

From: [Teresa Toller](#)
To: [Yumie Dahn](#)
Subject: Village at Grays
Date: Saturday, February 14, 2026 2:44:50 PM

You don't often get email from teresa.toller@gmail.com. [Learn why this is important](#)

Dear Planning Commission and Community Development Staff,

I am writing to formally express my concerns regarding Project Amendment #3 for the Village at Gray's Crossing.

While I understand that projects evolve during development, the cumulative changes proposed in this amendment represent a significant departure from the architectural quality and character originally approved in 2019. The most concerning modifications involve the hotel design, specifically the removal of exterior balconies, the change from metal standing seam roofing to composition shingles, and the replacement of stained wood siding with fiber cement paneling.

These changes materially alter the aesthetic integrity of the project. The originally approved design conveyed a high-quality mountain-modern architectural character appropriate for Gray's Crossing and the broader Truckee community. Balconies provided façade articulation, depth, and a resort-level experience. Metal roofing and stained wood siding reflected durable, premium materials consistent with the region's alpine setting.

The proposed substitutions appear to reduce architectural detailing and material quality, resulting in a flatter, more commercial appearance that is inconsistent with the original vision presented to the community and approved by the Planning Commission.

In addition, the proposed parking modifications—particularly the valet arrangement utilizing service areas and the alternative of constructing car wash parking spaces in advance—raise concerns about circulation, visual impacts, and long-term planning coherence. These solutions appear reactive rather than thoughtfully integrated into the overall design.

This project occupies a prominent and important location within Gray's Crossing. Design quality matters—not only for property values but for long-term community character. Amendments that simplify or downgrade architectural features after approval undermine public trust in the entitlement process.

I respectfully request that the Planning Commission carefully evaluate whether these proposed changes remain consistent with the original design intent, the Town's architectural standards, and the expectations set during prior approvals.

Thank you for your consideration.

Sincerely,
Teresa Toller

10213 Annies Loop

From: [Teresa Toller](#)
To: [Yumie Dahn](#)
Subject: Re: Village at Grays
Date: Thursday, February 19, 2026 9:23:04 AM

Thanks, Yumie,

As a following up after reading the materials I would like to add to my original correspondence regarding the proposed amendments to the Village at Gray's Crossing Hotel project. This supplemental comment specifically addresses the proposed modification to Condition 14C related to parking.

The original approval required thirteen (13) constructed parking spaces tied to allowing the third-floor lounge to be open to the public. That requirement provided clear, permanent, and measurable parking capacity. The current proposal replaces those constructed spaces with an operational valet program that activates only when hotel occupancy reaches a specified threshold.

Constructed parking is permanent infrastructure. It does not depend on staffing, management practices, occupancy triggers, or future ownership. An operational mitigation program, however, relies on consistent implementation and long-term compliance. It introduces uncertainty where the original condition provided predictability.

Public demand for the lounge may not directly correlate with hotel occupancy levels. As proposed, the valet program would only activate at 90% occupancy, which may not capture peak evening activity associated with public bar use. In those situations, parking demand could increase without the mitigation program being triggered.

Physical parking capacity functions as a built-in buffer that protects surrounding residential properties from spillover impacts. Replacing constructed parking with an operational program reduces that certainty and shifts risk outward to the neighborhood.

For these reasons, I respectfully request that the originally required physical parking spaces remain in place to ensure long-term neighborhood compatibility and enforceability.

Thank you for your consideration.

Sincerely,

Teresa Toller

On Tue, Feb 17, 2026 at 9:25 AM Yumie Dahn <ydahn@townoftruckee.com> wrote:

Thanks Teresa. I will include this comment in our future package to Planning Commission.

Sincerely,

-Yumie

From: Teresa Toller <teresa.toller@gmail.com>

Sent: Saturday, February 14, 2026 2:45 PM

To: Yumie Dahn <ydahn@townoftruckee.com>

Subject: Village at Grays

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Teresa Toller

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