

# Chapter 3: Opportunity Site Concepts

This section describes improvements for a series of “Opportunity Sites.” Each of the Opportunity Site concepts illustrates a basic parcel layout, with appropriate orientation of buildings, internal circulation and general design character. Note that these are preliminary sketches, to illustrate how the framework plan concepts may be realized in actual development and that each of the project concepts may be executed in a variety of ways. Many would involve acquisition of property or negotiations to engage the current owners in the redevelopment. Relocation of some existing uses also would be addressed. In addition, different implementation strategies could be applied. Funding mechanisms, phasing of development, design and permitting are all tasks that would be resolved in implementation.



There are many opportunities for habitat improvements to occur along the riverbank.



Some trails in the conservation areas would remain unimproved (potential character).



Potential river overlook character.

## A. Activity Areas

A series of opportunity sites are identified. These in turn are grouped in three nodes, or Activity Areas. They are:

### West River Area

- A-1 West End Open Space
- A-2 Donner Creek Confluence Park

- B-1 Western Industrial/Mixed-Use Redevelopment Site
- B-2 Central Industrial/Mixed-Use Enhancement Site
- B-3 Eastern Industrial/Mixed-Use Redevelopment Site

- C-1 River-oriented Mixed-Use Site
- C-2 River-oriented Expansion Site
- C-3 Additional River-oriented Redevelopment Opportunity

### Central River Area

- D-1 Bright Property West
- D-2 Bright Property East

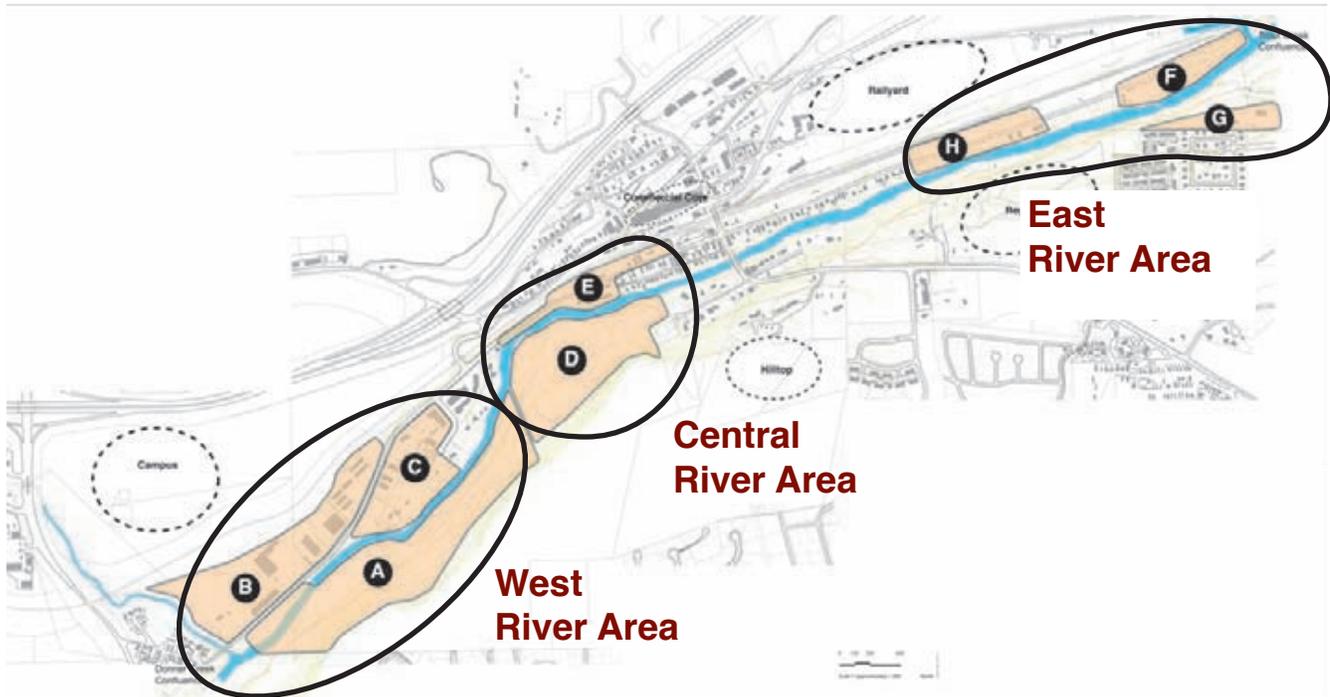
- E-1 Central River Village
- E-2 Central River Corridor
- E-3 Central River Parking
- E-4 Central Riverbank Enhancement

### East River Area

- F-1 Trout Creek Confluence Area
- F-2 East River Edge
- F-3 East River Bridge Area

- G-1 Town Maintenance Yard

- H-1 East River Habitat Restoration Area
- H-2 East River Public Park
- H-3 Rail Edge Live/Work Site



The activity areas along the Truckee River include a variety of conditions. Many are urbanized, while some retain natural features.

## B. West River Area Opportunity Sites

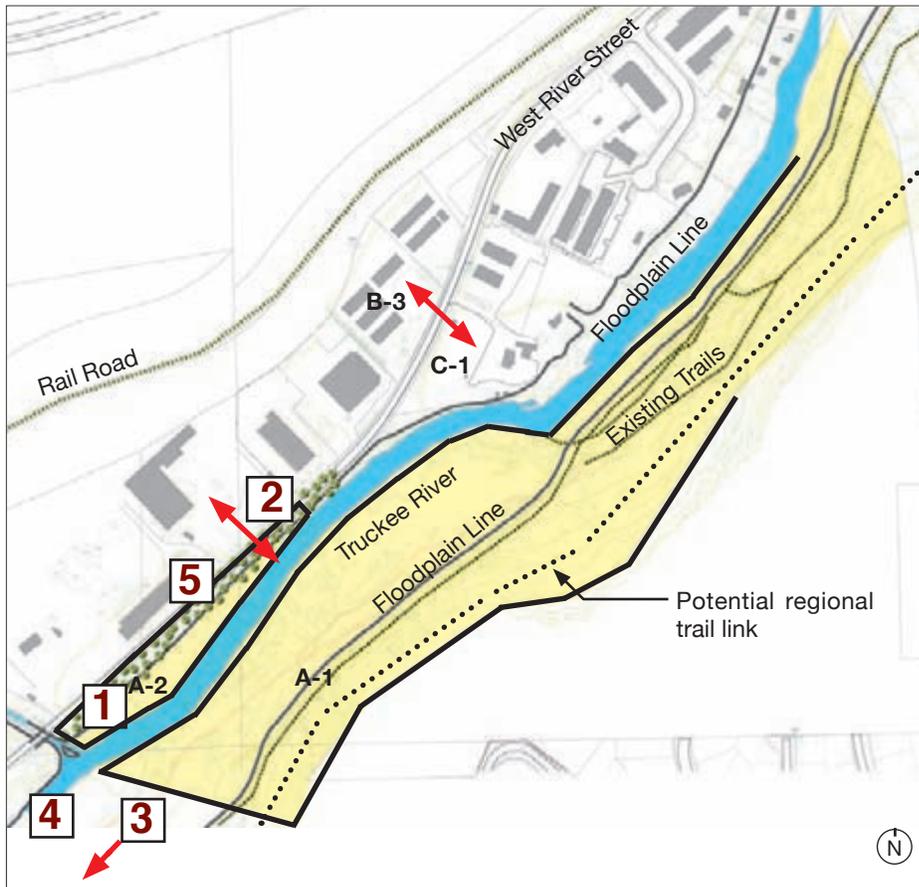
The West River Area begins at the confluence with Donner Creek then extends east to the intersection of West River Street and River Park Place. This area contains these opportunity sites:

### Site A-1: West End Open Space

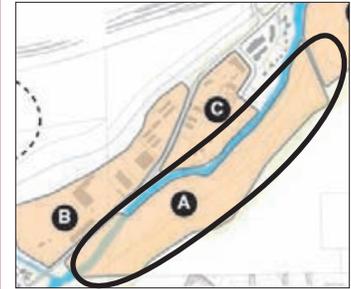
This site lies along the south shore of the river and is owned by the State of California Department of Fish & Game. It should remain a resource conservation area and also provide a link for regional trails. Some trails should be designed to fit into the regional circulation system.

#### Appropriate Improvements:

- Habitat restoration along river edge.
- Low-impact, multi-purpose trails.
- Interpretive markers.



Site Area A showing subareas A-1 and A-2. The numbered squares identify the future use actions as noted to the right.



Detail of West River Area.

#### Future use actions for Site Areas A-1 and A-2

**1**

##### Donner Confluence Park

- Put-in for non-commercial rafts, canoes, and kayaks
- Overlook
- Interpretation

**2**

##### Enhanced Pedestrian Crossing

- Link from river access to parking on north side of West River Street

**3**

##### New Pedestrian Bridge

- Locate up river to the west

**4**

##### Enhance Confluence

- Sidewalks at bridge
- Remove old footings
- Habitat restoration

**5**

##### Active Street Edge

- Maintain and enhance existing evergreen edge by preserving and planting trees and adding landscaping
- Sidewalk

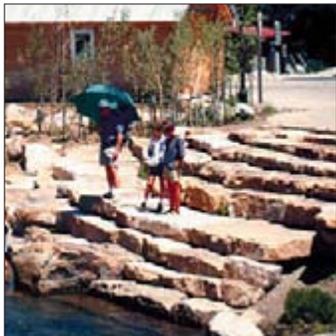
## B. West River...



Confluence of Donner Creek with the Truckee River, showing abutment remnants of an earlier bridge. These footings should be removed and habitat areas should be restored.



Interpretive markers and resource viewing points should be provided.



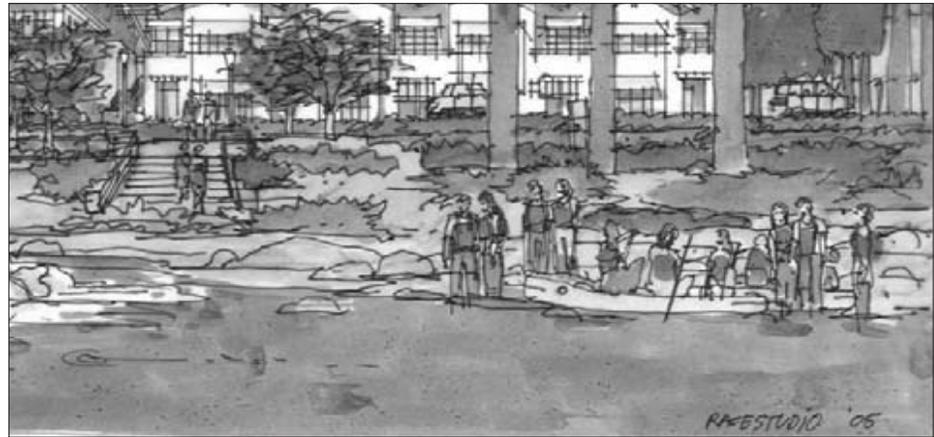
River access points should be provided.

## Site A-2: Donner Creek Confluence Park

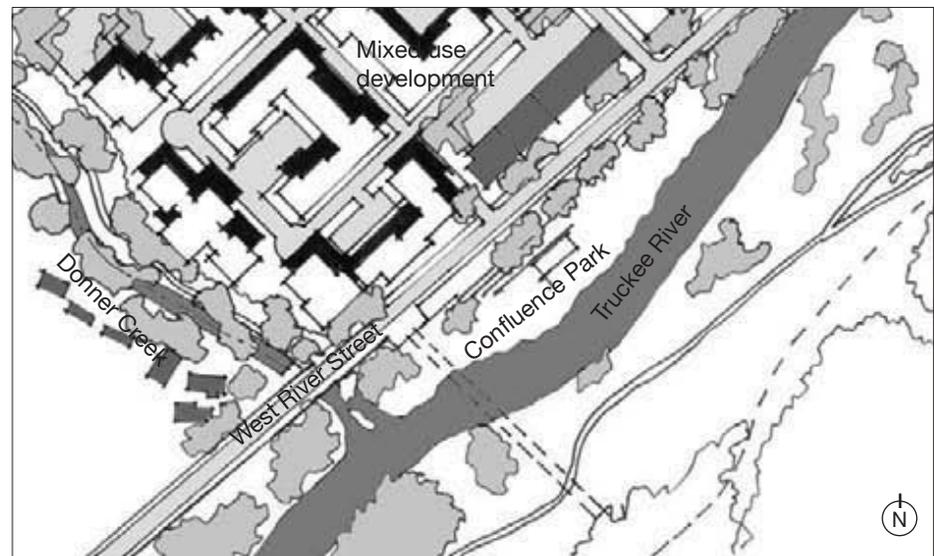
The Confluence Area where Donner Creek joins the Truckee River should be developed as a community park, with a place to reach the river. A put-in facility for non-commercial rafts, canoes and kayaks would be included. A pedestrian bridge may also be located in this area, pending more detailed analysis of topographic conditions. Habitat improvements include removing old bridge footings and bank stabilization work. Interpretive materials would help explain the river's history in the community. A small parking area would be provided on the north side of West River Street and a crosswalk would be installed to link it to the park. Parking for A-2 would be located on the north side of the road on Site B-1.

### Appropriate Improvements:

- River landing area
- Habitat restoration area
- Interpretive markers
- Trail connection



Concept for a river access point at the Donner Creek Confluence Park.



Confluence Park Area sketch plan concept (Site A-2).

## Site B-1: Western Industrial/Mixed-Use Redevelopment Site

This site becomes the focus of new industrial development, as well as other compatible residential and commercial uses. The site is flanked on the west by Donner Creek. This edge should be developed with housing that faces onto a greensward along the creek. Room for a trail should be reserved in this greenspace. This also serves as a biofilter area.

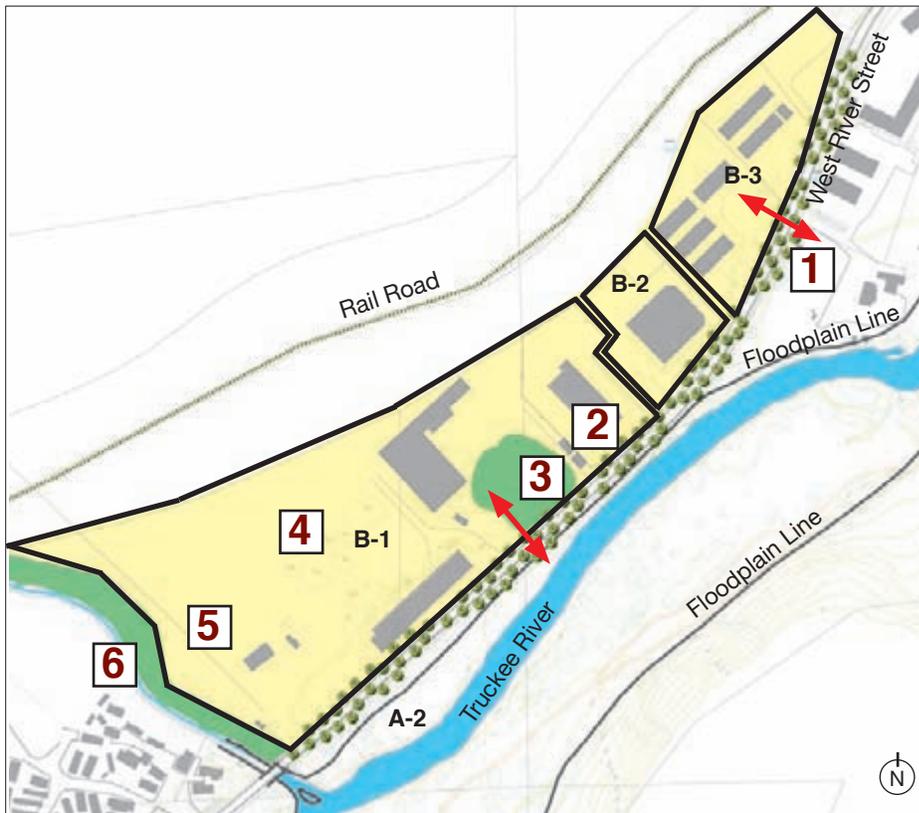
Along the West River Street edge, new buildings should provide visual interest. This includes the adaptive reuse of some existing structures as well as new compatible construction. These should have entrances that face the street.

## Site B-2: Central Industrial/Mixed-Use Enhancement Site

This area should extend the internal street grid created in B-1. It includes some existing buildings that can be retained, while overall density and site efficiency would be enhanced.

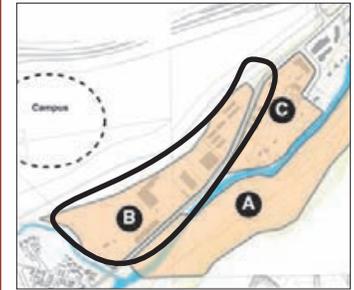
## Site B-3: Eastern Industrial/Mixed-Use Site

This area also should extend the internal street grid created in B-1. It also includes some existing buildings that can be retained, while overall density would increase and site efficiency would be enhanced. This may be a later phase that expands on the improvements established in B-1.



Site Area B showing subareas B-1, B-2 and B-3. The numbered squares identify the future use actions as noted to the right.

## B. West River...



Detail of West River Area.

### Future use actions for Site Areas B-1, B-2 and B-3

- 1** **Enhanced Pedestrian Crossing**
  - Link from river access to parking across the street
- 2** **Active Street Edge**
  - Line with live-work
  - Maintain and enhance existing evergreen edge by preserving and planting trees and adding landscaping
  - Sidewalk
- 3** **Maintain as Open Space**
  - Detention area
  - Civic Open Space
- 4** **New Industrial**
  - Internal street grid
  - Parking and outdoor walk area along Railroad ROW
- 5** **Provide live-work edge along Donner Creek**
- 6** **Maintain a minimum 25' Reserve Area** (from edge of Donner Creek)
  - Biofilter area
  - Trail

**B. West River...**



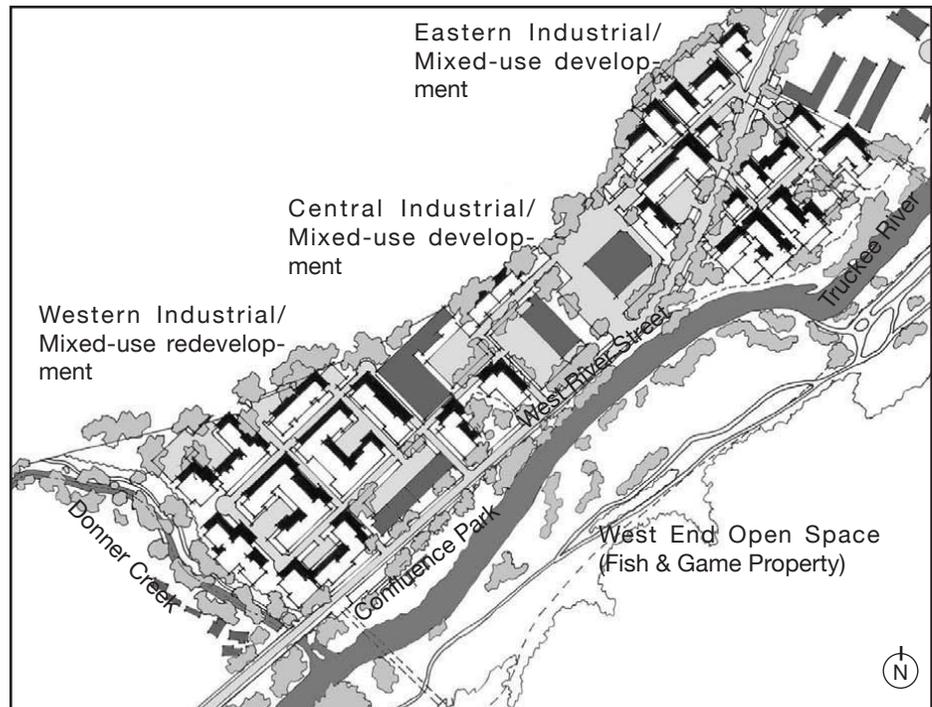
Existing conditions at Site B-3.



Potential character of residential along Donner Creek edge.



Potential character of New Industrial and Mixed-Use development along the West River Street Edge: View looking from the river to Site B-1.



Sketch plan concept for Sites B-1, B-2, and B-3.

## West River Potential Character Images

These images convey the potential character of industrial and mixed-use development that could occur on Sites B-1, B-2 and B-3.

### B. West River...



Character of potential industrial development in Site Area B. A new industrial/mixed-use is shown above to the left (light industrial below, residential above). To the right, on the same building open storage bays are located on the backside of the building.



Potential character of mixed-use development along West River Street edge in Site Area B.



Potential character of live-work units with professional offices on the street level and residential above.



Potential character of new industrial buildings.



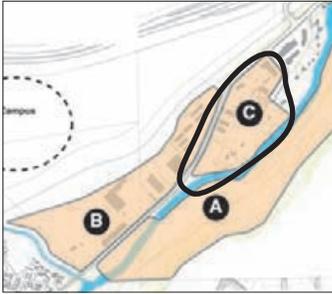
A potential character of new industrial development, note the change in materials to break up the building mass.



Mixed-use in an industrial setting may also include retail and professional offices.



**B. West River...**



Detail of West River Area.

**Future use actions for Site Areas C-1, C-2 and C-3**

**1**

**River Village**

- Hotel/Commercial (Mixed use)
- Live-work
- Civic use
- Residential
- Riverfront restaurant

**2**

**Potential Pedestrian Bridge**

**3**

**Maintain Open Space**

- Detention area
- Amenity focus

**4**

**Plaza/Overlook**

**5**

**Natural Resource Protection Area**

- Habitat restoration
- Interpretive marker
- Low-impact trails

**6**

**Pedestrian Connection**

- Between River Park Place and Pedestrian Bridge

Evidence of early historic uses may survive in this area and should be addressed in improvement plans.

**Site C-1: River-oriented Mixed-Use Site**

This site is a key redevelopment area. It offers a large piece of land for redevelopment in the planning area with important views of the river at a significant bend in the river channel. It would include removal of deteriorated and underutilized buildings, clean up of soils and restoration of the river edge.

It should be planned as a coordinated cluster of buildings, some of which overlook the river and others that define the edge of West River Street. A public plaza that overlooks the river would be included.

**Appropriate Improvements:**

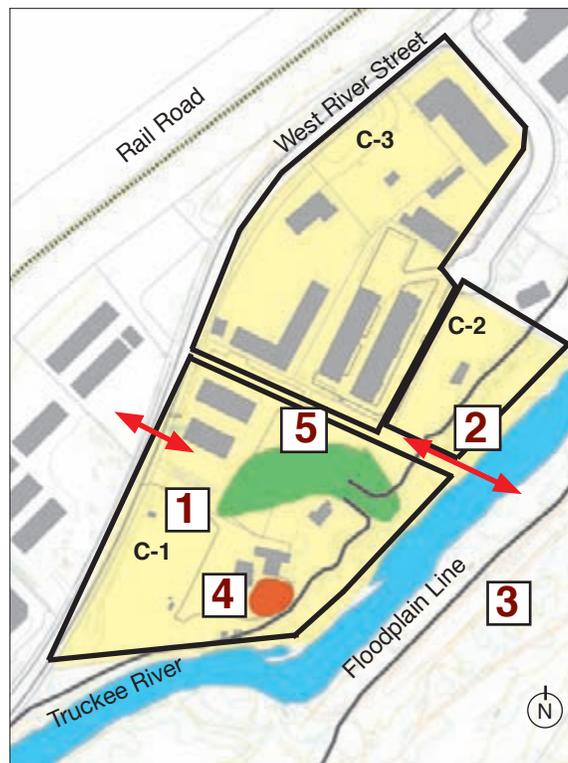
- Hotel /Mixed-use commercial (office, retail and/or residential)
- Live-work units
- Public plaza
- Northside trail connection
- Riverfront restaurant
- Residential

**Site C-2: Potential River-oriented Expansion**

A smaller parcel lies to the east of site C-1 and is currently undeveloped. It would be desirable to include this parcel in redevelopment. It would serve to improve drainage along this shore edge and could facilitate extension of internal street systems.

**Appropriate Improvements:**

- Live-work units
- Mixed-use commercial (office, retail and/or residential)
- Restaurant

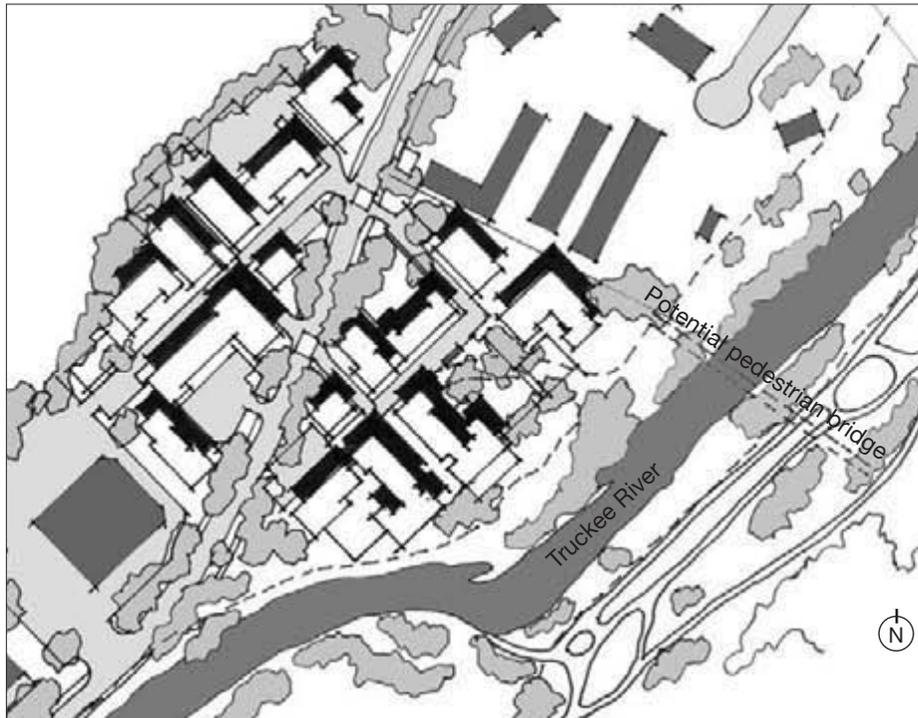


Site Area A showing subareas C-1, C-2 and C-3. The numbered squares identify the future use actions as noted to the left.

## Site C-3: Additional River-oriented Redevelopment Opportunity

This area is relatively new, in terms of its development. Curb and gutter helps to control drainage to some extent and parcels are more formally defined. It could redevelop in the future in a manner that extends the site development patterns of site C-1.

Existing light industrial uses would relocate and new mixed use development, which is oriented to the street, would occur.



Illustrative sketch plan of redevelopment on Site C-1 and B-3.



Potential character of the edge along West River Street Site C-1.



Potential development character on Site C-1

## B. West River...



Existing conditions in Area C-3. This area is presently in good condition, but redevelopment may be stimulated by implementation of improvements in Area C-1.