

INTRODUCTION and LAND USE

A. Downtown Specific Plan

The Hilltop Master Plan and Design Guidelines have been developed under the provisions set forth in the Downtown Specific Plan. That plan analyzed the unique characteristics, problems and opportunities within the downtown area and divided the Downtown Study Area into eight planning sub-areas. The Hilltop Master Plan Area is one of the eight planning sub-areas, and specific land use policies and implementation measures have been developed to guide future development of the area. One of the primary reasons for designating Hilltop as a planning sub-area is its local outdoor winter recreational significance to Truckee. Chapter 2 of the Downtown Specific Plan, Goal 2.H The Hilltop Area, states the following:

2.H. The Hilltop Area

This sub-area contains a substantial amount of undeveloped land in addition to a popular local restaurant, some high density housing, and a historic ski hill. The Hilltop area forms the southern boundary of the study area. Primary land uses are high density residential, single-family residential, open space, and commercial.

Hilltop Policies:

Implementation of the following policies through preparation of a Master Site Plan required prior to any new development in the Hilltop area.

1. *Promote development of the Hilltop area as an attractive residential area incorporating a mix of commercial, office and recreational uses oriented to the pedestrian realm.*
2. *General guidelines for development density in the area are contained in Table 2.1 (Existing and Projected Growth, Downtown Specific Plan, Volume 2, Chapter 2) under the Hilltop Sub-area.*
3. *A Master Site Plan shall be prepared prior to any new development to coordinate the mix of land uses and design treatments. This Master Site Plan shall include the following features:*
 - ◇ *Accommodate affordable housing*
 - ◇ *Preserve and protect the old Ski Hill in a public park*
 - ◇ *Primary access shall be from Palisades Drive.*

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- ◇ *Cluster development to protect sensitive resources, ridgelines, scenic views and open space*
- ◇ *A mix of retail and office uses shall be included to provide goods and services to the neighborhoods along Brockway Road and the Hilltop area*
- 4. *The Master Plan shall include design standards ensuring compatible architecture and site design of the new development with the existing historic mountain character of Truckee.*
- 5. *The Master Plan shall protect and improve existing pedestrian trail access to Ponderosa Palisades, the Truckee River and Brockway Road.*
- 6. *The Master Plan shall identify how existing historic resources on the site will be protected, consistent with the intent of the historic design guidelines described in Chapter 8 (Downtown Specific Plan, Volume 3).*
- 7. *The Master Plan shall identify standards for appropriately scaled and designed development along the lower ridgeline of Hilltop (where the Cottonwood Restaurant is located).*
- 8. *The commercially designated parcel at the corner of Palisades Drive and Brockway Road may develop prior to preparation of the Hilltop Master Plan. Site design on this site should consider future pedestrian and vehicle access from the Hilltop Master Plan Area.*

In addition to these policies, the Downtown Specific Plan projects additional growth potential in residential, commercial and office categories for the Hilltop area. The growth projections set forth in Chapter 2, Table 2.1 of the Downtown Specific Plan will be modified to reflect the Hilltop Master Plan.

B. The Planning Process

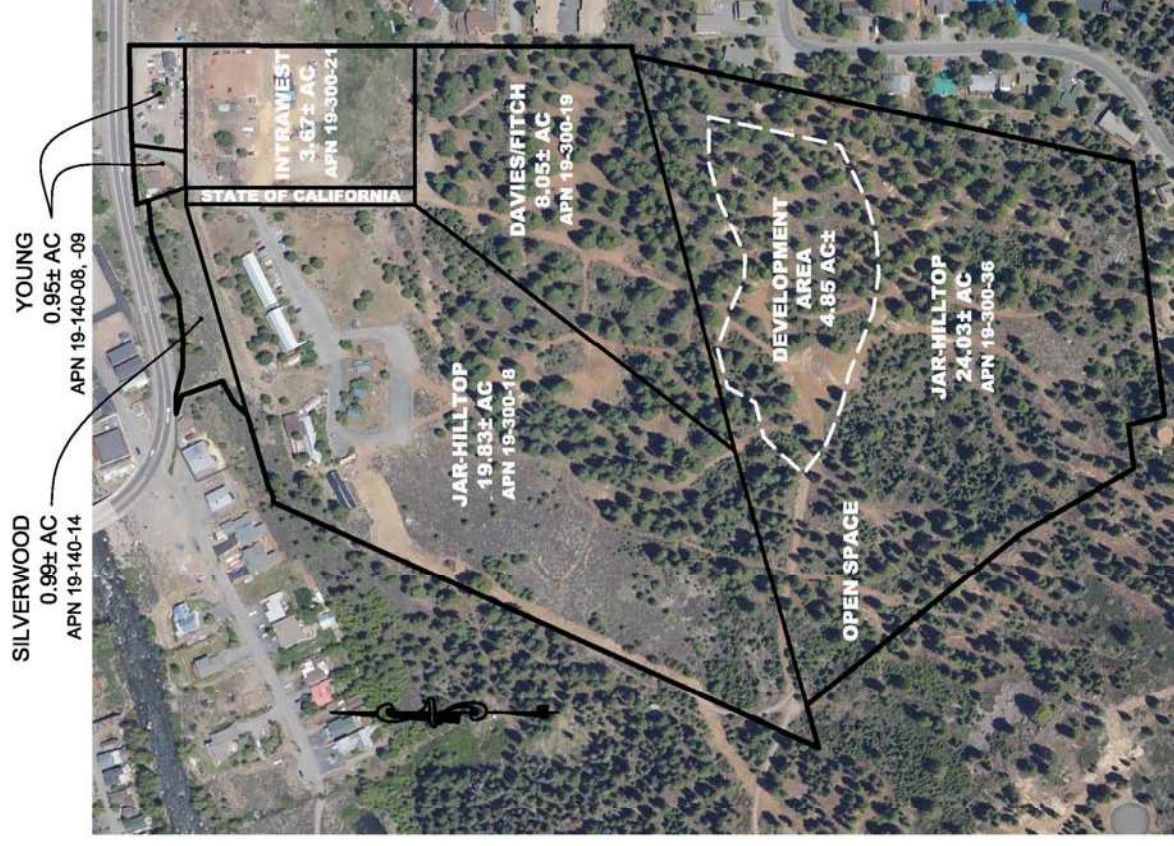
In order to develop the Hilltop Master Plan, five separate property owners, who each have land within the Master Plan area, worked together with Town staff to create a plan that would meet the community's goals. Since 2000 when work first started on the Master Plan, several of the properties have changed ownership. The current owners are:

- JAR-Hilltop, represented by J. Allen Radford
- Davies / Fitch Partners, represented by Bill Fitch
- Village Employee Parking Corporation, a subsidiary of Intrawest ULC
- Thomas Young
- Silverwood in Truckee, LLC, represented by Bill Fitch



Figure 1

Ownership and Acreages



Early in the Hilltop Master Plan design process it was recognized by the owners and the Town that certain goals set forth in the Downtown Specific Plan would be difficult or not appropriate to meet. Particularly, preserving the old "Ski Hill", providing primary access from Palisades Drive, providing a variety of residential land use mixes, encouraging connectivity to adjacent residential neighborhoods and perpetuating better roadway circulation throughout the area. As a result, the Master Plan now includes the southerly 24-acre parcel owned by JAR-Hilltop, which would allow more goals to be met, such as preserving the "Ski Hill" and providing connectivity to the adjacent Ponderosa Palisades subdivision. The development/zoning limitations imposed by The Top at Hilltop subdivision (formerly called Aspenwood) on the southerly 24-acre parcel restricts the building area of this parcel to 20% of the total land area and two residential units with the remaining 80% designated for open space. The Hilltop Master Plan incorporates this property while transferring residential density (16 units) originally planned for the Hilltop Downtown Study Area to the southerly 24-acre parcel. In accordance with The Top at Hilltop subdivision conditions all residential lots are restricted to building envelopes that would not exceed 20% of the total land area.

The master plan area originally encompassed property to the east of the Intrawest parcel; this property is referred to as the Reynolds parcel. The Reynolds parcel was included as a potential access point to the site from Palisades Drive. Studies determined that much of that land contains wetlands which make it inappropriate for an access road and development, therefore the Master Plan does not include the parcel.

The plan area also included the entire Silverwood / Kuttel property along Brockway Road; however, more than half of the 1.64-acre parcel is located on the bluff, with a smaller portion of the property located at the base of hill and already developed with a residential duplex. Because the lower portion is not topographically or visually connected to the rest of the plan area, the lower portion was

transferred to the westerly adjacent parcel through a lot line adjustment and is now excluded from the Hilltop Master Plan Area.

C. The Master Plan

The Master Plan incorporates a mixed-use concept that is intended to create a walkable neighborhood/village. While the design theme for the village will be within the Town's regulatory and design framework, it is more use-restrictive and enhances the concept of a village within the Town. The use of design details will encourage harmonious architecture that will help create identity, contributing to a village feel.

To implement the goals of the Downtown Specific Plan, the Hilltop Master Plan and Design Guidelines have been designed using form-based zoning concepts that allow building locations within designated building envelopes. This allows for specific uses and detailed roadway sections for each Zoning District. In addition to the form-based zoning design standards, the Master Plan also sets forth the following:

- ◇ Land use designation, building and intensity provisions, and development standards for each of the properties within the Hilltop Master Plan Area.
- ◇ Design guidelines integrated to promote related design themes, pedestrian orientation, mixed-use residential/ commercial activities and infrastructure.
- ◇ Common infrastructure improvements and associated design standards including offers of dedication and easement abandonments, where applicable.
- ◇ Open space, trail networks and implementation programs for the Master Plan.
- ◇ Environmental policies addressing greenhouse gas emissions, particulate matter emissions, protection of wetlands and open space, and preservation of trees.

The Land Use Plan in Figure 4 shows the land use designations for the Hilltop Master Plan area. Please note, all site layout plans and building footprints are presented for conceptual purposes only. All future development projects are subject to the development and design review requirements of the Truckee Development Code and this Master Plan.

In conjunction with the common infrastructure requirements described below, each land use is required to meet the "overall design" standards of the applicable land use district contained within the Master Plan. These design standards have been developed to promote consistency of the various land uses within the Hilltop Master Plan Area. The intent is to provide one, planned development pattern unique to the Hilltop area. The land use districts contained in the Master Plan have been refined to reflect the purpose and intent of the Downtown Specific Plan. The refined land use district standards are intended to carry out the provisions of the Master Plan.

Figure 2

Early conceptual form-based land use plan used for planning purposes in preparing the land use plan.



Figure 3

A conceptual plan used in preparing the Hilltop Master Plan



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Specific design standards have been created for each of the land use districts within the Master Plan. These standards are intended to reflect the desired goals of the property owners, while implementing the Downtown Specific Plan.

Both specific and overall design standards are proposed to develop the following themes:

- ◇ Provide a human scale of architecture. The use of design details, such as porches, entranceway detailing, lighting, trimming, dormers and window massing, are intended to provide a more human scale to the residential components of the project.
- ◇ Emphasize craftsmanship and detailing. The overall design theme is to provide simplistic forms with an emphasis on detailing, such as doors, windows, paint colors and building materials that are appropriate to the alpine environment of the Truckee area. Utilization of natural building materials is emphasized throughout the following sections.
- ◇ Pedestrian-friendly streets. Utilize the streetscape design of the Downtown Mixed-Use (DMU) designation as a key factor in creating a neighborhood focal point for development of the Hilltop area. Streetscape design standards focus on size, scale, landscaping and traffic calming features to encourage pedestrian activity. The concentration of residential uses, in combination with commercial uses in the DMU area, will provide the intensity of activity needed to create a vibrant streetscape.

The Hilltop Master Plan and Design Guidelines reflect the goals, policies and desired growth rates outlined in the Downtown Specific Plan. The goal of the Hilltop Master Plan and Design Guidelines is to establish design guidelines that, when implemented into the various use areas, create the Hilltop Village, a neighborhood/village within the Town of Truckee. The Hilltop Master Plan and Design Guidelines are generally consistent with the Town's overall design guidelines and development standards set forth in the Town of Truckee Development Code, but have been adjusted to recognize the uniqueness of the Hilltop site.

The Master Plan also recognizes and includes off-site vehicular access improvements and connections to the Legacy Trail. To this end improvements to the Ponderosa Drive and Palisades Drive intersection and the installation of a roundabout entrance on Brockway Road west of Palisades Drive are included in the plan. The Hilltop Master Plan will connect to and provide a westerly extension of the Legacy Trail.

If the Town does not approve any development in the Master Plan area within three years of adoption of the Master Plan, the Community Development Director will confer with the property owners to identify possible obstructions to the implementation of the Master Plan. The Planning Commission will then meet to discuss the Community Development Director's findings and any recommendations for future action on the Master Plan.

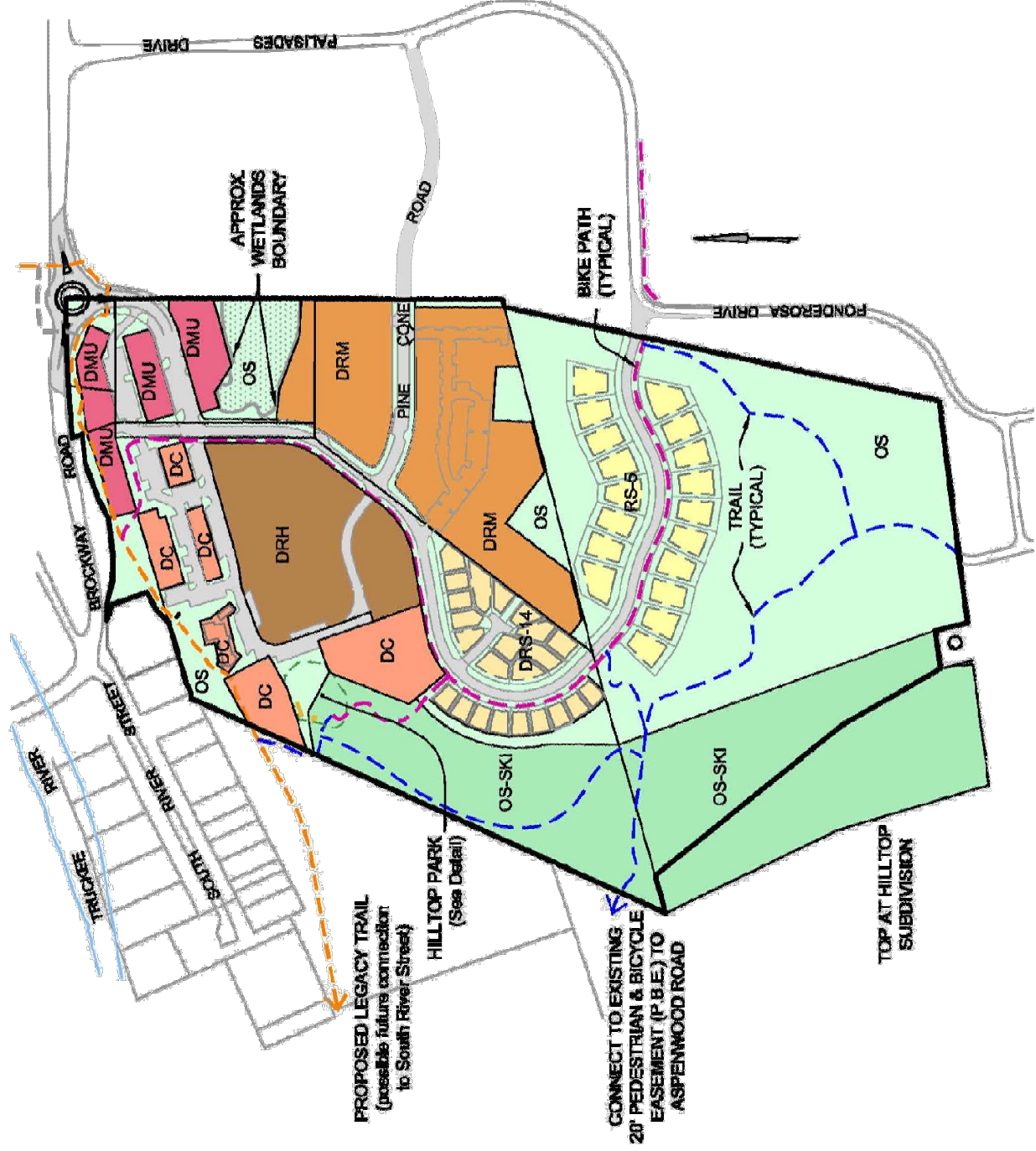


Figure 4
Land Use Plan

D. Land Use and Development Regulations

In order to provide greater flexibility in the development standards and accommodate the density transfer, the Hilltop Master Plan will also be adopted as a "Planned Development." Approval as a "Planned Development" will allow applicable specific Master Plan provisions to apply to the property. The Hilltop Master Plan and Design Guidelines is the controlling document for the purposes of establishing land uses, density and intensity of use and the development standards expressed in the plan. If there are any conflicts or differences with the Truckee Development Code or Downtown Specific Plan, the specific provisions of the Hilltop Master Plan and Design Guidelines document shall govern. All other development standards (e.g., temporary and accessory uses, parking ratios, snow storage and removal, hillside development standards, signs, grading, affordable housing) of the Development Code shall apply.

The Master Plan reflects the development potential assigned to each parcel within the Master Plan area. Table 1 lists the uses and maximum number of residential units and/or maximum intensity of commercial development allowed on each parcel. It is also noted that the Master Plan level of planning has not reflected all of the on-site development standards that would apply should projects come forth. While the Master Site Plan demonstrates overall uses and relationships, it is illustrative when it comes to building location, site design and parking. Future land use permits may result in lower densities and/or intensities of uses based on the applicable development standards required by the Master Plan and those of the Truckee Development Code in effect at the time of future project approval. It is also noted that the uses reflected on the master site plan could be different, as the specific land use districts within the Master Plan contains a list of permitted uses that is more restrictive than Development Code standards.

Because this is a Master Plan, there are certain development standards that will not apply on a project-by-project basis. These standards include open space and parking. Open space is allocated throughout the development area based on environmental constraints (wetlands, steep slopes, etc.), other values (i.e., retention of the historic Hilltop ski hill) and buffers from nearby existing development. The parking standards are being adjusted through the approved use of on-street parking (to create a more pedestrian atmosphere and result in traffic calming), shared parking and the "park once" concept. The latter concept reflects the goal for Hilltop visitors to the commercial village area to park their car anywhere and walk to their destination(s). As a result, all parking spaces and the access driveways (if off-street) to parking are shared. While all parking may be shared, the Development Permit review for each project must demonstrate adequate parking in accordance with the Truckee Development Code except as modified by Section 3.B.7. Each project will be required to grant mutual use easements for off-street parking and access to and through parking lots.

The Master Plan reflects that development along the ridgeline of the northerly area of the JAR-Hilltop North, Silverwood in Truckee and Young properties require special design parameters, including height limits and tree protection to protect views from the downtown area of Truckee. To that extent, special building standard limits are included in the Master Plan to protect and preserve these view sheds.

Existing uses that were legally established and maintained before the adoption of the Master Plan may continue to operate in accordance with the regulations and standards of Chapter 18.130 (Nonconforming Uses, Structures, and Parcels) and other applicable regulations and standards of the Development Code. Any legal nonconforming land use, including the Cottonwood Restaurant and the single family

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residence on the Young parcel, shall count towards the maximum allowable development of the parcel unless and until the legal nonconforming land use is discontinued and the building is removed. A land use permit shall not be required to continue operation of the Cottonwood Restaurant and its ancillary building. The Cottonwood Restaurant shall be deemed a conforming use upon completion of the common infrastructure improvements for Phase 1 and the driveway and parking improvements for the JAR-Hilltop North parcel.

E. Zoning

In order to implement the Master Plan, the individual parcels will need to be rezoned from Master Plan to a zoning district consistent with the Master Plan land use district for the parcel. An owner's parcel will not be rezoned until the owner meets their obligations by conveying the required offers of dedications and easements as set forth in Section 2.B and being current with any reimbursements to other owners as set forth in Section 2.G.

Table 1
Land Use Chart

		Maximum Allowable Development				
Parcel (Acres)	Land Use District	Commercial (sq. ft.)	Lodging (rooms)	Residential (units)		Notes
				Multiple Family	Single Family	
Young (.95 acres)	DMU	7,000	0	4	0	See Note 1.
Silverwood in Truckee (.99 acres)		7,000	0	4	0	See Note 2.
Intrawest (3.67 acres)	DMU / DRM	19,180	0		18	See Note 3.
Davies / Fitch Partners (8.08 acres)	DRM	0	0		94	See Note 4.
JAR-Hilltop North (19.83 acres)	DC DRH DRS-14 OS	19,085	60	129	28	See Notes 5, 6, 7, 8, 9, 10, 11, and 12.
JAR-Hilltop South (24.03 acres)	RS-5	0	0	0	18	See Notes 12 and 13.
ESTIMATED TOTAL		52,265	60	249	46	

Table 1
Land Use Chart
(Continued)

Note 1:	Residential units may be allowed only to comply with affordable housing requirements for commercial uses on the parcel. The residential units shall be limited to a maximum of 3,000 square feet of floor space.
Note 2:	Residential units may be allowed only to comply with affordable housing requirements for commercial uses on the parcel. The residential units shall be limited to a maximum of 3,000 square feet of floor space.
Note 3:	Eight of the 14 residential units may be allowed only to comply with affordable housing requirements for commercial uses on the parcel. The residential units shall be limited to a maximum of 3,000 square feet of floor space.
Note 4:	Residential units in the DMU district shall be limited to a maximum of 8,220 square feet of floor space. Residential units necessary to comply with inclusionary housing requirements of Chapter 18.214 of the Development Code for the remaining six units within the DRM district will be counted as part of the maximum allowable development for residential units.
Note 5:	Residential units necessary to comply with inclusionary housing requirements of Chapter 18.214 of the Development Code will be counted as part of the maximum allowable development for residential units.
Note 6:	The floor space for the two Cottonwood buildings and the four historic cabins to be rehabilitated and possibly relocated will be counted as part of the maximum allowable development for commercial space and/or residential units.
Note 7:	Floor space for accessory uses directly related to the lodging units (e.g., lobby, laundry room) will <i>not</i> be counted as part of the maximum allowable development for commercial space. Floor space for accessory uses and other uses not directly related to the lodging units, including uses that are generally accessible to the public (e.g., restaurant, bar), will be counted as part of the maximum allowable development for commercial space.
Note 8:	Building and floor space for the Hilltop park will <i>not</i> be counted towards the maximum allowable development for commercial space.
Note 9:	Residential units necessary to comply with affordable housing requirements for commercial uses and inclusionary housing requirements of Chapter 18.214 of the Development Code will be counted as part of the maximum allowable development for residential units. Development will not qualify for automatic density bonuses for constructing their required affordable housing on-site.
Note 10:	The 129 multiple family residential units include up to 96 units for condominiums, up to 25 units for rental housing to comply with affordable housing requirements, and eight (8) town home units. Four of these units may be detached single family units in the four rehabilitated historic cabins. Up to 34 condominium units may be sold as timeshares and/or fractional ownership units and rented on a transient basis of 30 days or less.
Note 11:	Excluding the Cottonwood restaurant, no more than two restaurants, one freestanding restaurant and one restaurant with the lodging units, shall be permitted. Excluding the Cottonwood restaurant, the floor space for the restaurants shall not exceed 8,000 square feet.
Note 12:	Up to 9,000 square feet of commercial floor space not built on the Young, Infracrest, and/or Silverwood in Truckee parcels may be transferred to the JAR-Hilltop North parcel.
Note 13:	The maximum allowable residential development does not count secondary residential units on single family lots which may be developed in accordance with Section 18.58.230 of the Development Code.
Note 14:	Open space shall be required as set forth in The Top at Hilltop Final Map and this Master Plan.

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