

# WEST RIVER STREETScape PROJECT

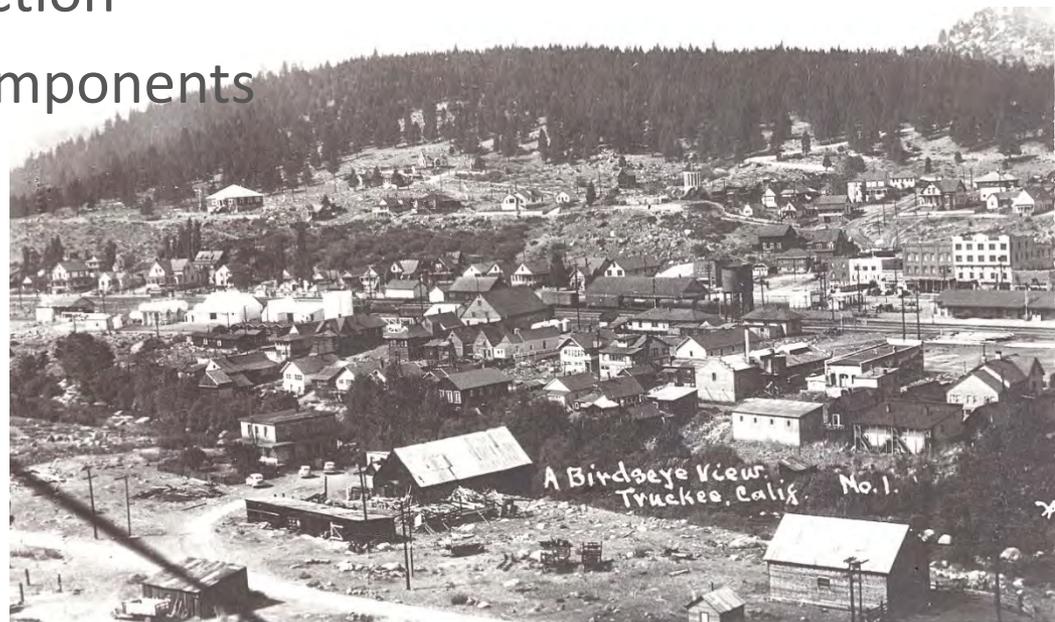
## C1703

## MAY 9, 2019



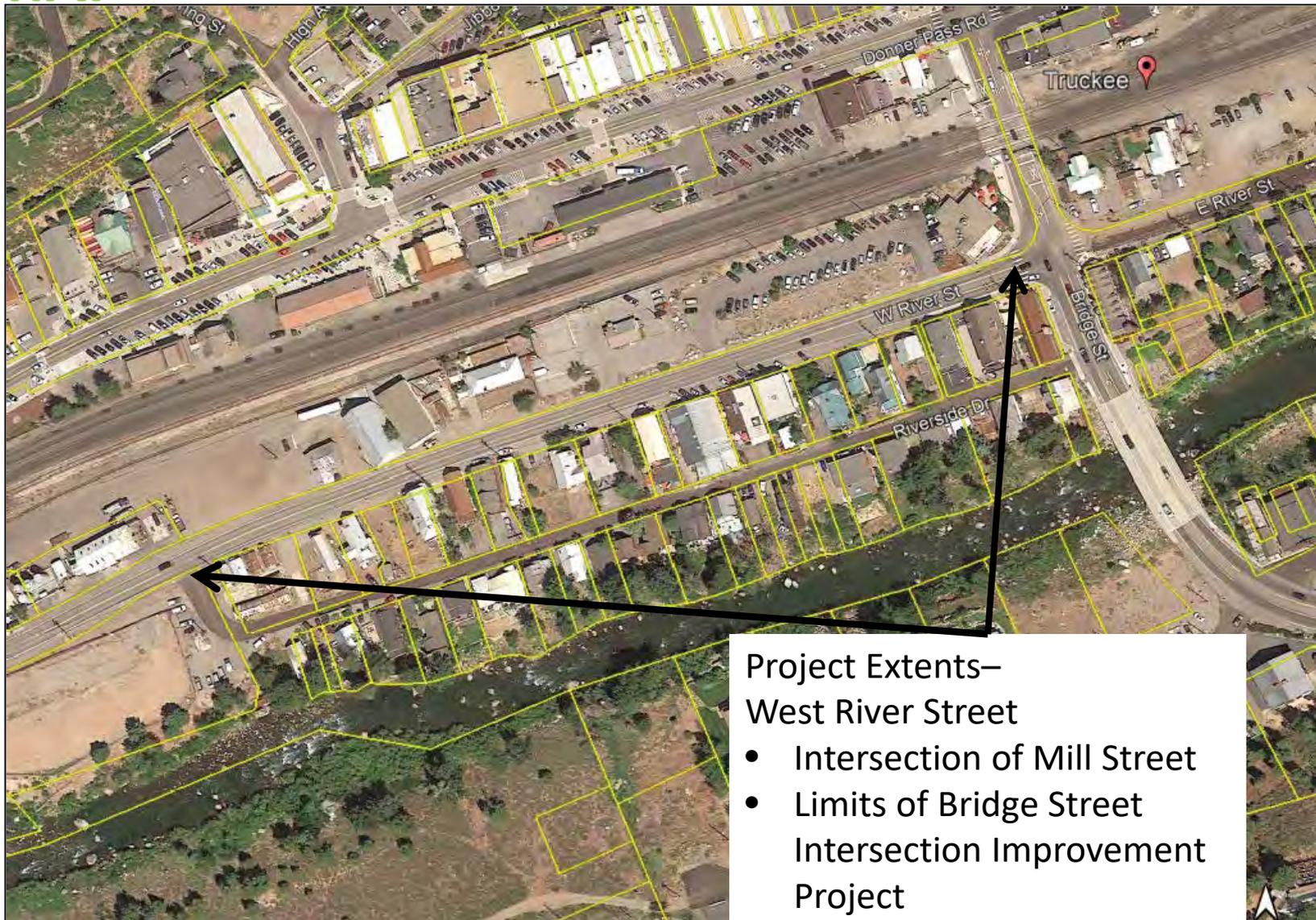
# AGENDA

- Introductions
- West River Streetscape Project Update
- Alternatives Discussion
- Assessment District Discussion
- Preferred Alternative Selection
- Prioritization of project components
- Workshop Stations



*Birds eye view of Truckee 1935*

# MAP



**Project Extents—  
West River Street**

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





### Other Projects

#### Town Projects

- Reimagine Bridge Street Project 
- West River Street Park 

Miscellaneous Private Development 



# PROJECT GOALS

- Prioritize pedestrian connections and crossings
- Encourage pedestrian flow to & from Commercial Row, Railyard, West River/East River, West River Street Park
- 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

- ✓ First Community Meeting
- ✓ Initial meetings with property owners and neighbor groups
- ✓ Alternatives Development
  - Second Community Meeting
    - Accept comments
    - Brainstorm
    - Opportunities for Public/Private areas
    - Discussion of Preferred Alternative
  - Additional meetings with property owners
  - Selection of Preferred Alternative
  - Develop 30% design
  - Formation of Assessment District

# OCTOBER 2018 COMMUNITY MEETING COMMENTS

- Need to improve pedestrian access
- More parking is needed
- Concern about public safety
- Desire to have connectivity to the business area on the north side of the train tracks
- Concern about the impact to businesses during construction
- Interface of project and adjacent private property



# 5 ALTERNATIVES

Components common to all:

- Sidewalks on north and south side of W. River Street
- Maintain access to existing private parking
- Maintain existing travel lanes
- New cross-walks
- Increased parking spaces at the JAX parking lot
- A new parking lot at Mill Street and W. River Street
- Elimination of the driveway to The Station for continuation of north side sidewalk/parking on West River
- Loading zone at east end of project
- Options for wider sidewalks instead of on-street parking



# EXISTING PARKING

- 18 private parking spaces located in The Station parking lot
- Privately maintained parking spaces located partially or entirely in Town right of way are eliminated with the project

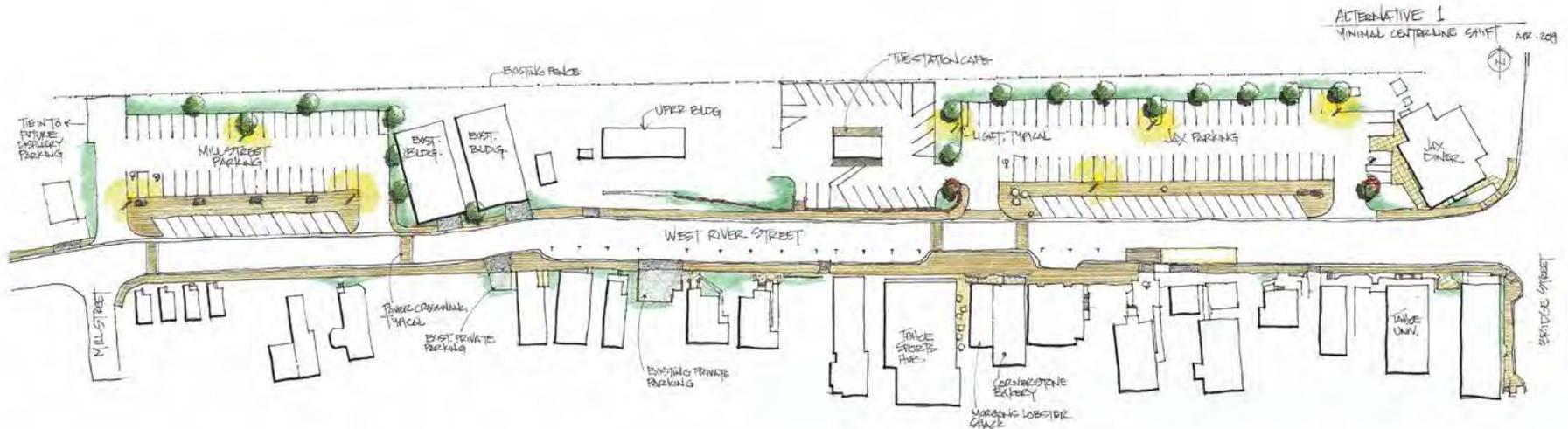
EXISTING PARKING SPACES (W. RIVER STREET ONLY)		
Private	Privately Maintained in the Public ROW	Public
26	7	82
115		

# DESIGN CONSTRAINTS

- Overhead utilities
- Kinder Morgan pipeline
- Underground utilities
- UPRR property ownership
- Limited existing ROW
- Maintaining access to adjacent properties
- Funding

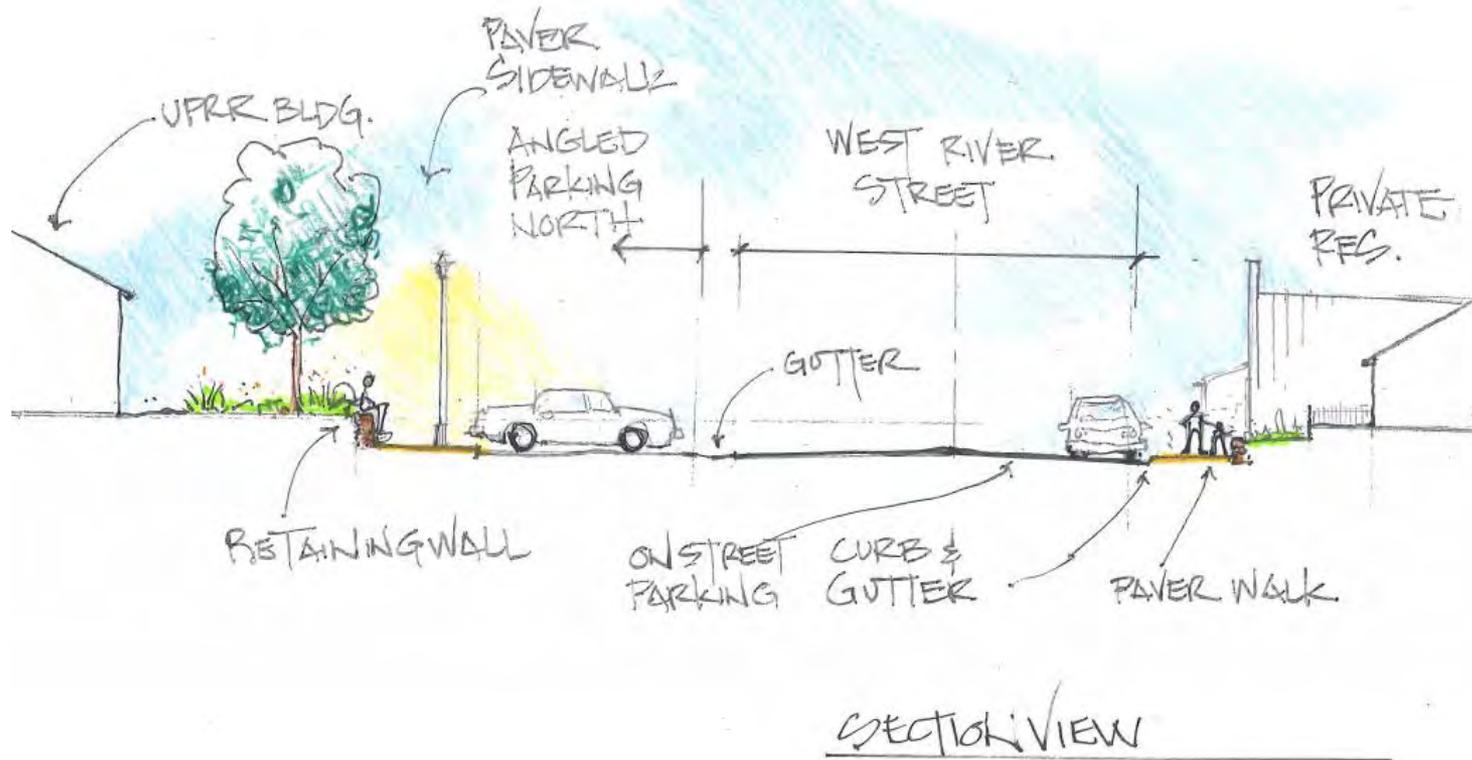


# ALTERNATIVE 1

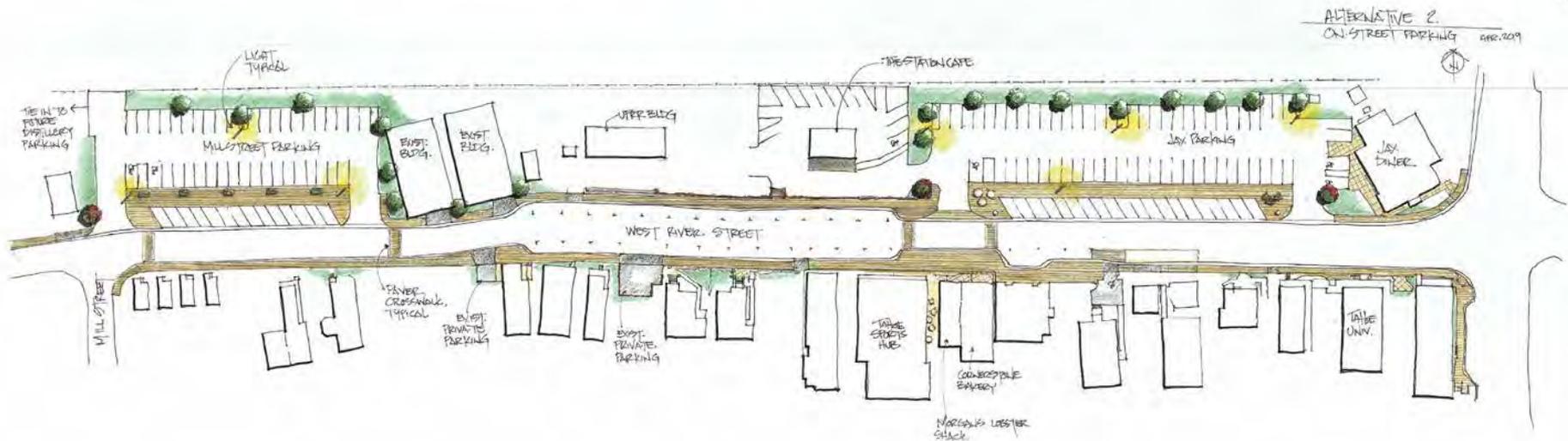


- Parallel parking along the south side of W. River Street
- On-street angled parking at JAX and Mill Street parking lots
- Four pedestrian cross-walks
- Increase of 66 public parking spaces

# ALTERNATIVE 1

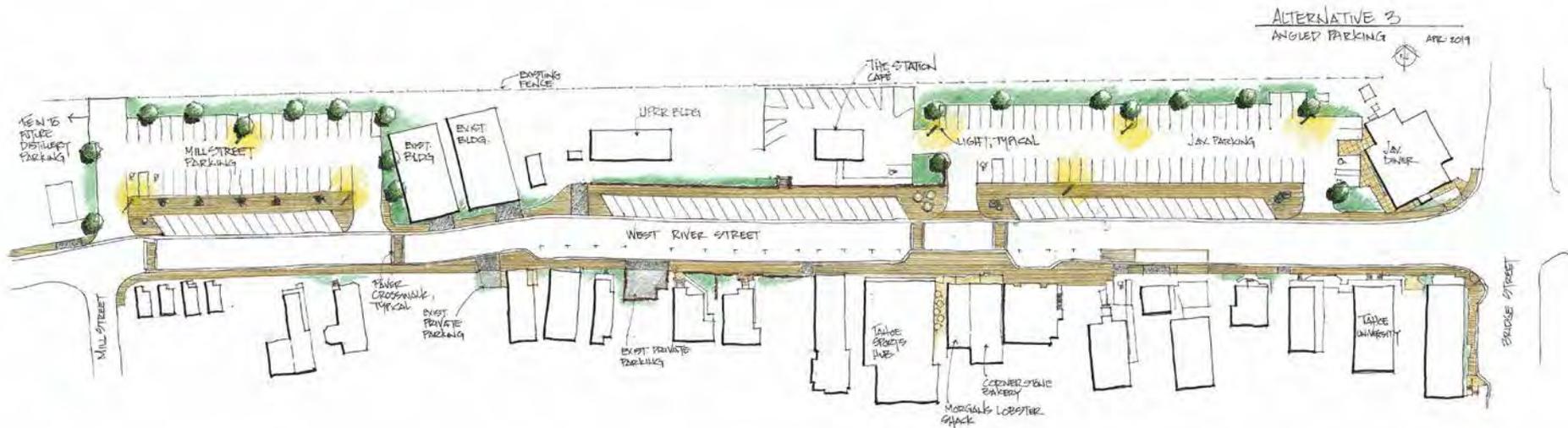


# ALTERNATIVE 2 – ON-STREET PARALLEL PARKING



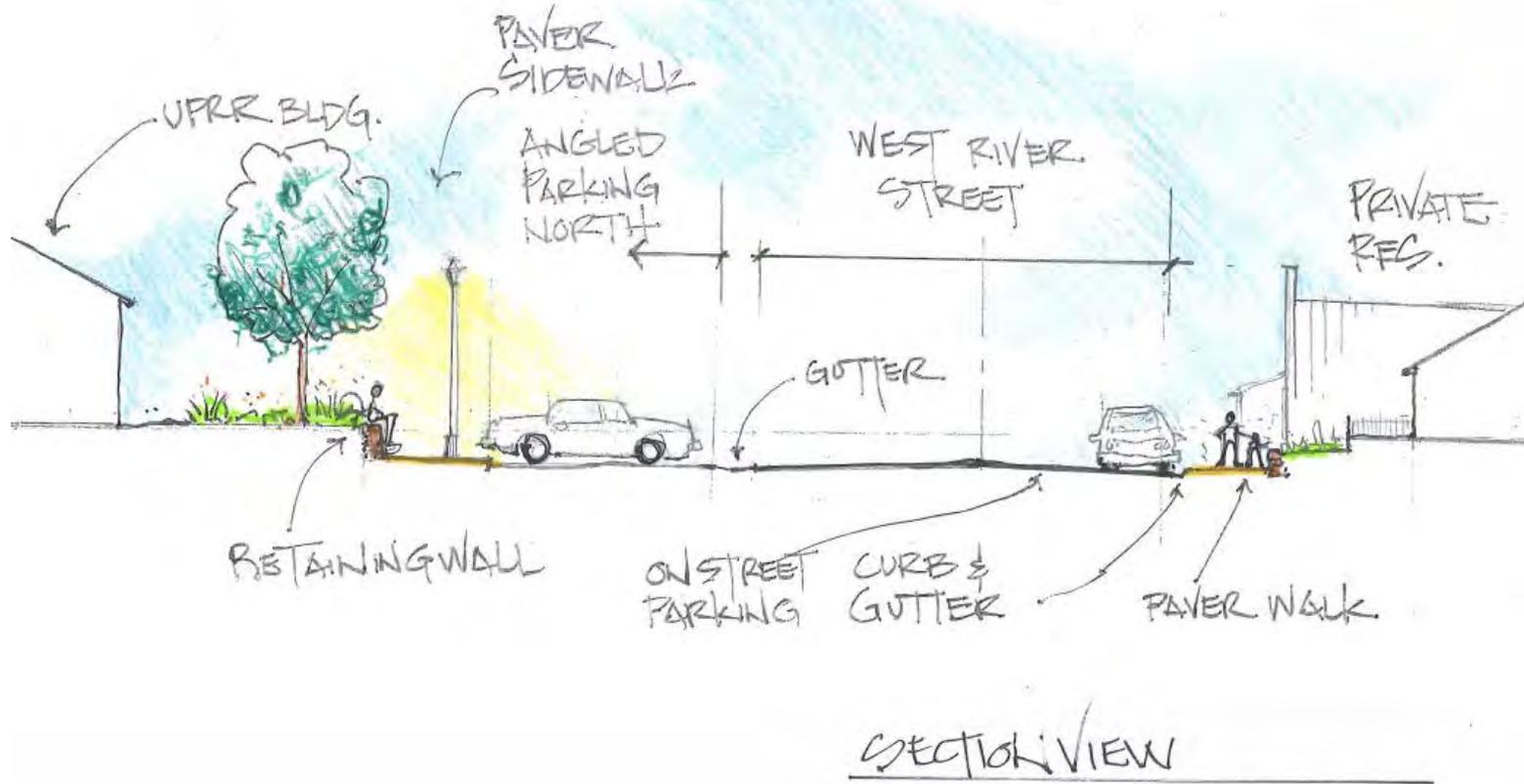
- Similar to Alternative 1
- Adds public parallel parking along the north side of W. River Street in front of the UPRR building and the Station
- Eliminates some private parking at The Station
- Increase of 77 public parking spaces, decrease of 6 private spaces

# ALTERNATIVE 3 – ON-STREET ANGLED PARKING



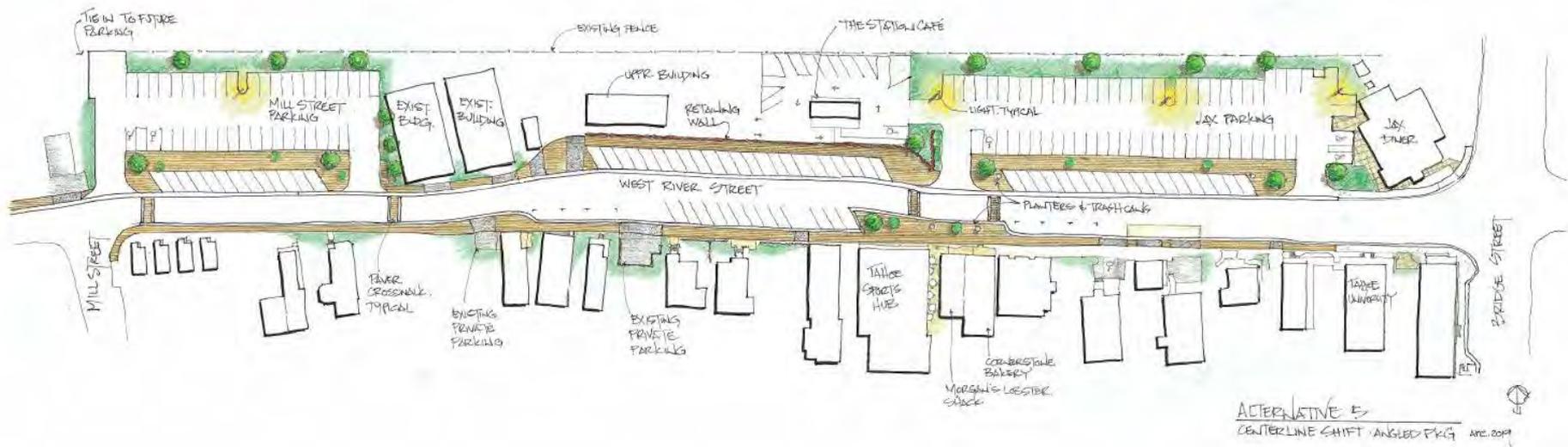
- Similar to Alternatives 1&2
- Adds public angled parking along the north side of W. River Street in front of the UPRR building and the Station
- Eliminates some private parking at The Station
- Increase of 89 public parking spaces, decrease of 7 private spaces

# ALTERNATIVE 3 – ON-STREET ANGLED PARKING





# ALTERNATIVE 5 – ANGLED PARKING BOTH SIDES



- Angled parking on both the north and south side of W. River Street
- Four pedestrian cross-walks
- Increase of 94 public parking spaces, decrease of 7 private parking spaces

# DOWNSIDERS TO ALTERNATIVES 4&5

- Large encroachment into private property with limited benefits
- Difficult to phase due to roadway shift
- Safety concerns due to line of sight/parking

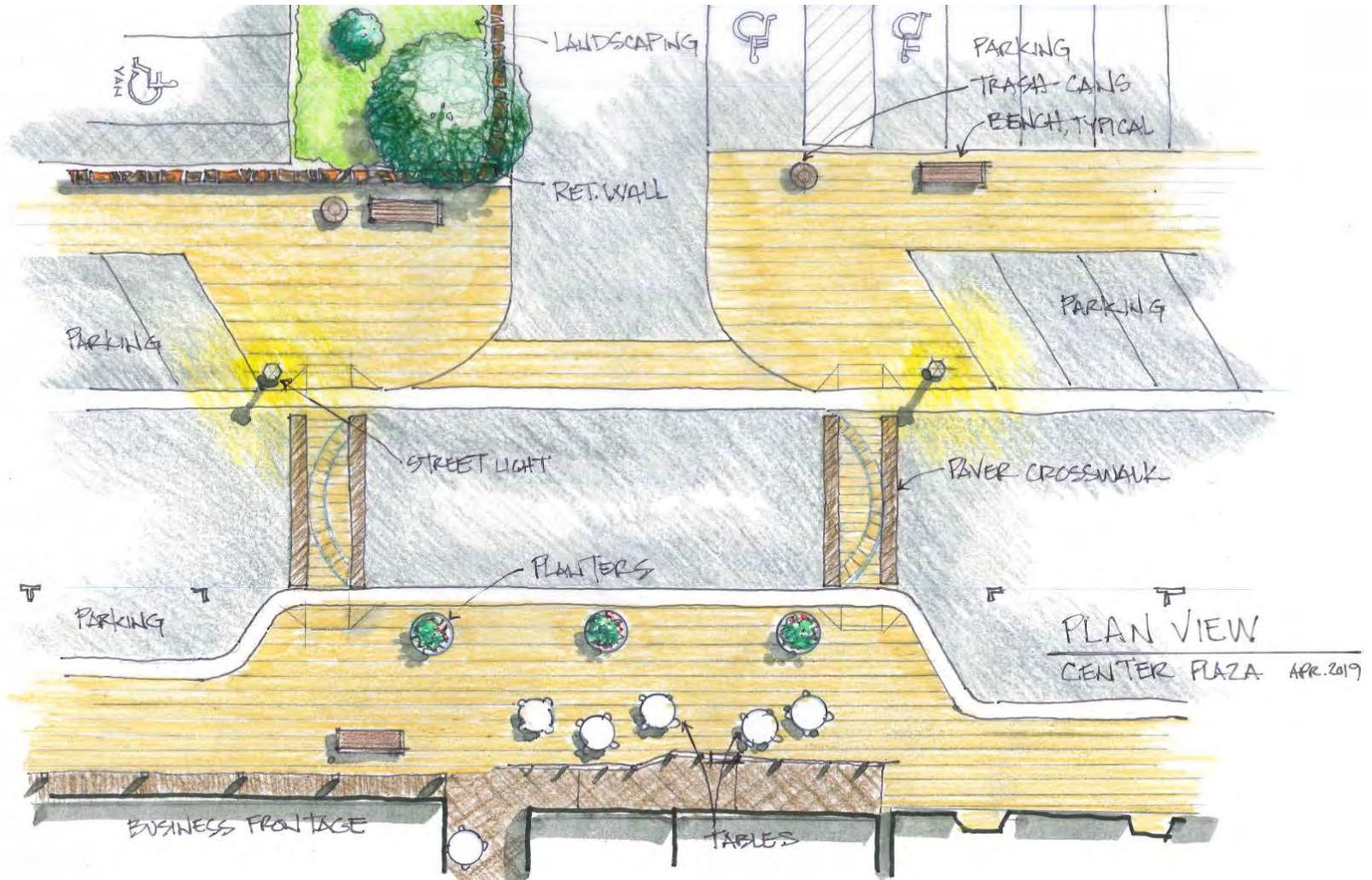


# PARKING COMPARISON

	EXISTING PARKING SPACES (W. RIVER STREET ONLY)			PROPOSED PARKING SPACES - ALTERNATIVE 1		PROPOSED PARKING SPACES - ALTERNATIVE 2		PROPOSED PARKING SPACES - ALTERNATIVE 3		PROPOSED PARKING SPACES - ALTERNATIVE 4		PROPOSED PARKING SPACES - ALTERNATIVE 5	
	Private	Privately Maintained in the Public ROW	Public	Private	Public								
<b>Total by Category</b>	26	7	82	29	148	21	159	19	171	19	169	19	176
<b>Total - All</b>	115			177		180		190		188		195	



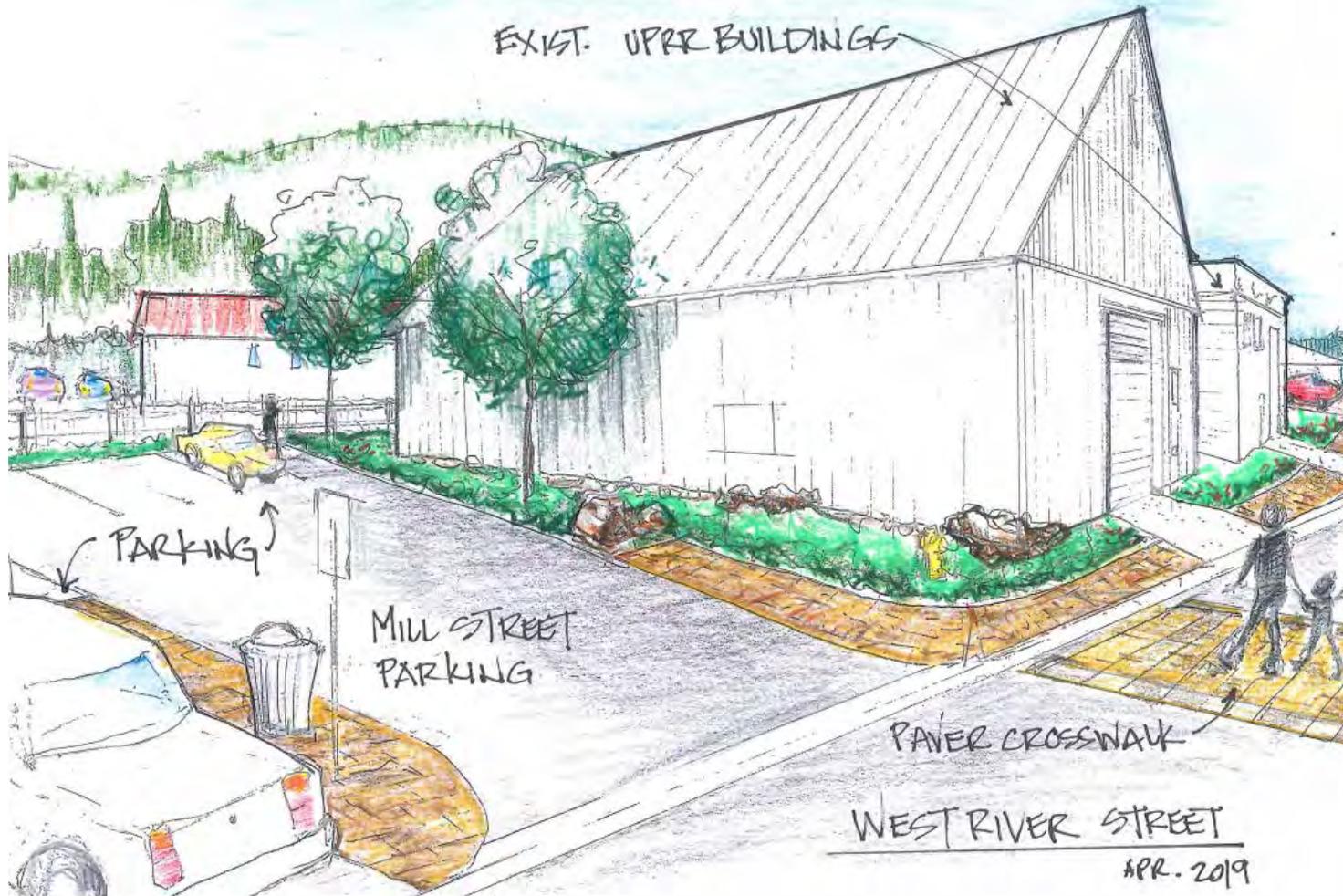
# EXPANDED SIDEWALK OPTION



# EXPANDED SIDEWALK OPTION



# MILL STREET PARKING LOT AREA



# UNDERGROUNDING OF UTILITIES

- Existing overhead utility lines on the south side of W. River Street
- Existing utility poles in road easement and private parcels
- Most power service connections are off Riverside Drive
- Other utilities also provide services to residences/businesses along W. River Street



# UNDERGROUNDING OF UTILITIES

- Undergrounding utilities has a high cost, but if not done now, it likely will not be done in the future
- Utility easement needs and locations are not known at this time
- Undergrounding utilities is a project component-please rank your priorities



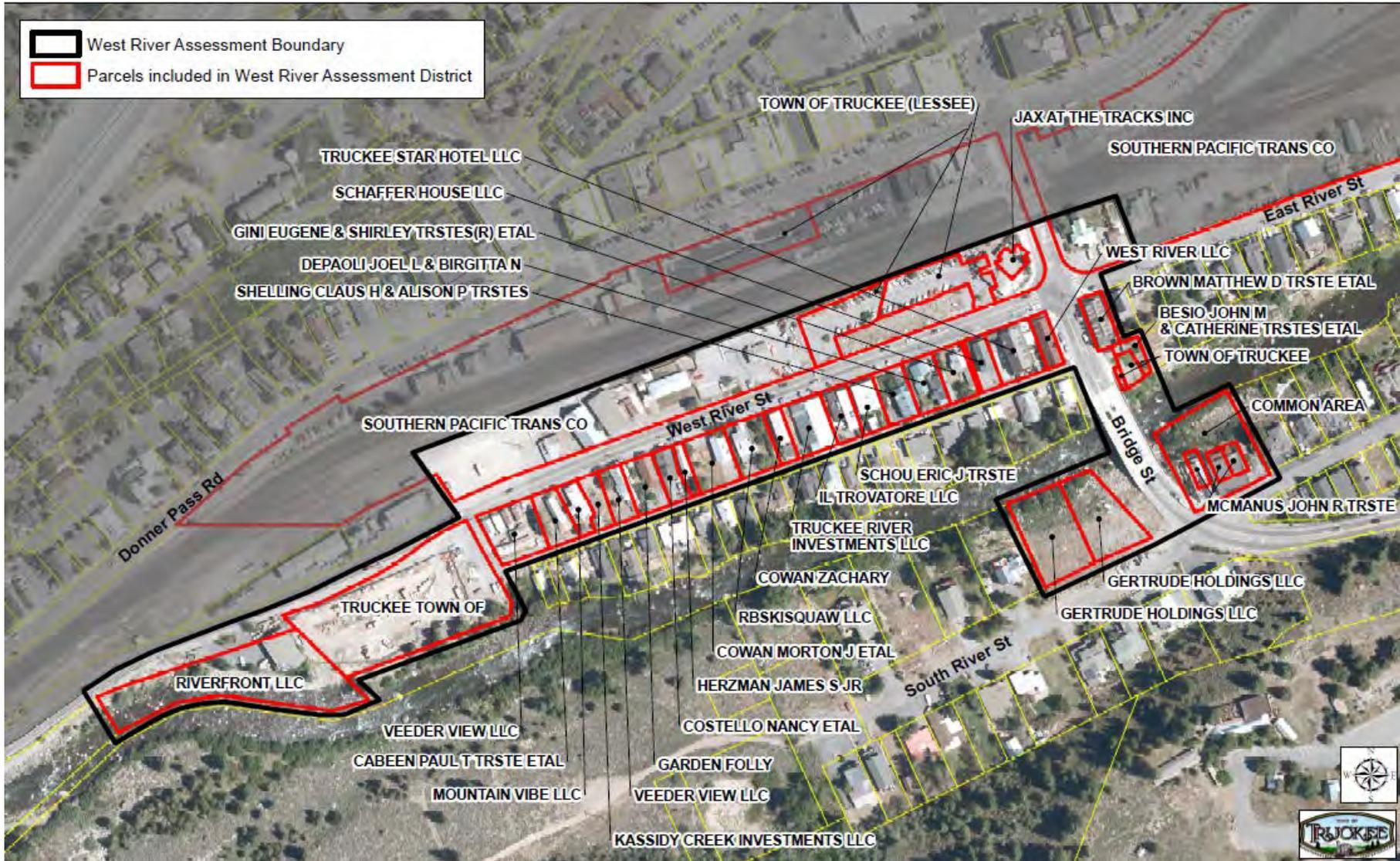


# LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

- Public improvements funded by Town
- Maintenance funded by adjacent 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 DISTRICT AREA





# ASSESSMENT RATE INFORMATION

## Assessment District

- Annual Cost of Maintenance~\$75,000-\$100,000 Annually
  - Sidewalk Maintenance
    - Snow removal, snow off-haul, sidewalk sweeping, repair
  - Landscape maintenance
  - Utility meters (water/electric)
  - General maintenance and repair
  - Administration Cost, Insurance Reserve, Equipment
- Town Responsibility:
  - Bridge Street Segments
  - West River Street Park
- Property Owner Responsibility:
  - Sidewalk area in front of property
- Unknown—UPRR on north side of West River:
  - Jax and Mill Street parking lot/landscaping
  - Sidewalk between parking lots
- Cost per SF of sidewalk area = \$2.25-\$3.25



# 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

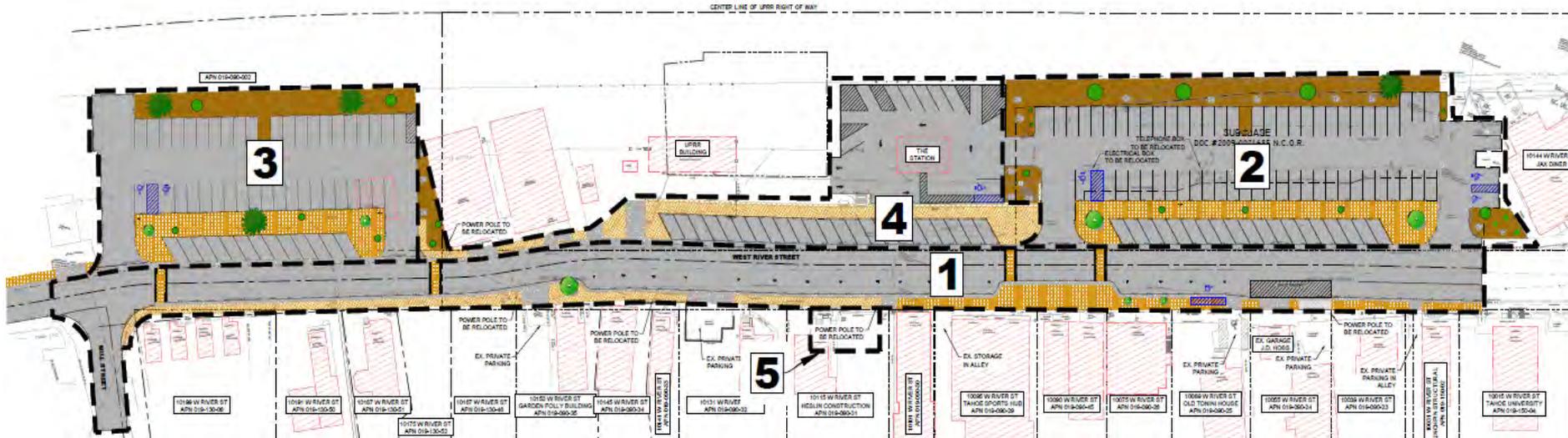


# ONE-ON-ONE MEETINGS

- If you would like a one-on-one meeting to discuss the project, please complete a meeting request card
- This is an opportunity to discuss:
  - How the proposed public project will transition to your private property
  - Concerns or suggestions regarding the proposed alternatives
  - Opportunities for streetscape improvements to your private property
  - Streetscape loans
  - Landscaping and Maintenance District



# PROJECT COMPONENTS



1. Sidewalk & Parking-South Side West River
2. Jax Parking Lot and Angled On-Street Parking
3. Mill Street Parking Lot and Angled On-Street Parking
4. Sidewalk & Parking-North Side West River between parking lots
5. Undergrounding Utilities



# PROJECT COMPONENTS

- Each component can be constructed as a separate project or components can be grouped together, based on funding and community priority
- Phasing may be necessary, or project may take longer to start
- Prioritize components from 1 to 5, with 1 being the most important
- Have 2 components that you want done together? Rank them the same!





# SCHEDULE

Milestone	Date
Public Meetings and Development of 30% Design	2018-19
Creation of a Landscape and Lighting Maintenance District	2019-20
Final Design/ROW Acquisition/Utility Coordination	2020-21
Construction	2022-23





# ACTION ITEMS FOR TONIGHT

- Review the alternatives and idea boards
- Ask questions, write comments on sticky notes
- Place a dot on your preferred alternative
- Rank your project components 1-5, with 1 being the most important
- Fill out an appointment card for one-on-one meetings





# QUESTIONS?

