



Date: **4/27/2026**

To: River Revitalization Steering Committee (R2SC)

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Title: **Catalyst Projects – Two-Phase Land Use Approach**

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**Recommended Action:**

Provide input on the proposed two-phase land use strategy for Catalyst Projects, including whether the R2SC supports advancing a Planned Development (PD) process as a near-term implementation tool for the East River Street (Mark Tanner Construction) and West River Street (Truckee River Partners) Catalyst Project sites.

**Executive Summary:**

Work has advanced on the R2SC Catalyst Projects (Attachment 1). As these projects have advanced, staff have identified regulatory and zoning constraints that limit the ability to implement the River Revitalization (R3) Playbook (Attachment 2) vision, particularly related to exclusively residential zoning and limitations on adaptive reuse under existing Development Code standards.

To address these constraints, staff are proposing a two-phase approach that maintains existing zoning in the near term while allowing flexibility through Planned Development (PD) applications, followed by longer-term rezoning to mixed-use districts consistent with the General Plan and R3 Playbook.

Staff are seeking input from the R2SC on whether to advance the Planned Development process as a near-term implementation tool, and what considerations should guide its application. Input from the R2SC will inform refinement of the approach prior to returning to Town Council for direction.

**Discussion:**

**Catalyst Project Land Use Concept**

Staff have identified two common constraints across the two Catalyst Project sites for 10855 West River Street and 10603 East River Street. First, existing exclusively residential zoning (Downtown High Density Residential, 12–24 dwelling units per acre) limits the ability to establish non-residential or mixed uses envisioned in the R3 Playbook. Second, Development Code provisions related to legal nonconforming uses create challenges for adaptive reuse and transition to long-term corridor revitalization goals.

To address these constraints, staff have explored a more flexible land use approach that allows a broader mix of uses while establishing project-specific standards, enabling investment and transition toward a revitalized and connected river corridor.

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**Two-Phase Approach for Catalyst Sites**

### **Phase 1 (Near-Term): Planned Development (PD) Process**

This phase is intended to facilitate near-term advancement of Catalyst Projects in support of river-oriented revitalization, in advance of a comprehensive rezoning of the area.

The Town would retain the existing DRH, 12–24 (Downtown High Density Residential) zoning for both 10885 West River Street and 10603 East River Street, and process individual Planned Development applications to allow uses not otherwise permitted under current zoning.

This approach would:

- Provide flexibility to consider a broader range of uses consistent with R3 Playbook goals
- Establish project-specific development standards and performance requirements
- Define expectations for how projects advance river revitalization objectives
- Provide a mechanism for transitioning nonconforming uses over time

This approach enables the Town to apply conditions related to timing, design quality, performance standards, and required improvements. Findings for approval would include that the PD results in a project of superior quality than would otherwise occur under strict application of the Development Code and that it provides a substantial public benefit beyond standard requirements.

Any identified life-safety or site deficiencies would be required to be addressed prior to establishment of new uses.

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### **Phase 2 (Longer-Term): Rezoning to Mixed-Use Districts**

#### *West River Street – Truckee River Partners (10885 West River Street)*

This site would be rezoned to a Riverfront Mixed-Use zoning district consistent with the General Plan land use designation and R3 Playbook vision.

Because this site is currently identified as a Housing Element site and included in the Town's Regional Housing Needs Allocation (RHNA) inventory, any reduction in residential density would require a "no net loss" finding under Government Code Section 65863. This would require the Town to demonstrate sufficient remaining capacity or identify replacement sites within six months.

Staff believe the site could be rezoned to a density of 15–18 dwelling units per acre, consistent with the Riverfront Mixed-Use General Plan designation. While this would represent a reduction from current zoning and a potential loss of lower-income housing capacity, this could be addressed through concurrent rezoning actions along the West River corridor.

This approach would align zoning with long-term land use goals while supporting mixed-use redevelopment.

#### *East River Street – Mark Tanner Construction (10603 East River Street)*

Rezone this site to allow mixed-use development. This could mean that the site would be zoned RMU, 15-18 to match the zoning for the West River catalyst site, Downtown Mixed Use (DMU), or to another zoning district depending on long-term goals for reuse of the site.

### **Attachments:**

**Attachment 1:** Catalyst Project Town Council Staff Report

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/truckeeeca-meet->

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**Attachment 2:** R3 Playbook: <https://townoftruckee.box.com/s/oow64arok5ghxwin54x374bjwtwb8q30>