

Attachment #4

History of the Village at Gray's Crossing from 2004 to 2007

Specific Plan Adoption

In February 2004, the Town Council adopted the Gray's Crossing Specific Plan, certified the Environmental Impact Report (EIR), and approved Zoning Map Amendments, a Development Agreement, and Tentative Maps for future development of the Gray's Crossing area. The Gray's Crossing Specific Plan was adopted to create a comprehensive development that included a mix of uses such as a diversity of housing types, commercial uses, lodging, recreational, and recreational and open space components. The Gray's Crossing development is based around an 18-hole golf course and recreation amenities packages. East-West Partners was envisioned to manage the implementation of the Specific Plan. For this reason, the Specific Plan was written assuming the continued oversight of a single master developer. With the 2008 recession, portions of the plan area fell into foreclosure and were sold resulting in fragmented ownership.

Thus far, the golf course, the market rate single-family lots, the 92 affordable rental units (Heness Flats), 17 market rate townhomes, and the church on Alder Drive have been constructed. The Truckee Donner Recreation and Park District Community Recreation Center and Aquatic Center and Frishman Hollow were also constructed on land provided by the original Gray's Crossing developers as part of a community benefits package.

The Development Agreement identified specific expectations for construction in the Village Center. However, the Development Agreement expired in March 2019. Therefore, the sole governing document for the Gray's Crossing subdivision is the Gray's Crossing Specific Plan. The Gray's Crossing Specific Plan is the controlling regulatory document for establishing land uses, density and intensity of use, and the specific development standards identified in the plan for the Gray's Crossing Specific Plan area. The Gray's Crossing Specific Plan includes design guidelines and standards for off-street parking, lighting, grading and drainage, and signage. However, it does not comprehensively address other standards that the Town requires in the Development Code.

With the loss of a single master developer and the March 2019 Development Agreement expiration, the Town reviewed the Gray's Crossing Specific Plan and has noted that the Gray's Crossing Specific Plan has some deficiencies and lacks clarity thereby creating a number of challenges when evaluating development projects in the Plan Area. The remaining undeveloped parcels are tied to one another but are now owned by separate entities with separate development concepts, which makes development of these parcels more difficult. The Specific Plan assumed a phased project, with buildout of the Gray's Crossing Specific Plan area expected to be complete by 2009. At the Town Council's direction, staff is working with Gray's Crossing stakeholders to create a clear pathway for future developers. However, for the time being, the Specific Plan, as it exists today, is the governing document for review of any project in the Gray's Crossing area.

The Village at Gray's Crossing was previously approved in 2004, as part of the Specific Plan approvals, and with subsequent changes approved in 2006 and 2007. All of these previously approvals are expired, but are discussed below for reference and past context. Because the Development Agreement is now expired, the regulations in effect for the proposed project are different than those in effect in 2004-2007.

2004 Village Approval

In 2004, the Gray's Crossing Specific Plan was approved with a concurrent land use entitlement for the area that is being considered today, the Village:

- Office and Retail: 38,900 s.f. of office and retail floor space. This area would also accommodate 21 live/work lofts above the retail floor.
- Lodge: 120 rooms with 5,000 s.f. of conference facilities and limited food service. The Lodge was anticipated to be constructed over a ten-year period. Each unit within the Lodge was to be designated to allow for flexible use such as commercial condominiums, timeshare, or fractional ownership.
- Community Cultural Center: A 7,200 s.f. multi-use building that can accommodate worship services, community gatherings, cultural events and theater.
- Gas Station: A 1,800 s.f. service station and convenience store.
- Attached Housing: The Specific Plan references the Residential Land Uses which lists 48 attached housing units, in a village setting, ranging from studio flats to three and four bedroom townhomes.
- Church Site – a one-acre site that could provide a future worship center and multi-use facility for the local Truckee Ecumenical Partnership



Figure 2: 2004 Specific Plan Map

The anticipated phasing for this project included the following:

- Phase I (2004-2006): 25,000 s.f. of Village Center, 40 lodging units; seven loft units
- Phase II (2006-2009): 10,000-15,000 s.f. of Village Center; 11 Residential Loft Units; 40 lodging units; church site
- Phase III (2007-2009): Complete Village Center, residential lofts, and 120-unit lodge

2006 Village Tentative Map Approval

In 2006, the applicant requested approval of a revised Development Permit and a revised Tentative Map for the construction of Phase 1 of the Village Center. The request included the following:

- Six commercial buildings (approximately 33,300 s.f.)
- Grocery store building (Approximately 7,400 s.f.)
- Eight-pump gas station
- 24 market townhouses with parking
- 23 market live/work with parking
- Eight market condominiums with parking
- 168 parking spaces for all commercial and grocery store uses
- Phase 2, which included the hotel, community center, and church site, was not part of this review
- Comprehensive Sign Program for two project identity signs, two entry identity signs, two neighborhood signs, and 14 tenant identification sites.
- Split-rail fence along the northern and southern boundaries of the parcel.

The Planning Commission approved the Tentative Map and continued the public hearing for the Development Permit. The Planning Commission expressed concern about the parking lot visibility along Highway 89 and the proposed material, elevations, roof lines, massing, and landscape design. The Planning Commission believed that the proposed architecture was inconsistent with the concepts provided in the adopted Specific Plan, specifically regarding a “Village” feel.”



Figure 3: 2006 Tentative Map Approval

2007 Village Development Permit Approval

One year after the 2006 Tentative Map approval, the applicant returned to the Planning Commission with completely revised architecture, materials, and colors in response to the Planning Commission's comments. The general site design that was approved was maintained from the 2006 approval. The revised project included the following:

- Phase 1 (proposed to begin construction in 2007)
 - Grocery Store: 7,092 s.f.
 - Buildings A/A2: 9,918 sf commercial with nine second-story residential lofts
 - Building C: 5,154 s.f. commercial
 - Five Townhomes: Located at the northern portion of the project site
 - Bus Shelter: 112 s.f. for public and private transit
 - Required Infrastructure: Vehicle parking bicycle parking Class 1 trail sidewalks
 - retention ponds landscaping etc.
- Phase 2 (proposed to begin construction in 2008)
 - Buildings B1/B2: 11,225 sf commercial with 11 second-story residential lofts
 - Building D: 6,129 sf commercial with one second-story residential loft
 - 19 Townhomes: Located primarily at the northern portion of the project site with three at the southern end
 - Required Infrastructure: Vehicle parking bicycle parking the park located to the north of Building D sidewalks retention ponds landscaping etc.
- Future Phases requiring Development Permits to be reviewed by the Planning Commission:
 - Hotel
 - Community Center Building
 - Eight-pump Gas Station
 - Eight Attached Condominiums
 - Church
 - Required Infrastructure: Any associated vehicle parking bicycle parking sidewalks retention ponds landscaping, etc.

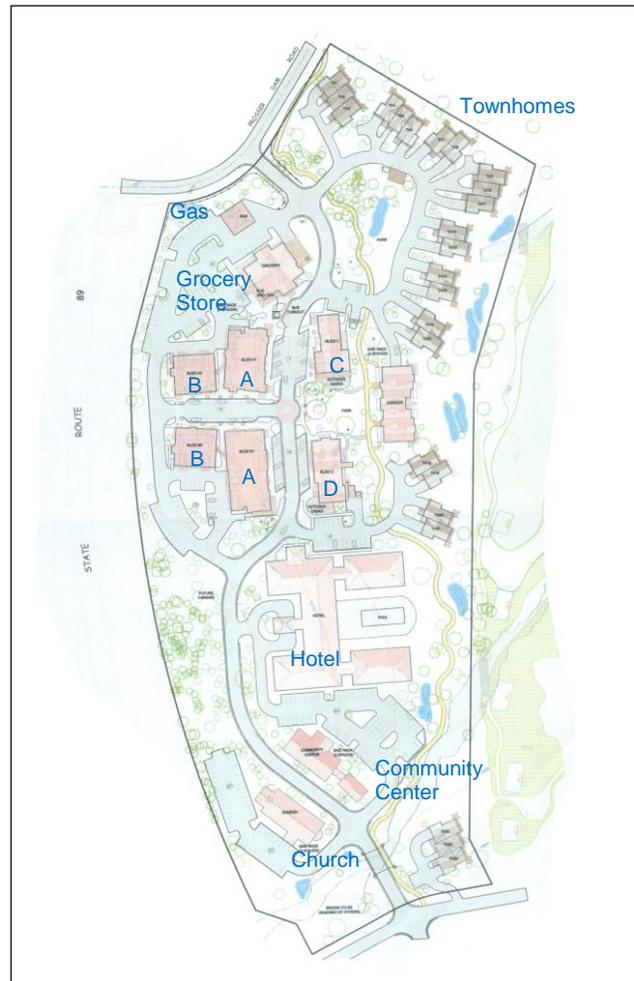


Figure 4: 2007 Development permit Approval

No affordable housing was required as part of both the 2004 and 2007 approvals because the Gray's Crossing Development Agreement, which has since expired, required 225 affordable housing units that range from very low to moderate income households throughout the Gray's Crossing Specific Plan Area.

17 townhomes were constructed as part of this land use permit. The Development Permit expired in 2011.



Figure 5: 2007 Development Permit Approval Architecture Examples