

# WEST RIVER STREETScape PROJECT

## C1703

### MARCH 10, 2021



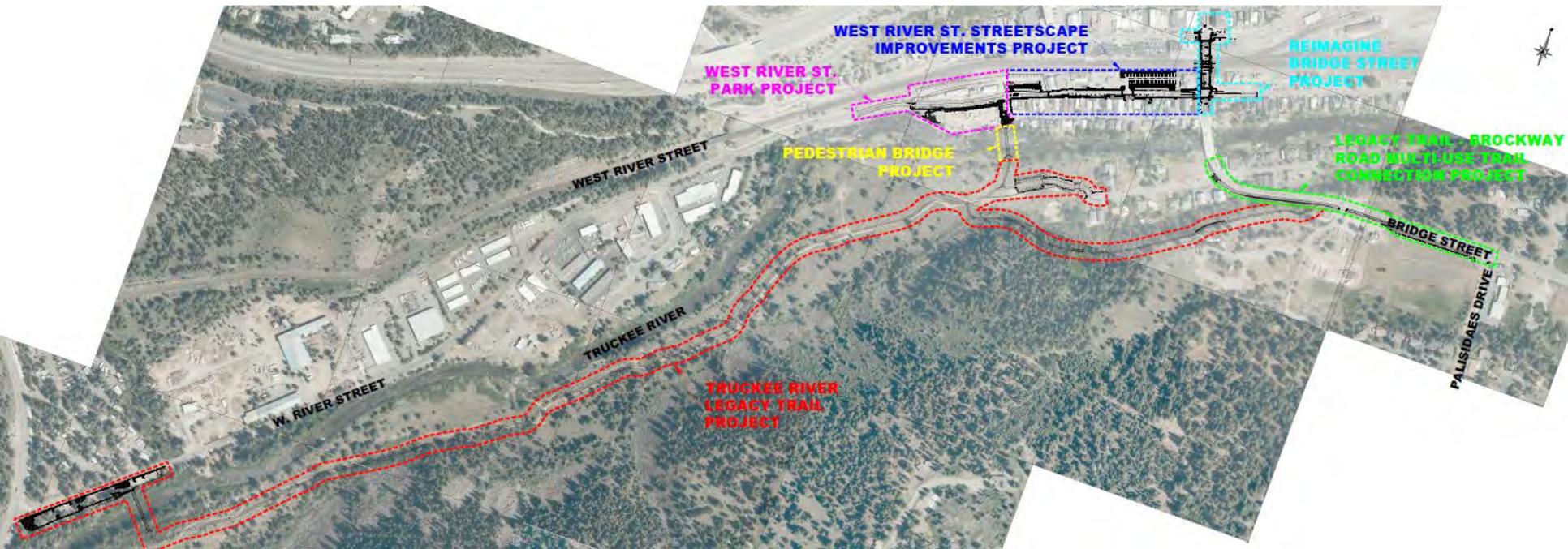
# AGENDA

- Introductions
- Current Town Projects
- West River Streetscape Update and 30% Design Review
- Assessment District Discussion

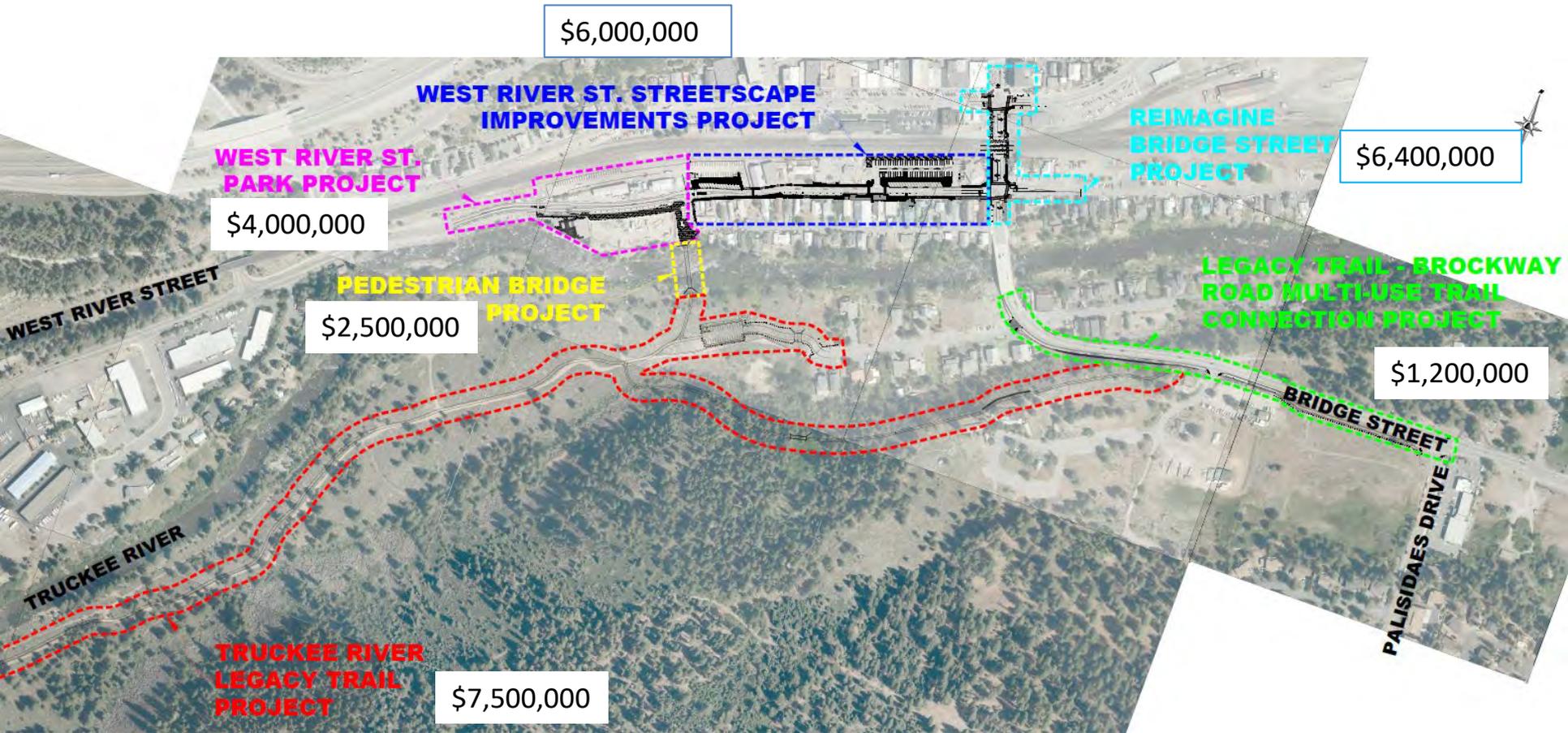


*Birds eye view of Truckee 1935*

# CURRENT TOWN PROJECTS



# CURRENT TOWN PROJECTS



# CURRENT TOWN PROJECTS

## WEST RIVER STREETScape AREA



# CURRENT TOWN PROJECTS

## WEST RIVER SITE REDEVELOPMENT



# CURRENT TOWN PROJECTS

## WEST RIVER SITE REDEVELOPMENT



# CURRENT TOWN PROJECTS



Pedestrian Bridge to Truckee Springs



# TENTATIVE CONSTRUCTION SCHEDULE

Project	Tentative Construction Date
Legacy Trail-Brockway Road Multi-Use Trail Connection	2021
Legacy Trail Phase 4	2022
Pedestrian Bridge	2022
West River Streetscape	2022
West River Park	2023
Reimagine Bridge Street	2022-2023



# QUESTIONS ON THE CURRENT TOWN PROJECTS

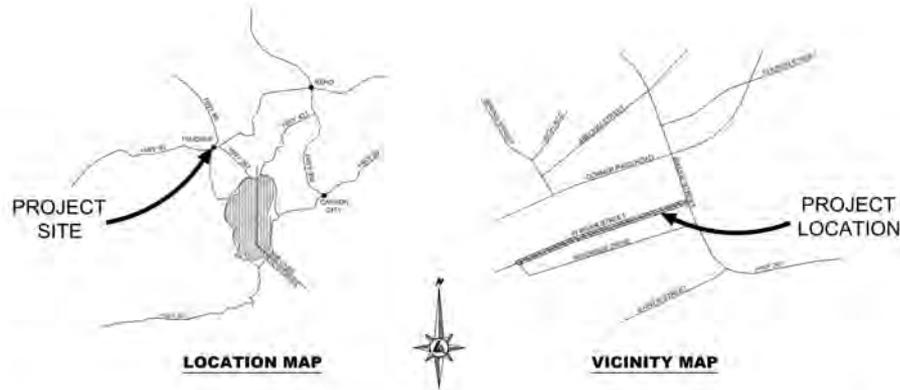


WEST/EAST RIVER STREET LOOKING NORTH



# WEST RIVER STREETScape PROJECT UPDATE

## TOWN OF TRUCKEE IMPROVEMENT PLANS FOR WEST RIVER STREET STREETSCAPE IMPROVEMENTS TOWN CIP CXXXX



**OWNER/DEVELOPER:**  
TOWN OF TRUCKEE  
ATTN: JESSICA THOMPSON  
10183 TRUCKEE AIRPORT RD  
TRUCKEE, CA 96161  
TEL: 530.582.7700

**ENGINEER**  
225 KINGSBURY GRADE  
STATELINE, NEVADA 89449  
TEL: 775.588.6490



Know what's below.  
Call before you dig.

### TOWN ENGINEER PLAN/DESIGN APPROVAL

AS A MEMBER OF THE BOARD OF SUPERVISORS OF THE TOWN OF TRUCKEE, I, DANIEL WILKINS, AS TRUCKEE TOWN ENGINEER, DO HEREBY APPROVE THE PLAN/DESIGN OF THE PROJECT IN ADVANCE OF THE CONSTRUCTION THEREOF USING STANDARDS PREVIOUSLY APPROVED FOR CONSTRUCTION OF SUCH PROJECTS. IN DOING SO I HAVE CONSIDERED ALL REASONABLE ALTERNATIVES TO THE APPROVED PLAN/DESIGN.

DATED: \_\_\_\_\_ TOWN ENGINEER: \_\_\_\_\_

### SHEET INDEX:

TITLE SHEET	01-0
UTILITY IMPROVEMENTS	01-1
CONTROL & INDEX SURVEY	01-2
EXAMINATION PLAN	02-1 - 02-3
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LANDSCAPE PLAN	99-1 - 99-3
LANDSCAPE PLAN	100-1 - 100-3

**LUMOS & ASSOCIATES**  
225 KINGSBURY GRADE  
STATELINE, NEVADA 89449  
TEL: 775.588.6490

TOWN OF TRUCKEE  
WEST RIVER STREET  
STREETSCAPE IMPROVEMENTS  
TITLE SHEET

PRELIMINARY 30% PLANS  
NOT FOR CONSTRUCTION  
SEPTEMBER 11, 2025

**C1.0**

ISSUED BY: [ ]  
REVISION BY: [ ]  
CHECKED BY: [ ]  
DATE: [ ]

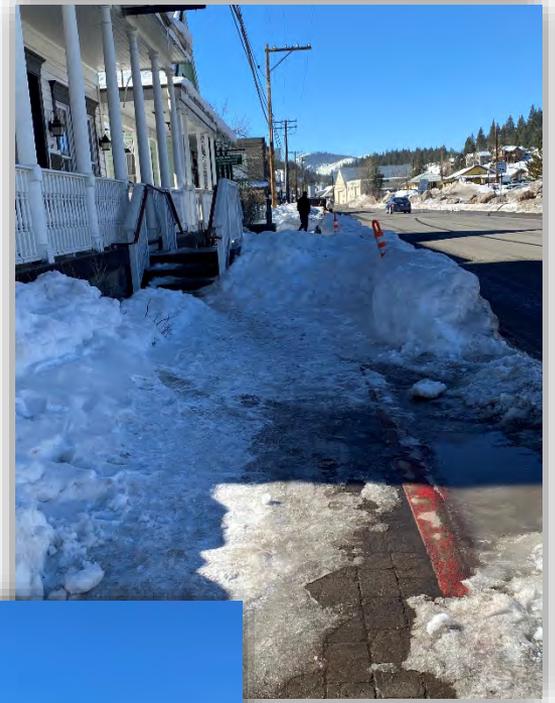


# PROJECT GOALS

- 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



# WHY THIS PROJECT IS NEEDED



# DESIGN CONSIDERATIONS

- Overhead utilities
- Kinder Morgan pipeline
- Existing utilities
- UPRR property ownership
- Limited existing ROW
- Maintaining access to adjacent properties
- Connectivity to adjacent projects
- Ongoing private redevelopment projects
- Funding



# DESIGN PROCESS

- ✓ First Community Meeting
- ✓ Initial meetings with property owners and neighbor groups
- ✓ Alternatives Development
- ✓ Second Community Meeting
- ✓ Additional meetings with property owners
- ✓ Selection of Preferred Alternative
- ✓ Develop 30% design
  - Develop 60%, 90% and Final Design

# 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



# MAY 2019 COMMUNITY MEETING COMMENTS

- Five alternatives presented for community input
- Preferred Alternatives: Alternatives 2, 1, 3 (in that order)
- Construction Component Ranking
  - 1. South Side Sidewalk
  - 2. Mill Street Parking Lot
  - 3. Jax Parking Lot Expansion
  - 4. Underground Utilities
  - 5. North Sidewalk Between Parking Lots



# UNDERGROUNDING OF UTILITIES

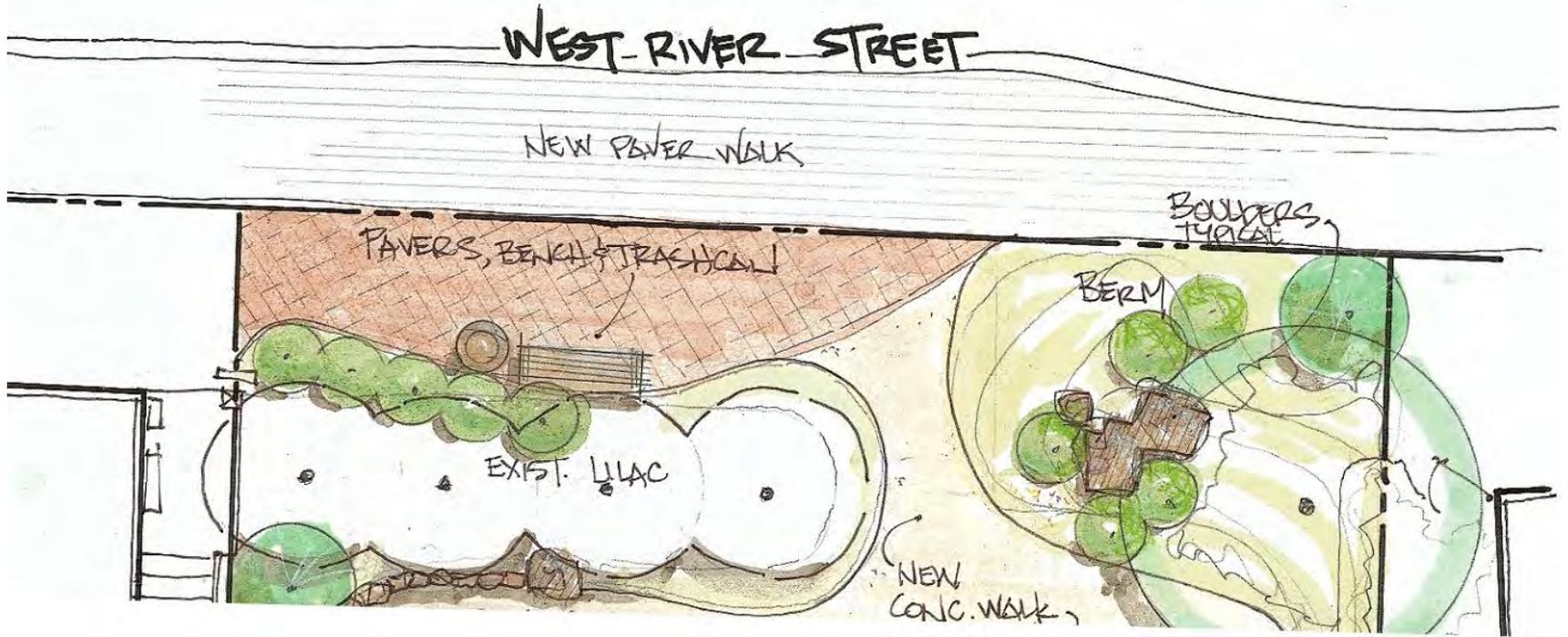
- Existing overhead utility lines on the south side of W. River Street
- Most power service connections are off Riverside Drive
- Other utilities also provide services to residences/businesses along W. River Street



# UNDERGROUNDING OF UTILITIES

- Undergrounding project extends east across Bridge Street and west to the Distillery



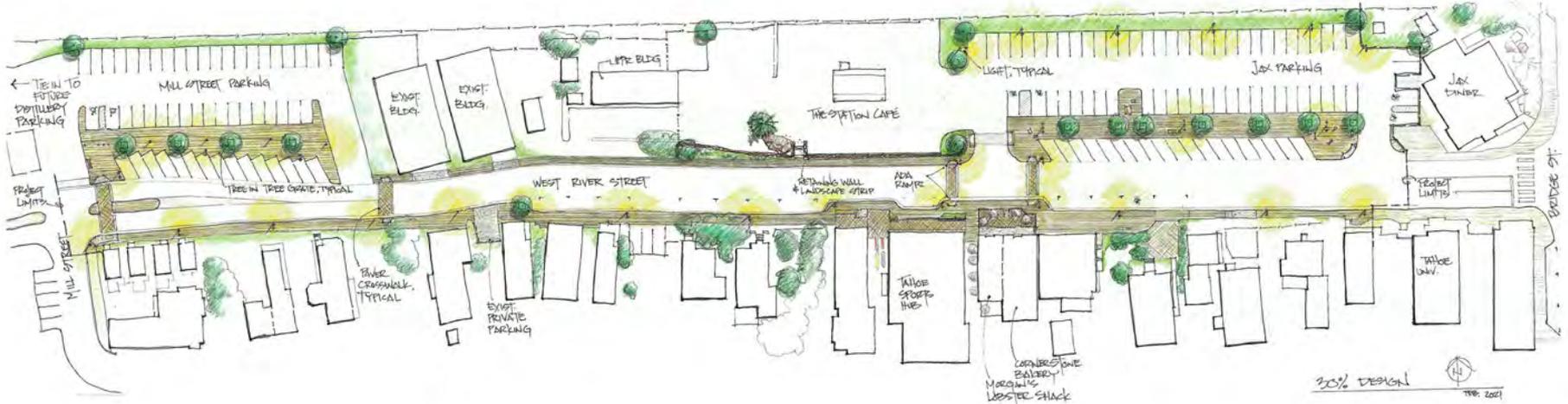


# WEST RIVER STREETScape PROJECT

## STREETScape DESIGN



# STREETSCAPE DESIGN

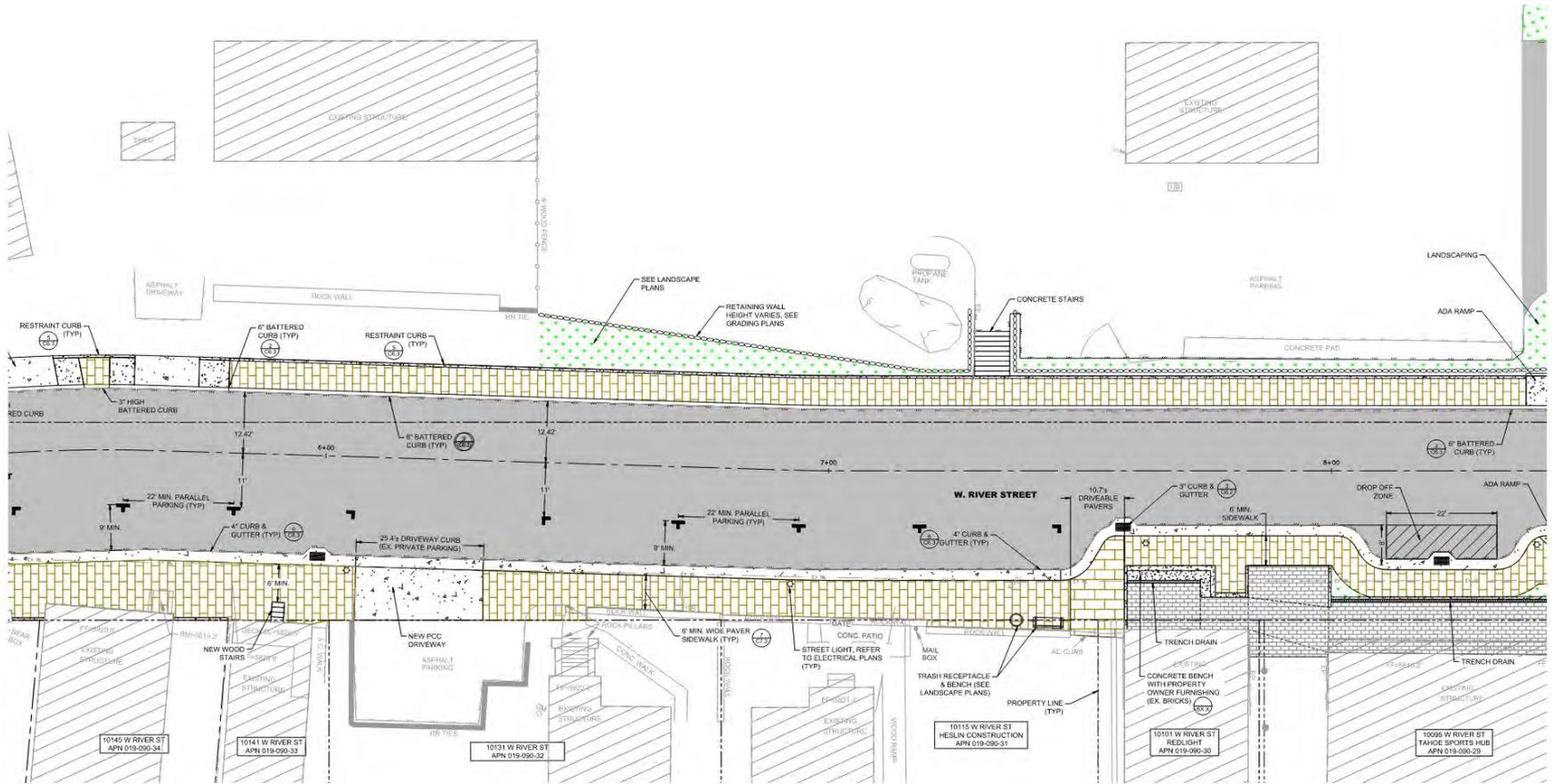


- Streetscape Project extends from the JAX parking lot west to the intersection of Mill St. and W. River St.
- Includes expanded parking lot at JAX and a new Mill St. Parking lot
- Pedestrian crossing with a pedestrian island at Mill St.
- Three additional pedestrian cross-walks
- Overall increase in parking from 115 to 173 spaces (includes parking at the Station)

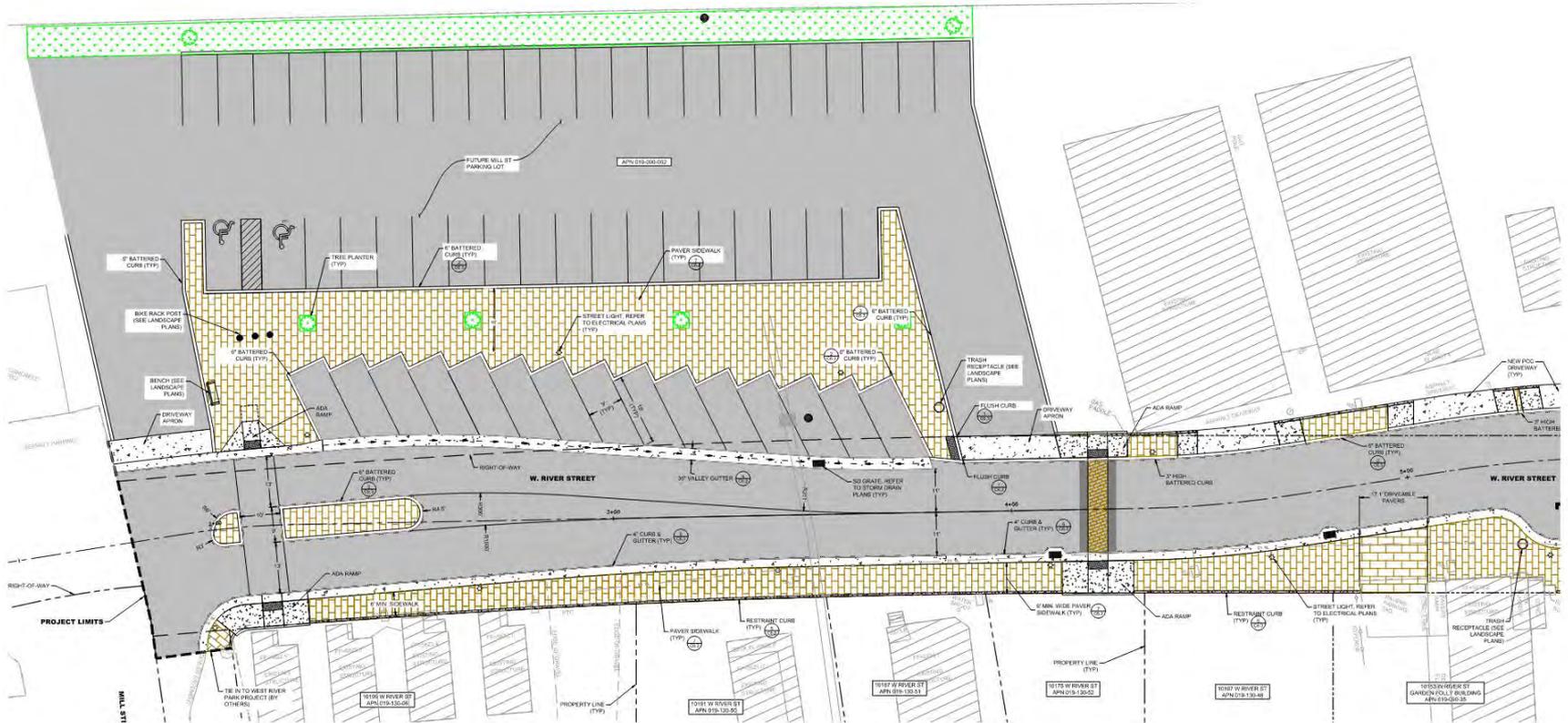




# STREETSCAPE DESIGN



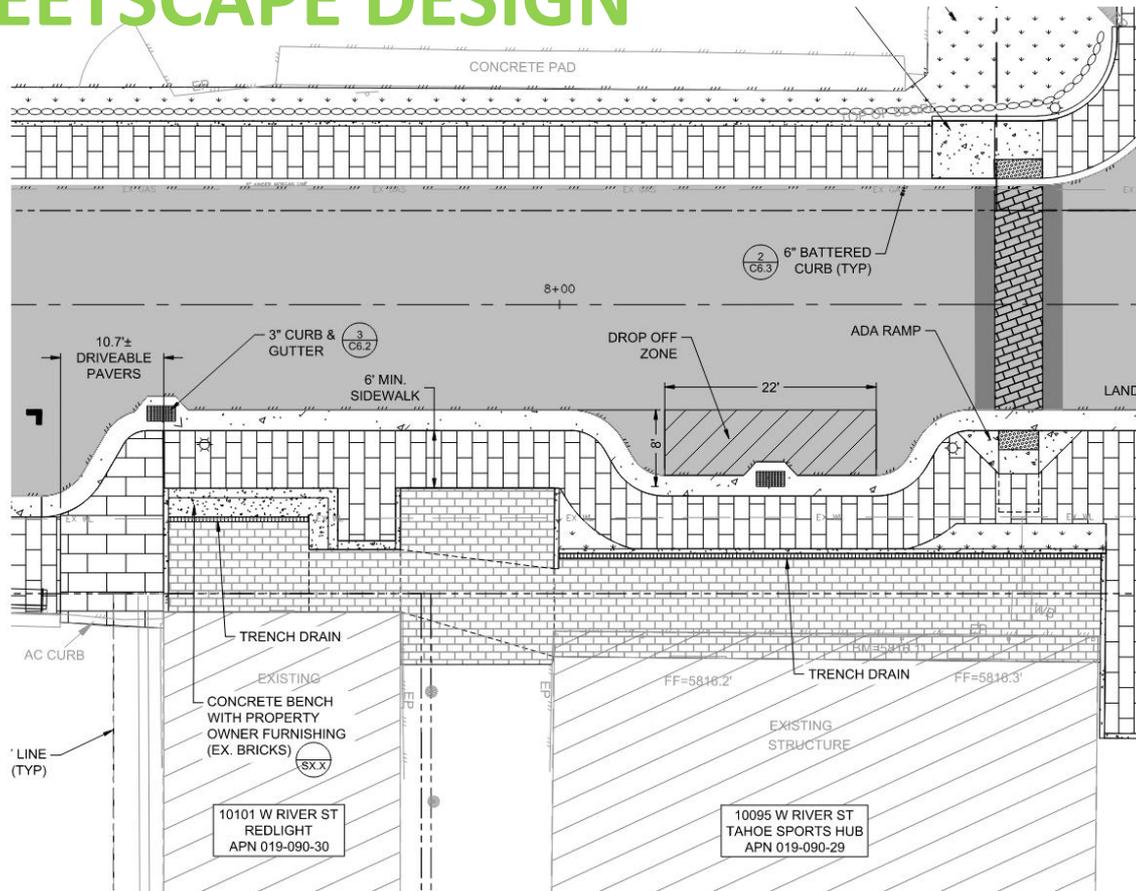
# STREETSCAPE DESIGN



- Mill Street parking lot
  - 0 Existing parking spaces
  - 40 Proposed plus 15 on-street spaces (55 total)



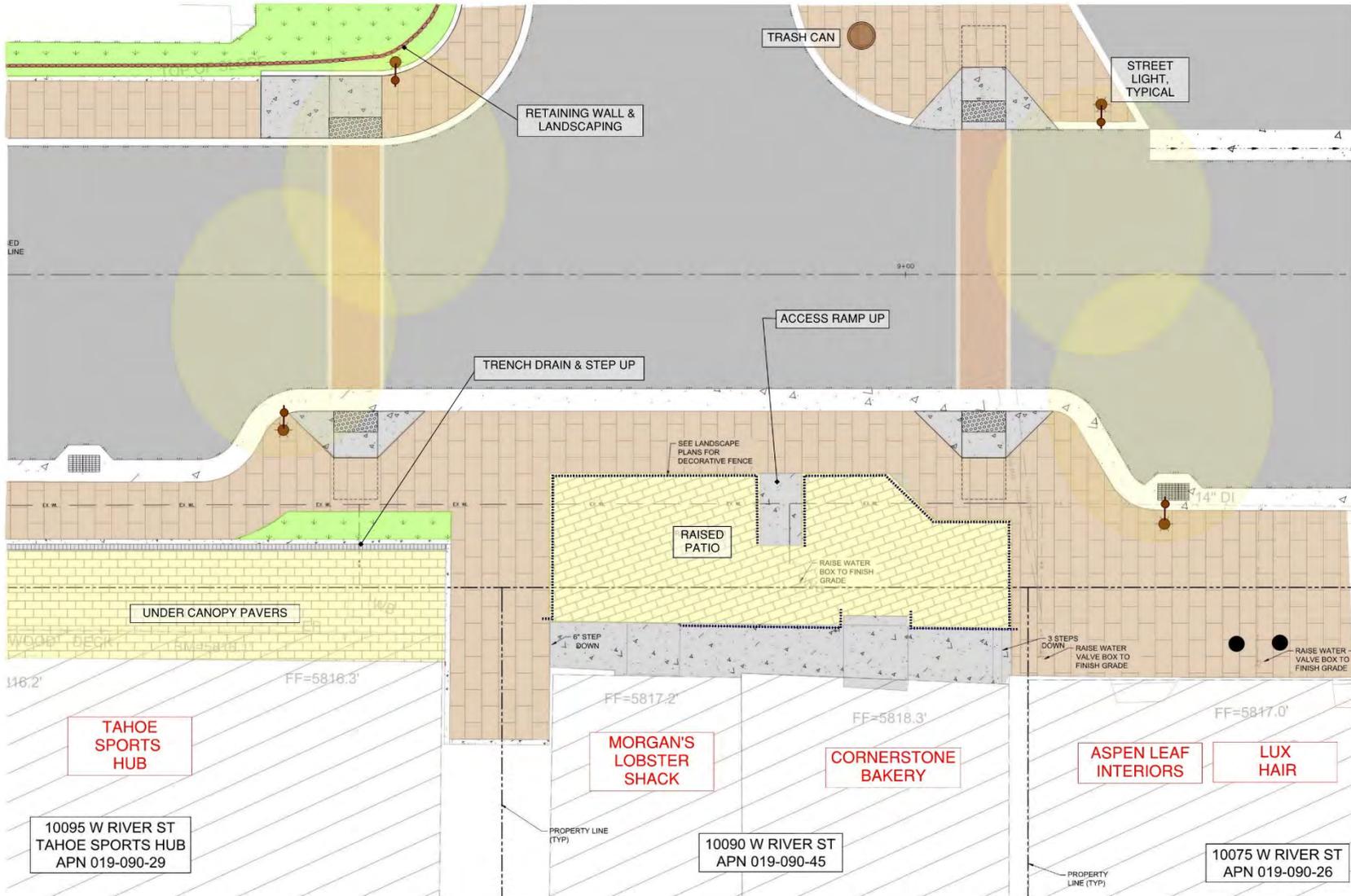
# STREETSCAPE DESIGN



- 6-ft wide, min., paver sidewalks along both sides of W. River St.
- Loading/dropoff zone to serve local business



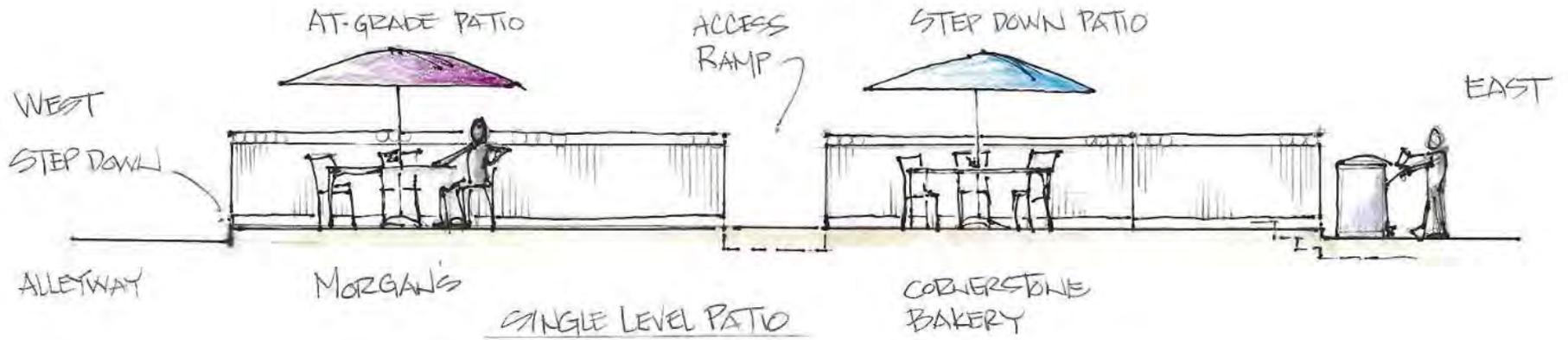
# RAISED PATIO & STREET CROSSING



# RAISED PATIO SECTIONS



# RAISED PATIO SECTIONS





# WEST RIVER STREETScape PROJECT MATERIALS & SITE AMENITIES



# PAVING

- Proposing similar colors and patterns used elsewhere in Truckee:



- All set with polymeric sand to lock pavers together
- Transition between public spaces and private spaces with concrete border and different type of paver

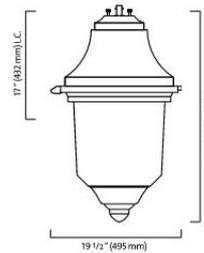
# ACCESSIBLE RAMPS & MID-BLOCK CROSSING

- Previously used in Brickelltown Streetscape project:



# LIGHTING

- Brickelltown Streetscape Fixtures and Similar Alternatives:  
LUMEC LED light Fixture with banner & GFI outlet for seasonal lighting



# PROJECT STREETScape FURNITURE

- Bike rack – DERO Bike Rack Company  
'Commercial Bike Hitch', Black



- Tree wells & tree grates: Urban Accessories  
4 ft. x 6 ft. 'KIVA' with raw, cast iron finish



# PROJECT STREETScape FURNITURE

- Fencing around patios
- Trash Container – Solar-powered 5G (New)



# TOWN STANDARD FURNITURE

- Bench – Town Standard
- Site-built:



- Parking Pay Kiosk (Standard)



# PROJECT ELEMENTS

- Retaining wall options:



Stacked Rock

Pour in place



# SCHEDULE

- Summer 2021 – Finalize Easements with UPRR
- Summer 2021 – 60% Design of Utility Undergrounding Project and Streetscape Project
- Summer/Fall 2021 Finalize creation of a Landscape and Lighting Assessment District
- 2022 – 100% Design of Utility Undergrounding Project and Streetscape Project
- Summer 2022 – Construction



# QUESTIONS ON THE WEST RIVER STREETScape PROJECT



Photograph provided by the Truckee Donner Historical Society (RVR 003).

# LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

- Public improvements funded by Town
- Maintenance funded by adjacent property owners through a Landscape and Lighting District (LLD)
- Formation Process
  - Preparation of Engineer's Report
    - Map of district
    - List of maintenance provided and estimate of costs
    - Assessment rates and how they are apportioned
  - Resolution of Formation ~May 25
  - Public Hearing (Vote)~July 13<sup>th</sup>
  - \$1=1 Vote by Property Owners
  - Ballots mailed
  - Ballots tabulated based on returned and weighted on financial obligation
  - LLD formed if >50% approval of LLD



# ASSESSMENT DISTRICT AREA



## LEGEND

-  PROPERTY LINE
-  ASSESSMENT DISTRICT BOUNDARY
-  DETAILED AREA EXTENTS
-  UPRR EASEMENT LINE



# ESTIMATED ANNUAL MAINTENANCE COSTS

WEST RIVER STREET STREETScape PROJECT	
MAINTENANCE COSTS	
<b>SIDEWALK AREAS</b>	
<b>TASKS</b>	<b>Subtotal</b>
Street lighting	\$12,207.62
Snow Removal & Disposal	\$31,399.90
Sweeping	\$2,108.28
Landscape Maintenance	\$2,386.00
Irrigation Water Meter/Water Consumption	\$1,085.96
Driveway Apron Maintenance	\$1,293.60
General Maintenance	\$4,888.00
Paver Inspection and Maintenance	\$2,680.00
	<b>Subtotal \$58,049.36</b>
Administration Fee	\$5,000.00
Insurance Reserve	\$5,000.00
Annual Lease Cost for Three Utilities	\$6,000.00
<b>Subtotal</b>	<b>\$16,000.00</b>
<b>TOTAL Estimated Annual Maintenance Cost 2022-23</b>	<b>\$74,049.36</b>
<b>LANDSCAPING OUTSIDE OF SIDEWALK AREAS</b>	
<b>TASKS</b>	<b>Subtotal</b>
Landscape Maintenance	\$5,958.00
Irrigation Water Meter/Water Consumption	\$3,257.89
<b>TOTAL Landscaping Areas Outside of Sidewalk Areas</b>	<b>\$9,215.89</b>
<b>TOTAL MAINTENANCE + LANDSCAPING</b>	<b>\$83,265.24</b>



# ASSESSMENT DISTRIBUTION (\$83,265 TOTAL)

- Town Responsibility (\$36,996):
  - Bridge Street
    - Adjacent to Jax Diner
    - East and West side of the Truckee River Bridge
  - West River Street Park
- Property Owner Responsibility (\$46,269):
  - Sidewalk area in front of property
  - Parking lot sidewalk and landscaping shared between ALL property owners



# ASSESSMENT RATE

- \$2.42 Per Square Foot of Sidewalk
- Same Rate for All Properties
- Assessments start year construction will be completed



# ASSESSMENTS

## WEST RIVER STREET STREETScape PROJECT LANDSCAPE AND LIGHTING DISTRICT ESTIMATE

ADDRESS	Owner Name	Responsible Party	Public and Public Easement Area Sidewalk Square Footage	Annual Assessment
10002 SOUTH RIVER STREET	GERTRUDE HOLDINGS LLC	GERTRUDE HOLDINGS LLC	497	\$1,204.92
10004 SOUTH EAST RIVER STREET	RHONDA M ROSSI SPOUSAL TRUST	RHONDA M ROSSI SPOUSAL TRUST	-	\$0.00
10008 SOUTH EAST RIVER ST	RHONDA M ROSSI SPOUSAL TRUST	RHONDA M ROSSI SPOUSAL TRUST	-	\$0.00
10008 SOUTH EAST RIVER ST	RHONDA M ROSSI SPOUSAL TRUST, C/O WEST RIVER ASSOCIATES, INC	RHONDA M ROSSI SPOUSAL TRUST, C/O WEST RIVER ASSOCIATES, INC	-	\$0.00
COMMON AREA ON SE SIDE OF BRIDGE TO START OF CHINESE HERB SHOP SW	COMMON AREA	RHONDA M ROSSI SPOUSAL TRUST	327	\$792.77
BRIDGE ST FRONTAGE - EAST SIDE	TRUCKEE TOWN OF	TRUCKEE TOWN OF	934	\$2,264.37
BRIDGE ST FRONTAGE - WEST SIDE	TRUCKEE TOWN OF	TRUCKEE TOWN OF	1,183	\$2,868.04
10005 BRIDGE STREET	BROWN MATTHEW D TRSTE ETAL, SMITH WENDAN A TRSTE	BROWN MATTHEW D TRSTE ETAL, SMITH WENDAN A TRSTE	333	\$807.32
10099 BRIDGE STREET	TRUCKEE TOWN OF	TRUCKEE TOWN OF	-	\$0.00
BRIDGE STREET DRIVEWAY ACCESS	BENDER JEFFREY C (TE), DURANT YVETTE (TE)	BENDER JEFFREY C (TE), DURANT YVETTE (TE)	115	\$278.80
10011 RIVERSIDE DRIVE	PANESI, MICHAEL & HEATHER	PANESI, MICHAEL & HEATHER	-	\$0.00
10009 EAST RIVER STREET	BROWN MATTHEW D TRSTE ETAL, SMITH WENDAN A TRSTE	BROWN MATTHEW D TRSTE ETAL, SMITH WENDAN A TRSTE	1,019	\$2,470.44
NE CORNER OF BRIDGE STREET AND EAST RIVER STREET INTERSECTION	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)	891	\$2,160.12
JAX SIDEWALK AREA - EAST OF EXISTING ADA RAMP TO RR TRACKS	TRUCKEE, TOWN OF	TRUCKEE TOWN OF	1,390	\$3,369.88
10144 WEST RIVER STREET	JAX AT THE TRACKS INC.	JAX AT THE TRACKS INC	681	\$1,651.00
SIDEWALK IN JAX PARKING LOT	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)		5,611	\$0.00
10009 WEST RIVER STREET	WEST RIVER LLC, C/O MARGARET R WOODS	WEST RIVER LLC, C/O MARGARET R WOODS	1,047	\$2,538.32
10015 WEST RIVER STREET	TRUCKEE STAR HOTEL LLC, C/O DAVID VAILLE	TRUCKEE STAR HOTEL LLC, C/O DAVID VAILLE	766	\$1,857.07
10031 WEST RIVER STREET	SCHAFFER HOUSE LLC	SCHAFFER HOUSE LLC	501	\$729.74
10039 WEST RIVER STREET	GINI EUGENE & SHIRLEY (TE), GINII EUGENE, GINI SHIRLEY	GINI EUGENE & SHIRLEY (TE), GINII EUGENE, GINI SHIRLEY	387	\$938.23
10055 WEST RIVER STREET	DEPAOLI JOEL L & BIRGITTA N	DEPAOLI JOEL L & BIRGITTA N	426	\$1,032.78
10069 WEST RIVER STREET	SHELLING CLAUS H & ALISON P (TE)	SHELLING CLAUS H & ALISON P (TE)	745	\$1,806.16
10075 WEST RIVER STREET	SCHOU KATHYNI R/ MARGOT A	SCHOU KATHYNI R/ MARGOT A	832	\$2,017.08
10090 WEST RIVER STREET	IL TROVATORE LLC	IL TROVATORE LLC	364	\$882.47



# ASSESSMENTS

WEST RIVER STREET STREETScape PROJECT  
LANDSCAPE AND LIGHTING DISTRICT ESTIMATE

ADDRESS	Owner Name	Responsible Party	Public and Public Easement Area Sidewalk Square Footage	Annual Assessment
10095 WEST RIVER STREET	TRUCKEE RIVER INVESTMENTS LLC, C/O BRIAN MURPHY	TRUCKEE RIVER INVESTMENTS LLC, C/O BRIAN MURPHY	688	\$1,667.97
10101 WEST RIVER STREET	COWAN ZACHARY	COWAN ZACHARY	279	\$676.40
10115 WEST RIVER STREET	RBSKISQUAW LLC	RBSKISQUAW LLC	596	\$1,444.93
10130 WEST RIVER STREET (FRONTAGE ALONG THE STATION PARKING LOT)	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)	TRUCKEE RIVER INVESTMENTS LLC, C/O BRIAN MURPHY	740	\$1,794.04
UPRR EMPLOYEE HOUSING	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)	1,087	\$2,635.30
10131 WEST RIVER STREET	COWAN ZACHARY, COWAN ZACHARY N	COWAN ZACHARY, COWAN ZACHARY N	708	\$1,716.46
10141 WEST RIVER STREET	HERZMAN JAMES S JR	HERZMAN JAMES S JR	227	\$550.33
10145 WEST RIVER STREET	COSTELLO NANCY ETAL, KENNEY WILLIAM P	COSTELLO NANCY ETAL, KENNEY WILLIAM P	384	\$930.96
10150 B WEST RIVER STREET (WAREHOUSES)	ASTREAM 1 LLC, ATTN: MICHAEL RANERI (BUILDING OWNER)	ASTREAM 1 LLC, ATTN: MICHAEL RANERI (BUILDING OWNER)	742	\$1,798.89
10153 WEST RIVER STREET	GARDEN FOLLY, C/O SHELLEY MCGINITY	GARDEN FOLLY, C/O SHELLEY MCGINITY	841	\$2,038.90
10167 WEST RIVER STREET	STENBERG FAMILY 2005 TRUST	STENBERG FAMILY 2005 TRUST	480	\$1,163.70
10175 WEST RIVER STREET	MCLEAN LEONARD & GLORIA REVOC TRUST	MCLEAN LEONARD & GLORIA REVOC TRUST	322	\$780.65
10187 WEST RIVER STREET	MOUNTAIN VIBE LLC	MOUNTAIN VIBE LLC	312	\$756.41
10191 WEST RIVER STREET	CABEEN PAUL T TRSTE ETAL	CABEEN PAUL T TRSTE ETAL	382	\$926.11
10199 WEST RIVER STREET	GROOTENDORST LIVING TRUST	GROOTENDORST LIVING TRUST	1,192	\$2,889.86
SIDEWALK ISLAND BETWEEN MILL STREET LOT AND ANGLED ON-STREET PARKING	SOUTHERN PACIFIC TRANS CO, C/O UNION PACIFIC RAILROAD CO (TOWN OF TRUCKEE EASEMENT)		4,835	\$0.00
10257 WEST RIVER STREET	TRUCKEE TOWN OF	TRUCKEE TOWN OF	11,753	\$28,493.71
10331 WEST RIVER STREET	RIVERFRONT LLC	RIVERFRONT LLC	1,374	\$3,331.09
			<b>44,791</b>	<b>\$83,265.24</b>



# QUESTIONS ON THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

