

BUCKEYE FARM

FARM CONSERVATION COMMUNITY



Nevada, October 2019



FARMER D
CONSULTING

Growing Community through Agriculture

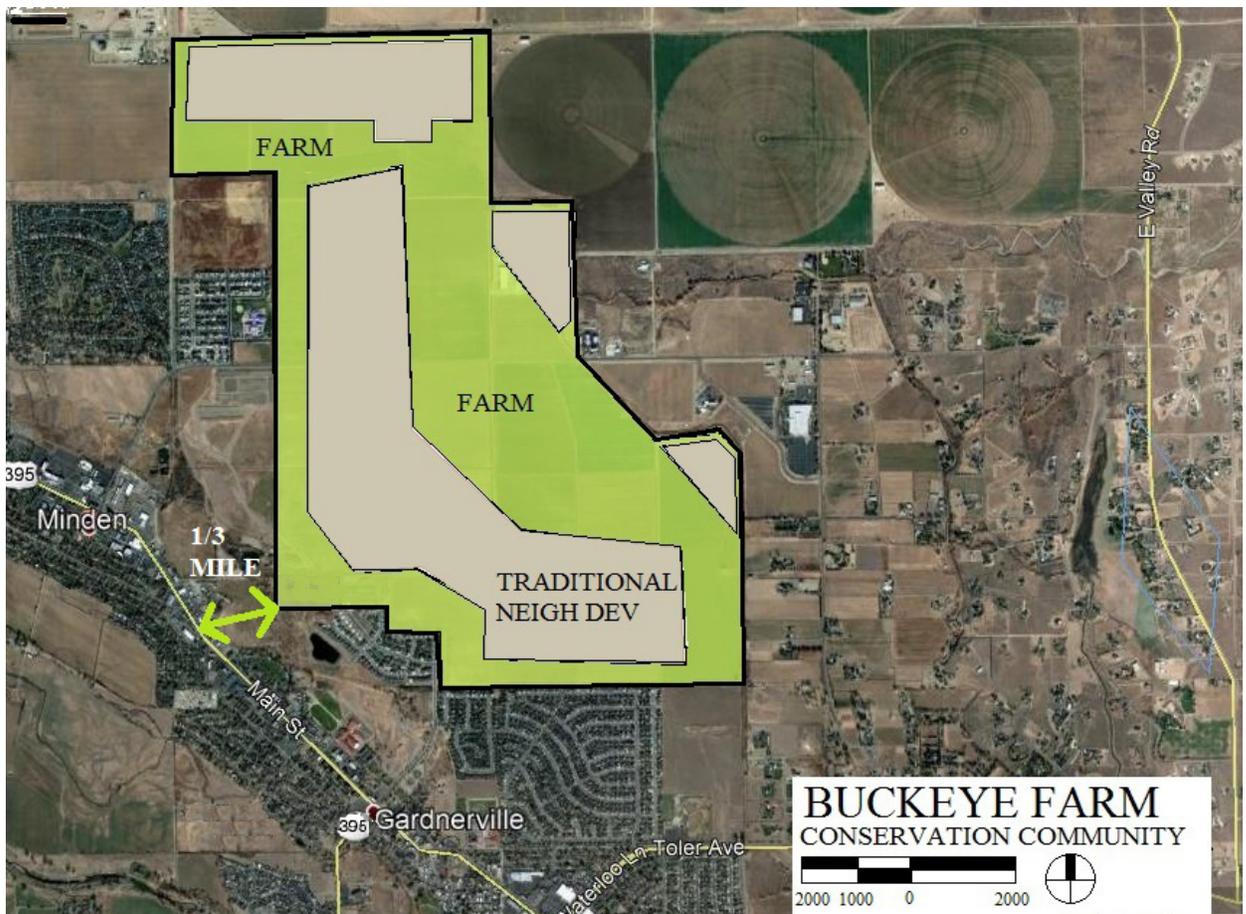
Introduction

Buckeye Farm is a proposed farm conservation community combining land preservation with farm focused development adjacent to the towns of Minden and Gardnerville. As a farm conservation community, Buckeye Farm will preserve 50% of the site, (approximately 600 acres) for farm and open space, as well as 9,000 acres in South Douglas County through the transfer of development rights.

Buckeye farm has the potential to act as a primary agri-tourism anchor for the townships of Minden and Gardnerville providing an in-town farm experience and farm fresh produce.

Buckeye Farm is including a dedicated right of way for the Muller Parkway providing an alternative route to either end of town relieving some congestion within downtown Minden and Gardnerville. Opportunities will be created for a more pedestrian friendly experience in the downtowns of Minden and Gardnerville.

In addition, Buckeye Farm will provide several miles of pedestrian trails and direct pedestrian connections to Minden and Gardnerville main streets, including a connection to a potential trail along Buckeye Creek.



Buckeye Farm Context Map

A walkable farm community

WALK TO DOWNTOWN MINDEN AND GARDNERVILLE

One of the greatest assets of Buckeye Farm is it being within walking and bicycling distance of downtown Minden and Gardnerville. A walkable development is crucial to supporting a healthy, vibrant community by increasing the opportunities for being active, reducing stresses like auto congestion in town, and connecting communities. Offering hundreds of acres of in-town farmland with a variety of agri-tourism events and active living possibilities for walking, bicycling and horseback riding strengthens the character of Minden as an agri-tourism town. As a result, Buckeye Farm will support business growth in the downtown of Minden and Gardnerville boosting the vitality of main street.

FARM COMMUNITY

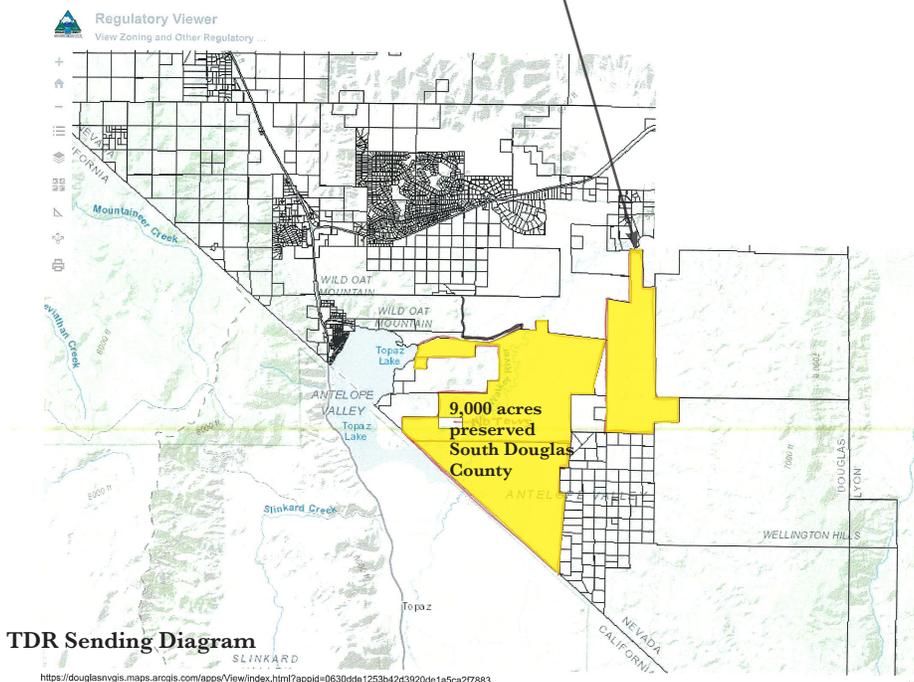
Creating a community-oriented farm in the center of Minden and Gardnerville creates numerous opportunities for activities such as pumpkin festivals, harvest festivals, community picnics and more. Connecting with local educational and cultural programs enriches the experiences of residents and visitors and builds the agri-tourism programming. Opportunities exist to share the harvest with local organizations, develop pay as you can farm stands and support existing programs within in the community.



Land Preservation

Two types of land preservation are possible at Buckeye Farm:

1. Transfer of development rights (TDRs): Protecting 9000 acres of land (sending area) in the Carson Valley and South Douglas County by shifting the development rights on those lands (2500 dwelling units) to a 1014-acre site (receiving area) in Douglas County that is adjacent to Minden and Gardnerville. This will provide opportunity for 25, 30-year, long-range growth that is in walking distance of the towns of Minden and Gardnerville while preserving surrounding rural lands.

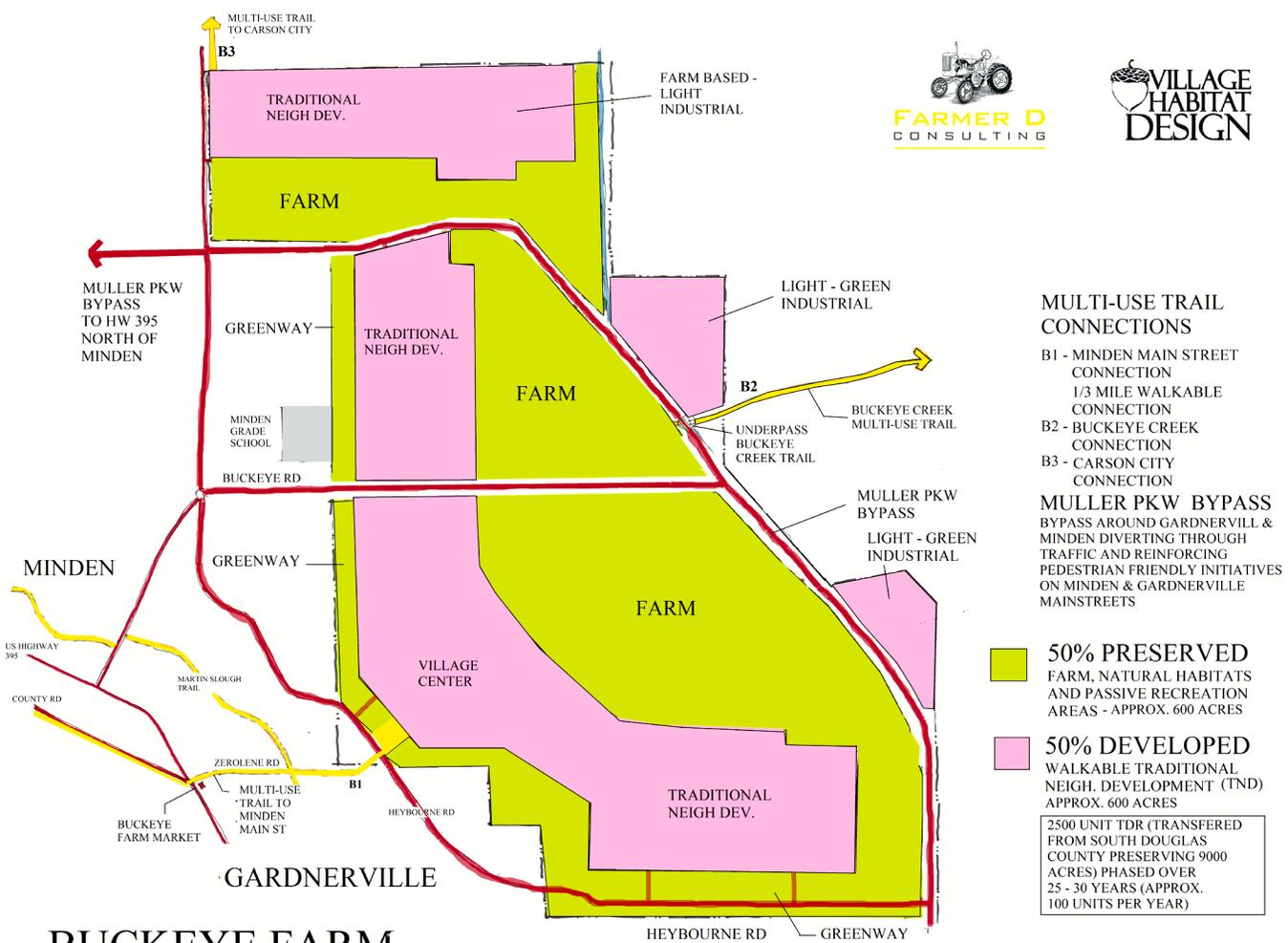


TDR Sending Diagram

<https://douglasnvgis.maps.arcgis.com/apps/View/index.html?appid=0630d9e1253b42c3920de1a5ca27883>

2. Offset density: The 1014 acre/2500 unit receivership property combined with 176 acres of adjacent (zoned A19) property to the north (adding 9 units of development rights) and 60 acres of light industrial property to the east, totals to 1250 acres with the development potential of 2509 residential units/mixed use services and 60 acres of industrial land. The development will only use 50% of the property (approximately 600 acres for the development and approximately 600 acres preserved in perpetuity with a conservation easement for the farm and open space).

Growth Rate: Buckeye Farm's 2509 homes will be absorbed at a maximum rate of 2% per year over 25-30 years (approximately 100 homes per year) averaged with the other growth in Douglas County.

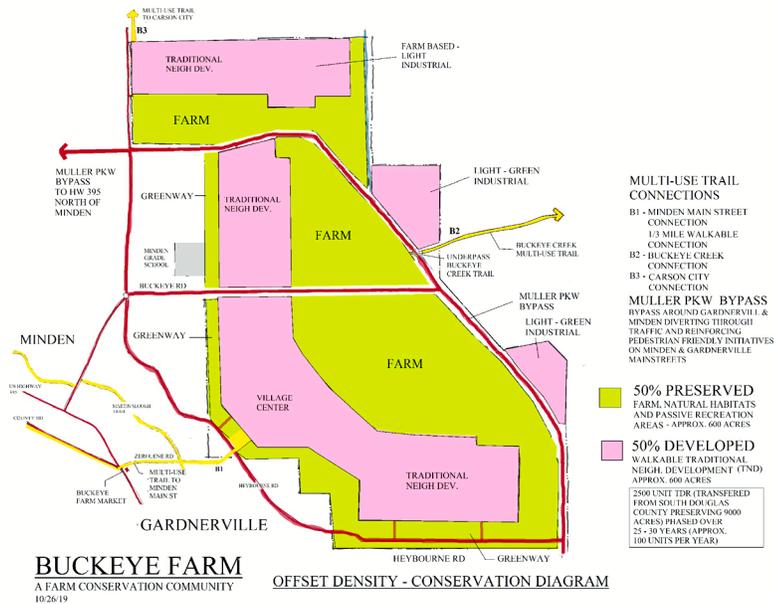


- MULTI-USE TRAIL CONNECTIONS**
- B1 - MINDEN MAIN STREET CONNECTION
1/3 MILE WALKABLE CONNECTION
 - B2 - BUCKEYE CREEK CONNECTION
 - B3 - CARSON CITY CONNECTION
- MULLER PKW BYPASS**
 BYPASS AROUND GARDNERVILLE & MINDEN DIVERTING THROUGH TRAFFIC AND REINFORCING PEDESTRIAN FRIENDLY INITIATIVES ON MINDEN & GARDNERVILLE MAINSTREETS

- 50% PRESERVED**
 FARM, NATURAL HABITATS AND PASSIVE RECREATION AREAS - APPROX. 600 ACRES
 - 50% DEVELOPED**
 WALKABLE TRADITIONAL NEIGH. DEVELOPMENT (TND) APPROX. 600 ACRES
- 2500 UNIT TDR (TRANSFERRED FROM SOUTH DOUGLAS COUNTY PRESERVING 9000 ACRES) PHASED OVER 25 - 30 YEARS (APPROX. 100 UNITS PER YEAR)

BUCKEYE FARM
 A FARM CONSERVATION COMMUNITY
 10/26/19

OFFSET DENSITY - CONSERVATION DIAGRAM



Project Scope

Location: Minden, Nevada

Site Area: 1,250 Acres (1,014 acres receiving area)

Preservation

TDR's: preserving 9,000 acres in Topaz. Transferring 2,500 units to receiving area; transfer within Douglas County from Topaz to Minden.

Offset Density: preserving approx. 600 acres & developing approx. 600 acres.

SITE LEGEND

- A Mueller Parkway
- B- B1 Trail to Main Street
- B2 Trail to Buckeye Creek
- B3 Trail to Carson
- C Village Center
- D Neighborhoods
- E Farm Industry Neighborhood
- F- F1 Vegetable Farm
- F2 Vineyard
- F3 Sheep - Goat Pasture
- F4 Orchard / Food Forest
- F5 Specialty Crops
- G Horse/ Barn Pasture
- H Habitat
- I Green Industry / Employment Centers

CIRCULATION LEGEND	
	AUTOMOBILE CIRCULATION
	PEDESTRIAN CIRCULATION
	PERIMETER & INTERNAL GREENWAYS

Circulation + Site Areas

A. Muller Lane Parkway

Buckeye farm will provide access for Muller Parkway allowing options for through traffic to use an alternative route around highway 395. This will allow the towns to return its character to more of a central main street.

B. Connectivity - Multi-use Trails

Douglas County, the towns of Minden & Gardnerville have partnered with NDOT to initiate the 2.6- mile Martin Slough Path and others connecting schools into an active walking network. Buckeye farm will facilitate this initiative by helping to connect and extend this network.

B1. Pedestrian/bicycle trail connecting farm through village center and Zerolene Road across Highway 395 to Minden at Mono and First Street (wine walk, farmers market, etc.)

B2. Pedestrian/bicycle and equestrian trail from farm, underpass at Muller Lane Parkway potentially up Buckeye Creek.

B3. Multi-use trail from Minden to Carson City along the former V&T railroad right of way

C. Village Center

Mixed use Village Center with a central pedestrian plaza and street connecting the farm, residential over retail, lodging units and studios.

D. Residential Neighborhoods

Neighborhoods grouped adjacent to the village center with a variety of unit types, arranged along greenways with community gardens, edible landscaping and recreational amenities, priced to reflect a mixed income community to include workforce housing, mid-range and high-end housing.

Circulation + Site Areas cont.

E. Ag Industry and Research Neighborhood

Central features of the neighborhood will be light Ag Industry and research/education center to reinforce the existing agri-tourism in Minden and Gardnerville, such as the distillery. Components of the ag industry may include a winery, brewery, food processing, aquaponics and greenhouses.

F. Farm

Buckeye Farm will focus primarily on “community agriculture”, producing a variety of farm fresh produce and products for the towns of Minden and Gardnerville and surrounding areas. Produce can be sold at the market on highway 395, at the farmers market in Minden and as farm produce subscriptions to area residents. It will serve as an educational and agri-tourism venue and will integrate a variety of natural habitats for birds, butterflies, bees and other complimentary wildlife.

F1. Vegetable farm,

F2. Vineyard

F3. Pasture (sheep, goats, chickens, turkeys)

F4. Orchards/Food Forest integrated to natural habitat corridor

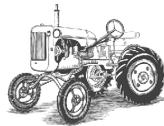
F5. Specialty Crops

G. Horse Barn and Facility

A community horse barn will allow ag tourists to participate in guided horseback rides with limited capacity for local residents to board a horse. A multi-use trail under Muller Lane Parkway will allow riders to ride up Buckeye Creek and potentially as far as the Pine Nuts Mountains

H. Green Industry Employment/Work Centers

Several green light industry work areas will be located on Buckeye Farm creating potential for future residents to have employment or start up small industry within walking/bicycling distance. These green light industry opportunities located across Muller Lane Parkway can be accessed by pedestrians or cyclists via the Muller Lane Parkway underpass. Green industry sectors include energy/Tesla, healthy foods focused industry innovations, etc.



FARMER D
CONSULTING

Growing Community through Agriculture

2352 Marca Place
Carlsbad, CA 92009
farmerd@farmerd.com
912-308-5242