

**Attachment 6  
Railyard Hotel  
Relevant Railyard Master Plan Design Guidelines**

**The following Railyard Master Plan guidelines should be considered in the design of the Railyard Hotel.**

**Building Form and Massing**

New interpretations of traditional building styles are encouraged (DE-G31):

-- new design that draws upon the Town's railroad / industrial / utilitarian working-class history is preferred. This will allow new structures to be seen as products of their own time yet compatible with their historic neighbors.

Simple rectangular solid building forms that are deeper than they are wide are encouraged. (DE-G32)

A layering of building planes is encouraged. (DE-G33)

Floor-to-floor heights should appear similar to those of historic buildings in the area. (DE-G34)

Contemporary interpretation of traditional building shapes, especially simple rectangular masonry building forms with functional canopies and building elements that appear as shed additions are encouraged. (DE-G35)

Buildings should be comprised primarily of parapet buildings typical of Commercial Row. (DE-G36)

Patterns should be created along the street by the repetition of similarly-sized building elements. However overly repetitious design elements are strongly discouraged (DE-G37):

-- No façade should exceed 50 feet in width.

-- Where a building façade must exceed 50 feet in this width, a change in design features to suggest the traditional building widths should be used. Changes in facade material, window design, facade height, decorative details, or the addition of a patio restaurant are examples of techniques that may be considered. These variations should be expressed through the structure such that the composition appears to be a collection of smaller building modules.

-- Any buildings allowed to occupy more than 60 feet of building frontage must incorporate several of the following elements along the building frontages:

- oo Display windows on 50 percent or more of the frontages facades adjacent to public space including sidewalks and plazas.

- oo Two entrance and show case windows on three sides of the building

- oo Creative treatment, such as a mural, to facades that do not include display windows.

- oo Exterior semi-public "gathering spaces" created by design and placement of planters, low walls, steps, etc.

- oo Outdoor dining, and/or "nook retail/restaurant areas

All street elevations should be developed to provide visual interest to pedestrians. (DE-G40)

Block size buildings are discouraged. The mass and scale of buildings should be varied within the DE District to ensure compatibility among Railyard districts and the existing historic Downtown. Transitions in building mass and scale should be created between the DE District and existing historic properties to the west and between the DE District and the IH and TC Districts. One or more of the following methods should be considered in new development (DE-G41):

- Transitioning of building heights;
- Multiple buildings per block;
- Architecture based on simple forms that appear to have “grown together” or been added-on to over time;
- Patio restaurants with outdoor dining, gathering spaces, and “nook retail/restaurant areas” facing the primary street.
- Roof top restaurants.

### **Facade and Building Elevations**

Rectangular forms should be dominant on commercial facades. (DE-G43)

- Rectangular forms should be vertically oriented.
- The facade should appear as predominantly flat, with decorative elements and projecting or setback articulations appearing to be subordinate to the dominant form.

The street level floors should be clearly distinguishable from the upper floors. (DE-G44)

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more solid than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street levels and upper levels through detailing, materials and fenestration.

Recessed entryways are encouraged to reflect the pattern established in Commercial Row. (DE-G46)

- The door should be adequately set back from the front facade to establish a distinct threshold for pedestrians. A recessed dimension of 4 feet is typical.
- Where entries are recessed, the building line at the sidewalk edge should be maintained by the upper floor(s).

### **Building Finishes**

Preferred building materials include natural/ authentic materials such as brick, stained and painted wood, metal (corten, box-rib, horizontal / vertical, corrugated) steel, board-form or colored concrete and materials reflective of Truckee’s Railroad and industrial/utilitarian character. Also see Section, 5.5.5 for additional guidelines for building materials. (DE-G51)

**Materials Reflective of Truckee's History.** Materials that reflect Truckee's history, especially the history of the railroad and saw mill operations are encouraged. Historically used building materials include, but are not limited to, brick, logs, rough-cut granite stones, painted wood, railroad ties, square nails, and iron work. Materials that appear weathered over time such as materials that rust, patina or discolor are also typical of Downtown Truckee. "Aged" materials include wood, concrete, plaster, and corrugated metal. (G2)

**Asymmetry.** Use of simple box and rectangle shapes at the core of the design, with additions that appear "tacked-on" is typical of Truckee buildings. Layering with clean simple building shapes is encouraged. (G3)