



2040 GENERAL PLAN

Town Council Direction : Land Use Alternatives

Agenda Item 6.1
November 15, 2021

Meeting Format

- Staff Presentation
- Council Question & Answer
- Public Comment
- Council Deliberation & Direction to Staff on a preferred land use map

Focus Area Discussion Order

- Glenshire
- Donner Lake
- N SR 89
- Donner Pass Road
- West River



Council's Decision Points

Make a decision on the land use map to move forward:

- Making assumptions about Truckee's future need
- Distilling all Planning Commission, GPAC & public comments into a land use map
- Moving the General Plan Update forward to the policy development and EIR phases



General Plan Update Process

- 1: Project Initiation (NOV 2018)
- 2: Existing Conditions Reports (Completed FEB 2019)
3. Issues, Opportunities, and Vision (Completed Spring 2019)

4. Land Use Alternatives (Initiated Fall 2019)
Planning Commission Recommendation = OCT 2021
Council Selection = NOV 2021

We are
here...

TOWN COUNCIL

5. General Plan Goals and Policies (Winter 2021)
6. Downtown Specific Plan Update (Winter 2021)
7. Environmental Review (Winter 2021 - Summer 2022)
8. Final Documents and Adoption (November 2022)

Backbone of the General Plan

- Importance of land use alternatives process
 - location, type, intensity of future change
 - Not the last chance to decide
 - Foundation for EIR analysis
- Paired with future policy & future actions
 - Implementation



2025 General Plan Land Use Diagram

- Included in the Land Use Element
- Identifies land use designations in the Town
- Specifies type and intensity of allowed land uses
- Accompanied by policies & actions
- Zoning contains more specific standards

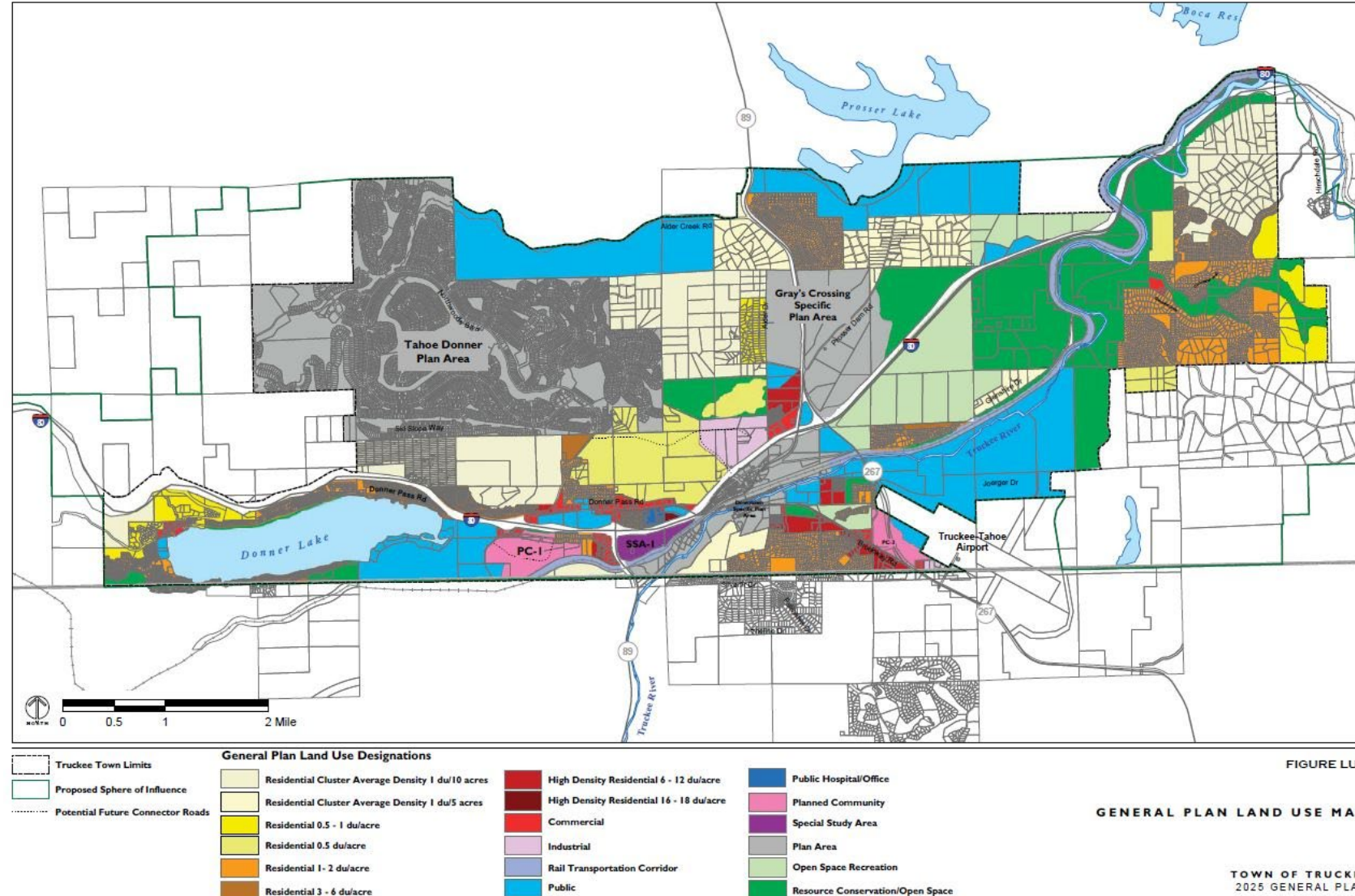


FIGURE LU-1

GENERAL PLAN LAND USE MAP

TOWN OF TRUCKEE
2025 GENERAL PLAN

Amended:
April 14, 2015 (Resolution 2015-15)
September 13, 2016 (Resolution 2016-43)
October 23, 2018 (Resolution 2018-72)

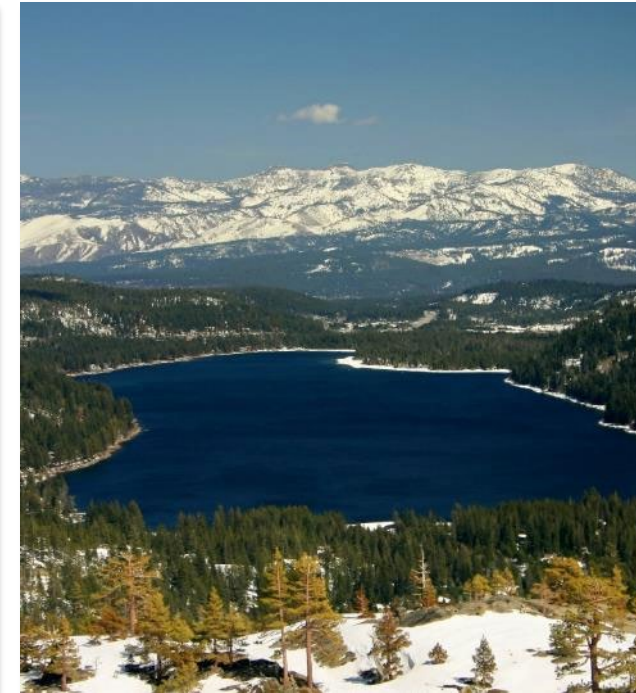
Big Ideas

1. Encourage **Mixed Use** in Corridors and Neighborhood Centers

2. **Diversify Housing** to Meet a Broad Range of Needs

3. Support a **Modern Industrial** Economy

Community Character through Smart Growth and Resource Preservation



Big Challenges

1. Uncertainty in the Covid-19 Pandemic

2. Legal Constraints to Downzoning

3. Wild fire Risk

4. Climate Change

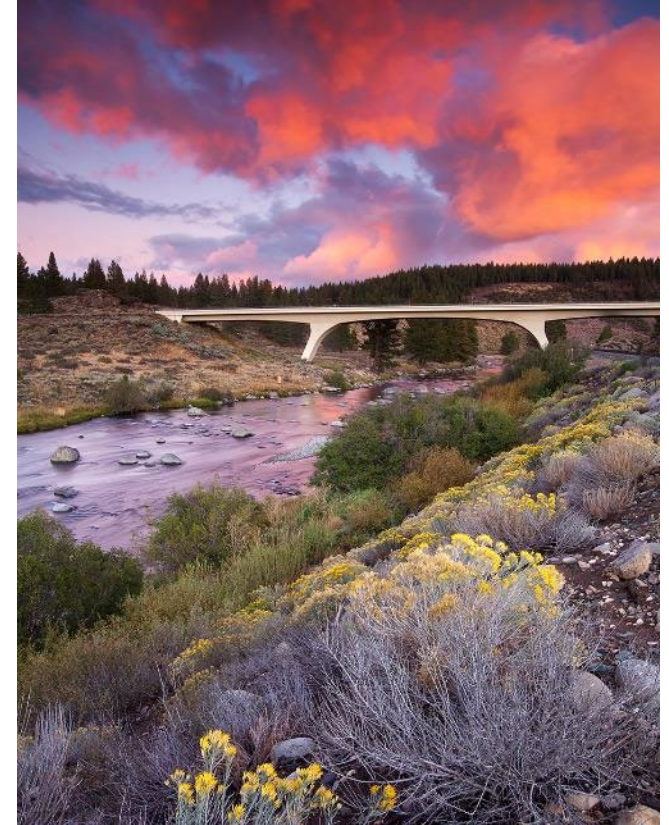


- Preserving Community Character
- Housing for Truckee's Workforce
 - Growth pressure



Goals for the Land Use Alternatives

1. Protect and Enhance the Town's **Character**
2. Promote **Sustainable** Land Use Patterns that support walking, biking, transit
3. Provide an Increase of **Housing** Opportunities
4. Provide Enough Land to Accommodate **Jobs** Year-Round
5. Meet the Demand for **Industrial** Land
6. Preserve Natural Resources and **Open Space**
7. Make the **Truckee River** a focal point



Recent Engagement Opportunities

- Virtual workshop July 29, 2021
106 attendees
- Drop In at July 31, 2021 Farmer's Market
- In-Person Open House, Tuesday August 3, 2021
68 attendees
- Online Survey / Printed Questionnaire
465 survey responses received
- GPAC meetings
- Council/Commission meetings



TRUCKEE 2040 GENERAL PLAN UPDATE
LAND USE ALTERNATIVES

Help shape the future of Truckee!

Attend a community engagement event on the land use alternatives for the Truckee 2040 General Plan Update and share your opinions on the town's future development patterns.

Can't Attend? Provide your input through our online survey! Available starting July 29, 2021 at truckee2040.com/workshop



VIRTUAL COMMUNITY WORKSHOP

When: Thursday, July 29, 2021
5:30 PM to 8:30 PM

Where: Register for the Zoom Meeting:
truckee2040.com/workshop

DROP-IN AT FARMER'S MARKET

When: Saturday, July 31, 2021
9:00 AM to 11:00 AM

Where: Truckee Saturday Farmer's Market
New Truckee Railyard Parking Lot
(east end of Donner Pass Road)
No registration required

IN-PERSON OPEN HOUSE

When: Tuesday, August 3, 2021
5:00 PM to 8:00 PM

Where: Truckee Town Hall
10183 Truckee Airport Road
No registration required

Major Public Comment Themes

Preserve Town character & protect Truckee's quality of life

Too much growth, slow down the growth, limit the growth

Overuse of the Town/over-tourism/STR growth

Wildfire risk/wildfire evacuation

Only more affordable locals housing is needed.



Where is the "less than 2025 General Plan" option?

Infrastructure cannot support high growth (roads, trails, etc.)

Decisions need to be focused on preservation of open space & natural resources

MAP land use alternative is preferred

Too many people here, too much congestion/lack of parking

Staff is not listening & did not modify the alternatives in response to public input

Staff's Observations

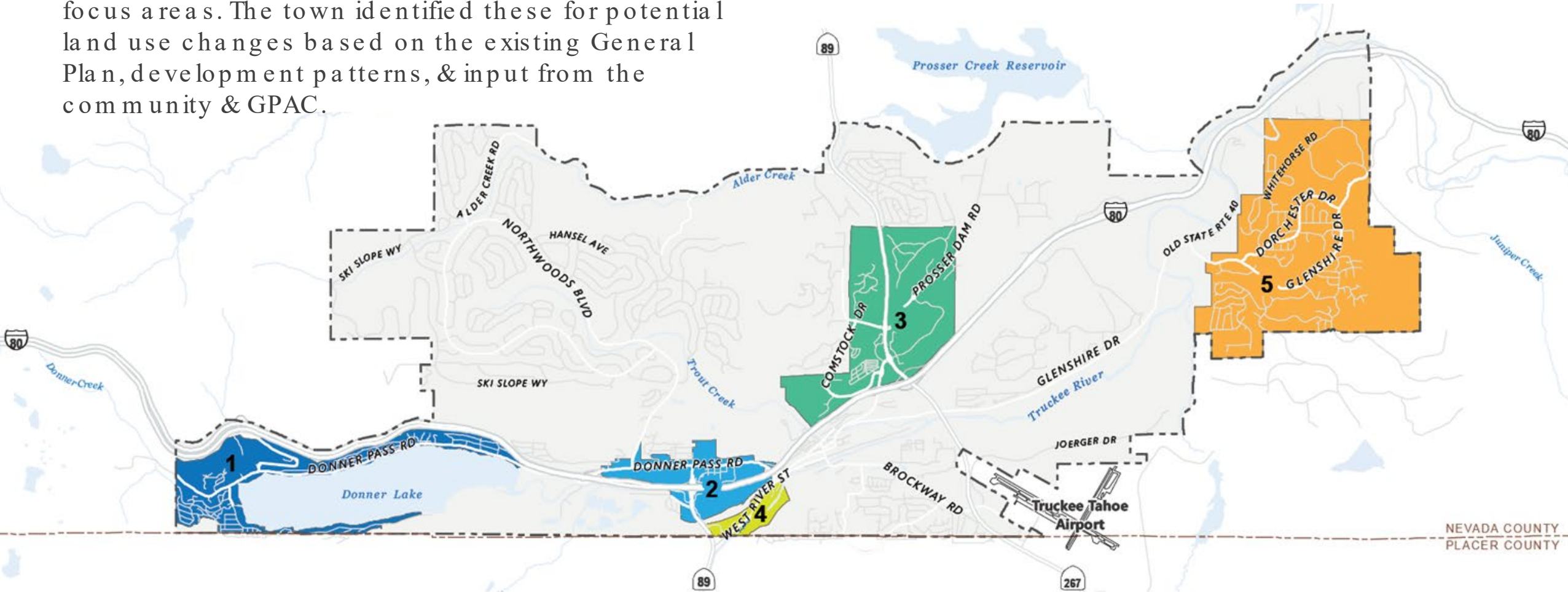
- Truckee faced changing demographics during COVID which changed people's perception of the community. Truckee has grown at a rate of 0.2.
- The State has decided there is not a "no growth option." We can't prohibit 2nd home/vacation home ownership.
- We can't "take" property. We have to either compensate the owner or create a TDR program.
- Preservation of community character & quality of life are primary issues, but the State is taking away many of our tools & local control is limited.
- It's extremely difficult to go beyond a 15% affordability requirement, but we know it's not enough.

Staff's Observations

- It's unclear what "preserve our small mountain town character" means today and through 2040.
- We can change policies to address community concerns not related to land use alternatives.
- We support the idea of increased density as an incentive, we think this needs to be flushed out in the context of current housing densities and density bonus law.
- There has been substantial feedback staff has used in drafting new policies to address community concerns about topics such as traffic/transit, housing, overuse of community resources,
- We are now seriously looking at STRs and their relationship with housing supply/affordability & tourism

Focus Areas

The land use alternatives are centered around five focus areas. The town identified these for potential land use changes based on the existing General Plan, development patterns, & input from the community & GPAC.



1 Donner Lake

2 Donner Pass Road

3 N State Route 89

4 West River

5 Glenshire & Eastern Town Limits

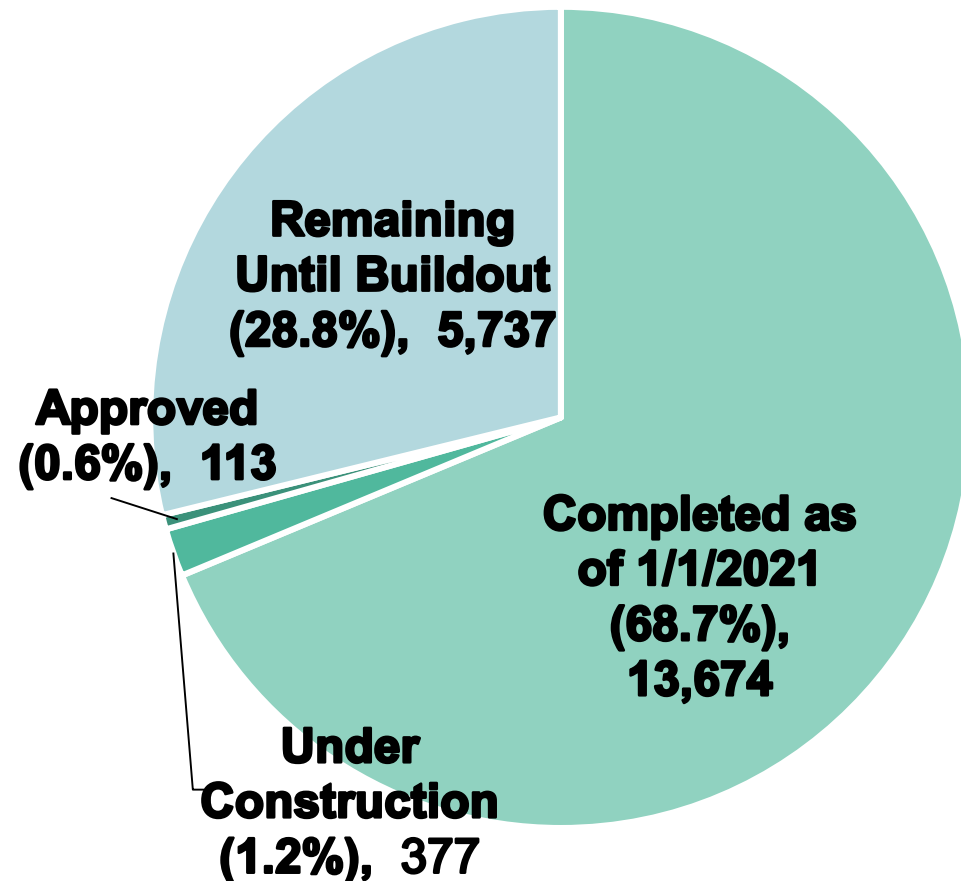
Background

**Table 1. 2025 General Plan Buildout Projections
Compared to 2020 Annual CDD Report Estimates**

	2025 General Plan Buildout Projection	2020 Annual CDD Report	Remaining Estimated 2025 General Plan Buildout Capacity Based on Annual CDD Report Estimates
Housing Units	19,901 dwellings	13,674 existing dwellings (68.7% of 2025 General Plan Buildout Projection)	6,227 dwellings
Population	28,263 people	16,228 people currently (57.4% of General Plan Buildout Projection)	12,035 people
Non- Residential Square Footage	4,990,700 sf	4,017,676 sf built to date (80.5% of General Plan Buildout Projection)	973,024 sf

Background

Figure 3. Current 2025 General Plan Residential Buildout



- Staff tracks buildout annually
- Upon completion of all residential units under construction, approved + under consideration there would be **14,496 housing units (72.8% of buildout)**

Total Projected Buildout is 19,901 units

Background

Figure 4. Current 2025 General Plan Non-Residential Buildout

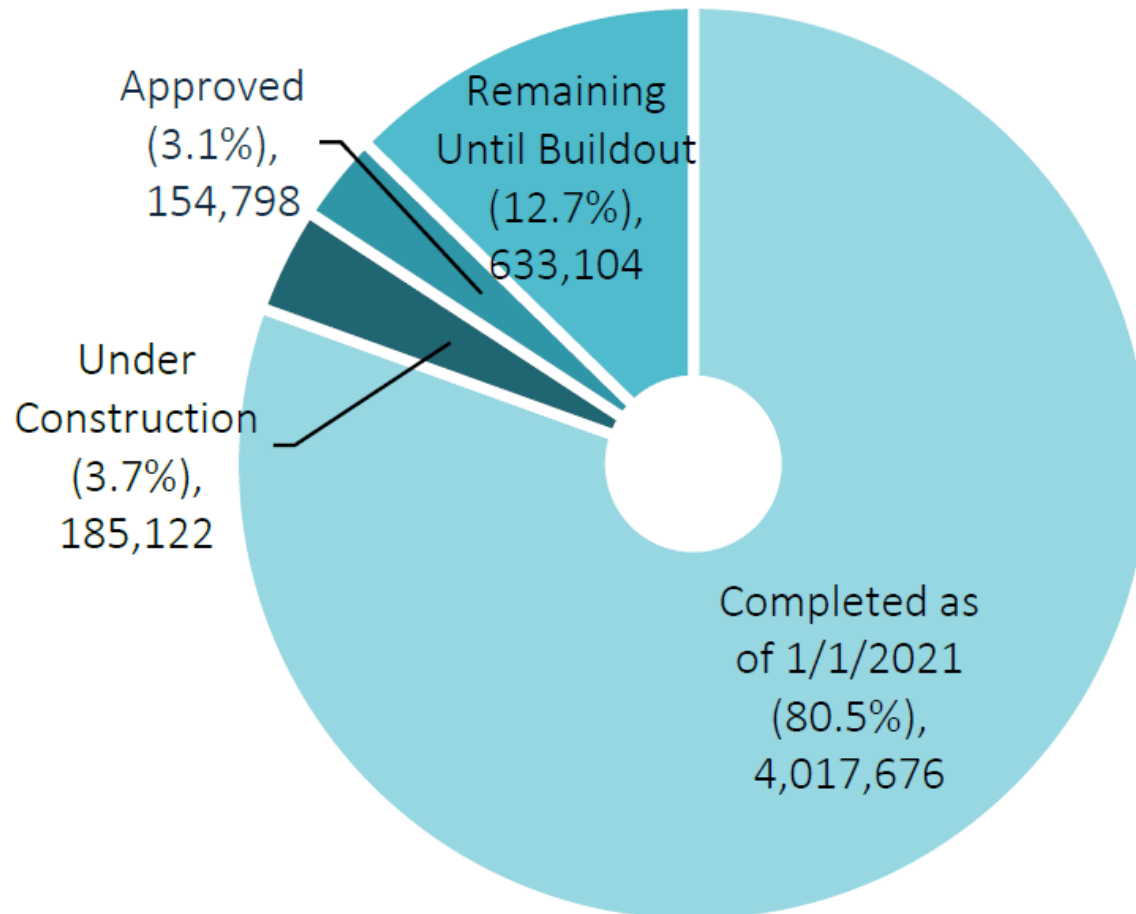
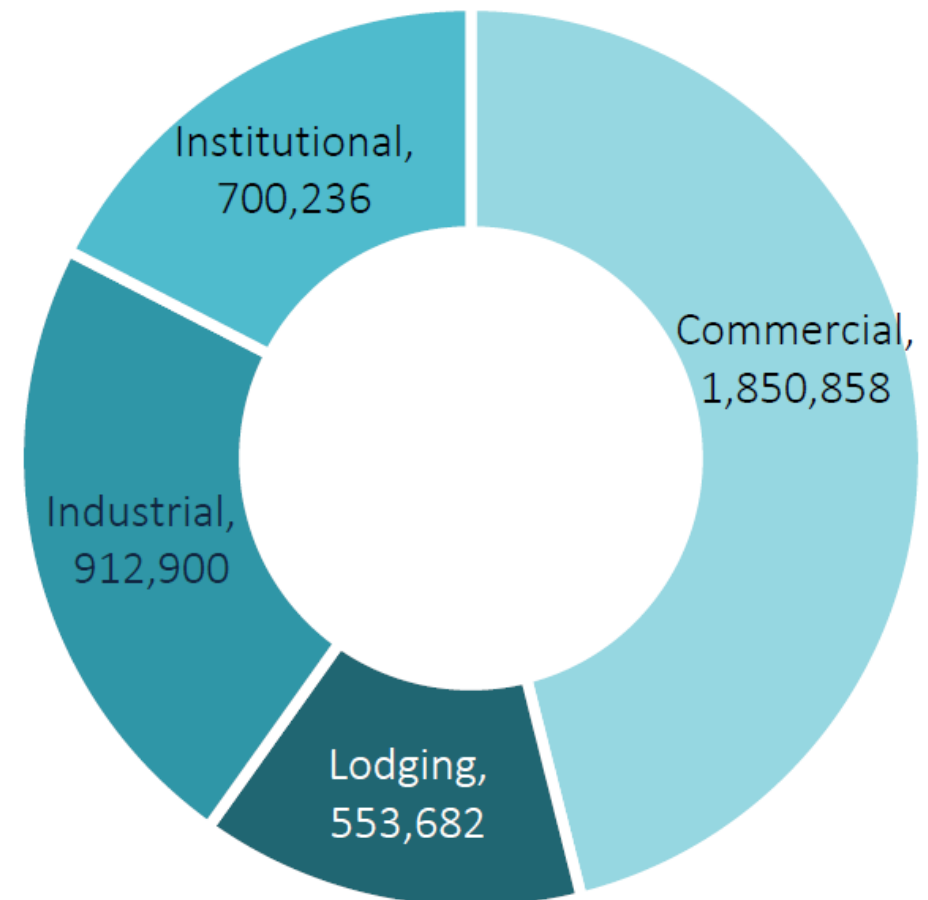


Figure 5. Non-Residential Floor Area by Land Use



Land Use Alternatives Briefing Book

Available at

www.Truckee2040.com



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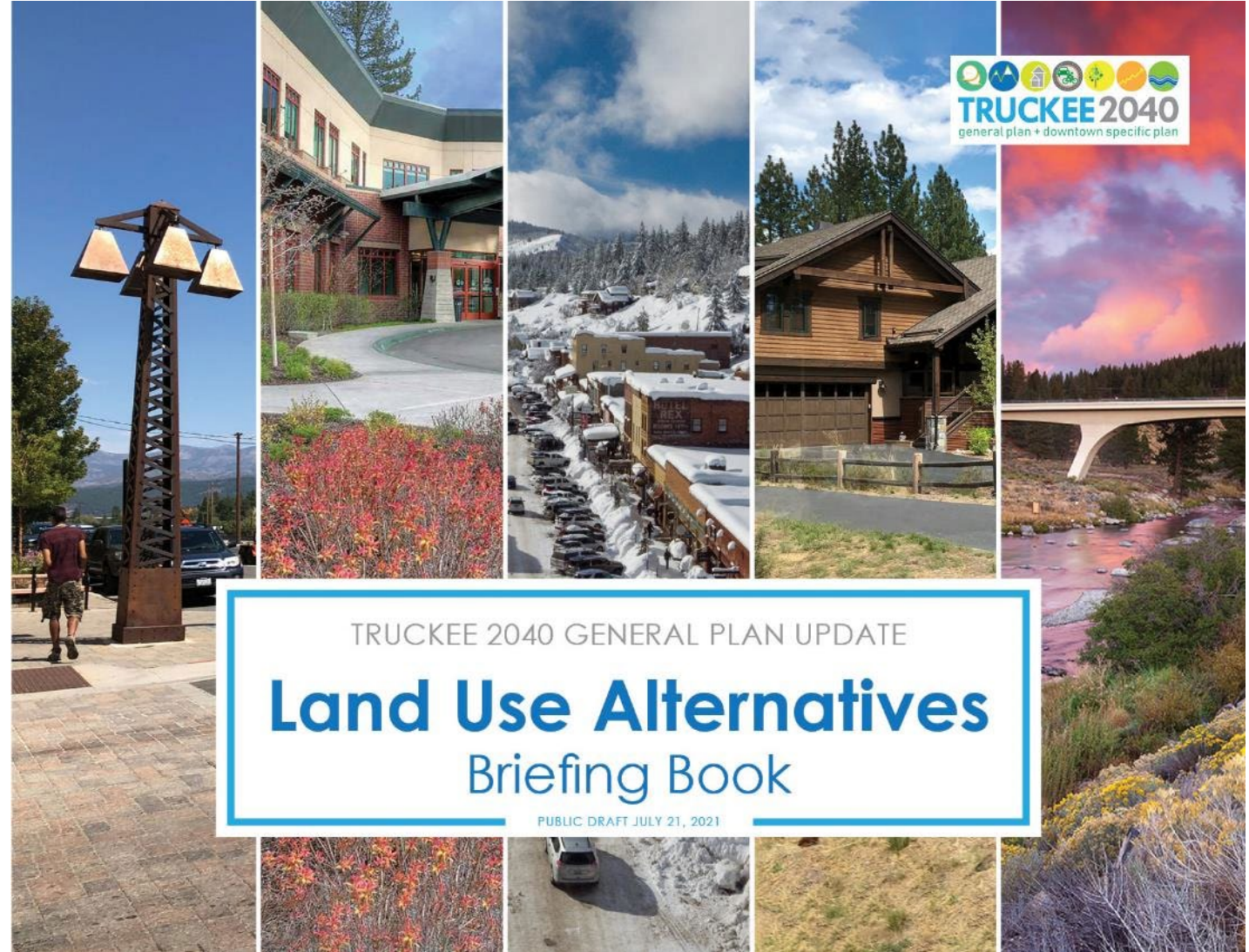
LAND USE DESIGNATIONS

4

LAND USE ALTERNATIVES

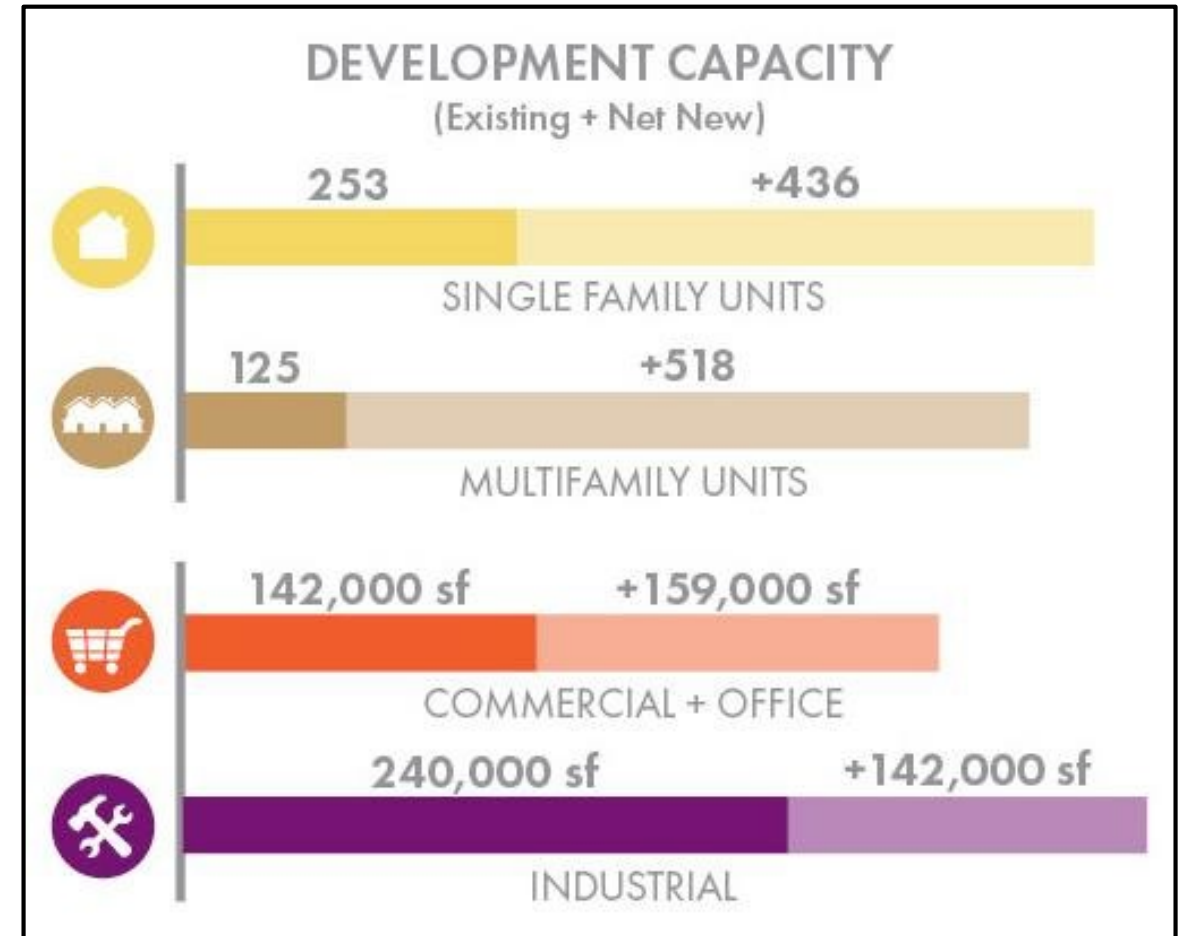
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COMPARISON OF THE ALTERNATIVES

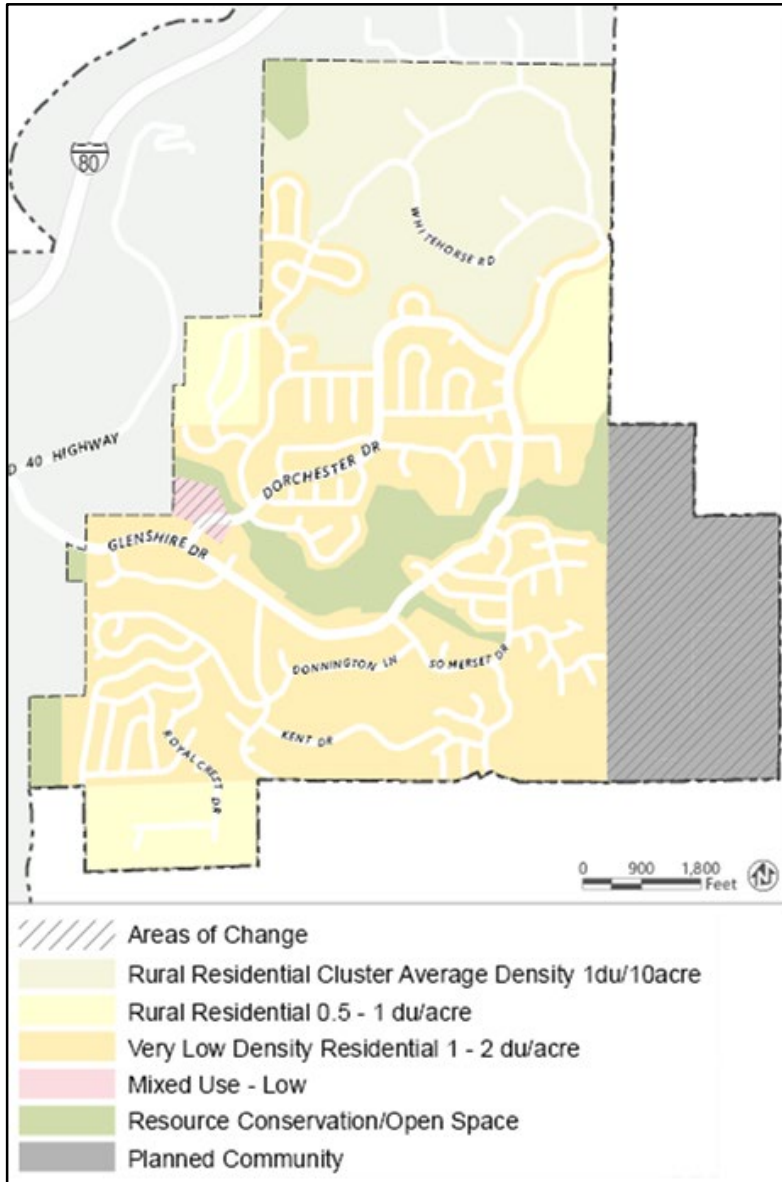


Development Capacity

- Existing capacity represents what is already built (2018)
- New capacity represents what could be built under the land use option
 - Based on vacant & non-vacant land sites
 - Includes development proposals
 - Total development that could occur in the future – not realistic by 2040



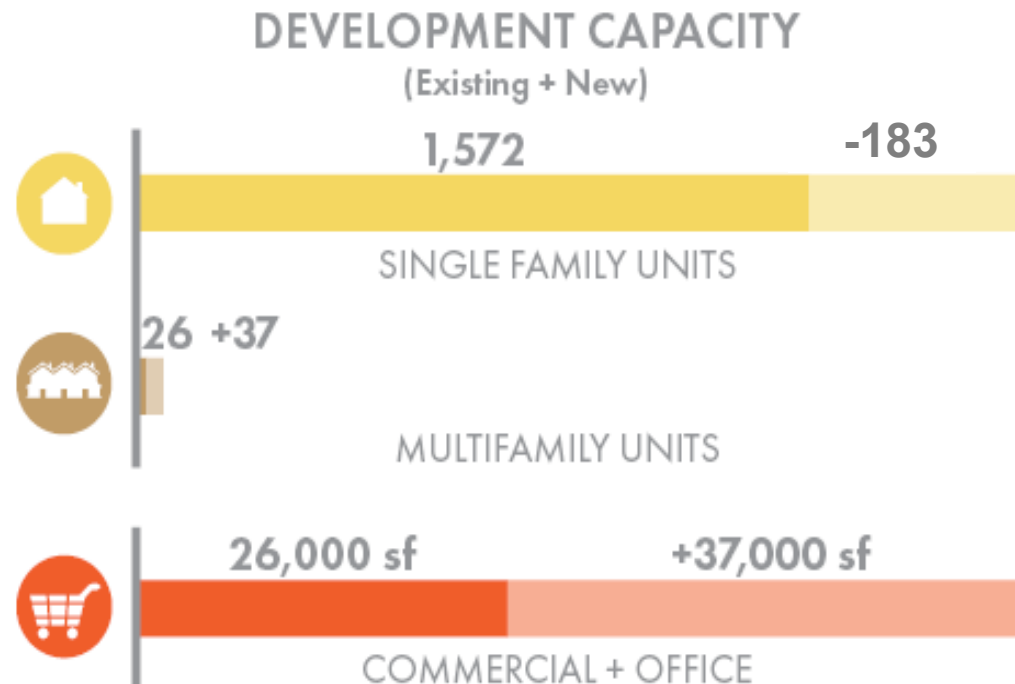
Focus Area #5: Glenshire



Hybrid : + new Mixed Use Low designation for the commercial area, maintains 2025 General Plan for former Canyon Springs site. If sold, re-designate to open space.

FAR= 0.8

Density Range 6- 18 du/ac

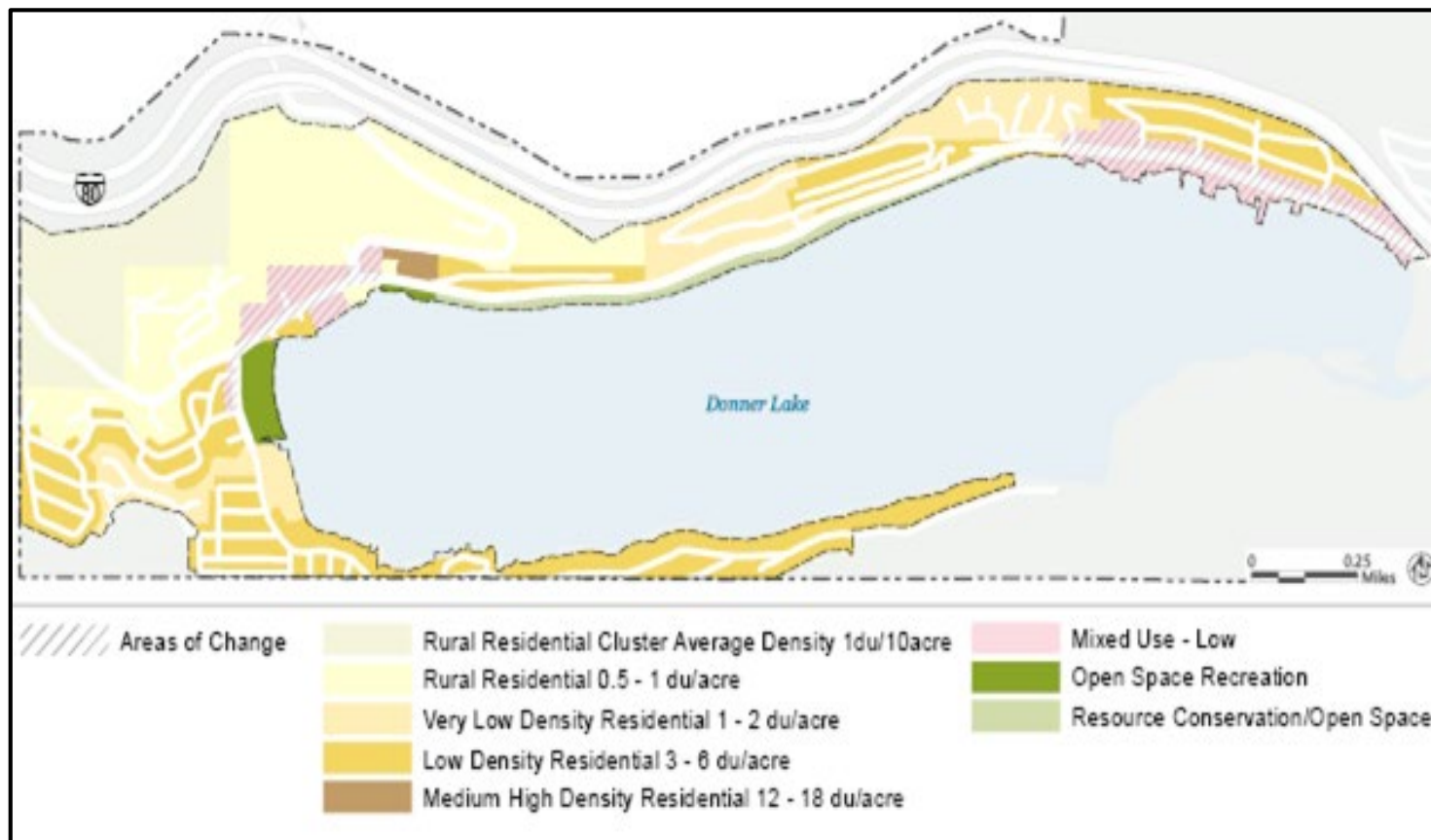


Focus Area #5: Glenshire

Town Council Direction to Staff – Focus Area #5-- Glenshire:

- Option #2- Mixed-use Low: 6-18 du/ac, 0.8 maximum FAR at the commercial node near the Glenshire Dr./Dorchester Dr. intersection, provides opportunity to reduce travel on Glenshire Dr.
- Option #1 - Maintain 2025 General Plan land use designations at the former Canyon Springs site with the option to change it to a 100% open space designation after it has sold to the Truckee Donner Land Trust. An open space designation would require consideration of SB 330 for replacing the lost housing units.
- 5-0 vote in support

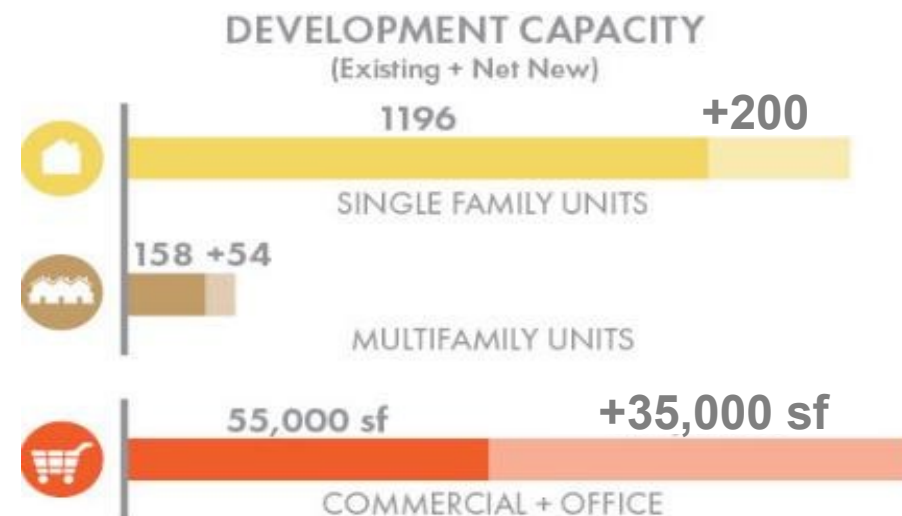
Focus Area #1: Donner Lake



OPTION 2 Hybrid : introduces a new Mixed Use Low designation around Donner Lake Rd./DPR

FAR = 0.8

Density Range 6-18 du/ac

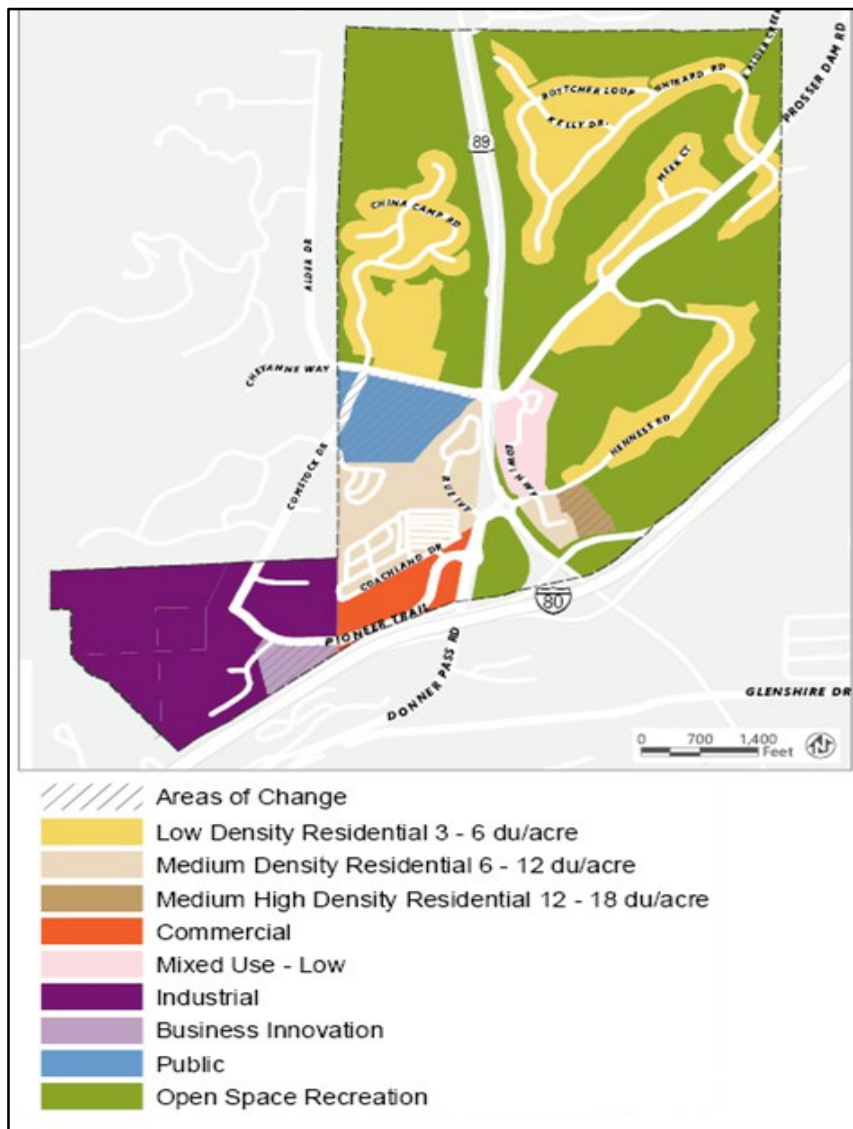


Focus Area #1: Donner Lake

Town Council Direction to Staff -- Focus Area #1-- Donner Lake:

- Option #2- Mixed Use Low: 6-18 du/ac, 0.8 maximum FAR (on both the east and west end of the lake as shown in Option #2)
- Support Development Code heights (3 votes)
- Focus on an alternative that preserves the environmental quality of the lake (water quality/traffic concerns)
- Lower commercial to residential ratio in mixed-use, allow existing commercial to continue
- 5-0 vote in support

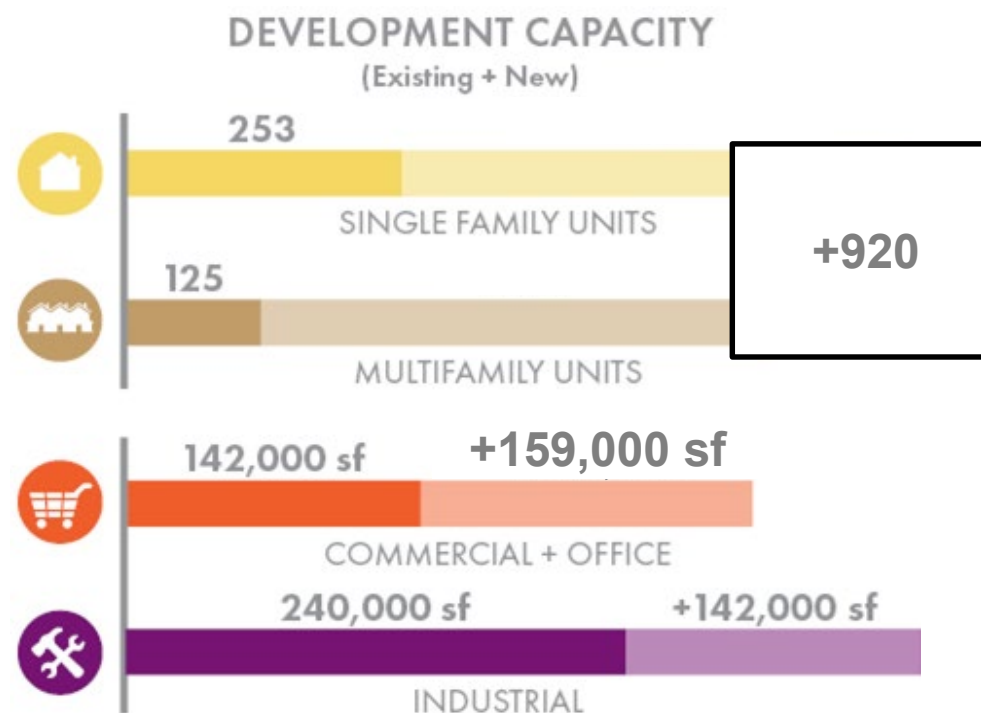
Focus Area #3: North SR - 89



Option 3: Medium High Density Residential but keep current industrial land use designations with the added flexibility of the BIZ designation

FAR= 0.35

Density Range 12du/ac

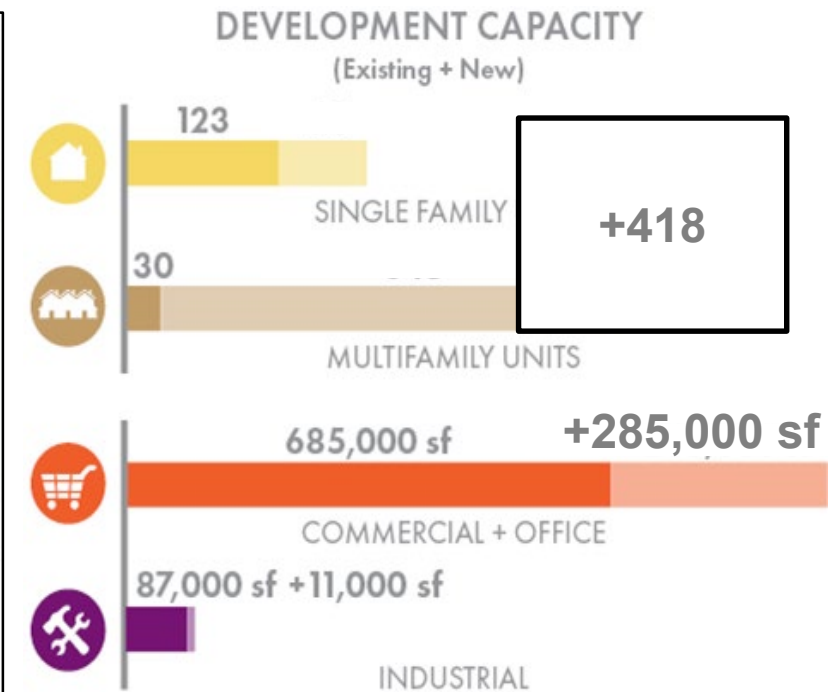
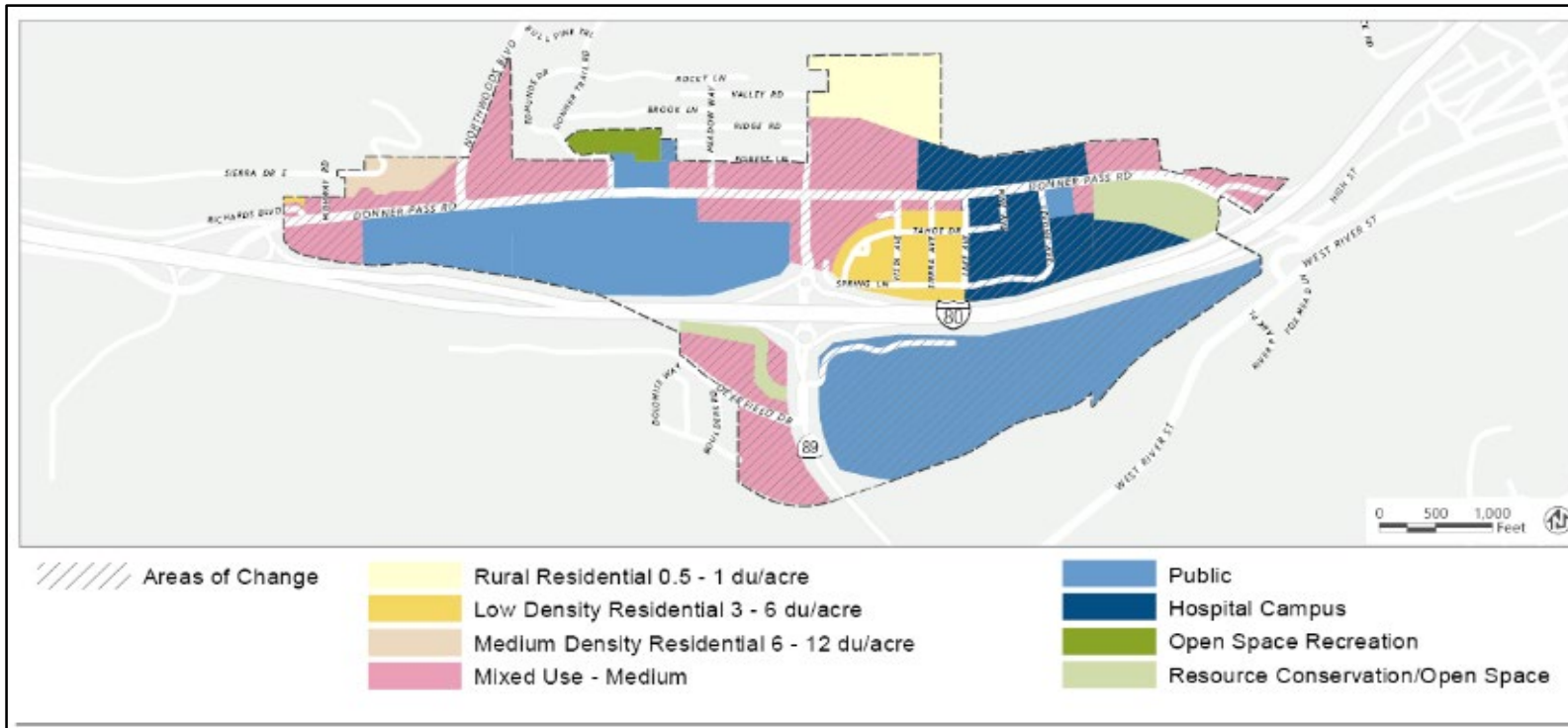


Focus Area #3: North SR - 89

Town Council Direction to Staff -- Focus Area #3 -- North SR-89:

- Option #2: Business Innovation and Workforce Housing: 6-12 du/ac on Lot D in Gray's, workforce housing up to 12 du/ac and 0.35 maximum FAR in Business Innovation
- We are not changing the capacity much for commercial / industrial
- Housing at 12-24 du/ac is okay at Alder Creek Middle School
- 5-0 vote in support

Focus Area #2: Donner Pass Road



Option 3: Mixed Use Medium, explore other land uses / development capacity at Upper McIver, add housing under public for Sierra College, add new Hospital Campus land use designation.

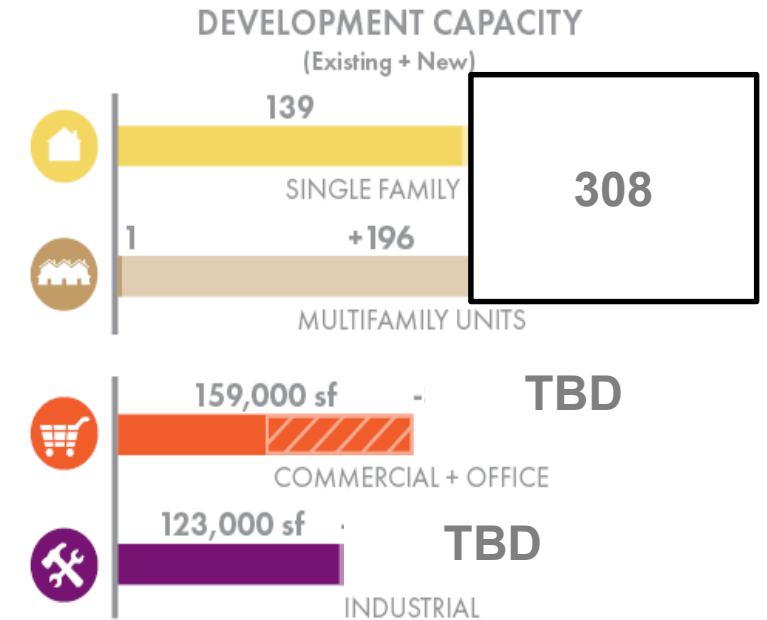
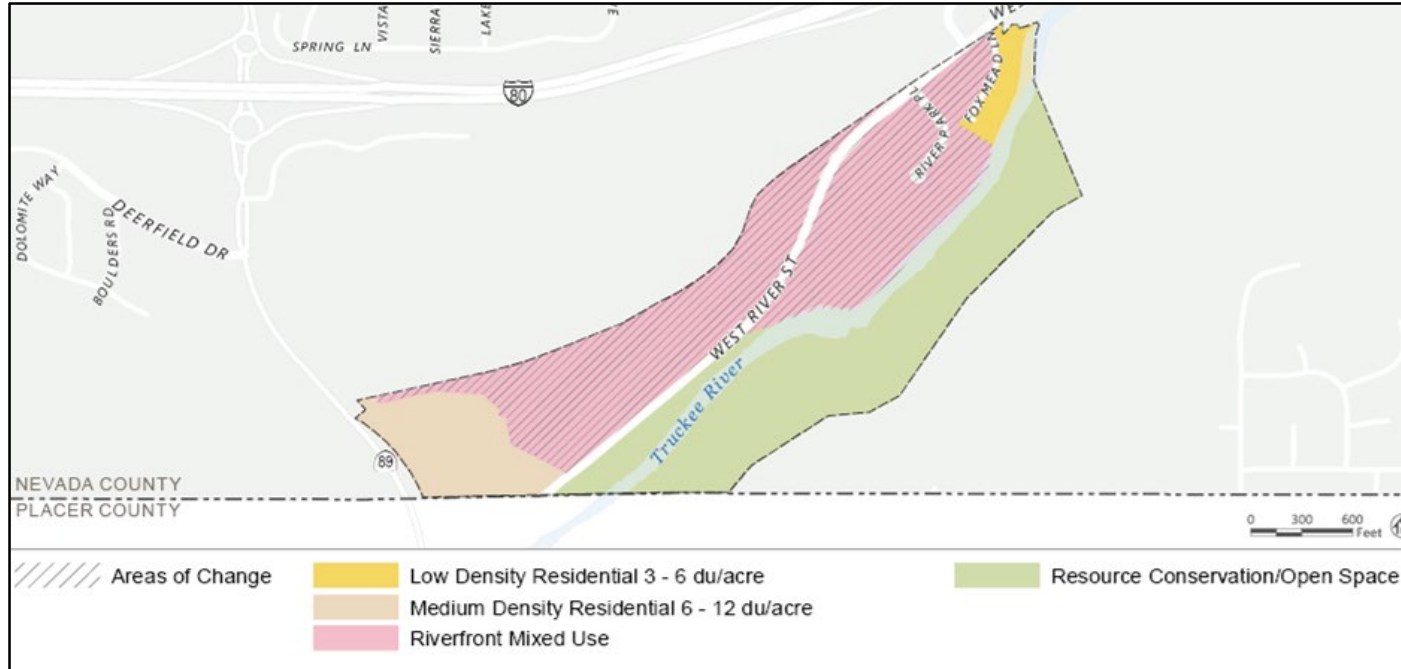
FAR= 1.25
Density Range 12- 24 du/ac

Focus Area #2: Donner Pass Road

Town Council Direction to Staff -- Focus Area #2 -- Donner Pass Road:

- Option #3 – Mixed-Use Medium, 12-24 du/ac and 1.25 maximum FAR (support staff's recommendation), with 12-32 du/ac on the north side of Donner Pass Road east of Frates (4-1 vote in support)
- Support 2025 General Plan for hospital area, including Upper McIver site (5-0 vote in support)

Focus Area #4: West River



Option 4: Maintain Industrial on the north side & Riverfront Mixed Use on the south side of West River Street. Includes comprehensive planning effort.

FAR = 0.8
Density Range 6- 18 du/ac

New option : modified BIZ designation with broadened allowed uses to allow for some industrial uses to continue

Focus Area #4: West River

Town Council Direction to Staff – Focus Area #4: West River:

- Modified Business Innovation (including industrial) for the whole focus area with the opportunity on the south side of the street for mixed-use (yes to incentives and flexibility), want to retain industrial on the far north side by the railroad tracks, doesn't need to be like Pioneer Commerce Center
- North side of West River Street: Industrial
- South side of West River Street: mixed-use, 6-18 du/ac, 1.0 maximum FAR
- 5-0 vote in support

Figure 6. Estimated Housing Capacity

Estimated Housing Capacity



Townwide Alternatives

Alternative A: 2025 General Plan

Alternative A continues the existing 2025 General Plan. Land use designations have been updated to correspond with the new proposed land use designations but no changes to development capacity would occur.

Alternative B: Four Season Economy

Alternative B maximizes the amount of commercial and industrial development in Town in comparison to other alternatives, with a focus on supporting a more diversified economy with local serving businesses.

Townwide Alternatives

Alternative C: Achievable Housing

Key Changes

Mixed Use - Medium

to support additional residential opportunities near employment uses

Public and Business Innovation

to support workforce housing at the West River Focus Area and Pioneer Commerce Center in the North SR-89 Focus Area

Medium High Density Residential

designation provides housing variety at the North SR-89 Focus Area

Planned Community

preserves housing but requires clustering to ensure provision of open space at the eastern town limits

Alternative D: In fill Development

Alternative D focuses on supporting higher density housing and mixed-use in fill development along existing corridors and centers and additional open space and resource conservation lands along the river and on the periphery.

Alternative E: Low Growth

Key Changes

Mixed Use - Low

supports commercial in fill and some housing along Donner Pass Road in the Gateway Area

Riverfront Mixed

Use in the West River Focus Area

Policy Option

Require a study to identify ways to preserve open space at the site previously known as Canyon Springs and at the Upper McIver Hill Site.

Alternative F: River Revitalization

Key Changes

Mixed Use - Medium

to support additional residential and commercial uses along the corridor in the Donner Pass Road and West River Focus Areas

Business Innovation

to support a variety of businesses and workforce housing in the West River Focus Area

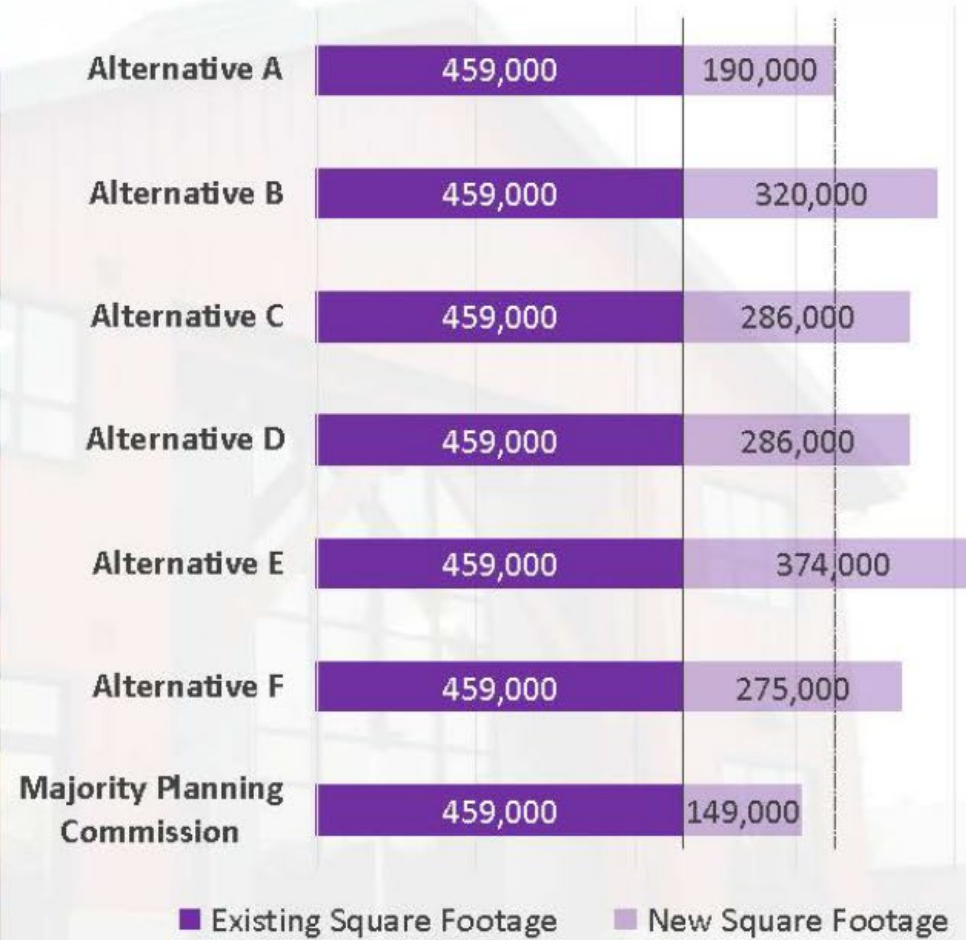
Figure 7. Estimated Commercial/Office Capacity

Estimated Commercial /Office Capacity



Figure 8. Estimated Commercial/Office Capacity

Estimated Industrial Capacity



Focus Area #4: West River

Figure 9. Comparison of Townwide Capacity for all Alternatives*

Comparison of Townwide Capacity for all Alternatives

	SFDU	MFDU	Total DU	Lodging (rooms)	Commercial (1,000 sf floor area)	Office (general, medical, govt) (1,000 sf floor area)	Commercial/Office Combined (1,000 sf floor area)	Industrial (1,000 sf floor area)
Alternative A	3066	2381	5446	393	548	196	744	190
Alternative B	3064	2644	5708	393	617	373	989	320
Alternative C	3047	2909	5956	393	689	387	1076	286
Alternative D	3025	3139	6164	393	702	391	1093	286
Alternative E	3011	2682	5694	393	499	364	863	374
Alternative F	3060	2811	5871	393	731	414	1145	275
Community Feedback Alternative	2901	2640	5541	393	604	368	972	363
Majority Planning Commission Alternative	3133	2493	5625	393	456	195	651	149
Majority Planning Commission Alternative (no Canyon Springs)	2933	2493	5425	393	456	195	651	149

Staff Recommendation

That the Council provide an opportunity for public comment, consider GPAC & Planning Commission recommendations, select a 2040 General Plan preferred land use map & direct staff to move forward with General Plan Update Goals & Policy Development (Phase V) & Environmental Impact Report (EIR) preparation (Phase VII).

FAR EXAMPLE



SOARING RANCH

Building size : 56,772 sf

Parcel size : 5.52 acres (240,948 sf)

FAR: .24

FAR EXAMPLES



GROCERYOUTLET

Building size : 18,021 SF

Parcel size : 1.56 acres (67,954 sf)

FAR: .27

FAR INFILL INCENTIVE AREA

FAR EXAMPLES



CEDAR HOUSE SPORT HOTEL

Building size: approx. 17,500 sf

Parcel size: 1.34 acres (58,370 sf)

FAR: approx . .30

FAR EXAMPLES



ARTIST LOFTS

Building size: 77,092 sf

Parcel size: 1.06 acres (43,174 sf)

FAR: 1.67



HOSPITAL CANCER CENTER

Building size: 34,235 sf

Parcel size: 125 acres (54,450 sf)

FAR: .63

FAR INFILL INCENTIVE AREA



DICKSON REALTY

Building size: 7,655 sf

Parcel size: .67 acres (29,185 sf)

FAR: .26

FAR INFILL INCENTIVE AREA



QUALITY AUTOMOTIVE

Building size: 8,312sf

Parcel size: .84 acres (36,590 sf)

FAR: .23

FAR INFILL INCENTIVE AREA



SPRINGHILLSUITES

Building size: 64,410 sf

Parcel size: 2.46 acres(107,158 sf)

FAR: .64



COBURN CROSSING

Building size: 115,586 sf

Parcel size: 6.3 acres(274,428 sf)

FAR: .42



THE ROCK

Building size: 62,197 sf

Parcel size: 4.1 acres (177,289 sf)

FAR: .35



TRI- COUNTIESBANK PLAZA

Building size: 38,160 sf

Parcel size: 4.04 acres (175,982 sf)

FAR: .22

FAR INFILL INCENTIVE AREA



CROSSROADS SHOPPING CENTER

Building size: 179,582 sf

Parcel size: 9.33 acres (406,415 sf)

FAR: .22