



Workshop #2 Summary

Downtown River Revitalization Plan



A “Vision” is a general description of what the community wants to be and how it will appear at some point in the future.

Overall Project Summary

The Town of Truckee has undertaken the development of a Downtown River Revitalization Plan. The plan for the river is an important step in implementing the town’s vision for the heart of the community.

The plan will build on the accomplishments already in place, including those documents that contribute to the policy base for river enhancements, e.g. The Town of Truckee General Plan, Downtown Specific Plan, and the Downtown Design Guidelines. In this project more specific policy will be written and a vision for the character and scale of development will be created. This will include developing visions for the Downtown River design framework, sketch plans for opportunity sites and infrastructure design concepts for trails, overlooks, bridges and parks. The project is being executed through a series of public workshops. The workshops are providing hands-on opportunities for citizens and business owners in the Town of Truckee to develop a revitalization plan for the riverfront area.

Community participation is the most fundamental concept of this planning effort.

The following is a summary of the design charrette that was held on January 8th and then again on February 2nd due to the inclement weather on the 8th. There was a morning and afternoon session on January 8th and an evening session on February 2nd. The following is a summary of those sessions:

Summary of January 8, 2005 Design Charrette

Morning Session

The first of a two-part all-day charrette provided participants an opportunity to identify overall land use/open space, circulation and urban design concepts for the river planning area. Over the morning, four teams worked on maps to identify opportunities for creating places; the patterns of economic activities and land use; and enhancing connections between the river, adjacent areas and the community.



Overall Morning Team Summaries

The following summary is based on team presentations. The summary includes “big ideas,” places, land use and access features.

Some “Big Ideas”

The teams presented organizational concepts that suggested an overall planning framework for the river planning area. These included:

- Viewing the overall circulation pattern as an infinity sign or figure eight that connects opportunity sites at the eastern, central and western portions of the river;
- Planning parking, bridge locations and trailheads together as part of a year-around recreational and town access system; and
- Focusing uses around gathering places that are accessible and have views of the river.

Assignment #1: Creating and Preserving Places

The teams’ first assignment was to brainstorm about the types of places that should be preserved and/or created along the river and why people would go there (or should not), live there, or work there. Four principles highlighted by presenters included creating places that:

- Enhance natural and cultural resources;
- Benefit from incentives for restoration of historic and natural features;
- Focus on the uniqueness of their river setting; and
- Provide the benefit of physical and visual access for the community.

Assignment #2: Land Use and Economic Activities

The second assignment was to determine the types and intensity of environmental, social and economic activities that take place around the sites identified in the first assignment. Teams discussed the mix of land uses, their general location and intensity. Four land use principles highlighted by presenters included economic use of the river areas that:

- Support existing neighborhoods, provide places that feel indigenous to Truckee;
- Reflect the “funky” character of the community and utilize a flexible set of zoning standards;
- Are planned to compliment their river setting and views; and
- Site development should be accessible, pedestrian-friendly and support creation of gathering places.

Assignment #3: Making Connections

The third assignment involved identifying important physical and visual connections between the land uses and places identified by the teams on their maps. The highlights from team presentations regarding making connections included:

- Approaching circulation comprehensively accounting for the variety of modes and access needs of land uses;
- Emphasizing “carless” access to the river (no auto zone);
- Providing parking support for the land use clusters or nodes at the east, central and western portions of the river planning area; and
- Maintaining year-round access to trails for recreational and daily use as community pathways.

Individual Team Summary Notes

The following pages include summaries of each of the four team’s mapping and writing efforts.

Team 1



Assignment #1: Creating and preserving places

1. Connectivity and recreational opportunities, public benefit and access (multi-use/all users).
2. Environmental respect, enhancement (built, natural).
3. Historic resources/places
 - a. Preservation
 - b. Protection
4. Diversity/mixed-use (“Funkiness”).
5. Density/infill downtown.

Assignment #2: Land use and economic activities

1. Promote social and community interaction.
2. Flexible, diverse, innovative, complementary.
3. Sustainable green design.

Assignment #3: Making connections

1. Appropriate range of surfaces to accommodate the most users.
2. Appropriate (location, design, number) parking areas, and roadway infrastructure improvements.
3. Comprehensive connectivity planning is a priority.



Team 1 Map

Team 2



Assignment #1: Creating and preserving places

1. Maintain privacy and enhance parking for existing residential.
2. Existing undeveloped areas to remain undeveloped.
3. Provide pedestrian public access along the river.
4. The primary purpose of places we create is to let people focus on the river in a variety of ways.
5. Incorporate/restore environmental protection into plan/design.

6. Restore disturbed areas.
7. Facilitate local business relocation/plan implementation.
8. Make it pretty

Assignment #2: Land use and economic activities

1. Specify land uses to river
 - a. CG River – OS
 - b. River – Retail, etc.
2. People have an easy way to move from space to space without getting in their car.
3. Structures designed to complement the river – not dominate or block.
4. Where there is significant conflict over the existing land use identify these specific sites and evaluate if necessary.
5. Land uses should be highly pedestrian oriented.
6. Land use should retain/complement riparian/natural environment.
7. Primary purpose of land uses along the river is designed to let people focus on the river.
8. Work with RR to use their land for needed parking.

Assignment #3: Making connections

1. People have easy ways to move from place to place without using their cars.
2. Need RR track crossing on east end.
3. Need functional/multi-stop shuttle for tourists and residents alike.
4. Service facilities are oriented away from the river.
5. Non-shuttle connections must feel safe.



Team 2 Map

Team 3



Assignment #1: Creating and preserving places

1. Dedicated public access, trail continuity.
2. Create “softer” uses in (E) industrial.
3. Place names are derived from local historic/natural.
4. No net additional hardscape (Mitigate, BMP’s).
5. Retain Truckee’s sense of history and pioneer past.

6. Public circulation, continuity and ease of access (cars, people, bikes).
7. Flow of people.
8. Encourage diversity in design while retaining heritage.
9. Being good stewards of environment/ecology/flora and fauna.
10. Incentive restoration (natural and built environment).

Assignment #2: Land use and economic activities

1. Names are derived from local (historic, natural)
2. Accessibility – connections
3. Adaptive re-use (soften corridor, use and appearance, sustainable design).
4. Balance rights of property owners with collective (needs, wants, desires).
5. Land-uses appeal to serve local/permanent residents and visitors.

Assignment #3: Making connections

1. Get people out of their cars.
2. Dedicated public access
3. Transit HUB: Downtown and Railyard.
Transit = Park once and have many places to access.
4. Flow of people



Team 3 Map

Team 4



Assignment #1: Creating and preserving places

1. Facilitate access and social gathering to/on river.
2. Cultural and historic preservation.
3. Reduce sedimentation, river as educator.
4. Encourage pedestrian access with transit (use alt track to move people from one end of town/river to other).

Assignment #2: Land use and economic activities

1. Live/work and Mixed-use.
2. Pedestrian-friendly.
3. Public access use.
4. Gathering places.
5. Restaurant.
6. No car zone.
7. Information/visitor center.

Assignment #3: Making connections

1. Get out of car.
2. All-season trails.
3. Unobtrusive transit across town (gondola, trolley, monorail, adjacent train to exist train, shuttle, horse drawn carriages).
4. Town-wide transit to connect community center, railyard, downtown and river.
5. Connect river access from west end to east end (using pedestrian cul-de-sacs).
6. Environmentally sensitive renewable resources.



Team 4 Map

Afternoon Session

The second part of the all-day workshop for the Truckee River provided an opportunity for participants to define development and design concepts for individual opportunity sites within the context of the morning's framework concepts. The participants worked as members of four planning teams reflecting the morning's organizational ideas.



The teams were divided into the following areas:

West Team

Central Team with Natural Emphasis

Central Team with Economic Development Emphasis

East Team

Overall Afternoon Team Summaries

The teams were given four assignments. They had to define central features for their sites, map out land use patterns, identify design characteristics, and as a bonus question summarize the social, environmental and economic benefits of their concepts.

The following summary captures the highlights of the team presentations. Their maps and written summaries are included on following pages.

West Team

The West Team used the river pedestrian bridge as an organizational feature and relocated industrial uses to open up the river edge and enhanced trails. Land uses included a mix of light industrial and live-work with parking located in a central court. A potential hotel site was included. Stated benefits of the plan included open space, added cultural uses attached to a hotel and restaurant, and maintaining existing industrial uses.

Central Team with Natural Emphasis

The team chose not build on the Bright property instead making it an open space and natural backdrop from the downtown. They suggested the bridge could be visual landmark on the river and plaza at the corporation yard that would become a destination. Trails and pathways would be accessible to the disabled and include educational elements.

Central Team with Economic Development Emphasis

This team envisioned land uses embracing the river from the north and south. Land uses would enhance access to the river providing a short pedestrian loop accessible from downtown where the bridge design would make it a destination as well as a connector. Restaurants and retail would orient towards the river on the downtown side, and the Bright property would include public uses and mixed-use respecting the historic character of the area. Trails would feature environmental assets of the river.

East Team

The East Team's proposals reclaimed the river, emphasizing connecting the area while taking advantage of railroad lands. They wanted to introduce a cultural use that could provide a destination at the end of the river loop. The uses would need parking support, and consider the constraints of the airport land use restrictions while enhancing view sheds. Some of the benefits stated included creation of a transit hub, including industrial uses, and keeping options open for the Railyard.



Individual Team Summary Notes

The following pages include summaries of each of the four team's mapping and writing efforts.

West Team



Assignment #1: Defining central features

1. Use footbridge at or near "Sandy Beach" as connection to south side trails.
2. Relocate existing industrial away from river, closer to railroad.
3. Enhance trails and connections (town, natural).
4. Keep area south of the river as natural open space.

Assignment #2: Land use patterns

1. Mixed-use with housing adjacent to Donner Creek mobile home park.
2. Internalize parking and incorporate storm water mitigation.
3. Retain industrial, relocate to better areas.
4. Small hotel with restaurant at bend.

Assignment #3: Design character

1. Retain sense of old Truckee with new architecture.
2. Use landscape as buffer/mitigate.
3. Incorporate (E) historic features into site.
4. Consider views from above.

Bonus Question

Environmental – Preserve and enhance the natural open space along the river.

Social – Added cultural features: Restaurant, hotel and living space.

Economic – Maintain and enhance existing industrial.



West Team Map

Central Team-Natural Emphasis



Assignment #1: Defining central features

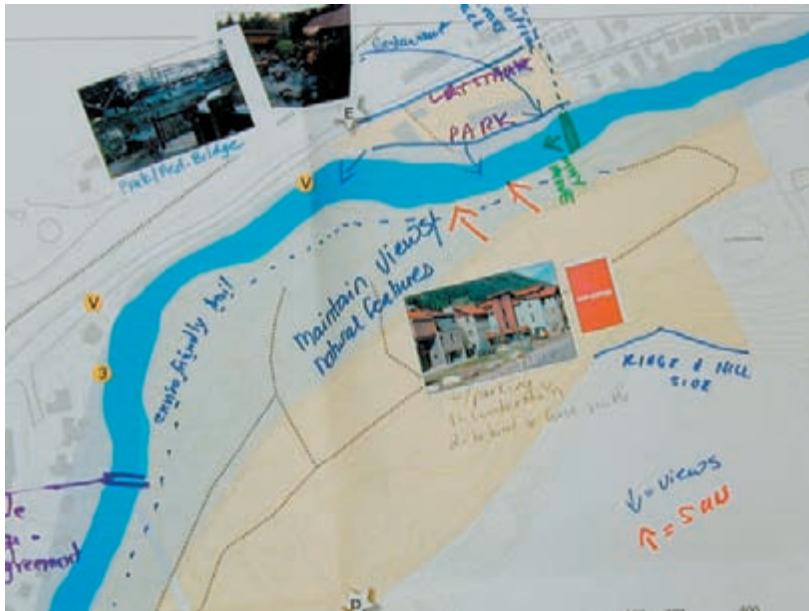
1. Leave open space alone – make it more accessible.
2. Build pedestrian bridge.
3. Plaza café at corp. yard.

Assignment #2: Land use patterns

1. Move West River Street.
2. Create parking on north side of West River Street.
3. Provide disabled access to river.

Assignment #3: Design character

1. River viewpoints.
2. Create plaza with social attraction.
3. Maintain “untouched feeling” open space.



Central-Environmental Emphasis Team Map

Central Team–Economic Development Emphasis

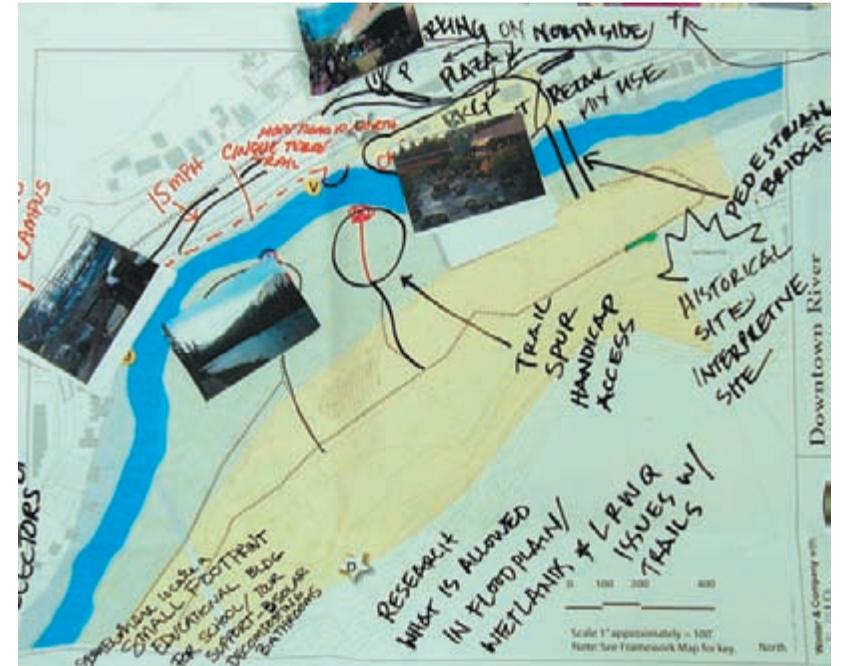


Assignment #1: Strategies Land-use

1. Pedestrian/bridge as destination
2. Restaurant/recreation adjacent to downtown. Public-oriented.
3. Emphasize historic uses e.g., ice-skating, archeological etc. Bright Property provide both commercial and residential uses.
4. Maintain river views and access

Bonus Question

- Tie-in between historic downtown as a destination and south side as destination. Highlight historic uses on both sides of river.
- Town more N/S oriented instead of strictly linear.



Central-Economic Emphasis Team Map

East Team

