



**WEST RIVER STREETScape PROJECT**  
**C1703**  
**OCTOBER 29, 2018**



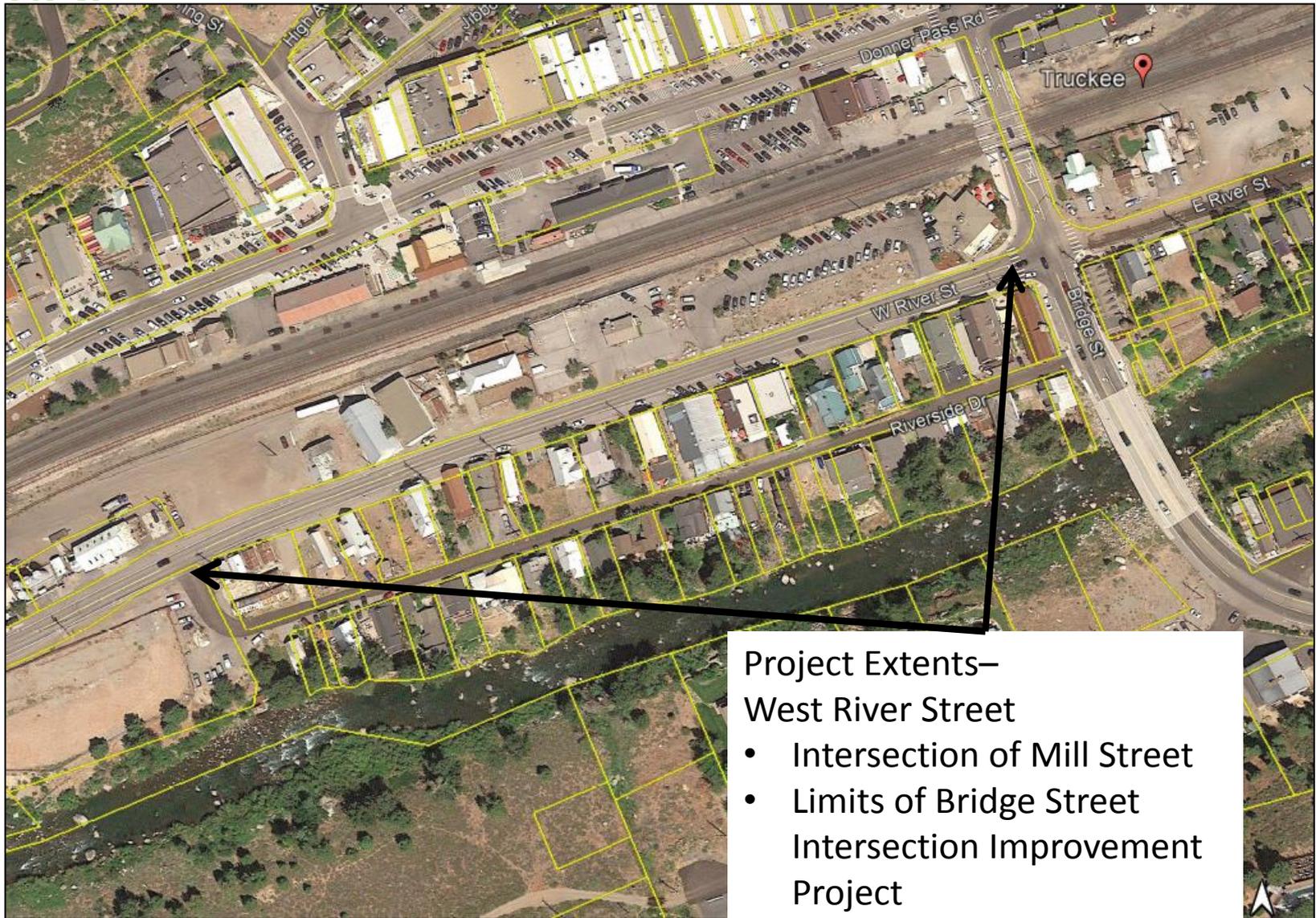
# AGENDA

- Introductions
- West River Streetscape Project Overview
- Schedule
- Assessment District Discussion
- Streetscape Loans Discussion
- Streetscape Design Discussion
- Next Steps



*Birds eye view of Truckee 1935*

# MAP



Project Extents—  
West River Street

- Intersection of Mill Street
- Limits of Bridge Street  
Intersection Improvement  
Project





### Other active projects

- Bridge Street at West River Street/East River Street and Donner Pass Road Intersection Improvements
- Old Nevada County Corporation Yard



# PROPOSED PROJECT

- Continuous sidewalk on both sides of West River Street
- Crosswalks
- Landscaping
- Lighting
- Parking
- Underground Utilities
- Assessment District Formation
- Jax Parking Lot Revisions



# PROJECT GOALS

- Prioritize pedestrian connections and crossings
- Encourage pedestrian flow to & from Downtown—Railyard, Commercial Row, West River/East River, Old County Corp Yard
- Enhance outdoor areas to encourage economic benefit for businesses, provide inviting areas, and flexible uses
- Retain and enhance the West River Street character, charm, and history
- Optimize parking
- Underground utilities



# DESIGN PROCESS

- Council awarded contract September 11, 2018
  - Lumos & Associates (Lead Consultant)
    - Acumen Engineering (Utilities)
    - Sage Land Surveying
    - Broadbent (Environmental)
    - Far Western (Cultural)
    - PK Electrical
- Identify Constraints-Base Map
  - Utilities
  - Property Limits & Easements
  - Survey/Topo
  - Parking Counts
  - Safety
  - ADA Access
  - Historic Resources



# DESIGN PROCESS CON'T

- Meet with property owners and neighbor groups
- Develop sketches
- Opportunities for Public/Private areas
- Community meetings
  - Accept comments
  - Brainstorm
- Consultant to develop alternatives
  - South Sidewalk
  - North/South Sidewalk
  - Shift Street North w/Sidewalks
- Select and Develop 30% design



# SCHEDULE

- 2018-2019 – Public Meetings and Development of 30% Design
- 2019-20 – Consideration of creation of a Landscape and Lighting Assessment District
- 2020-21 – 100% Design
- Summer 2021 – Construction



# LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

- Public improvements funded by Town
- Maintenance funded by property owners through an assessment district
- Formation Process
  - Preparation of Engineer's Report
    - List of maintenance provided
    - Estimate of maintenance costs
    - Assessment rates and how they are apportioned
    - Map of district
  - Annual assessment for each property
  - Public Hearing
  - Property owner vote (\$1 of assessment= 1 vote)
- 100% design and construction proceed if vote is successful



# ASSESSMENT RATE EXAMPLE

## EXAMPLE-- Envision DPR

- Annual Cost of Maintenance=\$84,320
  - Sidewalk Maintenance
    - Snow removal, snow off-haul, sidewalk sweeping
  - Landscaping
  - Administration Cost/Insurance Reserve
- Improvements=77,287 square feet
- Cost of Maintenance/SF of Improvements= \$1.091/sf
- 1,000 sf of improvements=\$1,091 annual assessment



# ASSESSMENT RATE EXAMPLE

## EXAMPLE-- Brickelltown

- Annual Cost of Maintenance=\$64,338
  - Sidewalk Maintenance
    - Snow removal, snow off-haul, sidewalk sweeping, repair
  - Landscape maintenance
  - Utility meters (water/electric)
  - General maintenance and repair
  - Administration Cost/Insurance Reserve
- Apportioned-50% Building SF/50% Sidewalk SF
- Cost of Maintenance= \$1.046/sf Sidewalk & \$0.435 Building SF (Residential excluded)



# STREETSCAPE LOANS

- Substantially funds private area improvements
- Low interest
- 10 Year term, at which time the principal is 100% forgiven
- Principal is forgiven @10% per year
- If property is sold, remaining balance and interest is due
- Eligible expenses include flatscape, landscaping, irrigation, lighting, stairs, railings, bike racks, benches



# HISTORY OF WEST RIVER STREET

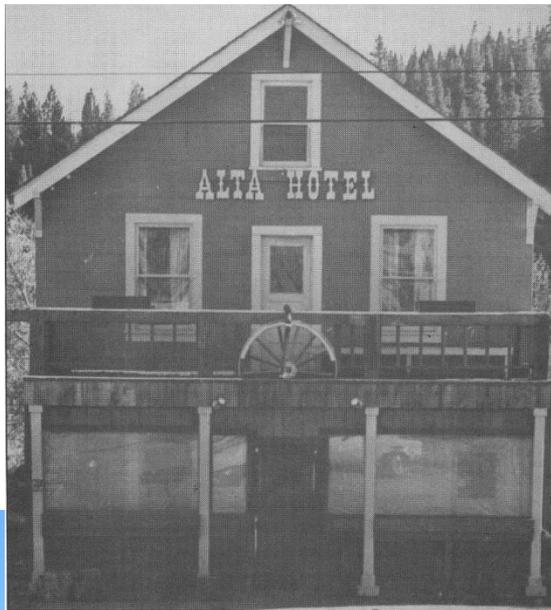
- Initiated by Italian immigrants in the early 1870s (including notable pioneer family names like Sassarini, Tonini, Cozallio, Besio, Costa, and Giovannoni).
- Italian homes feature beautiful rock foundations and recycled materials from discarded railroad dunnage and the old railroad round house.
- Rivalled Commercial Row during 1890-1910 as Truckee's activity hub with its hotels, boarding houses and workers' cottages, saloons, bakeries, laundries, fuel depots, and railroad buildings dating from the heyday of the railroad.
- Homes and businesses maintain architectural and social characteristics that gave rise to this neighborhood's prominence.



LAZZARI'S STAR HOTEL  
1952  
RVR 004 LAZZARI



# HISTORY OF WEST RIVER STREET



# RIVER STREET CHARACTER AREA DEVELOPMENT

- Transitional residential neighborhood with a mix of commercial, residential and industrial uses
- Buildings have simple forms that reflect the climate and mountain character
- Building materials should be similar to the existing wood, brick and stone finishes
- Landscaping is encouraged and should maintain the existing views and solar access corridors



# RIVER STREET CHARACTER AREA



# PROJECT POSSIBILITIES

- Improvements to pedestrian access
- Enhancement of public/private space transitions
- Improvement of parking
- Improvement of public safety
- Creation of flexible and shared spaces



# PROJECT POSSIBILITIES, CONT.



# PEDESTRIAN ACCESS IMPROVEMENTS

- Extend/create sidewalks along both sides of road where feasible
- More crosswalks
- Choice of materials to create a specific feel along W. River St.



# PUBLIC/PRIVATE SPACE TRANSITIONS

- Build upon work already completed by some
- Use of different materials to delineate public vs private space
- Enhance usability of side yard areas



# IMPROVE PARKING

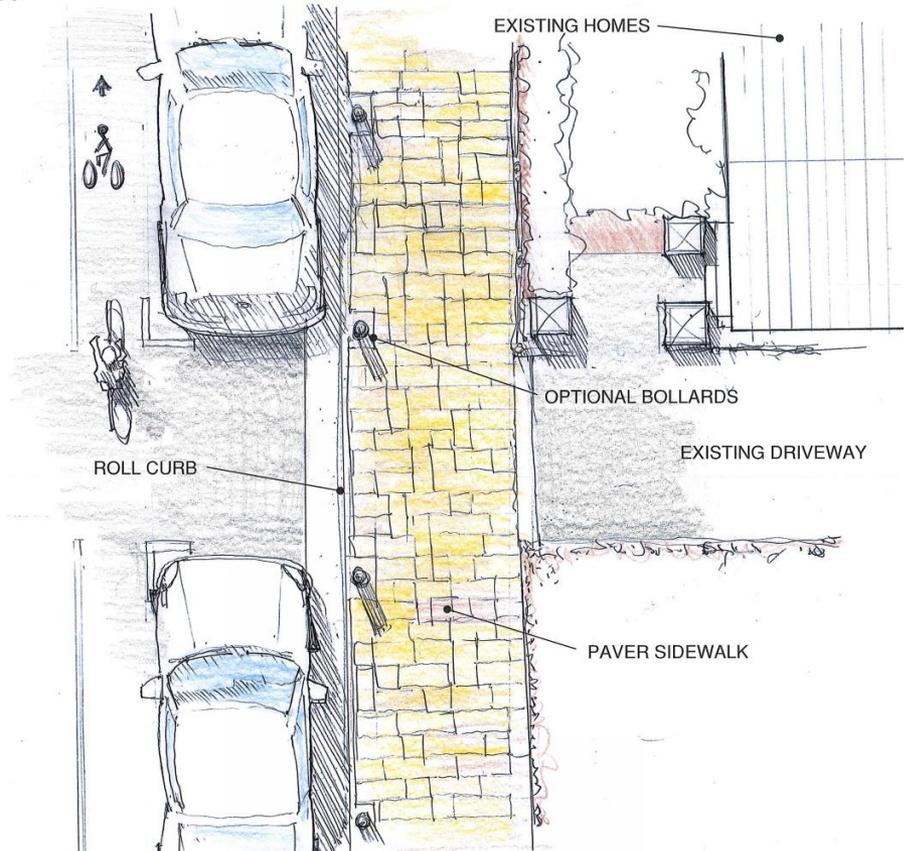
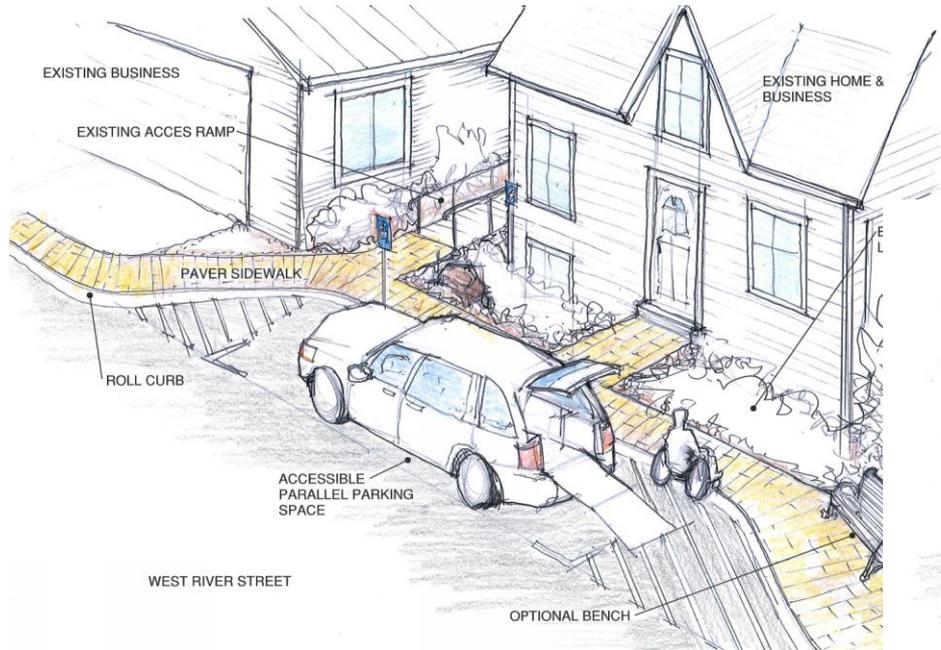
- Parallel vs nose in parking considerations
- Parking and pedestrian access considerations
- Parking and safety concerns with traffic
- ADA parking opportunities
- Expand parking adjacent to Jax



# IMPROVE PARKING, CONT.



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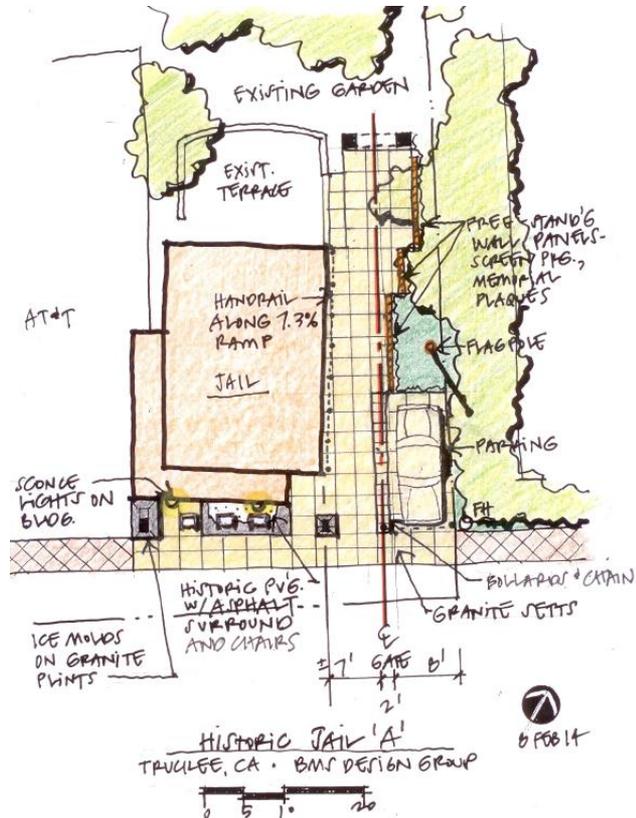


# PUBLIC SAFETY IMPROVEMENTS

- Parking concerns with traffic and pedestrians
- Crosswalk improvements



# FLEXIBLE & SHARED SPACES



# NEXT STEPS

As owners, residents and business owners, we'd like to hear from you regarding your comments, ideas and concerns.

- Tonight - Example Boards for your review and comment
- Tonight – Comment cards
- Meet with staff individually to discuss property specific requirements
- Next Public Meeting to present options –Late Winter/Early Spring



# QUESTIONS?

