

OVERALL DESIGN GUIDELINES

A. Introduction

This chapter contains overall design guidelines for the Hilltop Master Plan Area. The guidelines are derived from the Downtown Specific Plan Historic Design Guidelines and the Truckee Development Code General and Specific Guidelines. The guidelines are intended to be directly consistent with the aforementioned documents; however, if a discrepancy is identified, the guidelines in this chapter will override the other documents. If a specific topic is not identified in these guidelines, please defer to the Downtown Specific Plan Historic Design Guidelines and Development Code Guidelines for direction.

The organization and placement of buildings, access, parking areas, open space and the like should be based on an analysis of a site's characteristics, influences and impacts on views from the downtown area of Truckee. Whenever possible, the buildings should be located in areas that take advantage of the site's natural topography, existing drainage, existing vegetation, solar exposure and related natural features. Additionally, consideration should also be given to the needs and context of adjoining sites. Special attention should be given to the building heights and design standards set forth in the land use districts to avoid large buildings on the ridgeline. The Hilltop Master Plan incorporates three basic types of land uses where building design is important to maintain the overall design guidelines: The Village (Commercial and Residential), Medium Density Residential and Single-Family Lot Residential.

THE VILLAGE (COMMERCIAL & RESIDENTIAL)

Promote quality retail/office development in conjunction with lodging, restaurants and residential living opportunities in a pedestrian-oriented atmosphere, including public gathering spaces.

MEDIUM DENSITY RESIDENTIAL

Promote single-family and attached dwellings in a combined setting that allows for various housing options, while maintaining the design objectives of the Residential districts, but with higher density.

SINGLE-FAMILY LOT RESIDENTIAL

Promote single-family dwellings on varying sized lots and avoid a sterile, monotonous environment by:

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- Maintaining a varied, yet compatible internal design image.
- Providing a connected open space.
- Enhancing the landscaping of vehicular corridors by incorporating landscape standards.

To address critical design issues, such as lighting, signage, architecture, parking and landscaping, development shall reflect the design guidelines and development standards contained herein.

B. Development Subject to Design Review

All development located within the Master Plan Area is subject to the Truckee Development Code land use entitlement process, Title 18. In reviewing the design of the proposed development, emphasis shall be placed on the following elements that, when combined, meet the design theme of these Design Guidelines:

- Exterior Building Elevations
- Fences and Walls
- Grading and Drainage
- Landscaping
- Lighting
- Parking and Circulation Areas
- Signs
- Open Space



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Common design features, such as roof pitches, massing and landscaping, can be used to provide consistency, while allowing for creative approaches to design.

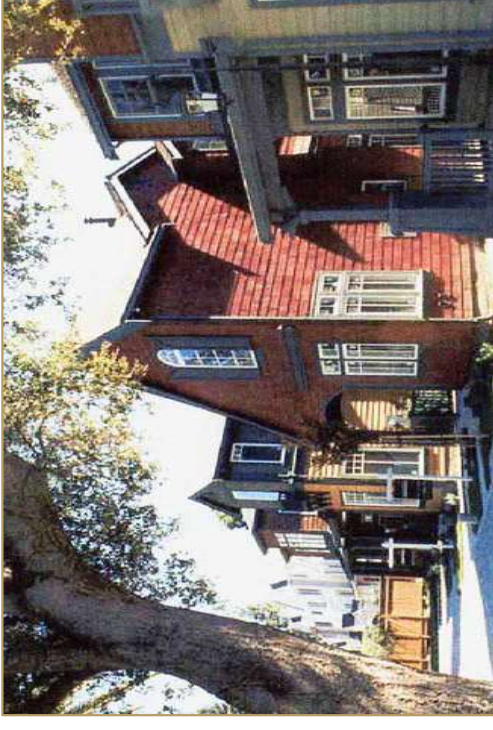
C. General Design Guidelines

The following section provides written and illustrated design direction related to the basic quality of all building architecture, scale and color. This section “paints the overall picture” for the design principles important for Hilltop. They should not be viewed as standing alone, but rather in concert with the more specific guidelines found in the subsequent sections of these Design Guidelines.

The desirable qualities and design elements for all buildings in the Hilltop Master Plan Area should include the elements listed below. The illustrated examples are intended as images that communicate ideas and should not be viewed as specific design solutions. The basic architectural components of all buildings within the Hilltop Master Plan Area shall include some or all of the following building features:

1. Building Features

- a. Richness of Surface and Texture
- b. Significant Wall Articulation (i.e., insets, canopies, porches, wing walls, bay windows, etc.)
- c. Multi-Planned, Pitched Roofs (which often include dormers)
- d. Roof Overhangs
- e. Mass and Bulk in Keeping with Historic Character
- f. Interesting and Articulated Walls
- g. Outdoor Public Places



2. Exterior Walls

- a. There are a variety of exterior wall types that may be incorporated into buildings. In general, the use of one and no more than two exterior wall materials on any building elevation is encouraged.
- b. The primary goal for major building forms is to blend into the colors and textures of the trees, soils and rocks of the native landscape.
- c. The following wall materials may be considered for buildings:
 - i. Stone – Stone indigenous to the Truckee area, such as weathered granite or basaltic rock, may be used to express structural mass for walls and chimneys. The stone must be laid in a manner that is an integral part of the architecture, rather than thinly applied to the surface. Cultured (manufactured) stone is not allowed as an exterior building material.
 - ii. Brick –Brick is a functional and attractive architectural texture and is recommended. Brick should be the texture and color that was used historically.
 - iii. Wood Siding – Various sizes and profiles of wood siding may be used in horizontal patterns. Vertical and diagonal siding is discouraged. Lap dimensions of horizontal siding should be four to five inches of exposure. Major wood materials, including siding, exposed trusses, timbers and logs, should be treated or stained to enhance the natural colors and qualities of the wood.
 - iv. Wood Board and Batten – Vertical board and batten, as well as reversed wide battens over boards, may be used in varied sizes and widths.
 - v. Composite Siding – Cement-based composite siding systems may be approved on a case-by-case basis, often with a requirement to be painted onsite for more natural, historic colors. The profile and pattern of such siding should be consistent with wood siding, although fake wood grain texture is not appropriate. Color should express the appearance of stained or painted wood in primary siding areas, roof fascia and other major trim areas. Window, door and porch trim may be painted in colors compatible with the Commercial and Multi-Family color palettes for Hilltop. Lap dimensions of horizontal siding should be four to five inches of exposure.
 - vi. Stucco – Stucco with a rough texture and dark, earth tone color may be used, provided that it is not a primary exterior material. Secondary uses may include moldings and window openings. The use of stucco will only be approved on a case-by-case basis.

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- vii. Metal – Corrugated metal may be used on accessory structures if it is of a pattern and application derived from a historical use and if it does not have a reflective quality visible from downtown.
- viii. Vinyl and Aluminum – Vinyl and aluminum sidings are not appropriate.

3. Roofs

a. Roof Form and Design. The following roof characteristics are encouraged:

- Gable, Shed and Hip Roofs
- Combining Roof Types
- Articulation in Ridgeline Plane. The building's highest or predominant ridgeline shall not run in continuous plane for more than 80 feet without offsetting or jogging the roof plane (potentially less than 80 feet for smaller buildings, to be determined during design review for the land use permit).
- Varying Plate and Ridge Heights
- Nearly vertical roofs (A-frames and piecemeal mansard roofs used on a portion of the building perimeter only) will not meet the intent of the guidelines.



This roof demonstrates a variety of roof planes that are encouraged.

- b. **Dormers.** Dormers are strongly encouraged as both functional and aesthetic elements of the architecture; however, they should be used with some restraint, in keeping with the simple character of historic buildings. Placement, shape and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions. Dormer materials should be selected from the exterior wall materials and roofing materials used on the building.

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c. Roof Materials and Colors. The following roofing materials and colors should be considered:

- i. Composition shingle in the muted color palette of brown, green, gray or black are encouraged.
- ii. Fire-rated sawn wood shingles are encouraged. (Rustic wood shakes are inappropriate.)
- iii. Standing seam metal roofs in deep earth tones with matte, non-reflective finish and thin, low-profile seams may be appropriate. Metal roofing must be allowed to patina to its natural color. Painted or non-patina metal is not to be used.
- iv. Roof materials that are high contrast, utilize brightly colored glazed tile or a highly reflective surface are inappropriate.
- v. Developments should include a variety of roof colors and/or materials.

4. Height and Scale

- a. Building heights should relate to open spaces to allow maximum sun and ventilation, protect from prevailing winds, enhance public views of surrounding ridgelines and minimize obstruction of views from adjoining structures.
- b. Height and scale of new development should be compatible with that of surrounding development. New development height should “transition” from the height of adjacent development to the maximum height of the proposed building.
- c. Scale, for purposes here, is the relationship between building size and the size of adjacent, permanent structures. It is also how the proposed building’s size relates to the size of a human being.
- d. Use building masses that reinforce the perception of the natural topography by cutting into slopes and stepping down buildings at hillside edges to reduce visual impacts.
- e. The scale of buildings should be related to adjacent pedestrian areas, streets and buildings (i.e., roof at 1st story on multiple story buildings).
- f. Use “infill” structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.
- g. A building’s apparent scale can be reduced through window patterns, structural bays, roof overhangs, porches siding, awnings, moldings, fixtures and details.

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- h. Building massing should be broken up by using awnings, street level canopies, eaves, windows or other architectural ornamentation and using combinations of complementary colors.
- i. Buildings, individually or together, shall not demonstrate obvious repetition of mass, scale, form, and/or bold detailing.
- j. Symmetry shall not be a dominant or obvious organizing principle.

5. Colors

- a. The palette of colors from which to select are those that can be found in the natural environment of the surroundings, with the idea to blend into the colors and textures of the trees, soils and rocks of the native landscape.
- b. Single-family residences that are not visible from downtown will have more flexibility with color palettes to honor their individuality and create a unique neighborhood feel. Sherwin Williams currently offers a “historic palette” with colors that are generally consistent with Truckee’s historic character.
- c. While subdued colors usually work best as dominant base colors, a brighter trim color might be appropriate if it can be shown to enhance the nearby visual environment. Large areas of intense white color should be avoided.
- d. The color palette chosen for a building should be compatible with the colors of adjacent buildings, without being repetitious.
- e. Brighter colors shall only be used to accent building elements, such as door and window frames and architectural details. Rich or intense colors (but not including fluorescent colors) may also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.
- f. For restored historic buildings, exterior color should be in keeping with the building’s character and style.
- g. Color of architectural detailing, including trim at windows, doors and porches, should complement the façade. The use of trim color can reflect light or enhance shadow patterns.

6. Doors and Windows

- a. Doors and windows provide opportunity to create scale, proportion and detail to exterior elevations, while responding to view and privacy considerations.
- b. Building entrances should be prominent and inviting, while providing protection from the elements and addressing snow shed. Doors can be the trademark of a building and suggest creative design in terms of artistry, materials, shape and size

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- c. In residential buildings, windows should be smaller in size with vertical proportion. Commercial buildings may have larger windows with vertical or square proportions, although consideration should be given to avoid reflective glares from large, undivided windows. Horizontal window shapes are not appropriate.
- d. Wood-cased windows are preferred, although aluminum clad windows are also appropriate. Vinyl windows shall not be used.
- e. Divided light windows are encouraged. When used, divided lights must be authentic.
- f. If set within stone walls, windows should be recessed and include headers to express structural support. If set within wood-sided walls, windows should be trimmed on all sides.



7. Garages and Parking

a. General Garage and Parking Guidelines.

- i. Garage location, access and automobile turning movements shall consider existing trees in the site layout.
- ii. Parking areas shall be screened from downtown view corridors as a primary concern. Once downtown visibility is ensured, parking should secondarily be screened from within the property so that parking does not dominate the streetscape.
- iii. Parking lot runoff may drain to a single concrete swale at the edge of the aisle. Street drainage should be collected in curb and/or gutters.
- iv. Strong consideration should be given to the location and orientation of the garage so that garage doors avoid fronting directly onto the adjacent street. Consider rotating the garage orientation to be perpendicular to the street.
- v. Porches, entryways and other secondary components of the residence may be used effectively to screen or lessen the visual impact of garage doors from the adjacent street.
- vi. When garage doors face the street detail shall be provided to avoid the appearance of a plain two-car garage door. Details can include windows, double doors, arched openings, metal hinges, etc.
- vii. Wood clad garage doors are preferred, using materials on the door that are similar to that of the wall surface of the primary structure. This will help it read as an integral part of the structure.
- viii. Avoid long, monotonous parking aisles. Each 10 spaces of parking should be separated from any additional spaces by a landscaped bulb not less than 10 feet wide.
- ix. Open parking should be clustered in parking courts and along streets. Pedestrian and automobile circulation shall be clearly defined. Special paving at parking court entries and landscape nodes between parking stalls are encouraged to soften the streetscape.
- x. Landscaping of parking areas serves a number of important functions. Perimeter landscaping increases the attractiveness of the site and street by screening the cars. Perimeter planting acts as a visual and noise buffer for adjacent properties. See the Truckee Development Code, Chapters 18.40 and 18.42 for Landscaping Standards and Section 4.G for landscaping design guidelines.

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b. Multi-Family Residential Garages & Parking.

- i. Parking beneath buildings, including subterranean parking, is encouraged and economizes the use of land and increases on-site recreation space. If provided at-grade with the street, parking should be effectively screened to minimize public views from adjoining streets.
- ii. In cases where three (3) or more garage doors are adjacent to each other, the wall plane shall be varied by at least 5 feet to depress certain garage doors farther into the site, thus reducing the visual impact.



c. Single-Family Residential Garages & Driveways.

- i. Detached garages located at the rear of the property are preferred. If an attached garage is proposed, locate the garage at least 8 feet deeper into the site than the primary front elevation of the house, as required by the front yard setback.
- ii. Shared driveways are strongly encouraged for adjacent lots to avoid multiple curb cuts, especially across the Class 1 trail.
- iii. Pervious driveway paving materials that will promote water infiltration while minimizing the visual impact on the streetscape are encouraged. Consider using pervious concrete or pavers that allow infiltration for portions of the driveway outside the right-of-way.



8. Gutters, Downspouts and Snow Shedding

- a. Long-term enjoyment of property and the safety of owners will be enhanced if the effects of rain and snow are addressed. These can be accomplished through the careful design of roofs and their appurtenant components, such as gutters, downspouts, flashing and snow guards.
- b. Roofs should be designed to minimize the potential negative impacts of snow/ice shed and runoff onto adjacent properties, pedestrian areas, building entrances, and parking areas
- c. While roof forms can often be effective in managing water run-off and snow-shedding, gutters, downspouts and snow guard devices may be needed for the roof system. These devices can be used effectively to divert water away from entries and patios and toward onsite drainage.



9. Fences and Walls

In order to maintain the visual quality of an open and natural wooded landscape, fences and walls within the Hilltop Residential District are to be minimized. Their primary purpose is to enclose service areas, small gardens or courtyards, and areas such as pools for safety reasons.

The following fencing materials and designs should be considered:

- a. Fences and walls are not to be used to define or enclose property boundaries.
- b. Lands designated as open space or falling outside of building envelopes shall not be fenced.
- c. Any fences in the front yard of a single-family residence should be low to the ground and "transparent" in nature, not exceeding four feet in height.
- d. Wood fences are to be designed in a manner that recalls the fences of rural areas, such as split-rail, picket, diagonal rail and vertical board fences. Fences should be left natural to weather or



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should be painted/stained to be harmonious with adjacent buildings.

- e. Solid walls can be constructed of native stone to match adjacent buildings.
- f. Chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, vinyl and mesh construction fences are inappropriate.
- g. Pet enclosures may be allowed if they are screened from public view and comply with recommended materials. Pet enclosure dimensions should be no larger than 100 square feet, and shall not exceed 6 feet in height.

D. Sign Standards and Guidelines

Signage within the Hilltop Master Plan Area shall be submitted in conjunction with each land use permit application. Signage shall be consistent with Town of Truckee Development Code Chapter 18.54, "Signs" and with the Downtown Specific Plan Historic Design Guidelines Chapter 11, "Design Guidelines for Signs." Signage containing plastic or vinyl is inappropriate.

E. Lighting Design Guidelines

The lighting design standards in this section are based on energy efficiency, durability and safety, and were developed from the following sources and codes:

- Certification program for Leadership in Energy and Environmental Design (LEED)
- International Dark Sky Association (IDA)
- Illuminating Engineering Society of North America (IESNA)
- National Electric Code (NEC)
- National Fire Protection Association (NFPA)
- American Disabilities Act (ADA)
- State Codes



Maintain Visibility of Stars in the Night Sky

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1. Objectives.

- a. Maintain visibility of stars in the night sky.
- b. Establish a warm, inviting character.
- c. Create a unique identity, responding to local vernacular.
- d. Provide functional lighting for safety.
- e. Minimize light during non-active hours (11 pm to dawn).

2. Guidelines

- a. Appropriate materials for light fixtures include baked enamel or porcelain, oxidized copper, cast iron, steel, anodized aluminum or wood.
- b. The Hilltop Master Plan Area is highly visible from other areas of Truckee, therefore the amount and intensity of light sources within the project should be minimal to reduce the potential negative impacts on the night sky character for the community.
- c. Exterior lights should be functional and in harmony with surrounding buildings. Locations should carefully chosen based on limiting visibility from downtown.
- d. Building lighting should not detract from the primary lighting system which provides street and walkway illumination.
- e. Any architectural and sign lighting should be indirect and down-shielded with low-intensity light sources that are hidden from direct view.
- f. Limit large areas of glass in exterior walls that may allow “spill-over” of interior light sources, resulting in nighttime glare. Light emanating from within a building can have a large impact on the character of downtown Truckee at night.
- g. Future land use permits are encouraged to place exterior lights on timers and/or sensors.

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Pole Lighting



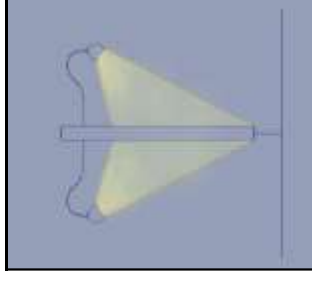
- ◇ Shielded light fixture of full cutoff style.
- ◇ Fixture directs light down.
- ◇ Light source shall not exceed 12 feet in height, although 8 feet is preferred.
- ◇ Minimizes light pollution and glare.



Sign Lighting



- ◇ Shielded light fixture conceals lamp.
- ◇ Fixture above lamp and aimed downward.
- ◇ Front lighted signage.
- ◇ Minimizes light pollution and glare.



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Walkway Lighting



- ◇ Down-shielded light fixture conceals light source.
- ◇ Fixture throws light onto adjacent walkways for pedestrian activity.
- ◇ Fixture shall not exceed two feet in height.
- ◇ Minimizes light pollution and glare.



Building Mounted Fixtures



- ◇ Shielded light fixture conceals lamp.
- ◇ Fixture throws light onto ground below for the purpose of illuminating small outdoor areas.
- ◇ Minimizes light pollution and glare.



F. Green Design

The purpose of Green (sustainable) Design is to use resources that are renewable to reduce environmental impacts and ensure resources are available for future generations. Green Design concepts should be applied to architectural and landscape designs used within the Hilltop Master Plan Area.

1. **Objectives.** Incorporating “green” concepts into building and landscape design provides the following benefits:

- Conserves Natural Resources
- Reduces Utility Costs
- Improves Air and Water Quality
- Contributes to Overall Quality of Life
- Reduces Solid Waste
- Enhances Comfort and Health
- Enhances Asset Value and Profits
- Optimizes Lifecycle Economic Performance
- Minimizes Strain on Local Infrastructure

2. Requirements. Any proposed developments within the Hilltop Master Plan area shall comply with current and future Town policies and standards for green building and greenhouse gas emissions unless specifically exempted. In addition, any proposed developments shall include a “Green Design Proposal” as a part of the application submittal package for land use entitlements. For single-family residential subdivisions, any Tentative Map application shall include proposed “Green Design Guidelines” to be incorporated into the CC&Rs. Property owners should work with a consultant to develop the required proposal. Green design information is also available through the Town of Truckee Community Development Department. The goal is to promote an attitude and trend towards stewardship and respect for the land and environment during the design process. It is noted that new green products and methods are constantly changing and becoming more readily available. As such, it is the intention for development in the Hilltop Master Plan Area to incorporate non-traditional options to encourage sustainable design techniques.

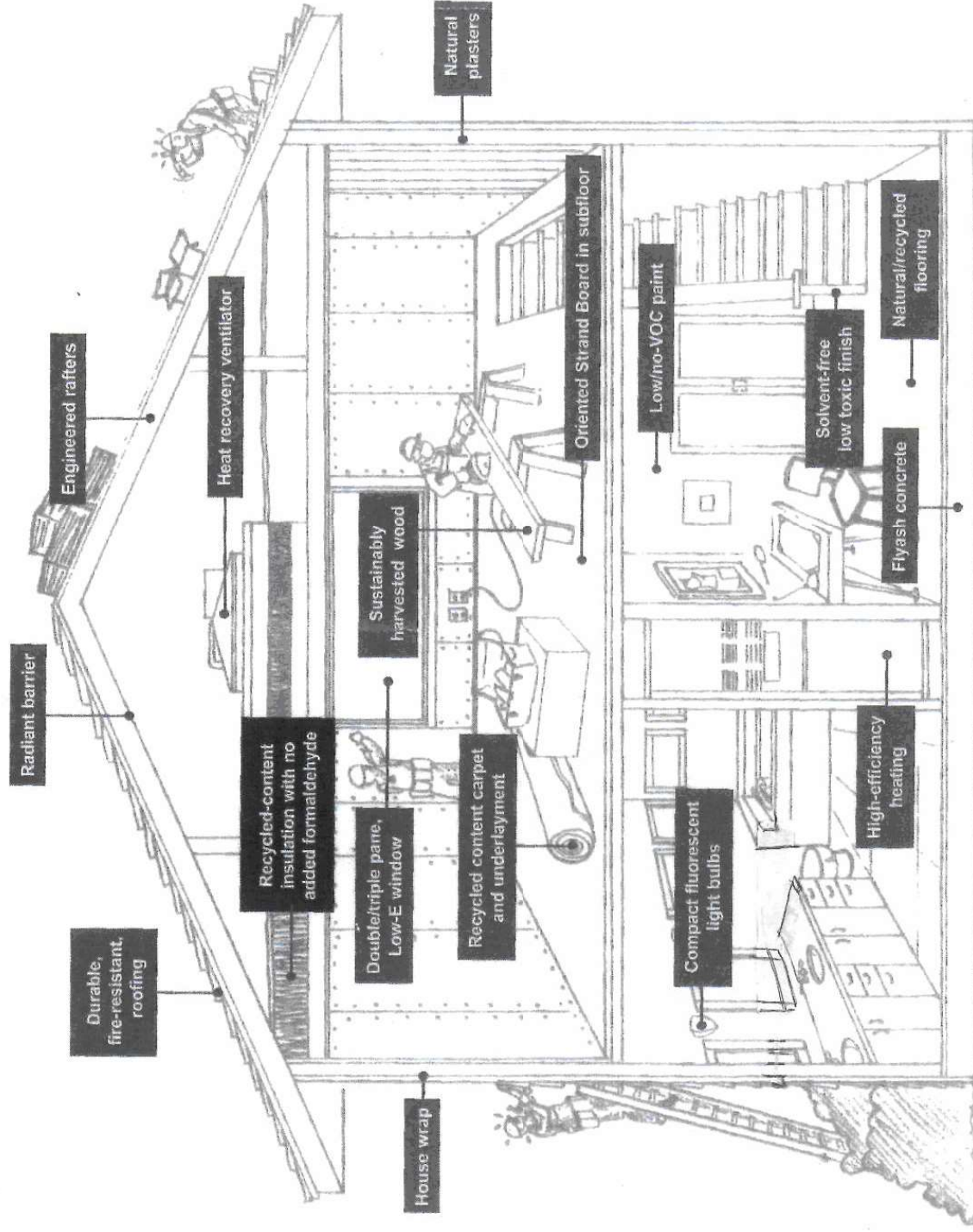


Figure 22
Green Building
Exhibit

Graphic courtesy of Alameda County Waste Management Authority.
Cover photo: ©Vance Fox, Photography, Architect: Dennis Zirbel.

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At a minimum, the required “Green Design Proposal” shall address the following:

- a. Building Orientation – Address natural daylighting with window placement, solar access for outdoor areas, natural ventilation, minimizing grading, preserving existing trees, etc.
- b. Trash and Recycling – Accommodate recycling programs by including sufficient space within buildings and within trash enclosures to.
- c. Power Consumption – Consider renewable energy, natural cooling, passive solar heating, solar water heating, radiant heating, photovoltaic (PV) systems, radiant heating, energy-efficient appliances, etc.
- d. Building Materials – Consider reclaimed wood, lumber/flooring certified by the Forest Stewardship Council (FSC), insulated, low-emissive coating windows, “green” insulation materials that are appropriate in Truckee’s harsh climate, paints and stains that minimize environmental impacts, carpets and padding, local natural stone,
- e. Erosion Control – Consider using permeable surfaces that allow water to percolate into the soil, including driveways, patios, and at-grade stairs. Describe the methods used for stormwater runoff to be infiltrated onsite.
- f. Landscaping (Plants and Irrigation) – Address the use of native and drought-tolerant plants, tree/shrub placement, irrigation methods and length of use, mulch for water retention, etc.

G. Landscape Design Guidelines

1. **General Guidelines.** The general guidelines listed below are applicable to all land use designations throughout the Hilltop Master Plan Area. As of the adoption of this Master Plan single-family residences do not have landscaping requirements; however, the Town encourages single-family residences to consider the following guidelines which will apply to all other land uses.
 - a. All efforts shall be made to incorporate existing trees, other vegetation and natural features into the fabric of the landscape setting. Before final site planning is completed, areas of existing vegetation shall be located for incorporation into the final site plan where practicality and grading allow for preservation. All vegetation to remain shall be fenced with temporary fencing at the drip line of the tree prior to the beginning of construction (the drip line is the radius from the trunk required for water percolation and gas exchange).
 - b. Landscaping should be used to soften, frame and enhance the visual quality of the development, including softening of parking areas.

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- c. Landscaping should function to enhance land use and user comfort. These functions may include wind deflection, moderation of heat and glare, muffling noise and reducing soil erosion.
- d. Landscaping should be in scale with adjacent structures and be of appropriate size and maturity to accomplish its intended purpose.
- e. Landscaping should incorporate multi-layering of plant materials by including trees and shrubs, in addition to grass or ground cover.
- f. Vines and climbing plants integrated upon buildings, trellises and perimeter walls are strongly encouraged on otherwise undetailed walls or surfaces.
- g. All plant materials should be spaced so that they do not interfere with pedestrian walkways or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees should not be located within 10 feet from a fire hydrant, light standard or power pole.
- h. Landscaping should allow adequate sight distance for motorists, particularly at neighborhood and project entries.
- i. Areas for on-site retention of water should emulate natural forms, such as ponds or streams. These features should incorporate the use of earth berming, native rock or boulders and indigenous vegetation. Areas for on-site retention of runoff should emphasize natural forms and incorporate boulders and indigenous vegetation.
- j. Graded areas should have large landscape islands. Large native boulders should be used in these islands to add variation and contour. If possible, use native boulders with lichen, moss and unusual features. Large native boulders should be included in the landscape wherever possible.
- k. Where necessary, structures and grading shall be allowed to encroach into the drip line on one side only. Rock riprap may be used to keep areas of fill away from the trunks of trees.
- l. Where fill encroaches into the dripline of trees to be preserved, provide gravel backfill to allow aeration of the root zone.



Use of Native Boulders in Landscaping

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- m. The xeriscape concept shall be used in the landscaping areas and plants of similar water use should be grouped to reduce irrigation needs.
- n. Soil amendments and surface mulching of landscape areas shall be provided to increase water retention capacity of native soil.

2. Plant Selection Guidelines.

- a. For recommended plant type and standards, see Chapter 18.42 of the Truckee Development Code.
- b. Native and drought tolerant/water conserving plant materials shall be encouraged within the Hilltop Master Plan Area. These types of plants offer color, texture and character indicative of the 6,000-foot elevation level of the Sierra Nevada Mountain Range. If non-native plant material is used, it should be selected for its visual and cultural compatibility with the existing environment.
- c. The lodgepole pine (*Pinus contorta*), Jeffrey pine (*Pinus jeffreyi*), ponderosa pine (*Pinus ponderosa*), mountain alder (*Alnus tenuifolia*) and quaking Aspen (*Populus tremuloides*) shall be the predominant landscape element within the plant palette of the Hilltop Master Plan Area. These trees are valued for their unique structure and attractive foliage and are native to the region. These trees adapt to the climate and soils of the area and will play a major role in the establishment of an appropriate landscape for the project area.
- d. The aspen, alder, and pines should be integrated within the overall network of streetscape planting and neighborhood landscapes as a unifying element.
- e. Group plant materials according to their water consumption needs.
- f. Irrigation or supplemental watering, whether in the form of temporary irrigation, drip irrigation or spray irrigation, is to minimize the impact upon the site, while providing enough moisture to ensure healthy plantings.
- g. All shrub and ground cover plant material are to be drip-irrigated with a permanent automatic system. All non-native planting areas shall receive soil amendments within the root zone and a minimum 2 inches of mulch.
- h. Conventional spray irrigation is limited to small, defined lawn areas. These systems are to be fully automatic and in conformance with any local and state regulations.
- i. Low spray heads or low-water bubblers are allowed within the improvement envelope in close proximity to buildings.

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- j. Drip irrigation of tree and shrub plantings is permitted within the improvement envelope.
- k. Soils are to be amended and surfaced with mulching to increase water retention.

3. **Landscape Maintenance.** These guidelines are intended to provide for regular maintenance of landscaping including planting, pruning, irrigating, plant replacement and other maintenance requirements for the health and quality appearance of landscaping within the Hilltop Master Plan Area.

- a. All planting areas shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing, weeding, removal of litter, fertilizing and replacement of plants when necessary.
- b. Walkways shall be kept clear of debris from maintenance operations, erosion runoff from storms and irrigation and windblown debris.
- c. A permanent, automatic underground irrigation system shall be installed and programmed to deliver adequate moisture as determined through personal inspection by a qualified professional.
- d. All irrigation systems shall be maintained in good working order and protected from freezing.
- e. Soil moisture that promotes vigorous growth of all plant material shall be maintained.
- f. Cleaning and adjustment to irrigation systems shall take place on a regular basis, as part of regular maintenance activities.
- g. All landscape catch basins, swales, channels and other drainage devices should be maintained in a state conducive to conducting water in a free flowing manner.
- h. Maintenance procedures should not rely heavily on the use of herbicides, pesticides or fungicides. Proper plant selection and maintenance will alleviate the need for frequent use of chemicals.

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4. **Landscape Zone Guidelines and Design Themes.** Landscape concepts have been organized into landscape “zones” according to their hierarchy as visual elements, specific design and implementation characteristics. The landscape concept for each zone consists of recommended design techniques and minimum standards for landscape implementation.

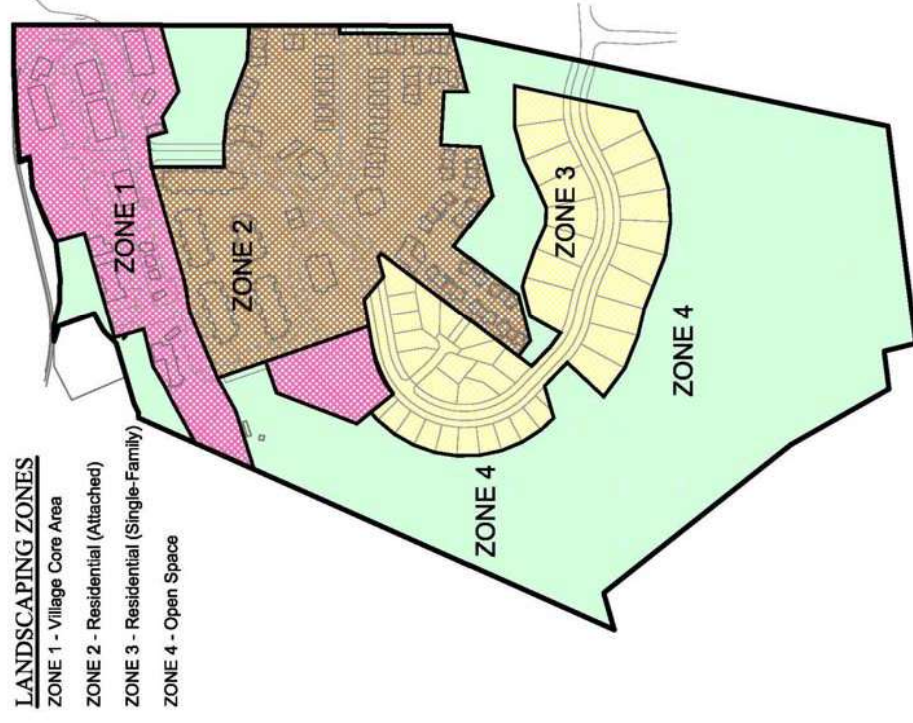


Figure 23

Landscaping Zones

a. Zone 1 – Village Core Area.

The Hilltop Village Core area is intended to provide office/retail lands for public use. A major element in developing land within this designation is to incorporate the site's natural features in the site planning design and to provide landscaping that complements the architectural elements of the design guidelines. This area needs a strong first impression and defining element. Therefore, a unique streetscape treatment using native plants along the roadways is the recommended theme for this area. The existing landscaping surrounding the Cottonwood restaurant is intended to remain. "Heritage trees" on the Silverwood in Truckee and Young parcels shall also remain. "Heritage trees" are defined as 30 inches in diameter or larger measured at breast height.

Establishing a visual character that borrows from the region's heritage and climatic conditions is the primary purpose of the landscape design theme for this Zone. (For plant type and standards, see Chapter 18.42 of the Truckee Development Code.)

Landscape site plans in this zone should be developed to highlight existing stands of large native Jeffrey Pines. These large pines will provide visual relief of the larger building masses anticipated in this zone and will break up the expanses of necessary parking. These large landscape islands will also serve as additional snow storage for parking areas. In this way, snow storage can be avoided in areas of immature, fragile planting. Groups of deciduous trees, such as Aspen, should be used to supplement native trees.

Shrub masses and ground cover would be included to screen parking areas from view, soften buildings and provide seasonal interest with the goal of total screening and/or establishment of a setback to completely block views of the parking lots from downtown. Limited areas of perennial color could be used as accents near signage or in areas where pedestrian traffic is restricted. Trash enclosures and recycling areas should be screened with a combination of masonry walls and shrubs. High pedestrian use in these areas should be accommodated with wide, convenient walkways and pedestrian furnishings such as benches and trash receptacles. Planting adjacent to buildings should be able to withstand potential snow shed and runoff from roofs.



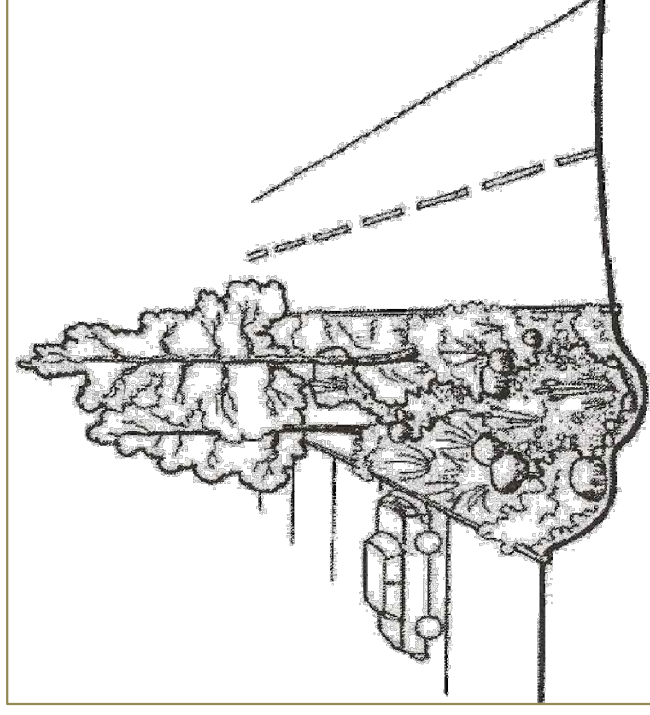
Existing Cottonwood Landscaping

OVERALL DESIGN GUIDELINES

The streetscape landscaping should emphasize a predominance of Jeffrey Pine, Lodgepole Pine, Ponderosa Pine, Aspen and Mountain Alder. These should be used in informal groupings along the street and in groupings or groves in courtyards or planter areas. Street trees in planter areas will provide separation of the street from the pedestrian walkways. The overall plan for the boulevard should provide a strong sense of identity for the project while creating a pleasant experience of passage, rhythm and seasonal interest for this area.



Example of a Pedestrian Furnishing



Conceptual Street Landscaping

b. Zone 2 – Residential (Attached)

The Attached Residential District is intended to provide various types of housing opportunities ranging from “affordable” to townhomes. This blend of housing near the office/retail and recreation areas makes this area capable of village status. Emphasis on buffer yards, formal planting yards and pedestrian friendly streetscapes are key elements of this multi-density setting.

Landscape planting in this zone should enhance the identity of the various Attached Residential units. Landscape screening with trees and shrubs for privacy is of primary importance. Smaller scale people-friendly spaces, such as courtyards or pocket parks, create a sense of neighborhoods within the larger framework of the Attached Residential District. Durable planting of shrubs, trees and perennial color will define spaces, create a sense of identity and provide seasonal interest. This buffer should provide a natural landscape theme of existing trees, additional trees planted in groves, undulating earth berms, and boulder clusters. Occasional areas of perennial color are included to add detail and interest.

c. Zone 3 – Residential (Single-Family)

The Residential District (single-family) is intended to provide medium- to low-density residential housing area. Emphasis is placed on maintaining and preserving existing tree cover and vegetation. A variety of conservation techniques are recommended to preserve existing vegetation and maintain natural ground contours.

Introduction of plant species should be restricted to formal planting areas, such as driveway entrances, front and backyard gardens areas and streetscapes.

Private homeowner landscaping should emphasize the incorporation of existing trees or other natural features, such as rocks and topography. Additional planting should be of native and adaptive species with very limited areas of turf or ornamental planting. In this way, the residential areas will blend in color and texture with the surrounding environment. Graded areas should be protected from erosion and re-vegetated with native species. Large native boulders may be used for stabilization of cut slopes at roadway or building pads.



Conceptual Landscaping within the 96-Unit Condominiums



Example of Residential Landscaping

d. Zone 4 – Open Space

The Open Space land use designation is intended to provide for and promote the natural character of the area. A planned trail network allows hiking and biking trails that connect the various development pods. Open Space land will primarily be undisturbed except for general maintenance and “fire safe” forestry practices. Guidelines for “fire safe” practices are as follows.

The Truckee- Tahoe area is susceptible to wildfires. In order to mitigate this risk, all construction is to comply with the Hilltop Fuel Modification Plan and local regulations. General requirements of the Fuel Modification Plan are listed below. However, Property Owners and their consultants are to refer to the Fuel Modification Plan (available from the ARC) for specifics. A minimum 30-foot defensible space is to be maintained around the perimeter of all structures. Only fire retardant materials are to be planted within the defensible space. Within the defensible space, the following landscape management standards are to be implemented:

- Eliminate ladder fuels and lower limbs of trees;
- Remove lower branches up to at least 1/3 of the tree height when understory vegetation and small trees are present.
- When understory vegetation is not present, remove lower branches to a minimum of 6 to 8 feet above the ground.
- The lower branches of shrubs are to be removed to provide for at least 12 inches of clearance from ground fuels.
- Remove dead vegetation and break up the continuity of brush species.
- Replace shrubs with low ground cover.
- Reduce continuous brush field to individual plants or small clusters at least 15 feet apart.
- Use driveways, paths and trails to break up plant continuity.



Old Historic Ski Hill to be Preserved as Open Space