

SECTION 5

COMMUNITY CHARACTER

The 2003 Minden and 2006 Gardnerville Plans for Prosperity emphasized the physical integration of new projects into their downtowns and neighborhoods. Residents that attended the Minden and Gardnerville's workshops stressed the importance of expecting new investment to respect their traditions and uniqueness, to be planned and designed as extensions of the existing towns, and to reflect their aspirations for lasting, quality places and buildings. This section identifies existing conditions related to community character, and sets forth design goals and policies for the towns' downtowns, traditional neighborhoods, new neighborhoods, commercial corridors and employment areas, and community facilities.

5.0 BACKGROUND/OVERARCHING COMMUNITY CHARACTER DESIGN PRINCIPLES

There are universal expectations that new investment supports goals for community character. Regardless of where projects are to be located in the towns, they should meet the following six overarching goals.

COMMUNITY IMAGE AND IDENTITY GOAL 1. TO DESIGN FOR MINDEN AND GARDNERVILLE

Protect the distinct qualities and traditions of Minden and Gardnerville. Each new project should contribute to the character of the communities by protecting and supporting its natural resources, distinct neighborhoods, and downtowns.

COMMUNITY IMAGE AND IDENTITY GOAL 2. TO DESIGN FOR VIEWS

Enhance views to mountains and cultural features in Minden and Gardnerville. Streets in new development should consider views to natural features and landmarks, and new buildings and outdoor use areas should be positioned to maximize view opportunities.

COMMUNITY IMAGE AND IDENTITY GOAL 3. TO ENHANCE THE BUILT ENVIRONMENT

Convey "high quality design" in development that respects the Minden and Gardnerville contexts.

COMMUNITY IMAGE AND IDENTITY GOAL 4. TO BALANCE INDOOR AND OUTDOOR ACTIVITY

Make use of outdoor areas and indoor spaces in new buildings and site design features to engage in the scenic appeal and mild climate of the setting. For example, it may occur as indoor/outdoor dining areas, gardens, and pocket parks.

COMMUNITY IMAGE AND IDENTITY GOAL 5. TO ENHANCE CONNECTIVITY

Provide an interconnected pedestrian system that links the community to public sidewalks, downtown, neighborhoods, open space, trails, schools and civic facilities.

COMMUNITY IMAGE AND IDENTITY GOAL 6. TO ENHANCE THE PEDESTRIAN EXPERIENCE ALONG COMMERCIAL AND NEIGHBORHOOD STREETS

Provide streetscape improvements that enhance the pedestrian experience and orient primary entrances of buildings to face the street and activate walkways. Also, parking should remain subordinate. They should not dominate the setting and should be buffered.

5.1 DOWNTOWNS

Overarching Vision

Minden and Gardnerville envision vibrant downtowns that are regional destinations. Their Town Centers will honor the past, promote a mix of uses, feature cultural facilities, have a full annual events calendar, and integrated arts programming. An eclectic mix of older commercial buildings and contemporary mixed-use buildings that complement the traditional commercial settings will frame a memorable “Main Street” experience. New and renovated buildings will be located close to the street edge and will create a pedestrian-oriented setting, which will be enhanced with activated storefronts, dining areas, and public amenity spaces.

Minden Downtown

Minden's downtown 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, industrial buildings and government buildings that were constructed between the late 1900's and the 1930's define the center of Minden. In 1980, Minden conducted a study of its historic resources, which recommended forming two historic districts - one commercial and one industrial. The commercial district focused along Esmeralda and Railroad Avenue with a key set of buildings that includes the Carson Valley Improvement Club Hall, Douglas County Courthouse, Minden Inn, and Farmer's Bank of Carson Valley. The (potential) industrial historic district also contains several notable buildings. These include the Minden Flour Company, Minden Wool Warehouse and the Minden Butter Manufacturing Company. The prominent Nevada architect, Fredrick J. DeLongchamps, designed most of these significant buildings.

Gardnerville Downtown

Gardnerville was established in 1879 by Lawrence Gilman to serve the ranching and agricultural community. Featured historic properties in Gardnerville include the Richford Hotel, JT Basque Bar & Dining Room, The French, Adivin, Cheshire, and the Overland Hotel. Many buildings are oriented toward Main Street (US 395) in a few blocks that form the core of the downtown area. Transitional edges expand out from the downtown core to the north and south along Main Street (US 395).

Existing Community Characteristics of the Downtowns

Development Patterns

Gardnerville's Downtown is oriented to Highway 395, between Gilman Avenue and Douglas Avenue and is generally one block in depth. Minden's Downtown is located both north and south of Highway 395 and orients along Railroad and Esmeralda Avenue. Minden's business core is located along Esmeralda Avenue. Both downtown settings have streets oriented perpendicular to parallel with the highway.

Building Orientation/Setback

Many building fronts align at the sidewalk edge and orient to the street, creating a “street wall” that provides a sense of scale. In Gardnerville, this street wall is interrupted in the following ways: some

buildings are set back farther from the sidewalk, parking lots located at the street edge, and some vacant lots. In Minden, the “street wall” is interrupted by a few parking lots.

Building Types

Both towns have a mix of commercial, industrial, and residential building types. Gardnerville has a mix of industrial, commercial, and residential buildings that front US 395. Minden however, has more diversity in building types, in which residential, commercial, and industrial buildings are separated by blocks and by the highway.

Building Height

Most buildings are one and two stories in height, although a few are three-stories. For most buildings, similar heights of the first floors helps contribute to a sense of visual continuity.

Building Mass, Scale & Form

Buildings in both downtowns are generally simple rectangular forms. Commercial storefront buildings range in width from 25 feet to 100 feet or more. Wider buildings have variations in materials and details that reflect the similar widths of the narrower buildings, establishing a similar rhythm along the street. This contributes to a sense of visual continuity. These buildings typically have flat roofs with parapets. Downtown residential buildings have gable and hip roofs, while industrial buildings include a variety of gable, flat, and hip forms. Building features include canopies, galleries and porches, which provide a sense of human scale along the streets.

Pedestrian Level Character

Most commercial storefronts have a high degree of transparency, which invites pedestrian flow and provides views into buildings where goods and services are on display. Building features such as canopies, galleries, and porches also provide shade, which enhances the pedestrian experience. Sidewalk features include trees with grates, planters, light fixtures, and seating. These also provide a sense of place for pedestrians.

Materials

Brick is the traditional material for buildings in the downtown areas. Stucco is also present, and some buildings are clad in wood lap siding, which is painted.

Streetscape

The traditional combination of building fronts located at the sidewalk edge, with display windows and recessed entrances, supports pedestrian activity. This is, however, diminished somewhat by the predominance of automobile traffic that runs close to the sidewalks in Gardnerville.

Downtown Gardnerville has sidewalks attached to the curb along the highway. Decorative streetlights with hanging flower baskets, small pockets of landscaping and a few street trees enhance the setting. The streetscape changes where the downtown transitions into residential building forms. In this area, some of the sidewalks are detached with a planting strip between the sidewalk and curb.

Downtown Minden has on-street parking and attached sidewalks. New streetscape improvements include bulb-outs with landscaping, tree grates along the street, and decorative pavers. Pedestrian-scaled streetlights exist along Esmeralda Avenue. Some detached sidewalks with planting strips occur on side streets. In the industrial area to the north of US 395, some areas lack sidewalks.

Heritage

Many buildings date from the early days of the community and have historic significance. Others, while being newer, reflect similar forms and characteristics that reinforce the design traditions of downtown. Building detailing, original storefronts, awnings, galleries, landscaping, and seating all contribute to the historic character of the downtowns. Even so, some properties in Minden depart from the heritage of “Main Street” downtowns and reflect a more auto-oriented character.

Downtowns’ Policies and Goals

DOWNTOWN IMAGE AND IDENTITY GOAL 1: To preserve heritage resources and support opportunities which allow them to remain in active and productive use.

P5.1 PRESERVE HISTORIC RESOURCES

Designate downtown historic districts and adopt a design review process to better protect heritage resources.

P5.2 PROMOTE ACTIVE USE OF HISTORIC BUILDINGS

Consider adaptively reusing downtown heritage properties to ensure they remain in active and productive use, maintain their historic character, and are not lost to demolition.

DOWNTOWN IMAGE AND IDENTITY GOAL 2: To preserve the traditional context as a reference for new development.

P5.3 PROMOTE WALKABILITY

Reflect the walkable scale of traditional downtowns in new development.

P5.4 CONTINUE TRADITIONAL DEVELOPMENT PATTERNS

Integrate traditional downtown block and lot size development patterns, and the street wall for new commercial, mixed use, multifamily and civic infill projects in the downtown cores.

P5.5 MAINTAIN DESIGN TRADITIONS

Reflect the mass, scale, height, form, and orientation of traditional buildings for new commercial, multifamily, mixed use and civic infill development along the street.

DOWNTOWN IMAGE AND IDENTITY GOAL 3: To preserve the scale and pedestrian friendliness of Downtown as a shopping environment.

P5.6 CONTINUE A STOREFRONT ENVIRONMENT

Develop new commercial projects and renovate existing buildings, as an extension of Downtown’s historic storefront-shopping environment.

P5.7 ENHANCE THE PEDESTRIAN EXPERIENCE

Continue to develop pedestrian amenities and streetscape improvements in the public and private realm. This includes defining street edges with buildings and spaces that are visually interesting, invite pedestrian activity and are oriented to the street.

DOWNTOWN IMAGE AND IDENTITY GOAL 4: To enhance the historic context of the Downtowns and the Railroad Avenue Industrial District as authentic places with quality design.

P5.8 RESPECT THE MAIN STREET CHARACTER

Develop new context-sensitive projects that enhance the historic character, while reflecting their own time. The result should be a sense of authenticity in buildings and materials with a “Main Street” character.

P5.9 RESPECT THE HISTORIC INDUSTRIAL CONTEXT

Develop new context-sensitive projects in Minden that enhance the historic character of the industrial district, but reflect their own time. The result should be a sense of authenticity in buildings and materials with an industrial character.

P5.10 PROMOTE HIGH QUALITY DESIGN

Provide high-quality design for new projects. This includes using high quality, durable materials and construction methods.

DOWNTOWN IMAGE AND IDENTITY GOAL 5: To activate Heritage Park in Gardnerville with development along its edges.

P5.11 FRAME THE PARK WITH ACTIVE USES

Orient new development to the park with parking to the rear.

P5.12 DEFINE PARK EDGES

Activate and enhance the public and private realms adjacent to park lands with new development that is more urban in character. For example, multifamily housing would incorporate small yards, stoops and porches along the sidewalk edge that faces the park.

DOWNTOWN IMAGE AND IDENTITY GOAL 6: To enhance connectivity throughout downtown.

P5.13 CONTINUOUS PEDESTRIAN CIRCULATION SYSTEM

Provide an interconnected pedestrian circulation system to access buildings, courtyards, paths and plazas. In most cases, these connections will simply involve providing an enhanced streetscape, but may also include new internal circulation systems in new development.

5.2 TRADITIONAL NEIGHBORHOODS

Overarching Vision

Traditional Minden and Gardnerville neighborhoods will remain vital parts of a growing community. As growth occurs within the neighborhoods, it should reinforce the established context in Minden and Gardnerville. These neighborhoods are not frozen in time, but should evolve while maintaining their defining features. A new building in this context should be compatible with the surrounding building fabric, while expressing its own time. The vision is to retain the overall character of these traditional neighborhood while accommodating creative, yet compatible, new buildings and additions.

Existing Community Characteristics of Traditional Neighborhoods

Minden and Gardnerville's oldest neighborhoods are located in areas contiguous to their downtowns. These areas contain older, "porch-forward" cottages and minimal traditional buildings. Some of these neighborhoods have experienced the adaptive reuse of houses into commercial businesses along their US 395 frontage. In Minden, the older traditional neighborhood blocks are located north of County Road and west of 7th Street. In Gardnerville, the older traditional neighborhoods run one-to-two blocks deep between Ezell, Douglas, and Toler on either side of Main Street. Other established neighborhoods that developed later include ranch, contemporary, and new traditional building styles.

Development Patterns

The oldest residential neighborhood streets are based on a grid and are located adjacent to downtown areas. Many of these older parcels abut alleyways. Some blocks that developed later are also oriented to the grid while some are organized around curvilinear through-streets, and some those employ cul-de-sacs. Lots are oriented to the street and are similar in size depending on the era in which they were developed.

Building Orientation/Setbacks

Residential buildings are oriented to the street. Building setbacks vary depending on the block in which they are located; some blocks have shallow front and side yards, while on other blocks the front and side yards are more generous in size. Most building fronts appear to align in each of these settings. This affects the appearance of density from the street edge as well.

Building Height

Most houses are one or two-stories in height. For many of these buildings, similar heights of first floors helps contribute to a sense of visual continuity along the street.

Mass, Scale and Form

Traditional residential buildings are simple rectangular forms with hip or gable roofs. In the oldest traditional residential neighborhoods, a porch or covered stoop is the primary feature on the front of the house. Typically, these are one-story in height and face the street. This establishes a consistent scale along a block, even when actual building heights vary. Other features that establish scale include simple wall offsets and projecting one-story elements, as well as other types of entry features.

Materials

Materials for traditional neighborhood buildings include wood lap siding, brick, stone, and stucco.

Streetscape

In Minden's oldest residential neighborhoods, most of the sidewalks are detached with trees located in planting strips. In the remaining neighborhoods most of the sidewalks are attached, while some lack sidewalks. Most yards are open lawns that extend to the back of sidewalk and contain individual specimen trees. Fences appear occasionally throughout the traditional neighborhoods, but are not typical. Where fences are present, wooden picket fencing that is approximately three feet tall is common.

Heritage

Some houses in traditional neighborhoods date from the early days of the community and have historic significance. Other newer buildings reflect similar forms and characteristics of older buildings reinforcing the design traditions of the neighborhoods.

On-site Parking

Parking is accessed primarily from the street. Most houses have garages, which vary in locations, including at the front, and to the side and rear of the property. The location is typically defined by building era and style.

TRADITIONAL NEIGHBORHOOD IMAGE AND IDENTITY GOAL 1: To preserve residential heritage resources.

P5.14 PROMOTE HISTORIC PRESERVATION

Designate a downtown residential historic district in Minden and provide a design review process to better protect heritage resources.

TRADITIONAL NEIGHBORHOOD IMAGE AND IDENTITY GOAL 2: To protect and complement Minden and Gardnerville's traditional residential neighborhoods.

P5.15 PROMOTE COMPATIBLE DESIGN

Conserve Minden and Gardnerville's traditional residential neighborhoods by promoting infill development that reflects the existing neighborhood block development patterns and building character.

P5.16 ENHANCE THE PEDESTRIAN EXPERIENCE

Enhance Minden and Gardnerville's traditional residential neighborhood streetscapes by completing missing sidewalks and crosswalks, and planting trees in appropriate locations to enhance the experience for the pedestrian. In addition, complete streetscape and sidewalk improvements in Minden's historic neighborhoods.

5.3 NEW NEIGHBORHOODS

Overarching Vision

New residential neighborhoods in Gardnerville and Minden should be master planned and create a pedestrian-centric context that is interconnected with parks, schools, open spaces and neighborhood services. These residential neighborhoods should be designed to be compatible with the community's architectural traditions. New neighborhoods will include community facilities such as recreation centers, and provide neighborhood services in a small village cluster setting. The intent of these small neighborhood service centers is to provide the neighborhood with a place to walk to and grab a cup of coffee, but not to engage in a retail shopping or service station experiences. Where Agri-hoods are planned, they should be designed as the interface between the towns and riparian and agricultural edges.

Each new development should have a coordinated design concept with a sense of order and place within the community. However, new neighborhoods should not emulate tract development where similar designs are repeated in close proximity to each other. Sufficient variety in designs should provide visual interest.

Design Characteristics for New Neighborhoods

NEW NEIGHBORHOOD IMAGE AND IDENTITY GOAL 1. To encourage the development of new residential neighborhoods to reflect traditional developments patterns and building designs.

P5.17 PROMOTE TRADITIONAL DEVELOPMENT PATTERNS

Design a new neighborhood development to emulate the community's traditional neighborhood scale. The development should be organized around a hierarchy of interconnected streets, connect to nearby corridors, and reflect a walkable block size and pattern. All lots in the new development should be oriented to a through street and garage loaded alleys should be considered.

P5.18 ORIENT TO THE STREET

Design residential buildings in new neighborhoods to be oriented to the street in order to create a strong relationship between the public and private realm. Residential buildings should be setback from the street a uniform distance; however, some modest variation may occur. Side-yard setbacks should also be provided and may vary in size depending on the building type. For example, more separation may be provided between a residential building and a neighborhood-serving commercial building.

P5.19 SUPPORTING NEIGHBORHOOD SERVICES

Locate smaller neighborhood commercial buildings to anchor a corner near a primary roadway.

P5.20 COMPATIBLE BUILDING SCALE

Design buildings in the new neighborhoods to be one or two-stories in height, some special use buildings such as community centers may exceed this.

P5.21 DIVERSITY OF HOUSING CHOICE

Provide a variety of residential building types such as small lot single-family, duplex, fourplex, six and eight-pack townhomes. Design new residential buildings to reflect simple rectangular forms of traditional buildings with hip and gable roofs. These buildings should provide similar floor-to-floor heights and larger projects should be articulated to break up the mass.

P5.22 TRADITIONAL BUILDING MATERIALS

Use traditional building materials such as brick, wood, stucco, stone and corrugated metal siding. New durable materials may also be used if they are configured similarly to traditional materials.

P5.23 PARKING SUBORDINATE TO THE PEDESTRIAN REALM

Garages may be attached, detached, front-loaded, or located behind the building in a parking area, or off an alley. Locating a garage to the rear of the property, or off an alley is preferred to encourage a more pedestrian-friendly street. On-street parking may also be provided to offset parking counts.

P5.24 INCORPORATE PASSIVE AND ACTIVE OUTDOOR SPACE

Design passive and active outdoor space into new neighborhoods. This may include tot lots, sports fields, agricultural/community gardens, pocket parks, etc. These spaces may be located

along the edges where the neighborhood abuts open space, or located internally where they're framed by buildings.

5.4 COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS

Overarching Vision

New development along existing the US 395 and Highway 88 commercial corridors, and the proposed Muller Parkway should convey high quality design that respects Minden and Gardnerville's distinct character, and the vision for each unique area. In Gardnerville this includes Millerville, "S" Curve and South Entry. In Minden this includes US 395 and Highway 88.

Site and building designs should focus on creating a comfortable walking environment for pedestrians, providing visual interest and high-quality residential experiences. New development should respond appropriately to the character envisioned for each area. In addition, it should consider its surroundings, and provide a compatible transition to adjacent land uses. Buildings should orient towards US 395 and HWY 88 and entrances should be designed to be visible and easily accessible. Muller parkway is envisioned as a landscaped boulevard with a rural-like interface for new neighborhood development.

Note: this description excludes the portion of the commercial corridors that are part of the Downtown Character Areas.

Characteristics of Existing Commercial Corridors

Development Patterns

The primary commercial corridor that runs through Minden and Gardnerville is US 395; Highway 88 runs through Minden as well. US 395 is primarily two travel lanes in each direction, and has additional turn lane when intersecting with a secondary street. Large agricultural areas occur at the southern gateway into Gardnerville and the northern gateway into Minden. Some areas along the corridors are closely related to nearby residential neighborhoods, in that their parcels abut them. The majority of the parcels have frontages that are oriented to the highway corridors. They range in size, with many individual curb cuts for access.

Building Orientation/Setback

Building setbacks vary along the commercial corridors; with some structures located close to the street while others are set back significantly. In some cases, primary intersections and entrances to developments are identified with substantial landscape areas. No fences exist along the commercial corridors. Some buildings orient toward the highway. Others orient to interior parking lots or side streets which results in some blank side walls that face the highway itself.

Building Height

The heights of buildings along the corridors vary from one to four-stories; the majority of buildings are between one and two-stories in height.

Mass, Scale and Form

Most of the buildings along the corridors are simple rectangular forms with flat, hip, and gable roofs. Building features such as simple wall offsets, galleries, and one-story elements create a human scale.

Materials

Brick, wood, prefabricated paneling, stucco, and stone are used along the commercial corridors.

Streetscape

Most sidewalks attached to the curb throughout the corridor; however, some sections have been improved with detached sidewalks and landscaped edges. Some sections of the corridor have only one sidewalk on one side of the street. Examples are the southern gateway into Gardnerville and the northern gateway into Minden. In many parts of the corridors, landscaping occurs on the inside edge of the sidewalk, to screen surface parking; however, a few blocks provide a planting strip between the street and sidewalk, which helps to buffer pedestrians from highway traffic.

Heritage

A number of buildings along the corridors date from the early days of the community. These reflect the heritage of the area and enhance the character of the corridor.

Parking

Large areas of surface parking characterize the commercial corridors. This often occurs in front of buildings. At times, a landscaped strip buffers this parking.

Existing Commercial Corridors Policies and Goals

COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS IMAGE AND IDENTITY GOAL 1: To enhance the built environment along commercial corridors.

P5.25 COMPATIBLE SCALE IN BUILDING

Provide varied building mass and articulation methods that create a human-scaled environment.

COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS IMAGE AND IDENTITY GOAL 2: To enhance the pedestrian friendliness of commercial corridors and promote safety.

P5.26 ENHANCE THE STREET EDGE FOR PEDESTRIANS

Continue to develop pedestrian amenities and streetscape improvements in the public and private realm. This includes placing buildings close to the street, creating visually interesting spaces that invite pedestrian activity, and providing continuous planting strips and medians.

COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS IMAGE AND IDENTITY GOAL 3: To revitalize and reenergize commercial corridors considering defined character areas.

P5.27 REVITALIZE EXISTING BUILDINGS AND ADDRESS THE STREET EDGE

Create new building projects along “Millerville,” “S” Curve, and “Commercial Quad” areas to reflect the scale, character and orientation of traditional buildings in the downtown areas and promote a pedestrian-friendly experience. Building entries and storefronts should face the sidewalk and parking should be located to the rear or side of the building.

P5.28 COMPATIBLE DESIGN

Create new infill buildings within established residential building clusters (converted to commercial use) to reflect the traditional mass, scale, form and orientation of these buildings. Include key features such as porches.

P5.29 CREATE GATEWAYS

Create “Gateways” into each community at the “South and East Entries” areas by clustering different building types. New development should reflect the scale and character of the regional context and have an internal system of open spaces framed by multifamily, mixed-use, office, healthcare, and institutional buildings.

P5.30 A MIX OF USES IN SCALE

Provide a mix of neighborhood services, multifamily, and small lot residential buildings that orient to the street within the “South Central” Gardnerville area. New buildings should reflect the scale and character of the regional context.

COMMERCIAL CORRIDORS AND EMPLOYMENT AREAS IMAGE AND IDENTITY GOAL 4: To be sensitive to surrounding neighborhood context.

P5.31 RESPECT NEIGHBORHOOD EDGES

New buildings should be designed to be sensitive to their adjacent residential contexts by providing lower scale buildings, and buffer parking areas where they transition to these areas.

5.5 COMMUNITY FACILITIES

Overarching Vision

Minden and Gardnerville will continue to provide and enhance urban services for Carson Valley including public facilities, such as government offices, public safety facilities, courts, schools, recreation centers, community centers, parks and open space. These facilities elevate the quality of life for county citizens, residents and visitors by bringing people together on a regular basis to share, grow and support commerce, institutions, and recreation. These facilities will enhance their urban and natural settings, and will be connected to the community with pedestrian ways, open space and trails.

COMMUNITY FACILITIES IMAGE AND IDENTITY GOAL 1: To maintain and enhance established government facilities in downtown Minden.

P5.32 MAINTAIN GOVERNMENT CENTERS

Maintain and invest in downtown Minden as the primary location for Douglas County administrative, courts, business and development services that support the vitality and historic character of the Town of Minden.

COMMUNITY FACILITIES IMAGE AND IDENTITY GOAL 2: To develop new cultural buildings within Minden and Gardnerville to enhance the downtown setting and reflect the vision for the area.

P5.33 CULTURE & ART IN THE CORE

Where new public buildings such as museums, theaters, government facilities, etc. are considered, locate them in the downtowns to strengthen the cultural and art core of the communities.

COMMUNITY FACILITIES IMAGE AND IDENTITY GOAL 3: To integrate trails, outdoor recreation facilities, watercourse and natural detention features into a connected open space system.

P5.34 FIT WITH NATURAL LANDSCAPES

Provide enhanced storm water detention areas that are designed to reflect natural landscapes.

P5.35 INTERCONNECTED PEDESTRIAN WAYS

Provide interconnected pedestrian ways that create an opportunity for visitors and locals alike to explore the full breadth of Minden, Gardnerville and the county trail system.

P5.36 NATURAL OPEN SPACES

Design open space to have a natural informal character.

COMMUNITY FACILITIES IMAGE AND IDENTITY GOAL 4: To provide public amenities along open space and trails.

P5.37 ENHANCED TRAILS AND OPEN SPACES

Provide interpretive materials and furnishings along the trail system that complement and celebrate the natural setting.

COMMUNITY FACILITIES IMAGE AND IDENTITY GOAL 5: To make Muller Parkway into a multi-modal corridor with connected trails and open spaces.

P5.38 MULLER PARKWAY AS AN AMENITY

Develop Muller Parkway as a neighborhood connector where wetland parks and trails provide a focal point for new neighborhoods.