

December 16, 2022

Community Development Department - Planning Division
Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

**RE: LETTER OF JUSTIFICATION FOR THE TIME EXTENSION REQUEST APPLICATION FOR THE CROSSING—
AN ADAPTIVE REUSE PROJECT AT 10242 CHURCH STREET (APN 019-030-008/019-030-051)**

Dear Planning Division Staff:

We are formally requesting an extension of time to an approved land use permit for the period of one additional year for a portion of the Truckee-Tahoe Lumber Company's (TTL) facility at 10242 Church Street. This letter has been prepared in accordance with the instructions contained in the Town of Truckee's Time Extension Information Sheet dated 1/1/2022 and contains information supporting the necessary findings for approval of a time extension.

The reason behind requesting a one-year extension is to give ample time to complete the building permit resubmittal for the Crossing project. The Land Use Entitlement for the project was approved in January 2021 and expires in January 2023. The applicant has made a good faith effort to exercise the permit, submitting for their building permit in March 2022. They received corrections from the Town in June 2022, and the applicant is currently working on preparing their revised materials for building permit approval, hence the need for a time extension. The applicant has been in communication with Town staff and is actively moving forward to obtain their building permit.

The Crossing project would support the four planning goals of the Railyard Master Plan:

- **Goal 1:** *Encourage vibrant and economically sustainable redevelopment that offers diverse retail, entertainment, employment, and housing opportunities.*

The project proposes to adaptively reuse two lumber storage sheds at the TTL site, renovating and improving the existing structures to serve as future office, retail, and restaurant space. The repurposed buildings would provide space for a variety of tenants – office, retail, and restaurant – that would activate the site on weekends and evenings in addition to the workday. The office tenants would provide employment opportunities at the site, providing a greater customer base for restaurants and shops in Commercial Row, and eventually, the Railyard. Additionally, the project would provide a plaza that can be extended in the surface parking area that is designed to accommodate special community events such as concerts, outdoor movie screenings, craft fairs, and farmers' markets.

- **Goal 2:** *Provide a connected community with places that are easily accessible to pedestrians, bicyclists, and drivers.*

By replacing the current lumberyard with the proposed development, the project would reduce the number of truck and other heavy-vehicle trips associated with the lumberyard through the Railyards

and Commercial Row, eliminating potential conflicts between the Railyard Master Plan's pedestrian-oriented design and the lumberyard. This will strengthen the site's connection with the rest of the Railyard Master Plan Area and downtown and substantially increase the amount of pedestrian activity in the northern portion of the master plan area.

- **Goal 3:** *Create an enjoyable public realm with strong sense of place that compliments Truckee's unique historical and mountain town character.*

The proposed plaza would activate the public realm of the Railyards, providing visitors, residents, and employees space to linger and sit. The design of the plaza and the buildings would feature exposed structural elements and wood siding, recalling the site's industrial past and the wood-sided cabins that are ubiquitous in Truckee. The use of decorative pavers throughout the plaza, walkways, and parking lot would emphasize the pedestrian scale of the public realm and provide visual interest during fairs, farmers' markets, and other outdoor events taking place in the parking area.

- **Goal 4:** *Encourage an efficient use of resources and improved environmental health.*

As the Railyard Master Plan Area further redevelops, pedestrian traffic within and adjacent to the project site is expected to intensify. Additionally, the project's location would place potential employees within a short walking or bike trip to Commercial Row, and housing being developed with the Railyard providing ample opportunities for reducing automobile trips and increasing active transportation.

Additionally, by repurposing the existing lumber sheds, the project would minimize construction waste and effort, creating a Railyards-compatible project with an efficient use of time, materials, and energy.

We look forward to working with you to process this time extension request application for one additional year to an approved land use permit for the Crossing.

Sincerely,

URBAN PLANNING PARTNERS, INC.



Lynette Dias
Principal

cc:

Andrew Cross, Truckee-Tahoe Lumber Company

Doug Wiele, Foothill Partners

Kasey Wry, Ryan Group Architects

TDA, Jason Hansford & Kevin Brown