

## HISTORIC PRESERVATION ADVISORY COMMISSION MEMORANDUM

Meeting Date: August 10, 2022

To: Historic Preservation Advisory Commission  
From: Yumie Dahn, Senior Planner  
RE: Review of the June 2022 Draft Downtown Truckee Plan

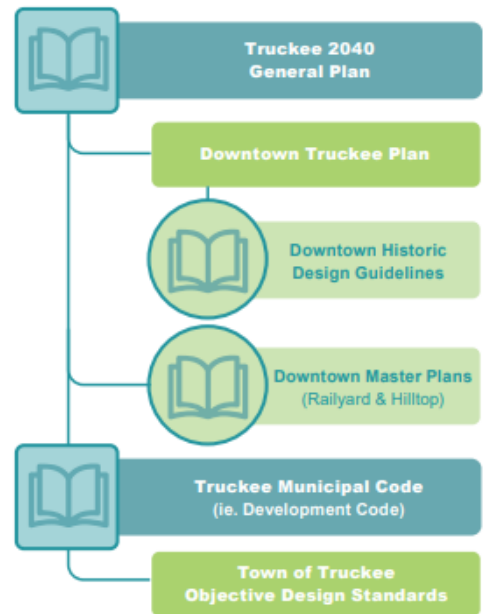
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**Requested Action:** That the Historic Preservation Advisory Commission (HPAC) review the draft Downtown Truckee Plan (formerly the Downtown Specific Plan) and forward a recommendation to the Town Council and Planning Commission.

**Project Description:** The Draft Downtown Truckee Plan was released on June 8, 2022 in conjunction with the Draft 2040 General Plan. The Town Council and Planning Commission are reviewing the Draft 2040 General Plan Elements and are providing feedback to staff in a series of joint study sessions. The Council supported staff's recommendation to have the Historic Preservation Advisory (HPAC) review the draft Downtown Truckee Plan and forward recommendations to the Planning Commission and Council to help their reviews.

The Draft Downtown Truckee Plan (DTP) is an update to the 1997 Downtown Specific Plan. It is not an element; it is a separate policy document that emphasizes the importance of the downtown area to Truckee's character and economic vitality. The plan focuses on the implementation of the General Plan goals and policies for the Downtown area to create a vibrant streetscape with active gathering spaces, consistent pedestrian connections, orderly vehicular circulation and parking, and preservation of the historic mountain character. The Land Use, Community Character, Economic Development, and Mobility Elements of the General Plan also contain policies that address the downtown area.

**Discussion/Analysis:** This staff report summarizes the framework of the Draft Downtown Truckee Plan and the main changes from the 1997 Downtown Specific Plan. While some changes to policy, boundaries, and land use designations have been incorporated into the draft document, the purpose of this update is to acknowledge the policies that the Town has already implemented, continue to highlight the Downtown area as a community focal point, and confirm support for the Downtown Truckee vision and the 2040 General Plan implementation plan.



*Hierarchy of Guiding Plans and Codes*

## **Summary of Proposed Downtown Truckee Framework**

The Downtown Truckee Plan is comprised of five key policy chapters and an implementation chapter:

### **Land Use and Character**

Foundation for the DTP and describes the overall land use and design philosophy for this area and the specific character subareas of the downtown (North Downtown Residential, Cemetery, Downtown Commercial Core, Railyard, River Corridor, River Mixed-Use, Hilltop)

### **Mobility and Parking**

Identifies improvements to roadway, transit, bicycle, pedestrian, and parking facilities. Circulation network improvements reinforce the vision to continue Downtown Truckee's transformation into a more pedestrian-friendly area.

### **Public Realm and Streetscape Design**

The "public realm" is defined as the spaces between buildings, including streets, sidewalks, plazas, and other public spaces. In residential settings, this considers the relationship of front yards to the public street. Identifies public realm improvements, amenities, art, and furniture that help establish a sense of visual continuity and create a welcoming place for people to gather and explore.

### **Parks, Open Space, and Activity Centers**

Public "open spaces" in the Downtown include a small pocket park adjacent to Trout Creek, a train display in the Railyard, plazas in Brickelltown next to the Truckee Depot, and open space along the Truckee River. Enhance existing parks and expand the open space network within the Downtown to create places for the community to gather, rest, meet, and hold special events and community celebrations.

### **Historic Resources**

Truckee's historic Downtown reflects the town's dynamic past and its critical role in the history of California and the West. The historic buildings and sites of the Downtown are key to the unique and eclectic character of Truckee. Strong historic preservation policies and standards are important and necessary for the economic well-being of Downtown Truckee. The Town's Historic Preservation Program comprehensively addresses the programs, standards, and guidelines for preserving and enhancing Downtown's historic quality.

### **Implementation**

Summarizes the policies and programs of the DTP will be implemented, priorities for implementation, and potential funding sources.

## **Main Changes from the 1997 Downtown Specific Plan**

Staff has identified the following changes that have been made from the 1997 Downtown Specific Plan.

- Modified the boundaries of the Downtown to reflect the actual community perception of downtown – removing Coburn Crossing, the public service center, the Reynolds site (at the southwest corner of Brockway Road and Palisades Drive), and West River Street from the old Nevada County Corporation Yard to State Route 89 South from the downtown boundaries and adding the southern parcel that is part of the Hilltop Master Plan into the boundaries.

- The following land use designation modifications have been made:
  - Changed the land use for the northern portion of the Truckee Tahoe Lumber Company site from Public to Downtown Mixed Use.
  - Identified Truckee Springs as open space.
  - Changed the West River Street County Corp Yard site from Commercial to Downtown Mixed Use
  - Changed the Caltrans Corporation Yard site from Public to High Density Residential
  - Modified the land use for the property south of the Veteran’s Hall from High Density Residential to Public Park
  - Changed the land use for Jibboom Street from Public Parking and Commercial to Downtown Mixed Use.
  - Removed the “Public Parking” land use designation on River Street and changed it to Public or Downtown Commercial
  
- The following policy changes have been incorporated:
  - Added policies to review/revise the Hilltop Master Plan.
  - Created supporting policies for alternative transit options.
  - Incorporated policies to review and update the parking in-lieu fee.
  - Directed staff to create a new architectural inventory of historic resources.
  - Created policies to modify the historic design guidelines to include objective design standards.
  - Created policies around managing and reducing parking demand and incentivizing the creation of a parking structure in the Downtown.
  - Incorporated policies to review the outdoor dining requirements.
  - Created policies related to the River Mixed-Used Sub Area and compatibility with surrounding residential uses.
  - In the Land Use Element, expanded the prohibition of ground floor uses to the south side of Donner Pass Road from Spring Street to the McIver roundabout and to the east from Bridge Street to the Railyard.
  - In the Land Use Element, a policy was added to prohibit the loss of housing in the downtown.
  - In the Community Character Element, the General Plan encourages the location and retention of public buildings and civic and community-serving uses in the Downtown that offer opportunities for community interaction.
  - In the Mobility Element, several circulation and connectivity improvements are identified, including Church Street Extension, Easterly Railroad Undercrossing and Easterly River Crossing, Bridge Street Intersections, etc.
  - In the Mobility Element, added policies to review and evaluate the parking requirements and identify potential alternatives.
  - In the Land Use and Community Character Elements, continued to support mixed-use development, river access, infill housing, pedestrian-oriented activity, and a four-season economy.

*For reference, the following goals in other Elements are specific to the Downtown:*

- *Goal LU-6: Preserve and enhance the historic mountain character of the Downtown and support a vibrant district through infill growth, a mix of uses, and public spaces.*
- *Goal CC-7: Maintain Downtown as the preeminent town center, with a vibrant mix of uses, rich legacy of historic buildings, and eclectic architectural character.*
- *Goal ED-5: Continue to enhance the long-term economic vitality of Truckee’s unique historic Downtown*

- The following formatting changes have been incorporated:
  - The name of the document has changed from the Downtown Specific Plan to the Downtown Truckee Plan.
  - The Downtown Truckee Plan is an update to Volume II of the 1997 Downtown Specific Plan and updates the vision, Land Use Plan, policies, and improvements to Downtown Truckee. The Historic Design Guidelines, Volume III, will be incorporated as-is as an appendix to the Downtown Truckee Plan. Volumes I and IV, the Existing Condition Report and Environmental Impact Report (EIR), will be removed from the Downtown Truckee Plan. These documents are coordinated with the 2040 General Plan Existing Conditions Report and EIR.
  - Incorporated opportunity sites for Old County Corporation Yard/Dependable Tow, Jibboom and Post Office Block, Caltrans Corporation Yard, Truckee Tahoe Lumber, Truckee Beacon Gas Station, and Hilltop/Reynolds (Under Appendix A-1). These were exhibits to help discussion of community priorities in the downtown. These exhibits are not regulatory images and are intended to explore potential concepts in the downtown.

**HPAC's Role:** HPAC's role is to review the Draft Downtown Truckee Plan and forward a recommendation to the Town Council and Planning Commission.

To help guide the discussion, staff has identified the following potential policy questions:

1. Overall, are there concerns with the land use designations proposed?
2. Is public art different in the Downtown vs. art in the rest of town? Should art differ if it is located in the Downtown? If so, in what way?
3. How much signage is appropriate in the downtown?
  - a. Are kiosks (structures that display notices, maps, and advertising) appropriate in the Downtown? If so, are there appropriate locations for these structures?
  - b. Is there a need for coordinated public signage for pedestrian directories, parking lot identification, historic landmark sites?
  - c. Are gateway improvements beyond public art and landscaping desired? Does the Town need gateway signage?
4. Is a Town Square desired? Should it be in the downtown core or should the Railyard also be considered?
5. Are any policies or programs missing or off-base in the Draft Downtown Truckee Plan?
  - a. Are there other policies or programs that should be considered to strengthen the Town's historic preservation program and HPAC's review process?
  - b. Are there specific policies or programs that should be considered related to outdoor dining in the downtown?
  - c. Do the proposed policies and programs adequately address access to the river and protection of resources?

Prior to the August 10, 2022 meeting, the HPAC may forward questions or comments to staff. If the key questions or comments are provided to staff by Tuesday at 8:00 AM, staff will try to integrate these topics into the presentation and overall discussion, where appropriate. The format of the meeting will be consistent with regular HPAC meetings – a brief staff presentation, clarifying questions, public comment, and deliberation. The HPAC's motion will be forwarded to the Planning Commission and the Town Council.

**Attachment:**

Downtown Truckee Plan: <https://www.truckee2040.com/2602/widgets/51137/documents/32759>

*For a hardcopy of the draft Downtown Truckee Plan, please contact staff.*