

## ATTACHMENT G

### Public Comments received for the November 21, 2023 Planning Commission meeting and received for the January 8, 2024 Community Meeting:

- 1) **Riverside Dr** - We would like to see the project West River Street Park re-evaluated and re-assessed before moving ahead any further.  
As the residents directly adjacent to the West River Street Park project we have real and legitimate concerns and questions regarding how the Town will mitigate the negative impacts to Riverside Drive and the Truckee River, how the final proposed commercial spaces and uses were determined and how the public process/community outreach was applied.
- 2) **Park sign**
  - a. The current sign design for the park looks industrial urban and unimaginative. Its design might reflect the new name or in general more in line with historic downtown.
  - b. Signage: not in keeping with the historic downtown character. Let's involve the Truckee Arts Commission and local artists to create an entryway sign and other signage that is enticing and creative.
- 3) **Land Use**
  - a. Since the park design was put on paper the Truckee Springs property across the River was obtained as open space. That property has many yards of river frontage with the land being very accessible to the River. Terracing the Park property to gain river access will reduce the small footprint of the level area of the park dramatically and, given the terrain, will still not create good river access. With all the river access now available across the river it seems redundant, very costly, and squandering of precious land to keep the terracing component.  
Two restaurant/bars are planned for the property. They will occupy the majority of the limited park space and essentially the park portion will be a free patio for the private establishments. Is the best we can do in our beautiful community is add another couple of drinking/eating places? I offer the idea that the western end of the park adjoining the old cabinet shop be used for the restaurant/ deli space extending that building somewhat into the park property. That the eastern part of the park have a museum/cultural space rather than a second eating/drinking space.
  - b. Concerns about it not addressing the need for a dog park.
  - c. How are the land use activities in the park compatible with surrounding neighborhoods, businesses? Who will be using the park? What specifically addresses those needs? How will the park effect proposals for adjacent parcel development?

- d. Since the park belongs to us is there any reason why some of the proposed commercial can't be replaced with cultural?

#### **4) Public Outreach**

- a. Between 2017 to the current West River Street Park plans:
  - i. How was the size and use of the commercial buildings determined?
  - ii. What additional research was done to show the potential impacts of the additional commercial space and usage since it is much different than the 2017 Alternative #1 or #2.
  - iii. What actions did the town take to solicit bids for the commercial buildings?
- b. Please explain how the community outreach/public process was applied after 2017 until present?
- c. How and who did you reach out to for input? Was there an attempt to include the residents of Riverside Drive/West River Street?
- d. Are high profile commercial buildings that obscure the view to River/Open Space from downtown part of the General downtown specific plan?

#### **5) Private Development**

- a. Is there a rendering of the adjoining business projects that includes the park? I believe that knowing how the proposed businesses plan to use the park is integral to evaluating the park plan.
- b. Feels it should not be called a restoration project when there will be so much commercial space.
- c. On the Town's application for the West River Park, this application is so incomplete. There is no information on the height and mass of the two commercial buildings and it seems that those potential property owner's should be an integral part of the application. It seems that the park could end up unusable if there is too much shade or icy conditions. One of the people offering public comment mentioned a brewery and winery as potential builder owners. These uses have previously been viewed as industrial uses ( the original downtown specific plan.) I don't understand when the Town jumped into real estate game? Those spaces may need to be used for additional parking and snow storage.  
Also, in our initial downtown streetscape plan we found that users are resistant to walk more than 300 feet from where they park. The Town should also develop an MOU for maintenance with the TDRPD. so far, the Town's maintenance of other facilities has been abysmal. I would encourage the Town to address the downtown as a whole view before moving forward on this park.

- 6) Many years have gone by since meetings were held and designs for the park were created. The park in its current design does not represent the wants of the community and is somewhat obsolete and unimaginative. Hopefully the Town meeting on Jan. 8 will open up a new round of community and Town collaboration to make this site, as a western entrance to the historic downtown, truly representative of the creative community that we are.

### 1) Environmental and impact surveys

- a. Were there negative impact **surveys** done in 2017 (or at any time) for **Riverside Drive** specifically? To include but not limited to:
  - i. Increased Traffic
  - ii. Parking issues
  - iii. Noise pollution
  - iv. Light pollution
  - v. Snow Removal
  - vi. Safety/Security with increased pedestrian and vehicular traffic
- b. If surveys were done specifically for Riverside drive, were they updated when the West River Park project increased the commercial space and usage to reflect current plans?
- c. Is there a Truckee River water/environmental impact survey done (not soil contamination) with regard to increased human traffic/pollution, garbage, food, introduction of high volume recreational uses from newly proposed park with two large commercial restaurants and direct access for high volume recreational use?
- d. What **actions** has or will the Town of Truckee take to address the Traffic, Parking, Noise, Snow removal, safety from the proposed West River Park development to Riverside Drive residents?

### 2) Park Theme/Name

- a. Given that the park is in the historical district it would make sense to have its design, theme and signage reflect that. I suggest that a major theme be an honoring of the first people who lived here. Nowhere in our community are they honored. A second focus might be on the huge logging operations across the river and in that neighborhood. The museum would display these historical aspects of the community and the park design would also reflect that.
- b. Who came up with the name for the park and why wasn't the public involved in the naming?
- c. This park needs to have a significant historical/educational component; perhaps even as the focal point of the park along with the River. In past meeting we

discussed honoring and recognizing the First Peoples (Washoe). Signage might even reflect that. Additionally, I envision a pavilion in the park with written and pictorial etc. exhibit of that history. It would be interesting as well to include the more recent history of that specific location, as well as that across the River.

- d. **Park Name** - I propose that we have a naming contest. West river park lacks a lot in imagination. It could be a memorial to someone or something. Or, some name with historical connections. The current sign design for the park look industrial urban and unimaginative. Its design might reflect the new name or in general more in line with historic downtown.

### 3) Park Design

- a. Concerns about buildings being too close to the river and creating flood issues
- b. Has anyone considered installing adult activity options such as bacci courts, a basketball hoop, and chess boards in the park? And perhaps a climbing structure for kids? There are infinite opportunities for kids to experience nature in Truckee. Perhaps the grants do not provide opportunities for alternative activities. What about a snow hill in the winter?
- c. Lawn and paving: In keeping with our mission to be environmentally sensitive it would follow that walkways and other paved areas be of pervious material. Other landscaping should use ONLY native plants and ground cover.
- d. What percentage of the flat area will be commercial and what percentage public park?
- e. Are you willing to put up story poles to really show how the property will be split up?

### 4) Removing Fill:

- a. What does riverfront infill mean?
- b. Regarding construction, the Town never really addressed the **8-15 feet of fill dirt** that needs be removed nor did they offer up any of the reports or the communication from Lahontan Water Board, who came down on residents really hard for improving their backyard space. Point being, theirs was a small residential yard this is a large commercial project. The site as it sits today is introducing fill into the river on a daily basis, has chunks of asphalt making its way into the river and has left large metal debris in the river and on the rivers edge. If Lahontan were to look at it today it would not pass. Not to mention what contaminants are in the soil making its way into the river. That section of river where you want to encourage access has dangerous rapids with most of the rafters getting separated from their rafts as their trash and belongings end up in our yards. Residents have often had to “rescue” neophyte rafters and their gear.

- c. How much of the present property (the flat surface) will be lost thru terracing? What will be the actual flat surface dimensions of the park after terracing?

## 2) River Access

- a. Is the park required to have river access? How will the West River Street Park access the riverfront park across the river? If it is the Legacy Trail and the bridge shouldn't that be included in the project description in detail? Where is the multi-use riverfront trail on the plan?
- b. I do not see the points of pedestrian access to the river. River must be available for the public who have disabilities, the elderly and children. Access must also be user friendly for people with picnics, paddle boards, kayaks, fishing gear and rafters.
- c. I wish to specifically address "As part of river enhancement, explore the potential feasibility of additional amenities ( eg. .,a Truckee River Whitewater Park, formalized Kayak/Raft launching facilities, fishing spots, and other opportunities that would bring people to the river while supporting local businesses"

There are three ideas provided, one of which is fishing spots. There have always been fishing spots and existing thriving businesses that support this activity.

A second idea given, is that of formalizing Kayak/Rafting facilities. This idea and its goal of supporting local business, in my opinion paints a picture of a commercial rafting business venture. We only need to look at our neighboring community Tahoe City, to know what that might be like.

Finally, the third idea suggested is one of a Truckee River Whitewater Park. Let's be perfectly clear as to what a whitewater park means. It is a man made creation, involving the modifying and or altering the river bottom. This is done to create preferred flows and current directions. It also involves, establishing structures by adding and moving river rocks for the sole purpose of creating selective water features. Proponents of whitewater parks say they will foster better fish habitats and in general a healthier river. I have failed to find the research and or data that supports that premise. The Truckee River is a healthy river, supporting a prolific fishery and a thriving wildlife habitat. I believe the best way to keep this river healthy is to leave alone.

Kayaking and rafting are good ways to interact with the Truckee River and when the conditions are favorable, the river untouched, will provide those opportunities.

A Truckee River Whitewater park and formalized launch site, should never happen, not here, not now, not ever!

## 3) Park Landscaping

- a. I would like to see plans for shade structures than landscaping which will not be mature in our lifetime if it doesn't die in the first season, requires water and landscaping services. The staff report says that the landscaping plan includes plantings along the riparian edge. Shouldn't any proposed planting in riparian

areas be reviewed by the Truckee River Watershed Council? How are the plantings compatible with riverbank activity?

- b. Tree Preservation: I did not see any trees on the flat part of the property. There are trees growing in the bank down to the river. Removal of those is potentially destabilizing.

#### **4) Garbage**

- a. Solid waste: can I assume the receptacles will be bear proof? There must be receptacles down at the river.

#### **5) Lighting**

- a. Sensor- activated lights must be required. Lighting intensity should be at the maximum for security purposes. ( The lights at the Glenshire roundabout are dim and are a hazard)
- b. Night lighting: will the park close at a particular time of day? Will lighting be shut off when the park is closed? Will commercial enterprises be on a noise and lighting curfew?

#### **6) Playground**

- a. One covered area and no playground suggests it is not child friendly or useful for winter and will more likely attract unhoused residents.
- b. We most definitely do not need to create a natural children' s play area. Nor do we need log and boulder areas. It would be great to explore park furniture that is from recycled materials and is locally made, such as the bottle cap benches, chairlift and ski benches. Concrete is uncomfortable and cannot be moved for best sun exposure and conversation.

#### **7) Snow Removal**

- a. **Riverside Dr** - In all winters the snow that is accumulated on Riverside Drive is pushed to the end of street right on top of the lot that this project is being built on. The snow is stored there until it melts in the spring. What is the plan for snow removal? Removing by truck is problematic as Riverside drive is already one of the last streets to be plowed and we can't now wait longer for dump trucks to be loaded for snow removal as this process is very slow and would block our narrow street for some time which would create a safety hazard.
- b. Snow removal/storage: Is this to be a year around park or only during non-snow time? If there is snow removal envisioned where is the storage?

#### **8) Parking/ Traffic/Bus**

- a. **Riverside Dr** - What is the plan to prevent the folks that are using the park and restaurant from parking on Riverside Drive? Parking is already very limited on this street.
- b. **Riverside Dr** - What has been put in place regarding minimizing traffic/parking/ wrong way driving on Riverside dr.?
- c. Why wasn't a traffic study done?
- d. With such limited parking why not have a bus stop and shelter?
- e. Is there a parking plan for homeowners and businesses who will be impacted?
- f. Traffic/ parking: Is it intended that parking be at the new lot across the River? Will the empty land across West River Street be developed for parking? OR, better yet; another reason to develop the Truckee Downtown Shuttle. People park in anchor parking lots / garage and access downtown via as frequently recirculating shuttle bus. This would be consistent with our mission to get people out of their cars.
- g. Where will the parking be for the park? If the project construction starts next year will the parking area construction also start at the same time?

#### 9) **Park Maintenance**

- a. Who will be responsible for the maintenance and management of the park? Would it be turned over TDPRD?
- b. Concerns about it not being maintained and collecting trash, buildings being too close to the river and creating flood issues
- c. Will the park be year around use or only summer (non snow time use)?
- d. Will the park close at a reasonable hr. each eve.?

#### 10) **Construction**

- a. Concerns that the project will take years to construct.
- b. Where will the parking be for the park? If the project construction starts next year will the parking area construction also start at the same time?

#### 11) **Safety**

- a. Will there be an emergency call button for park emergencies? How will private property be protected? What will the town' s liability be?