

# SECTION 6

## IMPLEMENTATION PLAN

Implementing the Minden and Gardnerville Plan for Prosperity will require cooperation with Douglas County, the GIDs, and private partners. The long-term vision that guides the plan reflects the community's values and commitment to developing a sustainable economic and environmental future. This Implementation Plan Section provides a framework for actions that support the goals and policies set forth in the preceding sections.

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### 6.0 INTRODUCTION AND BACKGROUND

The implementation approach recommends a series of administrative, regulatory and financial actions that could be undertaken by the Towns, both individually as well as in collaboration with each other, and in collaboration with Douglas County and/or other public or private partners to achieve the long-term vision for the future growth and development of the Towns. The Implementation Plan identifies phasing, public investments and potential funding sources; and sets forth priorities and responsibilities for specific recommended actions as a framework to help guide future decisions by the Towns in carrying out the goals and policies of the Plan for Prosperity Update.

### 6.1 ADMINISTRATIVE ACTIONS

Administrative actions refer to activities related to collaboration, ongoing planning and design, marketing and additional technical studies necessary to implement the Plan.

#### Partnerships

In order to effectively and efficiently implement the Plan for Prosperity Update ongoing collaboration should be established between the Towns and Douglas County, and among certain private or quasi-private organizations such as Main Street Gardnerville, the Chambers of Commerce, school districts and service districts (e.g. Minden Gardnerville Sanitation District, Gardnerville Water District, etc.). This collaboration and coordination is essential to the successful implementation of the Plan Update.

One consideration might be to establish an ongoing informal coordination process with staff level representatives of the entities indicated above as a “technical coordination group” that would meet on a periodic basis to assure that actions taken by these entities, respectively, are coordinated to assure consistency with the Plan for Prosperity Update.

In addition, the Towns should work with key private sector property and business owners to identify private sector “champions” related to key economic revitalization, land use development and social and cultural programs as a means to heighten the awareness of such desired activities and to help implement them.

### Technical Studies

Based on the goals and policies set forth in the Plan for Prosperity there are several technical studies, guidelines and / or standards that should be developed as an outgrowth of the Plan Update. These include:

#### *Retail Marketing Strategy*

Prepare an analysis of the current and projected retail market demand in the downtown areas of Minden and Gardnerville. This would include recommendations for establishing a retail marketing strategy that could be carried out collaboratively by the Towns, Chambers of Commerce, real estate brokers and property owners. This could also include assessing potential market demand for future complimentary retail uses between the Towns, for example, developing a specialty food retail in Minden to complement the existing grocery uses in Gardnerville.

#### *Infill Development Guidelines*

Prepare guidelines for future infill development that would be used to convey the Towns' intent and desires regarding future residential, retail, office, industrial and mixed-use development in the downtown and other areas of the two respective Towns. This would also include guidelines for building rehabilitation and adaptive reuse.

#### *Arts and Culture Plan and Program*

Prepare a public arts and culture plan and program for the Towns that addresses both physical and visual improvements (e.g. performing arts space, art studio and display areas, art in public places) and performing arts programs, special events.

### Economic Revitalization Strategy

The Towns should collaborate with Douglas County and its other institutional partners to structure an overall economic development and revitalization plan and program aimed at retailing and expanding existing businesses and attracting new businesses. This should include a collaborated outreach and marketing effort focused on new industries, work force development, health and wellness, tourism and agritourism and agrihoods.

This strategy should build upon the already established – but separate – visions, plans, policies, etc. that currently exist, but result in a single, focused and strategy that could be pursued collaboratively by the Towns, Douglas County and regional entities in the Minden and Gardnerville area. This strategy should define the roles that public investment, infrastructure improvement, housing development, and private sector participation can play in successful economic revitalization efforts.

### Support of Private Investment and Reinvestment

The Towns should continue their efforts to support private sector investment and reinvestment by using their resources to help attract desired new development and revitalization of their residential, commercial and industrial areas that will be consistent with the goals and policies of the Plan Update. This includes: 1) communicating with potential developers and investors the Towns' aspirations and policies; and 2) coordinating capital improvements that support new investment.

## **6.2 REGULATORY ACTIONS**

Regulatory Actions include growth policy standards and development review activities necessary to carry out the Plan Update.

### Growth Management

An intended outcome of the Plan for Prosperity Update for Minden and Gardnerville, and the Douglas County Master Plan Update 2016 would be a delineated growth management and urban services boundary policy that establishes a collaborative program between the two Towns and Douglas County to address:

- 1) The potential/probable ultimate urbanized physical Town boundaries and related urban service areas as defined by designated “Receiving Areas” and “Urban Reserve Areas”; and
- 2) The co-terminus boundaries of the Towns, urban service areas, Gardnerville Water District (Town of Gardnerville) and Minden-Gardnerville Sanitation District.

This approach is generally consistent with existing Douglas County Master Plan Growth Management Policy that states, “Douglas County shall support annexations to unincorporated towns or in to the service areas of providers (such as General Improvement Districts) that are compatible with the Master Plan’s identified Urban Service Areas.”

### Development and Design Review

The Towns should coordinate with Douglas County Community Development Department to develop a collaborative land use development and design review process for proposed projects within the Towns. This potential program would include a process for the review, evaluation and consideration of proposed future new and infill development, including design review, within: 1) the existing Town boundaries; and 2) within the Towns’ respective designated future development areas (“Receiving Areas”). In this way the Towns would have a “seat at the table” and actively participate in the County’s review and approval process for proposed development.

Under the potential program any future proposed development could be evaluated based on a set of established guiding principles, design guidelines and specific development guidelines, as may be prepared and approved by the Towns, and set forth in the recommended development and design review program. Under such a program Douglas County staff would continue to have responsibility for processing proposed development applications.

The funding for processing of applications for proposed development could continue come from Douglas County through its annual operating budget for activities of the Community Development Department and related departments; and the Town’s participation in the development review process could be funded through the Town’s respective annual operating budgets.

### Zoning and Master Plan Alignment

The Towns should work with Douglas County to align the appropriate land use and zoning designations as a means to accurately reflect the approved land use plans of the County and the Towns, including the designated receiving areas (future development areas), and actual existing land use development which is conforming with approved land use plans. This would help to convey properly to property owners, developers and investors the intended type and extent of development that would be consistent with the Towns’ land use plans. It also would help accurately carry out the County’s Transfer Development Rights Program.

#### Parking District Study and Standards

The Town of Minden should consider developing a parking district plan for the downtown area including Esmeralda Avenue and Railroad Avenue, that includes a feasibility study focused on: 1) market and site assessment; 2) analysis of alternative facilities, financing concepts, phasing and management priorities; and 3) any proposed revisions to parking standards for private sector development.

The Town of Gardnerville completed and approved such a parking district study in 2007. The Town should continue to implement the recommendations set forth in that approved study with coordination with the Nevada State Department of Transportation (NDOT) to the extent necessary for US395.

#### Stormwater and Flood Plain Management and Mitigation

A major long-term consideration related to a stormwater, flood control and floodplain management policy for the Towns and Douglas County to consider is “what is the best implementation approach that would continue to ensure the structural integrity of the floodplain and flood control system by providing at least 100-year flood protection – and work toward a higher level of flood protection.” In that regard there are a few alternatives implementation approaches that should be reviewed and evaluated by the Towns and Douglas County including:

- Douglas County (currently through Community Development Department) continuing to directly manage and operate the flood control and floodplain program for the County; including continuation of the County’s Transfer of Development Rights (TDR) to encourage conservation of open space areas
- Conservation District as authorized by Nevada Revised Statutes (NRS) 548 is a local independent governing authority separate from local counties or municipalities with the authority to develop and implement plans for the conservation, protection, and controlled development of renewable natural resources to meet the needs of the people of Nevada
- New flood control district/agency such as a joint powers authority (JPA) that involves Douglas County, the Towns and City of Carson City, under a JPA approach there could be revenue to finance local share of costs of improvements by creating assessment districts and levying annual assessments on properties which benefit from the improvements – for both capital and ongoing operation/maintenance

### **6.3 FINANCIAL ACTIONS**

Implementing the Plan for Prosperity Update will require continued public sector funding and private sector investment. There are several financing mechanisms that may be appropriate for the implementation activities set forth in this Section 6: Implementation. The following is a summary of the potential funding sources and financing mechanisms for two of the key identified public infrastructure improvements.

#### Muller Parkway and Other Transportation Projects

The proposed Mueller Parkway project would likely be carried out as a traditional capital improvements project managed by Douglas County through its Public Works Department. Given the anticipated type, size and regional significance of the project, it is likely that there will need to be a combination of federal, State, local and/or private sector funding to finance its construction. The estimated direct construction cost of the proposed project could be in the range of \$30 to \$50 million – not including land acquisition, engineering and other soft costs.

It should be noted that the Muller Parkway project is a multi-regional project given that it would serve not only traffic in Minden, Gardnerville and Douglas County – but well beyond Douglas County from Reno south to Topaz Lake (intersection of US395 and Highway 208) within Nevada. Therefore, implementation of the project will likely require collaboration amongst various federal, state, county and local institutional partners. In addition, implementation will require collaborating with the major property owners, in regard to alignment, right-of-way, effects on existing/future land use, etc. and in the context of development agreements between the County and such property owners.

The following is intended to provide an example of potential funding sources and/or financing mechanisms that could be used for Muller Parkway, depending on the intended function and use of the parkway – and/or for other potential transportation projects envisioned in the Plan for Prosperity Update.

#### *Federal*

- Fixing America's Surface Transportation Act (FAST); long-term funding for surface transportation infrastructure planning and investment; \$305 billion authorized over fiscal years 2015 to 2020 for highway programs.
- Transportation Infrastructure Finance and Innovation Act (TIFIA), which provides credit assistance for regional/national significant projects including highways; the federal funding (secured direct loans/loan guarantees/standby line of credit) is intended to be leveraged through private or other non-federal co-investment.

#### *State*

- State Transportation Improvement Program (STIP); funded through federal, state and other funds; for the 2018-2021 period Douglas County allocated approximately \$24.7 million or about 1% of total \$23.9 billion program over the four-year period.
- General Improvement Districts (GIDs) as authorized by Nevada Revised Statutes (NRS) 318; a financing tool flexible and capable to finance a variety of infrastructure projects (including streets, alleys, curbs, gutters, sidewalks, etc.) designed to encourage private sector investment. A GID may collect ad valorem property tax revenues assessed at a rate above the state constitutional cap and issue debt to fund a variety of public infrastructure and improvement projects.
- Special Assessment Districts (SADs) as authorized by Nevada Revised Statutes (NRS 271; broad financing tool that local county and municipal governments in Nevada can use to fund a variety of infrastructure and improvement projects through future ad valorem property tax revenues (above the existing constitutional cap on ad valorem tax revenues) through annual collections or issuance of property tax backed bonds or securities.

#### *County*

- Douglas County 5-year Transportation Plan which includes routine maintenance, preventive maintenance, rehabilitation, capacity, transit, bicycle and pedestrian transportation project activities; the Fiscal Year 2013 to 2018 Plan \$2.5 million of proposed projects were to be funded primarily with: 1) gas and diesel tax; 2) residential and commercial construction taxes; 3) room Tax; 4) grants; 5) debt financing; and 6) reserves.
- Certificates of Participation (COPs) is a tax-exempt leasing-financing agreement used by a municipality to construct a facility financed with proceeds from bond investors and then leased to the municipality; under the agreement the municipality makes regular payments over the term of the contract.

#### *Local*

- Capital outlay project allocation of the Town's annual total operating budget; for example, approximately \$820,000 for Gardnerville (\$726,000) and Minden (\$94,000) for Fiscal Year 2017/18 is allocated for public works capital outlay projects/activities; participation would need to be related to direct benefit received by Town from the project.

#### *Other*

- Public-private partnerships (P3); contractual agreements between public agency and private sector entity(ies) for delivery and financing of public infrastructure projects; there are various forms related to design, build, finance, maintain and/or operate projects; P3 is usually comprised of both private debt and equity.

#### Flood Control and Floodplain Management

Douglas County's storm-water and floodplain management program is currently administered by Douglas County, Community Development Department. Douglas County has had floodplain regulations in place since 1974. Floodplain development permits, special requirements for land division in the Special Flood Hazard Area (SFHA) and floodplain are covered in Title 20.50 Floodplain Management of the Douglas County Consolidated Development Code.

Douglas County participates in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) and Community Rating System (CRS) that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. In addition, in a proposed Nevada State Senate legislation/bill Section 103 addresses the conveyance of certain Federal land (7,951 acres) in Douglas County to Douglas County for flood control or any other purposes consistent with the Recreation and Public Purposes Act (1926).

The following is intended to be a brief listing and description of some potential funding and financing sources/mechanisms for implementation of a floodplain management policy. This list is only intended to provide an example of potential sources and is not intended to be a comprehensive list.

- Federal, state and/or private sector grants for land acquisition, mitigation, and recreation projects. For example, the Federal Emergency Management Agency (FEMA) Pre-disaster Mitigation Funds.
- Nevada State Parks Land and Water Conservation Fund (LWCF) provided on a 50/50 matching basis for individual park and outdoor recreation projects.
- Douglas County annual capital outlay program; for example, in Fiscal Year 2017/18 approximately \$1.5 million allocated for capital projects/activities.
- Douglas County general obligation bonds or Certificates of Participation (see explanation above under Mueller Parkway Project).
- Dedicated Douglas County sales tax revenue for acquisition of floodplain and wetland areas in Douglas County for floodplain storage, aquifer recharge, wildlife habitat, open space and recreation purposes either by fee simple conservation easements or purchase of development rights.
- Special district funding – e.g. storm-water revenues from the water district could potentially be used to leverage other loan and grant funding.

#### Other Projects

The following is intended to be a brief listing of some example potential funding sources and financing mechanisms for implementation action activities set forth in the Plan for Prosperity Update.

- Development Impact Fees as authorized by Nevada Revised Statutes (NRS) 278B; authorizes a local government (county or municipality) to charge an impact fee to cover the costs associated with the provision capital improvement needs including the following projects: 1) drainage; 2) fire station; 3) park; 4) police station; 5) sanitary sewer; 6) storm sewer; 7) street; or 8) water.
- Commercial Area Vitalization Project (CAVP), a variant of the Special Assessment District that is oriented toward supporting various commercial and private sector initiatives. A CAVP may be authorized by the local governing body at the request of business owners within a proposed district and use either ad valorem or sales tax revenues (above the existing constitutional cap on ad valorem or sales tax revenues) to fund the district's activities.
- Tourism Improvement District as defined by Nevada Revised Statutes (NRS) 271A; designed to aid local governments (county or municipality) in the attraction and creation of tourism-oriented retail businesses. Sales Tax Anticipation Revenue Bonds are the primary financial tool that can be used to attract and develop new tourism-oriented retail by using the incremental sales tax revenues generated from those new tourism-oriented retailers to offset the cost of acquisition, demolition and construction of such new tourist-oriented retail development.

#### **6.4. RECOMMENDED IMPLEMENTATION ACTIONS AND SCHEDULE**

The recommended administration, regulatory and financial actions for the initial five-year implementation period are presented in Section 6.6. For each category, the table identifies the specific implementation actions, supporting policy(ies), responsible party(ies) and estimated timing by year and phase.

It is important to note that implementation of the specific actions indicated will depend, to some degree, on the overall future economic and real estate financing and market conditions spanning the initial implementation period. Any economic downturn or recession may affect implementation of the Plan Update with the proposed action items potentially being delayed or modified.

#### **6.5 IMPLEMENTATION PLAN**

What actions can be taken by the Towns to effectively and efficiently implement the Plan for Prosperity Update?

**IMPLEMENTATION GOAL 1: To undertake and complete the implementation priorities and recommendations as a means of carrying out the established goals and policies of the Plan for Prosperity Update.**

##### **P6.1 POLICY ALIGNMENT**

Align Douglas County and the Towns' land use development policies, regulations and standards for consistency with the Plan for Prosperity Update.

##### **P6.2 PROMOTE THE TOWNS**

Promote future private and public development in the Towns that is consistent with the approved Plan for Prosperity Update.

##### **P6.3 MANAGE FISCAL CAPACITY**

Manage future growth consistent with the Towns' capacity and financial capability to provide urban services.

**P 6.4 PUBLIC INFRASTRUCTURE AS A CATALYST FOR INVESTMENT**

Use public sector financed infrastructure / improvements and public sector assets to stimulate private investment and revitalization opportunities.

**P6.5 WORKING RELATIONSHIPS**

Establish an ongoing working relationship with the County, other public entities and private organizations to collaboratively pursue successful implementation of the Plan for Prosperity Update.

**P 6.6 ALLOCATE TOWN AND COUNTY RESOURCES**

Provide for ongoing commitment of Town staff resources to effectively manage implementation of the Plan Update over an extended period of time.

**6.6 IMPLEMENTATION ACTIONS AND RELATED POLICIES**

The following matrix connects implementation actions with Plan for Prosperity policies, assigns responsibilities, and proposes phasing and timing of actions.

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>ADMINISTRATIVE ACTIONS</b>				
<b>A1</b>	Prepare retail market analysis and marketing strategy for the downtown areas of the Towns	P1.12 Main Street Improvements P2.1 Promote Towns P3.1 Minden's Traditional Role as Commercial Center P3.2 Attract New Higher-End Grocery Store P3.31 Minden's Commercial Service Locations	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support:</b> Main Street Programs, Chambers of Commerce, private sector partners	Phase 1  Fiscal year 2019/2020
<b>A2</b>	Prepare Arts & Culture Plan and Program for the physical and visual improvements and performing arts programs	P1.10 Develop Arts & Culture Plan P1.14 Jobs-Housing Balance P3.7 Downtown Programming and Arts	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County <b>Support and Review:</b> Local private and nonprofit arts organizations	Phase 2  Fiscal year 2020/2021



Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>A3</b>	Prepare an economic revitalization strategy for business retention and attraction in the towns	P1.3 Matching Jobs and Housing P1.7 Jobs/Housing Balance P1.15 Economic Resilience P1.16 Community Health P2.1 Promote Towns P2.4 Attract Knowledge Workers P2.5 Town Locations for New Industries P2.8 Housing for Existing Workforce P2.9 Housing for Future Workforce P3.33 Promote Economic Synergies P3.34 New Knowledge-Based Employers P3.35 Gardnerville's Commercial Service Centers P3.37 Promote Economic Synergies P3.38 New Knowledge-Based Employers	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County <b>Support and Review:</b> Local private and nonprofit entities	Phase 2  Fiscal year 2020/2021
<b>A4</b>	Establish an ongoing technical coordinating committee of local urban service districts to coordinate land use development issues with Douglas County	P1.26 Joint Development Opportunities	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County <b>Support and Review:</b> Other institutional partners	Phase 1  Ongoing
<b>A5</b>	Ongoing support for private sector investment and reinvestment for new development/revitalization activities	P1.18 Fiscal Capacity P2.2 Support New Infrastructure P2.3 Manage Fiscal Impacts of Growth P2.6 Market Towns' Opportunity Sites P3.9 New Investment Supporting Revitalization P3.40 Preserve Resources Supporting Douglas County Long-Term P5.6 Continue A Storefront Environment	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 1  Ongoing

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>A6</b>	Prepare a long-term needs assessment for urban services reflecting the potential build-out of receiving and urban reserve areas	P.3.37 Long-Term Urban Service Needs P2.2 Support New Investment P3.39 Long-Term Urban Service Needs	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County, urban service providers	Phase 3  Fiscal Year 2020/2021
<b>A7</b>	Prepare a plan that integrates trail, recreation, watercourse and detention elements into a connected open space system	P1.21 Centered and Connected Neighborhoods P1.22 Joint Development Facilities P1.26 Joint Development Facilities P3.32 Professional Offices P3.48 Open Space System Master Plan P3.49 Phasing and Funding P4.13 Multi-Purpose Trail System P4.14 Connect to County Bikeway System P4.15 Muller Parkway Trails P5.13 Continuous Pedestrian Circulation System P5.26 Enhance The Street Edge for Pedestrians P5.27 Address The Street Edge P5.28 Compatible Design P5.33 Culture in The Core P5.34 Fit with Natural Landscapes P5.35 Interconnected Pedestrian Ways	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 3  Fiscal Year 2020/2021
<b>A8</b>	Advocate with Douglas County to retain Minden as the County seat, and invest in Douglas County administrative facilities to support downtown Minden	P2.7 Life-Cycle Approach to Housing P3.3 Preserve Downtown Minden's Role as The County Seat P3.44 Minden as County Seat P3.45 Community Development Partner P5.30 A Mix of Uses in Scale P5.31 Respect Neighborhood Edges	<b>Lead:</b> Town of Minden and Douglas County <b>Support:</b> Town of Gardnerville	Phase 1  Ongoing

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>REGULATORY ACTIONS</b>				
<b>R1</b>	Prepare a growth management and urban services boundary policy and co-terminus town boundaries	P1.5 Town Review of Long Range Growth P1.6 Co-Terminus Town/Service Boundaries	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County <b>Support and Review:</b> Urban service districts	Phase 1  Fiscal year 2019/2020
<b>R2</b>	Establish collaborative land use and development/design review process with Douglas County	P1.5 Town Review of Long Range Growth P1.25 Design and Development P1.26 Joint Development Facilities Review	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County, School District	Phase 1  Fiscal year 2019/2020
<b>R3</b>	Revise parking codes allowing preparation and implementation of parking district plans for Downtown Gardnerville and Minden	P1.12 Main Street Improvements P3.5 Parking District P3.11 Parking District	<b>Lead:</b> Douglas County, Towns of Minden and Gardnerville <b>Support and Review:</b> Main Street programs	Phase 1  Fiscal year 2019/2020
<b>R4</b>	Align land use zoning designations with land use plan	P1.5 Town Review Of Long Range Growth	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County	Phase 2  Fiscal year 2020/2021
<b>R5</b>	Establish a plan and program for implementation of stormwater and flood control management	P1.17 Adapting to Flooding P1.20 Joint Use Flood Facilities P3.41 Protect Water Quality P3.42 Flood Resilient Planning P3.43 Funding of Flood Mitigation System P5.31 Maintain Government Centers	<b>Lead:</b> Douglas County <b>Review and Support:</b> Towns of Minden and Gardnerville, FEMA, urban service districts, and other effected regional entities	Phase 3  Fiscal Year 2021/2022

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>R6</b>	Implement an “agrihood” strategy consistent with County Master Plan land use, conservation and growth management elements	P3.20 New Types of Neighborhoods	<b>Lead:</b> Douglas County, Towns of Minden and Gardnerville	Phase 2  Fiscal year 2020/2021
<b>R7</b>	Prepare infill development and design guidelines for new development and renovation/adaptive reuse	P1.13 Centered and Connected Neighborhoods P1.24 Site and Building Design P1.25 Development and Design Review P1.23 Site and Building Design P3.4 New Infill and Renovation P3.6 Downtown Housing P3.13 Protect The Uniqueness of Historic Residential Neighborhoods P3.14 Assure Compatible Uses P3.16 Assure Compatible Uses P5.1 Preserve Historic Resources P5.2 Promote Active Use of Historic Buildings P5.3 Promote Walkability P5.4 Continue Traditional Development Patterns P5.6 Continue A Storefront Environment P5.8 Respect The Main Street Character P5.9 Respect The Historic Industrial Context P5.10 Promote High Quality Design P5.11 Frame The Park with Active Uses P5.12 Define Park Edges P5.13 Continuous Pedestrian Circulation System P5.14 Promote Historic Preservation P5.15 Promote Compatible Design P5.23 Parking Subordinate to The Pedestrian Realm	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 1  Fiscal Year 2019/2020

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>R8</b>	Prepare neighborhood planning, design and development guidelines/ standards for new neighborhoods, including addressing housing types	P1.23 Site and Building Design P1.22 Joint Development Facilities P1.26 Joint Development Facilities P3.4 New Infill and Renovation P3.15 Preserve Traditional Residential Districts P3.17 Connected Neighborhoods P3.18 Centered Neighborhoods P3.19 Mix of Housing Types P3.20 New Types of Neighborhoods P3.22 Supportive Neighborhood Land Uses P3.24 Fiscal Balance Reflected in Land Uses P3.25 Connected Neighborhoods P3.26 Centered Neighborhoods P3.27 New Types of Neighborhoods P3.28 Mix of Housing Types P3.29 Location of Multifamily Housing P3.30 Supportive Neighborhood Land Uses P5.15 Promote Compatible Design P5.16 Enhance The Pedestrian Experience P5.17 Promote Traditional Development Patterns P5.18 Orient to The Street P5.19 Supporting Neighborhood Services P5.20 Compatible Building Scale P5.21 Diversity of Housing Choice P5.22 Traditional Building Materials	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 3  Fiscal Year 2020/2021
<b>R9</b>	Establish a Heritage Preservation program to administer heritage districts.	P5.1 Preserve Historic Resources P5.2 Promote Active Use of Historic Buildings P5.8 Respect The Main Street Character P5.9 Respect The Historic Industrial Context P5.14 Promote Historic Preservation	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 1  Fiscal year 2019/2020

Action No.	Implementation Actions	Plan for Prosperity Policies	Responsible Parties	Phasing and Timing
<b>FINANCIAL ACTIONS</b>				
<b>F1</b>	Develop an implementation plan for the proposed Muller Parkway, including policy direction on intended design and funding	P1.8 Muller Parkway P1.11 Muller Parkway Funding P3.36 Limited Commercial On Future Muller Parkway P4.2 Advocate for Regional Solutions P4.3 Design Muller Parkway and Main Streets P4.4 Muller Parkway as A Limited Access Arterial P4.5 Fund Muller Parkway and Main Streets P4.15 Muller Parkway Trails P5.36 Natural Open Spaces	<b>Lead:</b> Douglas County, Nevada DOT <b>Review and Support:</b> Towns of Minden and Gardnerville	Phase 1  Fiscal year 2019/2020
<b>F2</b>	Develop a funding plan for design, development, and management of stormwater and flood control program	P1.17 Adapting to Flooding P1.20 Joint Use Flood Facilities	<b>Lead:</b> Douglas County, Towns of Minden and Gardnerville <b>Review and Support:</b> FEMA, urban service districts, and other effected regional entities	Phase 3  Fiscal Year 2021/2022
<b>F3</b>	Pursue identified potential funding sources and financing mechanisms for implementing approved actions in the Plan for Prosperity Update	P1.2 Infrastructure	<b>Lead:</b> Towns of Minden and Gardnerville, Douglas County	Phase 1  Ongoing
<b>F4</b>	Monitor the fiscal impacts of new development to manage the mix of land uses to balance costs and revenues	P.3.22 Fiscal Balance Reflected in Land Uses P2.3 Manage Fiscal Impacts of Land Uses P3.23 Fiscal Balance Reflected in Land Uses	<b>Lead:</b> Towns of Minden and Gardnerville <b>Support and Review:</b> Douglas County	Phase 1  Ongoing