

2. VISION

THE TRUCKEE RAILYARD MASTER PLAN VISION

Implementation of Truckee Railyard Mixed-Use Development Master Plan will create an easterly extension of the existing Downtown Core that complements the historic character of the Downtown and the industrial heritage of the Railyard and Mill Site. The Master Plan goals and policies support creating the creation of a strong connection between the new development Railyard and the historic core, developing the Railyard Master Plan Area holistically as a mixed-use development that supports a greater diversity and intensity of activities, including retail, restaurant, local services, and entertainment uses. The Master Plan also provides opportunities to increase the Town's supply of affordable and workforce housing. Figure 2-1 provides a graphic illustration of the Master Plan Vision, and the Master Plan Guiding Goals and Policies are listed on the reverse.

The vision for the Railyard Master Plan Area includes a single-sided main street redeveloping the Railyard with three distinct Districts. The Plan relies on the realignment of districts: Downtown Extension, Industrial Heritage, and Trout Creek. It also includes extending Church Street and Donner Pass Road parallel to the rail lines and into the Railyard. The Donner Pass Road segment that extends northeast from Downtown to Highway 89 realigns south of Church Street terminating in a T-intersection adjacent to the Donner Pass Road segment that parallels the railroad tracks, providing a direct connection to the Downtown and reducing the speed of traffic entering the Downtown. The Plan allows for the natural extension of Donner Pass Road will extend into the railyard, beyond the T-intersection and terminate inside the balloon track. Church Street will also extend through the balloon track to connect with Glenshire Drive and the option of also connecting to Glenshire Drive via Church Street. Small, New north-south local streets provide access through the site between the rail lines and the Trout Creek Greenway. The Master Plan accommodates the existing lumberyard remaining indefinitely on the site without precluding its future redevelopment in a manner consistent within this Master Plan.

The Railyard will be redeveloped with Mixed-Use Development Master Plan supports development of an eclectic mix of building types and uses within an attractive, pedestrian-oriented neighborhood. Development will extend easterly from the Downtown Core.

The highest development intensity will generally occur immediately adjacent to the Downtown Core and then decrease as development extends to the north and east. Three The Railyard Mixed-Use Development will include three distinct Districts will guide and shape redevelopment of the Master Plan Area:

- The Downtown Extension (DE) District will be a physical extension of the commercial shops, restaurants, and lodging new located existing along Commercial Row. The DE District will also provide new housing including mix-used development including retail, office, entertainment, residential, recreation, and civic uses in Downtown. The DE District will generally have the greatest intensity of development of the three Districts.
- The Industrial Heritage (IH) District will contain extend a mixed-use pattern of uses supporting development into the Railyard beyond the balloon track and support a connection through the Master Plan area that will connect the Downtown to Glenshire Drive. Development in this district will support a community of local business people, artisans, and entrepreneurs, and the continued operation of the railroad. Multi-family residential, live-in-work and work-live units

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and commercial and light industrial development will occur in the IH district. Development in the IH District will reflect historic industrial character of uses that once existed on the site including the Lumber Mill and railyard operations.

- The Trout Creek (TC) District will provide a mix of multi-family and single-family residential homes to increase the amount of residential within the Railyard Master Plan Area, with connections to the Trout Creek Greenway. The TC District While this district, will have the lowest density of the three Districts a stronger residential presence, a mix of other complementary uses are envisioned to be interspersed through the development including: bed & breakfast inns, art studios, health and fitness facilities, retail, and accessory office space may within the predominantly residential area..

The Master Plan allows for the phasing of development to utilize existing services and provide flexibility to meet changing market and community demands as the Master Plan Area develops over time.

2.1 SUPPORTING PLANNING GOALS

Four planning goals have been established to guide implementation of the Vision Statement, as follows:

1. Encourage vibrant and economically sustainable mixed-use redevelopment that offers diverse retail, entertainment, employment and housing opportunities.
2. Provide a connected community with places that are easily accessible to pedestrians, bicyclists and drivers.
3. Create an enjoyable public realm with a strong sense of place that complements Truckee's unique historical and mountain town character.
4. Encourage an efficient use of resources and improved environmental health.

Truckee Railyard Master Plan Vision

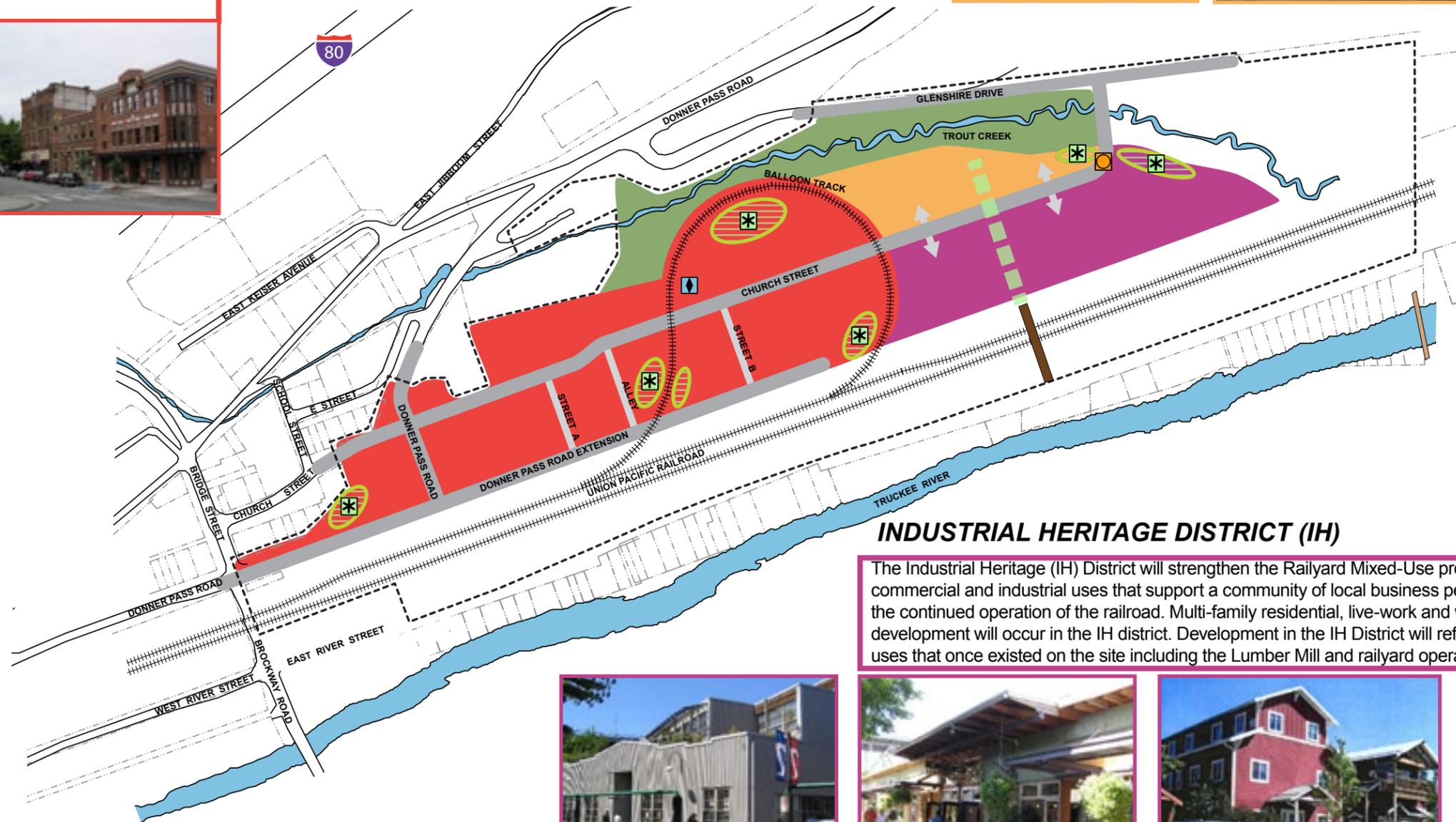
DOWNTOWN EXTENSION DISTRICT (DE)

The Downtown Extension (DE) District will be a physical extension of the commercial shops, restaurants, and lodging existing along Commercial Row. The DE District will provide new retail, office, entertainment, residential, recreation, and civic uses in within the Railyard Mixed-Use Development and Downtown. The DE District will generally have the greatest intensity of development of the three Districts.



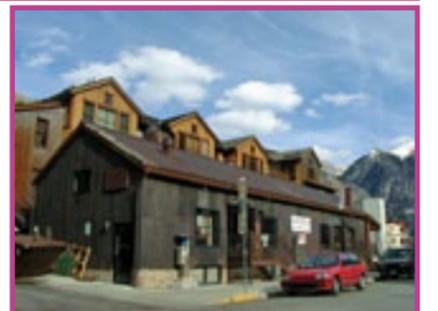
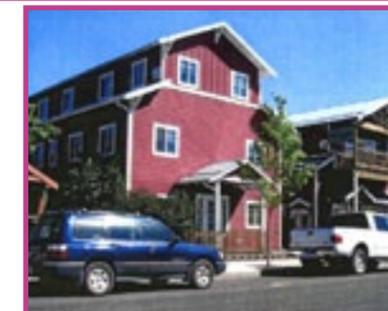
TROUT CREEK DISTRICT (TC)

The Trout Creek (TC) District will provide a mix of multi-family and single-family residential homes to increase the amount of residential within the Railyard Mixed-Use Development with connections to the Trout Creek Greenway. The TC District will have the lowest density of the three Districts.



INDUSTRIAL HERITAGE DISTRICT (IH)

The Industrial Heritage (IH) District will strengthen the Railyard Mixed-Use project with more residential and commercial and industrial uses that support a community of local business people, artisans, entrepreneurs, and the continued operation of the railroad. Multi-family residential, live-work and work-live units and commercial development will occur in the IH district. Development in the IH District will reflect historic industrial character of uses that once existed on the site including the Lumber Mill and railyard operations.



LEGEND

- LEGEND**
- Master Plan Area
 - Property Line
 - ☒ Conceptual Location - Park/Plaza
 - ☒ Conceptual Location - Civic Bldg.
 - Possible Roundabout
 - Downtown Extension District
 - Industrial Heritage District
 - Trout Creek District
 - Open Space
 - ☒ Community Connections and Gathering Opportunities*
 - Eastern Undercrossing Study Area
 - Conceptual Local Streets*
 - Proposed Streets
 - River Crossing (Existing)

2. Vision

GOAL 1

Encourage vibrant and economically sustainable mixed-use redevelopment that offers diverse retail, entertainment, employment and housing opportunities.

POLICIES

- 1.a. Improve Truckee's economic base through encouraging a diversity of retail, commercial, residential and office uses, including work/live and live/work that will complement the existing Downtown.
- 1.b. Encourage ground floor uses that attract pedestrian activity in the Downtown Extension (DE) District to create a vibrant street experience.
- 1.c. Encourage a mix of different types of retail and commercial uses to provide services to local residents and create a destination attraction for residents and tourists.
- 1.d. Require a mix of building forms and uses to increase the diversity of uses in Downtown Truckee.
- 1.e. Accommodate higher density housing than currently exists Downtown to support local businesses and balance office uses, which generate activity during the day, with residential activity in the evening and on weekends.
- 1.f. Encourage work/live and employment based uses in the Industrial Heritage (IH) District.
- 1.g. Provide a range of housing options to support different lifestyles, families and tenures and provide affordable and employee housing consistent with the General Plan.
- 1.h. Develop the Railyard Master Plan Area in phases from the existing Downtown toward the east to support the economic feasibility of redeveloping the Railyard.
- 1.i. Support the highest intensity development toward generally towards the Downtown Core and the railroad tracks (western and southern portions of the Railyard Master Plan Area) and lower intensity development toward Trout Creek (northern and eastern portions of the Railyard).
- 1.j. Design and allow for building uses to evolve over time to accommodate shifting market demand and community context.
- 1.k. Allow a variety of live/work and work/live options that will support and encourage small businesses.
- 1.l. Support redevelopment in transitional areas adjacent to the Railyard Master Plan Area that is consistent with the Master Plan Goals and Policies.

GOAL 2

Provide a connected community with places that are easily accessible to pedestrians, bicyclists and drivers.

POLICIES

- 2.a. Create a street and sidewalk that is physically connected to the existing Downtown, surrounding neighborhoods, and Trout Creek and visually connected to the natural features including the Truckee River and surrounding mountains.
- 2.b. Develop the Railyard Master Plan Area at a pedestrian scale, at a higher intensity than the existing Downtown Core, and with a mix of uses that supports walking and biking as the primary means of transportation.
- 2.c. Provide for snow removal on sidewalks to support walking as a primary mode of transportation year-round.
- 2.d. Incorporate traffic calming designs into roadways to reduce vehicle speeds.
- 2.e. Provide parking facilities that do not disrupt the integrity of the urban fabric and that are visually appropriate for the street.
- 2.f. Facilitate transitions between different modes of transit by siting bicycle storage lockers/racks, parking, and expanded transit in close proximity and providing safe and comfortable transition areas between modes.
- 2.g. Provide adequate, but not excessive parking to accommodate visitors, employees and residents and allow for shared use of parking facilities to maximize the use of facilities during all hours of the day and support the "park once" concept.
- 2.h. Require safe and convenient bicycle parking lockers or racks for mixed use, commercial, and multi-family development.
- 2.i. Design streets for the mountain winter snow conditions that facilitate snow plowing and storage, while maintaining an appropriate pedestrian scale.
- 2.j. Build ADA compliant trails and walkways to connect public open spaces.
- 2.k. Support pedestrian and bicycle linkages to Trout Creek and, eventually Truckee River.

GOAL 3

Create an enjoyable public realm with a strong sense of place that complements Truckee's unique historical and Mountain town character.

POLICIES

- 3.a. Enhance Truckee's Downtown as a destination by incorporating the unique mountain town character into the design of the Railyard Master Plan Area and creating visual and physical connections to the natural amenities within the area.
- 3.b. Facilitate a strong connection between the Railyard Master Plan Area and the existing Downtown through well-designed street and sidewalk improvements, building forms and uses.
- 3.c. Preserve and enhance public views of the mountains, Trout Creek, and Truckee River through the Railyard development.
- 3.d. Require visually appealing architecture, streetscapes and human scale building design including porches, awnings, cornices, and large ground floor windows to enhance the public realm, encourage pedestrian travel, facilitate community interaction, and promote public safety.
- 3.e. Create a town community gathering place or town squares and establish a civic presence in the Railyard Master Plan Area.
- 3.f. Enhance the community experience through attractively designed public places including parks and venues for spontaneous and planned gatherings and memorable neighborhood centers that provide a sense of place.
- 3.g. Create unique neighborhoods through diversity of building types with numerous building variations along a single block and recognize that the organic and somewhat random nature of development in the existing Downtown has created the unique character of Truckee.
- 3.h. Create a sense of arrival to the existing downtown and the Railyard Master Plan Area through creation of a focal point. Use of signage, public art, or similar feature shall be strongly encouraged. Special consideration shall be given to the Donner Pass Road T-intersection as part of the Streetscape Plan.
- 3.i. Require development in the Industrial Heritage (IH) District to reflect the heritage of the old lumber mill, the railyards, and the industrial history of the area.
- 3.j. Require the construction of unique and quality projects that express individual character while complementing surrounding buildings and require a similar level of architectural detailing on all building elevations visible from the public realm, where appropriate.
- 3.k. Create a pleasant pedestrian environment by buffering pedestrians from vehicular traffic with street trees landscaping, where appropriate and consistent with Truckee's character.
- 3.l. Design for the winter climate with attention to microclimate conditions and create enjoyable year-round public places.
- 3.m. Require the construction of a strong pedestrian sidewalk facility between the Railyard Master Plan and Commercial Row, along Donner Pass Road. Improvements to Church Street should also be considered as part of Phase I as part of the Streetscape Plan.

GOAL 4

Encourage an efficient use of resources and improved environmental health.

POLICIES

- 4.a. Utilize land efficiently by building compact, well-planned, high density development; thereby preventing sprawl, preserving open space, and reducing vehicle emissions through facilitating alternative modes of transportation, such as walking and bicycling.
- 4.b. Achieve multiple resource conservation goals through the design of public open spaces. Open space can provide natural habitat for wildlife, storm water management/ infiltration and winter snow storage.
- 4.c. Take advantage of the east-west aspect of the Railyard Master Plan Area to provide solar access (southern exposure) for streets, buildings, and public places.
- 4.d. Require site design to incorporate Low Impact Development (LID) principles including storm water infiltration, retention and treatment on site, consistent with NPDES storm water standards.
- 4.e. Restore Trout Creek, enhance the quality of the fisheries habitat, and develop a greenway along the creek as a prominent natural and recreational feature available to the public.*
- 4.f. Restore Trout Creek while striving to balance natural, wildlife, habitat, flood control, social and cultural elements (including recreation and interpretive signage) to create a healthy and sustainable environment.*
- 4.g. Embrace Trout Creek as a natural asset while creating a place for human enjoyment.*

* The Railyard Master Plan and the Trout Creek Restoration Project are two separate and distinct projects with different proponents, objectives, and utility.