



Date: April 27, 2025

Author and title: Carissa Binkley, Economic Vitality Program Analyst II

Title: **Eastern Portion of 10257 West River Street (Dewbeyúmuwe? Park East Parcel)**

---

**Recommended Action:**

Provide input on the potential future use of the eastern portion of the Town-owned 10257 West River Street parcel, including whether residential and/or mixed-use development is appropriate for the site consistent with the R3 Playbook.

Additionally, provide direction on key development criteria, goals, and “guardrails” that should be used to evaluate future proposals and inform a potential Request for Interest/Qualifications (RFI/RFQ), including desired outcomes related to park adjacency, river corridor activation, housing integration, and compatibility with surrounding uses.

**Executive Summary:**

There is an opportunity for R2SC to provide input on the future use and development direction for the eastern portion of the Town-owned 10257 West River Street parcel, located adjacent to Dewbeyúmuwe? Park within the Truckee River corridor.

Following prior planning efforts, a redevelopment vision for the broader site was established that included creation of Dewbeyúmuwe? Park (completed in 2025) and activation of river-oriented commercial and mixed-use development along the West River Street frontage. In 2017, the Town conducted a Request for Interest (RFI) process and selected two development teams to advance portions of the site.

One selected partner continues to advance the Old Trestle project, which includes the adjacent 10885 West River Street parcel and the western portion of 10257 West River Street. However, the previously selected development team for the eastern portion of 10257 West River Street has notified the Town that they are no longer pursuing development of that portion of the site, creating an opportunity to reassess future use.

Staff are seeking input from the R2SC on future land use direction and development criteria consistent with the R3 Playbook (Attachment 1). Based on prior R2SC discussion emphasizing the importance of housing within the river corridor, staff are also identifying residential use as a potential primary consideration for the site.

**Discussion:**

**Background**

The eastern portion of the 10257 West River Street parcel is a Town-owned site located directly adjacent to Dewbeyúmuwe? Park and within the broader River Revitalization corridor. The site has

been identified through prior planning efforts as a key opportunity area to support park activation, river access, and neighborhood-scale infill development.

Key site characteristics include:

- Approximately 0.5 acres
  - Zoned Downtown Mixed-Use (DMU)
  - Estimated capacity for approximately 6–12 residential units under current zoning
  - Direct adjacency to Dewbeyúmuwe? Park and West River Street frontage
- 

### **Prior Planning Efforts and Site History**

The Town has undertaken extensive planning and community engagement related to the broader 10257 West River Street parcel. A redevelopment feasibility study established a long-term vision for the site that included:

- Development of Dewbeyúmuwe? Park (completed in 2025)
- River-oriented commercial and mixed-use activation along West River Street

In 2017, the Town completed a Request for Interest (RFI) process (see Attachment 2) and selected two development teams to advance portions of the site. Of those teams:

- Advancement of the Old Trestle project, incorporating the western portion of 10257 West River Street and the adjacent 10885 West River Street parcel continues
- The previously selected development partner for the eastern portion (Jones-Corda Construction, Truckee River Winery, and Ward Young Architecture and Planning) has notified the Town that they are no longer pursuing development of the eastern parcel

This change provides an opportunity for the Town and R2SC to reassess appropriate future use consistent with current policy direction and the R3 Playbook.

---

### **Development Context and Conceptual Considerations**

A conceptual site study has been prepared to evaluate potential redevelopment scenarios for the eastern parcel. This study is intended to inform policy direction and is not a proposed project.

Potential concepts include:

- Small-scale residential development (townhome or cottage-style units, approximately 1–3 bedrooms)
- Live/work configurations
- Limited ground-floor activation opportunities
- Integration with Dewbeyúmuwe? Park frontage and enhanced public realm design

The R3 Playbook identifies this area as part of a Downtown River Mixed-Use District characterized by:

- A walkable, compact, mixed-use environment
  - Strong connections to the river and park system
  - Integration of residential, commercial, and public space
  - Small-scale development reflecting Truckee's historic and architectural character
- 

## Policy Considerations

Consistent with the R3 Playbook and prior R2SC discussion, key considerations for the site include:

- Whether residential use is appropriate as a primary or component land use
- The role of housing in activating the river corridor and supporting downtown vitality
- Compatibility with [Dewbeyúmuwe?](#) Park and surrounding neighborhood context
- Opportunities for public access, visibility, and passive activation along the park edge
- Scale, density, and form appropriate for a transitional riverfront parcel
- Integration of design standards reflecting Truckee character and small-scale development patterns

Staff note that housing has been consistently identified in prior R2SC discussions as an important component of river corridor activation, particularly where it can reinforce walkability, year-round activity, and adjacency to public open space.

---

## R2SC Requested Input

Staff request R2SC input on the following:

### 1. Future Land Use Direction

Does the R2SC support residential and/or mixed-use development on the eastern portion of 10257 West River Street?

How should housing be prioritized relative to commercial or community-serving uses?

### 2. Development Criteria and Guardrails

What key criteria should guide evaluation of future proposals, including:

- Relationship to Dewbeyúmuwe? Park
- Ground-floor activation and public interface
- Building scale, height, and density
- Public access and river connectivity

- Neighborhood compatibility and transition considerations

3. **Alignment with the R3 Playbook**

What specific outcomes should this site achieve to best implement the R3 Playbook vision?  
What design elements or uses are essential, and what should be avoided?

**Attachments:**

Attachment 1: <https://townoftruckee.box.com/s/oow64arok5ghxwjn54x374bjwtwb8q30>

Attachment 2: <https://app.laserfiche.com/laserfiche/DocView.aspx?repo=r-6a91ddbc&customerId=140032387&id=59277331#?source=search&searchhandle=dc6744b2-a7fb-455e-bb84-05b1da5474b5>

Attachment 3: Eastern Parcel Future Use Study

<https://townoftruckee.box.com/s/ygjjgumur0hgsrbgtnkq9b1rt4wgi0biv>