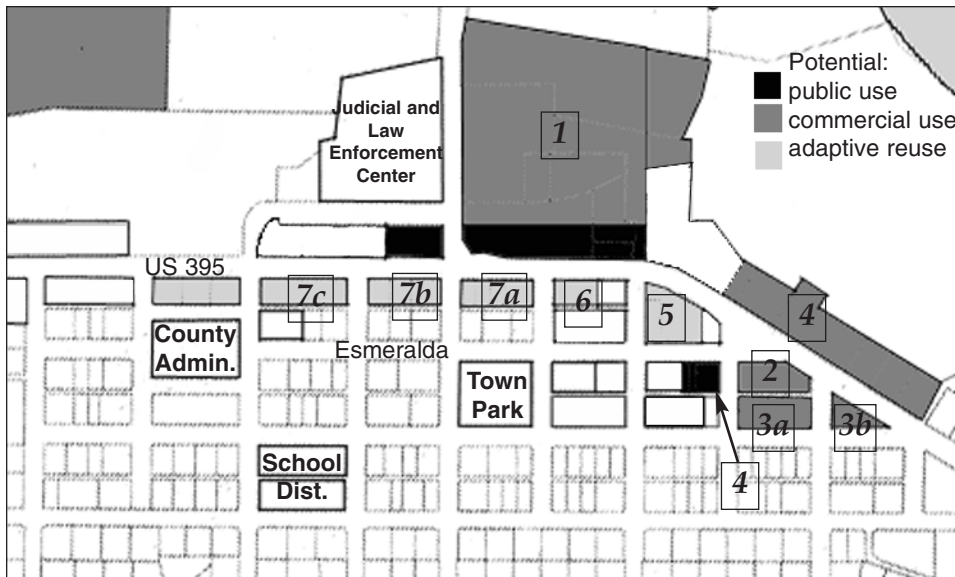
Downtown Minden should become the principal specialty-shopping destination in Carson Valley.

Land Use Policy 2.

A new grocery-anchored community shopping center should be developed at the intersection of US 395 and Highway 88.

Land Use Policy 3.

Minden and the County shall incubate and attract light industrial/tech employers.



LEFT: Downtown Opportunity Sites

DOWNTOWN OPPORTUNITY SITES

1. Historic Industrial District

Site Area: 12.7 acres

Current Use: Bently Nevada Corp., electrical sub station, Town corp. yard, auto storage yard

Potential Use: Community facility, commercial office, light industrial

2. Minden Stables

Site Area: 23,400 SF

Current Use: Vacant

Potential Use: Commercial office, residential

3. Misc. Uses

Site Area 3a: 26,200 SF

Site Area 3b: 12,500 SF

Current Use: Residential, commercial, shop, storage yard

Potential Use: Commercial retail, residential

4. 1950-1952 Esmeralda

Site Area: 15,000 SF

Current Use: Vacant

Potential Use: Commercial retail, County office

5. C.O.D. Garage

Estimated Building Area: 20,000 SF

Current Use: Auto repair and parts

Potential Use: Commercial retail

6. Fire Station

Estimated Building Area: 20,000 SF

Current Use: Fire station

Potential Use: Commercial retail

7. Residential Conversion and Infill

Site Area: 1.37 acres

Current Use: Residential and professional office

Potential Use: Professional office

8. Misc. Strip Commercial

Site Area: 5.57 acres

Current Use: Commercial, motel, restaurant

Potential Use: Commercial retail, professional office

Land Use Policy 4.

Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing.

Land Use Policy 5.

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

Land Use Planning Concepts

The Minden Plan for Prosperity incorporates four land use concepts. These focus on the downtown, employment, commercial services and public facilities.

Land Use 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 sup-

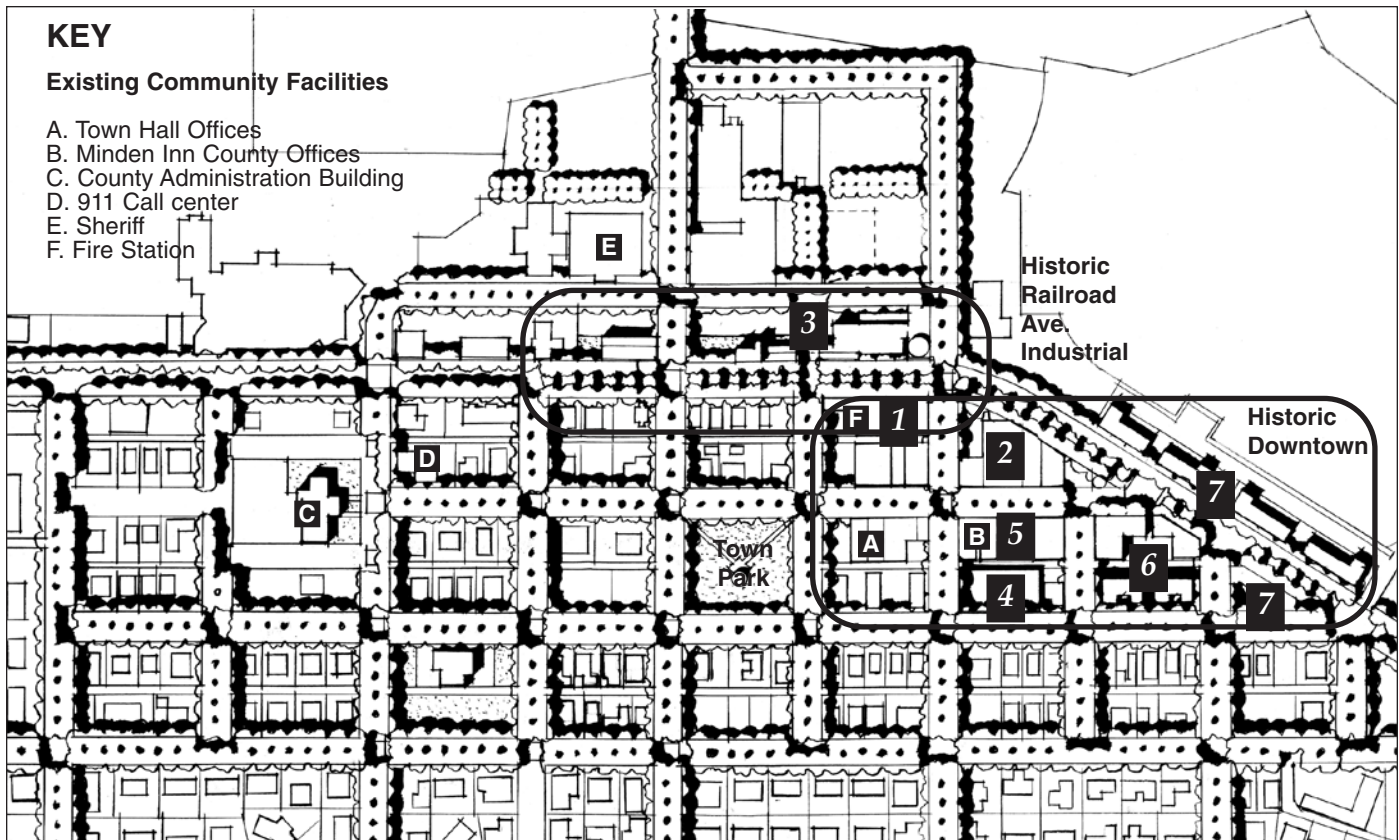
port downtown revitalization.

- Locate community facilities and residential development adjacent to Downtown to promote revitalization and maintain a compact traditional town center.
- Develop the former Bently property 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.

Land Use Concept 2:

Increase local employment opportunities.

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



ABOVE: Downtown Development

The land use concept for Downtown Minden capitalizes on vacant and underutilized land and the existing patterns and scale.

DOWNTOWN DEVELOPMENT PROGRAM

Adaptive Reuse Projects

1. Fire Station reuse 7,000 SF retail
2. COD Garage and Pioneer Auto parts 20,000 SF retail and commercial

Public Facilities

3. Community Center 40-60,000 SF
4. County public parking deck
5. County office expansion 30,000 office and commercial

New Development

6. Minden Stables redevelopment 30,000 commercial office and retail and 24 DU's
7. Street-oriented commercial 8,100 SF office and commercial

Land Use Concept 3:

Increase and improve commercial services.

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

Land Use Concept 4:

Develop additional community facilities.

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

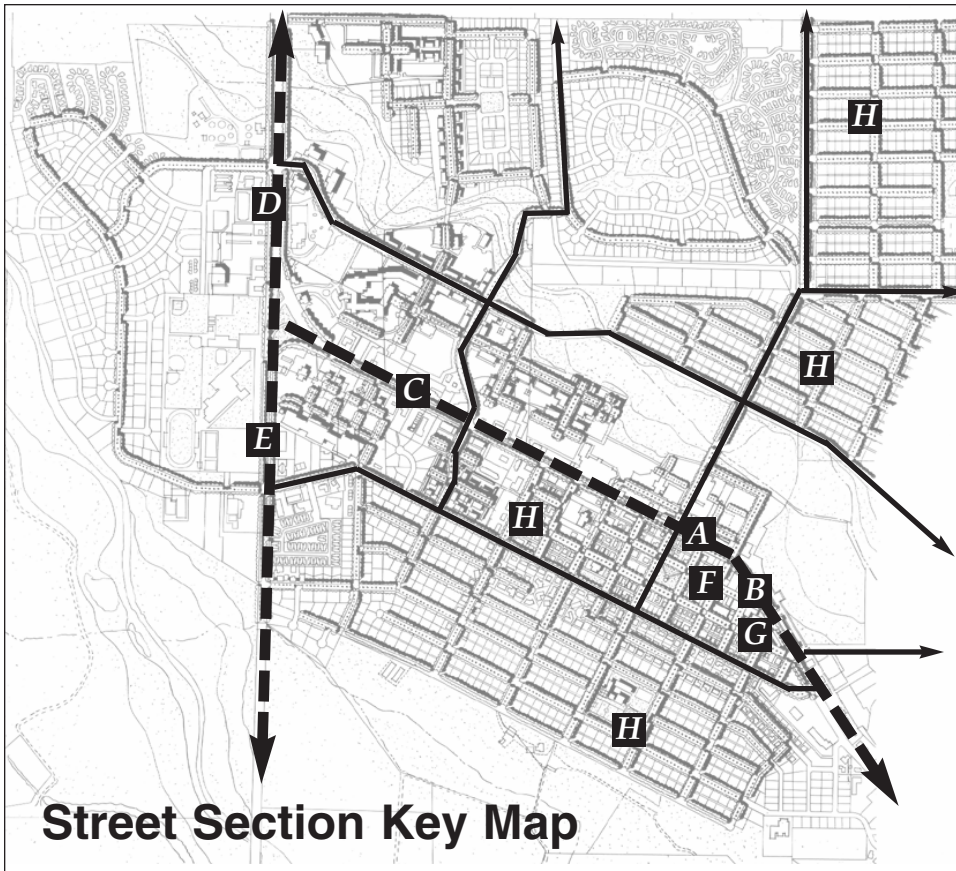
Downtown Minden

Minden's historic town center character, building stock, available

land and accessibility make it a good location for a specialty shopping destination and community cultural center.

The Downtown has about 20 traditional commercial and government buildings. About 95,000 SF of ground floor space is in historic commercial buildings along Esmeralda. However, only a few of these "main street" buildings were originally designed as storefront shops—maybe only 20,000 SF. Therefore, additional ground floor commercial space would have to come from infill development and adaptive reuse of other types of commercial structures, such as old banks, garages and restaurants.

The Downtown has several vacant and underutilized sites that can contribute to the storefront shop-



LEFT: Minden's Streets

REGIONAL STREETS

- A. US 395 at new community center
- B. US 395 at new commercial frontage
- C. US 395 at pad commercial frontage
- D. US 395 north of Hwy 88
- E. Hwy 88 south of US 395

ESMERALDA

- F. Commercial storefront

RESIDENTIAL STREETS

- G. Mono Street
- H. Traditional Residential Streets

ping environment. These include:

- Former Minden garage site at the corner of US 395 and Esmeralda Avenue;
- Existing fire station building on US 395;
- Former Bently Nevada Site at Buckeye and US 395;
- Vacant storefront buildings next to the Minden Hotel/County Administrative Building; and
- Several small parking lots.

2.3 Image and Identity

The design concepts for the Minden Plan for Prosperity assumes new development will fit into Minden rather than overwhelming it by reflecting its scale, block and lot patterns and architectural traditions. To capture these community objectives, the

Minden Plan for Prosperity identifies image assets, planning goals and policies, and design concepts for the Town—and in particular the streetscapes and Downtown.

Image Assets

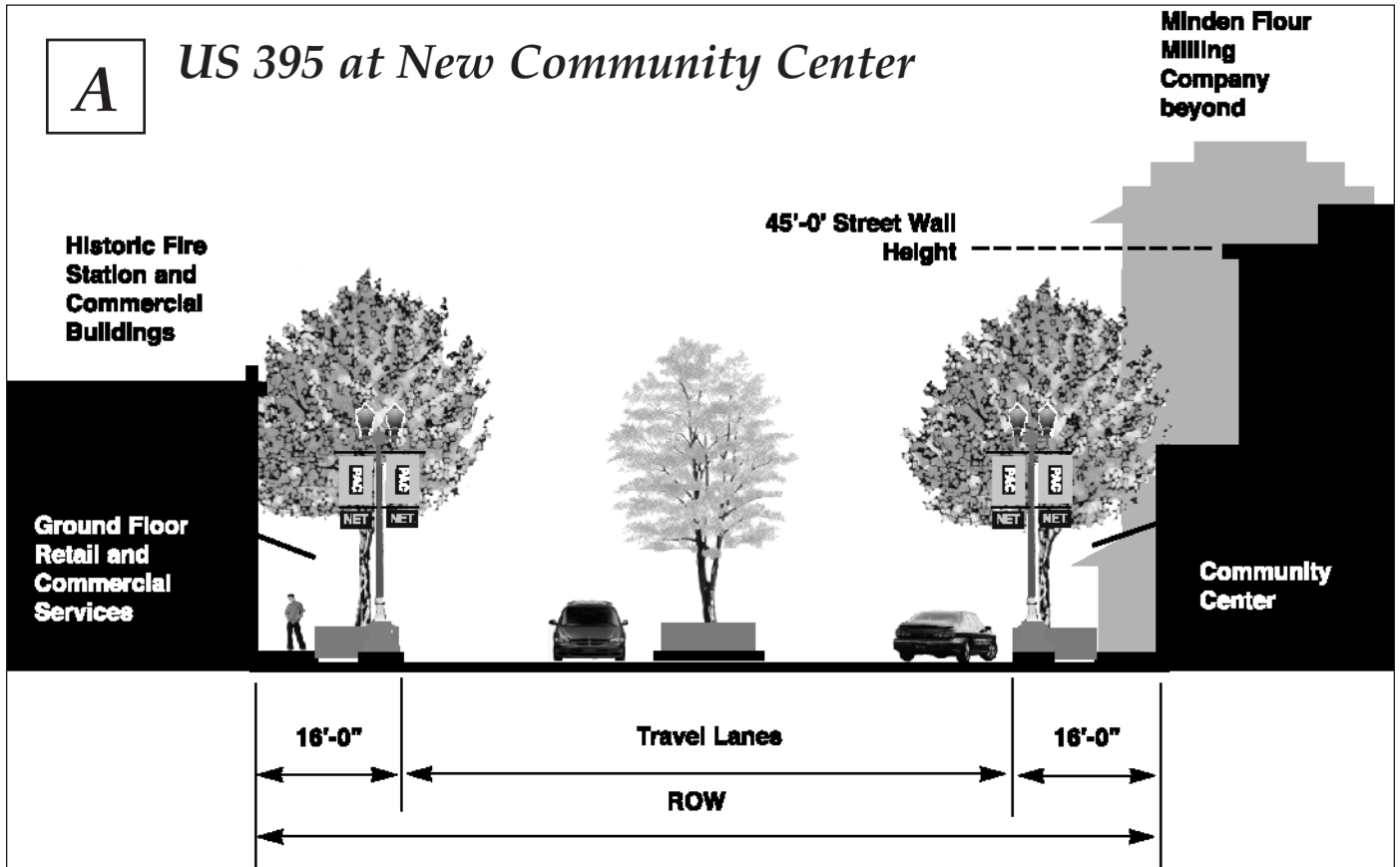
The historic charm of traditional parts of Minden and its natural setting are valued by the community as the Town's primary physical assets. The community also identified special places in Minden that should be preserved and used as references for future investment. These places included the Town Park, Downtown/Esmeralda Avenue, old granary/Bently Nevada, and the County Building. The community has placed a strong value upon Minden's historic buildings.

Continued on Page 20



ABOVE: Streets

Minden's regional and local streets provide a setting for commercial services and residential neighborhoods.

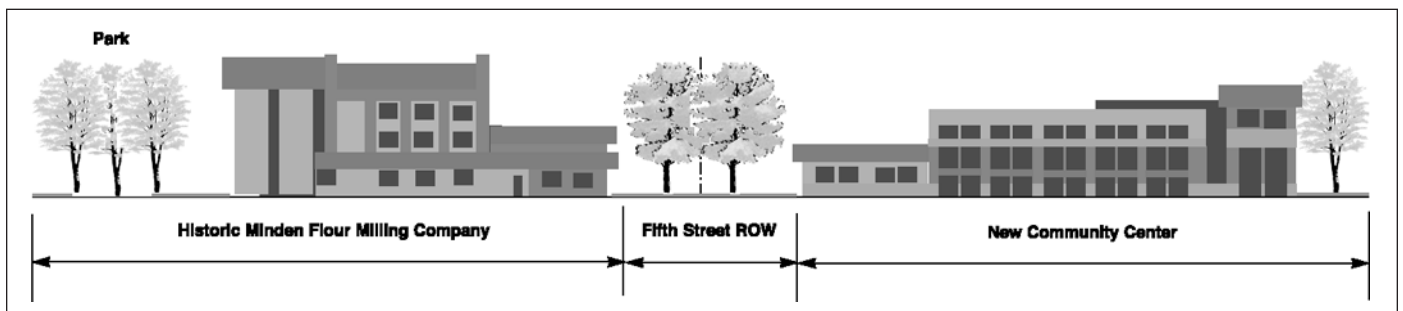


ABOVE: Regional Streets—US 395

Image and identity concepts emphasize development of an overall streetscape strategy for the community. The street sections above illustrate the streetscape elements for four Minden's principal regional street (Highway 395).

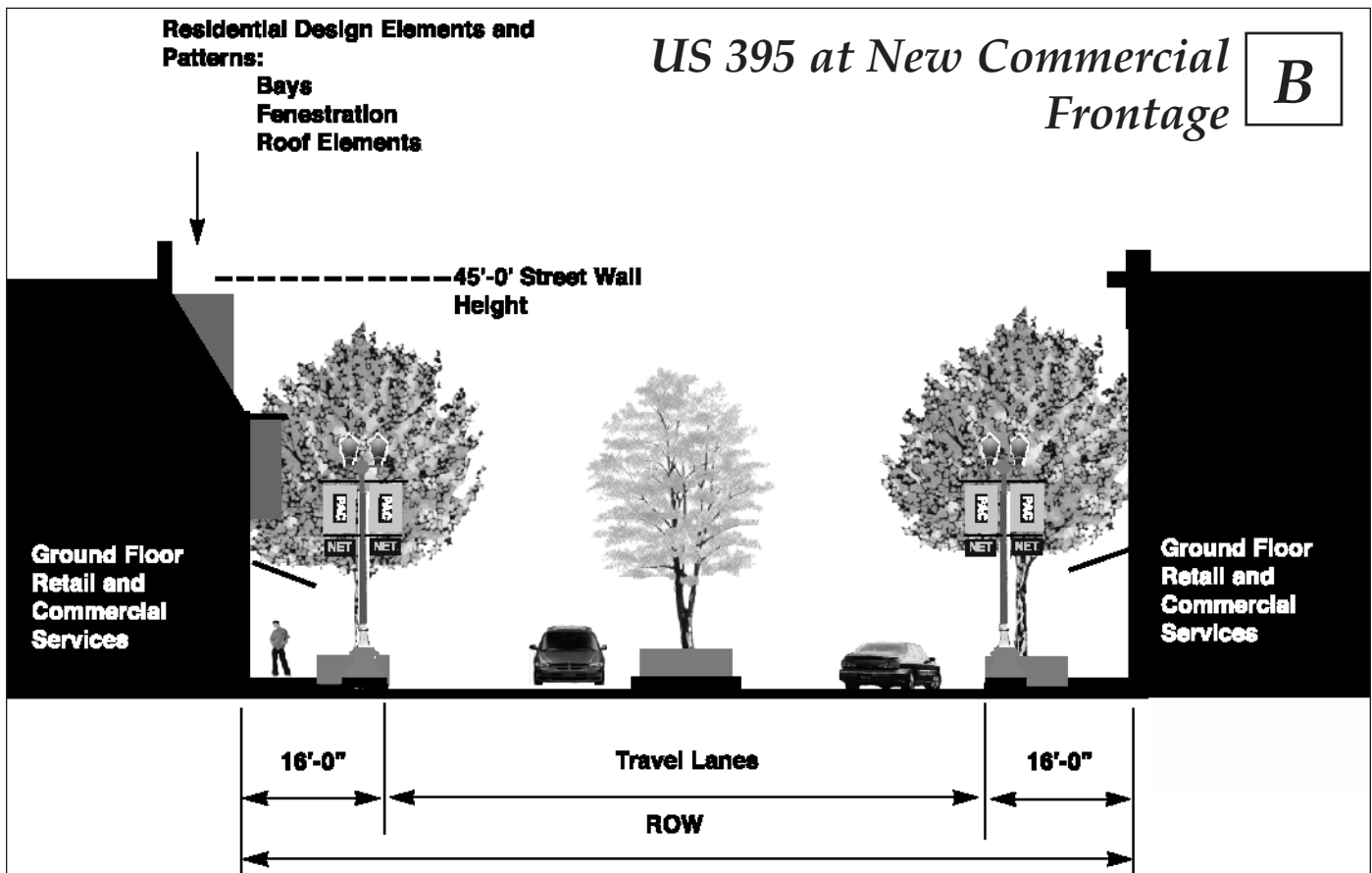
BELOW: Community Center

The Plan envisions adaptive reuse of Minden's landmark historic Flour Milling Company. A new community center of about 30,000 SF could be developed on the adjacent site.



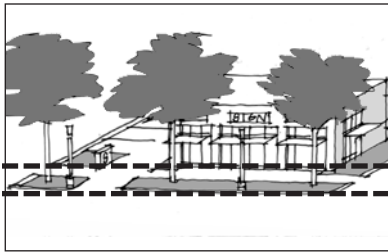


ABOVE: US 395 Eastern Gateway
This sketch illustrates the image of a street that features landscaped boulevard treatment and new street-oriented commercial buildings.



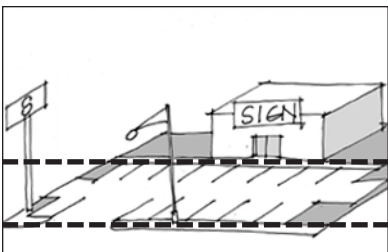


RIGHT: DESIRABLE
This diagram illustrates how auto-oriented commercial development can enhance the pedestrian comfort and image of Minden's regional streets.



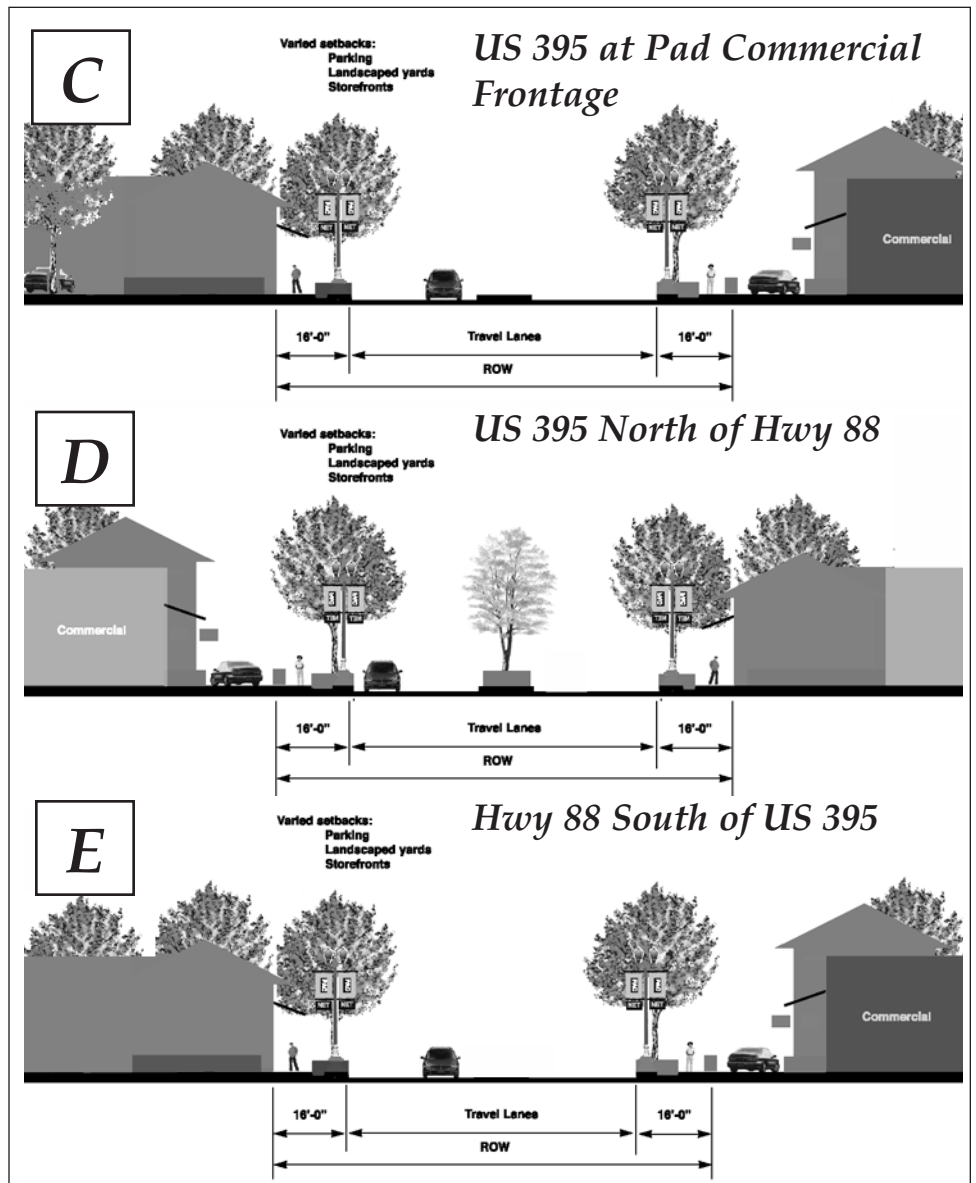
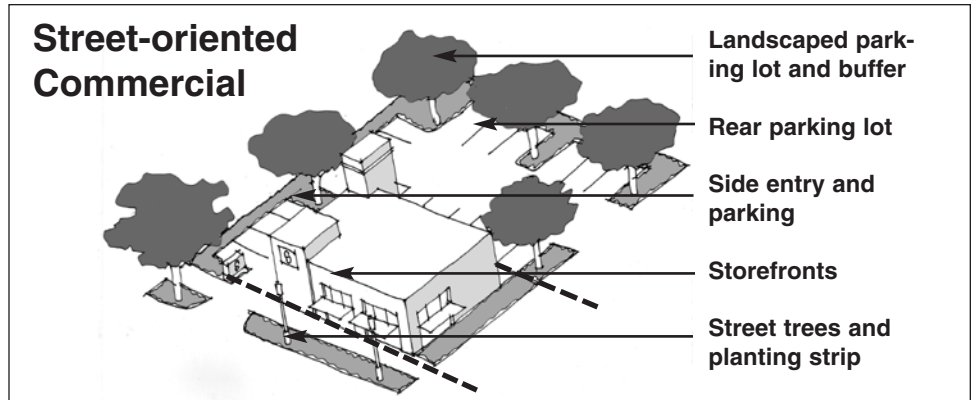
ABOVE: DESIRABLE

This infill commercial project along a regional street moves the building to the sidewalk edge, adds streetscaping and creates transparent storefronts.



ABOVE: UNDESIRABLE

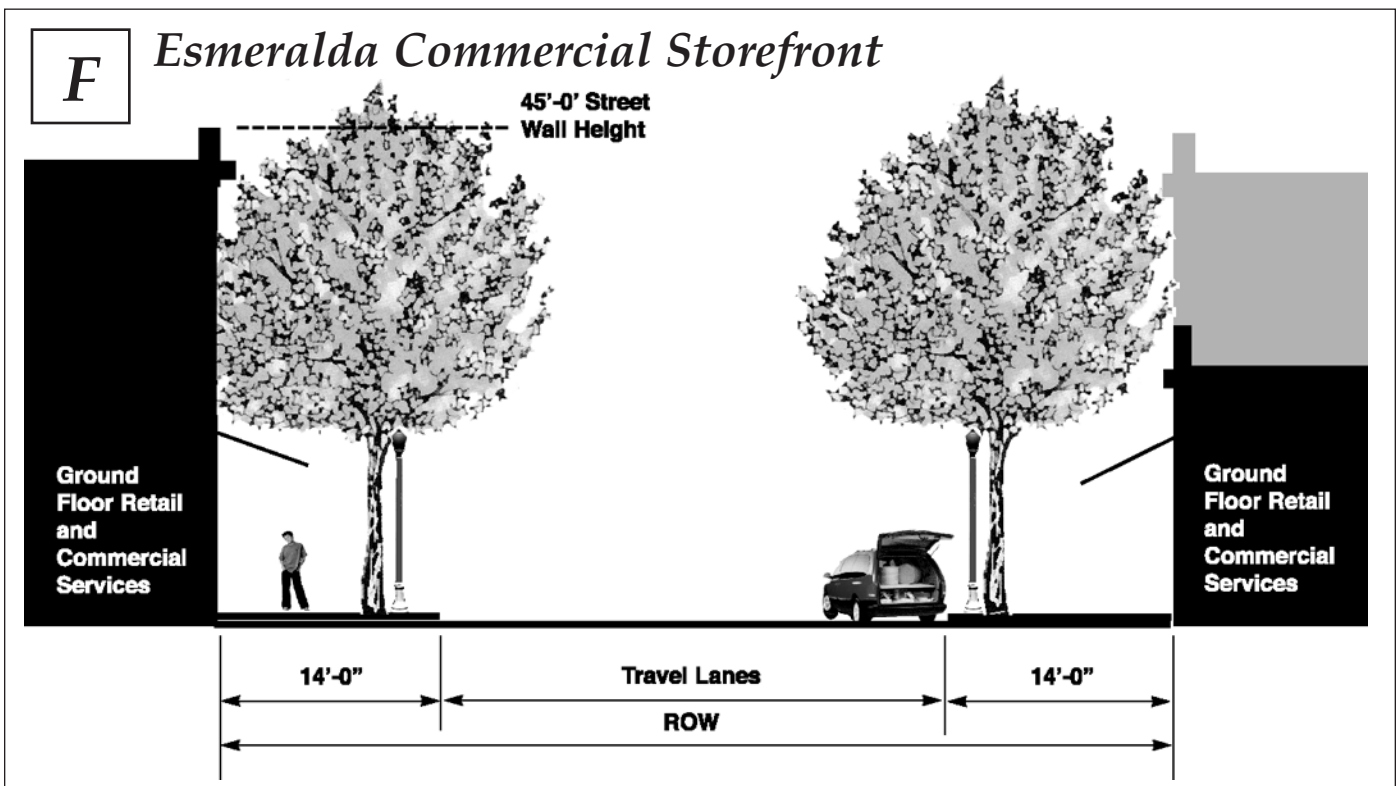
This auto-oriented commercial project does not provide a comfortable or positive image. It lacks landscaping, has a parking lot facing the street, and has out-of-scale signage.





LEFT: In-fill on Esmeralda

This sketch illustrates a new three-story County Administrative Building built next to the Minden Inn. The new building aligns the parapet and has a similar facade composition as the historic inn.



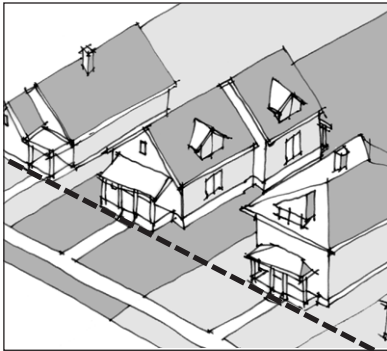
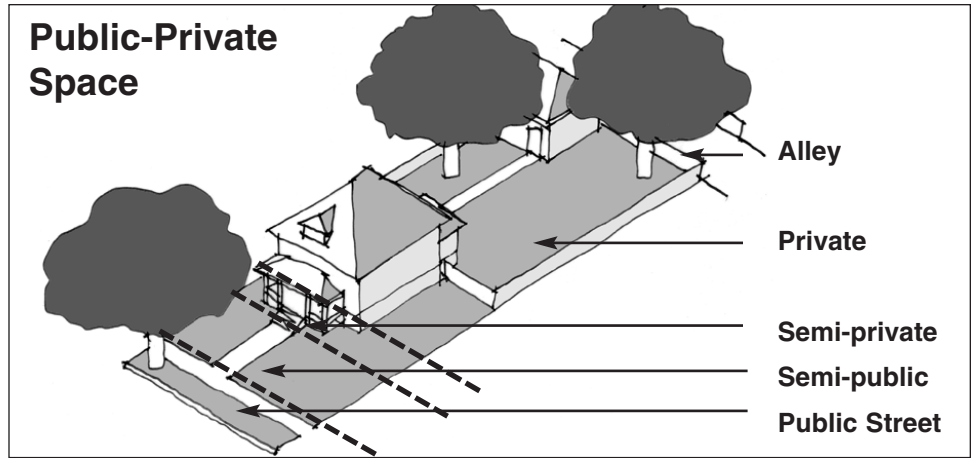
ABOVE: Esmeralda

The street section above illustrates how development along the commercial storefront portions of Esmeralda should be developed to enhance the pedestrian edge.



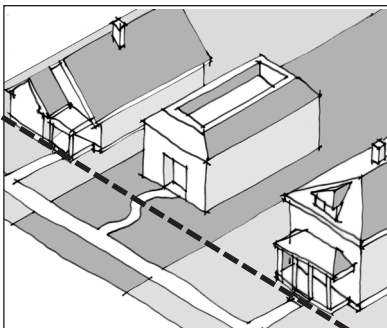
RIGHT: DESIRABLE

This diagram illustrates how Minden's traditional neighborhoods provide "eyes-on-the-street" security and clearly defined public and private spaces.



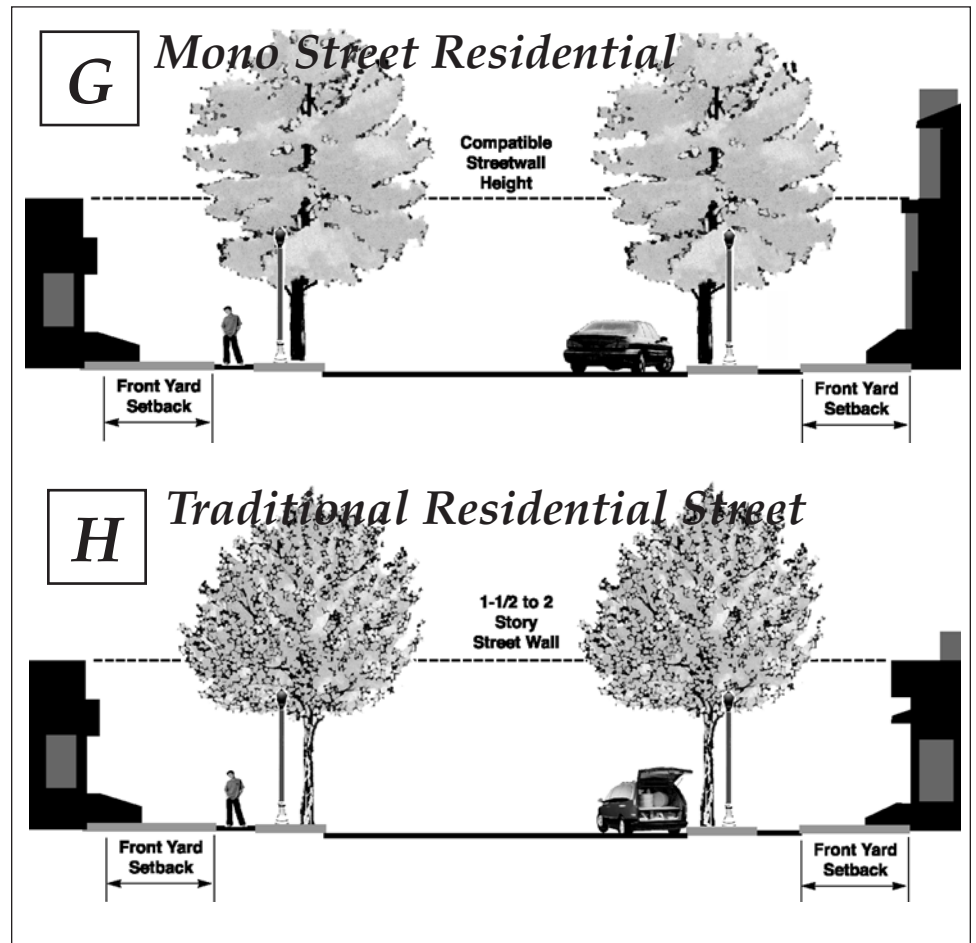
ABOVE: DESIRABLE

This residential infill project in a traditional Minden neighborhood demonstrates how infill housing should be of similar scale, orientation and design as existing structures.



ABOVE: UNDESIRABLE

This residential example would NOT fit into a traditional neighborhood. It is set back too far from the street and lacks basic architectural elements and roof forms found in the surrounding neighborhood.



ABOVE: Local Streets

Image and identity concepts emphasize development of an overall streetscape strategy for the community. The street sections above illustrate the streetscape elements for four typical streets - highways (Highway 395), storefront shopping street (Esmeralda Avenue), residential streets, and community collector streets (County Road).



LEFT: Typical Single Family Street

This sketch illustrates a friendly single family block that features architectural variety, street-oriented sitting porches, and strong streetscape framework.

Continued from Page 14

Image and Identity Goals and Policies

The Douglas County Master Plan has three goals that emphasize the community's stated image objectives for Minden.

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

"GOAL 7.05: To identify particular areas within Douglas County for development as distinct urban communities."

"GOAL 7.04: To maintain agriculture as an important land use in Carson Valley and retain the open rural character, cultural heritage and economic value created by this land use."

The Minden Plan for Prosperity includes an overall image and identity goal seven community

character policies.

IMAGE AND IDENTITY GOAL 1:

To preserve Minden's traditional scale and rural setting as a reference and context for new development.

Image and Identity Policy 1.

Minden's open space and wet lands separator shall be preserved.

Image and Identity Policy 2.

The views of the mountains shall be protected.

Image and Identity Policy 3.

Development shall reflect the walkable scale and pace of Minden's traditional neighborhoods and downtown.

Image and Identity Policy 4.

New residential, commercial and community facility development shall be integrated into the patterns of block and lots size traditional of Minden.

Image and Identity Policy 5.

Streetscape shall be developed to underscore the civic role and settings



ABOVE:

The community places a high value on Minden's historic neighborhood streetscape.



RIGHT: Multifamily Streets

New multifamily development should respond to its context. The first sketch shows a downtown or commercial district rowhouse project (1) with front stoops, flat roof, strong cornice element and bay windows. The second sketch (2) shows a townhouse project in a residential context with a front porch, sloped roof, dormers and small front yards.



along streets and roads.

Image and Identity Policy 6.

A combination of streetscape, site planning and land use planning shall be employed to frame Town gateways and focal points.

Image and Identity Policy 7.

Architecture shall reflect the traditional form, scale and character as found in Minden's historic neighborhoods.

Community Design Concepts

The Minden Plan for Prosperity includes four image and identity concepts. These emphasize the public open space system, the scale and pedestrian friendliness of downtown, extending traditional patterns into new development areas, and providing a town-wide design plan.

Image and Identity 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.

- Design projects on the edge of the Town to fit their urban and natural setting while 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.

Image and Identity 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 of Downtown's 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.

Image and Identity Concept 3:

Expand existing neighborhoods rather than building walled or isolated residential subdivision enclaves.



LEFT: Gateway Commercial center

This sketch illustrates the character and scale of a new commercial development at the intersection of US 395 and Hwy 88. The center would contain a full service grocery store and other services. The project should provide a central open space that acts as a social focal point.

- 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.
- Design commercial development on the edge of residential areas to be compatible with the privacy and character of traditional neighborhoods.

Image and Identity 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.

Streetscape and Open Space Framework

The streetscape framework identifies principal civic streets, gate-

ways, parks and focal points. The system extends into future development areas linking them to Minden's traditional scale and patterns. Key streetscape elements include:

- Major community gateways at US 395 and Highway 88 and secondary gateways at Mackland and Highway 88, Buckeye and Bougannvilla, and US 395 and County Road.
- Four types of streets including storefront shopping streets such as Esmeralda Avenue; regional roads such as US 395; community collectors such as County Road, Buckeye, or Ironwood; and residential streets and alleys.
- A n open space system of connected parks, rural and natural lands, and urban plazas.

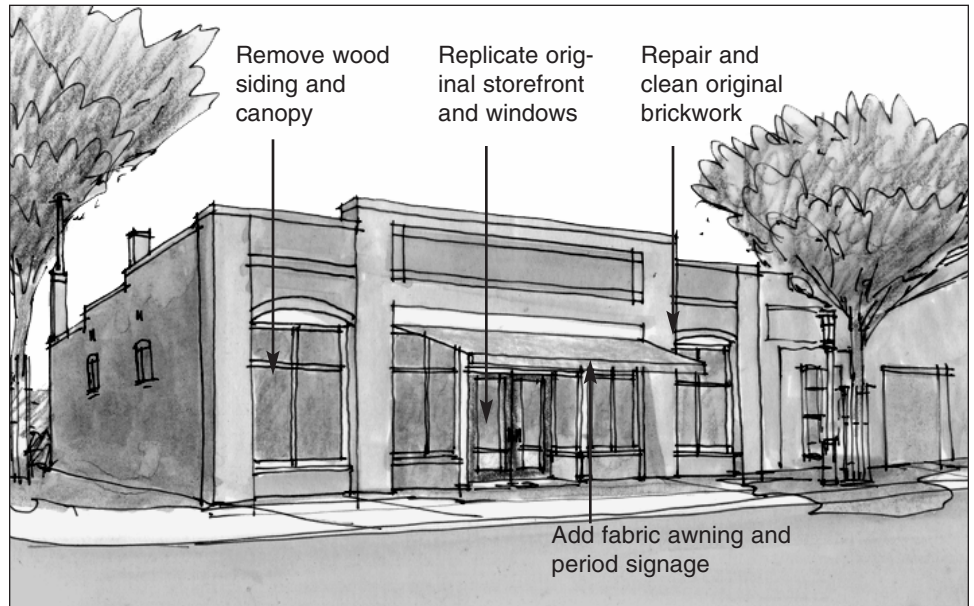
Downtown Image and Identity

The Town of Minden has prepared a draft set of design guidelines for Downtown. These guidelines identify the character objectives for signage, renovation of buildings, infill buildings and streetscapes. The Plan incorporates the image objectives in



RIGHT: Facade Restoration

The sketch to the right illustrates what could be uncovered as part of a restoration of the existing Pioneer Auto Parts store. Built in 1906, this brick building is likely to have interesting brick details.



the guidelines.

The Minden Plan for Prosperity shapes downtown development opportunity sites to reflect the design guidelines and image objectives stated by the community. Key features include:

- Extending the storefront shopping edge to new infill development sites;
- Align cornice and parapet heights in new development to reflect scale of existing historic buildings;
- Uses the bay spacing, rhythms, and architectural features found in existing historic buildings in new development; and
- Connect storefront streets to parking, community facilities and adjacent residential areas with streetscape amenities.

2.4 Community Circulation and Connections

Minden is a traditional "cross-roads" and service center town in Carson Valley. This means as the Valley and County grow, there will be 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.

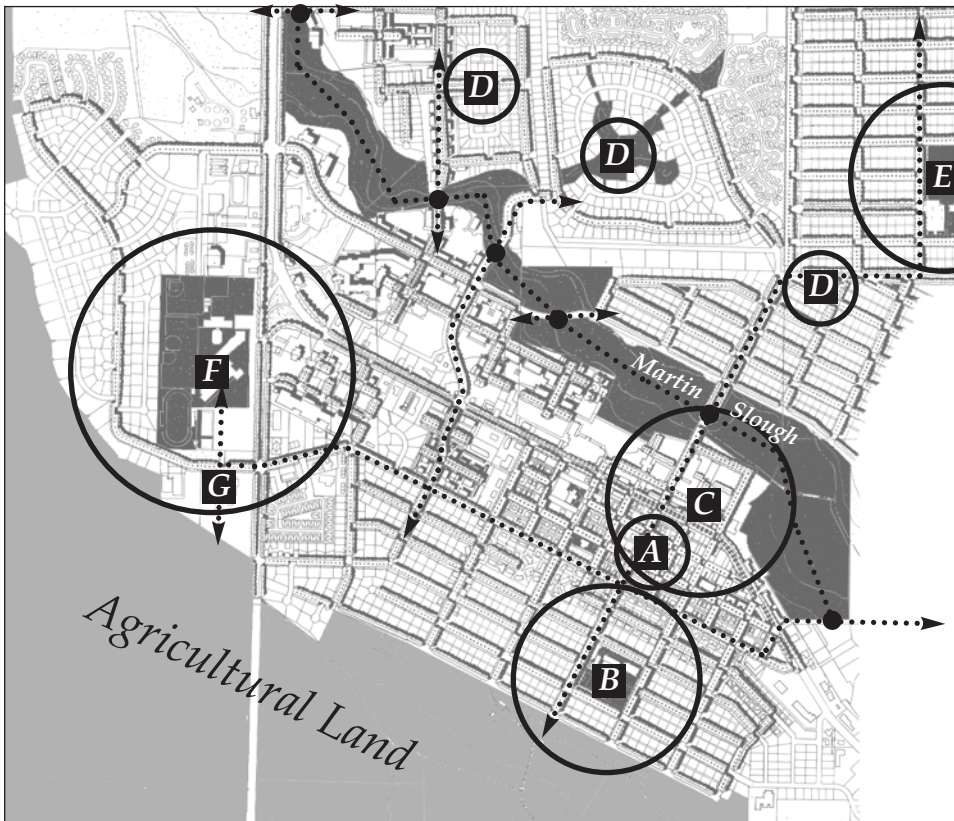
The circulation framework for the Minden Plan for Prosperity includes goals and policies, town-wide concepts, trail system concept, and Downtown parking and access concepts.

Community Circulation Goals and Policies

The Douglas County Master Plan has two goals that particularly reflect the community's objectives for Minden.

"GOAL 10.14: Provide a safe and efficient transportation system."

"GOAL 10.23: Douglas County will ensure development and maintenance of multi-purpose (hiking,



LEFT: Open Space Concept

OPEN SPACE

The Plan identifies primary trail and bike connections between parks, open space and community facilities.

- A. Town Park
- B. Future community facility or school
- C. Future community center
- D. Future/existing neighborhood park
- E. School
- F. DHS
- G. Swim Center

- Trail/bicycle route
- ←.....→ Martin Slough open space access point

equestrian, bikeway, and off-road bicycle) trail systems throughout Douglas County.”

The Minden Plan for Prosperity includes one overall goal and five policies.

COMMUNITY CIRCULATION AND CONNECTIONS GOAL 1:

To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.

Community Circulation and Connections Policy 1.

The highways will be planned and managed to provide for growing regional traffic.

Community Circulation and Connections Policy 2.

Local roads will be used for Town-scale economic activities and access.

Community Circulation and Connections Policy 3.

Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.

Community Circulation and Connections Policy 4.

A Town-wide and community-wide trail system for pedestrians and bicycles will be developed.

Community Circulation and Connections Policy 5.

Public parking lots will be developed to support Downtown’s revitalization efforts.

Community Circulation and Connections Policy 6.

Any future highway bypass should be



ABOVE: Mountain and Valley Views

Martin Slough provides a rural edge to Minden. The agricultural lands and wetlands provide sweeping views of Carson Valley.

RIGHT: Vehicular Circulation Concept

VEHICULAR CIRCULATION

The circulation and community connections concepts for Minden stress a hierarchy of streets, pedestrian connections and regional trails.

The street hierarchy includes:

Highways-

- Regional serving facility
- Commercial uses
- Limited access

Community Collector Streets-

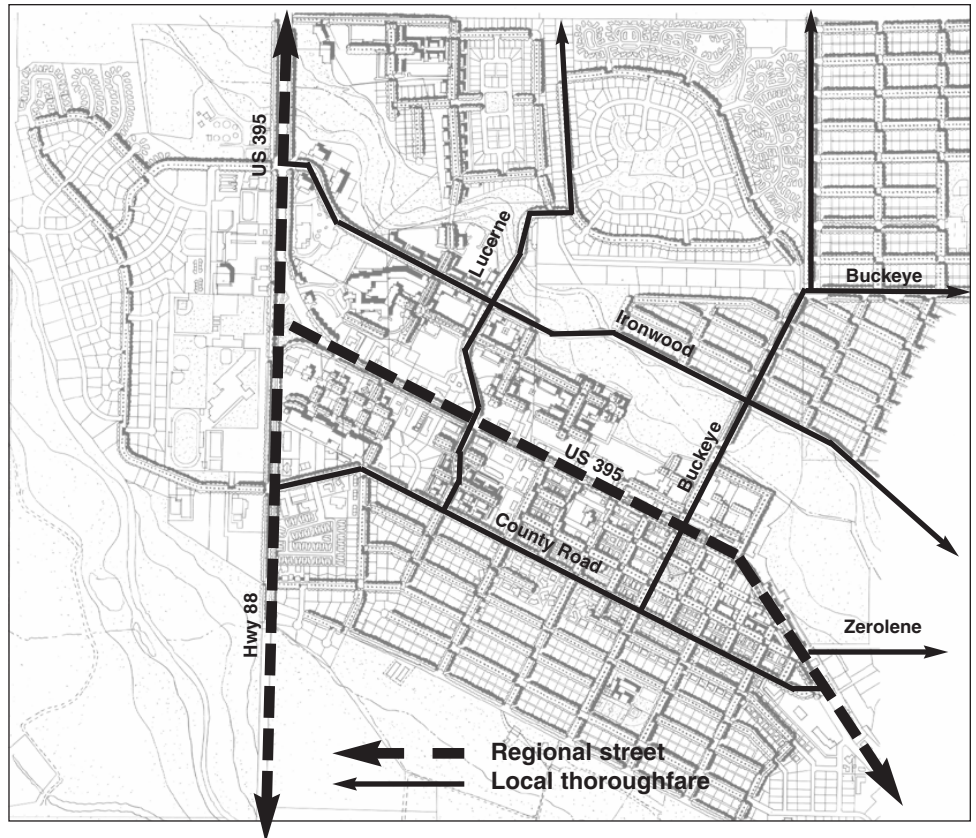
- Community serving facility
- Local commercial and residential

Residential Streets

- Neighborhood serving facility
- Residential uses

Alleys

- Block serving facility
- Service and residential uses



ABOVE: Regional Street

US 395 east of Third Street has auto sales and repair business appealing to regional drive-by markets.

a limited access facility and not transfer economic opportunities away from downtown Minden.

Circulation Concepts

There are three overall concepts for circulation and connections. These include maintaining a hierarchy of streets, providing an access and parking strategy for Downtown, and providing connections to the region's existing and future trail system.

Community Circulation and Connections 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 US 395, Hwy 88 and future

parkway extending around the town.

- Pedestrian crossings will be an integral part of ALL roadway improvements.

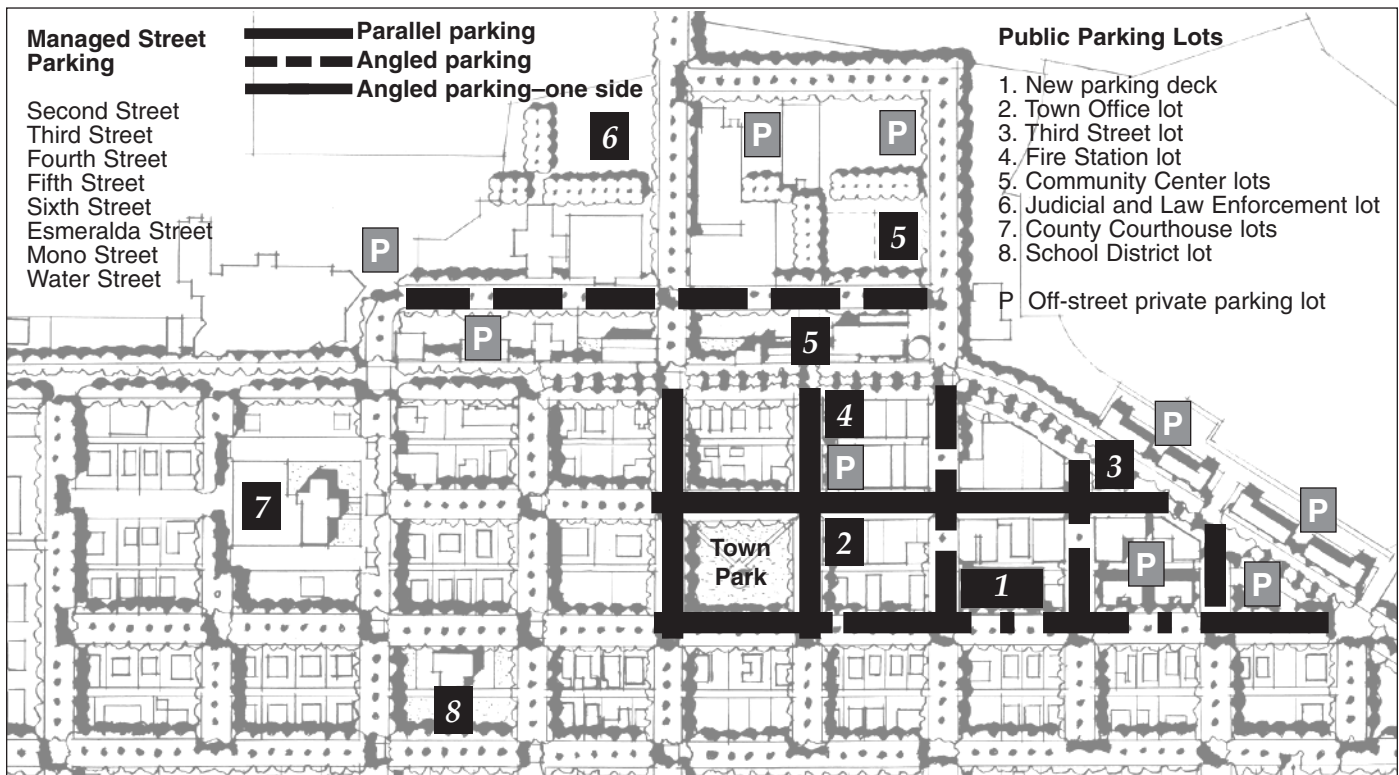
Community Circulation and Connections Concept 2:

There is an overall access and parking strategy for Downtown.

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

Community Circulation and Connections 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.

Street Hierarchy

The Plan assumes there will be a hierarchy of streets that reflect their transportation facility role, are compatible with land uses, and expand connections to other parts of the community. These include highways that serve regional transportation and provide access to community-wide commercial services; community collector streets for local traffic and neighborhood commercial and residential; and residential neighborhood streets.

Regional Trail Connections

The Douglas County Master Plan includes policies that will lead to the development of a regional trail system. The Minden Plan for Prosperity identifies potential routes for connections to the future trail system. The Plan proposes Buckeye/6th and Lucerne Street as the north-south connector routes; and County Road, Martin Slough and Cottonwood Slough as the east-west connector routes.

Downtown Access and Parking

Minden has been very progressive regarding investing in image enhancements and parking in the downtown. The Plan creates a system of long term parking facilities for employees and short term for visitors. There are eight public lots. There will be additional on-street parking spaces using diagonal and parallel arrangements. Principal access points include Esmeralda, 6th Street and Mono Street.

ABOVE: Managed Parking

DOWNTOWN PARKING

The success of Downtown will require a managed and systematic approach to providing short-term visitor parking and day parking for employees. The parking concept would include an enforcement program that encourages employees to park in lots reserving on-street parking for visitors and shoppers.

BELOW: On-street parking

Angled parking in Downtown



SECTION 3

ACTION PLAN

The Minden Plan for Prosperity Action Plan provides an overall implementation framework. It identifies phasing, public investments, and potential funding sources. The projects included in the plan are to be coordinated with the Town's and County's Capital Improvements Program (CIP) and identify the role of the State of Nevada and private sector partners.



ABOVE: Recruiting Commercial Tenants

Downtown has a variety of historic commercial buildings that can contribute to a storefront shopping district. The Action Plan emphasizes first reusing these buildings and then adding new infill projects.

BELOW: Historic Industrial District

The historic Railroad Avenue industrial buildings are to be adaptively reused as public and commercial portions of a master planned community center project.



3.1 Implementation Approach

Implementing the community's vision will require a proactive and cooperative partnership between public and private interests. ALL partners need to be committed advocates for maintaining and extending Minden's special qualities. The Action Plan demands consistent policy support and a professional management approach.

The Minden Plan for Prosperity Action Plan outlines implementation activities for the Town's existing and emerging districts. Definable geographic areas organize the Action Plan. These include:

- 3.2 Downtown
- 3.3 Regional Streets
- 3.4 Traditional Neighborhoods
- 3.5 New Neighborhoods

For each area, the Action Plan provides a set of implementation principles and administrative, regulatory and financing actions. The scope of improvements, cost planning, and sequencing of investments are also included in the Plan.

3.2 Downtown

The historic commercial buildings and associated streetscape and railroad related industrial buildings

make up much of the "center" of Minden. The Downtown action area includes these nonresidential portions of the traditional town center.

Downtown Implementation Principles

Reinvestment strategies for Downtown Minden should:

- Conserve and restore historic buildings;
- Encourage infill development that reflects the traditional scale of historic Minden;
- Provide streetscaping that supports a pedestrian-scaled shopping and mixed-use district;
- Creates parking that provide for short-term and employee needs; and
- Utilizes public-private partnerships.

Downtown Actions

In the Downtown there are a variety of administrative, regulatory and financing activities required for initiating and sustaining reinvestment. One of the most important initial activities will be creating a "partners team" of Town, business, property owners and the County to provide a point-of-contact and promotion of the Plan.

Downtown Administrative Actions:

- Prepare guidelines and standards for Downtown infill development.
- Prepare a public facilities plan for

County buildings including the community center on the Bently property.

- Prepare construction documents for next phase of downtown streetscaping.
- Prepare striping and design plan for street, lot and structured parking.
- Establish a Minden "partners team".

Downtown Regulatory Actions:

- Update zoning to incorporate design guidelines.
- Prepare parking management plan and amendments to County ordinance.

Downtown Financing Actions:

- Update County and Town CIP's to include capital projects in Plan.
- Identify and apply for public and private funding for the new Community Center.
- Apply for transportation grants for pedestrian and roadway improvements,

such as County Road enhancements.

- Identify Block Grant funds available for Downtown projects.
- Explore the feasibility of creating a Downtown redevelopment project area.
- Identify visitor-related investments in Downtown that could be funded by transient occupancy tax.
- Create a parking district in-lieu fee program to fund parking enhancements and construction.

Downtown Capital Projects

Capital projects for Downtown fall into three tiers of priority.

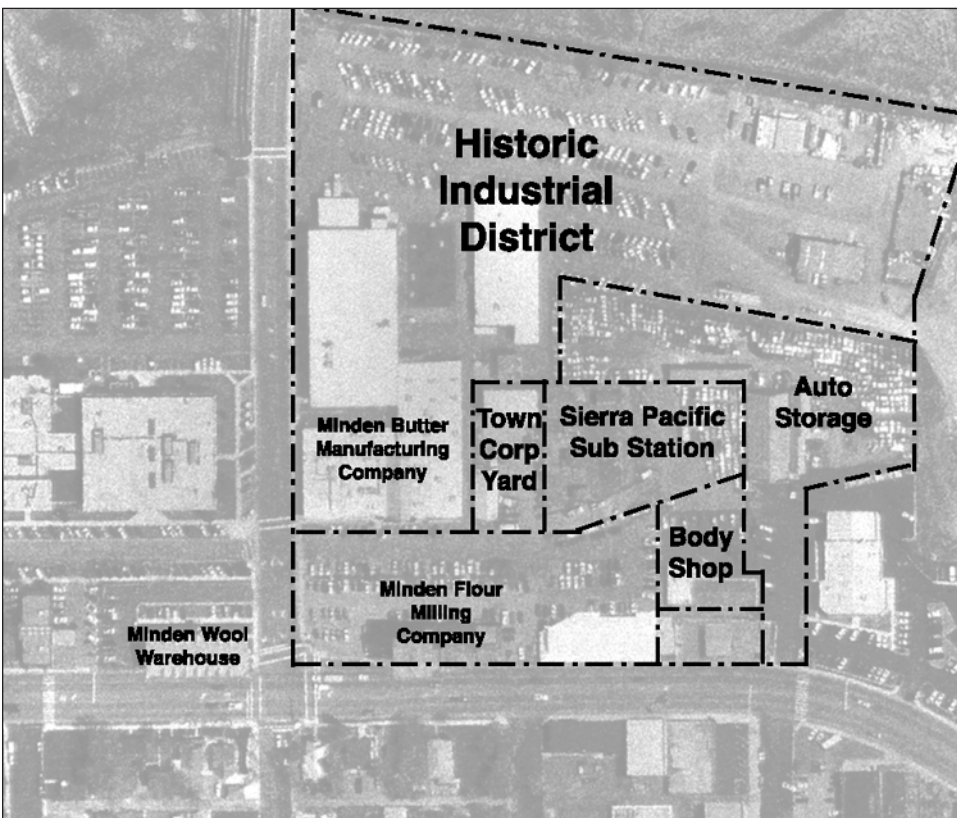
Tier 1:

- Complete Esmeralda commercial district streetscaping program
- Implement County Road and US 395 intersection redesign and gateway streetscaping.



ABOVE: Adaptive Reuse

The Action Plan seeks opportunities to adaptively reuse and restore buildings such as the historic C.O.D. garage.



LEFT: Historic Industrial District

The historic industrial buildings north of US 395 have been used by Bently Corporation. Bently has moved operations to the Airport Industrial Park and is leasing portions of the buildings. In July 2001, the County discussed the opportunity to use the buildings and adjacent US 395 frontage for the location of a new community center.

PRELIMINARY COMMUNITY CENTER PROGRAM

Estimated Cost: \$8-10 million

Size: 40,000-60,000 SF

Program Elements:

*Fitness and Event Area
Art and Education
Teen Center
Senior Center
Community Outreach*



ABOVE: Minden Stables

The Minden Stables site has traditionally been an important entry to Downtown. The Action Plan recommends adaptive reuse of the building or new infill development for this important site.

- Implement on-street parking restriping program

Tier 2:

- Implement County Building expansion
- Implement County parking deck
- Adaptive reuse of C.O.D. Garage
- Adaptive reuse of fire station
- Enhance County Road streetscape

Tier 3:

- Redevelop of Minden Stables site
- Redevelop of US 395 commercial frontage
- Redevelop Railroad Avenue historic industrial district for community center and commercial uses
- Preliminary planning and design for historic train

3.2 Regional Streets

The Regional Streets action areas include US 398 and Hwy 88

frontage. These streets provide important economic opportunities and define the travel experience and image to the Region. The Town as has identified new commercial projects, streetscaping and gateway features for these regional streets.

Regional Streets Implementation Principles

Reinvestment strategies the Regional Streets action areas should include:

- "Mindenizing" improvements to regional streets to make them appear as part of the Town;
- Create infill commercial development that reflects Minden's traditional character;
- Create gateways to the Town;
- Provide traffic and pedestrian improvements that enhance improve connections across the regional roads; and

RIGHT: Regional Streets Implementation

The regional street implementation program emphasizes working initially with NDOT to add streetscaping as part of their roadway projects. The second tier of priorities would be to implement streetscaping of US 395 adjacent to downtown and implement a town-wide signage and gateway program.

GATEWAYS

Tier 1:

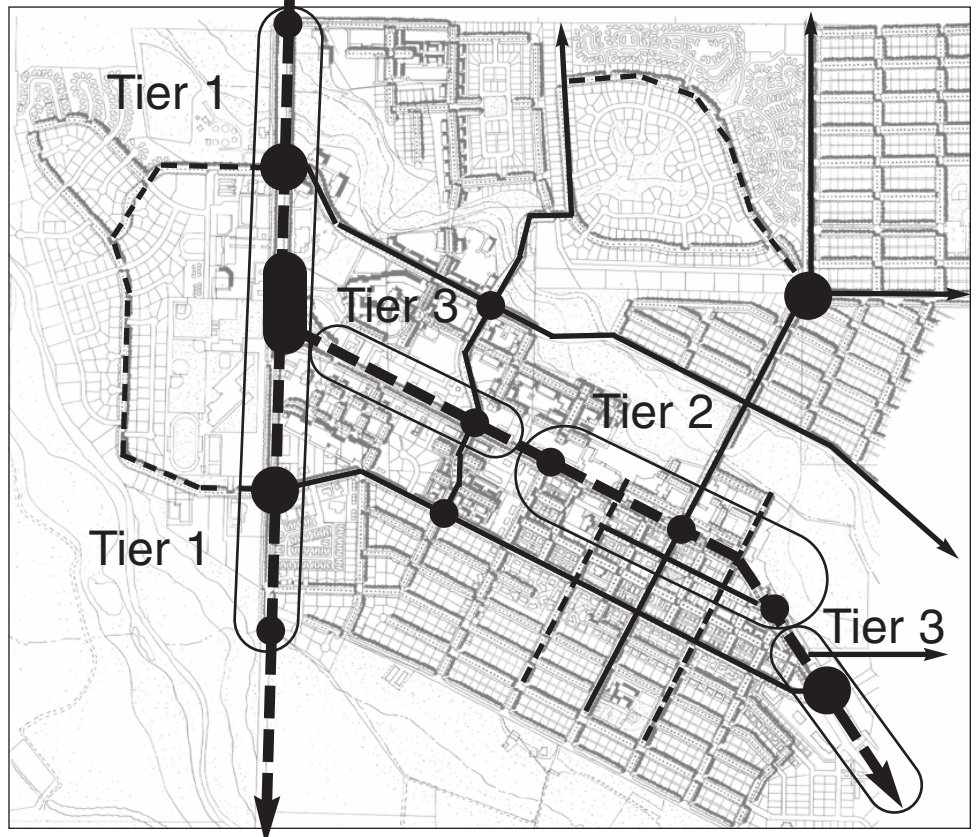
US 395 and Muller Lane
US 395 and Ironwood
US 395 and Hwy 88
Hwy 88 and County Road
Hwy 88 and Cottonwood Slough
County Road and US 395

Tier 2:

US 395 and Tenth Street
US 395 and Buckeye/Sixth Street
US 395 and Esmeralda

Tier 3:

Lucerne and Ironwood
Lucerne and US 395
Lucerne and County Road
Buckeye and Winhaven



- Support coordination efforts with NDOT and property owners to plan, design, finance, and implement investments along US 395 and Hwy 88.

Regional Streets Actions

One of the most challenging implementation activities for the Regional Streets action areas will be designing and funding enhancements to a State highway. This will require a partnership with NDOT and the State of Nevada. In addition, new commercial development should be designed in concert with highway enhancements.

Regional Streets Administrative Actions:

- Prepare an engineering and economic study of bypass alternatives for a restricted access facility.
- Prepare design standards for highway commercial areas.
- Review the State's engineering and design standards.
- Development design and construction documents for right-of-way improvements.
- Advocate for funding the highway projects with the Regional Transportation Commission, NDOT Board of Directors and policymakers.

Regional Streets Regulatory Actions:

- Update zoning for highway commercial.

Regional Streets Financing Actions:

- Pursue Federal and State highway funding.
- Apply for pedestrian enhancement grants, such as gas tax programs.
- Apply development fees to the construction and maintenance of highway streetscape enhancements.
- Create and market a highway adoption program.

Regional Streets Capital Projects

Capital projects for Minden's regional streets fall into three tiers of priority.

Tier 1:

- Implement streetscaping improvements with NDOT roadway projects on US 395 north of Hwy 88 and Hwy 88 south of 395

Tier 2:

- Implement Gateway Commercial center at US 395 and Hwy 88
- Implement south Lucerne commercial
- Implement Ironwood/US 395 gateway commercial
- Implement boulevard streetscaping on US 395 adjacent to Downtown
- Implement a Minden signage and gateway program

Tier 3:

- Implement north commercial district
- Implement US 395 commercial frontage streetscape improvements

3.3 Traditional Neighborhoods

The Traditional Neighborhoods action areas include the blocks and streets that were mapped as part of the 1906 and 1915 planning. These grid block neighborhoods are located contiguous to Downtown and contribute to the community's charm and scale. The Town has identified a variety of streetscaping improvements to these established neighborhoods.

Traditional Neighborhoods

Implementation Principles

Implementation activities in the Traditional Neighborhoods action areas should:

- Conserve Minden's traditional residential neighborhoods architectural and streetscape character;
- Promote infill development that



ABOVE: Traditional Neighborhood Streets

The Action Plan includes completion of Downtown's sidewalk and street tree system.



ABOVE: New Neighborhoods as a Natural Extension of the Town

The Plan includes new neighborhoods that are an extension of Minden's traditional streets and mountain vistas.

reflects the neighborhoods' patterns of lots, blocks, and structures;

- Complete missing sidewalks and crosswalks; and
- Provide input and cooperation with residents to prepare design guidelines and a commitment to maintenance.

Traditional Neighborhoods Actions

The implementation actions in the traditional neighborhoods focus on bringing the pedestrian infrastructure up to date and add streetscape.

Traditional Neighborhoods Administrative Actions:

- Prepare renovation and infill guidelines for the traditional neighborhoods.
- Prepare an inventory of existing trees, sidewalks and streetlights.
- Prepare contract documents for streetscape and sidewalks.

Traditional Neighborhoods Regulatory Actions:

- Update for "traditional neighborhoods" zoning.

Traditional Neighborhoods Financing Actions:

- Pursue grant funding for sidewalks and crosswalks.
- Pursue grant funding for trees and streetscape amenities.
- Explore formation of neighborhood associations or lighting and landscape districts.

Traditional Neighborhoods Capital Projects

Capital projects for Minden's neighborhood streets fall into three tiers of priority.

Tier 1:

- Complete streetscaping and sidewalk improvements in Minden's his-

RIGHT: New Neighborhoods

The Plan identifies future residential neighborhoods that are to be integrated into the town.

NEW NEIGHBORHOODS

Tier 1:

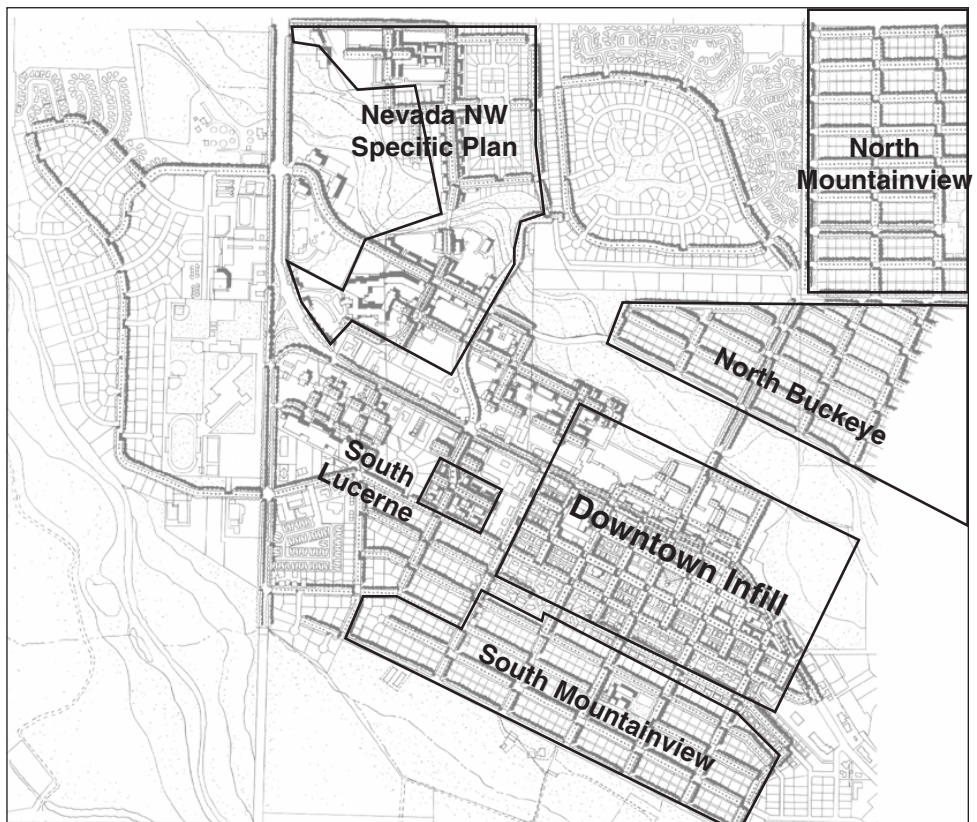
Nevada NW
South Lucerne

Tier 2:

North Buckeye
North Mountainview

Tier 3:

South Mountainview



toric neighborhoods

- Initiate an “urban forestry” grant program with neighborhood volunteer groups

Tier 2:

- Implement infill housing near downtown

Tier 3:

- Continue to implement infill housing near downtown

3.4 New Neighborhoods

The New Neighborhoods action areas include future residential and mixed-use projects. These areas will need to be planned and implemented as an extension of the community. Much of the implementation effort will be to ensure that these new developments support the goal to make Minden a community of neighborhoods rather than isolated subdivisions.

New Neighborhoods Implementation Principles

Investment in Minden’s new neighborhoods should:

- Promote development that enhances existing neighborhoods and creates new ones that are interconnected and integrate parks, schools and other uses;
- Create neighborhoods that reflect the traditional walkable scale of Minden’s historic areas;
- Provide new buildings that are compatible with Minden’s architectural traditions; and
- Include efforts to engage with owners of key properties and real estate developers to conceive projects that meet community design and economic objectives.

New Neighborhoods Actions:

Actions for creating new

neighborhoods focuses primarily on designing areas to grow as an extension of Minden and provide development standards that support community design objectives.

New Neighborhoods Administrative Actions:

- Review the County subdivision ordinance, zoning and development standards.
- Outreach to property owners and real estate developers.

New Neighborhoods Regulatory Actions:

- Update zoning and development standards.

New Neighborhoods Financing Actions:

- Utilize development fees for infrastructure needed for new projects.
- Pursue transportation grants for community trails and linkages between neighborhoods.

New Neighborhoods Capital Projects

Capital projects for Minden’s neighborhood streets fall into three tiers of priority.

Tier 1:

- Implement Nevada NW’s residential neighborhood
- Implement south Lucerne housing development

Tier 2:

- Implement new North Buckeye and North Mountainview neighborhoods
- Implement new elementary school

Tier 3:

- Implement South Mountainview neighborhood
- Implement remaining receiving areas



ABOVE: Parks

The Plan identifies future open space and parks that are to be implemented as part on new neighborhoods.



ABOVE: Martin Slough Open Space

Martin Slough is to be preserved as a permanent open space. Trails are to connect the Slough to other open space resources.

3.5 Open Space System

The natural setting and open space surrounding Minden was one of the most popular assets identified by the community in workshops. The Action Plan emphasizes creation, enhancing, and protecting open space as a system.

Open Space Implementation Principles

Implementing open space improvements in Minden should:

- Conserve Minden's natural and working landscapes;
- Protect views of mountains and wetlands;
- Encourage urban development that is compatible with adjacent open space;
- Plan and implement a local and regional trailway system; and
- Promotes the formation of a

"friends-of" organization that promotes partnerships between the County, Town, agricultural interests, water conservancy, schools districts and others.

Open Space Actions

Implementing open space and trail development has been a popular objective in Minden. However, in November 2000, the voters in the County failed to support an increase in sales tax to fund a comprehensive open space plan. Therefore, the Town of Minden will need to work with property owners and the County to design and implement an open space system.

Open Space Administrative Actions:

- Prepare a regional trailways and open space master plan.
- Coordinate open space planning with special districts such as irrigation

LEFT: Open Space Implementation

NEW OPEN SPACE

The Plan identifies new open space and primary trail and bike connections.

Tier 1:

1. Nevada NW Martin Slough open space
2. Nevada NW neighborhood park

Tier 2:

3. North Buckeye neighborhood parks
4. Martin Slough trails and bike paths

Tier 3:

5. South Mountainview community facility and park
6. Community Center plaza

..... Trail/bicycle route

◀.....●.....▶ Martin Slough open space access point



and storm water districts.

Open Space Regulatory Actions:

- Review and update storm water drainage and detention standards.

Open Space Financing Actions:

- Create "friends-of" organization (County, Town, Sub-conservancy District, agricultural interests, and land conservancy groups) to pursue grants, donations, and funding initiatives that secure open space for future generations.

Open Space Capital Projects

Capital projects for Minden's open space fall into three tiers of priority.

Tier 1:

- Implement Nevada NW's residential neighborhood park and open space

Tier 2:

- Implement North Buckeye and North Mountainview neighborhoods parks
- Implement Martin Slough trails and bike paths

Tier 3:

- Implement South Mountainview community facility park

ACKNOWLEDGEMENTS

The County Commissioners appointed 12 representatives to a citizens advisory committee (CAC) as the sponsor for the planning process. The CAC included property and business owners, residents, Town Board members, County planning commissioners, and Town and County Staff. The CAC was charged with community outreach; sponsoring workshops; acting as a “sounding board” for principles and concepts; and forwarding recommendations to the Town Board, County Planning Commission, and County Commissioners.

Citizen Advisory Committee

Ray Case
Tom Deck
Karen Dorf
Don Frensdorf
Michelle Gabler
Don Hellwinkel
Bill Henderson
Ron Lange
Chris Nenzel
Valida McMichael
Bruce Scott

Minden Town Board

Bruce M. Jacobsen, Chair
Raymond G. Wilson, Vice Chair
Ross. J. Chichester
Robert S. Hadfield
David C. Sheets

Minden Town Staff

Shelia Byington, Office Manager

Douglas County Planning Commission

Mark Neuffer, Chairman
Rick Gardner, Vice Chair
Valida McMichael
Carolyn Whitmire
Gerald Brown
Kevin Lane
Larry Walsh
Jay Lather
Michael Hayes

Douglas County Commissioners

Donald H. Miner, Chair
Stephen R. Weissinger, Vice Chair
Kelly D. Kite
Jacques P. Etchegoyhen
Bernard W. Curtis

Douglas County Staff

Dan Holler, County Manager
Mimi Moss, AICP, Planning and
Economic Development Manager

Consultants

Bruce Race, FAIA, AICP
RACESTUDIO
Darin Dinsmore
Sierra Business Council