

The following content is a **WORKING DRAFT** of the Action Plan. Review and discussion intended to focus on 1) does it incorporate the appropriate elements (is there more information desired on certain topics, less information on topics?); 2) Do the elements and strategies described in Chapter 3 reflect R2SC discussions; 3) Do the actions in Chapter 4 include the priority near term and recommended medium and long term strategies for implementation?

Truckee Downtown to Truckee River Corridor R3 Roadmap

Restore | Revive | Reimagine

Draft Content
3/2/2025

CHAPTER 1: CONTEXT

Purpose and Need (Why Now)

The Truckee River is the heart of Truckee. It represents connection to the past, present, and future: a place where history meets nature and opportunity. For over 150 years, the lands north of the river in downtown Truckee have primarily included a mix of manufacturing, storage, services, commercial, and residential uses.

For over 30 years, the Town of Truckee's (Town) planning documents have identified a goal of celebrating the Truckee River corridor through downtown.

1. The Town's first General Plan, adopted in 1996, recognized the Truckee River as "one of the town's primary assets" and envisioned development that is pedestrian-oriented and provides public access to recreation and open space.
2. The Town's 2005 Downtown River Revitalization Strategy provided strategic direction for public and private investments to achieve a vision of revitalization and environmental restoration.
3. Similarly, the 2025 General Plan and Downtown Specific Plan reaffirmed the Town's commitment to prioritize the Truckee River.

4. The 2040 General Plan and Downtown Plan, adopted in 2023, upheld this vision for the corridor and included goals, strategies, and actions to enhance and activate the Truckee River.

Illustrating the Town's commitment to change, in 2023 Town Council appointed a diverse group of 16 local community members to create opportunities for revitalization of the river corridor. Made up of river corridor residents, landowners, business owners, public agency representatives, and other Truckee River stakeholders, the Steering Committee is dedicated to celebrating and honoring the river by creating a vision, plan, and actions to activate lands around the river, restore environmental degradation, and provide managed river access for the benefit of the entire community. This River Revitalization Steering Committee, also known as the R2SC, worked together to listen to residents, property owners, and business owners; refine the corridor's vision and goals; identify barriers; and develop a pathway to community and environmental impact.

The time is right for an action roadmap. There is a great deal of momentum in the downtown core, commercial row, and river corridor areas. The Town, in partnership with private partners, will be investing over \$40 million in improvements between commercial row and the river corridor. This includes:

1. The West River Street Streetscape project currently underway
2. The extension of the Legacy Trail on the south side of the river to SR 89
3. A new pedestrian/bicycle bridge spanning the river
4. DEWBAYÚMUWE? Park with riverfront views and riparian restoration

5. The Reimagine Bridge Street project that will make it easier for people to walk, bike, or roll from commercial row to East and West River Streets

Public investment in streetscapes, mobility, and parks has consistently sparked meaningful private development, creating vibrant and thriving communities. The work of the R2SC and the Action Plan's vision provides a clear roadmap, ensuring the Town, landowners, and businesses seize every opportunity to enhance river health and strengthen economic vitality.

Driven By Collaboration

Formed in the summer of 2023, the R2SC met monthly to refine the corridor's vision and identify strategies to achieve community goals. In addition to the monthly, public R2SC meetings, two action teams and four subcommittees were formed. The action teams held monthly public meetings focused on specific topics of river health and access and community and economic vitality. Subcommittee meetings were also open to public attendance and participation.

Tasks completed by each subcommittee included the following:

1. Develop a RFP and hire a consultant to work with the R2SC and Town staff to develop the Action Plan
2. Identify and confirm an inventory of business owners and property owners within the project area
3. Provide input on community engagement and communication strategies and materials
4. Review and provide the first round of comments on the Draft Action Plan

R3 Roadmap | Restore, Revive, Reimagine

WORKING DRAFT 3/5/2025

The River Health and Access Action Team (RHAAT) and the Community and Economic Vitality Action Team (CEVAT) each included three to four R2SC members and three additional community members. The purpose and outcomes of each Action Team were as follows:

River Health and Access Action Team

Purpose: Review and provide first round of comments on river health and recreation access:

- Baseline study
- Opportunities and priorities
- Recommendations

Outcomes:

- Memo and mapping to summarize recommendations and opportunities for river health and access.
- Participated in catalyst project interviews.

Community and Economic Vitality Action Team

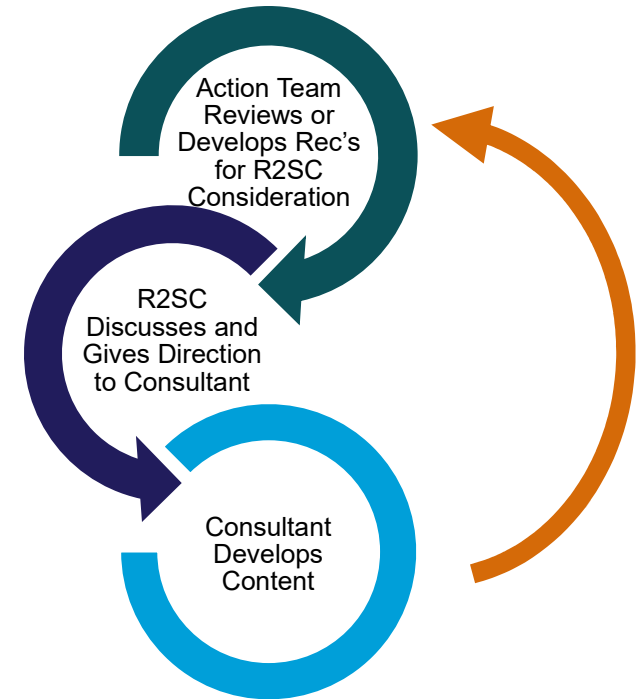
Purpose: Give input on the financial analysis and interviews, discuss barriers to revitalization, and provide recommendations for incentives and strategies to address barriers.

Outcomes:

- Recommendation for catalyst project RFI
- Interview of catalyst project applicants
- Recommendation for catalyst project selections
- Review and confirmation of barriers to revitalization

To obtain accurate inventory and contact information of businesses located within the project area and to provide business and property owners information on project, East River PR's bi-lingual staff visited businesses four times in efforts to connect directly with staff, managers, or owners. Through this process, 90 establishments were visited (three of which were out of business and 45 of which were open). Ninety-three percent of the businesses received a flyer and 63 percent expressed interest in learning more about the R2SC and possible incentives to be offered to businesses.

The inventory of business and property owners was utilized by consultant team members Bay Area Economics (BAE) and Sierra Business Council (SBC) to conduct confidential interviews with property and business owners. Through input and direction



from CEVAT, BAE's interviews focused primarily on property owners while SBC connected with key business owners. CEVAT identified 32 property and business owners for BAE to interview. Of the 32, four did not have contact information. BAE interviewed 20 of the remaining 28 potential contacts and reached out to the remaining individuals multiple times without a response. SBC conducted 11 interviews with other business owners throughout the corridor.

Planning and Zoning Context

Overview and summary of related planning documents and the existing zoning, planned land use, floodplain setbacks, and airport

Related Planning Documents

Overview of key plans related to the corridor:

2005 Downtown River Revitalization Strategy

Truckee 2040 General Plan

Downtown Plan

Development Code

Diagrams and Plans from Related Planning Documents

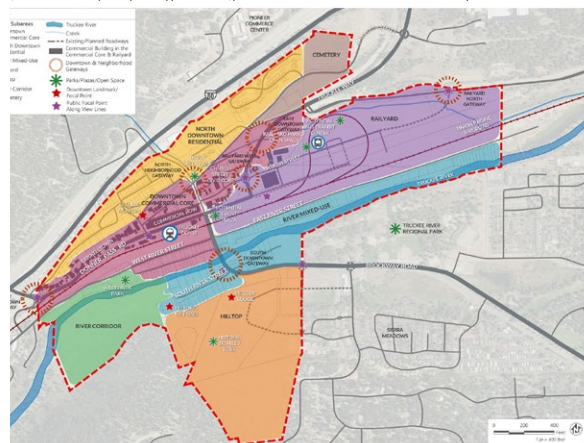
2005 Downtown River Revitalization Strategy



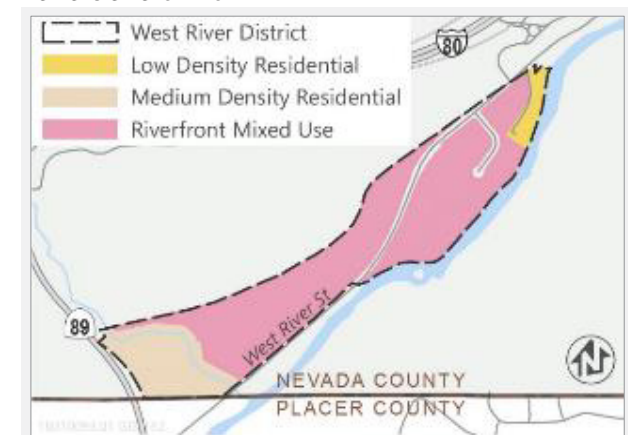
Downtown Plan

Downtown Truckee Plan Concepts

1-1 and 1-2 identify the broad plan concepts that support the vision for Downtown Truckee, including character subareas, parks and open space, and the connectivity concepts to support a vibrant, pedestrian-oriented Downtown environment. A description of each of these concepts follows



2040 General Plan



Source: Adapted by Ascent in 2022.

Figure LU-5: West River District

	<i>Goals, Policies, & Strategies from Previous Plans</i>	<i>2005 Downtown River Revitalization Strategy</i>	<i>Truckee 2040 General Plan</i>	<i>Downtown Plan</i>
Restore	Protect, maintain, and enhance river and ecosystem health	X	X	X
	Improve environmental education opportunities (interpretation of archaeological and historic uses)	X		
	Improve public access in a sensitive way that protects river health	X	X	X
	Increase community interaction at the river	X	X	
	Create social gathering spaces	X	X	X
	Balance gathering areas with quiet refuge and connection to nature	X	X	X
	Provide a mix of river-oriented uses	X	X	X
Revive	Support a strong, diverse, four-season economy	X	X	X
	Create vibrant mixed-use corridors: variety of housing, light industrial, retail, office and cultural spaces	X	X	X
	Transform West River District into a live/work/recreate district	X	X	X
	Accommodate affordable and workforce housing	X	X	X
	Become part of Truckee's social, cultural, and commercial core	X	X	X
Reimagine	Create a vibrant, connected, multi-modal experience/Improve pedestrian and bicycle routes	X	X	X
	Manage parking		X	X
	Increase restoration/beautification of the river corridor	X	X	X
	Preserve and enhance historic mountain character	X	X	X
	Complement historic resources/character	X	X	X
	Increase public art			X
	Improve views of the river	X	X	X
	Improve attractiveness of streetscape and adjacent uses	X	X	X

Relevant Action Items/Proposed Improvements from Previous Plans	2005 Downtown River Revitalization Strategy	Truckee 2040 General Plan	Downtown Plan
Three “activity” areas	X	General discussion of activation	Identified at the Historic Ice Pond and Railyard Community Buildings
Downtown Gateways	Could be considered the “activity” areas	X	At West River Park site
Pedestrian circulation loop extending from Donner Creek to Trout Creek	X	Goal of ped connectivity	Goal of ped connectivity
Bike lanes along West River Street and East River Street (Note: Portions of West River Street have signage and striping for a bike lane)	X	X	X
Sidewalks along portions of West River Street (to fill in the gaps between McIver Crossing and Bridge Street) and East River Street	X	X	X
Pedestrian bridges			
• At West River Park site	X (In progress)	X	X
• Western end of West River Street (near the confluence with Donner Creek OR further south along SR 89)	X	X	X
• Near Gephardt Bend in the river	X		
• Pedestrian bridges over the railroad ROW	X	X	X
River access points and habitat enhancement points	X	X	X
Civic public plazas	X	Identified for corner of Donner Pass Rd & Bridge St	Identified for corner of Donner Pass Rd & Bridge St
• Near Gephardt Bend in the river	X		
• Near the eastern pedestrian bridge	X		
Viewpoints of the river	X	Discusses general enhancement of river views	Discusses general enhancement of river views
River bank stabilization	X	X	X
High-quality streetscape and landscape in ROW improvements	X (Portions in progress)	X	X
Green, forested edge along westernmost part of West River Street	X	Discusses general goal for enhanced streetscape	Discusses general goal for enhanced streetscape

Relevant Action Items/Proposed Improvements from Previous Plans	2005 Downtown River Revitalization Strategy	Truckee 2040 General Plan	Downtown Plan
New/Improved public parking areas	X		
<ul style="list-style-type: none"> Along the railroad ROW north of the Old County Corp Yard site 	X	<i>Discusses parking strategies for downtown</i>	<i>Mill Street Lot (planned) Truckee Diner Lot (planned)</i>
<ul style="list-style-type: none"> Along the railroad ROW on East River Street 	X		
<ul style="list-style-type: none"> Improved parking at the eastern end of East River Street at the trailhead 			
Proposed Parks	X		
<ul style="list-style-type: none"> At West River Park site 	<i>X (In progress)</i>	X	X
<ul style="list-style-type: none"> At the confluence of Donner Creek 	X		
<ul style="list-style-type: none"> At the existing eastern pedestrian bridge 	X		
<ul style="list-style-type: none"> At a midpoint along East River Street 	X		
Habitat/Resource Protection	X	X	X
Screening of industrial uses	X	X	X
Relocation of some industrial uses	X	X	X
Land uses			
<ul style="list-style-type: none"> Downtown Commercial Core Area: primarily mixed-use and commercial <i>Retail, office, and experiential dining and entertainment uses</i> 	X	X	X
<ul style="list-style-type: none"> West River District (west of West River Park site) <i>Mix of “river-oriented” uses: commercial, residential (limit warehouses & storage)</i> 	X	X	N/A
<ul style="list-style-type: none"> East River Street <i>Minor infill growth, primarily with high density residential, single-family residential, duplex, triplex, or fourplex development, accessory dwelling units, and some commercial or mixed-use development</i> 	<i>Describes some mixed use & live/work opportunities further east than the Downtown Plan</i>	X	X
<ul style="list-style-type: none"> River Corridor <i>West River Park</i> 	X	X	X



Community Workshops and Events

In addition to attending the public R2SC, Action Team, and subcommittee meetings, community members had the opportunity to share their vision and goals for the corridor through a series of workshops and on-line engagement activities. Meeting notifications and advertising included press releases, business canvassing, flyers, radio interviews, and a social media campaign. In particular, the video included in the social media campaign showed broad reach. Of the 70,000 impressions, the video was watched at least partially nearly 60,000 times, meaning the content was engaging and meaningful to the people who saw the ad.

During the first phase of the engagement, six in-person events were held, presentations were conducted at five community meetings, and an on-line platform was developed. People were invited to imagine the river corridor in 10-15 years and share their ideas. Over 200 people participated in the in-person and virtual presentation events. Over 600 ideas were captured through the on-line platform.

The ideas shared by participants were summarized into a set of 15 themes. During a tabling event at Truckee Day, over 100 community members identified which ideas they loved and which ideas they didn't like. Project area residents, business, and property owners were invited to an open house pizza party and provided their feedback on the themes. A question-and-answer session was also facilitated at the event.

Engagement Window #1, Round 1 Summary

Event	Number of Attendees
Taco Talk at Lift Truckee, 4/18, 4-6PM	20
Taco Talk at Donner Creek Mobile Home Park, 5/2, 5:30-7:30PM	30
Trail Talk at E. River Street Trailhead, 4/27, 11AM-1PM	15+ (several groups of people participated without signing in)
Coffee Chat @ Wild Cherries, 4/11, 10AM-12PM	15-20
Coffee Chat @ Cornerstone Bakery, 4/22, 9-11AM	15-20
	Approx. 95-105 sub-total

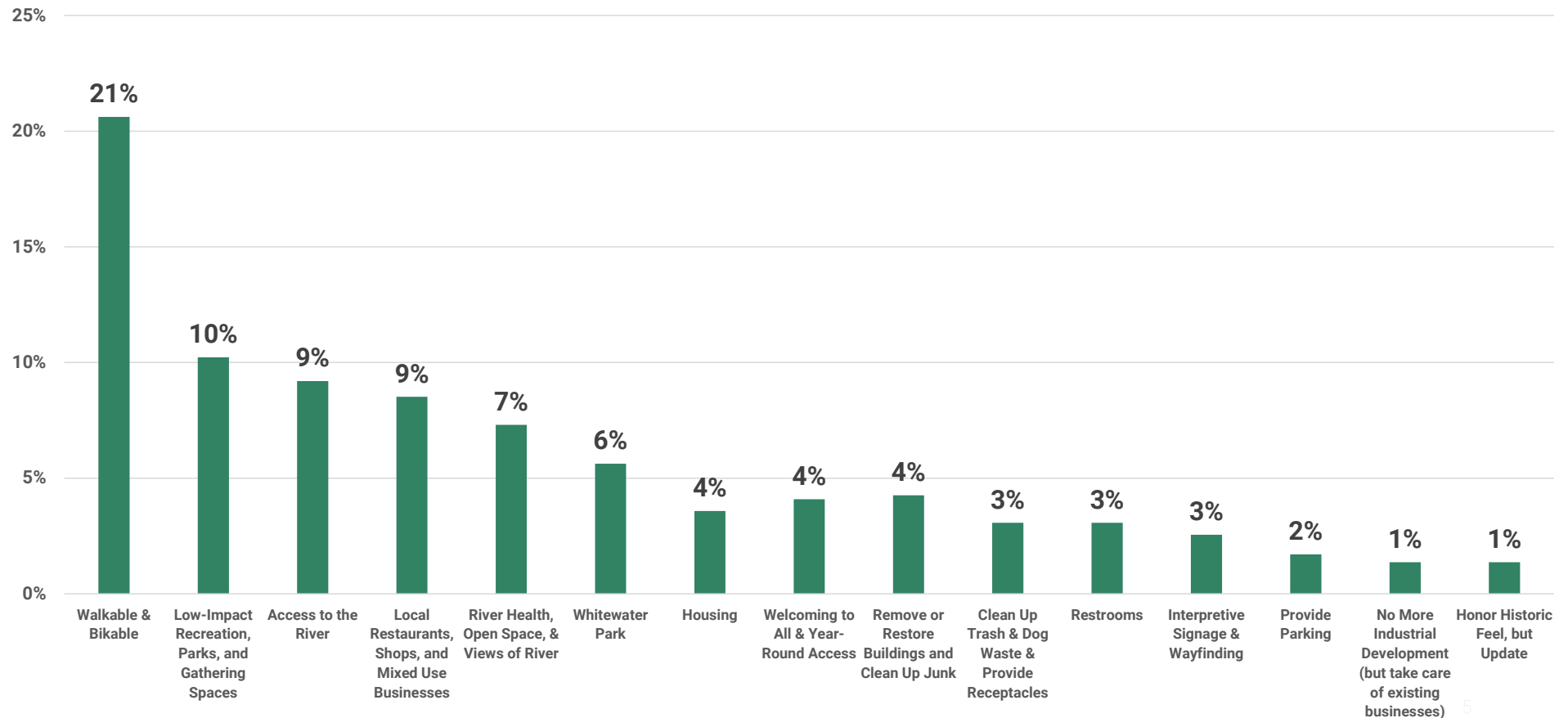
Engagement Window #1, Round 1 Summary

Presentations	Number of Attendees
Truckee Downtown Merchants Association, 5/1	15, plus link sent to mailing list of 80+ people
Good Morning Truckee, 4/16	74
Golden Seniors, 4/18	12
Climate Transformation Event	30
Contractors Association of Truckee Tahoe, Govt Affairs	12
	Approx. 143

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Climate Transformation Event	30
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	Approx. 143

15 Themes Represented 87% of Total Ideas Shared *(Percent of Total Almost 600 Ideas Shared)*



The 15 themes shared by the community included the following:

1. Walkable & Bikeable (21% of total ideas)
2. Parks & Gathering Spaces (10% of total ideas)
3. Access to the River (9% of total ideas)
4. Local Restaurants, Shops, and Mixed-Use Businesses (7% of total ideas)
5. River Health, Open Space, & Views (7% of total ideas)
6. Whitewater Park (6% of total ideas)
7. Housing (4% of total ideas)
8. Remove or Restore Buildings & Clean Up Junk (4% of total ideas)
9. Clean Up Trash & Dog Waste (3% of total ideas)
10. Restrooms (3% of total ideas)
11. Interpretive Signage & Wayfinding (3% of total ideas)
12. Provide Parking (2% of total ideas)
13. Welcoming & Accessible All Year (4% of total ideas)
14. No More Industrial Development, But Take Care of Existing Businesses (1% of total ideas)
15. Honor Historic Feel, But Update (1% of total ideas)

Tabling Event at Truckee Days & Property & Business Owner Pizza Party Open House

*What is Part of Your Vision for the Truckee River in Downtown
 (West River Street through East River Street)?*



Love It!



Don't Like It



Remove or Restore
 Buildings – Clean
 Up Junk



Clean Up Trash
 & Dog Waste



Restrooms



Interpretive
 Signage &
 Wayfinding



Walkable &
 Bikeable



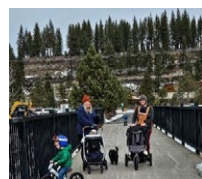
Parks & Gathering
 Spaces



Access to the River



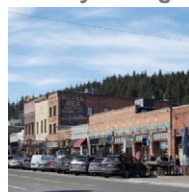
Provide Parking



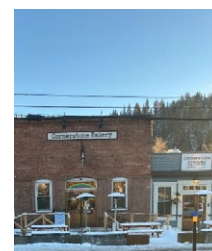
Welcoming &
 Accessible All
 Year



No More Industrial
 Development (but take
 care of existing
 businesses)



Honor
 Historic Feel,
 but Update



Local
 Restaurants,
 Shops, and
 Mixed-Use
 Businesses



River Health,
 Open
 Spaces, &
 Views



Whitewater
 Park



Housing

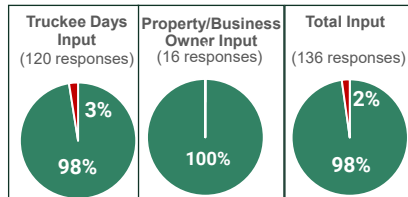
R3 Roadmap | Restore, Revive, Reimagine

WORKING DRAFT 3/5/2025

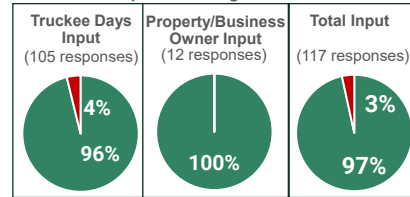
Tabling Events & Property & Business Owner Pizza Party Open House *What is Part of Your Vision for the Truckee River in Downtown?*



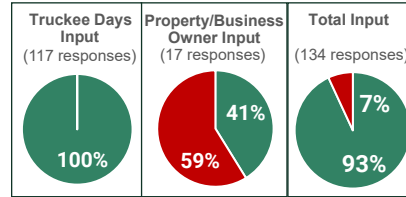
Walkable & Bikeable



Clean Up Trash & Dog Waste



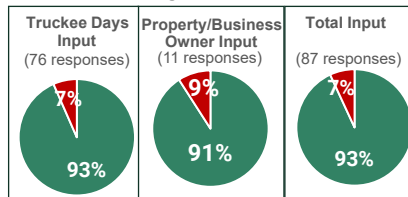
Access to the River



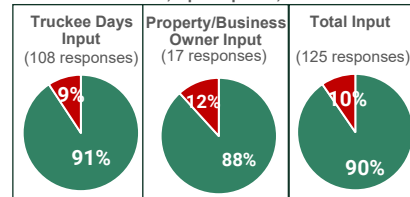
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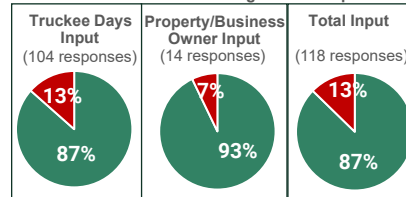
Welcoming & Accessible All Year



River Health, Open Spaces, & Views



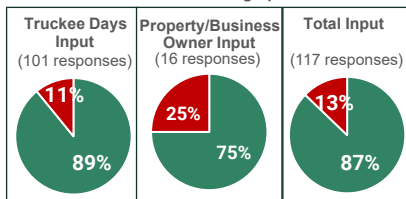
Remove or Restore Buildings – Clean Up Junk



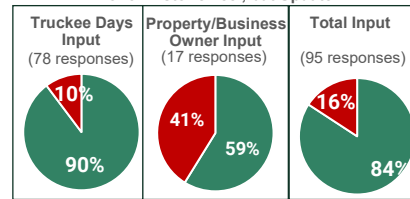
Tabling Events & Property & Business Owner Pizza Party Open House
What is Part of Your Vision for the Truckee River in Downtown?



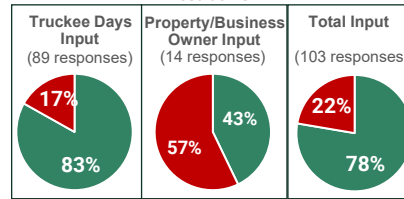
Parks & Gathering Spaces



Honor Historic Feel, but Update



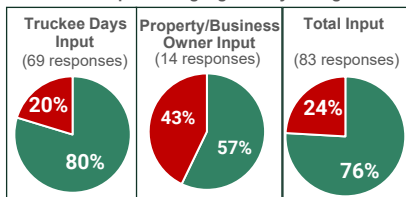
Restrooms



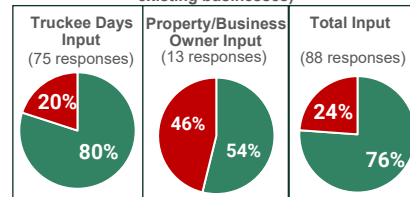
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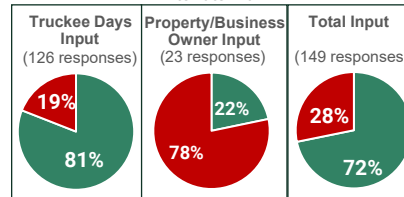
Interpretive Signage & Wayfinding



No More Industrial Development (but take care of existing businesses)



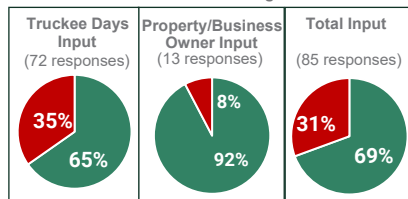
Whitewater Park



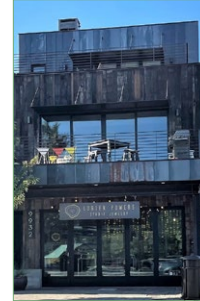
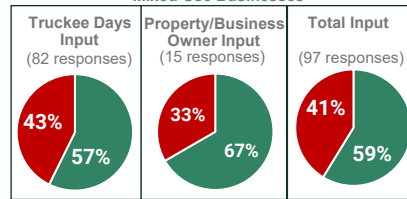
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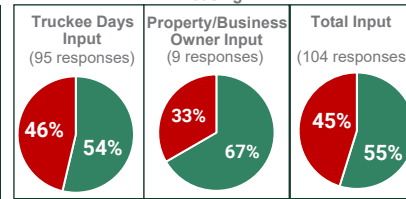
Provide Parking



Local Restaurants, Shops, and Mixed-Use Businesses



Housing



Vision and Goals

Through the community conversations and R2SC meetings, a common vision around three goals continued to be reinforced. This vision validates the concepts imagined in the 2005 Downtown River Revitalization Plan (2005 Plan), 2040 General Plan, and the Downtown Plan.

Vision

A vibrant and healthy Truckee River corridor that seamlessly integrates the town's funky and industrial character with the river's natural beauty. Reflective of the community's collective aspirations and values, the thriving, inclusive, and resilient riverfront honors the past, embraces the present and envisions a diverse and dynamic future.

The three goals comprising the vision are described below:

RESTORE | River Health and Access

To have a thriving ecosystem including protected water quality, restored riparian zones and habitats for wildlife and fish, abundance of native plant species, and appropriate recreation access.

REVIVE | Community Vitality

To have a connected, eclectic mix of thriving local businesses and housing with a mixed use of commercial, residential, light industrial, open space, public places, sidewalks, and bike paths.

REIMAGINE | The Look

To have an authentic, attractive place that honors Truckee's history: a mix of modern and historic, natural and built, a love of place and respect for "Truckee Funk".

RESTORE RIVER HEALTH & ACCESS

To have a thriving ecosystem including protected water quality, restored riparian zones and habitats for wildlife and fish, abundance of native plant species and appropriate recreation access.

EDUCATION & ART

STABILIZE RIVER BANKS

HEALTHY NATIVE PLANTS

PASSIVE RECREATION

CLEAN JUNK, SILT
& SEDIMENT OUT
OF RIVER

IMPROVE WATER
QUALITY: CLEAN,
CLEAR WATER

RESPONSIBLE
RECREATION -
NO LITTER

REVIVE COMMUNITY VITALITY

To have a connected, eclectic mix of thriving local businesses and housing with a mixed use of commercial, residential, light industrial, open space, public places, sidewalks, and bike paths.

CONNECT WITH BRIDGES TO DOWNTOWN

THE PLACE TO BE!

TRAILS,
PATHS, AND
SIDEWALKS

HOUSING
"AFFORDABLE
BY DESIGN"

TRAFFIC CALMING

SMALL, LOCAL
BUSINESSES WITH
NICE OUTDOOR
SPACES

BALANCED | AVOID
"OVER TOURISM"

VIBRANT MIXED USE

REIMAGINE THE VIBE & CHARACTER

To have an authentic, attractive place that honors Truckee's history: a mix of modern and historic, natural and built, a love of place and respect for "Truckee Funk".

HONOR THE SMALL- TOWN VIBE

FRIENDLY & WELCOMING

HEAR & SEE THE RIVER

RESPECT FOR HISTORY

LOVE OF PLACE

QUAINT
OUTDOOR
SPACES

CASUAL &
LAID-BACK

MIX OF MOUNTAIN,
RAIL, AND NATURAL
CHARACTER

Postcards | Imaging the Future



"...cute
housing"

"Small
restaurants,
coffee houses,
and shops"

"Can hear
the river!"

"...walk the
entire length..."

"Great river
access points"

"New
Riverfront
Park"

"Amazing
views... birding
and fishing..."

"...not too
crowded..."

"Vibrant blend
of nature and
urban charm"

"Camp right on
the river, close to
town"

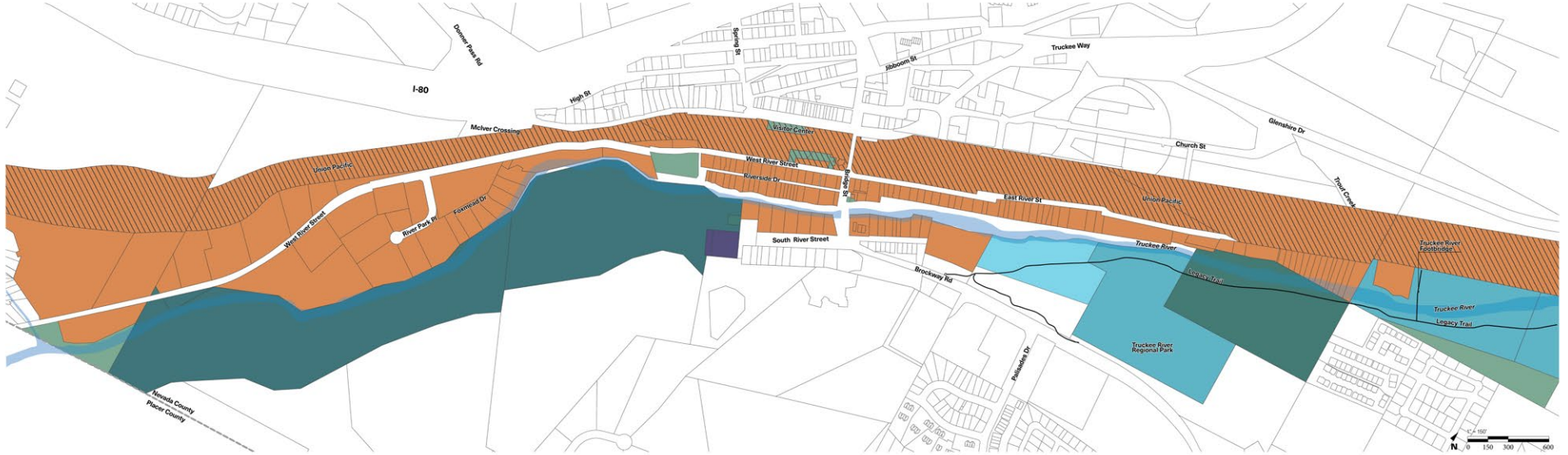
CHAPTER 2: EXISTING CONDITIONS & BARRIERS

Summary and description of:

- Ownership
- 2024 Zoning
- 2040 General Plan Land Use
- Airport Land Use Compatibility
- FEMA Floodplain and Setbacks
- Buildings, Paved Areas, and Unpaved Areas

For each item, the corridorwide map will be shared along with a short description about the key takeaways related to each item.

Ownership



Legend

Public & Quasi-Public

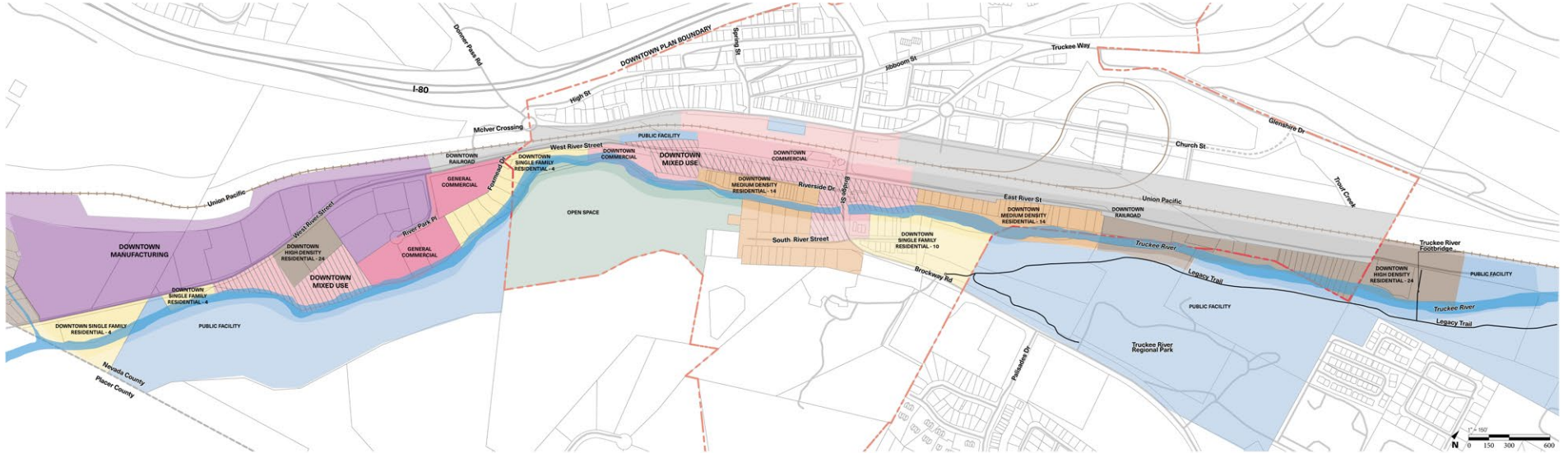
- Town of Truckee (Crosshatch under lease from UP)
- Truckee-Donner Recreation & Park District
- Truckee Donner Land Trust
- Truckee Sanitary District
- Truckee Donner Public Utility District
- Truckee-Donner Historical Society

Private

- Private – Union Pacific Railroad

R3 Roadmap | Restore, Revive, Reimagine

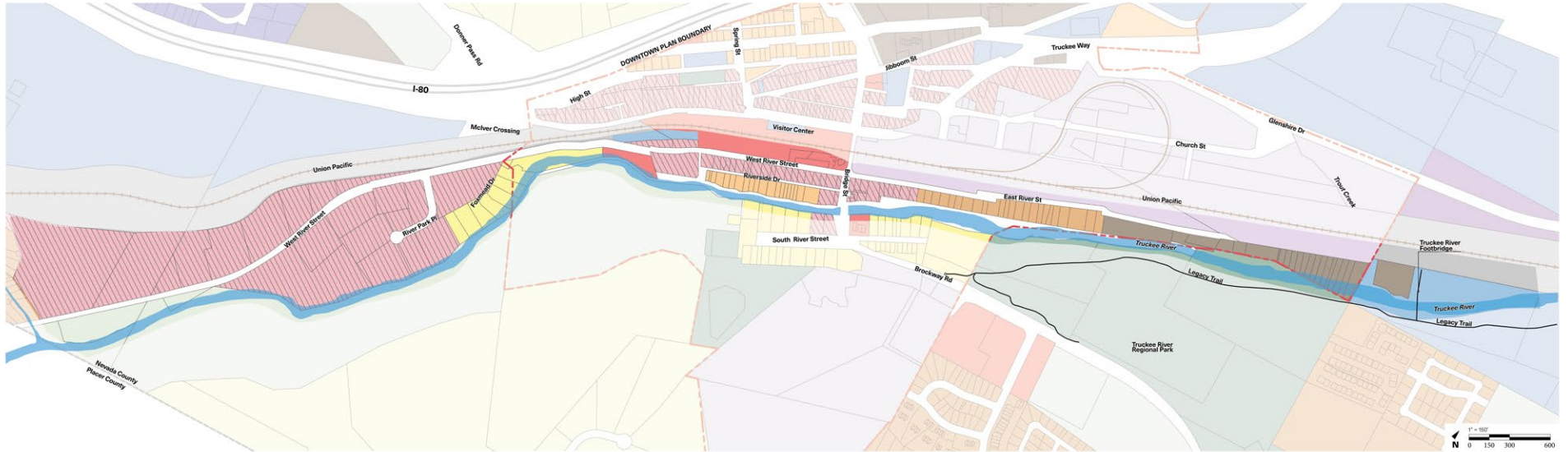
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2024 Zoning



Legend

- Downtown Single Family Residential - 4
- Downtown Medium Density Residential - 14
- Downtown High Density Residential - 24
- Downtown Mixed Use
- Downtown Commercial
- General Commercial
- Public Facility
- Downtown Manufacturing
- Downtown Railroad
- Open Space

2040 General Plan Land Use



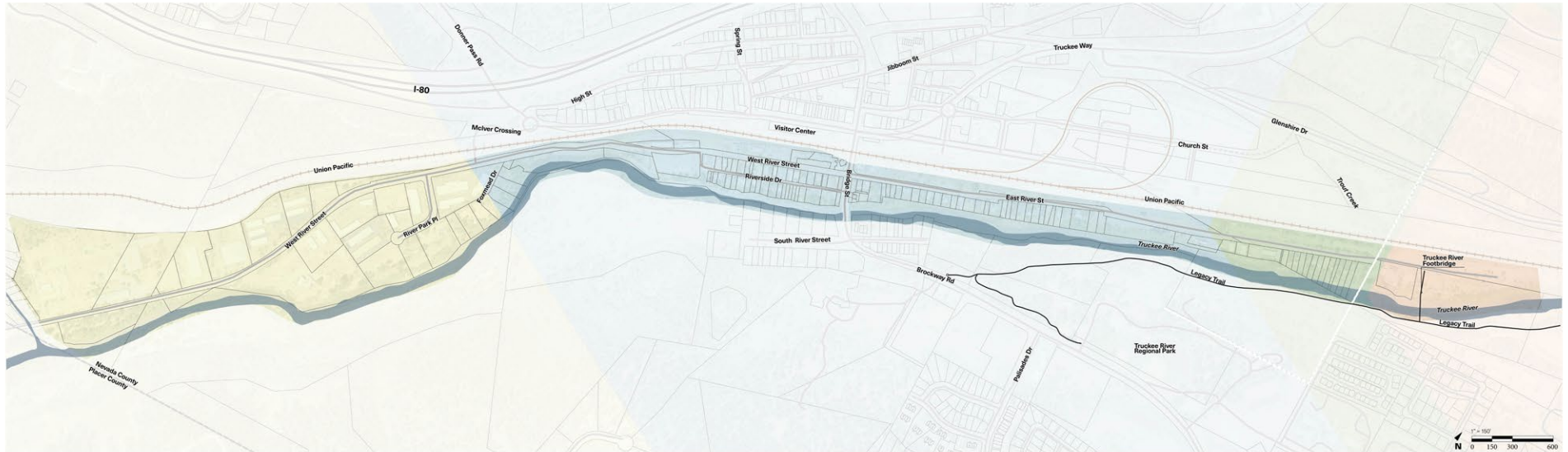
Legend

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown & Riverfront Mixed Use
- Commercial
- Public
- Open Space / Resource Conservation
- Public Park / Recreation
- Rail Transportation Corridor
- Industrial
- Master Plan Area (Hilltop & Railyard)

R3 Roadmap | Restore, Revive, Reimagine

WORKING DRAFT 3/5/2025

Airport Land Use Compatibility

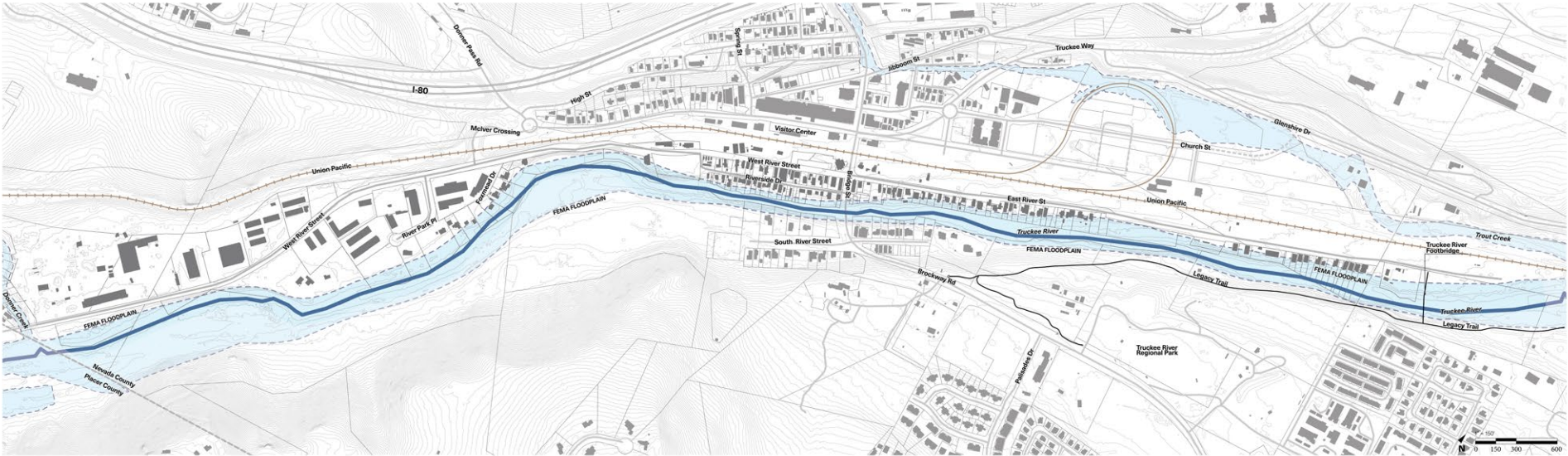


Zone	Residential (du/ac)	Req'd Open Land	Prohibited Uses	Other Conditions
Inner Approach/Departure Zone	0.05 (average parcel size >20 ac) (mixed use dvlpt treated as non-residential)	30%	<ul style="list-style-type: none"> Buildings with more than 2 habitable floors above ground Highly noise-sensitive uses 	<ul style="list-style-type: none"> Airspace review required for objects >35 feet tall Object heights restricted to <50 feet
Outer Approach/Departure Zone	0.2 (average parcel size >5 ac) (mixed use dvlpt treated as non-residential)	20%	<ul style="list-style-type: none"> Buildings with more than 3 habitable floors above ground Highly noise-sensitive uses 	<ul style="list-style-type: none"> Airspace review required for objects >50 feet tall

Legend

- Inner Approach/Departure Zone
- Outer Approach/Departure Zone
- Primary Traffic Pattern Zone
- Other Airport Environs

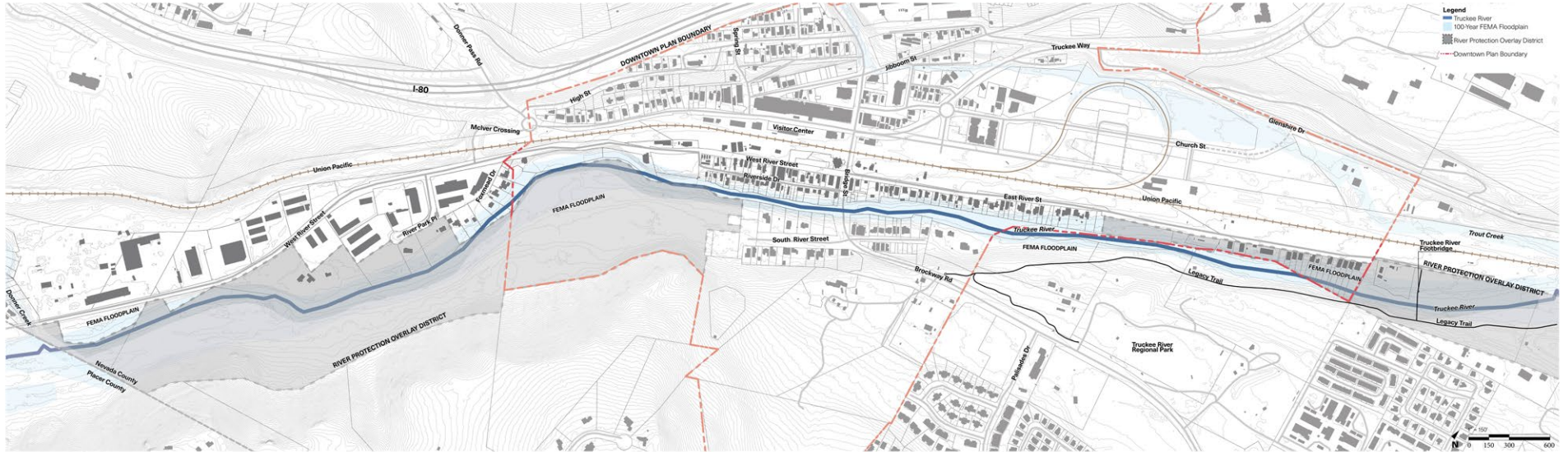
FEMA 100 Year Floodplain



Legend

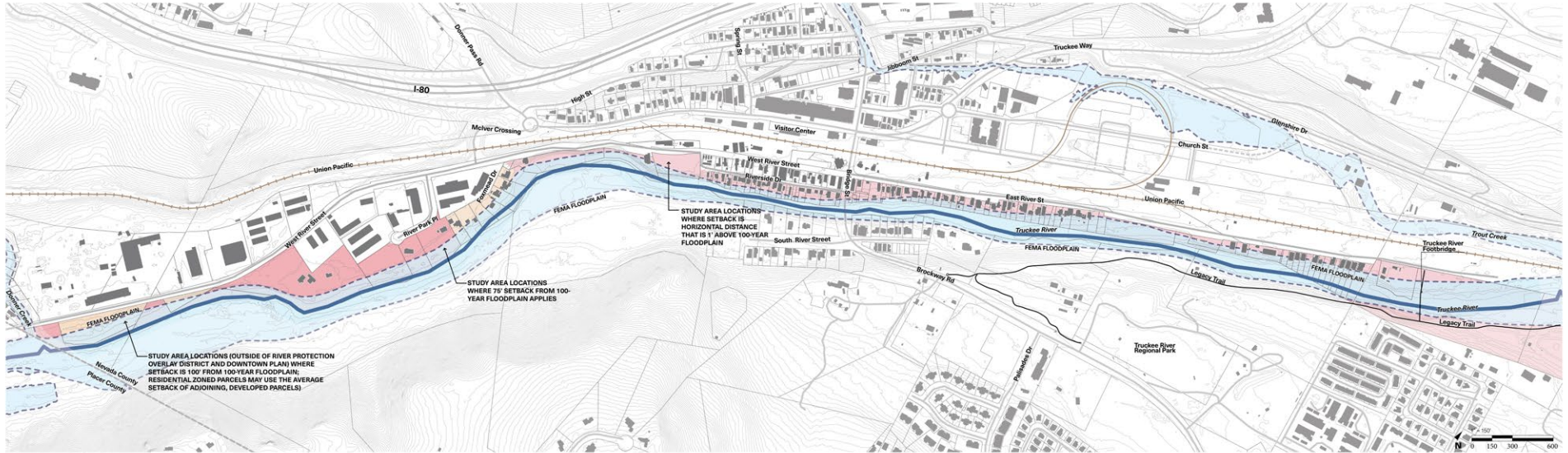
- Truckee River
- 100-Year FEMA Floodplain

River Protection Overlay District & Downtown Plan Boundary

**Legend**

- Truckee River
- 100-Year FEMA Floodplain
- River Protection Overlay District
- Downtown Plan Boundary

100 Year Floodplain Setback Conditions



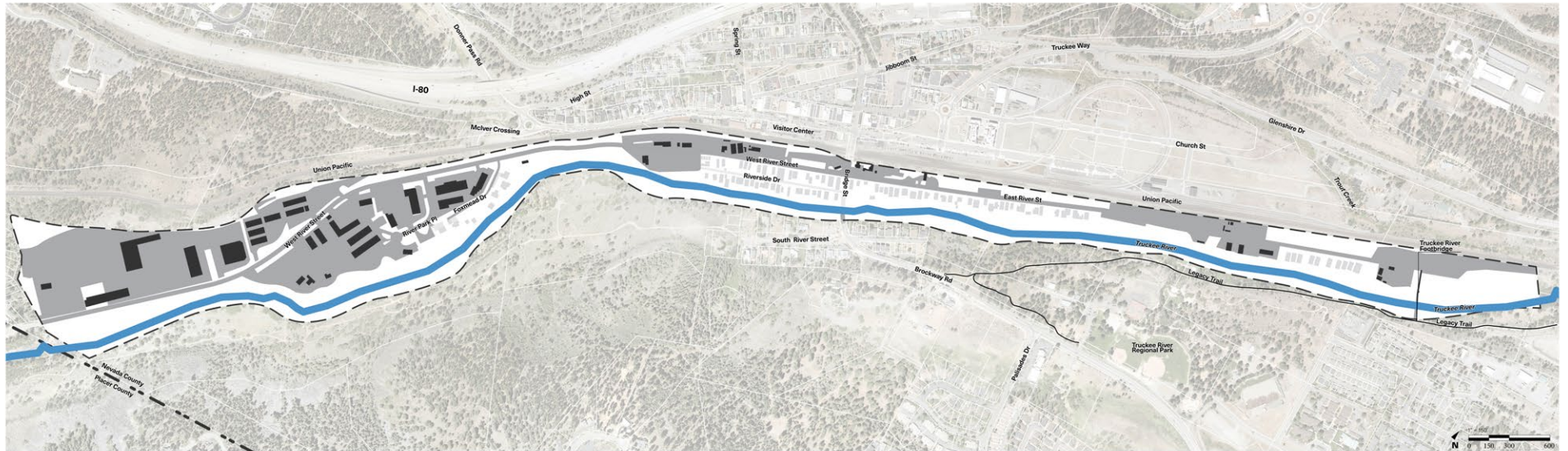
Legend

- Truckee River
- 100-Year FEMA Floodplain
- Area Where Setback Is Horizontal Distance That Is 1' Above the Base Flood Elevation
- Area of 75' Setback From FEMA Floodplain
- Area of 100' Setback From FEMA Floodplain With Potential Reduction for Residential and Railroad Zoned Parcels Where Existing Development Is Present

R3 Roadmap | Restore, Revive, Reimagine

WORKING DRAFT 3/5/2025

Buildings, Paved Areas, and Unpaved Areas



Legend

- Buildings
- Paved Areas
- Unpaved Areas & Open Space

Barriers to Change Expressed by Property and Business Owners

Introduce the summary of barriers to change shared during property and business owner interviews. The barriers were discussed during CEVAT and R2SC meetings.

Existing Legacy Uses Create Lack of Interest in Redevelopment

- Valid reasons behind lack of property owner interest in redevelopment
 - Risk Aversion - When a property generates a steady income, it is risky to make changes that would reduce/eliminate that income, while also requiring new investment with no guarantees of future success/returns.
 - Ownership Constraints – Legacy properties have often been passed from original owners to multiple heirs who often face difficulty obtaining consensus on the appropriate course of action to make changes to the property due to differences in financial needs, risk tolerance, and vision for the property. In the absence of agreement, the status quo is the default.
 - Financial Hurdles – Legacy properties can have remaining useful life, even if the improvements are in poor condition. This creates economic value to the existing owners that exceeds the residual land value that a developer could afford to pay for a property if it were to be redeveloped. Existing cash flow increases the buyout value of the property compared to raw land (+~\$10/sf), making redevelopment less efficient from a cost standpoint

Financial model was developed to illustrate the dynamics around constructing new manufacturing/ industrial areas for business to relocate

- Low vacancy in the light industrial market has narrowed the price (e.g., rental rate) spread between legacy uses and new construction
- New development is feasible, but faces some challenges
 - Lease Rates – Rents for legacy uses are around \$1.50-\$2.00/sf on a gross basis. Newly built space is renting for \$2.00/sf on a triple net (NNN) basis, or \$3.00/sf on a gross basis
 - Development Costs – Construction cost increases and interest rates have increased the cost of development relative to rental rates (which are more constrained by local purchasing power)
 - Financial Feasibility – A project would need to charge closer to \$2.60/sf, NNN, to achieve the required return threshold (10%)
 - Market Risk – While some tenants may be able to pay the required rate, depth of demand is a concern, so some projects are electing to condo-ize
- Cost to subsidize rents to allow for cost parity with existing legacy uses is significant ~\$130k/year per 10,000 sf or a capitalized value of \$2.4m (estimates for discussion only)

Development Code and Zoning Challenges

- Development standards present a constraint to development (e.g., 75' floodplain setback reduces buildable area, updated height limit calculation method, parking minimums)
- Parcel boundaries don't align zoning designations in some areas
- Parcel boundaries cross buildings
- Legal non-conforming regulations limit reinvestment and contribute to blight
- Current zoning doesn't align with desired use mix at achievable/feasible densities (e.g.,

residential zoning where future mixed use is desired)

- Reinvestments can trigger additional code compliance issues that are cost prohibitive
- Need for clear, constructive, and consistent feedback/guidance on pre-development applications and throughout the approvals process (increase predictability of requirements and timeline)
- Desire for the Town to have a culture of collaboration and solution-oriented approach to help property owners figure out what can be done under the existing code

Site Constraints

- On and off-site infrastructure improvement requirements hinder financial feasibility (e.g., streetscape requirements, undergrounding of utilities)
- Lack of available parking or shared parking
- Potential environmental contamination increase uncertainty, add cost to redevelopment, and could limit the ability to remediate sites to a level that allows housing
- Lack of clearly identified receiver sites
 - Available receiver sites would need to know what uses would like to relocate
 - Some businesses would only consider moving if they could own the property
 - Receiver sites would need to offer a comparable site at a similar cost (previous example of relocation did not financially work for the business)
- Many businesses like their centralized, downtown location and don't want to move

CHAPTER 3: VISION PLAN

Introduction

- Summary of facilitated activities and input from R2SC, Action Teams, and interviews with property and business owners to develop the framework.
- Alignment with 2040 General Plan, Downtown Plan, and 2005 Plan
- Strategies and recommendations organized around the three goals: Restore, Revive, Reimagine.
- Imagery, diagrams, and sketches from the R2SC discussions will be incorporated to further describe the recommendations.

Restore

Guiding Principle:

“Preserve and expand the quality and quantity of natural systems in Truckee by promoting aquatic and terrestrial biodiversity and by implementing environmental, ecological, and conservation-minded strategies”. (from 2040 General Plan)

1. Floodplain Restoration and Protection

- Remove fill to expose floodplain soils to help promote riparian habitat and hydraulic connectivity.
- Stabilize banks using bio-engineered approaches.
- Reconnect river hydrology with the floodplain.
- Enhancements should not negatively affect flows or instream biota across all seasons.
- Reconnect to historic channels; for example, water could be directed to the channels via downed trees.
- Approach should reflect the current flood regime with a goal of having a more natural floodplain.

2. Stormwater Management and Monitoring

- Provide more data, with the goal of preventing sediment from entering the Truckee River and its tributaries through the Town’s stormwater management system. Develop a long-term monitoring program with data collected during non-runoff events and runoff events.
- Evaluate the severity of non-point source sediment pollution in the study area, with the goal of reducing sediment and urban runoff impacts.
- Sample stormwater outfalls during runoff events.

- Map riverbed conditions and sediment deposition.
- Conduct bioassessments and benthic macroinvertebrate surveys.

- Utilize bio-engineering design and low-impact development techniques both before and after underground stormwater infrastructure (e.g., bioswales and vegetated infiltration systems at outlets).
- Develop resources and identify potential funding sources to provide private property owners stormwater management recommendations that may be used to help mitigate runoff from private properties.
- Address stormwater from public and private properties within the entire study area. Prioritize impact mitigation based on benefit derived.
- Because of the proximity to the river, stormwater runoff from West River Street public and private lands may have opportunities for treatment.
- Redevelopment provides the opportunity to reduce sediment impacts from lands where such impacts might now be occurring.

3. Vegetation Enhancement

- Treat noxious weeds. (A noxious weed is a plant that is legally defined as a pest and is known to be harmful to the state’s public health, agriculture, wildlife, recreation, or property. Noxious weeds are usually invasive, meaning they are not native to the area and can outcompete native plants for water and nutrients.)
- Thin overstocked forested areas.
- Promote cottonwood regeneration.

- Protect existing stands of willow and alder along the river.
- Explore if the Truckee-Tahoe Sanitary Agency ponds could serve as cottonwood nurseries while still maintaining and meeting functional requirements for overflow.
- Protect and enhance riparian vegetation along Donner Creek and Trout Creek.

4. Wildlife Habitat Connectivity

- Enhance and restore riparian and aquatic habitat.
- The stretch of river between the Foxmead boulder and the pedestrian bridge is high quality trout habitat.
- Reconfigure the Trout Creek railroad culvert to enhance fish movement between the creek and the Truckee River.
- Protect Trout Creek as a viable trout stream, with the goal of ensuring that Trout Creek can hold a sustainable population of its namesake fish.

5. Managed River Access

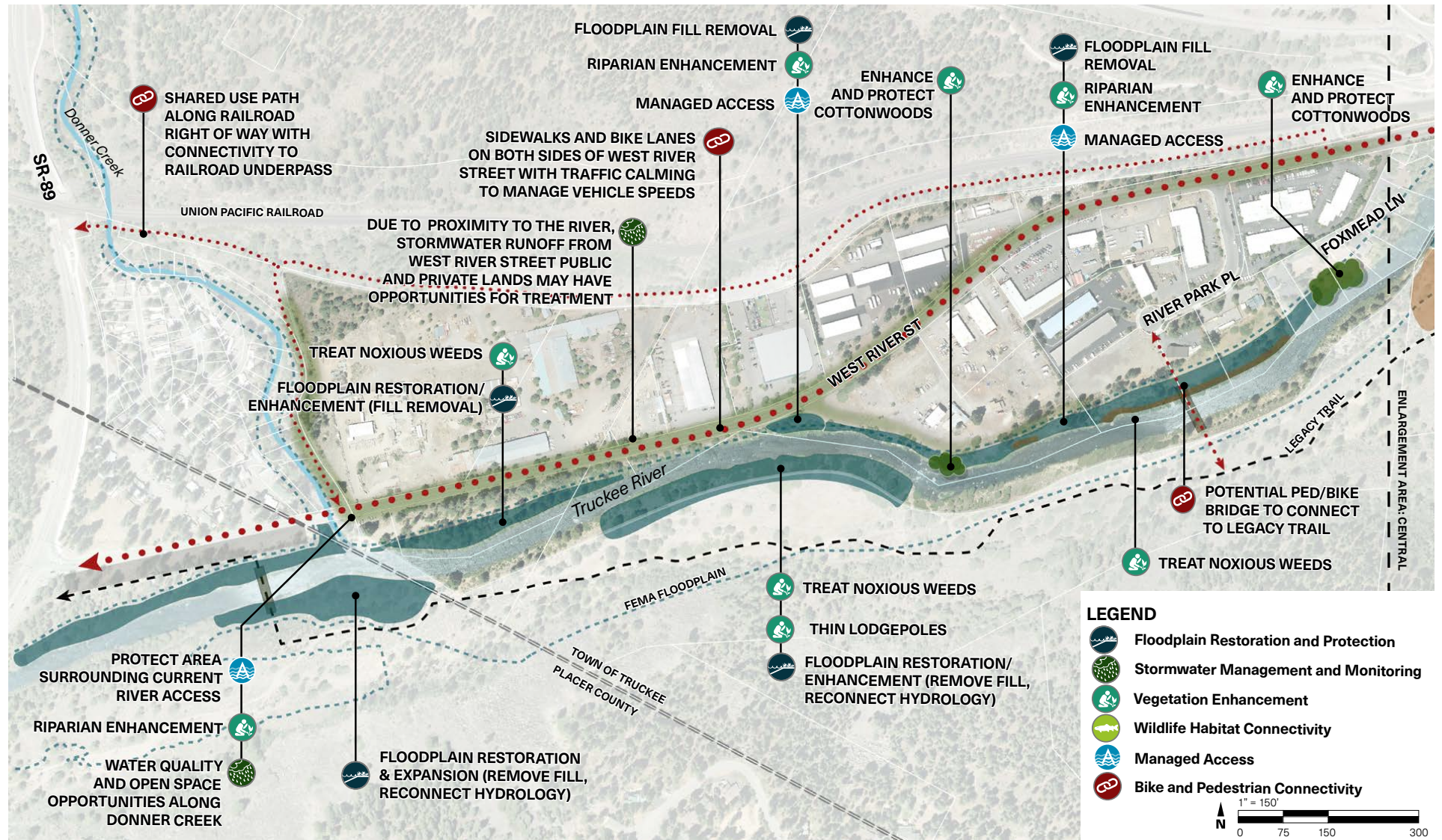
- Access points should be professionally designed by a team that should at a minimum include a hydrologist. The desire is for the team to include a hydrologist, botanist, biologist, and a landscape architect, among other desired expertise.
- Define what is included in “open space”, “river park”, and “managed access”. Access points should accommodate or work with the river’s different flows.
- “Open spaces” are relatively undeveloped. There may be trails and some managed public access, but the majority of the site is left in a naturalized state or restored.

- “River Park” is an area designed for public use. It supports recreational activities through modest development, including limited areas of hardscape and irrigated turf. A river park is anticipated to have areas of restoration and managed access.
- “Managed Access” refers to carefully sited and designed places that allow public access through a site or to the river. Erosion control and protection of riparian vegetation are important components. Constructed trails provide access and strategies are implemented to discourage or prevent access to sensitive resources.
- Access near Donner Creek confluence occurs on a steep slope where there are erosion concerns. Reduce impacts to natural resources while accommodating access through improved features (such as log or stone steps) that fit the natural setting. This area could be an open space park and provide access to the river.
- Look at opportunities to access the river from the DEWBHEYÚMUWE? Park.
- Provide access at defined locations in Truckee Springs and reduce and mitigate unmanaged access (e.g. through fencing and vegetative plantings). Acknowledge existing access points from Land Trust properties.
- In particular, enhance access at the bridge on East River Street. Consider improved access on north and south sides of the river at bridge locations.
- Consider a park opportunity near the existing pedestrian/bike bridge on East River Street.
- Consider potential open space with managed access to the river at Trout Creek confluence. Remove fill in this area, define parking, and

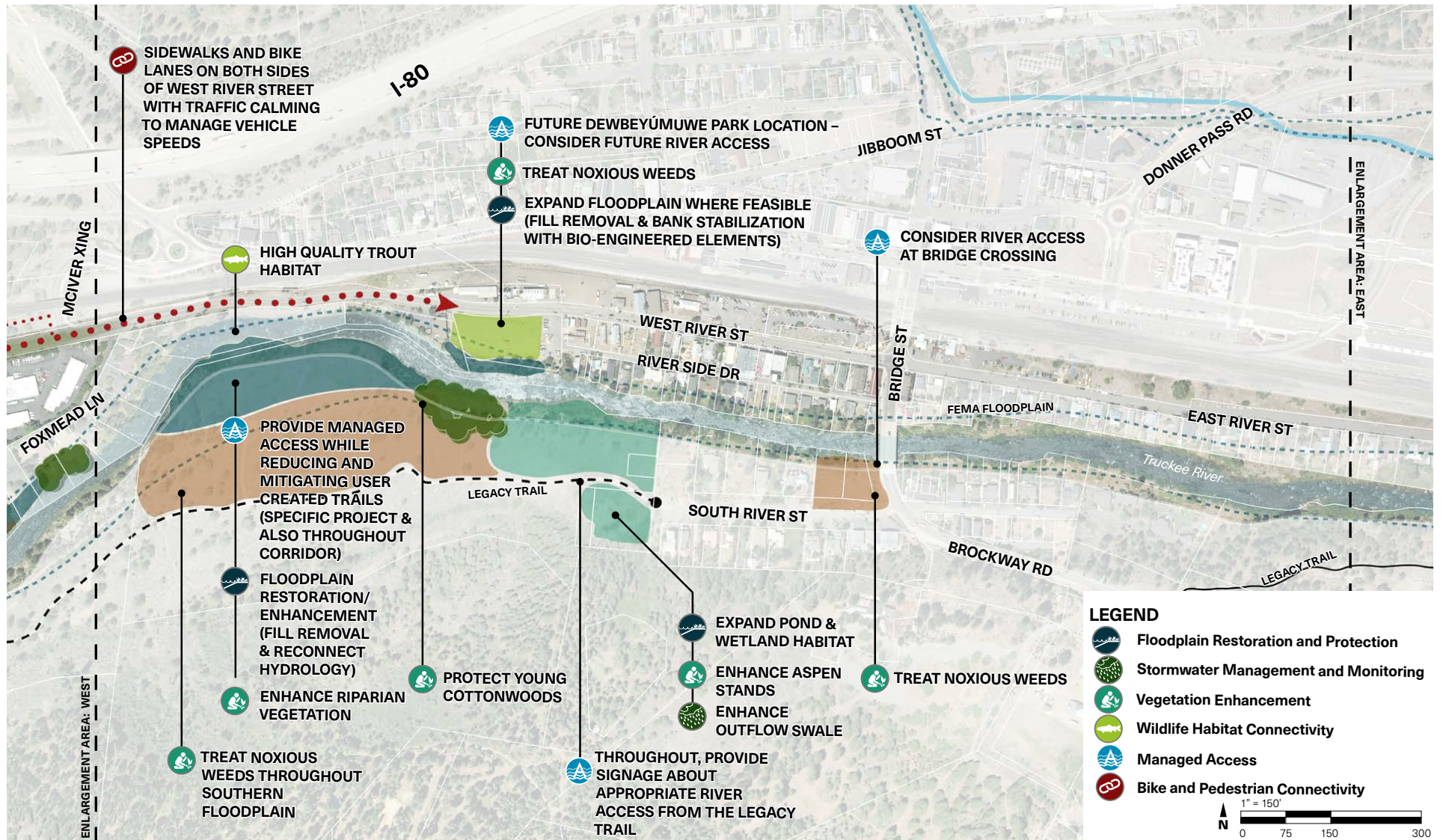
manage access because it is a high use area. Evaluate existing uses (e.g., short term camping) to determine appropriate types of recreation and access. Incorporate additional data on the Trout Creek culvert as part of potential enhancements in the area.

- Clarify areas of public use below the high-water mark for in-water and riverbank access.
- Potential opportunity for public access at the southwest corner of the Truckee River Partners’ property and at River Park Place by negotiating mutually beneficial easements or land purchases with property owners.

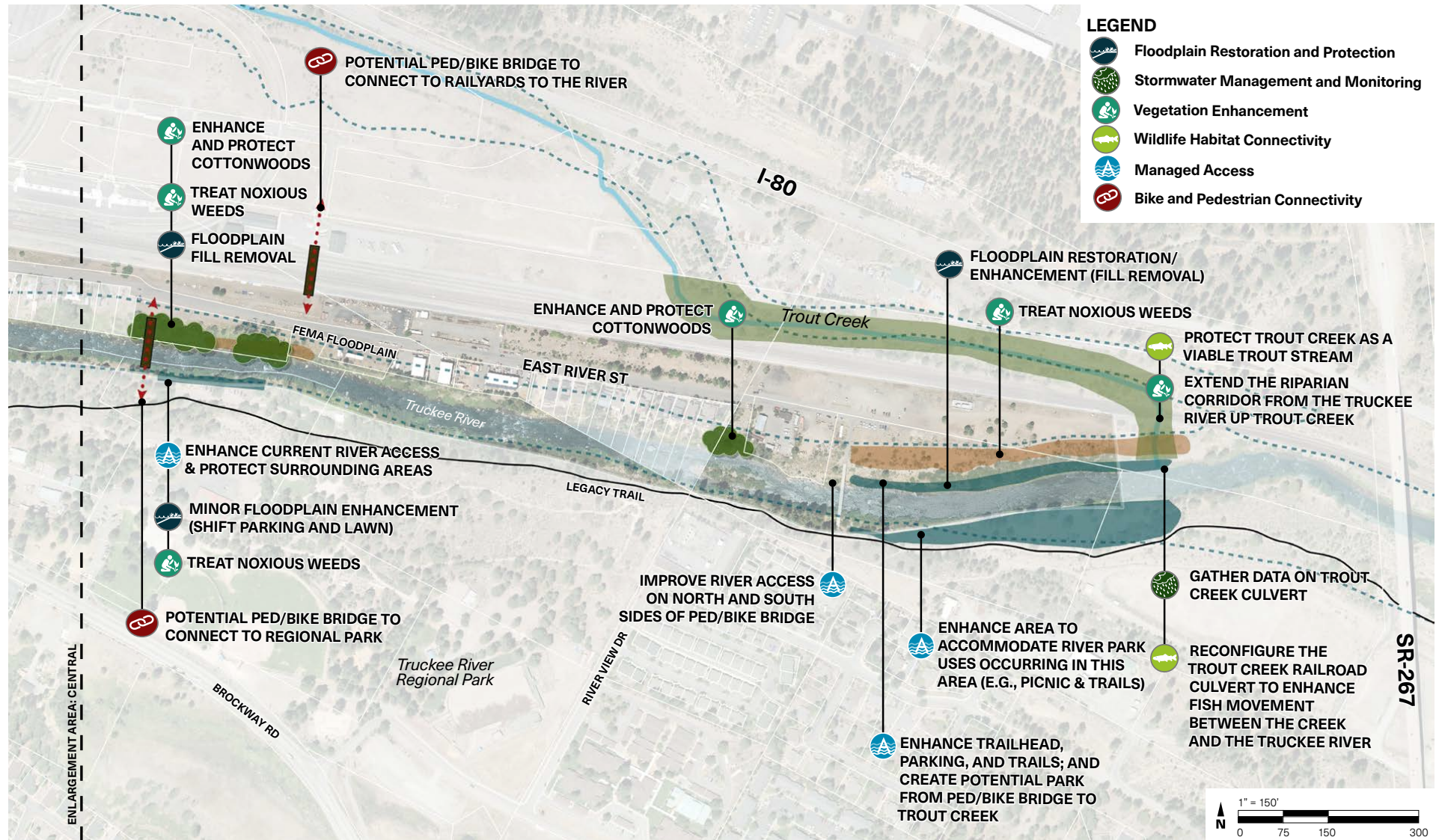
RIVER HEALTH AND ACCESS OPPORTUNITIES | WESTERN AREA



RIVER HEALTH AND ACCESS OPPORTUNITIES | CENTRAL AREA



RIVER HEALTH AND ACCESS OPPORTUNITIES | EASTERN AREA



Revive

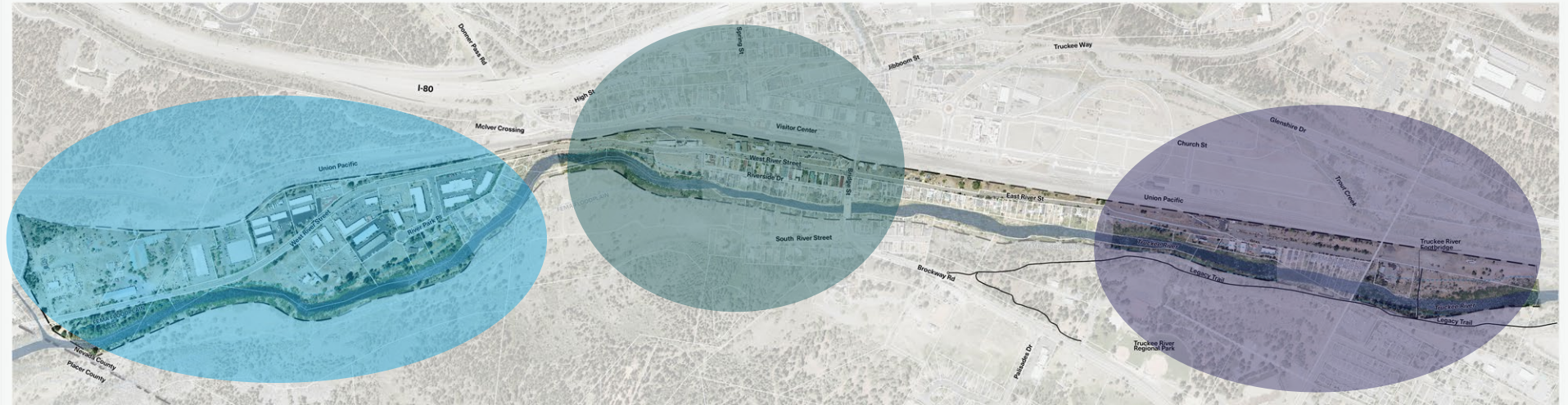
Guiding Principle:

Transform the corridor into a live/work/recreate district that provides public access to the Truckee River, supports the local economy, and provides a variety of housing types. (from 2040 General Plan)

1. Create mixed use districts that allow development to adapt to changing conditions while celebrating and connecting people to the river.
 - Truckee River Creative Mixed Use District (western portion of the corridor)
 - Downtown Mixed Use District (central portion of the corridor)
 - River Mixed Use: East River Street direction to be informed by Catalyst project
2. Complement downtown uses (e.g., maker spaces, small-scale artistic uses).
3. Encourage adaptive reuse of existing buildings and infilling existing developments with active streetfronts and residential uses.
4. Allow a variety of types and scales of housing, with a focus on providing housing for the “missing middle”.
5. Include some neighborhood services.
6. Integrate some essential service uses, as appropriate.
7. Encourage a mix of river-oriented uses that highlight the Truckee River and make “best” use of the river edge.
8. Create a walkable and bikeable corridor that is connected to the Legacy Trail to the south and to downtown Truckee and the Railyards to the north

- Add bike lanes and sidewalks to both sides of West River Street. However, use traffic engineering methods to help reduce vehicle speeds when bike lanes are added.
 - Incorporate a potential Class 1 trail/shared use path along the railroad alignment in the West River Street area.
 - Connect to the Legacy Trail at River Park Place – consider acquiring an easement to develop a share use path connection and pedestrian/bike bridge with public access to the river.
 - Incorporate signage along the Legacy Trail to inform users of appropriate river access locations.
 - Consider pedestrian/bike bridge to connect East River Street to the Regional Park near existing parking area in the Regional Park.
 - If riparian and floodplain can be preserved, and there are no wildlife corridor impacts, consider providing trail connectivity along Donner Creek in addition to existing bike paths. Connection could be to the existing railroad underpass along SR 89.
9. Incorporate a separated pathway into the UP property along East River Street.
 - Consider slight shifts in the alignment of West River Street to provide space for a separated pathway and to make walking, biking, and rolling more enjoyable.
 9. Encourage shared parking and consider reducing parking minimums where appropriate.
 10. Support development of internal streets and street parking between parcels to support shared parking and reduce the amount of curb cuts along West River Street.
 11. For business and property owners looking to relocate outdoor storage, manufacturing, or auto repair services away from the river corridor, collaborate to identify more suitable locations that support both business needs and river health and access goals.
 12. Incorporate open space river restoration into redevelopment.





Western Area | Truckee River Creative Mixed Use District

An eclectic, diverse 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 that welcomes visitors. Higher-density residential is often incorporated and new uses are mixed with existing uses, and integrating ample landscaping and pedestrian connectivity. Service and light manufacturing facilities are non-noxious and non-nuisance, avoiding excessive noise and light. Primary uses include a variety of housing types and sizes, small artisanal workspaces (such as bakeries, breweries, glass blowing, woodworking shops or other low impact production), neighborhood commercial, office, and service. Limited uses include minor auto service/repair, boutique lodging, small scale contractor office and screened stone yard.

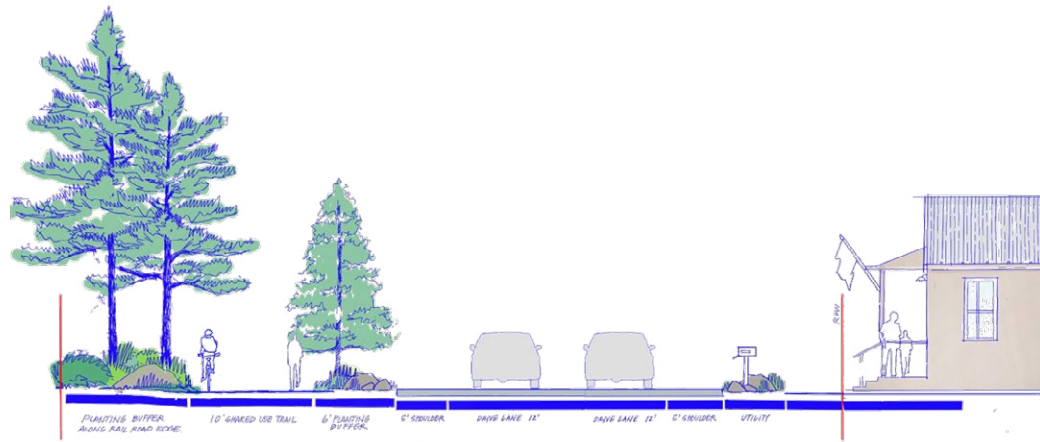
Central Area | Downtown Mixed Use and Commercial District

As described in the Downtown Plan, a mix of commercial, office, lodging, and residential uses. In areas of existing mixed-use development, a mix of uses is encouraged. In downtown commercial, areas that are appropriate for primarily retail stores or offices, although work-live uses are also permitted. Areas designated commercial are primarily oriented to commercial or office uses with less emphasis placed on a mix of residential or lodging uses.

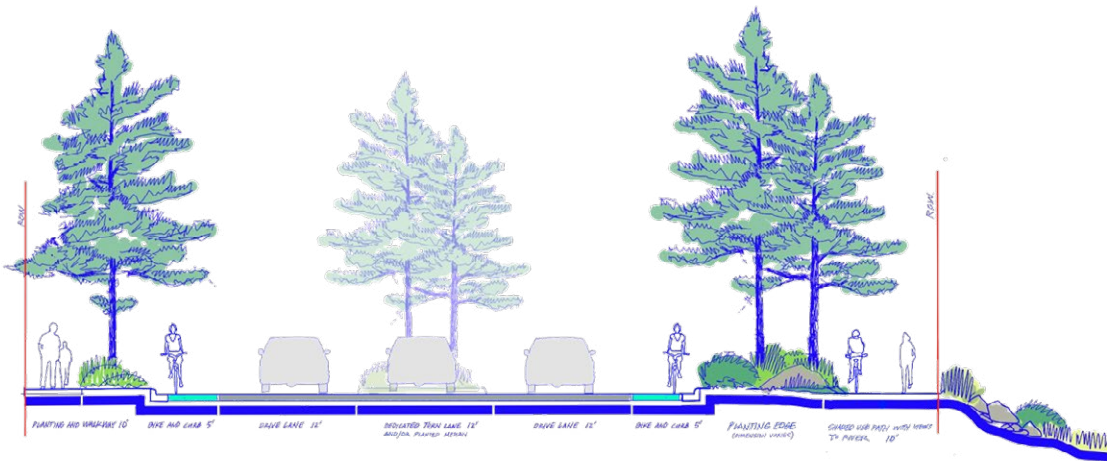
Eastern Area | River Mixed Use (To be determined)

The vision for the character and types of uses to be incorporated into the eastern portion of the corridor will be informed by the catalyst project. The Downtown Plan describes this area a River Mixed-Use: This area will experience minor infill growth, primarily with high density residential, single-family residential, duplex, triplex, or fourplex development, accessory dwelling units, and some commercial or mixed-use development.

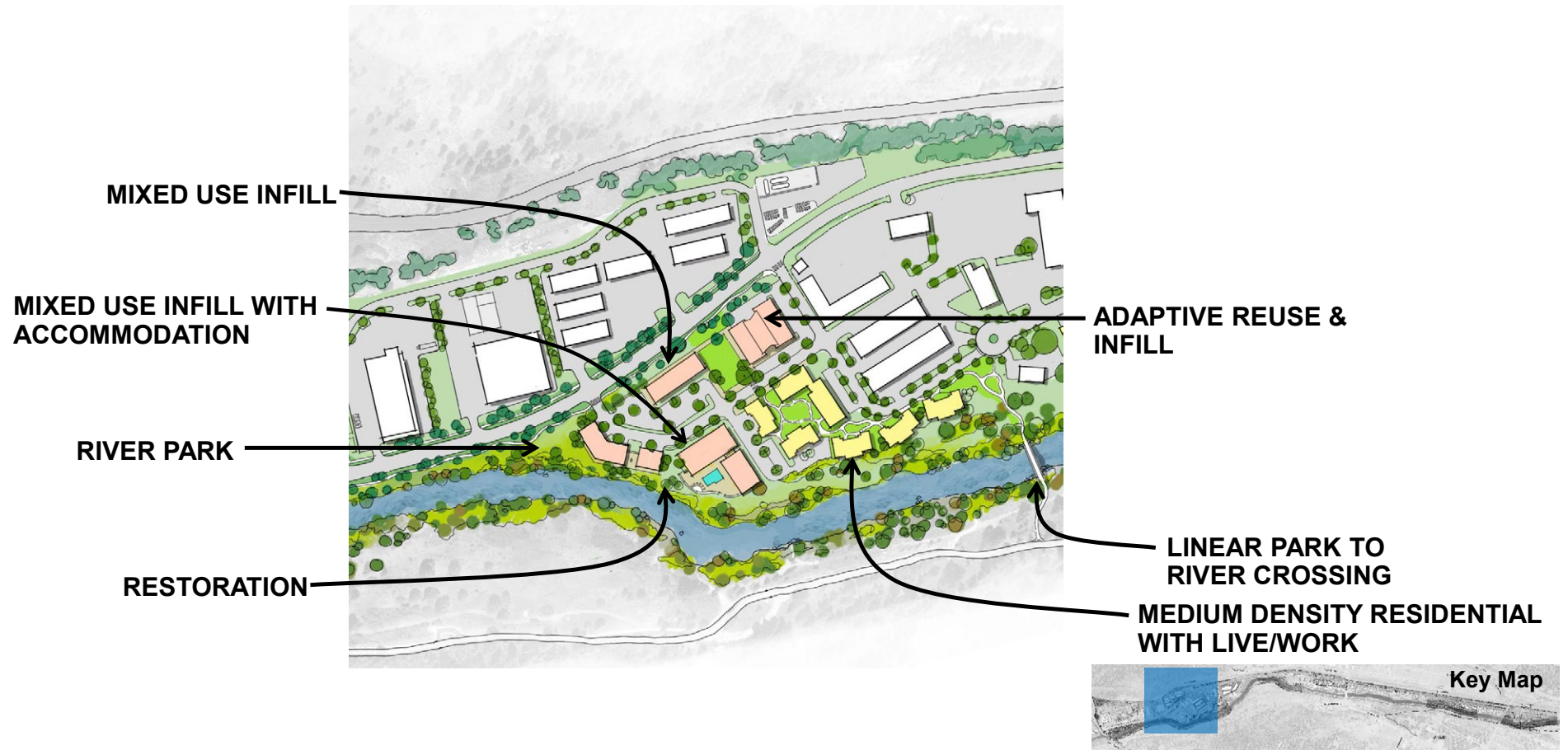
Imagery, sketches and sections to be incorporated into the Revive section



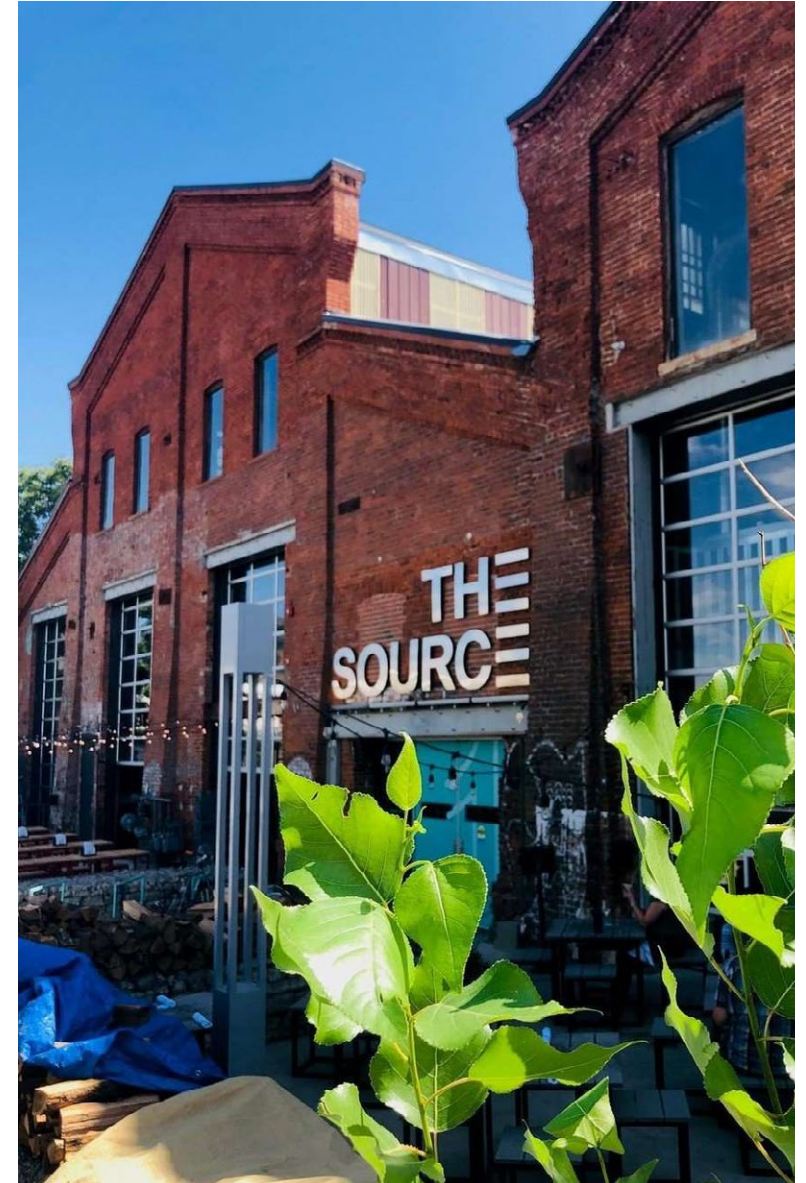
40' RIGHT OF WAY
WITH ADDITIONAL 20' LEASE OF UNION PACIFIC
EASEMENT FOR PATHWAY AND BUFFER



72' RIGHT OF WAY



Imagery, sketches and sections to be incorporated into the Revive section



R3 Roadmap | Restore, Revive, Reimagine**WORKING DRAFT 3/5/2025****Imagery, sketches and sections to be incorporated into the Revive section**

Imagery, sketches and sections to be incorporated into the Revive section

*Infill mixed uses
frame the street*

*Adaptive reuse of
existing buildings*



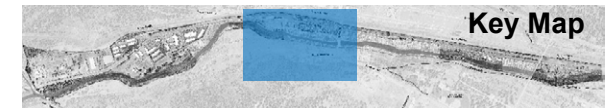
*Enhanced bike and pedestrian connectivity
integrated with mountain landscape and
undergrounded powerlines*

DEWBAYÚMUWE?
PARK WITH
RESTAURANT &
SHOPS

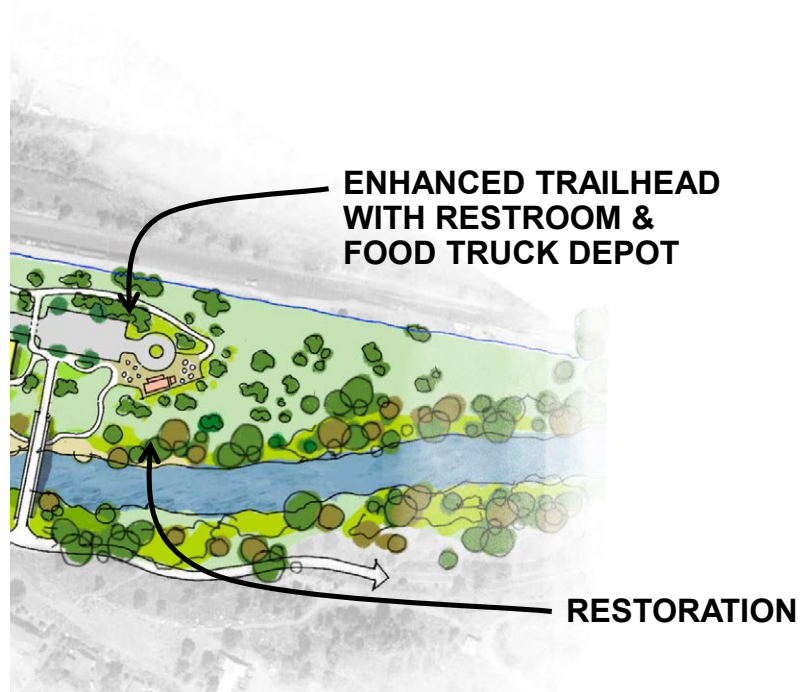


STREETSCAPE &
PARKING
IMPROVEMENTS
COMPLETE

COTTAGES
RENOVATIONS TO
EXTEND
COMMERCIAL
AREA



Imagery, sketches and sections to be incorporated into the Revive section



n

Reimagine

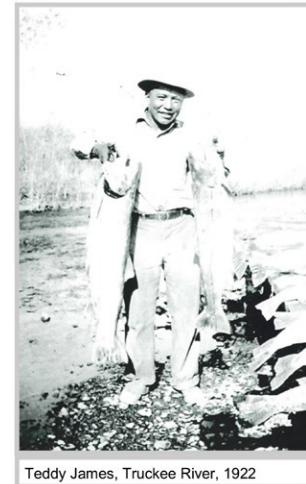
Guiding Principle:

Encourage riverfront development that highlights the Truckee River and protects the scenic and environmental quality of the river through development and design standards. (from 2040 General Plan)

1. Embrace the grit, culture, and spirit of the corridor and maintain the Truckee Funk.
2. Extend streetscape improvements west along West River Street and east along East River Street, including undergrounding power lines, integrating trees and drought tolerant landscaping, and activating the street frontage with new uses.
3. Consider context as it relates to potential building heights of new uses. Transition and step heights to create a varied skyline, to maintain views of the river and mountains, and to segue between different types of uses.
4. Where buildings front the street, organize, step, and layer buildings to reduce the scale of three and four story buildings, while screening existing unattractive uses and activating the street.
5. Preserve existing views of the river, riparian vegetation, and mountains and create new view opportunities.
6. Screen existing outdoor storage uses and encourage and facilitate opportunities for property owners to make aesthetic enhancements that meet overall corridor goals.
7. Honor indigenous history.
8. Integrate public art in public spaces.

Land Acknowledgement

I begin today by acknowledging the Washoe people, indigenous custodians of the occupied land known as "Truckee" that we meet on today. "Truckee" and the surrounding area of Da Ow Aga is the ancestral and spiritual home to the Washoe, who have stewarded these lands for thousands of years and since the beginning of time. Our town, "Truckee", and the surrounding area have been ancestral, trade and meeting grounds for the Washoe, Martis, Maidu, Miwok, Paiute, Shoshone and other indigenous peoples for many centuries before us. We recognize the descendants of these tribes and others who continue to share, steward, live and work on this land with us. The Washoe have always been a part of the land & environment and believe that land, language and people are intrinsically intertwined. The Washoe have safeguarded these lands since the beginning of time - the earth, its terrain, its waters, all living and nonliving things are sacred - and they request that you assist in preserving this ecosystem for future generations. We pay respect to the Washoe elders past, and present. We extend that respect to all indigenous Native American peoples here today.



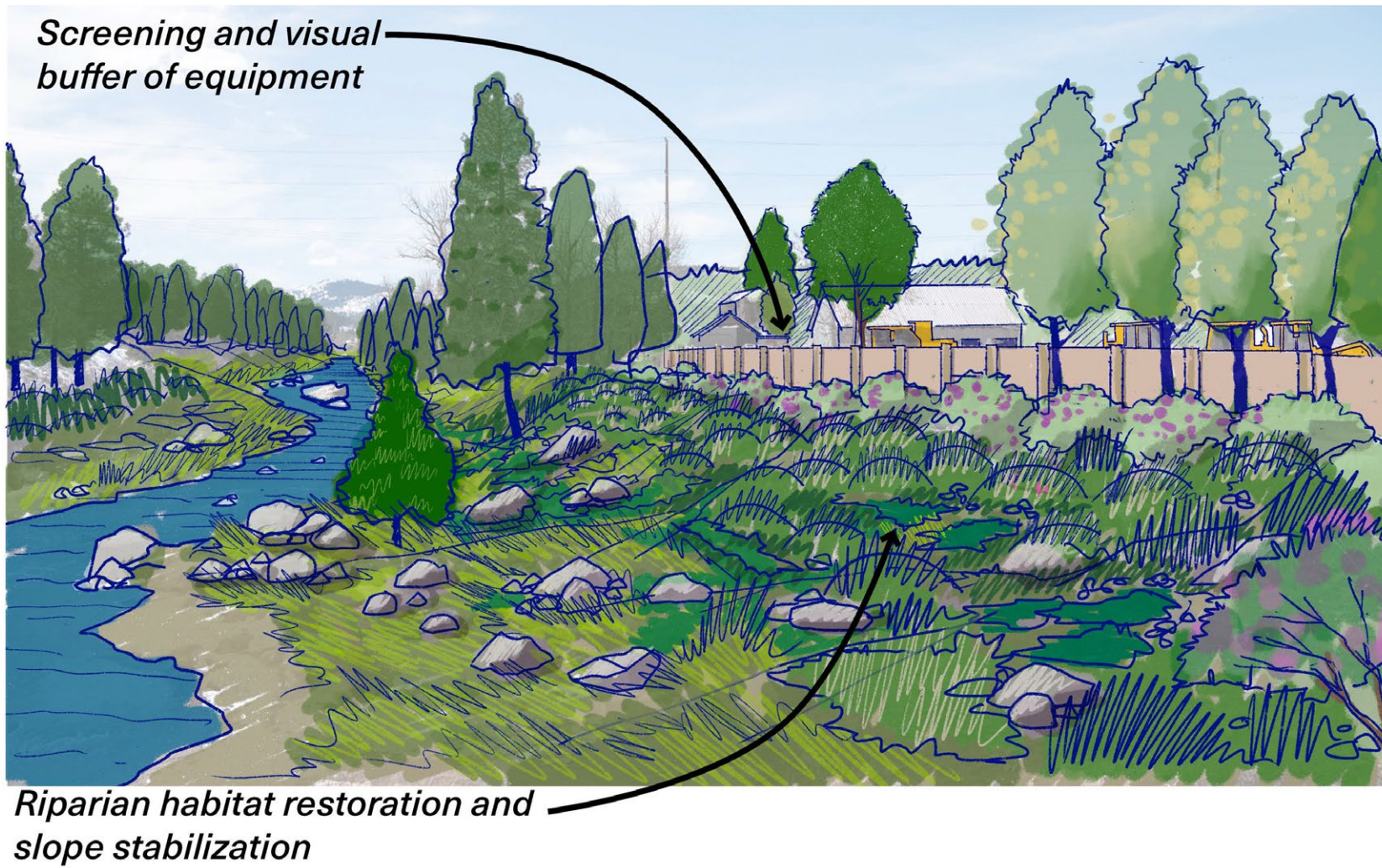
Teddy James, Truckee River, 1922



Dat So La Lee with some of her prized baskets.

Images courtesy of "Washoe Tribe History: Past and Present" Written by Washoe Tribe, 09/08/2021

Imagery, sketches and sections to be incorporated into the Revive section



CHAPTER 4: IMPLEMENTATION ACTIONS**Introduction**

- Overview of the chapter
- Intent to catalyze change and advance improvements for river health
- Responsive to R2SC and Action Team input for flexibility
- Responsive to property and business owner interviews regarding barriers

Action Steps (to be formatted into a checklist and prioritize)

No.	Action	Timeframe	Order of Magnitude Cost (\$ - \$\$\$)
1	Complete infill catalyst project that builds on Town reinvestments with new park and streetscape	1-5 year	\$
2	Complete adaptive reuse catalyst project along West River Street	1-5 year	\$
3	Complete visioning and feasibility planning for redevelopment of contractor and manufacturing use lands on East River Street	1-5 year	\$
4	Increase Town's commitment to finding creative solutions: reinforce a culture of Town collaboration and predictability for what is required and anticipated timelines for property redevelopment. Avoid the perception of a culture of "no" and inspire solution-oriented approaches.	1 year	\$
5	Revise zoning to align with the need for flexibility and mix of uses along West River Street	1 year	\$
6	Incorporate takeaways for desired vision for catalyst project on East River Street and update zoning accordingly.	2 years	\$
7	Research and determine consistent setback from the Truckee River for non-open space parcels on West River Street and East River Street that allows appropriate development while protecting river health.	1 year	\$
8	Develop an easy to use guide for property owner to enhance their understanding of the development code and process to reinvest in their property.	1 year	\$
9	Evaluate and implement an amnesty program that allows for some level of reinvestment into non-conforming properties if the reinvestments move the property toward meeting the vision of the river corridor.	1-2 year	\$
10	Update the Development Code to reflect changes in density, land use, design guidance, parking, and setbacks to reflect the development types and patterns that are feasible and attractive. Updates should incorporate mixed use strategies to allow for flexibility to more easily adapt to market conditions.	1-2 year	\$

No.	Action	Timeframe	Order of Magnitude Cost (\$ - \$\$\$)
11	Undergo a comprehensive update to the Development Code to make it easier to navigate and understand. Incorporate graphics and diagrams.	1-3 years	\$
12	Convene a multi-board workshop to align community leaders and partners around the vision and goals for the corridor and identify opportunities and support for receiver sites throughout town.	1 year	\$
13	As part of the update of the Housing Plan, identify receiver sites for residential development as needed to align desired uses and densities for residential within the corridor. To facilitate the development of future receiver sites, incorporate residential receiver sites in the Housing Plan for lands identified as changing from residential to manufacturing in the 2040 General Plan.	1-3 year	\$
14	Evaluate the used of contemporary tax increment financing tools, like enhanced infrastructure financing districts (EIFDs) to be a funding source for public serving infrastructure such as streetscape, roadway realignment, utility undergrounding, pathways, and river restoration. If appropriate, utilize EIFDs as a potential source to fund public infrastructure and reduce the cost of redevelopment.	1-5 year	\$\$
15	Encourage aesthetic improvements by private property owners – promote and potentially expand community grant program for aesthetic enhancements along the corridor for all types of uses, including residential properties in historic properties.	1-5 year	\$
16	Realignment of West River Street	10 year	\$\$\$
17	Develop data collection and monitoring program of stormwater and nonpoint source sediment pollution	1 year and on-going	\$\$ (over time)
18	Work with UP to develop shared use path and improve streetscape along East River Street	10 year	\$\$
19	Improve trailhead and develop concessionaire at East River Street Legacy Trail trailhead.	5 year	\$\$
20	Restore riparian and aquatic habitat along the Truckee River	1-5 year	\$\$
21	Create trail along Donner Creek	5-10 year	\$\$

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No.	Action	Timeframe	Order of Magnitude Cost (\$ - \$\$\$)
22	Create shared use path/sidewalks along western portion of West River Street.	10 year	\$\$
23	Treat and remove noxious weeds.	1-5 year	\$
24	Improve managed access near Donner Creek confluence.	5 year	\$
25	Reconfigure the Trout Creek railroad culvert to enhance fish movement.	5-10 year	\$
26	Conduct study of Truckee-Tahoe Sanitary Agency ponds to serve as cottonwood nursery for corridor.	3 year	\$
27	Provide access at defined locations in Truckee Springs and reduce and mitigate unmanaged river access.	1-2 year	\$
28	Look at opportunities to access the river from the DEWBHEYUMUWE? Park.	1-2 year	\$
29	Implement floodplain restoration and protection projects.	1-5 year	\$\$
30	Work with private sector to develop affordable receiver sites for manufacturing and outdoor storage uses.	1-10 year	\$\$\$

List of potential incentives and funding sources**Regulatory*****Regulatory Relief***

- Allowed land use types
- Legal non-conforming regulations
- Density (dwelling units/acre or DUA)
- Floor area ratios (FAR)

Development Standards

- Increased height limits
- Reduced setbacks
- Building types and materials

Permit Streamlining

- Ministerial approvals
- Reduced approval times
- Streamlined/concurrent review
- Public hearing requirements

Financial***Direct financial assistance***

- Fee waivers and/or deferrals
- Property, sales, or TOT Tax Rebates

Assistance with public improvements

- Streetscape Improvements (traffic calming, bike/ped improvements, street lighting, landscaping)

- Undergrounding of existing utilities
- New infrastructure improvements (water/sewer, electrical)
- Planning Grants/RFP/RFI
- Lot line adjustments
- Environmental review
- Master planning
- Environmental Remediation/Cleanup
- Brownfield mitigation
- Water quality best management practices (BMPs)
- Bicycle Transportation Account (BTA)
- Safe Routes to School Program
- State Highway Operation and Protection Program (SHOPP)
- Caltrans Sustainable Transportation Grant (SB1)
- Proposition 68 Per Capita Program
- Local Streets and Roads Program (LSRP)
- Local Transportation Funds (LTF)
- Energy Conservation Assistance Act (ECAA)
- California Public Utility Commission (CPAC) Rule 20A Undergrounding
- Climate resiliency grants
- Landscaping and Lighting Assessment Districts (LLADs)
- Mello-Roos Community Financing Districts (CFDs)
- Enhanced Infrastructure Financing Districts (EIFDs)
- Infrastructure State Revolving Fund (ISRF)
- Drinking Water State Revolving Fund (DWSRF)
- Clean Water State Revolving Fund (CWSFR)

Funding Sources

Local

- General Fund
- Sales Tax
- Transient Occupancy Tax (TOT)
- Impact Fees and Mitigation Requirements
- Mills Act Contracts (Historic Properties Only)
- User Fees and Concessions
- Streetscape Improvement Forgivable Loan

Regional and State Funding

- Affordable Housing and Sustainable Communities (AHSC) Program
- Urban Greening Grants (UGG) Program
- Active Transportation Program (ATTP)
- Transportation Alternatives Program (TAP)

Federal Funding Sources

- Community Development Block Grants (CDBG)
- Federal Emergency Management Agency (FEMA) Disaster Mitigation
- Private/Non-Profit Funding Sources
- Private Donations
- Sponsorship Programs
- Private Charities and Foundations

Financing Mechanisms

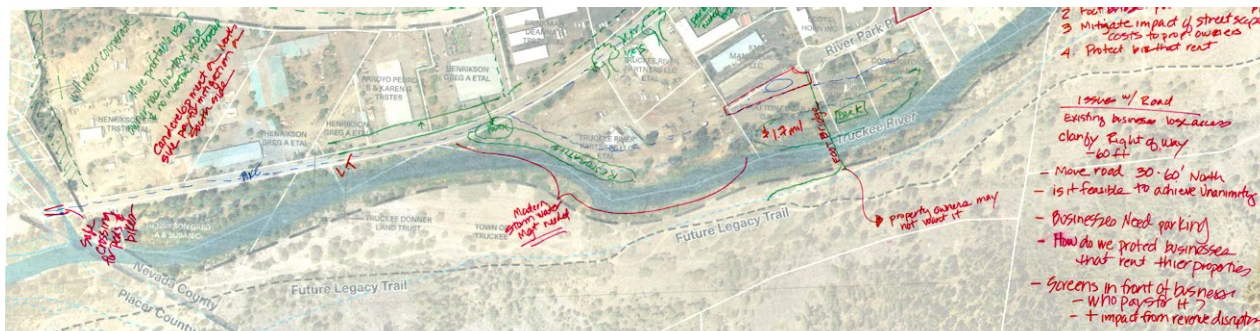
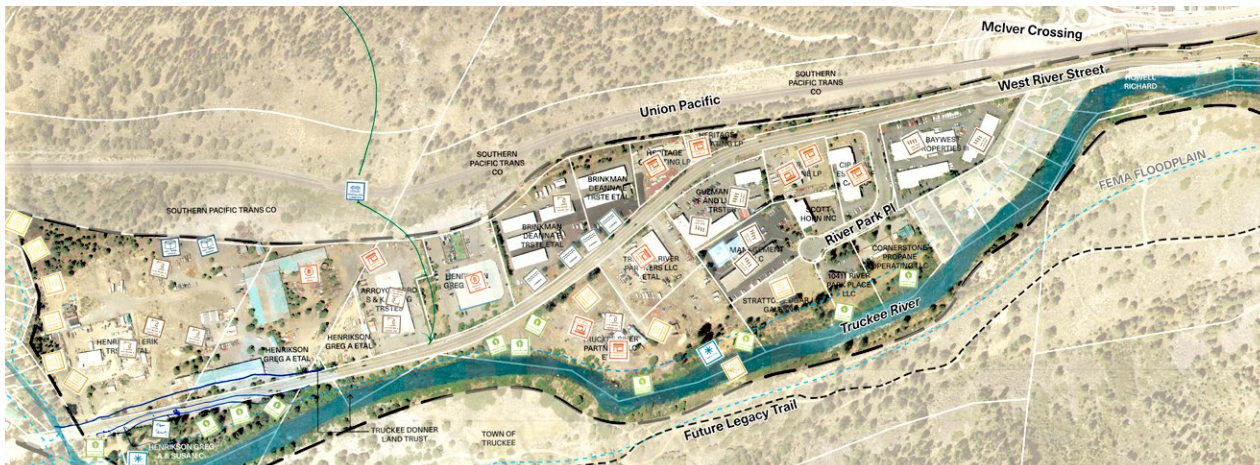
- Cost Reimbursement Agreements
- Municipal Bonds
- Special Assessment Districts
- Business Improvement Districts (BIDs)

R3 Roadmap | Restore, Revive, Reimagine

WORKING DRAFT 3/5/2025

What, if any, of these and other R2SC exercises wants to be included? Appendices or just captured as meeting notes and presentations?

Desired Uses Activity – West River Street



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