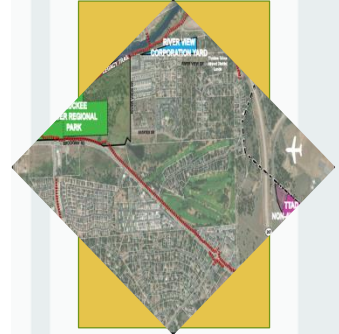


# Public Agency Partnership **MULTIPLE SITE PLANNING STUDY**

BOARD MEETING: FEBRUARY 27, 2019



# MULTIPLE SITE PLANNING STUDY

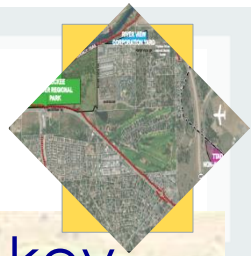


- Holistically look at resource availability across jurisdictional boundaries in order to maximize the public benefit of the proposed community uses
- Focus on site planning: space needs, conceptual locations, circulation, parking
  - Scope does *not* address agreements or real estate deals necessary to implement each component

# STUDY AREA



# “COMBINATION BANK SHOT”



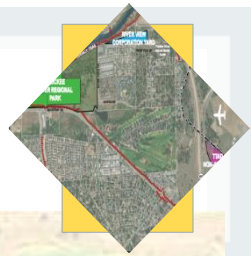
Potential land use changes are contingent upon key components taking place in sequence:

- (1) Town complete Stevens Lane Corp Yard Phase 2
- (2) Town move out of Riverview Corp Yard
- (3) TDRPD Corp Yard move to Riverview Corp Yard

**Space available at  
Regional Park for new  
community uses**

# MEAD & HUNT

## PROJECT COMPONENTS & METHODOLOGY



- Base mapping and data gathering
- Interviews and discussions with stakeholders
- Site Visit/ Analysis
- Technical Assessment
  - Community Planning Evaluation
  - Infrastructure/ Environmental Evaluation
  - Truckee River Regional Park parking study (LSC)
- Conceptual Development and narrative
- Alternative Analysis

# RIVERVIEW SITE



- 5.08 acre Town property
- Former Town Corporation Yard
- Still used by Town– availability contingent upon completion of Stevens Lane Corp Yard Phase 2

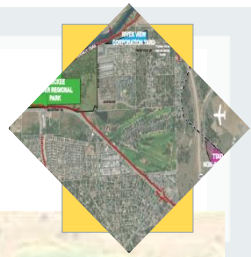
# RIVERVIEW SITE

## EXISTING CONDITIONS

4 EXISTING BUILDINGS



# RIVERVIEW SITE: CONSIDERATIONS



## **Stakeholders identified:**

- Town of Truckee
- Truckee-Donner Recreation and Park District
- Truckee Tahoe Airport District
- Neighboring Residents and Land Owners
- Residents of Truckee

## **Potential uses:**

- New TDRPD Corporation Yard
- Multi-Family Affordable/ Workforce Housing
- Neighborhood Park/ Open Space component



# RIVERVIEW SITE: CONSIDERATIONS



## Site Objectives

- Split the parcel into areas according to proposed uses and land needs.
- Consider feasibility of **affordable or workforce housing** at an appropriate site density.
- Adhere to the Town of Truckee Development Code to illustrate the feasibility based on a hypothetical developer proposal.
- Provide **multi-use trail** connections for potential residents and site users.
- Provide adequate accommodations for **TDRPD corporation yard**.
- Flexibility in implementation

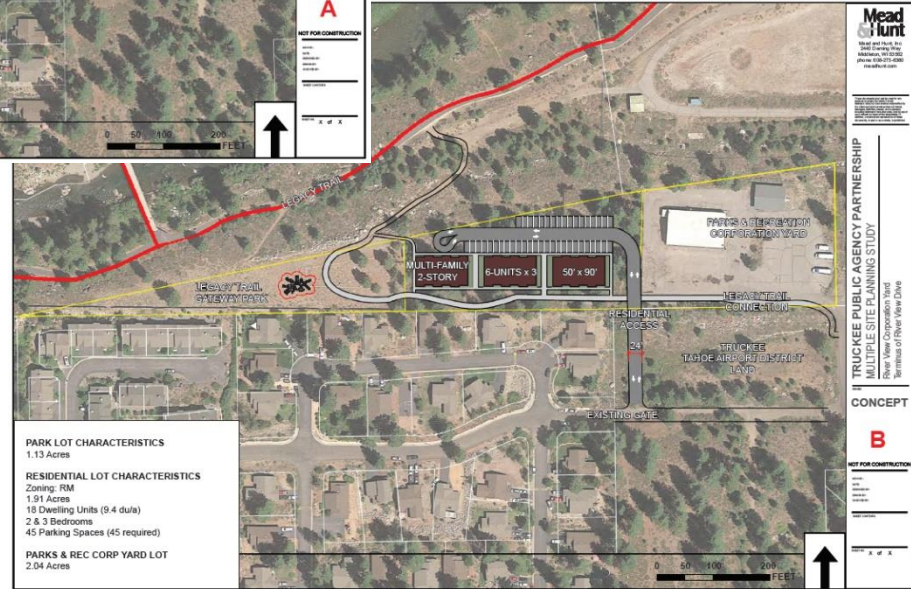
# RIVERVIEW SITE

## PROPOSED SITE USE AREAS



# RIVERVIEW SITE

## CONCEPT PLANS



# RIVERVIEW SITE: PREFERRED DESIGN CONCEPT



# Truckee Tahoe Airport District

## Non-Aviation Site



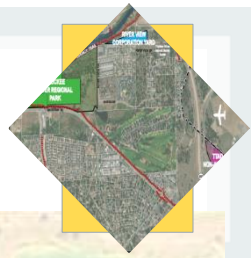
- Approximately 5.0 acre TTAD property
- Western edge of Airport along Joerger Drive
- Currently undeveloped

**NON  
AVIATION  
SITE**

**EXISTING  
CONDITIONS**



# NON-AVIATION SITE



## Site Elements:

- Multi-Agency Fire Training Facility
  - Shade structure
  - Support facility
  - 5 Training areas
  - Parking
- AIS inspection facility
  - Decontamination station
  - Staff trailer
  - 2 tie-down areas

# NON AVIATION SITE

## SITE ELEMENTS



Source: <https://teex.org/Pages/fire-and-emergency-services.aspx>

### Example Fire Training Elements



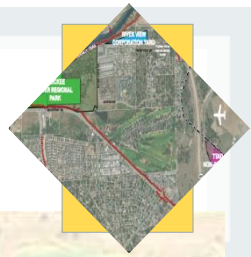
Source: <https://www.firefacilities.com/>



### Aquatic Invasive Species Boat Inspection Station



# NON-AVIATION SITE

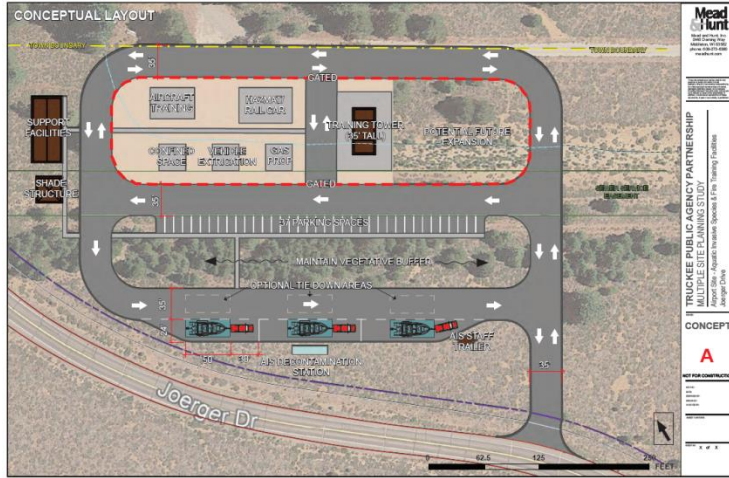


## Site Objectives

- Maintain vegetation as **visual barrier** to fire facility from passersby
- Addition of fire facility programming elements with appropriate **buffers** and **access restriction**
- Addition of AIS programming elements with flexibility depending on **queuing needs**
- Design roadways with **clearance** to accommodate fire trucks and large trailers
- Flexibility of implementation

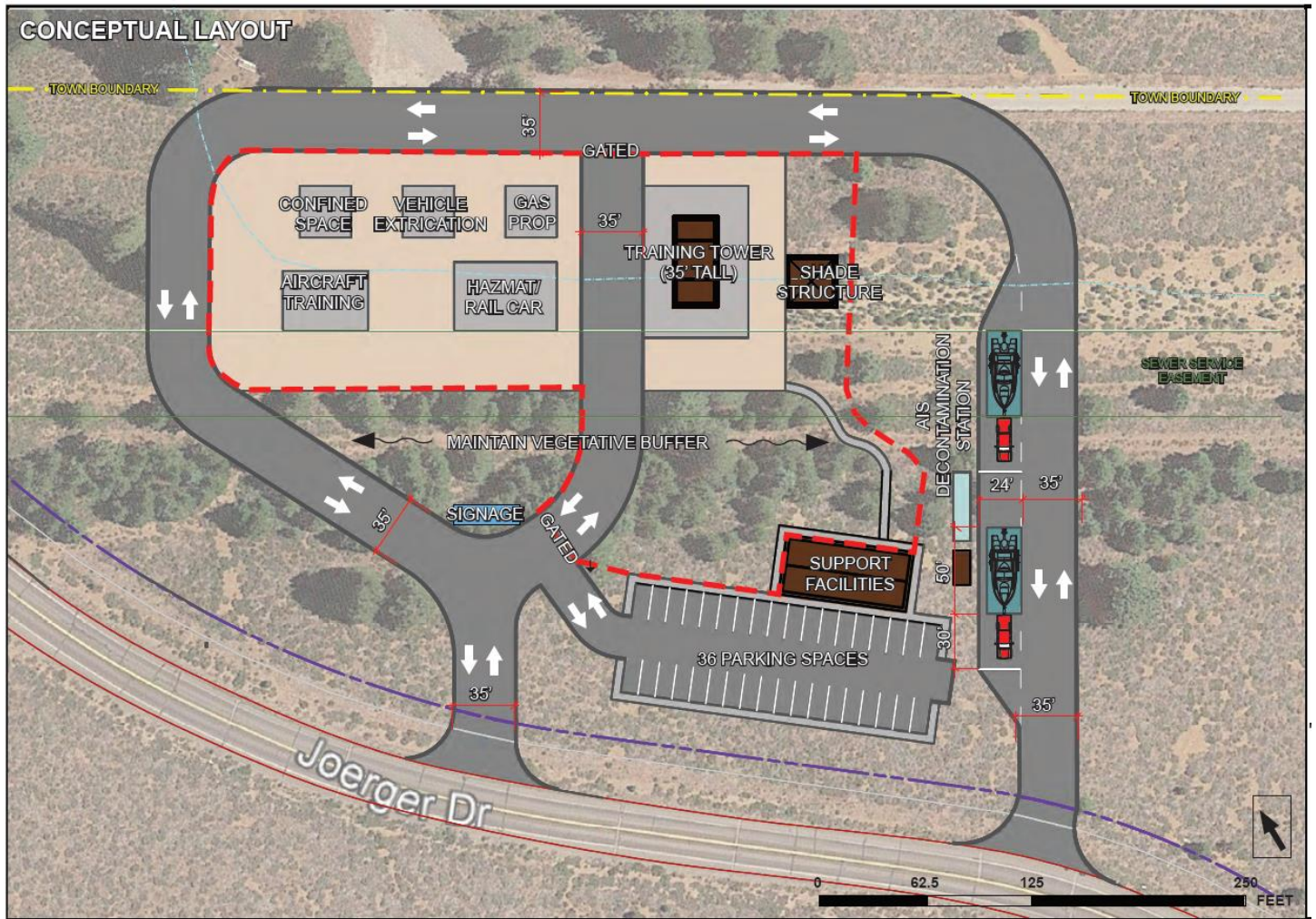
# NON AVIATION SITE

# CONCEPT PLANS

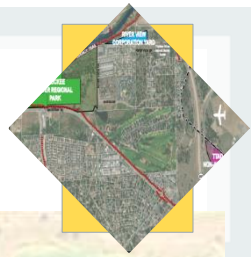


# NON AVIATION SITE

## PREFERRED DESIGN CONCEPT

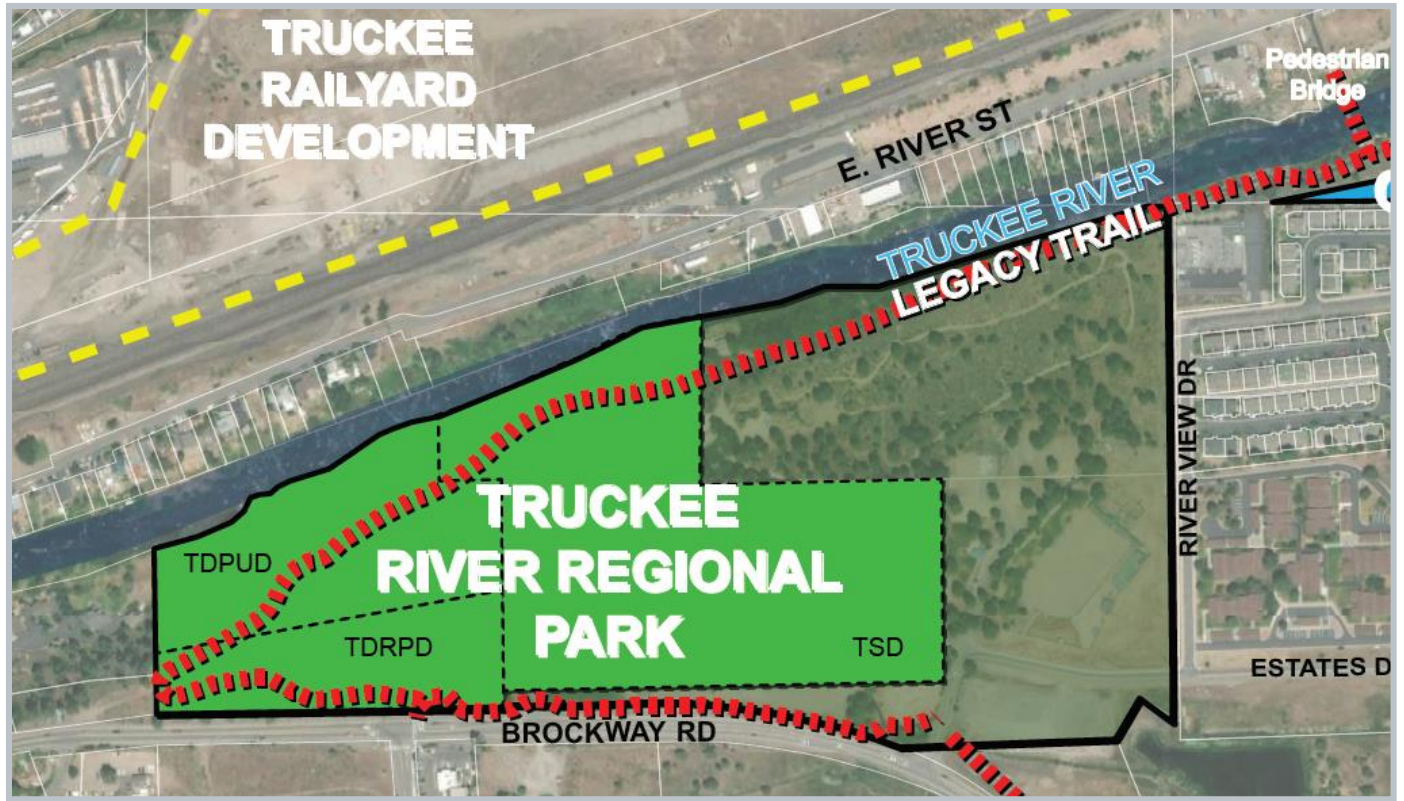


# AIS INSPECTION PROGRAM UPDATE



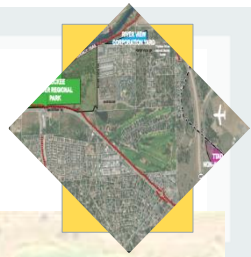
- 2019 brought new requirements for the California Department of Boating and Waterways (CDBW) grant funding
- The main focus of the upcoming CDBW grant cycle is on waterbodies that are at high risk for infestation of aquatic invasive species
- The Town of Truckee has verbally been told by the California Department of Fish and Wildlife that Donner Lake would probably be determined to be a low to mid-level risk for infestation
- Meeting schedule for mid-March with regional partners to determine direction for 2019 boating season
- Inspection station incorporated into project would continue to service the Truckee Tahoe region

# TRUCKEE RIVER REGIONAL PARK



- Approximately 62 acres total park area
- 3 parcel study area (29.34 ac.) owned by TDRPD, TDPUD, and TSD

# TRUCKEE RIVER REGIONAL PARK SITE



## Existing Facilities

- TDRPD corp yard
- Tennis courts
- 2 baseball fields
- Volleyball courts
- 18-hole disc golf course
- Basketball courts (ice rink; outdoor event space)
- Lawn/ outdoor gathering space
- Unformalized parking (Farmer's Market)
- Formalized parking
- Open space/ wooded areas

## New Facilities Considered

- Outdoor Pavilion/ Competition-Size Ice Rink (27,000 sf)
- Library/ Community space (up to 25,000 sf)
- Nonprofit/ Community use (KidZone, or other) (10,000-12,000 sf)
- Enhanced senior services

# TRUCKEE RIVER REGIONAL PARK

## EXISTING CONDITIONS



Recreation facilities

# TRUCKEE RIVER REGIONAL PARK

## EXISTING CONDITIONS



Mix of formalized and unformalized parking



Transit stop along Brockway Road



# TRUCKEE RIVER REGIONAL PARK

## EXISTING CONDITIONS

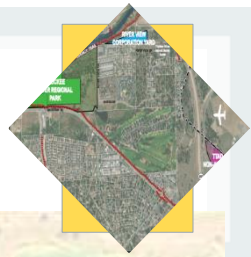


TDRPD Corporation Yard



Telecom Tower

# TRUCKEE RIVER REGIONAL PARK SITE



## Objectives

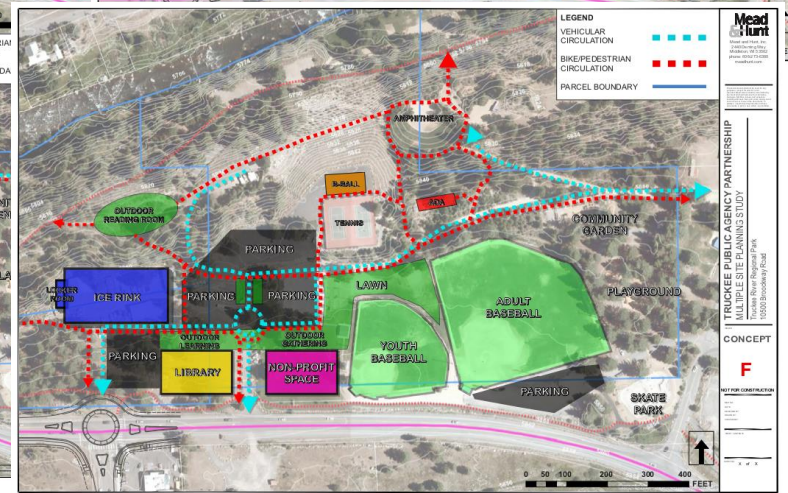
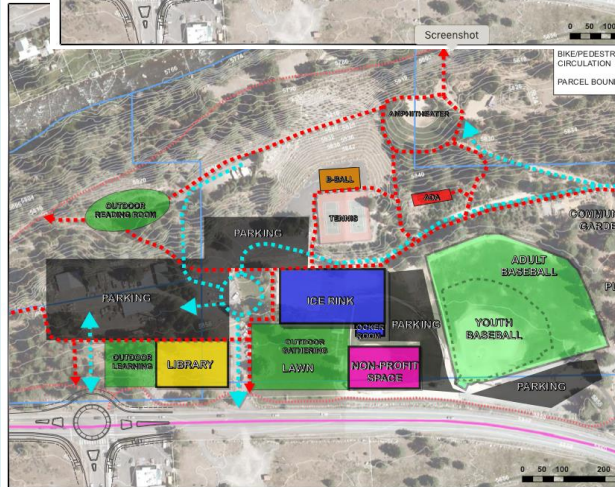
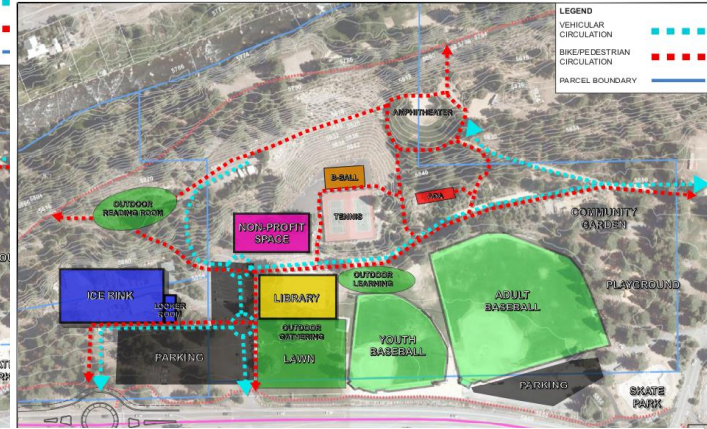
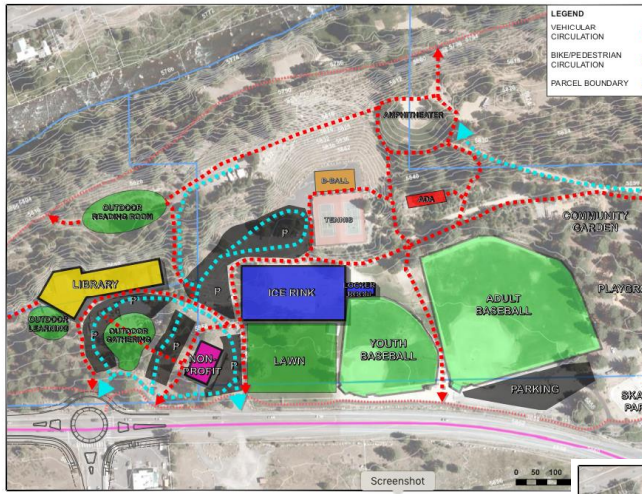
1. Site **Library/Community space** for transit access and visibility.
2. Site **Outdoor Pavilion/Ice Rink** to improve economic potential.
3. Formalize **parking**. Accommodate typical parking needs for proposed uses.
4. Enhance sense of place in Regional Park.
5. Maintain existing park as much as possible to preserve “**park feel**”.
6. Create connections from added uses to **Legacy Trail**.
7. Improve **accessibility** for those with limited mobility where possible.
8. **Flexibility** in implementation.

## Site Constraints

- Capped landfill on TSD parcel
- Existing telecommunications tower

# TRUCKEE RIVER REGIONAL PARK

## INITIAL CONCEPTS

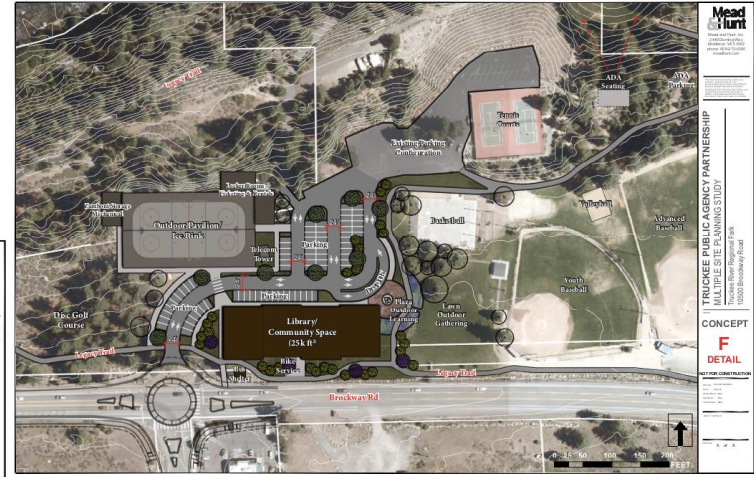
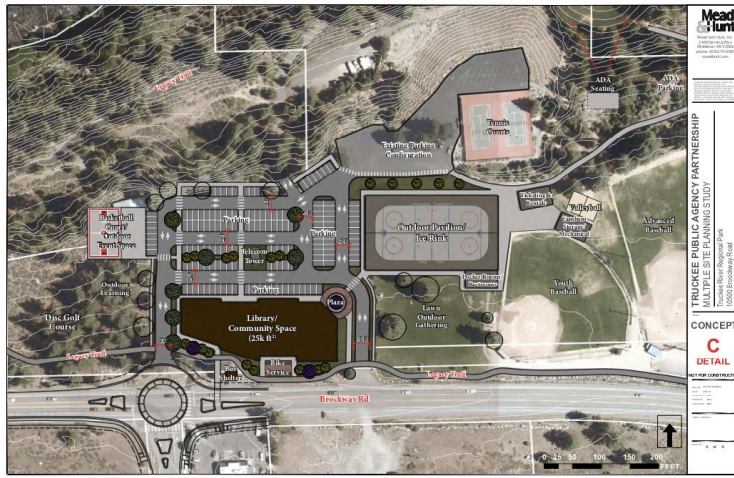


MEAD & HURT CONSULTING ENGINEERS  
 TRUCKEE PUBLIC AGENCY PARTNERSHIP  
 TRUCKEE RIVER REGIONAL PARK  
 MULTIPLE SITE PLANNING STUDY  
 CONCEPT B  
 DATE: 11/11/2019

MEAD & HURT CONSULTING ENGINEERS  
 TRUCKEE PUBLIC AGENCY PARTNERSHIP  
 TRUCKEE RIVER REGIONAL PARK  
 MULTIPLE SITE PLANNING STUDY  
 CONCEPT F  
 DATE: 11/11/2019

# TRUCKEE RIVER REGIONAL PARK

## CONCEPT PLANS



# TRUCKEE RIVER REGIONAL PARK

## PREFERRED DESIGN CONCEPT



**Mead & Hunt**  
 Mead and Hunt, Inc.  
 2440 County Hwy  
 Malibu, CA 90262  
 phone: 805.427.4300  
 meadandhunt.com

PROPOSED CONCEPT PLAN  
 THIS PLAN IS A CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND ARCHITECT ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE DESIGN. MEAD AND HUNT, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT AND ARCHITECT ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE DESIGN. MEAD AND HUNT, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**TRUCKEE PUBLIC AGENCY PARTNERSHIP  
 MULTIPLE SITE PLANNING STUDY**  
 Truckee River Regional Park  
 10500 Brockway Road

**CONCEPT  
 F.2  
 DETAIL**

NOT FOR CONSTRUCTION

DATE: 08/20/2024  
 DRAWN BY: J. H. HUNT  
 CHECKED BY: J. H. HUNT  
 APPROVED BY: J. H. HUNT

# TRUCKEE RIVER REGIONAL PARK

## PREFERRED DESIGN CONCEPT



**Mead & Hunt**  
 Mead and Hunt, Inc.  
 2480 Cherry Valley  
 Midleton, VA 52962  
 phone: 601-927-7343  
 meadandhunt.com

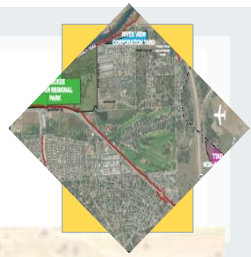
**TRUCKEE PUBLIC AGENCY PARTNERSHIP  
 MULTIPLE SITE PLANNING STUDY**  
 Truckee River Regional Park  
 10500 Brockway Road

**CONCEPT  
 F.2**

**NOT FOR CONSTRUCTION**

DATE: 11/15/2011  
 DRAWN BY: JRM  
 CHECKED BY: JRM  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

# REGIONAL PARK: KEY FINDINGS



- Multiple land owners
  - Initial reviews of study completed
  - Changes will require negotiating detailed approvals/ real estate agreements
- Parking- *based on initial assumptions*
  - Sufficient parking in western park for “regular” peak demand
  - Large special events would require additional parking within eastern park
  - Largest summer events (2,000 person) would require off-site parking

*Additional parking analysis and consideration warranted as each project moves forward*

# NEXT STEPS



## ***Key Strategic decisions for the Board of Directors:***

- 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?



# Questions?

Thanks to Hilary Hobbs at the Town for great presentation work!

