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TABLE OF CONTENTS

SECTION ONE: MASTER PLAN

1 Introduction

2 Purpose

3 Key Issues

4 Vision Statement

5 Goals & Policies
   Problem Statements / Show Need
   Land Use Appearance

6 Land Use Plan Element
   Introduction
   Existing Land Uses
   Overview
   • General Town Form & Land Use Patterns
   • Railroad & I80 Business Loop Gateways
   • Broad Street & Mid Town Gateway @ I-80
   • Courthouse Historical District
   • Residential Neighborhoods

7 Proposed Land Uses
   General Overview
   • General Town Form & Land Use Patterns
   • Railroad & I80 Business Loop Gateways
   • Broad Street & Mid Town Gateway @ I-80
   • Courthouse Historical District
   • Residential Neighborhoods

8 Infrastructure
   Existing Infrastructure
   Proposed Infrastructure
TABLE OF CONTENTS (continued)

SECTION TWO: DESIGN GUIDELINES

1 Introduction
   Purpose
   Vision Statement

2 Design Guidelines - General Principles
   Community Districts/Neighborhoods
   Design Components
   General Design Guidelines
   District Specific Design Guidelines
   • General Town Form & Land Use Patterns
   • Railroad & I80 Business Loop Gateways
   • Broad Street & Mid Town Gateway @ I-80
   • Courthouse Historical District
   • Residential Neighborhoods
Maps

Figure 1 Battle Mountain Town Vicinity Map
Figure 2 Battle Mountain Town Bus District
   (Battle Mountain Bus Plan)
Figure 3 Battle Mountain Town Photographic Inventory
Figure 4 Battle Mountain Town Land Use and Urban Form
Figure 5 Battle Mountain Town Proposed Land Use
Figure 6 Battle Mountain Town Current Zoning
   (Lander County Master Plan)
Figure 7 Battle Mountain Town Current Land Use
   (Lander County Master Plan)
Figure 8 Battle Mountain Town Future Land Use
   (Lander County Master Plan)
Figure 9 Battle Mountain NDOT Right of Way
   (Shaw Engineering)
Figure 10 Roadway Enhancement
   (Shaw Engineering)
Figure 11 Intersection Enhancement
   (Shaw Engineering)
Figure 12 Community Information Turnout
   (Shaw Engineering)
Figure 13 Transportation Plan Antelope Drive Extension
   (Shaw Engineering)
1 Introduction

The Town of Battle Mountain is the seat of government for Lander County and located in the northwest corner of the county, in north central Nevada. Strategically situated on Interstate 80 at the intersection with Nevada State Route 305, Battle Mountain is the approximate mid-way point on this important commerce route across the state; 55 miles east of Winnemucca and 67 miles west of Elko. This small, rural community, set amidst vast tracts of open range and mountain terrain, has a population of 3,056 (4th Quarter, 2001).

Originally home to Northern Paiute and Shoshone tribes, the Battle Mountain area was first seen by fur trader Peter Skeen Ogden in 1828. Beginning with the Walker Expedition of 1833, the Humboldt River was used by trappers and explorers seeking routes west. By 1845 the emigrant trail along the Humboldt was well established. Legend declares a conflict between settlers and Native Americans took place in the region between 1850 and 1860, hence the place name of Battle Mountain.

The Town began as a rail stop servicing the Battle Mountain Mining District, formed in 1866, consisting of a number of mining operations located to the south of the town site. The rail line, built by the Central Pacific, is still in service and has been a major factor in the economic life and resulting urban form of Battle Mountain. The town continues to serve as a regional center in support of mining, ranching and tourism. A recently conceived campaign to promote and take advantage of the expansive open spaces of northern Nevada as a tourist destination proclaims Battle Mountain as the “Gateway to Nevada’s Outback”.

Battle Mountain Master Plan
In 1997, a countywide Master Plan was prepared to address issues pertinent to the long-term economic growth and physical development of Lander County in general, and Battle Mountain, among other communities in particular. The Lander County Master Plan set forth policy objectives and specific action plans to ensure the health, safety and welfare and an improved quality of life for residents of Lander County.

Resulting from reactive development intended to address the immediate needs of the local, resource-based economy's boom-bust cycle, sprawling land use patterns and corresponding infrastructure expansion threaten the Town's compact urban form and ability to properly maintain and upgrade aging streets, water and sewer systems. Concurrently, this tendency to evacuate from the Town's core has drained patrons from local businesses and left many properties suffering from inattention and abandonment. In 2001, an east coast newspaper labeled Battle Mountain “The Armpit of America” in response to the town's deteriorated physical character, blighted appearance and stunted economy. This furthered the negative image for which Battle Mountain received criticism.

Anticipated growth due to scheduled expansion of mining operations in the area has prompted the town to consider a more thorough, long range approach to new development that will avoid the mistakes of the past. Under direction of the Lander Economic Development Authority (LEDA) and based on the stated goal of improving economic conditions and the quality of life within the town, it was decided to prepare a Battle Mountain Master Plan Land Use Element to be included as an update to the Lander County Master Plan. This new Master Plan will, in an attempt to carry out the desired vision for the town, address the urban form of Battle Mountain with the specific objective of guiding development toward retention of the town’s historically compact form and character, while providing housing, services and amenities needed to attract new and retain existing residents. Creation of design guidelines to establish standards for the physical appearance of distinctive neighborhoods/districts within the town has been included in this Master Plan. These guidelines are intended to provide a mechanism for implementation of improvements and enforcement of regulations designed to identify and correct blighted conditions contributing to the negative image of the town.
2 Purpose

MASTER PLAN

A master plan is a blueprint for creation of places that support and contribute to the culture, economy, lifestyle, and physical environment desired by the citizens within a specific community or political jurisdiction; a visionary document used to guide the direction and character of future land use and development decisions within a specified area or region over a 20-year period.

Purpose of the Master Plan

The purpose of this plan is to provide the Regional Planning Commission, County Commission and County staff with guidance for the development of Battle Mountain over the next 20 years. In order to provide direction, the plan is focused on the common vision, goals and objectives shared by the community. The plan also identifies alternative strategies and action plans for implementation.

Master Plan for Lander County

The current Lander County Master Plan does the following:

- Expresses public policy in the form of generalized maps, goals, and policy statements.

- Sets forth policies for the maintenance and improvement of existing County development and for the location, character, and quality of future developments.

- Identifies the need for and methods of improving coordination of community development activities among all units of government.

- Serves as a basis for evaluating specific projects prepared by the private sector.

- Assures that all public (agency) actions are consistent and coordinated with the policies of the Master Plan.
• Provides for and updates the Master Plan as necessary to be consistent with changing needs and desires of the community.

Among the various issues considered in the Lander County Master Plan are proper control of growth and economic development. Growth that will result in significant social and economic benefits should be considered while discouraging growth that degrades the environment and results in undesirable changes to the identity and character of the County.

The plan also states that a healthy business community, which provides for the employment of Lander County residents, is essential to the economic health of the County. Economic development directly affects the amount of human services, public services, housing, and environmental quality not only, but what is available/needed in a community. The associated economic impacts of land use are analyzed in general terms and addressed within the Master Plan.

**Battle Mountain Land Use Master Plan**

While several objectives are addressed by this Master Plan, the main focus is to evaluate existing land uses and propose revisions that will promote attainment of goals set forth in the Town’s vision statement. The plan states policies designed to give guidance to those making land use decisions that will shape the community’s future. The plan also presents the official county position regarding the development needs of the Town of Battle Mountain and how they can be achieved. These needs can encompass a wide array of issues from physical development to economic, social and safety concerns. This plan is composed of elements crafted to create a comprehensive picture of key issues and evaluates constraints, opportunities and availability of resources which influence the Town’s ability to ensure a healthy, safe and economically viable community.

This Master Plan allows for flexibility and creativity. Annual review of the plan will ensure the document can adapt and continue to be relevant to changing needs of the community.
3  Key Issues

KEY ISSUES

Identifying key issues facing the community is an important first step in the planning process. These key issues form the basis for subsequent establishment of goals and objectives that will guide development and land use decisions. Key issues are identified in a variety of ways including public input, evaluation of existing socio-economic conditions, trends, and environmental analysis.

Over the course of preparing this Master Plan, numerous public workshops (LEDA), interviews, surveys and meetings with county representatives were conducted to determine community opinion on issues and a future vision for the area. A number of key issues guiding the development of this plan were also derived from the 1997 Lander County Master Plan. Following is a list of key issues that were defined through previous planning documents and confirmed through community input and meetings with the Lander Economic Development Authority.

Battle Mountain Key Issues

- Town's notorious image - negative
- Isolated rural community
- Limited local commercial services
- "Boom/Bust" economic cycle tied to the mining industry
- Lack of confidence in local schools
- Quality and selection of available housing
- How to promote growth and accommodate expansion of town limits
- Appearance
- Land use incompatibility
- Code Enforcement
- Limited employment opportunities
- Empty businesses
- Underutilized land uses; no Infill
- Inconsistent land use; no neighborhoods
4 Vision Statement

A vision statement describes the quality of life desired by citizens of a given political jurisdiction; in this case the Town of Battle Mountain. The vision statement initiates the process of community revitalization and planning, and becomes the basis for identifying and evaluating strategies for creating the conditions necessary to establish and support it.

As a component of the public input process and identification of key issues, comments were solicited to create the following vision statement for the Battle Mountain Master Plan:

**Battle Mountain’s Vision Statement:**

“To plan for and create a thriving, vibrant rural community and modern day quality of life expressive of Battle Mountain’s rich heritage and pioneering spirit, preserving of the area’s unique western landscapes and supportive of a well-integrated, self-sustaining local economy.”
5 Goals & Policies

The Lander Economic County Development (LEDA), utilizing input from the public Lander and county staff, as well as a review of the current Lander County Master Plan, identified goals and policies best suited to further the realization of the future for Battle Mountain as described in the vision statement. These goals are not intended as specific solutions; they are expressions of desired outcomes resulting from implementation of the Master Plan Update. The policies cite recommended actions that, incorporated into and carried out as part of the Implementation Strategies, can provide the best potential for attainment of stated goals.

Goals

- Ensure the orderly planning of the future development of Battle Mountain.
- Create growth patterns within Battle Mountain consistent with designated types, amounts and intensities of land uses coordinated with cost effective delivery of public services.
- Ensure that future development is planned in areas where there exists the capacity to provide adequate public services and infrastructure.
- Develop and utilize vacant lands within Battle Mountain Town limits to retain and promote a compact urban form.
- Accommodate and encourage growth in a manner that is compatible with the surrounding area.
- Preserve agriculture and ranching lands surrounding Battle Mountain and their associated uses; invest in/promote Agricultural use.
- Identify desired land uses, appropriate growth patterns and suitable lands available for Town expansion unhindered by development constraints such as floodplains, ownership or jurisdictional issues, etc.
- Improve economic conditions in order to:
  a. Overcome and detach from “Boom/Bust” economic cycle tied to mining and resource based industries;
  b. Attract a variety of additional commercial services;
  c. Attract new and keep existing residents.
• Provide for employment opportunities and services for the community.

• Promote and support local business and entrepreneurial enterprise.

• Increase availability, variety and quality of housing options.

• Improve school facilities and attract dynamic educators.

• Improve and provide for adequate public transportation options.

• Identify and implement measures to attract travelers off of I-80 and into town.

• Provide opportunities for special events and publicity to help stimulate interest in Battle Mountain as a unique place to visit and explore.

• Increase awareness of unique recreation opportunities and natural features available in the Battle Mountain area.

• Create a community that reflects Battle Mountain’s rich historic image and heritage.

• Develop and adopt community design standards for site development, architecture and landscaping within Battle Mountain to improve appearance and guide beautification programs.

• Conduct enforcement of applicable codes and regulations to address violations that detract from community appearance and health, safety and welfare.

Policies

P-1 Commercial and tourist uses should be encouraged in and around the new Interstate-80/305 interchange.

P-2 A specific plan area should be developed for areas affected by the new on and off-ramps in Battle Mountain.

P-3 Residential land uses should not be allowed to develop in commercial or industrial designated areas.
P-4 Design standards for commercial and industrial landscaping and architecture should be developed and adopted.

P-5 Improve the appearance of commercial and industrial areas through building rehabilitation or removal, street beautification programs, and improved development requirements utilizing sign controls and landscaping.

P-6 Develop defined neighborhoods through utilization of design guidelines that will preserve and enhance the character of the area.

P-7 Limit or mitigate land use and zoning conflicts through enforcement of the master plan and zoning ordinances.

P-8 Promote better community design, and appearance of Battle Mountain through the design standards.

P-9 Promote developments to utilize and maintain the existing town structure.

P-10 Advocate land use patterns that foster vitality, diversity and compatibility.

P-11 Promote redevelopment programs to improve the quality of some deteriorated areas.

P-12 Support infill development in vacant or underutilized areas.

P-13 Create a mixture of quality housing stock to assist in the diversity of the community.

P-14 Encourage development in areas that have existing infrastructure.
INTRODUCTION

To attain the quality of life set forth in the vision statement for Battle Mountain a variety of land uses must be accommodated and organized to take full advantage of the community's strategic location and resources. It is important to accomplish this while retaining the historical character of the town and environmental quality of the surrounding area. The Battle Mountain Land Use Element of the Lander County Master Plan Update is intended to promote the public health, safety and welfare through application of general planning methods and practices to appropriately arrange and locate a balanced mix of land uses and provide adequate municipal services and infrastructure conducive to establishment of a self-sustaining local economy and a new, more vibrant image of Battle Mountain.

The Land Use Element for Battle Mountain examines existing land uses and identifies Constraints and Opportunities for directing growth into a new pattern of development based upon public input, land use, economic trends and objectives identified in the vision statement. This element is meant to guide future land investment and development decisions, both public and private, based upon the general location and distribution of industry, business, housing, and recreation and public facilities.
EXISTING LAND USE

Overview

The Town of Battle Mountain has historically retained a relatively compact urban form generally contained within well-defined edges such as the freeway, flood dikes and the railroad. The town’s commercial core is located parallel to the tracks along Front Street, a significant relationship reflecting development patterns typical of trackside communities that sprang up across the 19th century American West. Over time, industrial activity has located adjacent to the railroad right-of-way, another practical and traditional land use pattern resulting from industry’s need for access to rail transport.

Serving as the primary gateway into the community from I-80 and points south, Broad Street is beginning to evolve as an expanded commercial core by virtue of the highway interchange at I-80/SR305. Broad Street is the main north-south artery through town, providing a connection from the freeway to Front Street and north of the tracks. Land use on this street is a mix of residential, mobile homes, local government and service agencies, office and commercial.

Much of the remaining land within Battle Mountain proper, is zoned for single family residential and mobile home use with some general office, commercial and government uses. The latter reflected by the Lander County Court House location within the residential area north and west of Broad Street and the new Lander County Public Safety Complex sited south of the freeway.

North of the rail line a residential enclave has developed with many fine examples of historical and vernacular residential architecture. A mingling of commercial, industrial and residential uses in this neighborhood has resulted in a highly mixed land use pattern with impacts from commercial and industrial activity typically degrading the appearance of the neighborhood and injecting traffic and noise that reduces the quality of life for residents in the area.

Development has jumped across I-80 and is creeping south along SR 305, currently restrained only by the limit of infrastructure extensions. A mobile home subdivision and some government and commercial uses also exist in this area. Large lot home sites have been developed in the vicinity of the golf course.

Much of the lands surrounding the town are zoned for one-acre agricultural parcels or greater. Development of this area will be dependent upon infrastructure extensions.
Industrial uses have been developed in the vicinity of the Lander County Airport along with a low-density residential subdivision known as Hilltop. This subdivision has extended into lands adjacent to and under runway approaches creating potential conflicts as air traffic increases. In anticipation of this, the airport authority has purchased some lands in and around runway approaches. The following constraints and opportunities have been listed to document the general development parameters that effect and guide this community. Figure 4 depicts a Constraints & Opportunities Map which furthers the lists below.

**Constraints**

- Limited availability of private lands, which can inflate prices and affect the affordability of housing and development.
- Limitations presented by the Reese River flood plain, high water table and poorly drained/expansive soils in the Battle Mountain area.
- Sprawl will increase costs for infrastructure, lower densities; disrupt linkages to surrounding open space and siphon off local customer base of downtown businesses.

**Opportunities**

- Retain and strengthen compact urban form to reduce infrastructure costs and retain close proximity to open lands surrounding town.
- Increase legibility of town structure and operational hierarchy.
- Identify thematic urban design concepts rooted in town’s history, location and unique characteristics.
- Application of design guidelines to create a more unified character and look of various districts and neighborhoods.
Analysis: Districts/Neighborhoods

To aid in further examination and analysis, the town is categorized into a series of districts or neighborhoods defined by the following common characteristics:

- Location/function within overall urban form/structure;
- Strongly defined/recognizable edges;
- Dominant land use/economic activity;
- Infrastructure & circulation;
- Jurisdictional mandate/authority;
- Environmental constraints.

Following is an overview of these districts/neighborhoods including a description of existing conditions plus constraints to and opportunities for development/rehabilitation of each.

Railroad & I-80 Business Loop Gateways

This corridor, defined by the rail right-of-way anchored at each end by I-80 business exits is a major structural element giving form to the town and providing strong linkages between the interstate and Battle Mountain’s commercial core. Current zoning allows commercial and industrial uses to surround the right-of-way. Existing land use adjacent to the tracks on the north side of Front Street is limited to parking lots across from the main commercial core and a few empty former commercial structures. One of the town’s main recreation amenities, Lyon’s Park, is located immediately north of the tracks and adjacent to the railroad crossing at Reese Street.

Constraints

- Corridor divides east section from rest of town, creating “other side of tracks” image.
- Trains disrupt traffic at key crossing of major east/west artery connecting two sections of town.
- Access to railroad right-of-way most likely limited for safety/operational reasons.
- Freeway gateways subject to NDOT standards.
- Screen proposed wrecking yard adjacent to I-80 near West Battle Mountain exit from view.

Opportunities
• Express historic form and function of town structure and patterns of development based upon relationship to railroad.
• Attract attention with gateway treatments at I-80 business exits and direct traffic into town center.
• Provides interest and activity in downtown.
• Right-of-way corridor an ideal space for a linear park that can provide many amenities and benefits for downtown including:
  1. Pedestrian linkages to west and east ends of town;
  2. Identify approach to downtown on I-80 Business Loop;
  3. Possible rail and mining museum and artifact displays, a place to put restored locomotives and rail cars on public display to attract enthusiasts;
  4. Large tree rows define linear park, express town form and serve as skyline landmark;
  5. Offer amenities to support tourist activity;
  6. Vacant structures adjacent to tracks in downtown area have location, character and size to serve as the following: museum, chamber offices, public restrooms, food/beverage outlets, souvenir/antique shops, etc.

**Downtown Commercial Core**

The arrangement and orientation of commercial land use in downtown Battle Mountain reflects a historically significant development pattern that evokes the traditional look and operational character of an old west frontier rail stop. This relationship to the railroad is why the town exists in the first place and presents an opportunity to strengthen and take advantage of this image as a thematic concept for the design guidelines to direct redevelopment/enhancement efforts in the downtown.

Except for the two to three block area flanking the Front Street/Broad Street intersection, development patterns in the downtown remain spotty with numerous derelict buildings and empty lots reflecting a limited demand for commercial/office space in the downtown.

**Constraints**

• Limited demand for commercial space based upon limited demand for shopping, tourism related activity.

• Many empty and derelict structures and vacant lots needing attention for clean-up/screening.
Opportunities

- Create a vital, bustling commercial core with an identity that says this is the most important place in the area; everything that is associated with civic functions, social tradition and public ritual takes place here.

- Create an inviting, active district with shops, restaurants and related services in support of tourist based interests such as museums, historical artifacts (especially if they can be incorporated as working elements in the townscape), places to take a break from travel, etc.

- Application of design guidelines to create a more unified character and look of street.

- Not a re-creation or “Disney” theme park; just a real town going about real life in a modern day interpretation reflective of historical roots.

- Improvements need to fit the town, not an attempt to re-create a big city downtown with expensive, fancy paving and out of place urban furnishings; street elements and layout should be historical references and function much as the old main street did with free circulation of pedestrians and a strong relationship to the railroad.

- Consider evaluation for gradient and possible improvement to pavement surface on Front Street to allow speed trial event to start in business core; keep activity and spending in town.
**Broad Street & Mid-Town Gateway @ I-80**

This corridor has developed into a major structural element by virtue of the I-80/SR305 Interchange directing traffic from the freeway into town and toward the commercial core. Broad Street has become the main north/south arterial through town and the major connection to areas south and west of the freeway. This cross-axial orientation, perpendicular to Front Street, offers potential to give increased legibility to the form of the town by allowing the commercial character of downtown to extend south towards the freeway, occupying both sides of the street and unifying the visual character of the corridor leading to the old downtown area.

Existing land use along Broad Street is a mix of residential, commercial and local public agency and service uses. There also exists significant variety and contrast among and between properties fronting on Broad Street, lending a disruptive quality to the appearance of the street.

The area adjacent to and surrounding the I-80/SR305 Interchange ramps is developing as an enclave of highway commercial uses and serves as the main gateway into town. Urban design improvements should define this gateway function and provide a strong linkage/transition to Broad Street, incorporating many of the same design features and property development concepts in order to extend the Broad Street corridor to the freeway, communicating the importance and function of this area as the “front porch” that welcomes visitors and locals into town.
• Variety of private landowners, uses and quality of improvements.

• East-West traffic patterns from Interstate 80 entrance/exit at Front Street needs some study, to determine impacts and possible redesign based on projected increased volumes associated with successful redevelopment of downtown core.

Opportunities

• Create major gateway and town identity element at this freeway interchange with design references similar to business loop exits for overall thematic presence on I-80.

• Extend downtown theme to freeway.

• Application of design guidelines to create more unified character and look of street.

• Increase quantity and variety of businesses.

• Many important and recognizable public places located on or in immediate vicinity of Broad Street (i.e. high school, civic center, library, etc.)

Courthouse Historical District

This is an arbitrary designation referring to the grouping of properties and historical sites/structures immediately adjacent and strongly related to the Lander County Courthouse, including the cemetery and the historical Old Mortuary and Indian School. These important uses and sites, in close proximity to one another suggest an opportunity to create a unique district based on thematic development of the public/government function combined with locally important historical features.

Constraints

• Isolated from main streets and highways; hard to find if not a local.

• Close proximity to residential areas requires careful attention to impacts from public venues and activities.
Opportunities

- Create thematic district with distinctive elements evoking the character and function of public venues and historical sites.

Residential Neighborhoods

Several distinct neighborhoods and residential districts exist in town offering a variety of housing types, architectural design and lifestyles.

North of Railroad: this well-defined neighborhood, with several valuable examples of historical and vernacular residential architecture, is currently zoned for residential, mobile homes and commercial uses; an overlay zoning mechanism designed to retain existing businesses and non-residential uses in the interest of keeping employment and commerce in Battle Mountain. This mixed-use concept, combined with surrounding areas zoned industrial, suggests increasing negative impacts to existing residential uses. The industrial zoning located to the southeast of the neighborhood also will present significant impacts from vehicular traffic, especially trucking, requiring access via residential streets and the difficult intersection at Front/Reese Streets rail crossing. The quality and value of
these significant residences suggests the area should be directed towards development as a unique and well-defined residential area with existing non-residential uses guided to other, more appropriate locations.

**Downtown Residential:** this area defined by Broad Street on the south (but does not include lots fronting on Broad Street), Front Street on the east (not including lots facing Front Street) and the Courthouse District/trailer parks to the west and north.

**Broyles Ranch Road:** a residential area defined by Broyles Ranch Road/I-80 to the west, the trailer parks to the east, West Humboldt Street to the south and Indian lands to the north. Some vacant lots in the area have become deteriorated sites in need of clean up.

**Downtown Mobile Home Park:** an 18-acre parcel currently occupied by mobile home parks is in need of redevelopment/rehabilitation and is a high priority within the town's strategy for revitalization of the community. The site is clearly defined by Eastgate Drive to the north, West Humboldt Street on the south, Downtown Residential and Courthouse Historical Districts to the east and the Broyles Ranch Road neighborhood on the west.

**South of Broad Street:** an area defined by Broad Street on the north (not including lots fronting onto Broad Street), Front Street on the east (not including commercial lots facing Front Street), and Altenburg Avenue/Sonoma Street to the south and west. This neighborhood is relatively uniform in its development pattern with single-family residential lots interspersed with many significant buildings of historical and/or architectural value including churches, converted utility and non-residential structures serving as residences (i.e. Water Tower House) and the town’s Senior Center.
**East of Schools:** this area includes all residential development, of various types, located east and immediately south of the schools/park complex and is defined by the schools complex (Sixth Street/Weaver Avenue/Eighth Street) to the west, Altenburg Avenue to the north, and Wilson Avenue to the south. Except for the mobile homes located between Forest and Fourth Streets, the area consists of single-family homes with relatively uniform development scenarios. The F.A.A. Row Houses, with their distinct character, afford an opportunity to demonstrate the potential for creation of a unique residential image that can set the tone for development of this neighborhood.

**Gold Creek:** this area is commonly known as Battle Mountain’s “up-scale” residential neighborhood. Situated between I-80 and Wilson Avenue, the area consists of typical suburban lots and single-family homes that are generally larger than city sized lots in other, older neighborhoods.

**Echo Bay:** located south of I-80, this neighborhood represents the impact of low-density sprawl on the overall town form and functioning. In relation to the rest of the town, this neighborhood is large and fairly uniform in development with mobile homes on large lots.

The following Constraints and Opportunities apply in varying degrees to each of the residential neighborhoods described herein. The general objectives are to strengthen and enhance the image and character of these neighborhoods, reflecting the essence of each with generally uniform but unique development patterns and site improvement concepts.

**Constraints**

- Variety of private landowners, uses and quality of improvements; many derelict and abandoned properties; lack of “pride of ownership”
- Financial ability of owners to participate in improvement programs.
- Address encroachment of industrial/manufacturing land uses nearby/adjacent to residential areas.

**Opportunities**

- Identify and reinforce boundaries of distinctive neighborhoods/districts to increase identity and legibility of each.
- Improve/increase quantity and variety of affordable housing stock near downtown to provide critical mass of local shoppers to sustain businesses year-round; become economically self-sufficient first, then expand, and not rely solely upon, seasonal tourist business.

- Continue preservation/restoration of historically significant and other examples of unusual or unique residential architecture.

- Application of design guidelines to create unique identity and more unified character of each district. Encourage businesses to relocate to downtown or Broad Street corridor.

**PROPOSED LAND USE**

The existing character and urban form of Battle Mountain reflects the town’s origins and history. Many factors that influenced past development patterns are still relevant, and coupled with recent economic trends, can provide a source for planning concepts best suited to the goals and policies set forth in the Vision Statement. Looking to the past with an eye to the future will reveal conceptual direction and guidance toward a successful revitalization of the town.

Based upon the analysis of existing conditions, public input, and objectives set forth in the vision statement of this Master Plan Update, the proposed development/land use patterns for Battle Mountain are graphically represented in the Proposed Land Use Map, Figure 5. Intended to promote a more compact urban form and balanced distribution of various land uses, this new land use concept is a flexible guide to the implementation of rehabilitation and development of future land uses.

Following is a description of how the Constraints and Opportunities identified for each district/neighborhood in the preceding section on existing land use in Battle Mountain may be addressed in terms of implementing development and urban design decisions supportive of and contributing to attainment of the goals and policies of the plan.

**Overview**

The overall urban form of Battle Mountain is based on the town’s historical relationship to the railroad, and more recently, the I-80 freeway. These major
transportation rights-of-way have created strong edges and constraints to expansion that only recently have been bypassed due to development pressures and economic conditions within the town. As identified in the Constraints, limited availability of private lands and the Reese River Flood Plain have directed new development away from the town core where cheaper land unaffected by flood plain restraints is available. Such development halted as it reached the limits of infrastructure extensions. These constraints, coupled with identified opportunities to redevelop within the core, suggest increased residential densities and concentration of commercial activity can be accomplished with significantly reduced costs for new/rehabilitated infrastructure and required public services.

Measures to address the visual quality of Battle Mountain should also reference the town's history and relationship to the surrounding environment. Focusing upon and highlighting the town's unique characteristics can provide the source for honest interpretation and promotion of experiences and activities that make Battle Mountain special and significant.

Analysis: Districts/Neighborhoods

The preceding general concepts have been applied to the specific conditions found in each of the following districts and neighborhoods.

Railroad & I-80 Business Loop Gateways

Identified as major gateways and linkages to downtown Battle Mountain for passing travelers on I-80, this major element of the town’s structure can be
visually and functionally enhanced through development of a linear park concept along the rail right-of-way extending to and connecting with densely landscaped freeway interchanges. The contrast between surrounding open range and new greenery can increase the legibility of the town and present an inviting image to entice visitors off the interstate. Forming a linear backbone for the town, this landscaped corridor can serve a multitude of purposes including recreational open space, bike/pedestrian trails, display and function areas for special events (refer to section on the “Downtown Commercial Core”), interpretive displays featuring historical events and artifacts as well as screening of nuisances associated with rail and industrial operations in the vicinity. Cooperation with the railroad, NDOT and private land owners will most likely be required in order to meet regulatory and safety issues associated with access to the rail right-of-way.

Downtown Commercial Core

As identified in the Constraints section, demand for commercial and office space in the downtown is limited, in part due to a depressed economy as well as limited availability of affordable, attractive properties. Revitalization of the economy will create demand, thereby stimulating new development. In addition to new businesses, tourist attractions associated with the town’s history and unique special events place should be focused in the downtown area. One opportunity for this may be to relocate the proposed Lander County Museum from its current location within the highway commercial enclave near the I-80/SR305 Interchange to the downtown. Relocation of the bowling alley and other key entertainment and local service businesses such as a grocery store should be encouraged to relocate on the edges of the commercial core to increase local commerce in the downtown.
Key to successful revitalization of the downtown, as well as the rest of the community, is improving the image and perception of the experience of being in Battle Mountain. Coupled with the previously described rail corridor linear park, physical improvements to the downtown can reinforce and take advantage of the uniquely preserved and historically significant relationship of the downtown and railroad. Taking cues from historical photographs, the character and ambiance once found in downtown Battle Mountain can be reinstated as the setting for increased tourism and local business activity, injecting new life and vitality into the commercial core. Urban design and traffic engineering options can be incorporated to improve the pedestrian qualities of the downtown and slow traffic to help increase time spent in the area by visitors and lend activity for a lively street scene. Street furnishings, light standards and building facades evocative of Battle Mountain’s colorful history and wild west mining reputation can serve to transform the town image and set the stage for growth.

Improving the image of downtown and increasing the level of business activity are important components of a comprehensive strategy also dependent upon essential measures applied to adjacent neighborhoods such as increased residential densities to provide an indigenous, self-sustaining market for goods and services offered by businesses in the commercial core.

**Broad Street & Mid-Town Gateway @ I-80**

Anchored by the I-80/SR305 Interchange Gateway on one end and Battle Mountain’s most important street intersection at Front Street on the other, the character and function of this corridor is changing. Increased traffic fed into the corridor from the freeway and corresponding higher visibility and improved access implies a more attractive environment for business. Steps to solidify this trend and encourage businesses to locate on Broad Street are recommended. As with Front Street, encouraging higher residential densities in adjacent neighborhoods will help provide a market for Broad Street enterprises.

As illustrated on the revised Proposed Land Use Map (Figure 5), Broad Street is intended to become an extension of the downtown, linking the I-80/SR305 Interchange Gateway to the commercial core with a unified streetscape.
character and highway landscaping similar to that proposed for the business loop gateways. Additional measures include commercial and office land use fronting Broad Street with standardized lot development including uniform setbacks, building densities and landscaping. Use of the same urban design elements placed downtown will serve to blend the two streets into a single commercial district.

The highway commercial enclave developing around the freeway ramps should also be incorporated into the Broad Street corridor, utilizing signage and urban design elements to orient and direct travelers from the ramps to Broad Street and into town.

**Courthouse Historical District**

The collection of public land uses in this compact area can be linked together using design features that evoke a civic and/or historical quality that communicate the purpose and value of activity in the district. Extending these design elements to include the hospital and town civic buildings can also create strong linkages to Broad Street and the town’s commercial areas. Such linkages can encourage workers to frequent local businesses more often, thereby supporting the concept of developing a locally based, self-sustaining economy.

**Residential Neighborhoods**

In general, for the many reasons cited in the Constraints and Opportunities, residential development within the traditional town limits of Battle Mountain should be encouraged over sprawl outside the central urbanized area. In addition to nearby customers, increased densities surrounding commercial corridors can provide a transition from town center to residential areas with the intensity of development decreasing further out from the business core.

Other key issues are to improve the visual quality and character of use within residential neighborhoods. Non-conforming commercial and industrial uses that now exist in residential areas should be encouraged to relocate to appropriately designated areas. Incentive strategies may be useful in assisting local businesses in an effort to meet this objective.
Elimination of nuisances such as trashed empty lots, incongruent signage, unscreened storage/product displays and other distracting evidence of non-residential activity can contribute to resident’s increased pride of ownership and desire to maintain a more attractive neighborhoods. Of course, the most effective and least expensive means of improving the visual quality and increasing real estate values is to plant trees. Green, shaded neighborhoods impart a sense of quality and calm lifestyle that make neighborhoods more desirable.

**North of Railroad:**

The issues discussed above are most evident in this neighborhood. Home to some of the finest historical and vernacular residential architecture in Battle Mountain, the area is also peppered with non-conforming commercial activity and derelict properties that lend a disruptive nature to the streetscapes in the area. Relocation of non-residential land use and discouraging adjacent industrial uses will help to make this neighborhood more attractive for single-family housing with the objective of creating a historically and architecturally significant district.

**Downtown Residential**

Encourage higher residential densities in an effort to improve the variety and affordability of housing stock in Battle Mountain. Row housing, townhouses, apartments and even live/work loft style residential development can be economically viable alternatives to low-density single-family houses. An increased population base surrounding downtown will support business with increased activity through extended hours of the day, leading to a more active and lively downtown.

**Broyles Ranch Road**

Emphasis in this neighborhood needs to be focused on clean up of derelict properties, enforcement of nuisance codes to eliminate un-kept appearances and incentives for property owners to participate in community beautification. Intended to foster pride of ownership, this effort can be primarily grass roots. Addressing issues in surrounding neighborhoods and at abandoned properties can help stimulate private rehabilitation efforts.

**Downtown Mobile Home Park**

This site has been targeted as the prime catalyst to Battle Mountain’s revitalization. The large property’s blighted appearance and high vacancy rate is symptomatic of the type of reactive development in response to
rapidly fluctuating demands of the local resource based economy. As economic downturns drive away jobs and residents, vacancies soar, leaving little cash flow and incentive for owner's to properly maintain unused residential units. This property offers a prime opportunity to redevelop with housing options better suited to long term, stable residency; a first step to economic recovery and commitment to improving the community.

**South of Broad Street**

This neighborhood has essentially the same relationship to commercial districts as the previously discussed Downtown Residential neighborhood. The intensity and character of residential development here should be similar.

**East of Schools**

This area is a transitional buffer between neighborhoods strongly related to downtown and Broad Street. Larger lots and single-family homes are predominant in this area. Encouraging infill residential development and private property improvements is recommended.

**Gold Creek**

This relatively uniform residential neighborhood's suburban character, with large lots and ranch style houses, can benefit from tree plantings and similar owner improvements to the visual quality. Encouraging such investment by owners will contribute to increased pride and a corresponding increase in desirability and real estate prices.

**Echo Bay**

This type of sprawling development should be discouraged until infill saturates the town core and corresponding increases in revenue from an expanded tax base can support infrastructure improvements to upgrade old facilities and increase capacities. The appearance of this neighborhood, with derelict properties, deteriorated lots and inconsistent development standards can benefit greatly from simple enforcement of nuisance ordinances and building codes. Measures such as relatively uniform fencing, landscaping and lot development standards can be used to improve the quality and value of this area.
EXISTING INFRASTRUCTURE

As part of the data collection process and identification of constraints and opportunities, Battle Mountain’s existing infrastructure was evaluated and analyzed. Primarily focused on the condition of sewer, water and roads, this infrastructure is a key issue affecting future development in the town. In addition to land use compatibility and access, planning for future development must take into account the ability of the town to provide adequate services and maintain the necessary infrastructure to deliver them.

The town has conducted an inventory and evaluation of the water, sewer and road systems in preparation of a comprehensive rehabilitation and expansion of this infrastructure. Upon review of the Battle Mountain Water and Sewer Master Plan, prepared by Shaw Engineering in February 2002, the existing water and sewer systems in Battle Mountain are identified as a major constraint to development. Conclusions of this report indicate Battle Mountain has sufficient sewer and water capacity but the delivery systems are aged, deteriorated and in need of replacement. Additionally, the water system suffers from low pressures.

Shaw Engineering also prepared the Battle Mountain Transportation Enhancement Plan in June 2002, addressing transportation improvements to traffic flow, safety and streetscape beautification. A major effort is underway to inventory and evaluate the condition of all road pavements within Battle Mountain to prioritize repair and repaving projects.

Currently, Shaw Engineering is in the preliminary design stage of proposed improvements and rehabilitation. It will take considerable time and money before the town will be in a position to accommodate the type of sprawling expansion that has jumped the freeway and spread south and west. Additionally, it may also be some time before demand for such development will warrant accelerated expansion of the infrastructure to these outlying areas.

PROPOSED INFRASTRUCTURE

The “Proposed Land Use Map” illustrates a land use concept adapted to the reality of Battle Mountain’s existing infrastructure and projected rehabilitation by encouraging higher densities and infill development within the traditional confines of the town proper. This strategy foregoes the expense of outlying
infrastructure extensions in exchange for less costly improvements close in, thereby reducing costs for near term redevelopment. Consequently, as infill development increases and stabilizes the tax base, funding of future infrastructure expansion can more easily be addressed and the need justified as lands within the traditional town boundaries are taken from available inventories. Proposed improvements to the water/sewer infrastructure include replacement of aged and deteriorated piping and new water storage facilities to improve pressure. This improvement program is illustrated in the exhibits from the Battle Mountain Water and Sewer Master Plan on the following pages.

Lander County has also applied for and received approval of an NDOT Enhancement Program that will address improvements to Front and Broad Streets. This project, scheduled for 2006, will include traffic improvements such as landscaped medians with left turn pockets at key intersections, sidewalks, landscaping and lighting (refer to exhibits from the Battle Mountain Transportation Enhancement Plan on the following pages). This will be an excellent opportunity to begin implementing thematic urban design and planning concepts set forth in the Master Plan.
8 Implementation Strategy

The goals and policies of the Master Plan are based on what the community would like to see occur in the area. Implementation strategies are formulated to guide land use and development decisions toward achieving those goals. The strategies should allow flexibility and interpretation of the master plan document. Some basic elements, or tools, of successful implementation strategies are inter-agency coordination, community involvement, development regulations and a public review process, including, but not limited to the following:

- Lander County shall review the existing codes for completeness, and enforceability to ensure that the Health, Safety and Welfare of the community are being served; specifically appearance, blight, abandoned buildings, and other community eye sores

- Lander County should consider altering the existing zoning code to implement the Battle Mountain Master Plan

- Lander County should consider the adoption of the Design Guidelines to implement the Battle Mountain Master Plan

- Lander County should review all proposed development projects for compliance and consistently with the Battle Mountain Master Plan and Design Guidelines

- The community of Battle Mountain should establish an Incentive program to encourage development of appropriate projects

- LEDA should Perform Inventory of vacant land

- Encourage the establishment of a façade improvement program

- Lander County should initiate residential retrofit program

- Lander County should create a code enforcement position

- Lander County should perform a residential inventory and initiate a Housing Study/Element

- Lander County School District should evaluate school programs, and plans, to access upgrading and broadening curriculum.

- Lander County should develop signage program/code; inventory
The Chamber of Commerce Battle Mountain should administer an economic survey to identify commercial needs and services of the area.

Lander County should develop an industrial land use feasibility plan to identify sites for future industrial development in the Battle Mountain area.

The community of Battle Mountain should coordinate with appropriate agencies to develop open space trails and recreation plans for newly acquired land adjoining the Humboldt River.

Lander County Engineers should review current floodplain study to ensure consistency with proposed land uses and future development.

An annual review of the Battle Mountain Master Plan and Design Guidelines is encouraged to update and adjust to changes in the community.

Encourage working with Federal agencies on land acquisition opportunities or land use authorizations for recreation or other public purposes.

Develop Tax Increment Reinvestment Zones (TIRZ). A TIRZ is a method to finance improvements in a specifically designated zone using property tax increment funds. (The use of tax revenue generated on the increased property values that result from development improvements in a TIRZ)

Establish a Problem Property Fund to acquire and remove problem properties. A potential source of funding may include state, local and private enterprises.

Create specific financial incentives for homeownership in redevelopment/revitalization districts by working with Town, State, and Federal officials as well as private sectors (mining companies) to dedicate homeownership assistance funds to these areas.

Stability and improvements in the physical character of neighborhoods depends on increasing homeownership. Programs and concepts that address the barriers to homeownership assistance that could be established are listed below:
1. Down payment assistance through State and Federal programs as well as through local lenders.

2. Assistance with monthly payments through Mortgage Credit Certificate (MCC) and Mortgage Revenue Bond (MRB) programs.

3. Acquisition/Rehabilitation assistance through Federal programs and local lender products.
10 Funding Costs/Sources

Various types of costs are associated with new construction, restoration and rehabilitation projects. Typically they include the following:

Professional fees for project designers, such as architects, engineers, and landscape architects;

- Property costs for acquiring the building or site, if not already owned;
- Permit fees including building permits are paid to the Town of Battle Mountain as a part of the rehabilitation or restoration process. Owners are encouraged to contact the Building Department prior to beginning rehabilitation or restoration work;
- Construction Costs are usually the largest portion of a restoration project budget. These costs are usually consumed by the fees paid to contractors and subcontractors and by the costs of materials and supplies;
- Finally, owners usually need to borrow money for construction and other costs from a bank, savings and loan, or some other source. The rate of interest charged and the term of the loan will dramatically affect the total cost of a project.

Based on the associated potential costs listed above, the following options provide the owner with alternatives for funding of a restoration or rehabilitation project.

**OPTION 1 - Individual Grant Terms**

- A Redevelopment Committee or Town of Battle Mountain shall provide grants up to 50% of the total project costs including design and construction for the first year, 40% for the second year, and 30% for the third year. The individual grant amount will provide up to a maximum of $50,000. Grant requests should focus primary attention on building frontage, however, structural walls facing the side streets and alleys may be considered.

- Each applicant must conform to the Design Criteria listed within this document and comply with the Town of Battle Mountain Municipal Codes. A Grant Review Committee should be created and will review all grant applications, and subsequently a Redevelopment Committee will receive submitted concepts that meet the criteria.
herein provided. The Redevelopment Committee will have final approval of all grants and design concepts.

OPTION 2 – Low Interest Loan Program

The low interest loan program promotes rehabilitation of older commercial storefront buildings, façade and interior renovations and leasehold improvements. These programs are usually offered only by local banks. These are usually bigger projects than façade improvements, but appear to be used for those too. The size of these low interest loans ranges from $1,000 up to $800,000. In some programs, property owners/applicants can choose the bank they wish to get their loan from.

By taking this approach, many downtown programs across the county have proven that local residents and tourists alike can be attracted to older commercial areas whose structures have been rehabilitated in a quality and appropriate manner.

QUALIFICATIONS: Projects must involve one of the following:

1. Rehabilitation of upper levels for either residential units or office space;

2. Façade and first level interior renovations;

3. Leasehold improvements and/or

4. Property acquisition as long as 1, 2, or 3 is involved, and rehabilitation represents at least 10% of loan amount. This 10% may be waived subject to approval.

In addition to the list above, the property must be located with Battle Mountain and must comply with the Battle Mountain Master Plan and Design Guidelines and meet general approval of the Review Committee.

AMORTIZATION: Maximum 10-year term, unless approved by the bank

LOAN AMOUNT: ____________________________

INTEREST RATE: ____________________________

The renewal of the new lock-in rate is dependent on availability of funds in the Low-Interest Loan pool. After 6 years, the project would be on its own and financed at the bank’s discretion. No fees shall be charged
other than ordinary costs incurred by the bank, such as appraisals, abstracting, recording and attorney fees.

Subject to funding availability, closing costs of up to $ will be reimbursed by the Town of Battle Mountain. Payment of these costs will be subject to verification and approval of the participating lender(s).

COLLATERAL: As negotiated with participating banks.

ELIGIBILITY: All property owners or tenants are eligible for a low interest loan if they meet the requirements listed above. All applicants must be bank credit worth. Loan approval is at the bank’s sole discretion and will be determined on a case-by-case basis, utilizing their internal underwriting standards and criteria.

OPTION 3 – Façade Maintenance and Refurbishment Improvement Grant Program

The façade improvement program utilizes public funds to entice private investment by property owners interested in rehabilitating and restoring downtown commercial structures, stressing their historic significance. Downtown Battle Mountain has over 100 years of construction currently in existence, though much of it has been inappropriately altered through the decades. The goal of a Façade Improvement Program encompasses four points:

1) To encourage historic preservation through restoration of downtown structures;

2) To abate any continued deterioration of downtown commercial and/or residential structures;

3) To augment the natural assets of downtown structures to the period of their construction; and

4) To help in the economic recovery of downtown through increased sales in retail and commercial businesses, and increased value of the property.

The Town of Battle Mountain is very interested in making the largest visual impact possible in the downtown area; we are certainly encouraging large restoration projects. However, just as important are small signage improvements, consideration of awning alternatives, as well as leasehold
improvements that may be made by tenants. All of these have a significant effect on the visual presentation of downtown and, therefore, its image.

In order to encourage participation by the business owners in Downtown Battle Mountain, this program offers up to $1000, dollar for dollar, in matching grants. These monies are provided through a Community Development Block Grant Program administered by the Town. To qualify for assistance an applicant must comply with the Battle Mountain Master Plan and Design Guidelines and all improvements must be approved by the Redevelopment Committee prior to having work started.