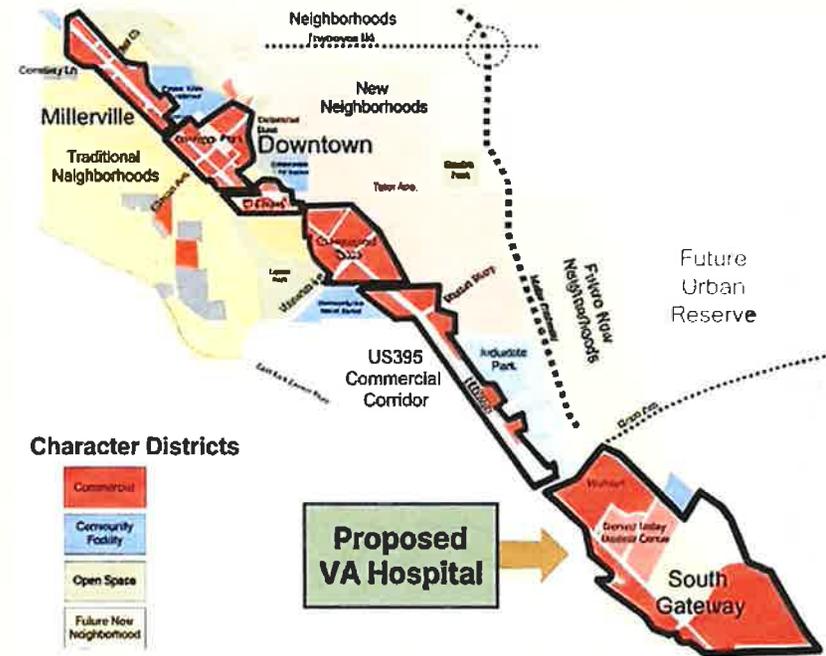


Delivering a State-of-the-Art VA Clinic for Douglas County's Veterans

Aligning the Veterans Administration Medical Clinic
with the South Gateway Vision

Major Design Review – APN 1220-10-510-012

A Shared Vision for the South Gateway



- **The Goal:** Construct an 18,000 square foot, 27-foot-high medical clinic to serve our region's veterans.
- **The Location:** The South Gateway area.
- **The Master Plan Reality:** The Douglas County Master Plan intentionally designates this corridor as commercial, and it is rapidly developing as a dedicated medical hub (adjacent to Carson Valley Medical Center and Carson Valley Veterinary Clinic).

Designing for a Medical Campus, Not a Retail Storefront



Section 1

- Expects buildings pushed to the immediate street edge.
- Expects hidden, rear-lot parking to encourage pedestrian window-shopping.
- Designed for casual, able-bodied foot traffic.



Project Reality (South Gateway Medical Campus)

- Serves a highly vulnerable, often mobility-impaired patient population.
- Requires direct, visible, and immediate vehicular access to the entrance.
- A specific-use destination, not a pedestrian pass-through.

Section 5.0 Anticipates the Needs of Commercial Corridors

The fifth section provides direction for designing new buildings along Gardnerville's commercial US 395 commercial corridor. **These areas have larger parking lots and appeal to the region's pass-through traffic.**

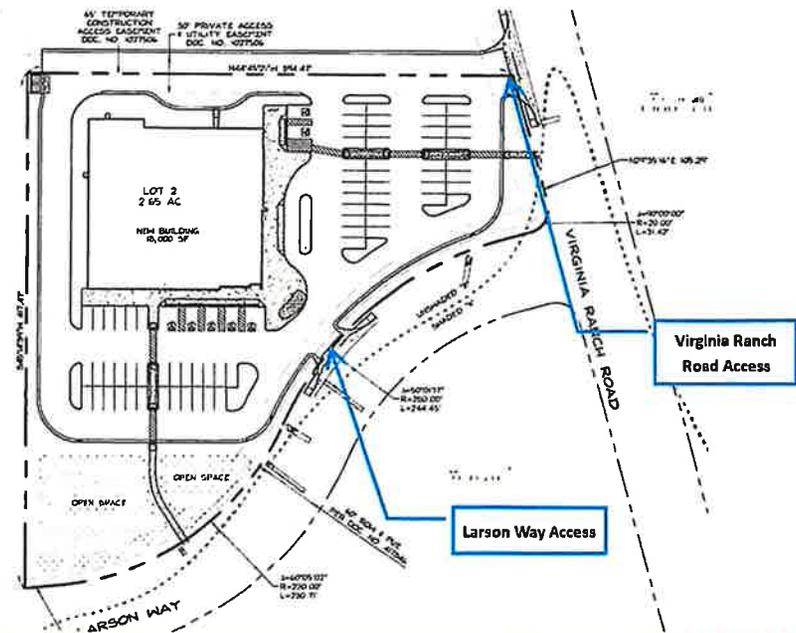
- Gardnerville Design Guidelines, Introduction (Page 8)

The Takeaway: The Guidelines explicitly acknowledge that the South Gateway commercial corridor requires a different parking scale and visibility than the traditional downtown neighborhoods.

Patient Safety and Accessibility Dictate the Parking Layout

Staff's condition to hide the parking behind the building creates severe safety risks for veterans.

- **Emergency Access:** First responders require unobstructed, immediate line-of-sight access to the facility entrance.
- **ADA Compliance:** Elderly and disabled patients cannot safely navigate long, hidden pedestrian paths from rear parking lots.
- **Visibility:** Clear, upfront parking minimizes confusion for drivers experiencing medical distress.



The Adopted Guidelines Support the Segregation of Modes

“The design of on-site circulation and parking lots should reflect the **need for mixing and segregation of modes** (i.e., trucks, autos, transit, pedestrians and bicycles).”

- Gardnerville Design Guidelines, Section 5 (Page 72)

The Takeaway: The applicant's site plan purposefully separates emergency/transit vehicles from pedestrian walkways and standard auto parking to ensure veteran safety.

Muller Parkway Access Imposes an Unnecessary Hardship

Violates Existing Standards

Forcing access to Muller Parkway for a parcel of this size contradicts Douglas County engineering standards for site access spacing and traffic flow.

Creates Artificial Hardship

The applicant would be required to acquire third-party land or force shared access with undeveloped adjacent parcels to make the Muller connection work.

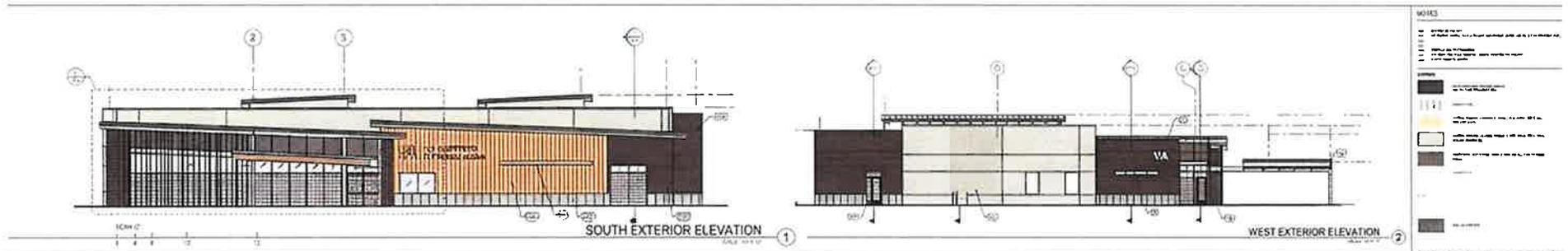
The Solution

Utilize the existing Virginia Ranch Road shared access, which fully satisfies the design guideline goal of “consolidating curb cuts where possible using side streets.”

Preferred Routing



Architectural Materials and the Boundaries of the Law



The Issue: Staff recommends strict conditions (Conditions 6 & 7) **completely banning specific exterior materials**, such as metal roof elements and synthetic/thin stone finishes.

The Applicant's Design: The building utilizes graphite, grays, and tan. It is architecturally complex, high-quality, and highly similar to the recently approved Carson Valley Veterinary Clinic next door.

Defining the Law: 'Should' vs. 'Shall'

The Design Guidelines (Advisory)

- "Certain materials have an inherently inexpensive or insubstantial quality. These materials **should not** be used..."
- "Roof materials **should** exclude... fake shingles made from metal or plastic..."

Douglas County Code Title 20 Appendix A (Mandatory Law)

- "...the word **shall** or **must** is mandatory, the word **may** is permissive..."

Advisory Preferences Cannot Be Enforced as Strict Mandates

Because the Design Guidelines deliberately use the advisory word “should” rather than the mandatory “shall”, they represent aesthetic preferences, not rigid legal prohibitions.

The Conclusion: Staff cannot legally convert advisory design preferences (“discouraged” or “should”) into strict legal mandates (“shall not be allowed”) in Conditions 6 & 7. The applicant’s high-quality metal roofing and thin stone finish are legally permissible.

Requested Modifications to Conditions of Approval

We respectfully request the Town Board recommend approval of the Major Design Review with the following modifications:



1. Approved the submitted parking layout: Remove condition No. 10 recognize that patient safety is paramount and supported in Section 5.0 of the GDG.



2. Approve Larson Way Access: Remove condition No. 8 requiring the Owner to obtain easement from 3rd parties, acknowledging the shared access onto Virginia Ranch Road.



3. Strike strict material bans in Conditions 6 & 7: Acknowledge that the proposed metal roof elements and thin stone finishes are legally permissible, high-quality, and contextually appropriate.



Delivering the Facility Our Veterans Deserve

By applying the Town's codes correctly and practically, we can avoid unnecessary delays and build a safe, accessible, and beautiful medical campus. Let's work together to bring this vital healthcare resource to veterans of Douglas County