



**TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTOR STAFF REPORT**

AGENDA TITLE: Presentation and Acceptance of the Public Agency Multi Site Planning Study

MEETING DATE: February 27, 2019

PREPARED BY: Kevin Smith, General Manager. Some Excerpts from Staff Report and Presentation were prepared by Hilary Hobbs, Management Analyst, Town of Truckee.

RECOMMENDATION: Staff recommends the Board of Directors accept the Public Agency Partnership Multiple Site Planning Study (MSPS) and provide direction to staff regarding discussions with the Town of Truckee, Truckee Fire Protection District, and Truckee Donner Recreation and Parks District, and stakeholders about possible collaboration to advance recommendations and concepts outlined in the Study.

DISCUSSION: The Public Agency Partnership Multiple Site Planning Study (“Study”) is a collaboration between the Truckee Tahoe Airport District (TTAD), and Truckee Donner Recreation and Parks District (TDRPD) and the Town of Truckee (TOT) to study the feasibility of locating several new or expanded community uses on lands owned by the various public agencies. This Study was completed between July 2018 and January 2019 by TTAD’s consultant Mead & Hunt. Community land uses studied were a new library/community space, non-profit space, an aquatic invasive species inspection station, new ice rink/community pavilion, affordable housing, new park space, moving the TDRPD corporation yard, and a multi- agency fire district training facility which will include an Aircraft Rescue and Fire Fighting (ARFF) component. Various other ancillary ideas were also considered.

The study was guided by a shared commitment between the agencies to holistically look at resource availability across jurisdictional boundaries in order to maximize the public benefit of the proposed community uses. With this goal in mind, the study intentionally was limited in scope to site planning (i.e. space needs, conceptual locations, circulation and parking for each potential

use), without a focus on the agreements or real estate deals necessary to implement each component. If some or all of the proposed uses are to move forward, real property agreements would need to be negotiated separately between the involved agencies/land owners and stakeholders for each respective site.

The Study involved input from and consultation with the following stakeholder organizations

- Town of Truckee
- Truckee Donner Recreation & Parks District
- Truckee Tahoe Airport District
- Truckee Sanitation District- *Owns a portion of Regional Park, leased to TDRPD*
- Truckee Donner Public Utility District- *Owns a portion of Regional Park, leased to TDRPD*
- Truckee Fire Protection District- *Lead agency for fire training facility planning*
- Truckee Police Department- *Lead agency for AIS inspection facility planning*
- Truckee Community Ice Pavilion Project- *Leading TDRPD's Ice Pavilion planning at Regional Park*
- Friends of the Truckee Library- *Leading new library planning; Interested in potential location at Regional Park*
- KidZone- *Planning for new museum facility; Interested in potential location at Regional Park*
- Rotary Club of Truckee- *Interested in enhanced senior services, potentially benefiting from future library/community space*

STUDY FINDINGS: The Study determined that the primary proposed uses are feasible within the proposed land areas. These include the TDRPD corporation yard at the Riverview Site; Ice Pavilion and library/Community Building at Truckee River Regional Park; and Multi-Agency Fire Training Facility and AIS inspection station on the TTAD non-aviation site. Key findings regarding each site are highlighted below:

Riverview Site (old Town Corp Yard): (see figure 46 & 47) First, it is important to note that the Study assumed the Town will complete phase II of the Steven Lane Public Works facility construction, which will enable the Town to move the Town's existing uses out of the Riverview Site. The Town expects to go out to bid for this element of the Stevens Lane corporation yard in a few weeks. Assuming this site is vacated, the Study concluded that the eastern portion of the property, including two existing facilities, could be a feasible location for a TDRPD corporation yard. At this time, Town Staff has not identified other pressing needs for this portion of the site. The Study also determined that the middle portion of the site could potentially be a suitable location to consider for workforce or affordable housing. This potential use was initially presented to the community during the first House Truckee First workshop in November 2018 and there was significant interest in some type of affordable/ workforce housing at this site, but at this point there are no formal plans to move ahead with a housing project here but it is feasible.

Finally, the Study determined that the narrow triangle-shaped western portion, which has limited development potential, could be suitable as a park or open space.

Truckee River Regional Park Site: (See figure 58 Concept C is preferred alt.) It is worth noting that the existing Truckee River Regional Park Master Plan was completed in 1990, and park usage and proposed amenities have evolved since that time. Therefore, completion of an updated site plan is a significant accomplishment that should provide a useful planning tool for the next phase of park improvements.

The Study identified parking and maintaining park character as key considerations and constraints for Truckee River Regional Park site planning. With these considerations in mind, the Study determined that the western portion of the Truckee River Regional Park site could accommodate an Ice Pavilion and a library/ community space facility, provided that the TDRPD corporation yard is relocated to a new location. As previously discussed, the Study concluded that the Town's Riverview Site would be a feasible location for the relocated TDRPD corporation yard; if this location is not made available for TDRPD use, another suitable corporation yard location would be needed in order to accommodate the two proposed new facilities.

Library/Community space facility: (figure 58 & 59 are preferred alternatives) The agencies asked Mead & Hunt to consider the feasibility of accommodating both a library facility and additional community uses (such as a senior center, multi-purpose community center, or KidZone children's museum) within the western portion of Truckee River Regional Park. It was determined that there was simply not enough room to separate these uses into two dedicated structures without losing existing TDRPD programming, as well as impacting park character and further constraining parking. For this reason, the study recommends combining the library with a scaled back footprint for potential community/non-profit space. The preferred alternative accommodates a combined library/ community space structure of up to 25,000 square feet, which could include both library facilities and one or more multi-purpose venues to accommodate a range of library programs and other community programs.

Airport Non-aviation Site: (see figure 54 Concept C is preferred alt.) The Study determined that the collocation of a Multi-Agency Fire Training Facility and a permanent location for the Aquatic Invasive Species (AIS) boat inspection station is feasible within the Airport site. The preferred concept most effectively co-locates these adjacent uses while separating potential users of the two facilities. It is worth noting that future funding for operating the Donner Lake AIS program is not certain at this time. However, even if the Town is not able to continuing managing this program for Donner Lake, another entity, such as Tahoe Regional Planning Agency or Tahoe Resource Conservation District, may be interested in this site for an AIS program station. Currently the Truckee AIS station is operated by the Town and provides inspections for both Donner Lake and Lake Tahoe. The Multi-Agency Fire Training Facility would be a partnership between the Truckee Fire Protection District, the North Tahoe Fire District, the Northstar Fire Department, Squaw Valley Fire Department, and Meeks Bay Fire District. These fire agencies provide services to all constituents of TTAD. They currently use other facilities in Reno and Carson

City at significant expense for training. This training facility will also have an Aircraft Rescue and Fire Fighting (ARFF) component built into its functionality and mission.

Next Steps: Implementing the site development program envisioned by this study would require a series of negotiations and agreements between the various agencies for public use of different land areas, potential compensation and agreed upon terms and conditions. Some, but not all, of these negotiations and agreements will require direct District involvement. Additionally, Truckee Sanitary District and Truckee Donner Public Utility District each own portions of Truckee River Regional Park. Both agencies have completed initial review of this Study, but moving forward with any proposed changes at Regional Park will require more detailed discussion with and approvals from these key agencies. The District has significant but achievable work to do with FAA to secure the appropriate land use designations on these parcels.

Key strategic decisions for the Board of Directors to consider:

- Accept the Public Agency Partnership Multiple Site Planning Study with any comments, recommendations, or suggestions.
- Does the Board support further exploration of locating the AIS and Fire Training Facility on District property?
- Are there other components of the study not located on District property such as the Library/Community Space, non-profit space, affordable housing, etc. which the Board would like to advocate for?

FISCAL IMPACT: No fiscal impact from acceptance of the study. The study does not address the financial terms of any potential real estate deal or budgets for any TTAD capital improvement projects that could result from implementing components of the study. Any potential real property deals or capital improvement projects would return to the Board of Directors for further consideration at a future date. The District's portion of the Study cost was \$17,000. Information generated in the report will also assist the District with pending FAA land use designation changes as well as land releases.

ATTACHMENTS:

Public Agency Partnership Multiple Site Planning Study and Appendices