

BROCKWAY PARCEL

GENERAL SITE INFORMATION

Parcel APN	019-470-009/019-470-000
Parcel Address	111496 Brockway Road
Acreage	8.92 acres (388,555 Sq. Ft.)
Zoning	Town of Truckee – RM-10 (Residential Multi-Family 10 units per acre)
General Plan	Truckee
Fire District	Truckee
Water District	Truckee Donner Public Utility
Public Utility (Gas)	Southwest Gas
Public Utility (Electric)	Truckee Donner Public Utility
Park District	Truckee Donner
Regulatory Agencies	Town of Truckee

SPECIFIC SITE INFORMATION

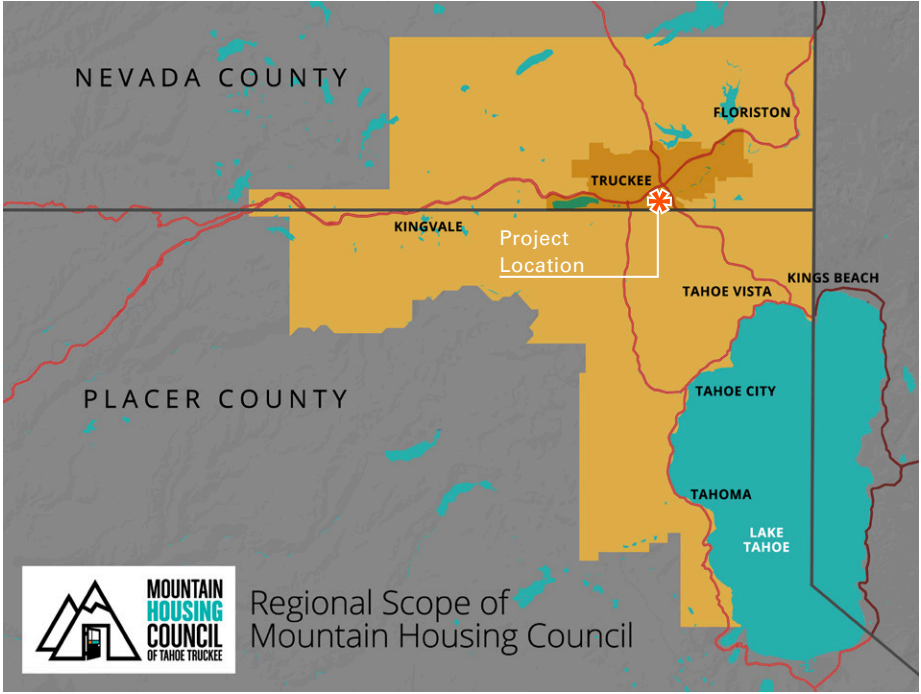
Maximum Site Coverage	50% maximum
Open Space Requirement	30% or in compliance with 18.46, whichever is greatest.
Maximum Building Height	35 ft. or 3 ½ stories, whichever is less

Minimum Setback Requirements

Front	20 ft.
Sides	30 ft.
Street side	30 ft.
Rear	30 ft.
Between structures	As required by Town Bldg. Code

ADDITIONAL CONSIDERATIONS

- Site contains approximately 2 acres of wetlands
- Access to site will need off site improvements



INCENTIVES AND FINANCING

Incentives	Financing
Limit studies to state requirements	Deed Restriction Purchase Programs
Density bonus	Down payment assistance programs
Inclusionary housing standards	Publicly financed land donations
Dwelling unit equivalency calculation	Publicly financed off site improvements
Parking standards	Low interest public financing
Set back standards	Low interest private financing (community capital)
Road width standards	
Increase Floor Area Ratio (or coverage in the Basin)	
Fee waivers	
Process streamlining	



Site Selection

- Understand community needs and jurisdiction's needs
- Understand target populations
- Understand history of site/past development efforts
- Identify and market site to developer; match to developer strengths



Due Diligence

- Conduct basic site research (e.g., ownership, adjacencies, access, zoning and parking standards, environmental constraints)
- Understand base case potential yield
- Understand entitlement process
- Consider land assembly opportunities



Incentives and Financing

- Review potential funding programs, financing sources, and capital partners at (1) federal, (2) state, and (3) local level
- Consider private/philanthropic funding sources
- Assess site eligibility for funding programs



Site Design

- Analyze potential yield under rezoning or bonus/incentive programs
- Integrate incentive and funding requirements into project design
- Consider health and safety design requirements
- Test site coverage and density scenarios
- Revisit capital stack and financing strategy as design evolves



Housing Ready Achievable Housing for All

- Coordinate with jurisdiction staff to refine incentives, fee waivers, etc. to maximize site yield
- Work with neighbors to incorporate input, consider concessions, and community benefits

Community Outreach

- Start early by meeting neighbors, introduce concept, hear concerns, consider input
- Identify allies and be an ally



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DWELLING UNITS

Residential Zoning District RM-10 (Residential Multi-Family, 10 units per acre)

Dwelling Unit Equivalents for RM, DRM and DRH Districts

Number of Bedrooms in Unit *Equivalent Number of Dwelling Units*

Studio 0.5 Units

1 bedroom 0.67 units

2 bedrooms 0.80 units

3 bedrooms or more 1.00 unit

PARKING REQUIREMENTS

Land Use Type:
Residential Uses

Vehicle Spaces Required

Multi-family dwelling, including condominiums, townhouses, townhomes and other attached dwellings.

Studio and 1 bedroom units - 1.5 spaces per unit w/ 1 per unit in garage
2 bedrooms or more - 2 spaces per unit w/ 1 per unit in garage

SITE PLAN PROGRAM – BASE CASE

Unit Type	Equivalent	Percentage
90 – 3 Bedroom (1)	90	100%
90	90	100%
Parking Requirements		Adjusted
3 Bedroom (90 x 2)	180	(90 x 1.5) = 135
25% Guest	45	33
Total	225	168
Covered Spaces	155	
Surface Parking	70	
Total	225	

SITE PLAN PROGRAM – OPTIMIZED ALTERNATIVE

Unit Type	Equivalent	Percentage
30 - Studios (0.5)	15	23%
45 - 1 Bedroom (0.67)	30	35%
35 - 2 Bedroom (0.8)	28	27%
20 - 3 Bedroom (1)	20	15%
130	93	100%
Parking Requirements		Adjusted
Studio (30 x 1.5)	45	(30 x 0.75) = 22.5
1 Bedroom (45 x 1.5)	67.5	(45 x 0.75) = 33.5
2 Bedroom (35 x 2)	70	(35 x 1) = 35
3 Bedroom (20 x 2)	40	(20 x 1.5) = 30
25% Guest	55	30
Total	277	151
Covered Spaces	70	
Surface Parking	81	
Total	151	

Base Case

90 Units | 34.0% Coverage



Optimized Alternative

130 Units | 38.3% Coverage



DISCLAIMER: The AHA Process Pitch Sheets reflect the best available information to date to guide optimal site planning discussions. The Pitch Sheets do not constitute a commitment on behalf of local jurisdictions.