



# RIVER REVITALIZATION

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RESTORE • REVIVE • REIMAGINE

Steering Committee Meeting

January 7, 2025

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# West River Street Area Uses | What We Heard

- Flexibility with some structure
  - Consider sub-districts (north and south of West River Street)
  - Less focus on specific uses
- Encourage innovation
- Create a new neighborhood – multi-family housing
- Complement downtown uses (maker spaces, small-scale artistic)

- Minimize uses that require outdoor storage? Or allow some outdoor storage and have performance standards
- Where do essential services go? – we need them
- Relocation requires monetary incentive

# West River Street Area Uses | What We Heard

- Cultural center or district? (lead with art, creativity, authenticity, murals, don't erase history)
- Repurpose buildings & integrate new with existing
- Indoor/outdoor spaces with industrial feel
- Flex spaces
- Multi-family housing (a variety of types)
- Layer and buildings (for variety and to screen uses)
- Some neighborhood services (day care, grocery, or market)



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# West River Street Area Uses | What We Heard

- Integrate some essential service uses
- Maybe some small scale artisan creative uses (welding, glazier)
- Allow some (limited) outdoor storage (screened by attractive buildings)
- Maybe indoor pickleball?



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# Place Types

- Help visualize the various forms that development can take. They describe land use and the desired community character.



## Residential

From single-unit residences to townhomes and apartments, residential Place Types illustrate the desired housing types for an area, whether rural, suburban or urban.

1. **Countryside Residential (CR)**
2. **Suburban Residential (SR)**
3. **Urban Residential (UR)**
4. **Mixed Residential (MR)**



## Centers & Corridors

These Place Types include both commercial and residential uses that are either clustered to create a center of activity (Centers), or a linear arrangement of higher intensity uses along a major street (Corridors). Both are walkable and most have the densities and concentration of uses needed to support transit.

1. **Crossroads (XR)**
2. **Neighborhood Node (NN)**
3. **Neighborhood Center (NC)**
4. **Village Center (VC)**
5. **Town Center (TC)**
6. **Downtown Core (DC)**
7. **Rural Corridor (RC)**
8. **Suburban Corridor (SC)**
9. **Mixed-use Corridor (MC)**
10. **Transit Corridor (TRC)**



## Specialty Districts

These Place types typically have unique requirements for access, buffering from adjacent uses, or the protection of sensitive natural resources.

1. **Preserve (PR)**
2. **Agricultural (AG)**
3. **Resort & Recreation (RR)**
4. **Industrial (IN)**
5. **Maker District (MD)**
6. **Campus (CA)**
7. **Regional Facility (RF)**



## Overlays

Overlays identify areas where additional consideration is needed to address unique assets such as floodplains, steep slopes, or historic properties.

1. **Natural Resources (NR)**
2. **Urban Residential Single Family (UR-SF)**



# Place Types | Components for a DRAFT Description for West River Street Area

Truckee River Creative District (or could be a Maker District or a Cultural District or another name)

Live-work neighborhood with managed access to a healthy Truckee River, where housing and workplaces are located in close proximity to each other, providing residents with convenient access to employment and neighborhood services. Adaptive reuse of older buildings, great public spaces and a large mix of uses. Higher-density residential is often brought into the sites, mixing old structures and uses with new uses, and integrating ample landscaping and pedestrian connectivity. Service and light manufacturing facilities are non-noxious (no hazardous materials or pollution), and non-nuisance (no odors, excessive light, or heavy truck traffic).

Predominant uses:

- Multi-family residential, townhomes, residential above other compatible ground floor uses, etc.
- Small artisanal workspaces (such as bakeries, breweries, glass blowing, woodworking shops or other low impact production)
- Neighborhood commercial, office, and service

Limited uses:

- Minor auto service/repair
- Boutique lodging
- Small scale contractor office and screened stone yard

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# Discussion

## Place Type Description

- What parts of the description do you like?
- What parts would you change?



# What is the Desired Type and Mix of Residential Uses?

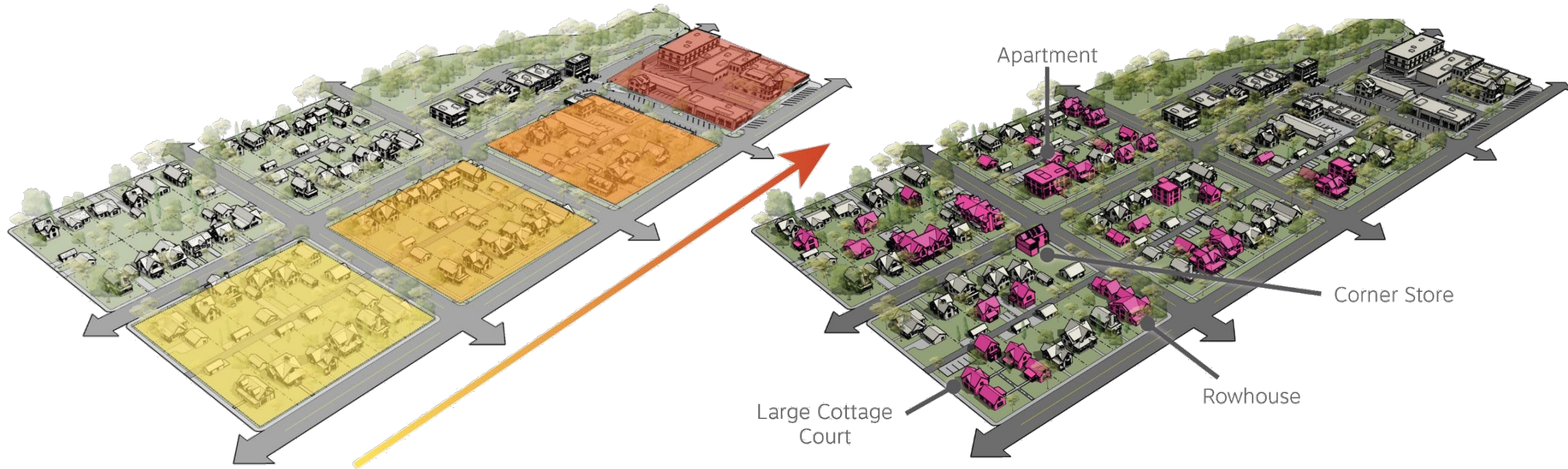
Can include a variety of residential types that increase in density



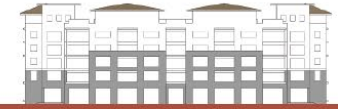


# Place Type Description | What Is the Desired Mix of Residential Use (Density or Building Type)?

- Can include a mix of building types that increase in density and have a mix of densities within one area







Unit Type

**Large-lot  
Single Family  
Detached**

**Small-lot  
Single Family / Cluster**

**Attached / Detached  
Townhouses**

**Tuck-under Townhomes /  
Garden-style Multifamily**

**Urban High Density**

Typical Density

1 ~ 6 du/ac

7 ~ 10 du/ac

11 ~ 15 du/ac

18 ~ 24 du/ac

30 ~ 90 du/ac

Example Layouts



Single family residences with lot sizes 5,000 s.f. or greater.



Small-lot single-family homes, or detached homes in cluster arrangements.



Attached / detached townhomes.



Tuck-under townhomes, and a variety of walk-up multifamily developments.



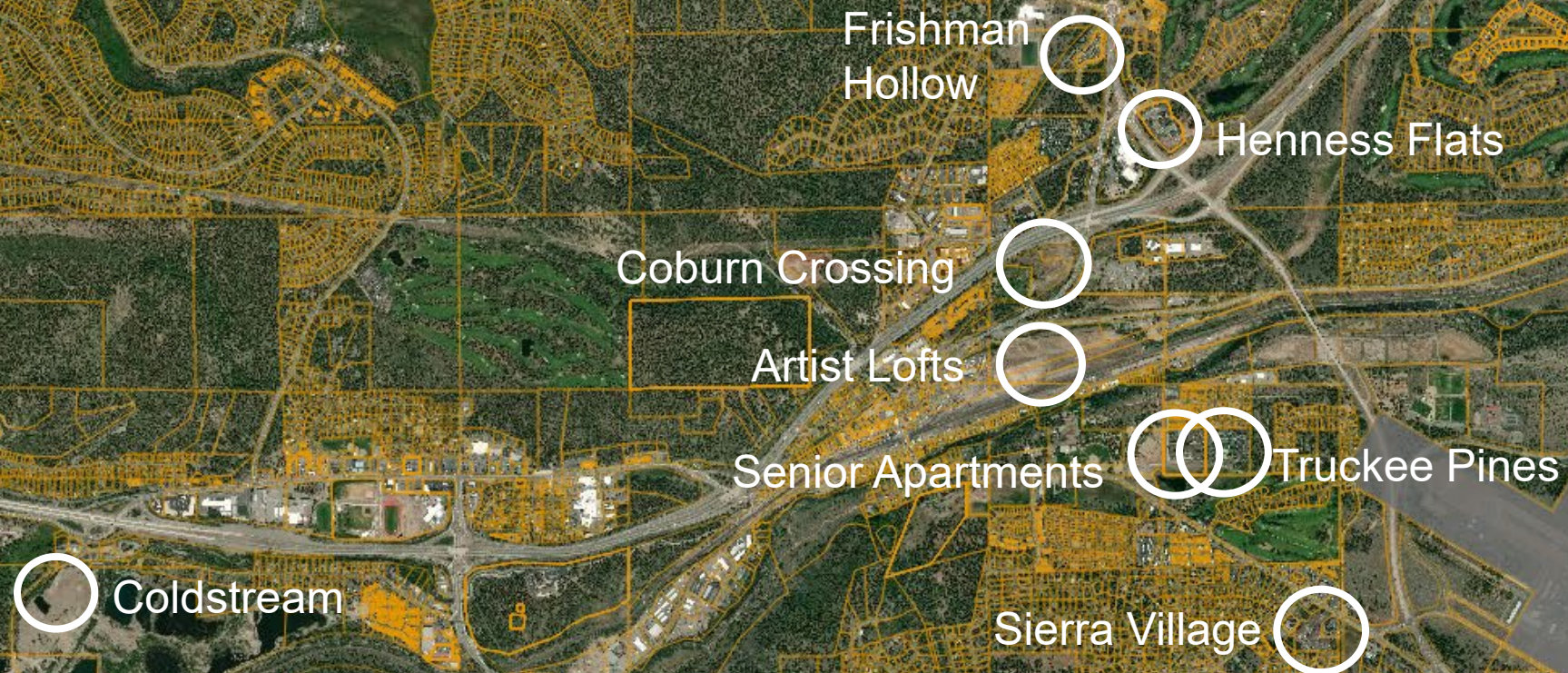
Wrap-around or podium style high density developments.

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Example from Truckee 2040 Housing



## Existing housing projects





## Existing housing projects with densities shown

Coldstream  
48 units  
1.8 acre  
26.7 du/acre

Coburn Crossing  
138 units  
7.86 acres  
17.6 du/acre

Artist Lofts  
77 units  
1 acre  
77 du/acre

Sierra Village  
72 units  
6.33 acres  
11.4 du/acre

Frishman Hollow  
32 units  
2.24 acres  
14.3 du/acre

Hennes Flats  
92 units  
6.86 acres  
13.4 du/acre

Senior Apartments  
60 units  
9.62 acres  
6.24 du/acre

Truckee Pines  
101 units  
9.73 acres  
10.4 du/acre



# Residential Use Examples (Yes or No)

- Single Family Detached (lot sizes 5,000 SF or greater)



# Residential Use Examples (Yes or No)

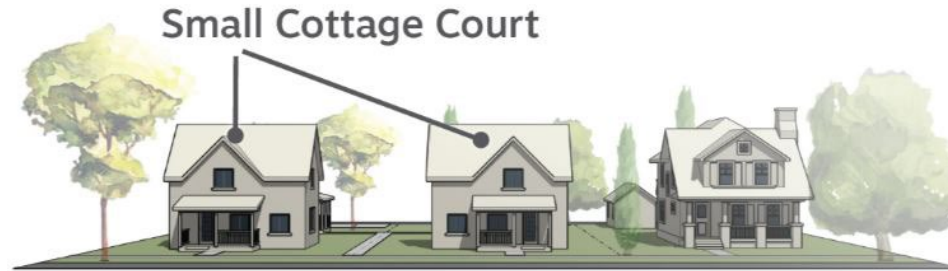
- Tiny Homes





# Residential Use Examples (Yes or No)

- Small Single Family Clustered (Small Cottage Court)

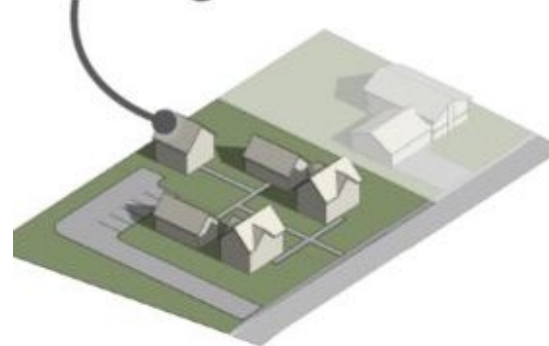


Small Cottage Court



Small-lot single-family homes,  
or detached homes in cluster  
arrangements.

Cottage Court



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# Residential Use Examples (Yes or No)

- Live Work



# Residential Use Examples (Yes or No)

- Duplex and Townhomes



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# Residential Use Examples (Yes or No)

- Triplex or Fourplex



4-unit (attached)



Quadplex



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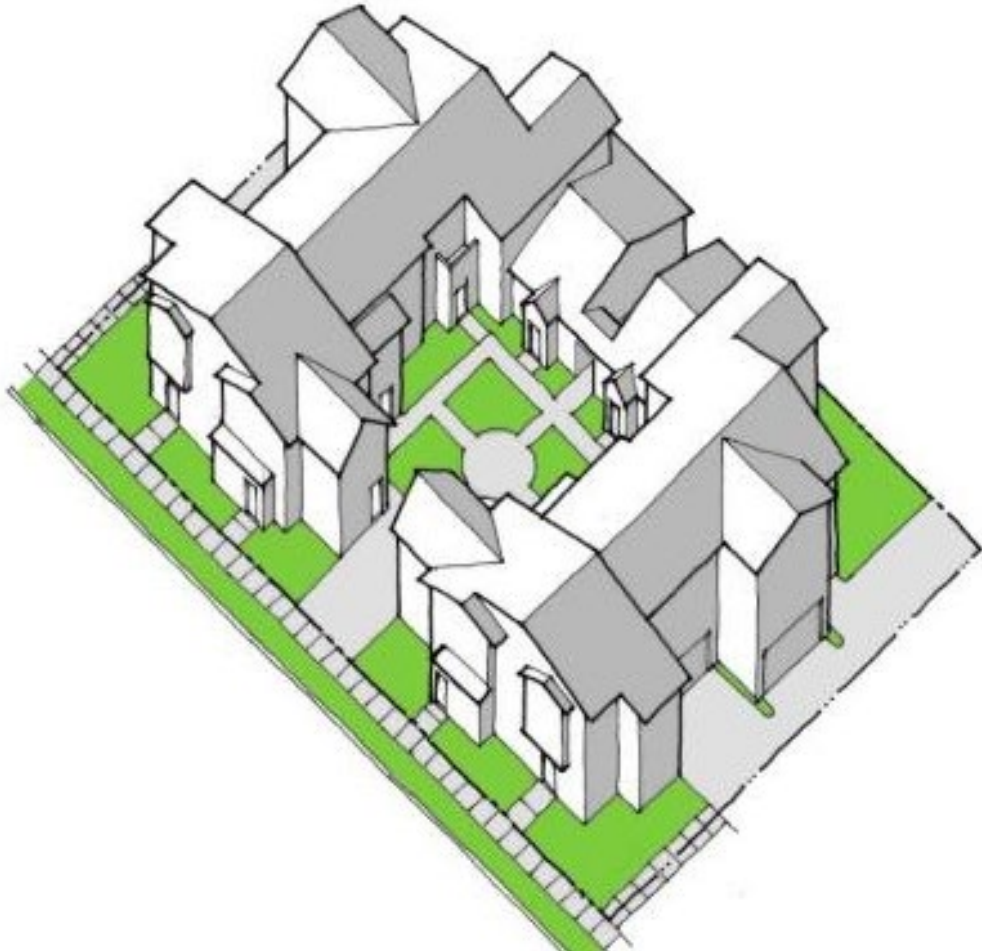
# Residential Use Examples (Yes or No)

- 5 or 6-Plex



# Residential Use Examples (Yes or No)

- Small Apartment or Courtyard Apartment





# Residential Use Examples (Yes or No)

- Medium Apartment or Stacked Flats



# Discussion

## Residential Types

- What types of residential buildings/densities do you like? NOT like?
- Are there areas where the PERCENTAGE of residential uses is higher than other uses? Where?
- Are there areas the DENSITY of residential use is higher than other areas? Where?

