



# TRUCKEE 2040

general plan + downtown specific plan

**WHAT'S NEXT?**

# TRUCKEE 2040:

- Unanimously approved by TC on May 9th.
- Blueprint or guide for the future of Truckee
- 7 Updated Elements:
  - Land Use
  - Community Character
  - Mobility Element
  - Economic Development
  - Conservation and Open Space
  - Safety and Noise
  - Climate Action Plan
  - Addresses issues that were not contemplated or as relevant during the 2006 development of the 2025 Plan

## VISION FOR THE FUTURE

In 2040, Truckee is welcoming, inclusive, and thriving mountain town with a diverse community, strong four-season economy, and healthy environment. Truckee features a variety of housing types, arts and culture, and services to support full-time residents and visitors. Our historic downtown is the heart and soul of our town. As the hub, it connects a revitalized and accessible Truckee River with our neighborhoods and regional amenities through a comprehensive network of multi-use trails and transportation solutions.

**PLANNING BEGAN IN  
FEB. 2018 AND INCLUDED:**

**THE 2040 GENERAL PLAN  
AT A GLANCE:**

**37**  
Agendized  
Town Council  
Meetings

**60**  
Additional  
Workshops

**19**  
General Plan  
Advisory  
Committee  
Meetings

**154**  
New Policies

**175**  
New Action  
Items

Comprehensive  
mobility  
element

New policies  
specific to fire  
evacuation,  
prevention and  
fuels reduction

# TRUCKEE 2040: CAP & MOBILITY

## CLIMATE ACTION PLAN : A FIRST FOR THE TOWN

Reducing the town's impact on the local  
and global environment



## MOBILITY ELEMENT : COMPREHENSIVE LOOK AT TRANSIT

Expansion of policies that will make getting  
around our region much easier – Micro  
transit, e-bike sharing and ride share



# TRUCKEE 2040: SAFETY & NOISE

## EMPHASIS ON WILDFIRE

- Increasing defensible space and controlled burns
- Encouraging fire-resistant features and roofing materials on buildings and homes
- Guidance around future land development, to mitigate potential wildfire spread
- Updating landscaping and fire-resistant vegetation standards
- Public awareness and readiness programs



# TRUCKEE 2040: EMERGENCY RESPONSE/PREPAREDNESS

- High priority on emergency preparedness actions, policies and post-disaster displacement, housing and rebuilding
- Evacuation planning and route optimization
- Emergency hazard drills and congestion modeling
- Improved region-wide communication technologies with key organizations



**WHAT'S NEXT?**



# TOWN OF TRUCKEE

Council strategic priorities and two-year work plan

Fiscal years:  
2023/24 - 2024/25

INVEST IN **KEY INFRASTRUCTURE & COMMUNITY CONNECTIVITY**  
TO ENHANCE THE QUALITY OF LIFE FOR EVERYONE

ACTIVELY SUPPORT THE DEVELOPMENT OF **WORKFORCE HOUSING**

ENHANCE **COMMUNICATION & PUBLIC OUTREACH**  
TO FACILITATE COMMUNITY COHESION

ENHANCE PARTNERSHIPS & INVESTMENT FOR **EMERGENCY PREPAREDNESS**  
INCLUDING WILDFIRE READINESS & MITIGATION

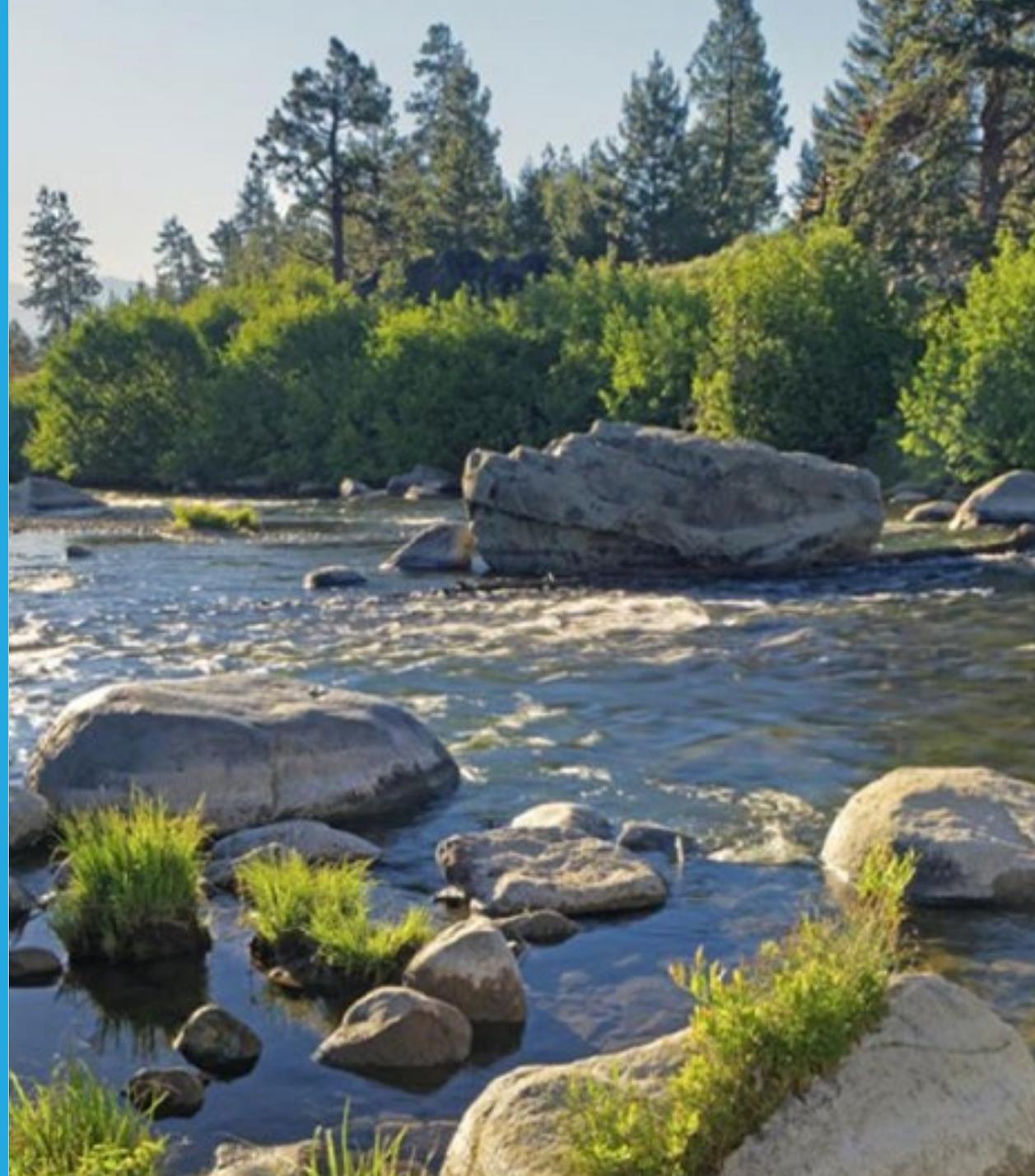
REDUCE GREENHOUSE GAS EMISSIONS &  
BECOME A LEADER IN **ENVIRONMENTAL SUSTAINABILITY**



- Town Council proposed 2-year workplan prioritizes over 70 action items from the 2040 General Plan
- Aligning the Town's Development Code with the Truckee 2040 General Plan
- Work with TFHD to complete their Master Plan
- Convening the River Revitalization Steering Committee to begin discussions and visioning for a reimagined River Street Corridor which will celebrate our Truckee River

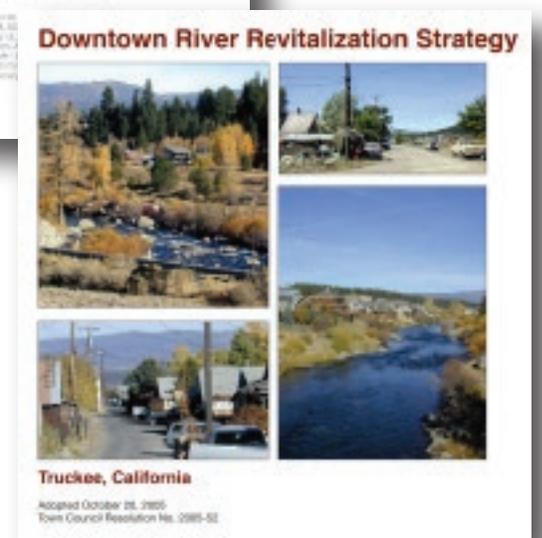
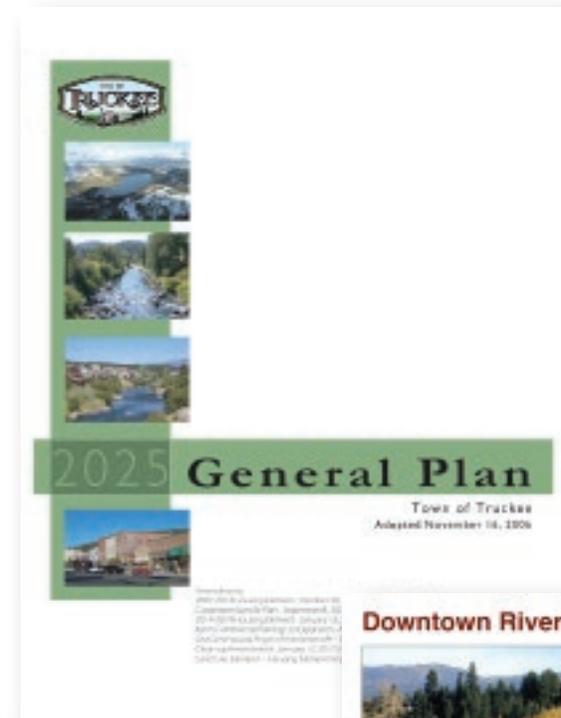


# TRUCKEE RIVER REVITALIZATION



# WHERE WE'VE BEEN

- River revitalization is a longstanding Town goal
- River revitalization and prioritization has been identified as a part of Truckee's unique character since the first general plan.
- The Downtown River Revitalization Strategy reaffirmed the Town's commitment to prioritize the Truckee River
- The 2040 General Plan reaffirmed the Town's commitment to prioritize the Truckee River



# WHERE WE'RE GOING

- Initiating redevelopment and revitalization in the downtown and river corridor
- Incentivizing industrial uses to relocate off the River to enhance & activate the River; this will be a significant long-term process.
- River Revitalization Steering Committee (R2SC)
- Celebration of the river as a Truckee gem



# WHY NOW?

- Significant Capital Investment  
–approximately \$40 million
- Commitment from Community  
to support efforts



# WHAT'S HAPPENING NOW – WEST RIVER STREETScape

**\$8.5 MILLION**



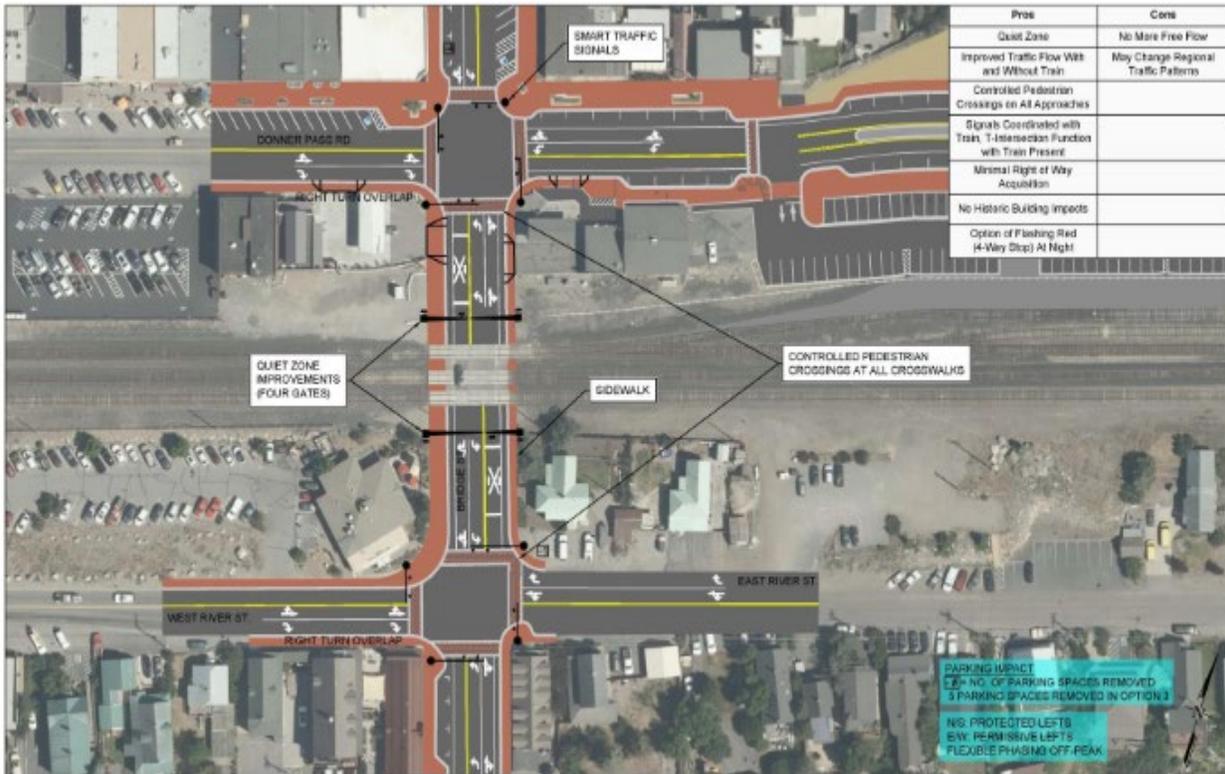
**WEST RIVER STREET  
STREETScape IMPROVEMENTS**



**LUMOS**  
& ASSOCIATES  
DATE: 10/22

# WHAT'S HAPPENING – REIMAGINE BRIDGE STREET: FY 23/24 – FY 24/25

**\$7.5 MILLION**



DONNER PASS ROAD LOOKING SOUTH



**WHAT'S HAPPENING –  
WEST RIVER STREET PARK:  
FY 23/24 – FY 24/25**

**\$7.5 MILLION**



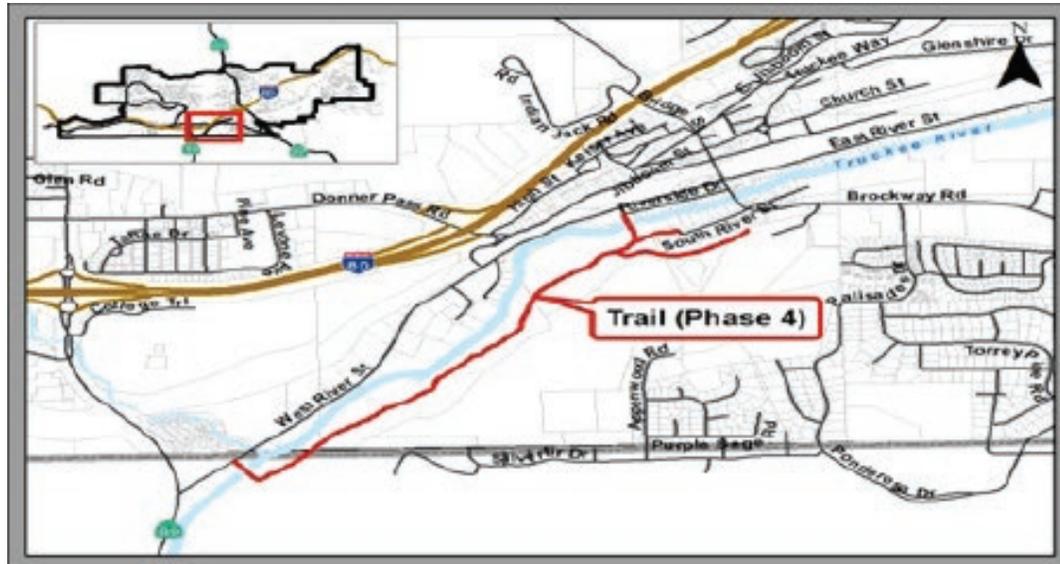


# WEST RIVER STREET PARK



# WEST RIVER STREET PARK

# WHAT'S HAPPENING - LEGACY TRAIL PHASE 4 AND 4B:



## PHASE 4:

- Project completion  
FY 23/24

**\$15 MILLION**



## PHASE 4B:

- Project completion  
FY 24/25

**\$6 MILLION**

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**CONNECTS A REVITALIZED AND ACCESSIBLE TRUCKEE RIVER**

with our neighborhoods and regional amenities through a comprehensive network of multi-use trails and transportation solutions.



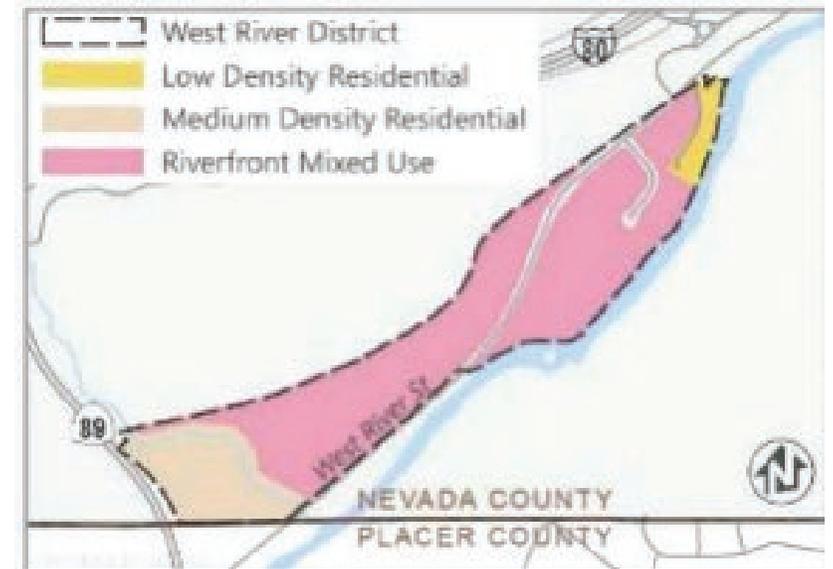
# WEST RIVER DISTRICT

## Goal LU-9: West River District

Transform the West River District 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. [Source: New goal]

### West River District Overview

The West River District is located just southwest of historic Downtown Truckee. The area is home to industrial businesses, as well as a mix of commercial and residential uses. The 2040 General Plan aims to enhance this area by implementing the River Revitalization Strategy and allowing a mix of river-oriented uses that highlight the Truckee River while preserving the district's industrial heritage. In addition to policies and actions identified under Goal LU-1 through Goal LU-5, the following policies are applicable to the West River District, defined in Figure LU-5.



Source: Adapted by Ascent In 2022.

**Figure LU-5: West River District**



LU-9: West River District – Transform into a live/work/recreate District with public access to river and variety of housing

LU-9.3: Comprehensive Study of West River –Incentives and strategies

LU-3.1: Mixed-use Development –encourage to support ped friendly districts

LU-4.1: Adequate Industrial Land –facilitate relocation of existing industrial uses outside of WRD

LU-9.4: Transition of Industrial to River Oriented Uses –commercial & residential

LU-9.1: Variety of Uses –

- Minimize impacts on environment
- Housing for workforce
- Safe routes

LU-9.2: Truckee River Enhancement - protect and enhance the scenic quality of the river and its riparian/river ecosystem, increase public access and river awareness



LU-9.5: Productive Infill Development in West River District  
–underutilized parcels

LU-9.6: Development Stds for Industrial Bldgs

LU-9.7: Prohibition on Visible Outdoor Storage

LU-9.9: Public Access to Truckee River – establish multiple public  
access points

LU-9.A: West River Study-identify incentives for redevelopment

LU-9.B: Objective Design Standards – protect character and feature the River

# 2023-2025 COUNCIL PRIORITY



## 2023 WORKPLAN & 2023-2025 DRAFT WORKPLAN:

**GOAL 6:** West River Revitalization:  
Incentivize Industrial Uses to Relocate off  
West River Street to Enhance and Activate  
the Truckee River

INVEST IN **KEY INFRASTRUCTURE &  
COMMUNITY CONNECTIVITY** TO ENHANCE  
THE QUALITY OF LIFE FOR EVERYONE

**Truckee River Corridor Enhancement**

**C2408**

**PROJECT CATEGORY:** Miscellaneous Projects  
**RESPONSIBLE DEPARTMENT:** Assistant to the Town Manager  
**PROJECT BEGIN DATE:** FY 23/24 **ESTIMATED COMPLETION:** Ongoing  
**COUNCIL PRIORITY:** Infrastructure, Community Connectivity



**PROJECT DESCRIPTION:**

The draft 2040 General Plan includes goals and actions related to the redevelopment of downtown and West River District. Corresponding policies and actions include working toward a revitalized riverfront development, and relocation opportunities for industrial uses. Action ED-5.B states: Identify suitable sites outside of Downtown Truckee for existing Downtown industrial uses and assist with relocation in order to free up Downtown sites for uses that will promote a more activated Downtown. Action ED-5.D states: Create a Truckee River corridor enhancement program that implements the goals of the Downtown River Revitalization Strategy. Action steps will include convening a stakeholder group in 2023 to begin consideration of receive site needs and opportunities, and exploration of possible phasing and incentives, among other component of this long-term project.

**REASON FOR OR BENEFITS OF PROJECT:**

General Plan Economic Development Element Goal

**OPERATIONAL COST IMPACTS:**

Specific operational impacts will be determined based on specific projects pursued. However, significant staff time is anticipated from multiple divisions, including Economic Development, Planning, Town Manager's Office, and Engineering.

FUNDING SOURCES	CUMULATIVE TOTAL THRU FY 21/22	FY 22/23 AMENDED BUDGET	FY 22/23 ESTIMATED ACTUAL	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	ESTIMATED AFTER FY 27/28	TOTAL
General Fund	\$ -	\$ -	\$ -	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Unfunded Grant Source	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,750,000
<b>TOTAL:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>	<b>\$ 100,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>

EXPENDITURES	CUMULATIVE TOTAL THRU FY 21/22	FY 22/23 AMENDED BUDGET	FY 22/23 ESTIMATED ACTUAL	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	ESTIMATED AFTER FY 27/28	TOTAL
Project Consultants	\$ -	\$ -	\$ -	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Project Implementation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 750,000
Land acquisition	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>TOTAL:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>	<b>\$ 100,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>

**PROPOSED  
CAPITAL  
BUDGET**





# THE NEED FOR A COMMITTEE

- Incentivizing industrial uses to relocate off the River to enhance & activate the River will be a significant long-term process.
- The Town's draft workplan identified stakeholder advisory committee formation as the first step in this process.
- Committee formation with broad representation will ensure community engagement.
- A Brown Act Committee will ensure public access to the process. 26

# COMMITTEE ROLES

Identifying potential receiver sites.

Develop a vision for both West River Street and the receiver site locations.

Explore potential costs and develop incentives needed to support relocation and revitalization efforts.

# COMMITTEE SUB-GROUPS

Identify and inventory business  
and property owners.

RFP and hiring  
planning consultant.

# COMMITTEE MEMBERSHIP

NAME	CATEGORY
Jan Holan	Property Owner 1/Truckee River Legacy Foundation
TBD	Property Owner 2
TBD	Business Owner 1
TBD	Business Owner 2
Cassie Habel	TDMA
Jessica Penman	Truckee Chamber of Commerce
Stefanie Olivieri	Member at Large
Pam Hobday	Member at Large
Brian Wright	Potential Receiver Site Party 1- TDPUD
TBD	Potential Receiver Site Party 2 – TTSA
Jeff Menasco	Potential Receiver Site Party 3 – Truckee Tahoe Airport District
Alexis Ollar	MAP/Environmental Nonprofit
Joan Jones	Builder/Developer
Mayor Romack	Town Council Member 1
Council Member Zabriskie	Town Council Member 2



**THANK YOU  
FOR YOUR  
PARTNERSHIP!**



**QUESTIONS?**