



TRUCKEE 2040 GENERAL PLAN UPDATE

Land Use Alternatives Briefing Book

PUBLIC DRAFT JULY 22, 2021

PURPOSE OF THIS BRIEFING BOOK

This Briefing Book provides a summary of six townwide land use alternatives that were developed based on many conversations with the community and the General Plan Advisory Committee (GPAC) between Fall 2019 and Summer 2021. The townwide alternatives are made up of different combinations of land use options for five focus areas around the town. This Briefing Book will be used by the community members, GPAC, Planning Commission, and Town Council to facilitate conversation about future land use changes in Truckee, and ultimately select a preferred land use alternative that will form the basis of the 2040 General Plan Land Use Diagram.

The Briefing Book starts with an introduction to the process, overview of big ideas and challenges, and then presents land use options for five focus areas and six townwide land use alternatives. It concludes with a comparison of the six townwide alternatives. As you review the land use alternatives, think about what changes you like, what you dislike, and what changes you would like to see to the land uses that are not presented in this Briefing Book. Share that feedback at upcoming community workshops and meetings that will be held throughout Summer 2021.

Visit the project website (www.Truckee2040.com) for more information about ways to provide feedback.

QUESTIONS TO CONSIDER

Consider the following questions as you look at each of the focus area options and townwide alternatives presented in this briefing book:

1. Which focus area option do you prefer?
2. What do you like about that option?
3. Do you have concerns about the options? Can those concerns be addressed through policies in the General Plan?
4. Are there other land use changes you would like to see within the focus area?
5. Which of the townwide alternatives do you prefer?
6. Are there other areas of town, outside the focus areas, where you think land use changes are needed? (Note: The Town will be looking to modify land uses in the downtown through the Downtown Specific Plan Update process)



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INTRODUCTION

WHAT IS A GENERAL PLAN?

Every city, town, and county in California must have a general plan, which provides a long-term framework for future development. The general plan represents the community's view of its future and contains goals and policies upon which elected officials, appointed commissioners, and staff base their decisions.

The Truckee 2040 General Plan will contain nine chapters called "elements". Each element will contain goals, policies, and programs designed to implement the community vision and address the issues and opportunities facing the Town through 2040. The preferred land use alternative will become the land use diagram (map) included in the land use element and will be accompanied by policies to guide development in the town.



Proposed Elements of the Truckee 2040 General Plan

OVERVIEW OF THE LAND USE ALTERNATIVES REPORT

The 2040 General Plan Update process provides an opportunity for the Truckee community to shape future growth in the town. During this land use alternatives phase, community members are being asked to help determine the location, type, and intensity of future development. The purpose of this report is to guide the community in providing feedback. The report first presents a range of land use options for five focus areas and then describes and analyzes six townwide alternatives. These alternatives are based on input provided by the General Plan Advisory Committee (GPAC) and community members over the past year and a half, as well as Town staff and consultant team expertise. The ultimate goal is for the Town Council to select a preferred land use alternative that will be the basis for updating the General Plan Land Use Diagram.

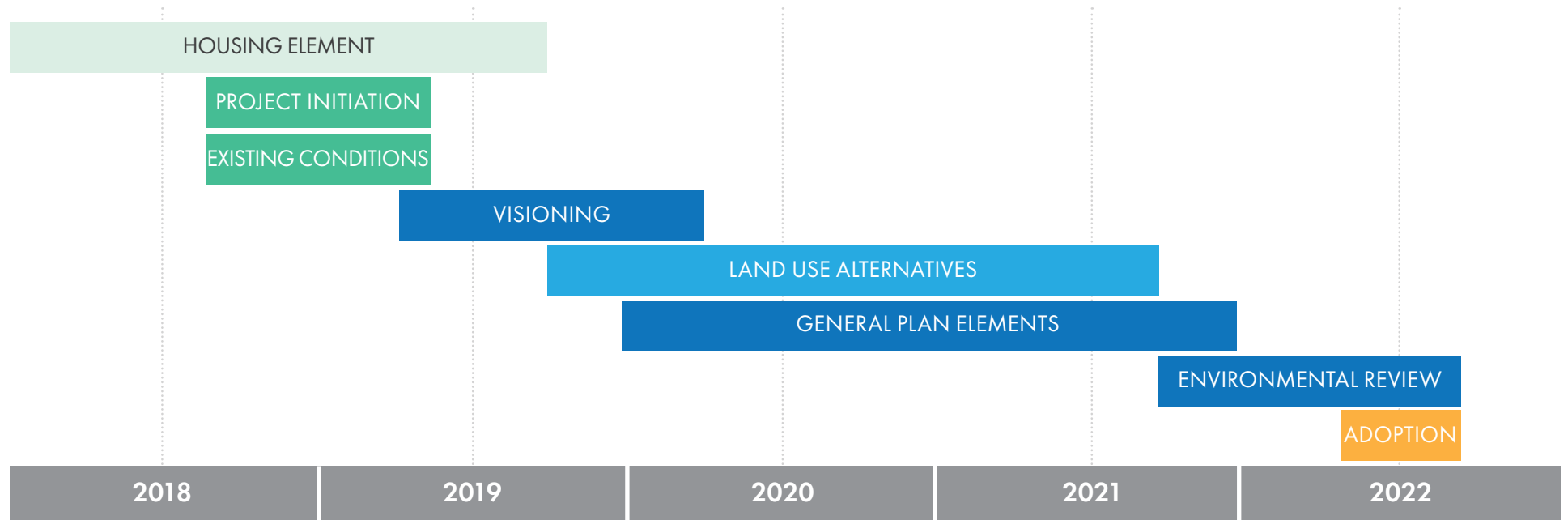
GENERAL PLAN UPDATE PROCESS

The Town of Truckee initiated the 2040 General Plan Update in November 2018. The General Plan Update consists of several steps or phases, shown in the diagram below. The Town has completed the project initiation phase and the existing conditions phase and is currently working on the land use alternatives, vision, and elements. The Town anticipates adoption of the Truckee 2040 General Plan Update in Summer 2022.



Housing Workshop November 2018

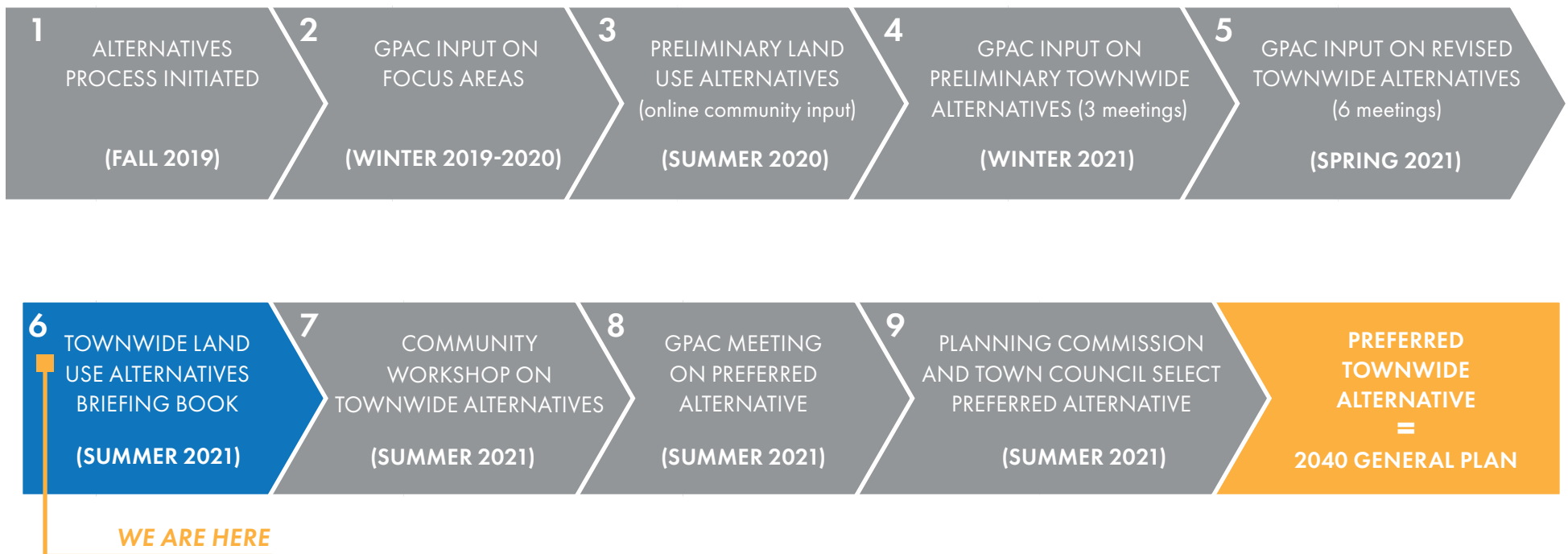
GENERAL PLAN PROCESS - OVERALL SCHEDULE



LAND USE ALTERNATIVES PROCESS

The land use alternatives process began in the Fall of 2019. The Town identified focus areas for potential land use changes based on the existing general plan, development patterns, and input from the community and the GPAC. The Town prepared preliminary land use alternatives for each focus area and published the Preliminary Land Use Alternatives Workbook for the 2040 General Plan Update in June 2020. The Town collected GPAC and community input on the preliminary land use alternatives and has continued to work closely with the GPAC to further refine the land use alternatives and prepare the townwide land use alternatives presented in this report.

LAND USE ALTERNATIVES PROCESS FLOW CHART



COMMUNITY ENGAGEMENT

The Town has hosted several events throughout the General Plan Update process to facilitate input from the community and ensure the General Plan reflects the community's needs and desires. Events included 10 community workshops on housing, the General Plan vision, and climate vulnerability as well as two virtual workshops on the land use alternatives and the Downtown Specific Plan Update. Throughout the land use alternatives process, the Town hosted 12 GPAC meetings to receive input on the land use alternatives, including identification of focus areas for the land use alternatives, priorities for the land use process, and likes and dislikes of the current land use plan. The General Plan consultant and staff have worked closely with the GPAC to refine the proposed land use alternatives to provide a range of alternatives that would address the needs of the community and support Truckee's mountain town character. Some input cannot be addressed through land use alternatives and some input will be addressed through policies included in the general plan elements or other Town Council priorities outside of the General Plan Update process.

For more information, see discussion in Chapter 4: Land Use Alternatives for community input at the focus area level.



Community engagement event at Truckee Town Hall in 2019.

COMMUNITY INVOLVEMENT

WORKSHOPS



- ▶ 6 Community Workshops on Housing Issues in general and the Housing Element in particular including one in Spanish
- ▶ 1 Joint Planning Commission/ Town Council Work Session on the Housing Element
- ▶ 3 Climate Vulnerability community workshops (Climate Ready Truckee)
- ▶ 2 Climate Vulnerability Stakeholder Meetings
- ▶ Downtown Specific Plan Workshop
- ▶ Preliminary Land Use Alternatives Community Workshop

POP UP EVENTS



- ▶ 2 Pop-Ups at Truckee Thursdays for General Plan
- ▶ 1 Pop-up at Big Truck Day for General Plan

DIGITAL ENGAGEMENT



- ▶ Truckee 2040 website created and went live in early 2019
- ▶ Four web-based community surveys done on topics like housing and community vision

RELATED OUTREACH EVENTS AND PARTICIPATION OPPORTUNITIES



- ▶ General Plan Update presentations: Truckee Rotary, Good Morning Truckee (2), Tahoe Donner Board Meeting

GENERAL PLAN VISION

The General Plan Land Use Diagram is an important tool for achieving the vision for the Town, and it is important that the preferred land use alternative reflects the Town's vision. The GPAC has prepared the following draft vision for the 2040 General Plan:

In 2040, Truckee is a welcoming, inclusive, and thriving mountain town with a diverse community, strong-four season economy, and healthy environment. Truckee features a variety of housing types, arts and culture, and services to support full-time residents and visitors. Our historic downtown is the heart and soul of our town. As the hub, it connects a revitalized and accessible Truckee River with our neighborhoods and regional amenities through a comprehensive network of multi-use trails and transportation solutions.

KEY PRIORITIES

In addition, the GPAC identified the following key priorities that should permeate throughout the 2040 General Plan and be reflected in the preferred land use alternative.

	SENSE OF COMMUNITY		RIVER REVITALIZATION		DOWNTOWN
	ECONOMY		COMMUNITY RESILIENCE & NATURAL HAZARDS		NATURAL RESOURCE PROTECTION
	SUSTAINABILITY		COMMUNITY SERVICES & FACILITIES		CLIMATE CHANGE
	QUALITY OF LIFE		HOUSING		TRANSPORTATION

GOALS FOR THE LAND USE ALTERNATIVES PROCESS

Based on the draft vision and the priorities identified by the GPAC, the following overarching goals were identified to guide the development of the land use alternatives.

The goals for the land use alternatives process are important to keep in mind while reviewing the proposed land use alternatives. Each alternative presented in this report strives to meet these goals. Although each alternative may not achieve each of these goals, each alternative prioritizes at least one of these goals. The community should consider the tradeoffs of one goal to another and may consider creating a hybrid alternative that best meets these goals and reflects the community's vision of the town.

1 PROTECT AND ENHANCE THE TOWN'S CHARACTER.

2 PROMOTE SUSTAINABLE LAND USE PATTERNS THAT SUPPORT WALKING, BIKING, AND 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.

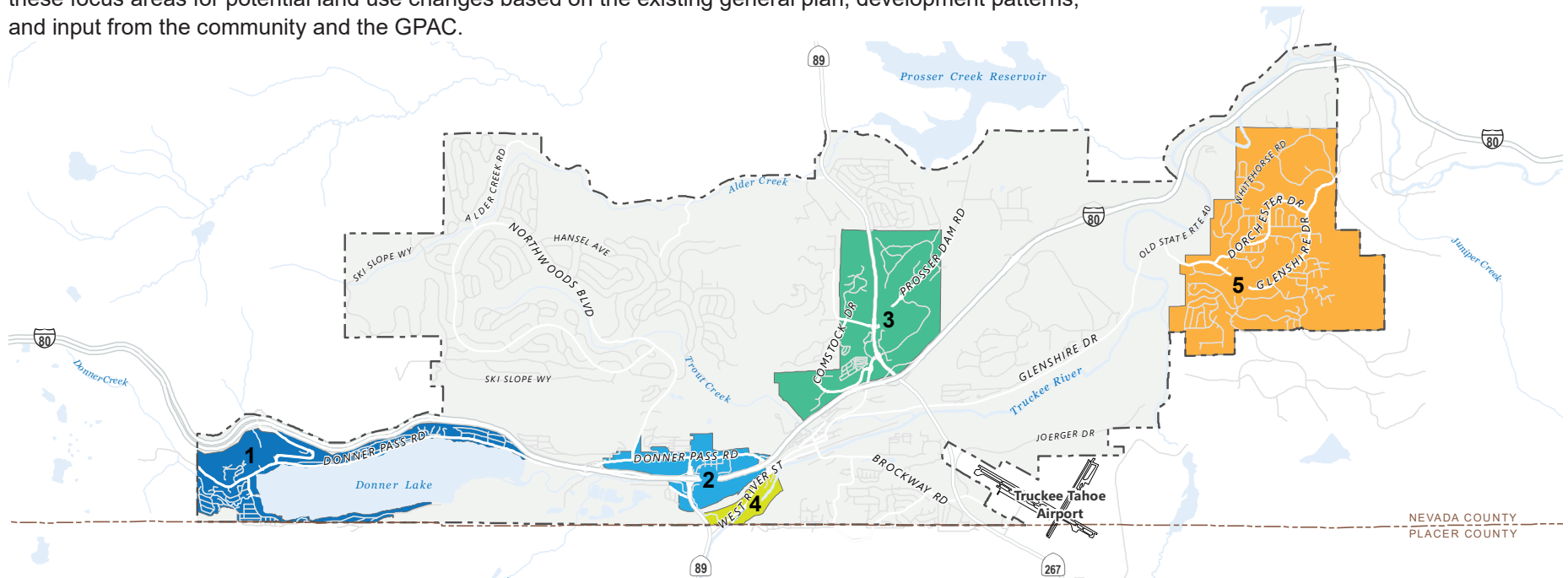
RIVER REVITALIZATION STRATEGY

The River Revitalization Strategy, prepared in 2005, establishes a vision for development along the edges of the Truckee River as it courses through the Downtown and West River areas. It describes actions to revitalize underutilized lands, abate environmental degradation, and redevelop the community's neglected waterfront. It outlines a framework of circulation and land use that will create a climate for reinvestment, both for the public and private sectors. In the West River Focus Area, the strategy envisions maintaining industrial to the north of west river street but improving the industrial area and wrapping it in live/work units. It envisions a hotel or retail use on the site closest to the river and calls for increasing public access to the river.



FOCUS AREAS

The land use alternatives are centered around these five focus areas in the town. The Town identified these focus areas for potential land use changes based on the existing general plan, development patterns, and input from the community and the GPAC.



1 DONNER LAKE

Donner Lake consists of established residential neighborhoods and some commercial and recreational services. Much of the area has steep topography and has been subdivided into relatively small lots. The area is characterized by high tourist activity during the summer and little activity during the winter season.

2 GATEWAY AREA/ DONNER PASS RD

Gateway Area/Donner Pass Road is a local-serving commercial hub with services such as grocery, medical, and public facilities. The area includes the Tahoe Forest Hospital and adjacent medical offices. The area experiences high traffic volumes; however, recent street improvements intend to make the area more pedestrian friendly.

3 NORTH STATE ROUTE 89

North State Route 89 Corridor includes the previously identified Gray's Crossing Specific Plan area, a primarily residential community; the Town's community recreation center; and Pioneer Commerce, an industrial/business park.

4 WEST RIVER

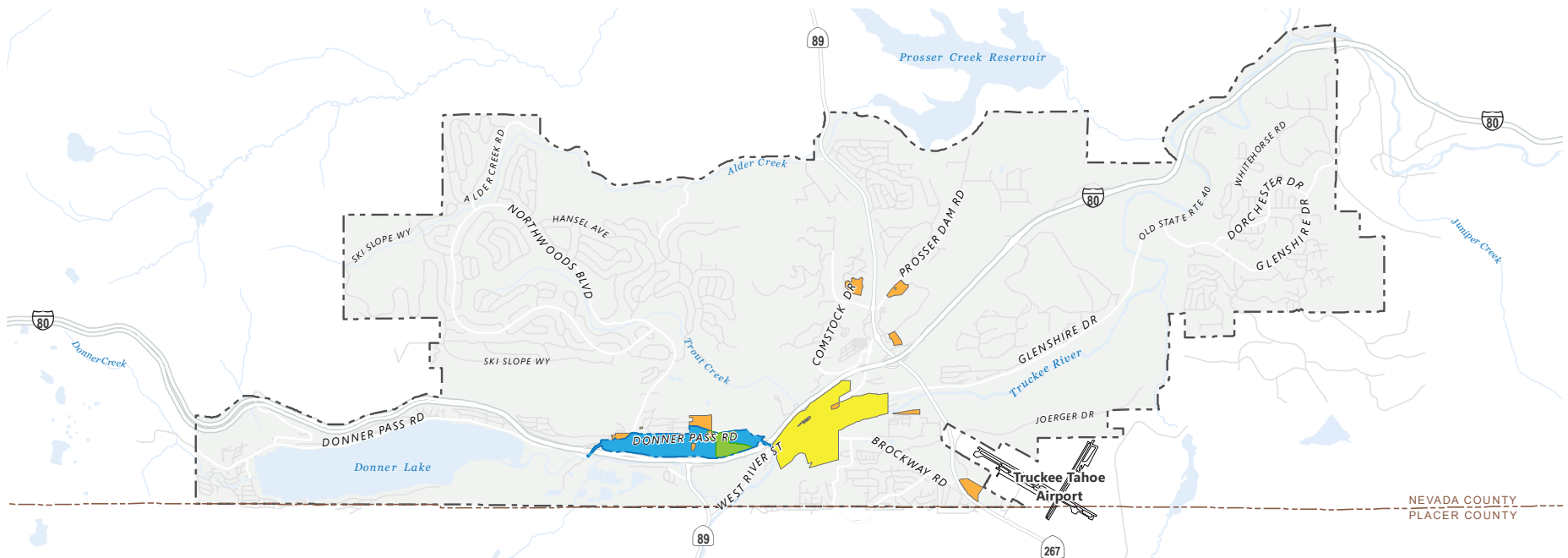
West River consists of the primarily industrial and commercial land located between Downtown and State Route 89. A portion of the focus area south of West River Street includes frontage along the Truckee River.

5 GLENSHIRE & EASTERN TOWN LIMITS

Glenshire and Eastern Town Limits provides full-time residential opportunities in the Glenshire neighborhood. The area is located on the edge of town and does not have the same proximity to daily services as other neighborhoods.

RELATED PLANNING EFFORTS

There are several planning efforts currently underway that will influence and inform the General Plan process. The land use alternatives consider these ongoing efforts and incorporate them as appropriate.



INNOVATE GATEWAY

This study covers two miles along Donner Pass Road and looks at potential changes to land use, building types and styles, opportunities for open space and plazas, and streetscape and mobility improvements. Development standards recommended by the study will be considered by the Town as part of the land use diagram of the Truckee 2040 General Plan as well as updates to the Town's Development Code.

TAHOE FOREST HEALTH SYSTEM MASTER PLAN

This master planning effort is currently in process and will guide the expansion of the Tahoe Forest Medical Campus on Donner Pass Road including new medical office buildings, parking, and housing.

DOWNTOWN SPECIFIC PLAN UPDATE

The 20-year-old Downtown Specific Plan is currently being updated in coordination with the 2040 General Plan Update and will establish the policies, implementation programs, and design standards to preserve and enhance the downtown area.

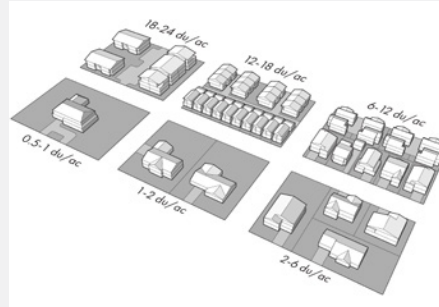
SENATE BILL 2 HOUSING SITE ANALYSIS

This analysis explores opportunities to rezone land to support workforce and affordable housing on 11 sites located throughout the town, including sites along Donner Pass Road, in the North State Route 89 area, and in downtown. The analysis will be presented to the Town Council for consideration in Summer 2021.

TERMINOLOGY

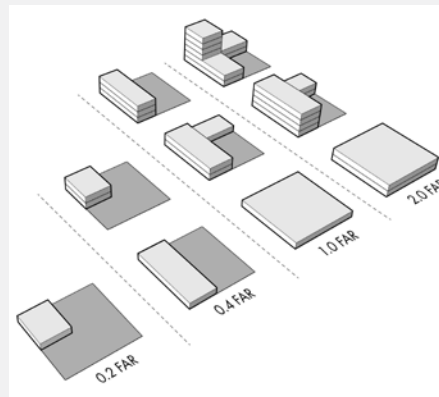
DENSITY

Residential density is a measurement of development intensity and determines the number of residential units per acre of land. Single family housing types are typically built at densities up to 12 units per acre. Multifamily housing types vary from duplexes or townhouses built as low as 8 units per acre or up to high density multi-story apartment buildings ranging from 12 units per acre up to 55 units per acre.



FLOOR AREA RATIO (FAR)

Floor area ratio, or FAR, indicates how much space a building can occupy on a site and is the measurement of a building's floor area in relation to the size of the site. FAR determines overall development intensity but does not specify the form or character of a building. The Town's development code specifies building form through standards, such as building height, setbacks, and lot coverage. For mixed use developments, FAR applies to both the residential and non-residential components.



UNDERUTILIZED

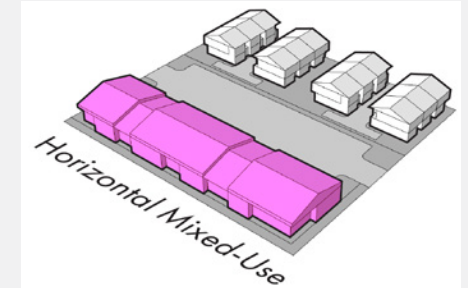
Underutilized sites are non-vacant sites where the property's improvement value is less than the land value. These sites are typically only partially developed or consist of buildings in need of improvement and are considered likely to redevelop within the timeframe of the 2040 General Plan.

LAND USE DESIGNATION

Categories used on the General Plan Land Use Map to identify the location of land uses such as housing, business, industry, open space, agriculture, natural resources, and recreation. The General Plan Land Use Element includes a definition for each designation.

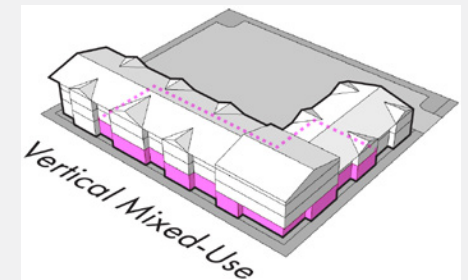
HORIZONTAL MIXED USE

Horizontal mixed-use combines different uses, such as commercial and residential, adjacent to each other within a single development. Typically, horizontal mixed use developments locate commercial uses at the front of the site to activate the street and residential uses at the back of the site to provide more privacy.



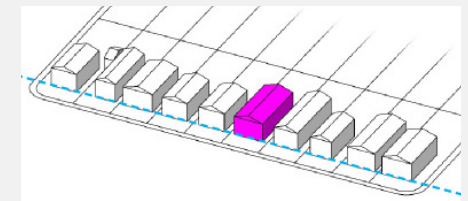
VERTICAL MIXED USE

Vertical mixed-use buildings combine different uses in the same building, with lower floors generally having a more public use and upper floors with more private uses. This allows for an active street front, with retail on the ground floor and offices or residences above, and parking preferably behind or to the side of buildings.



INFILL DEVELOPMENT

Infill development refers to the development of vacant or non-vacant parcels in an area that is largely developed, near existing infrastructure.



DEVELOPMENT CAPACITY

The development capacity represents the capacity for development included in planned and approved development proposals and the potential development capacity on vacant and underutilized sites in the town. It estimates the total residential development that could be built if all land designated for residential were to be developed and reflects the amount of non-residential development that could subsequently be supported.

MULTI-FAMILY

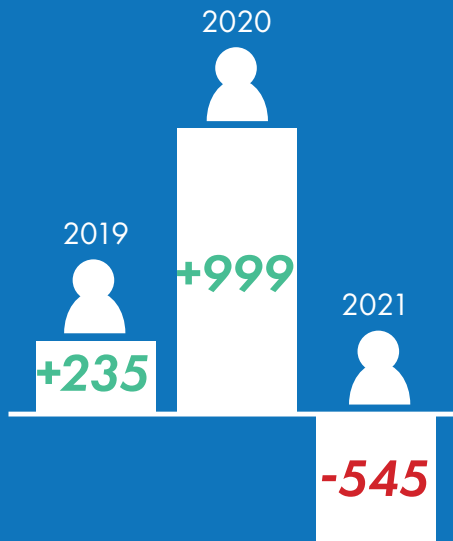
Multi-family describes a type of housing where multiple separate housing units are within a building. Apartments, condos, townhouses, duplexes, and quadruplexes are all examples of multifamily housing.

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BIG CHALLENGES & BIG IDEAS

US POSTAL SERVICE CHANGE OF ADDRESS FROM 2019-2021

Based on USPS address change data by zip code, BAE Urban Economics determined that approximately 235 people moved into the Truckee area in 2019, which increased to 999 in 2020. During the first four months of 2021, the area lost approximately 545 residents, or just over half of the population gain documented in 2020.



Source: US Postal Service. (2021). Change of Address Statistics. Available at: <https://about.usps.com/who/legal/foia/library.htm>

BIG CHALLENGES

PANDEMIC UNCERTAINTY

The coronavirus pandemic has resulted in a time of great uncertainty. Anecdotal evidence suggests that more people live in Truckee full-time now (i.e., more than 50 percent of the time) than prior to the pandemic. Community input has expressed concern about a strain on the community's limited housing stock, roads, trails, and daily services. However, the long-term effects of the pandemic are unknown and it is difficult to know how many people will continue to live in Truckee, once the pandemic subsides.

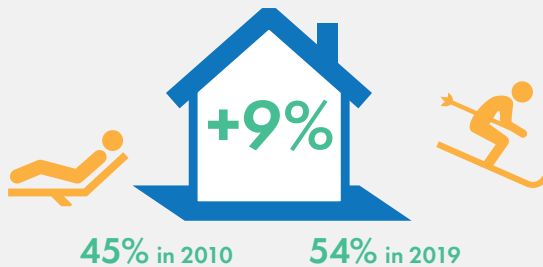
Planning for more change during a time of such uncertainty can be challenging. But the pandemic has only exacerbated issues the town previously faced, specifically in relation to workforce housing. The pandemic has shown the importance of planning a resilient community that can meet the needs of its local residents and its local workforce. Providing a variety of housing types and designating land that promotes development for employment uses can help meet the needs of the community. Land use policy and development standards can help ensure that development preserves community character.



A SHIFTING HOUSING MARKET

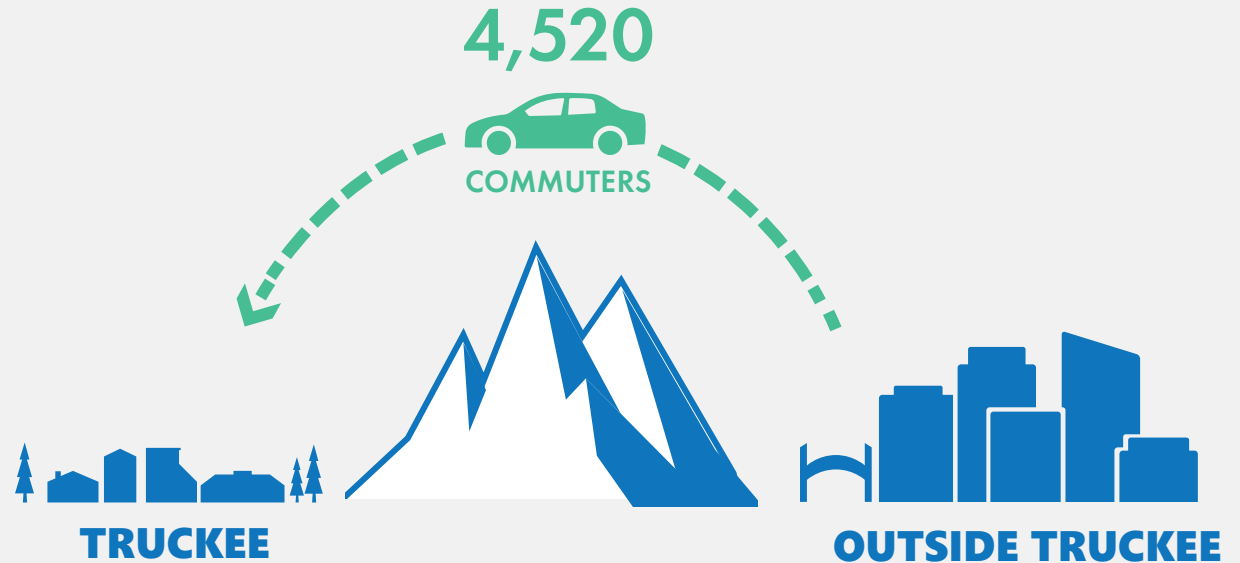
The Truckee housing market, like many mountain towns, has always experienced high demand and a limited housing supply. The demand for vacation homes restricts housing availability for full-time residents. From 2010 to 2019, over 1,400 new homes were added to the housing stock in Truckee. But during that same period, nearly 2,000 additional homes became vacation homes occupied part time. In 2010, 50 percent of the housing stock was occupied year-round; however, by 2019 only 44 percent of housing units were occupied by year-round residents.

SECOND HOMES 2010 VS 2019



Source: U.S. Census Bureau, 2010 Decennial Census; and 2019 American Community Survey.

The coronavirus pandemic has exacerbated housing challenges in the town. Remote work has allowed people to relocate to Truckee from other areas of the state. Bay Area employees, specifically those in the technology industry, with high-wage incomes were attracted to the outdoors, space, and relatively low-home prices available in Truckee. The number of home sales increased substantially in 2020. In response, average home prices increased 46 percent from 2019 to 2021, reaching \$1.3 million and the median home price rose 41 percent to \$899,250 within the same timeframe.



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2018.

High housing costs and limited supply have forced local employees to find housing outside of the town, resulting in longer commute trips. In 2018, only 40 percent of the local workforce lived in Truckee and almost 60 percent commuted into Truckee for work, resulting in 3,033 people living and working in Truckee and 4,520 people commuting into Truckee each day. Providing local workforce housing is both an economic issue and a sustainability issue.

The land use alternatives provide a range of densities that encourages more affordable housing types, create greater flexibility for mixed-use, and introduce workforce housing within the public and hospital campus designations.

However, housing is complicated and must be addressed through a variety of approaches. The Town is working on a number of efforts, including an affordable housing program, accessory dwelling unit incentives, and local deed restricted housing programs. The Council has prioritized staff resources and designated substantial public dollars to develop and implement measurable solutions.

HOME SALES 2019-2021

2019



2020



2021 (YTD)



CONSTRAINTS TO DOWNZONING LAND FOR OPEN SPACE PRESERVATION

Many residents have expressed interest in designating certain land as open space that is designated in the existing General Plan for residential development. There are several legal constraints to downzoning land that present challenges for the land use alternatives process.

First, State law limits the Town's ability to downzone land. Senate Bill 330, known as the Housing Crisis Act, prevents the Town from reducing residential capacity on a site without identifying replacement capacity. In addition, another section of Government Code that applies to higher-density housing element sites referred to as "no net loss" law requires that higher density housing element sites have to be identified and approved by the State as feasible sites for lower-income development. Once identified, it is much harder to downzone these sites.

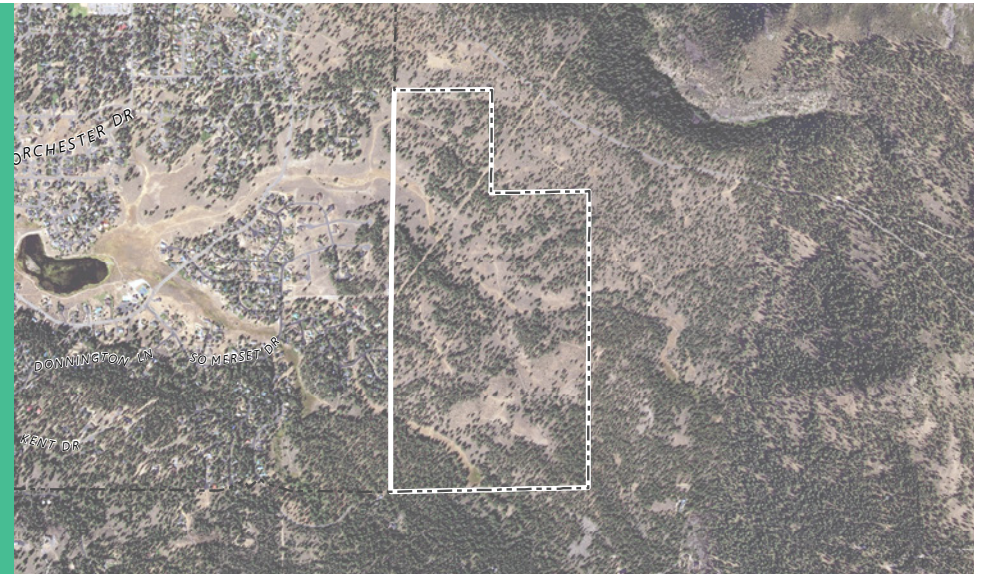
The potential for a regulatory takings issue presents the biggest challenge to downzoning land. If a property is zoned for development and the Town takes action to designate the property for open space, removing the development rights and essentially wiping out any economic use of the property, than that action could be considered a regulatory taking and could present legal challenges for the Town.

Senate Bill 330

The Housing Crisis Act of 2019, or Senate Bill 330, was signed into law in 2019 to promote housing development throughout the state. In addition to several requirements to streamline housing approvals, the act restricts local jurisdictions from amending an existing land use designation to prohibit or lower the intensity of residential development unless an increase in capacity is concurrently approved elsewhere to ensure no capacity for housing is lost.

CANYON SPRINGS

The site previously known as Canyon Springs, located on the eastern Town boundary within the greater Glenshire area and Eastern Town Limits Focus Area is designated in the existing 2025 General Plan for residential uses; however, the site is undeveloped, and many community members have voiced a desire for the site to be preserved as open space. The land use alternatives process provides an opportunity to find replacement capacity in other areas of town, thereby meeting SB 330 requirements.. However, the challenge of a potential regulatory takings issue remains. The Town must consider what actions to take at this time in order to balance community desires with legal obligations.



BIG CHALLENGES & BIG IDEAS

There are several open space preservation tools the Town could explore, including clustering development, a transfer of development rights, and land acquisition. Clustering development allows for development to occur in a way that maximizes the preservation of open space without reducing a property owner's development rights. A transfer of development rights allows a developer to essentially purchase the rights from the property that the community wants to preserve and transfer those rights to another property. However, this is a complex program that is highly dependent on market dynamics and only works if there is a suitable "receiver site" that can receive density for hundreds of additional housing units and property owners or developers willing to purchase development rights for that increased density. The purchase of property by a land trust allows land to be placed under a conservation easement. Alternatively, a bond measure could allow the community to essentially tax itself to purchase the land for public open space. Each of these options present challenges requiring significantly more investigation. As part of the General Plan Update the Town could consider an action to study options for preserving land as open space. However, considering the additional study needed, no changes to residential development rights on the former Canyon Springs site are proposed in the land use alternatives.

UPPER MCIVER

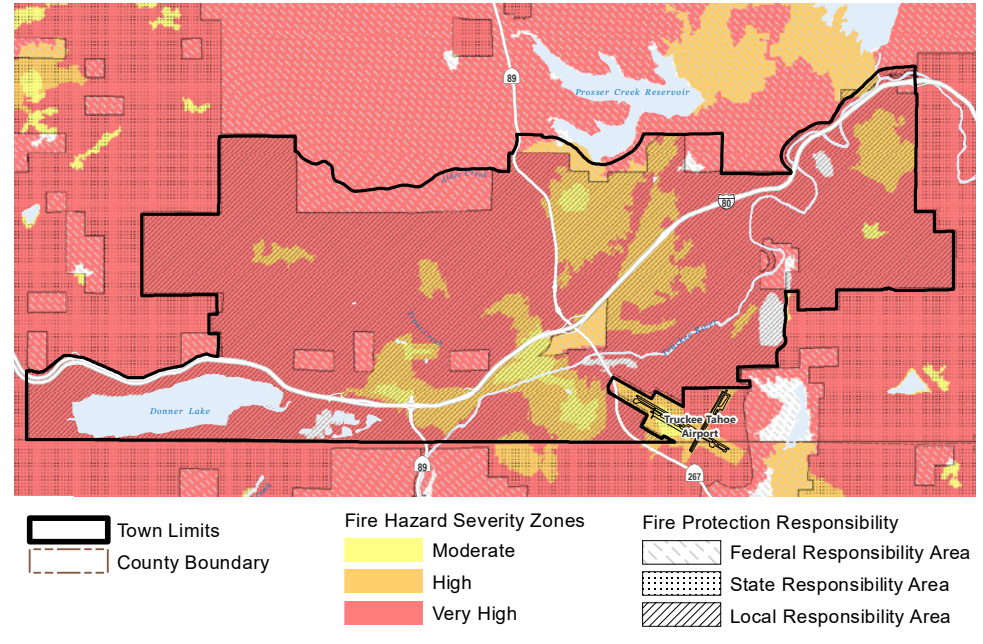
Similarly, the undeveloped site located just east of Tahoe Forest Hospital and Levon Avenue, known as the Upper McIver site, within the Gateway Area/Donner Pass Road Focus Area, is also designated for residential uses under the existing 2025 General Plan. However, this site was also rezoned to address a "housing shortfall" identified in the Town's previous Housing Element. The site is part of the Town's Housing Element inventory of sites for affordable housing. Thus, the requirements of no net loss law apply, in addition to the potential for a regulatory takings issue.



WILDFIRE RISK

The risk of wildfire has long been a threat to the town and is expected to become more severe as climate change results in more frequent, larger, and more severe wildfires. Most of the town is classified by Cal FIRE as a very high fire severity zone based on factors like fuels, slopes, and weather, which help to predict how severe a wildfire could be. Some small areas of the town, including the downtown areas, are classified as a less severe moderate or high fire hazard severity zone.

The risk of wildfires in Truckee will not be eliminated but the risk to people and property can be reduced and the town’s resilience can be improved through wildfire resilience strategies incorporated into the land use alternatives, as well as policies included in the safety element or in the Town’s development standards. The land use alternatives can help to reduce wildfire risk through compact, sustainable land use patterns. Each of the land use alternatives focus most of the new growth in the areas near the downtown, where fire hazard is less severe, and better access and infrastructure is available. In addition, denser areas allow firefighters to protect more people and property without being spread out over a large area.



CLIMATE CHANGE

Climate change is recognized as one of the greatest threats to nature. Changes in heat, snowpack, drought, wildfire, insects, and disease will lead to massive changes in local ecosystems.

As part of the General Plan Update, Truckee has prepared a Climate Change Adaptation Plan and will be preparing a Climate Action Plan integrated into the General Plan Elements. The Town has adopted aggressive greenhouse gas emissions targets that reflect the seriousness of the challenge. By 2030, Truckee aims for all electricity to come from renewable sources. Truckee has committed to reducing emissions by 80 percent by 2040. By 2050, aims to have all energy come from renewable sources, (e.g., replacement of natural gas heating with renewable sources). As other communities also reduce emissions, these cuts are intended to reduce the magnitude of climate change over the long term.

Land use patterns and transportation play an important role in reducing greenhouse gas emissions. Consistent with the strategies in the Climate Adaptation Plan, the land use alternatives seek to support the Town’s goals of reducing greenhouse gas emissions by increasing housing densities in the central part of Truckee and limiting lower-density sprawl; providing opportunities for workforce and affordable housing to meet the growing demand and reduce emissions associated with long commutes; and encouraging complete neighborhoods with easy access to jobs, services, transit, and open space.

BIG IDEAS

The land use alternatives are focused around four big ideas intended to help solve issues facing the town and meet community needs. Each big idea is described in the following sections.

1. Encourage mixed use development along corridors and within neighborhood centers.
2. Diversify the housing stock to meet a broad range of housing needs.
3. Support a modern industrial economy.
4. Maintain community character through smart growth and natural resource preservation.

MIXED USE BENEFITS

- ▶ Creates vibrant places
- ▶ More efficient use of land
- ▶ Reduces need to expand infrastructure to new areas
- ▶ Reduces automobile trips
- ▶ Makes transit more feasible
- ▶ Reduces parking demand
- ▶ Reduces GHG emissions

MIXED USE DEVELOPMENT

Mixed use land use designations provide flexibility that encourages housing inter-mixed with jobs and retail and increases access to services and opportunities while reducing commutes. Mixed use designations allow for land to be used more efficiently, thereby reducing land consumption and the need to expand infrastructure into outlying areas. Although Truckee has many areas of town where mixed-use is allowed, the Town's buildout vision is often not clear to developers. Creating a new mixed-use land use designation will provide greater clarity. The proposed mixed use land use designations would be supported by policies and development standards, identified in the General Plan land use element and the Town's Development Code, that require buildings to be placed closer to the street, creating a vibrant pedestrian-friendly corridor. When mixed use development is coordinated with transportation investments in sidewalks, bikeways, and transit infrastructure, a reduction in automobile trips occurs.



Example of mixed use building with retail and offices.

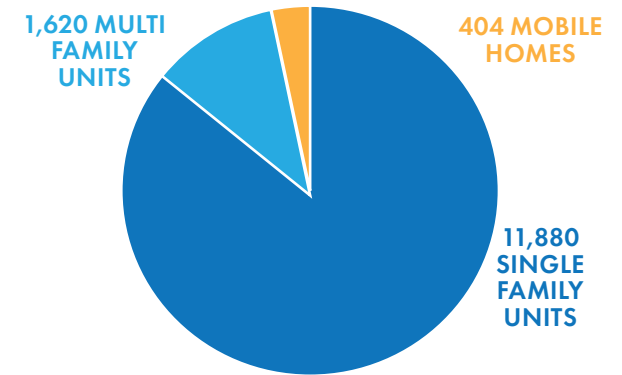
DIVERSIFIED HOUSING STOCK

A diversified housing stock can provide a mix of housing types that better address Truckee's housing needs. Currently, 85 percent of the housing stock is single-family homes (almost 11,900 single-family homes). There are about 400 mobile homes in Truckee and 1,620 multifamily units. The proposed residential land use designations broaden the allowable density standards to increase multifamily housing opportunities that can provide more affordable housing for the local workforce.



Example of attached housing types.

EXISTING HOUSING STOCK MIX



Source: US Census Bureau, American Community Survey 2019 5-year estimate.

COMMUNITY CHARACTER

Maintaining Truckee's character can be achieved through smart growth and resource preservation. Truckee's identity is defined by its natural environment, with 33 percent of the town designated as protected open space. It is very common during the land use alternatives phase for communities to consider different options for outward expansion, but none of the land use alternatives for the 2040 General Plan are proposing development outside of the Town's existing boundary. The land use alternatives focus on growing up in key locations near the downtown that are already designated for development, rather than growing out into natural open space lands.



Image depicting Truckee's outdoor recreation and open space character.

MODERN INDUSTRIAL ECONOMY

A land use framework that supports a modern economy encourages job growth and a four-season economy. Truckee's economy is heavily influenced by the regional tourism industry. However, the Town also continues to be an important industrial center within the region. A non-residential market analysis prepared for the Town¹, found that the industrial economy is largely driven by the needs of the construction industry, with a large number of contractors, plumbers, and HVAC technicians, among other trades. But the market also includes users like coffee roasters, distilleries, breweries, fitness centers, mechanics, and food manufacturers. These businesses are important employers and provide year-round jobs.

Truckee is unlikely to become a destination for large scale warehouse and manufacturing companies. These companies are going to continue to prefer locations in Reno and Sparks, which offer a larger supply of lower-cost land and buildings and access to a much larger labor pool. Future demand for industrial uses in Truckee will likely continue to emphasize smaller industrial users, many of which, compete with non-industrial users, such as office and retail, for limited space.

The proposed Business Innovation land use designation reflects the broader range of users that are occupying industrial spaces in Truckee. This new designation allows a slightly higher FAR of 0.5 (compared to 0.2 in the current Industrial designation) and would cater toward slightly different users: light industrial, office, and customer-serving uses, such as brewers, coffee roasters, and gyms. It does not allow for land-intensive industrial uses like warehousing or outdoor storage yards. Business Innovation also allows for live/work units at up to 12 dwelling units per acre; whereas the current Industrial designation limits workforce housing to 4 dwelling units per acre. However, a healthy industrial economy requires a mix of sites for business innovation and more traditional industrial users.



Example of customer-serving flex industrial space.



Example of live/work units.

¹BAE Urban Economics. 2020 (January 30). *Town of Truckee General Plan Update Non-Residential Market Analysis*. Davis, CA.

LAND USE DESIGNATIONS

EXISTING VERSUS PROPOSED LAND USE DESIGNATIONS

The following chart provides a comparison of existing general plan land use designations versus proposed general plan land use designations. Several changes are minor and only change the designation name. The commercial and industrial designations have been modified to allow for a higher development intensity as well as changes to the allowed residential uses. The public designation has been modified to allow workforce or student housing and no longer encompasses parks or recreational facilities, which have been added to the open space recreation designation.



LAND USE DESIGNATIONS

EXISTING 2025 GENERAL PLAN LAND USE DESIGNATIONS			PROPOSED 2040 GENERAL PLAN LAND USE DESIGNATIONS			
DESIGNATION	DESCRIPTION	DEVELOPMENT STANDARDS	DESIGNATION	DESCRIPTION	DEVELOPMENT STANDARDS	
RESIDENTIAL LAND USE DESIGNATIONS						
Residential Cluster Average Density 1 du/10 acres	▶ Clustered residential uses	1 du/10 acres	Rural Residential Cluster Average Density	▶ Clustered residential uses	1 du/10 acres	
Residential Cluster Average Density 1 du/5 acres		1 du/5 acres	Rural Residential Cluster Average Density		1 du/5 acres	
Residential 0.5-1 du/ac	▶ Residential uses ▶ Neighborhood-serving commercial uses	0.5-1 du/acre	Rural Residential	▶ Large lot single family homes	0.5-1 du/acre	
Residential 0.5 du/ac		0.5 du/acre	Very Low Density Residential			
Residential 1-2 du/ac		1-2 du/acre				▶ Single family large lot subdivisions
Residential 3-6 du/ac		3-6 du/acre	Low Density Residential			▶ Single family detached and attached housing types
High Density Residential 6-12 du/ac	▶ Higher density single and multifamily residential uses ▶ Limited neighborhood commercial and small office uses	6-12 du/acre	Medium Density Residential	▶ Single family and multifamily residential uses ▶ Limited commercial and small office uses	6-12 du/acre	
High Density Residential 16-18 du/ac		16-18 du/acre	Medium High Density Residential (NEW) High Density Residential (NEW)			▶ Multifamily residential uses ▶ Limited commercial and small office uses
COMMERCIAL LAND USE DESIGNATIONS						
Commercial	▶ All commercial uses ▶ Residential uses	4 du/acre (mixed-use); 6-12 du/acre (stand alone residential) 0.2 average FAR	Commercial (MODIFIED)	▶ All commercial uses ▶ Multifamily residential ▶ Retail ▶ Office ▶ Service commercial	0.35 maximum FAR	
			Mixed Use - Low (NEW)		0.8 maximum FAR; 6-18 du/acre*	
			Mixed Use - Medium (NEW)		1.25 maximum FAR; 12-24 du/acre*	
			Mixed Use - High (NEW)		2.0 maximum FAR; 24-55 du/acre*	
			Riverfront Mixed Use (NEW)		0.8 maximum FAR; 6-18 du/acre*	

EXISTING TRUCKEE 2025 GENERAL PLAN LAND USE DESIGNATIONS			PROPOSED TRUCKEE 2040 GENERAL PLAN LAND USE DESIGNATIONS		
DESIGNATION	DESCRIPTION	DEVELOPMENT STANDARDS	DESIGNATION	DESCRIPTION	DEVELOPMENT STANDARDS
INDUSTRIAL LAND USE DESIGNATIONS					
Industrial	<ul style="list-style-type: none"> ▶ All industrial uses ▶ Supporting commercial uses ▶ Live/work opportunities and workforce housing 	0.2 average FAR	Industrial (MODIFIED)	<ul style="list-style-type: none"> ▶ Industrial uses ▶ Supporting commercial uses ▶ Live/work and workforce housing 	0.35 maximum FAR; 4 du/acre*
			Business Innovation (NEW)	<ul style="list-style-type: none"> ▶ Flex industrial space ▶ Customer serving industrial ▶ Service commercial uses ▶ Live/work and workforce housing 	0.5 maximum FAR; 12 du/acre* *stand-alone residential
PUBLIC AND QUASI-PUBLIC LAND USE DESIGNATIONS					
Public	<ul style="list-style-type: none"> ▶ Public parks ▶ Recreational facilities ▶ Public facilities ▶ Government offices ▶ Educational facilities 	0.2 average FAR	Public (MODIFIED)	<ul style="list-style-type: none"> ▶ Public facilities ▶ Government offices ▶ Educational facilities ▶ Student and workforce housing 	1.0 max FAR; 12-24 du/acre
Public Hospital/ Office	<ul style="list-style-type: none"> ▶ Hospital facilities ▶ Associated public and private offices ▶ Some residential uses 	0.2 average FAR	Hospital Campus (MODIFIED)	<ul style="list-style-type: none"> ▶ Medical and hospital facilities ▶ Supporting retail ▶ Workforce housing 	1.25 max FAR; 12-18 du/acre
OPEN SPACE LAND USE DESIGNATIONS					
Open Space Recreation	▶ Recreational uses compatible with the natural surroundings	0.2 average FAR	Open Space Recreation	<ul style="list-style-type: none"> ▶ Public recreation uses ▶ Community facilities 	0.2 max FAR (non-open space land)
Resource Conservation/ Open Space	▶ Includes areas containing significant natural resources		Resource Conservation/ Open Space	▶ Includes areas containing significant natural resources	
Rail Transportation Corridor	▶ Railroad operations and facilities	0.2 average FAR	Rail Transportation Corridor	▶ Railroad operations and facilities	0.2 max FAR
OTHER LAND USE DESIGNATIONS					
Plan Area	▶ Specific Plan areas or other Plan areas that have been adopted		Plan Area	▶ Specific Plan areas or other Plan areas that have been adopted	
Planned Community	▶ Specific Plan areas that need to be prepared and approved		Planned Community (MODIFIED)	▶ Requires a coordinated planning effort for the site east of Glenshire.	
Special Study Area	<ul style="list-style-type: none"> ▶ Includes the McIver Hill ▶ Institutional uses, including a community college, open space, and some commercial uses 		- Special Study Area	Removed – This designation applied to the Sierra College Tahoe-Truckee Campus, which has been redesignated as Public	

PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Most of the existing General Plan land use designations are preserved with minor changes to naming conventions. Key changes include additional residential designations, new mixed use designations, and a Business Innovation designation. The following provides a description of the proposed designations.

RURAL RESIDENTIAL CLUSTER

The Rural Residential Cluster land use designations preserve the Residential Cluster land use designations in the existing General Plan. These designations continue to allow for the clustering of residential uses on a portion of a site to preserve remaining areas in open space. Standards for the Rural Residential Cluster land use designations are as follows:

Density and Intensity Standards

- ▶ RC-10 Designation: 1 dwelling unit per 10 acres.
- ▶ RC-5 Designation: 1 dwelling unit per 5 acres.



RURAL RESIDENTIAL

The Rural Residential land use designation renames and preserves the existing Residential 0.5-1 dwelling unit per acre land use designation. This designation would continue to allow for large-lot single family homes, preserving rural character.

Density and Intensity Standards

- ▶ 0.5-1 dwelling unit per acre.



VERY LOW DENSITY RESIDENTIAL

The Very Low Residential land use designation renames and preserves the existing Residential 1-2 dwelling units per acre designation and allows for single family large lot subdivisions.

Density and Intensity Standards

- ▶ 1-2 dwelling units per acre.



LOW DENSITY RESIDENTIAL

The Low Density Residential land use designation preserves the existing Residential 3-6 dwelling units per acre designation and allows single family detached and attached housing types, including duplexes, halfplexes, and zero-lot-line homes.

Density and Intensity Standards

- ▶ 3-6 dwelling units per acre.



MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential land use designation preserves the existing High Density Residential 6-12 dwelling units per acre designation and allows single family and multifamily residential units, including small lot single family homes, townhouses, duplexes, and apartments.

Density and Intensity Standards

- ▶ 6-12 dwelling units per acre.



MEDIUM HIGH DENSITY RESIDENTIAL (NEW)

The Medium High Density Residential land use designation modifies the existing High Density Residential 16-18 dwelling units per acre designation by increasing the density range, allowing more flexible housing types. This designation allows for townhouses, duplexes, and apartments.

Density and Intensity Standards

- ▶ 12-18 dwelling units per acre.



HIGH DENSITY RESIDENTIAL (NEW)

The High Density Residential land use designation is a new designation increasing allowable residential densities in the Town and allows for multifamily apartment complexes.

Density and Intensity Standards

- ▶ 18-24 dwelling units per acre.



COMMERCIAL (MODIFIED)

The Commercial land use designation allows for the same non-residential uses as the existing Commercial designation, including office, retail, lodging, and service commercial. However, the proposed designation does not allow for residential uses. The Commercial designation generally allows for one to two story buildings.

Density and Intensity Standards

- ▶ Maximum FAR 0.35 (compared to an average FAR of 0.2 in the existing General Plan)



MIXED USE – LOW, MEDIUM, HIGH (NEW)

The Mixed Use land use designation allows for a range of uses, including multifamily residential, retail, office, service commercial, and public uses. This designation allows for horizontal mixed use, such as housing located behind a commercial use and vertical mixed use, such as housing above a commercial use. This designation is proposed at varying intensities: Low, Medium, or High.

Density and Intensity Standards

- ▶ Mixed Use – Low typically consists of one to two story buildings, with a maximum FAR of 0.8, and residential density range of 6-18 dwelling units per acre.
- ▶ Mixed Use – Medium typically consists of two to three story buildings, with a maximum FAR of 1.25, and residential density range of 12-24 dwelling units per acre.
- ▶ Mixed Use – High promotes high intensity infill opportunities and allows for buildings up to five stories, with a maximum FAR of 2.0, and residential density range of 24-55 dwelling units per acre.



Mixed Use - Low



Mixed Use - Medium



Mixed Use - High

RESIDENTIAL DENSITY

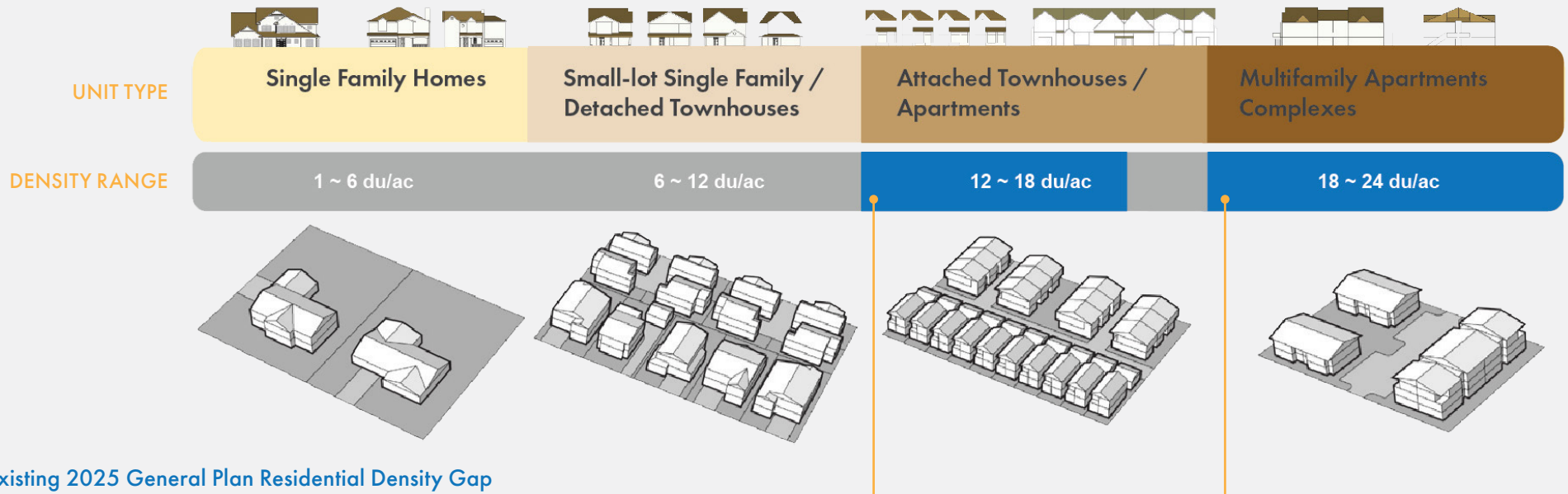
Under the existing 2025 General Plan, the High Density Residential 6-12 dwelling units per acre designation is found throughout the town: along Brockway Road, in the North State Route 89 Area and near Donner Pass Road. A residential density range of 6-12 dwelling units per acre allows for small-lot single family homes and duplexes. The existing 2025 General Plan does not designate land for densities between 12 and 16 units per acre. Only one site, known as Upper McIver, is designated as High Density Residential 16-18 dwelling units per acre under the existing 2025 General Plan. This residential density range allows for multifamily apartments, but the narrow range limits design and building type flexibility.

The residential density gap from 12-16 dwelling units per acre constrains multifamily development. Recently built apartments, such as Henness Flats and Frishman Hollow, built at 14 dwelling units per acre, exceed the allowable density and required density bonus approvals.

The proposed Medium High Density Residential land use designations fills this density gap and supports multifamily development. In addition, High Density Residential broadens the range of densities to allow a mix of housing types, including multi-story apartment buildings that typically provide more affordable housing options.



Henness Flats Apartments (approximately 14 dwelling units per acre.)



Existing 2025 General Plan Residential Density Gap

The 2025 General Plan does not allow for densities ranging from 12 to 16 dwelling units per acre or densities over 18 dwelling units per acre.

FLOOR AREA RATIO

The existing 2025 General Plan identifies an average FAR standard of 0.2. An FAR of 0.2 is typical of auto-oriented commercial development dominated by parking lots and drive-thrus. Existing development along the Donner Pass Road corridor like the Safeway shopping plaza is an example of a 0.2 FAR.

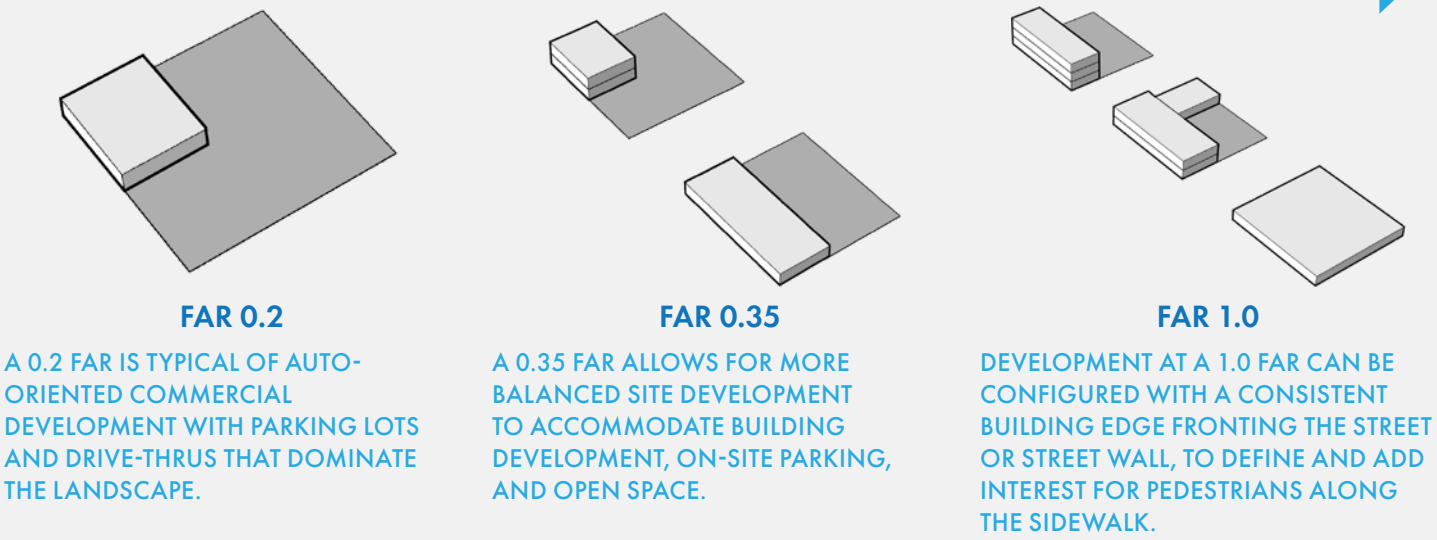
The proposed land use designations would increase the allowable maximum FAR to 0.35 in the Commercial and Industrial designations allowing for additional capacity, infill opportunities, and more compact development. The proposed Business Innovation designation would allow for a maximum FAR of 0.5, providing for upper story office or live/work opportunities. The Mixed Use designations provide for maximum FARs of 0.8, 1.25, or 2.0. Higher FARs can result in transit supportive, walkable development.

WHAT IS FLOOR AREA RATIO (FAR)?

- ESTABLISHES THE INTENSITY OF MIXED USE, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT
- FLOOR AREA DIVIDED BY THE TOTAL SITE AREA

EXAMPLE:

0.2 FAR
=
BUILDING FLOOR AREA CAN BE UP TO 20% OF SITE AREA



Example of development at an FAR of 0.2.



Example of development at an FAR of 0.35



Example of development at an FAR of 1.25.

RIVERFRONT MIXED USE (NEW)

The Riverfront Mixed Use land use designation allows for a broad range of uses, including residential, retail, office, and other neighborhood serving commercial uses. This designation generally allows one to three story buildings and requires 30 percent of land be preserved as open space for scenic view points and/or public access.

Density and Intensity Standards

- ▶ Maximum FAR 0.8; and
- ▶ 6-18 dwelling units per acre.



INDUSTRIAL (MODIFIED)

The Industrial land use designation preserves the existing industrial designation and continues to allow all industrial uses, including manufacturing, processing, distributions, and storage, but at a higher intensity. This designation also allows for supporting commercial uses, live/work opportunities, and workforce housing.

Density and Intensity Standards

- ▶ Maximum FAR 0.35 (compared to an existing average FAR of 0.2); and up to 4 dwelling units per acre.



BUSINESS INNOVATION (NEW)

The Business Innovation designation is a new designation that allows for flex industrial space and a range of customer serving industrial and service commercial uses, such as breweries, coffee roasters, and fitness centers, as well as live/work units and workforce housing.

Density and Intensity Standards

- ▶ Maximum FAR 0.5 and up to 12 dwelling units per acre.



PUBLIC (MODIFIED)

The Public land use designation allows public facilities, government offices, and educational facilities and is modified to allow for student and workforce housing in conjunction with educational facilities. This designation is no longer used to identify public parks or recreational facilities (see Open Space Recreation below).

Density and Intensity Standards

- ▶ Maximum FAR 1.0 (compared to an existing average FAR of 0.2); and 12-24 dwelling units per acre.

HOSPITAL CAMPUS (MODIFIED)

The Hospital Campus land use designation replaces the existing Public Hospital/Office designation and allows for medical and hospital facilities, such as laboratories and offices, as well as supporting retail and workforce housing. Retail uses should be local serving, such as restaurants and coffee shops. Standards for this designation are:

Density and Intensity Standards

- ▶ Maximum FAR 1.25 (compared to an existing average FAR of 0.2); and 12-18 dwelling units per acre.

RESOURCE CONSERVATION/OPEN SPACE

The Resource Conservation/Open Space land use designation preserves the existing Resource Conservation/Open Space land use designation and applies to areas containing significant natural resources, including:

- ▶ Forestland and Rangeland;
- ▶ Open space uses such as bikeways, trails, access to the Truckee River and other public areas;
- ▶ Lands with environmentally sensitive features, such as important wildlife habitat, wetlands and wildlife movement corridors;
- ▶ Areas containing significant vistas; and
- ▶ Areas containing important mineral resources.



OPEN SPACE RECREATION (MODIFIED)

The Open Space Recreation land use designation is modified to include public recreation uses including park and recreation facilities and community facilities, such as libraries and community centers. This designation is applied to areas where developed recreational uses would be compatible with the natural resources in the area, such as skiing, camping, existing and currently approved golf courses, horseback riding, as well as clustered residential or lodging uses.

Density and Intensity Standards

- ▶ 90% of the land shall be preserved as open space; and
- ▶ Average FAR 0.2 for non-open space land.

PLAN AREA

The Plan Area land use designation preserves the existing Plan Area land use designation and includes all Specific Plan and other Plan areas. This designation includes the areas previously designated as Planned Community. Standards for this designation are outlined in the appropriate adopted Specific Plan.

RAIL TRANSPORTATION CORRIDOR

The Rail Transportation Corridor land use designation preserves the existing Rail Transportation Corridor land use designation. This designation allows for railroad operations and facilities, surface and subsurface utility lines, and land uses allowed immediately adjacent to the respective side of the railroad right-of-way.

Density and Intensity Standards

- ▶ Average FAR 0.2.



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LAND USE ALTERNATIVES

QUESTIONS TO CONSIDER

Consider the following questions as you look at each of the focus area options and townwide alternatives:

1. Which focus area option do you prefer?
2. What do you like about that option?
3. Do you have concerns about the options? Can those concerns be addressed through policies in the General Plan?
4. Are there other land use changes you would like to see within the focus area?
5. Which of the townwide alternatives do you prefer?
6. Are there other areas of town, outside the focus areas, where you think land use changes are needed? (Note: The Town will be looking to modify land uses in the downtown through the Downtown Specific Plan Update process)

OVERVIEW

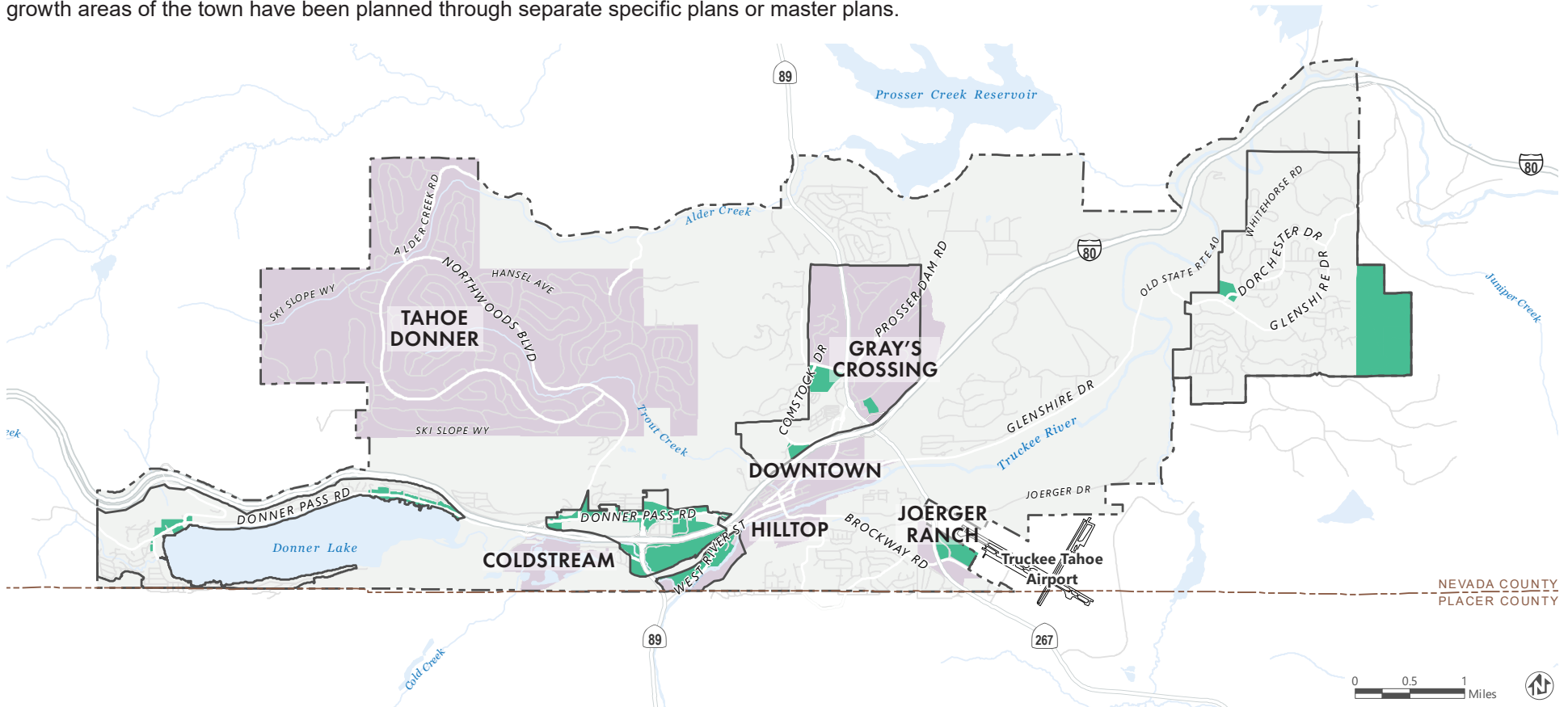
This section presents the land use alternatives proposed for the Truckee 2040 General Plan land use framework. Land use options were prepared for each of the five focus areas and were then compiled and arranged into six different townwide land use alternatives. Each of the land use alternatives has a different theme that reflects a unique combination of land uses, intensities, and patterns of development. Each theme reflects community input received and emphasizes at least one of the goals identified for the land use alternatives process.

- ▶ Alternative A: Continue 2025 General Plan
- ▶ Alternative B: Four Season Economy
- ▶ Alternative C: Full-Time Resident Housing
- ▶ Alternative D: Infill Development
- ▶ Alternative E: Low Growth
- ▶ Alternative F: River Revitalization

The land use options proposed for each of the five focus areas are described in detail on the following pages. The following presents a map of each land use option, development capacity under each land use option, and the key features and policy considerations of each land use option.

POTENTIAL AREAS OF CHANGE

The land use alternatives propose land use changes to three percent of the total area within the town. The remaining 97 percent of the town would maintain a similar character preserving the development allowed under the existing general plan. The limited scope of the proposed changes is partially because large areas of the Town are already built out or preserved as open space, but it is also because many of the new growth areas of the town have been planned through separate specific plans or master plans.



-  Town Limits
-  County Boundary
-  Focus Area
-  Areas of Change
-  Specific Plans and Master Plans

LAND USE ALTERNATIVES GUIDE

Focus Area Name & Option Number

Identifies the focus area and proposed land use option presented.

Areas of Change

Areas where changes are proposed as part of the land use alternatives process.

Legend

Identifies the land use designations proposed within the focus area under the land use option.

Key Features

Identifies key land use changes and describes the development character envisioned under the land use option.

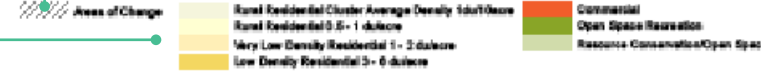
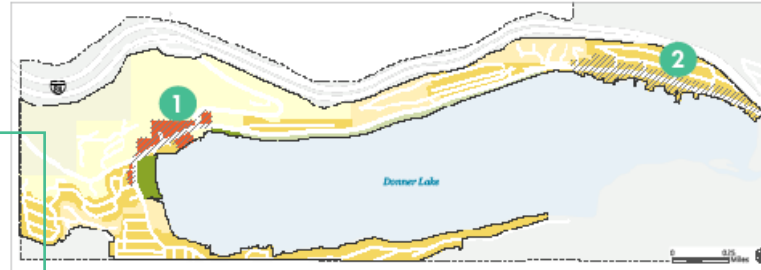
Development Capacity

Identifies the capacity for development within the focus area under the proposed land use option. The capacity includes the existing development (as of 2018) plus the capacity for new development under each land use option.

A NOTE ABOUT DEVELOPMENT CAPACITY

The development capacity presented represents an estimated capacity for development on all vacant and non-vacant sites in the town, as well as capacity included in development proposals. The development capacity is an estimate of the total development that could occur in the future, and is much higher than the development that is likely to occur by 2040.

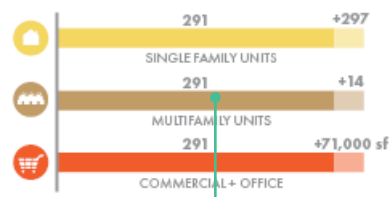
FOCUS AREA #1: DONNER LAKE OPTION 1



KEY FEATURES

- Commercial is preserved at the western end of the lake and continues to allow an FAR of 0.2 and residential densities of 4 – 12 units per acre.
- Low Density Residential is preserved at the eastern end of the lake allowing residential densities of 3 – 6 units per acre and some commercial uses.
- Open Space Recreation replaces the Public designation at West End Beach and the West End Boat Launch reflecting the existing park and public access points.

CAPACITY NUMBERS



LAND USE ALTERNATIVES



Small-scale retail provides neighborhood services.



Single family housing along Donner Lake Road.

Example Image

Identifies potential development types allowed under each land use option to provide context. The example images do not necessarily depict the style of architecture or character.

FOCUS AREA #1: DONNER LAKE



*Developable land is based on 2018 conditions



View of the West End Boat Launch and Donner Lake from Donner Lake Road.

COMMUNITY INPUT

The community has expressed goals, priorities, and concerns for the Donner Lake Focus Area related to community character, mobility, services, and natural resources.

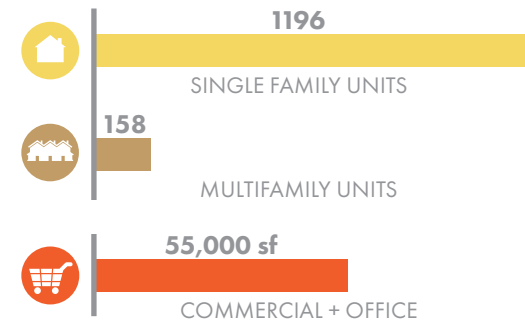
CAN BE ADDRESSED IN THE LAND USE ALTERNATIVES

- ▶ Maintain and protect the character of the community.
- ▶ Encourage diversity in housing types and maintain workforce housing.
- ▶ Encourage neighborhood services, such as local-serving retail and restaurants.
- ▶ Promote a walkable community.

CAN BE ADDRESSED IN GENERAL PLAN POLICIES

- ▶ Improve transit, bike, pedestrian facilities to encourage pedestrian friendly development, and reduce automobile dependence.
- ▶ Improve parking and traffic issues
- ▶ Prioritize recreational uses, manage public access, and provide public amenities.
- ▶ Protect water quality and preserve viewsheds and scenic quality.

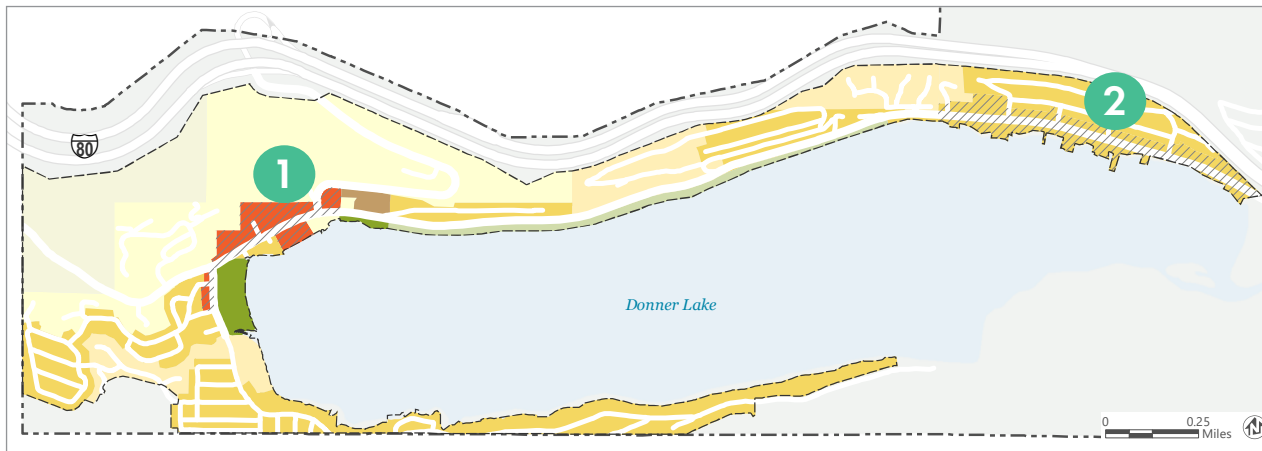
EXISTING DEVELOPMENT (2018)



COMPARISON OF ADDITIONAL DEVELOPMENT CAPACITY FOR FOCUS AREA OPTIONS

	SINGLE FAMILY UNITS	MULTIFAMILY UNITS	COMMERCIAL + OFFICE	INDUSTRIAL
OPTION 1	297	14	24,000	0
OPTION 2	291	54	63,000	0

FOCUS AREA #1: DONNER LAKE OPTION 1 (CONTINUE 2025 GENERAL PLAN)



Small-scale retail provides neighborhood services.



Single family housing along Donner Lake Road.

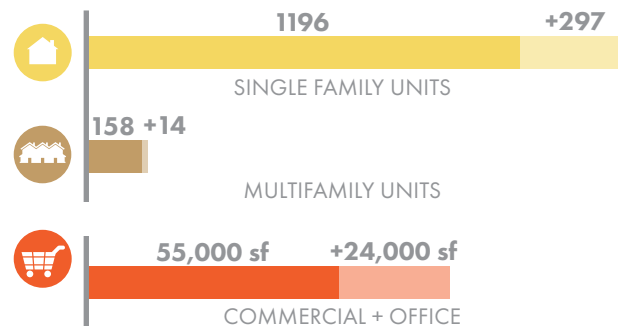
KEY FEATURES

Option 1 maintains the land use designations under the existing General Plan, with only minor changes.

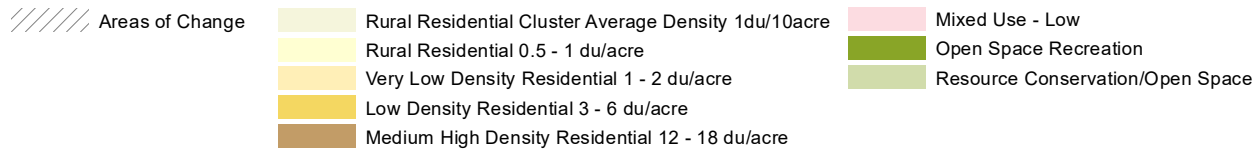
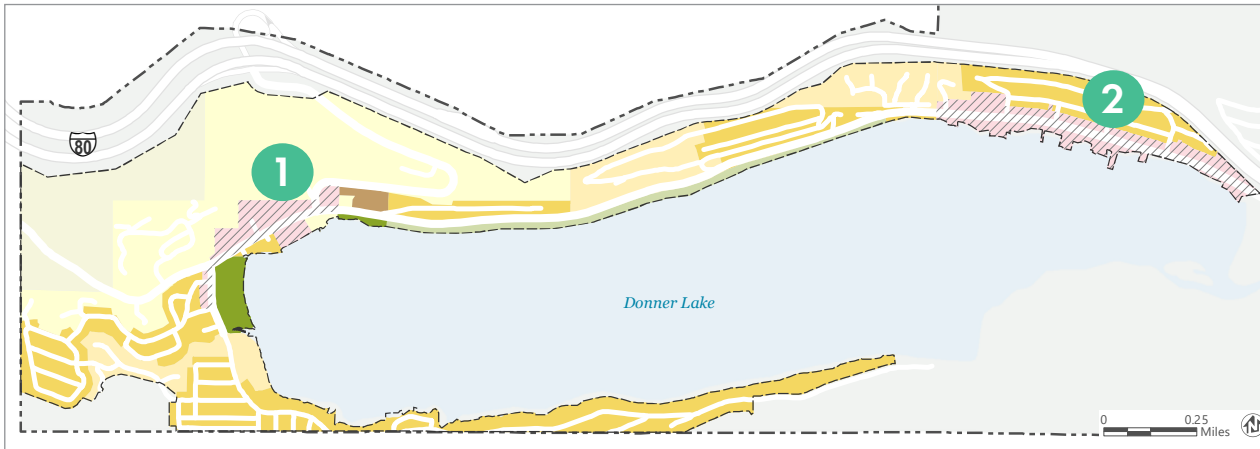
- ▶ **Commercial** is preserved at the western end of the lake and continues to allow an FAR of 0.2 and residential densities of 4-12 units per acre.
- ▶ **Low Density Residential** is preserved at the eastern end of the lake allowing residential densities of 3-6 units per acre and some commercial uses.
- ▶ **Open Space Recreation** replaces the Public designation at West End Beach and the West End Boat Launch reflecting the existing park and public access points.

DEVELOPMENT CAPACITY

(Existing + Net New)



FOCUS AREA #1: DONNER LAKE OPTION 2 (MIXED USE LOW)



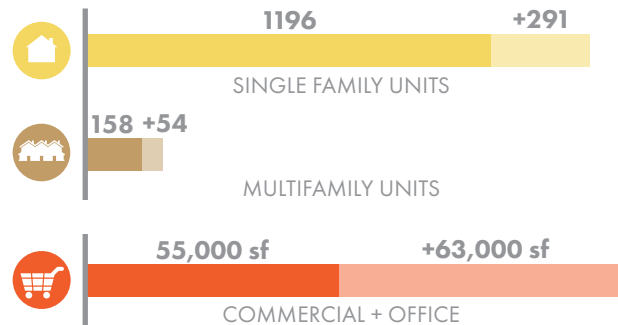
KEY FEATURES

Option 2 introduces a new Mixed Use designation to two areas around Donner Lake.

- ▶ Mixed Use Low replaces the commercial node at the western end of the lake and is introduced along the northeastern shoreline.
- ▶ Mixed Use Low encourages a mix of residential and neighborhood-serving commercial uses to provide local services near housing to reduce traffic.
- ▶ Mixed Use Low allows commercial uses with a maximum FAR of 0.8 and residential uses at a density range of 6-18 units per acre.

DEVELOPMENT CAPACITY

(Existing + Net New)



Mixed Use allows retail along the street frontage with residential behind.



Mixed Use encourages neighborhood services.

FOCUS AREA #2: DONNER PASS ROAD



View of recent streetscape improvements along the Donner Pass Road corridor.

COMMUNITY INPUT

The community has expressed goals, priorities, and concerns for the Gateway Area / Donner Pass Road Focus Area related to housing, traffic, open space preservation, mobility, and community character.

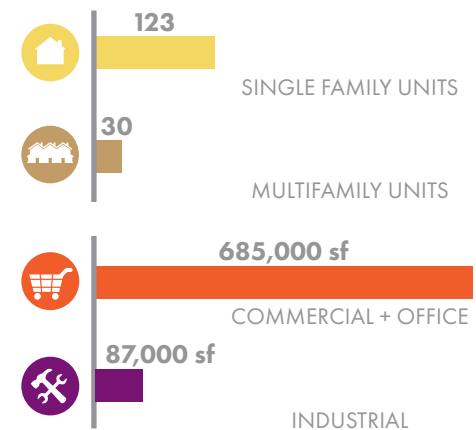
CAN BE ADDRESSED IN THE LAND USE ALTERNATIVES

- ▶ Create opportunities for housing, including senior and workforce housing.
- ▶ Enliven corridor with high use businesses and provide flexibility for a variety of use types.
- ▶ Create gateway opportunities.
- ▶ Preserve Upper McIver Hill as open space.

CAN BE ADDRESSED IN GENERAL PLAN POLICIES

- ▶ Improve visual character.
- ▶ Find opportunities for green spaces, mini-parks, and plazas.
- ▶ Improve transit connectivity and create a bike and pedestrian friendly center.
- ▶ Consider concerns for traffic congestion and parking.

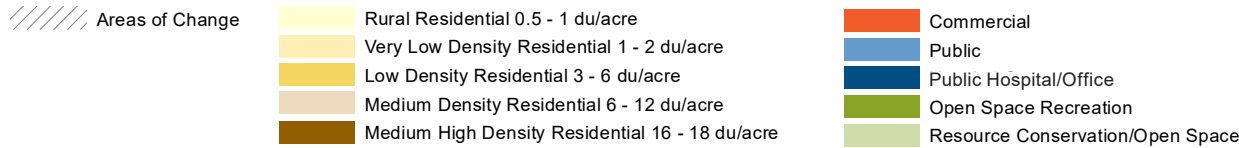
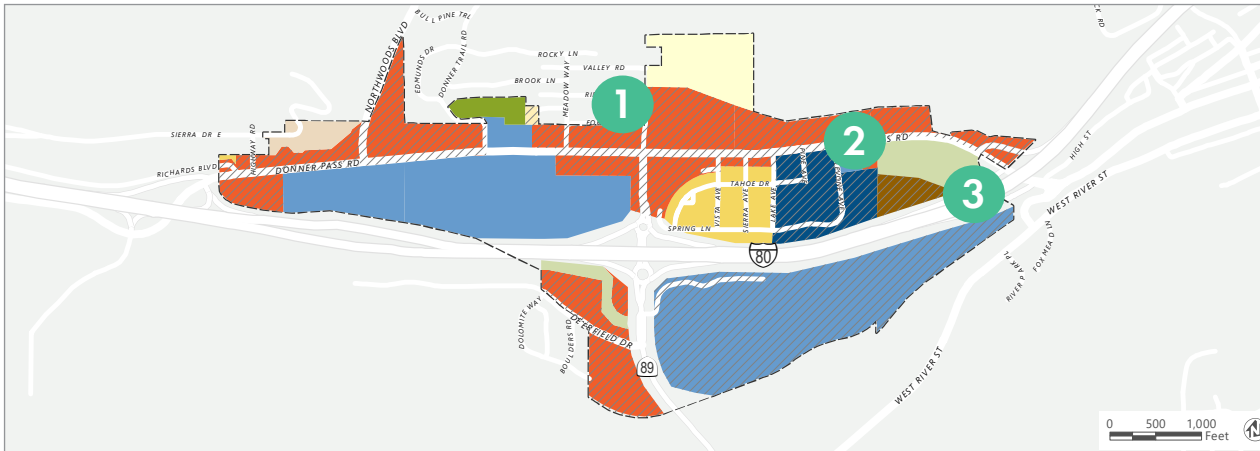
EXISTING DEVELOPMENT (2018)



COMPARISON OF ADDITIONAL DEVELOPMENT CAPACITY FOR FOCUS AREA OPTIONS

	SINGLE FAMILY UNITS	MULTIFAMILY UNITS	COMMERCIAL + OFFICE	INDUSTRIAL
OPTION 1	70	124	99,000	0
OPTION 2	76	200	260,000	11,000
OPTION 3	70	348	285,000	11,000
OPTION 4	70	522	302,000	11,000

FOCUS AREA #2: DONNER PASS ROAD OPTION 1 (CONTINUE 2025 GENERAL PLAN)



KEY FEATURES

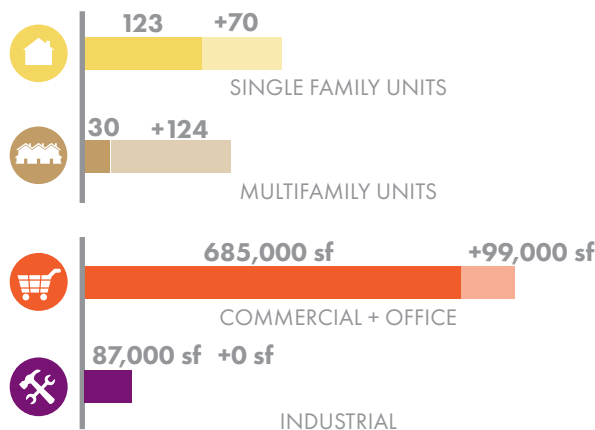
Option 1 maintains the land use designations of the existing General Plan, with only minor changes.

- ▶ **Commercial** is preserved along the corridor and south of Interstate 80 near State Route 89 South and continues to allow an FAR of 0.2 and residential densities of 4-12 units per acre.
- ▶ **Hospital Campus** preserves medical uses at the Tahoe Forest Hospital and does not provide for expansion of the medical campus.
- ▶ **Medium High Density Residential** preserves residential at the Upper McIver site to allow for densities of 16-18 units per acre.
- ▶ **Open Space Recreation** replaces the Public designation at Meadow Park to reflect the existing park use.

- ▶ **Resource Conservation** replaces the Public designation at Lower McIver Dairy to reflect the recent restoration effort and preserve the area.

DEVELOPMENT CAPACITY

(Existing + Net New)



Existing auto-oriented commercial development.

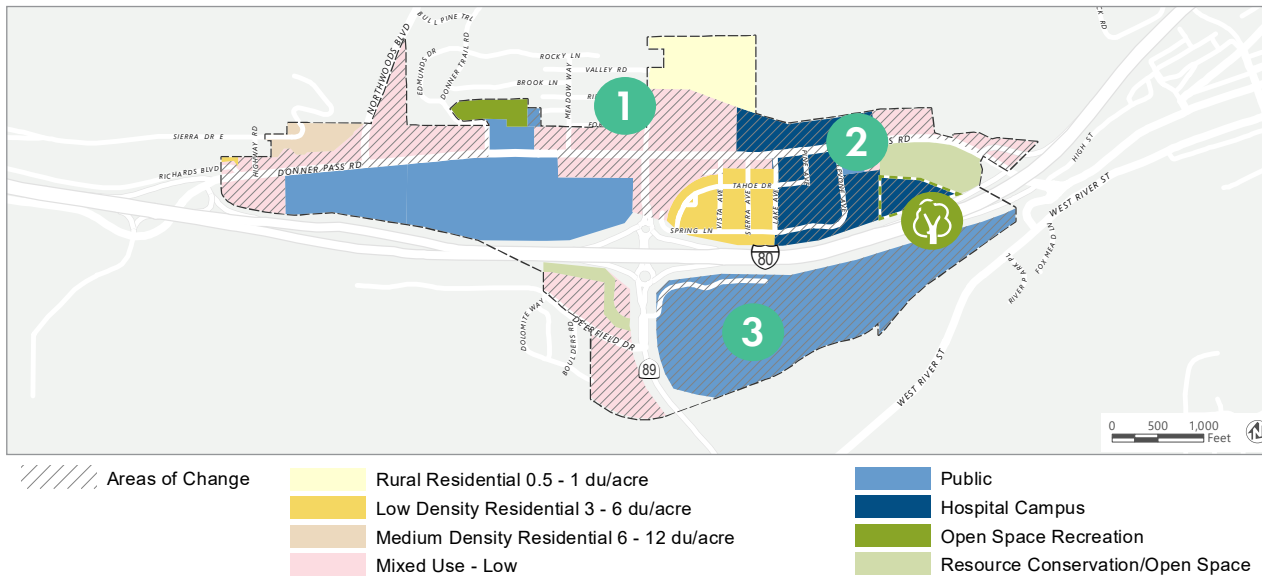


Existing Tahoe Forest Hospital and medical campus.



Potential for multifamily housing at the Upper McIver site.

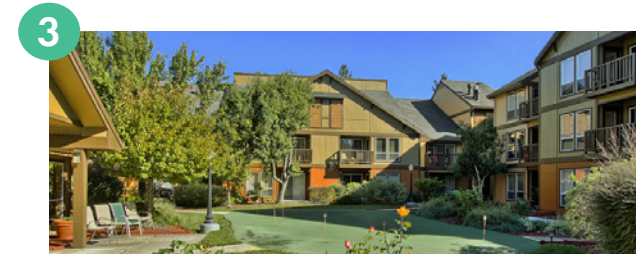
FOCUS AREA #2: DONNER PASS ROAD OPTION 2 (MIXED USE LOW)



1 Mixed Use promotes pedestrian oriented development.



2 Potential for new medical uses under Hospital Campus.



3 Workforce and student housing near educational uses.

KEY FEATURES

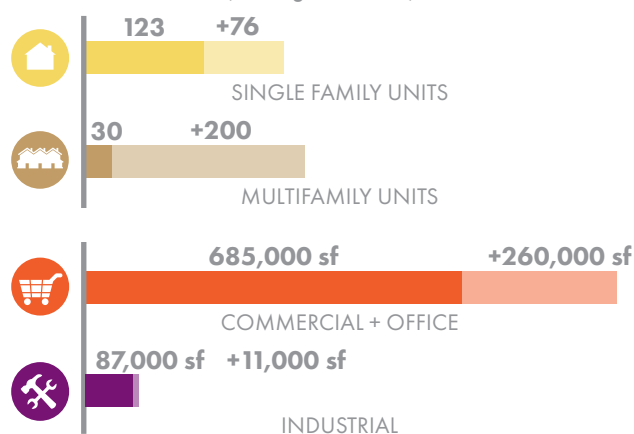
Option 2 is the lower-intensity of the new mixed use options, and contains a policy to explore preserving open space on the Upper McIver site.

- ▶ **Mixed Use Low** encourages pedestrian-oriented development along Donner Pass Road. Allows an FAR of 0.8 and residential densities of 6-18 units per acre. Typical buildings would be 1 to 2 stories.
- ▶ **Hospital Campus** expands across Donner Pass Road and to the Upper McIver site to reflect the master plan and allows an FAR of 1.25 and workforce housing at densities of 12-24 units per acre.
- ▶ **Public** allows for workforce and student housing at Sierra College at 12-24 units per acre.

- ▶ Like Option 1, **Open Space Recreation** replaces the Public designation at Meadow Park and **Resource Conservation** replaces the Public designation at the Lower McIver Dairy.

DEVELOPMENT CAPACITY

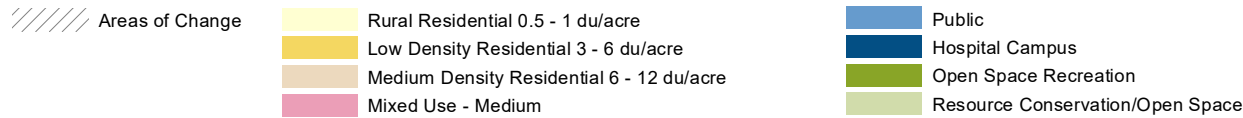
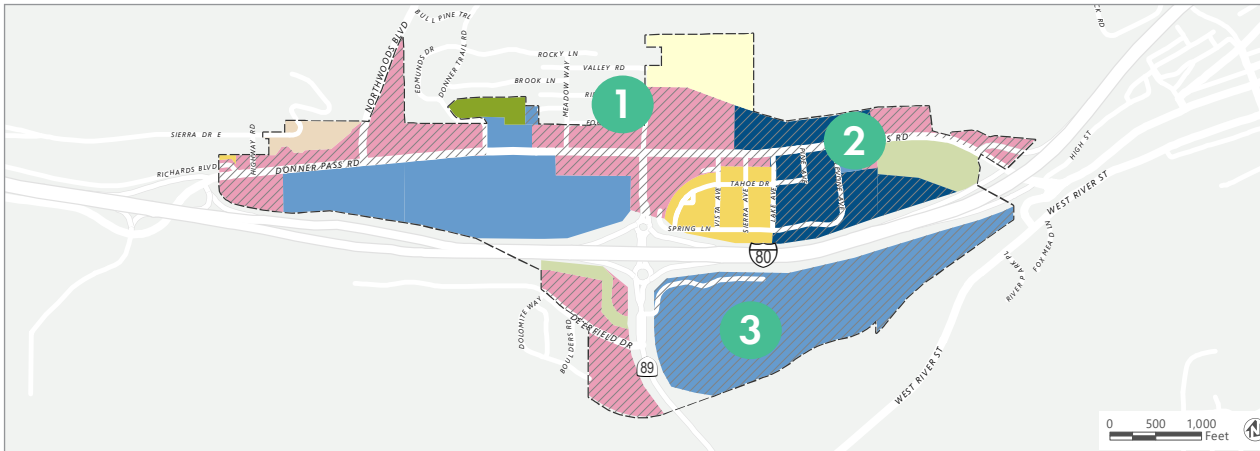
(Existing + Net New)



POLICY OPTION
Study options for preserving Upper McIver Hill as open space.

Note: this site is currently designated for multifamily housing at 16-18 units per acre. See discussion on Page 14.

FOCUS AREA #2: DONNER PASS ROAD OPTION 3 (MIXED USE MEDIUM)



KEY FEATURES

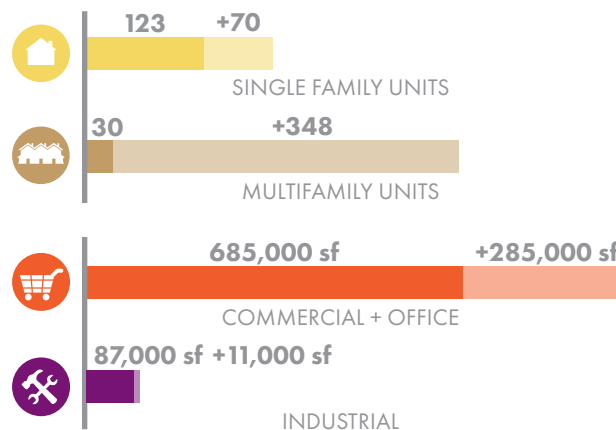
Option 3 allows for slightly more housing units within the Mixed Use designation, but otherwise the land use changes are the same as Option 2.

- ▶ **Mixed Use Medium** along the Donner Pass Road corridor and at the Truckee Crossroads and Deerfield Plaza encourages a mix of services, employment opportunities, and housing. Allows a maximum FAR of 1.25 and residential densities of 12-24 units per acre. Typical buildings would be 2 to 3 stories.
- ▶ **Hospital Campus** is expanded to reflect the Tahoe Forest Health System Master Plan.
- ▶ **Public** allows for workforce and student housing at Sierra College.

- ▶ Like Option 1, **Open Space Recreation** replaces the Public designation at Meadow Park and **Resource Conservation** replaces the Public designation at the Lower McIver Dairy.

DEVELOPMENT CAPACITY

(Existing + Net New)



1 *Mixed Use promotes pedestrian oriented development.*

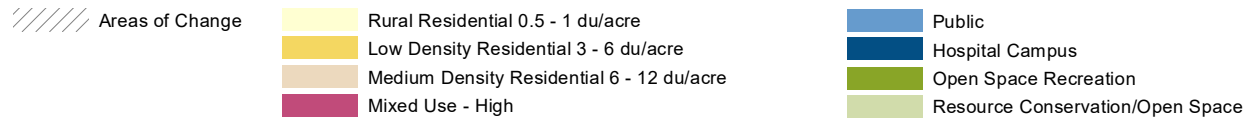
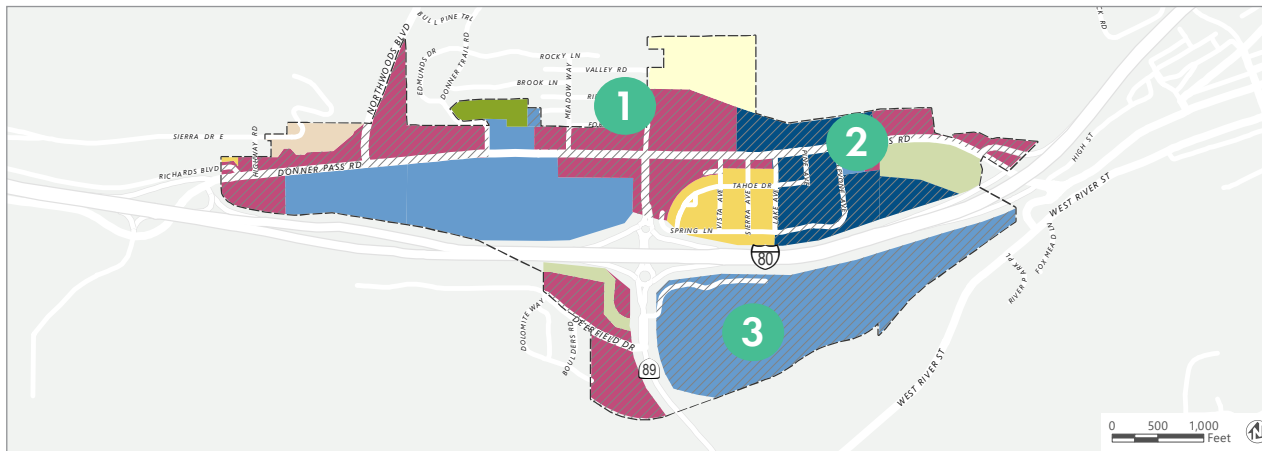


2 *Potential for new medical uses under Hospital Campus.*



3 *Workforce and student housing near educational uses.*

FOCUS AREA #2: DONNER PASS ROAD OPTION 4 (MIXED USE HIGH)

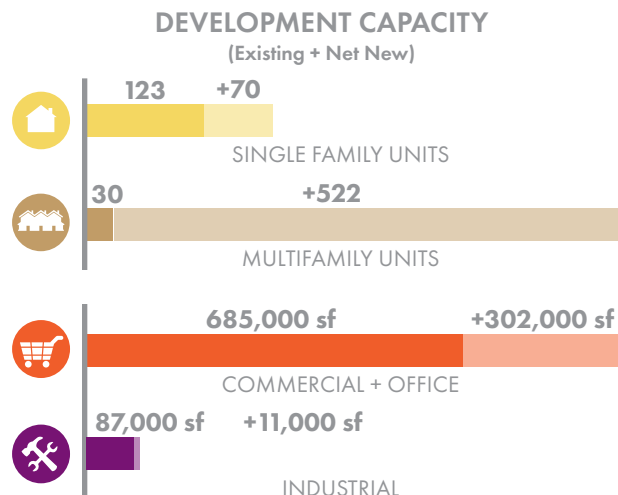


KEY FEATURES

Option 4 introduces a new higher-intensity Mixed Use designation, but is otherwise the same as Option 3.

- ▶ **Mixed Use High** along the Donner Pass Road corridor and at the Truckee Crossroads and Deerfield Plaza encourages a mix of services, employment opportunities, and housing. Allows a maximum FAR of 2.0 and residential densities of 24-55 units per acre. Would allow up to 5 stories.
- ▶ **Hospital Campus** is expanded to reflect the Tahoe Forest Health System Master Plan.
- ▶ **Public** allows for workforce and student housing at Sierra College as well as the schools along Donner Pass Road.

- ▶ Like Option 1, **Open Space Recreation** replaces the Public designation at Meadow Park and **Resource Conservation** replaces the Public designation at the Lower McIver Dairy.



1 Mixed Use promotes pedestrian oriented development.

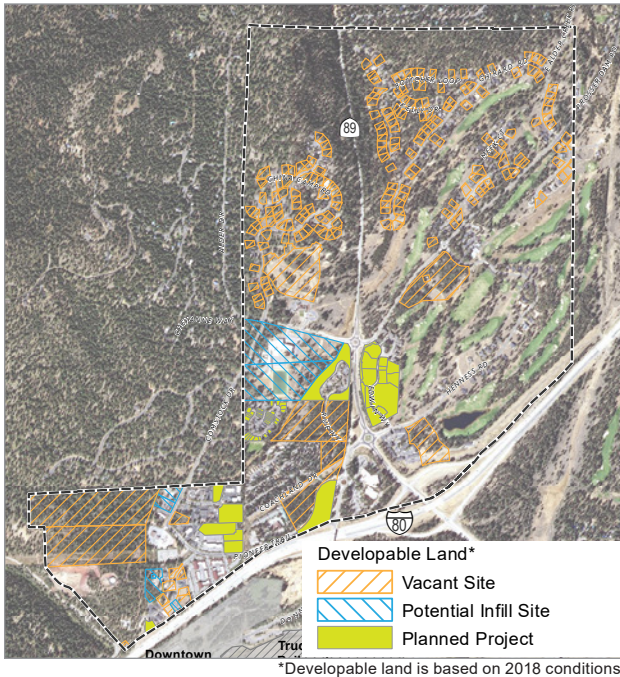


2 Potential for new medical uses under Hospital Campus.



3 Workforce and student housing near educational uses.

FOCUS AREA #3: NORTH SR-89



COMMUNITY INPUT

The community has expressed goals, priorities, and concerns for the North State Route 89 Focus Area related to housing, non-residential uses, and connectivity.

CAN BE ADDRESSED IN THE LAND USE ALTERNATIVES

- ▶ Create opportunities for different types of housing and densities.
- ▶ Increase economic productivity and provide land use flexibility beyond industrial uses.
- ▶ Use commercial areas to facilitate community interaction.

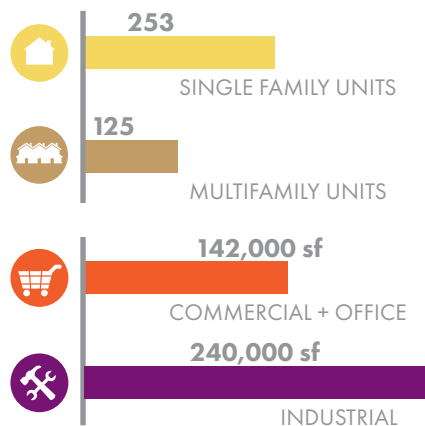
CAN BE ADDRESSED IN GENERAL PLAN POLICIES

- ▶ Encourage full-time rentals and ADUs as an affordable housing type, consider restricting short-term rental ADUs.
- ▶ Provide parking for affordable housing.
- ▶ Improve transit services and connectivity, including the integration of multi-modal transportation.
- ▶ Improve sidewalk connectivity and quality of the public realm.



View of Henness Flats Apartments in the Gray's Crossing Specific Plan area.

EXISTING DEVELOPMENT (2018)



COMPARISON OF ADDITIONAL DEVELOPMENT CAPACITY FOR FOCUS AREA OPTIONS

	SINGLE FAMILY UNITS	MULTIFAMILY UNITS	COMMERCIAL + OFFICE	INDUSTRIAL
OPTION 1	452	330	140,000	99,000
OPTION 2	470	408	159,000	142,000
OPTION 3	458	462	159,000	142,000
OPTION 4	436	518	159,000	142,000

FOCUS AREA #3: NORTH SR-89 OPTION 1 (CONTINUE 2025 GENERAL PLAN)



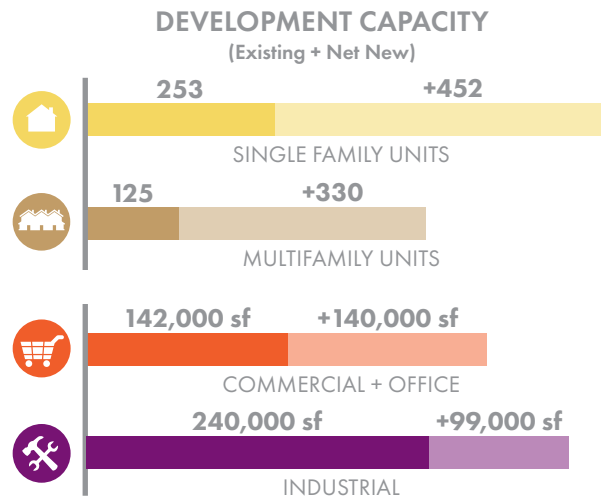
- Areas of Change
- Low Density Residential 3 - 6 du/acre
- Medium Density Residential 6 - 12 du/acre
- Commercial
- Industrial
- Public
- Open Space Recreation



1 Example of large industrial warehouse building.



2 Single family residential neighborhood.



KEY FEATURES

Option 1 maintains the land use designations of the existing General Plan and Gray's Crossing Specific Plan.

- ▶ Medium Density Residential reflects the specific plan and continues to allow single family, duplexes, and apartments at 6-12 units per acre at Gray's Crossing Lot D (adjacent to Henness Flats Apartments).
- ▶ Industrial remains at and around the Pioneer Commerce Center and continues to allow manufacturing, processing, distribution, and storage uses at an FAR of 0.2 with limited residential up to 4 units per acre.
- ▶ Public remains at the Alder Creek Middle School and does not allow for workforce housing.

FOCUS AREA #3: NORTH SR-89 OPTION 2 (BUSINESS INNOVATION AND WORKFORCE HOUSING)



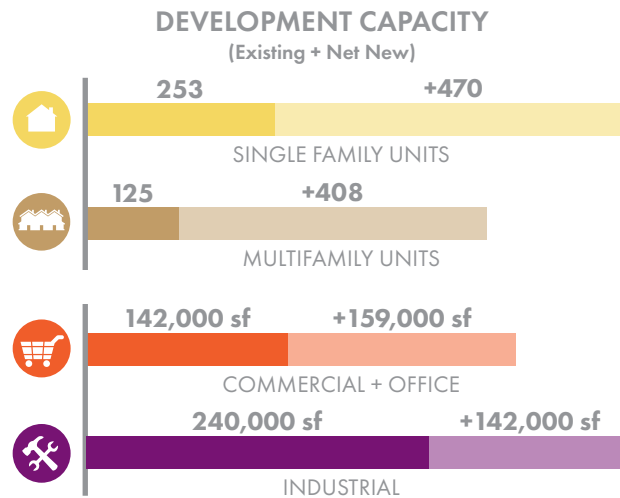
- Areas of Change
- Low Density Residential 3 - 6 du/acre
- Medium Density Residential 6 - 12 du/acre
- Commercial
- Mixed Use - Low
- Industrial
- Business Innovation
- Public
- Open Space Recreation



Customer-serving industrial uses include small-scale manufacturing.



Small scale apartments provide workforce housing in the Public designation.



KEY FEATURES

Option 2 introduces a new Business Innovation designation and encourages workforce housing.

- ▶ **Medium Density Residential** reflects the specific plan and continues to allow single family, duplexes, and apartments at 6-12 units per acre at Gray's Crossing Lot D (adjacent to Henness Flats Apartments).
- ▶ **Business Innovation** reflects existing development at the Pioneer Commerce Center and allows a wide range of uses including flex industrial space and customer-serving uses (e.g., breweries, coffee roasters, fitness centers) at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ **Public** allows workforce housing at the Alder Creek Middle School at a density range of 12-24 units per acre.

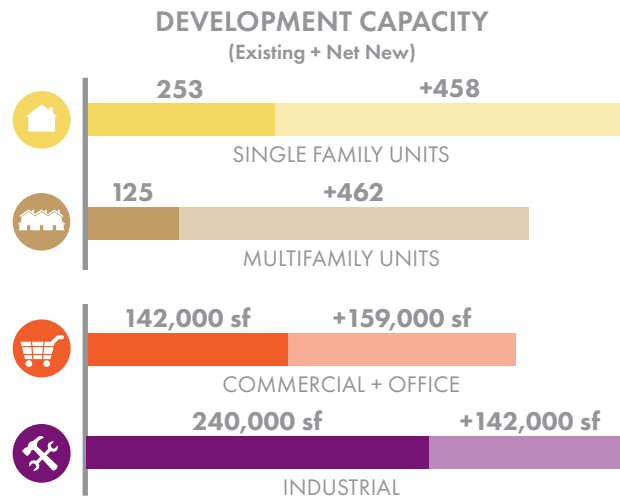
FOCUS AREA #3: NORTH SR-89 OPTION 3 (MEDIUM HIGH DENSITY RESIDENTIAL)



Customer-serving industrial uses include small-scale manufacturing.



Townhouses increase housing variety to meet community needs.



KEY FEATURES

Option 3 is the same as Option 2, except for an increased density on one site within Gray's Crossing.

- ▶ **Medium High Density Residential** increases residential densities at Gray's Crossing Lot D (adjacent to Hennes Flats Apartments) beyond those identified in the specific plan and allows two-story townhouses, duplexes, or apartments at 12-18 units per acre.
- ▶ **Business Innovation** reflects existing uses at the Pioneer Commerce Center allows a wide range of uses including flex industrial space and customer-serving uses (e.g., breweries, coffee roasters, fitness centers) at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ **Public** allows workforce housing at the Alder Creek Middle School at a density range of 12-24 units per acre.

FOCUS AREA #3: NORTH SR-89 OPTION 4 (HIGH DENSITY RESIDENTIAL)



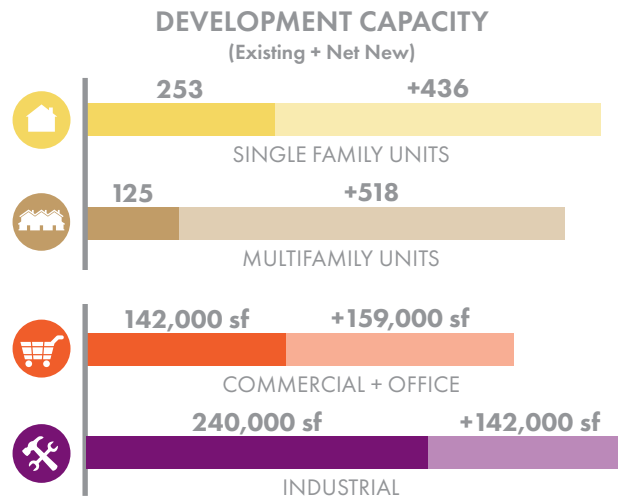
- Areas of Change
- Low Density Residential 3 - 6 du/acre
- Medium Density Residential 6 - 12 du/acre
- High Density Residential 18 - 24 du/acre
- Commercial
- Mixed Use - Low
- Industrial
- Business Innovation
- Public
- Open Space Recreation



1 Small scale apartments provide workforce housing in the Public designation.



2 Multifamily apartments allowed in Gray's Crossing

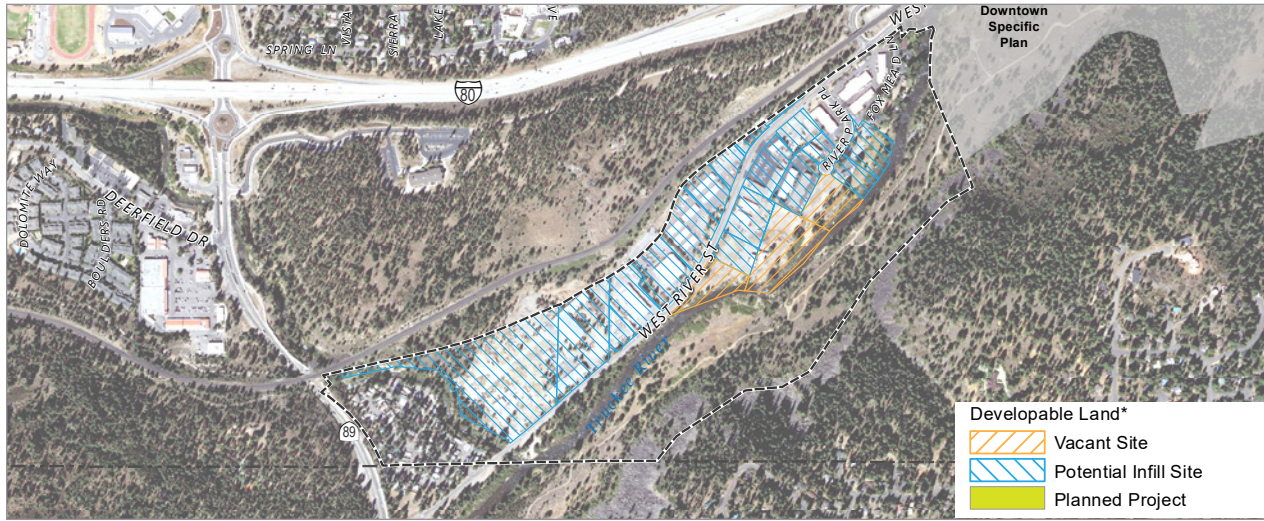


KEY FEATURES

Option 4 is the same as Options 2 and 3, except for the one site within Gray's Crossing where High Density Residential is proposed.

- ▶ High Density Residential increases residential densities at Gray's Crossing Lot D (adjacent to Hennes Flats Apartments) beyond those identified in the specific plan and allows up to three-story apartments at 18-24 units per acre.
- ▶ Business Innovation reflects existing uses at the Pioneer Commerce Center allows a wide range of uses including flex industrial space and customer-serving uses (e.g., breweries, coffee roasters, fitness centers) at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ Public allows workforce housing at the Alder Creek Middle School at a density range of 12-24 units per acre.

FOCUS AREA #4: WEST RIVER



*Developable land is based on 2018 conditions

COMMUNITY INPUT

The community has expressed goals, priorities, and concerns for the West River Focus Area related to housing, industrial uses, water quality, and river access.

CAN BE ADDRESSED IN THE LAND USE ALTERNATIVES

- ▶ Promote mixed use, housing, and higher quality new development/redevelopment, but do not eliminate the industrial uses or the historic character all together.
- ▶ Make the river more accessible, attractive and improved from a water quality, aesthetic, and use perspective.
- ▶ Keep historical industrial operations.

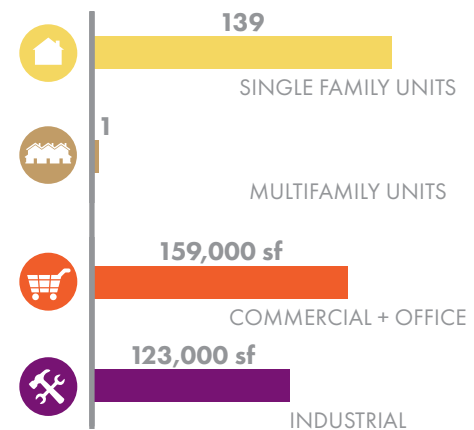
CAN BE ADDRESSED IN GENERAL PLAN POLICIES

- ▶ Protect the river and open space.
- ▶ Make the corridor safer for biking and walking (sidewalks, bike lanes, traffic calming, parking on road, etc.).



View of existing industrial along West River Street.

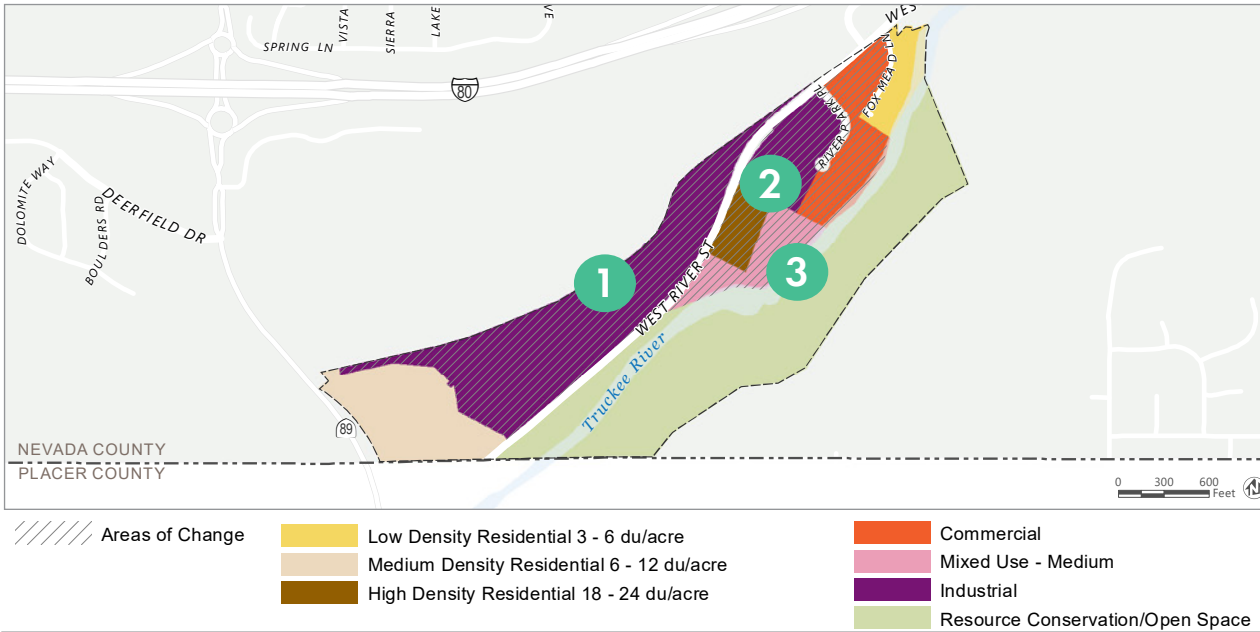
EXISTING DEVELOPMENT (2018)



COMPARISON OF ADDITIONAL DEVELOPMENT CAPACITY FOR FOCUS AREA OPTIONS

	SINGLE FAMILY UNITS	MULTIFAMILY UNITS	COMMERCIAL + OFFICE	INDUSTRIAL
OPTION 1	1	118	53,000	0
OPTION 2	0	17	25,000	74,000
OPTION 3	0	229	112,000	40,000
OPTION 4	112	196	-80,000	-2,000
OPTION 5	0	185	180,000	29,000

FOCUS AREA #4: WEST RIVER OPTION 1 (CONTINUE 2025 GENERAL PLAN)



Existing industrial development along West River Street.



Potential multifamily housing development.



Potential for live/work units.

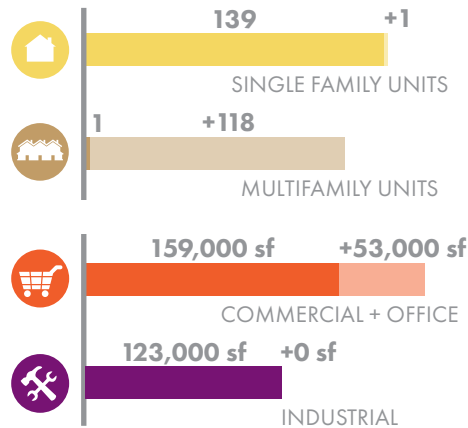
KEY FEATURES

Option 1 maintains the land uses currently planned in the General Plan, Downtown Specific Plan, and Zoning.

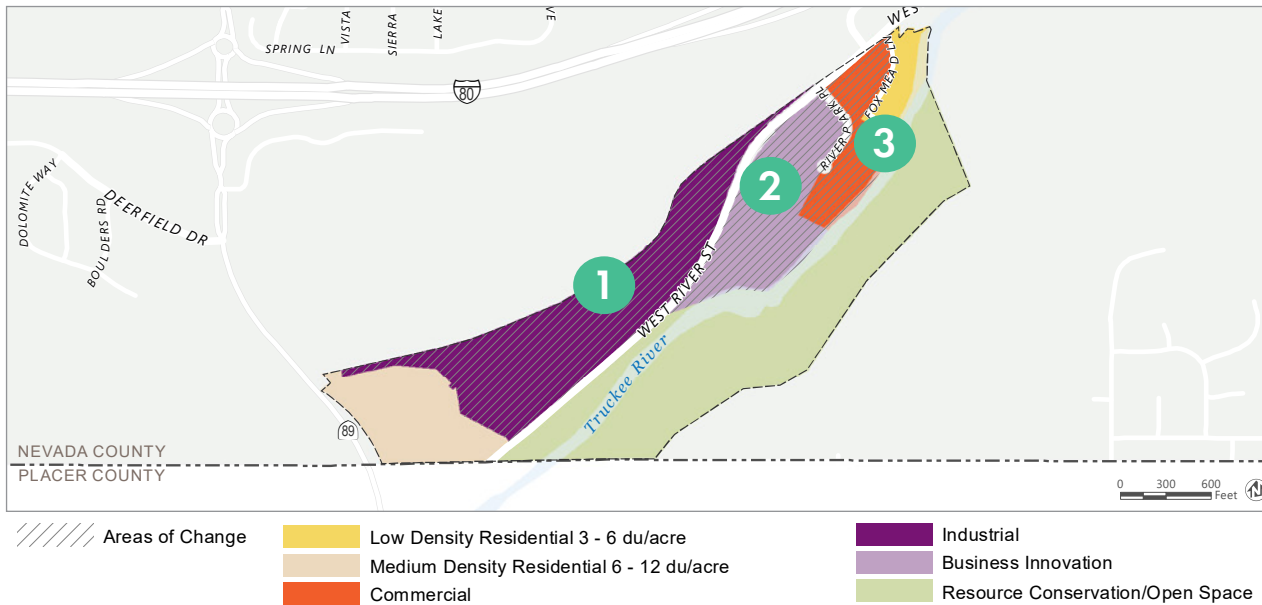
- ▶ **Industrial** remains northwest of West River Street and west of River Park Place and continues to allow manufacturing, processing, distribution, and storage uses.
- ▶ **High Density Residential** up to 24 units per acre and **Mixed Use Medium** allow multifamily housing as well as retail, restaurant, and lodging uses along the riverfront, southeast of West River Street.
- ▶ **Commercial** remains between River Park Place and Foxmead Lane and continues to allow retail sales, restaurants, and offices.

DEVELOPMENT CAPACITY

(Existing + Net New)



FOCUS AREA #4: WEST RIVER OPTION 2 (EMPLOYMENT FOCUS)



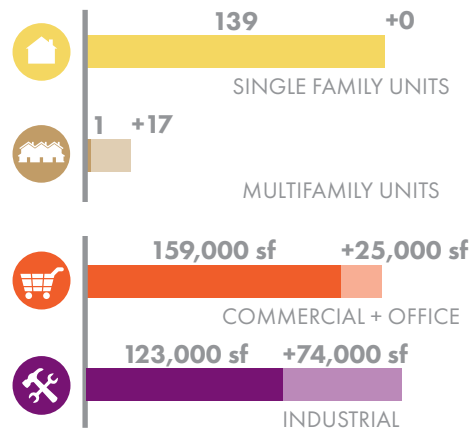
KEY FEATURES

Option 2 preserves the area for jobs and encourages new employment uses.

- ▶ **Industrial** preserves manufacturing, processing, distribution, and storage uses northwest of West River Street and allows a maximum FAR of 0.35 and workforce housing up to 4 units per acre.
- ▶ **Business Innovation** allows a wide range of uses including flex industrial space and customer-serving uses southeast of West River Street and west of River Park Place at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ **Commercial** allows retail, restaurants, and offices at a maximum FAR of 0.35 between River Park Place and Foxmead Lane.

DEVELOPMENT CAPACITY

(Existing + Net New)



1 Increased industrial FAR of 0.35 encourages infill of new industrial development.

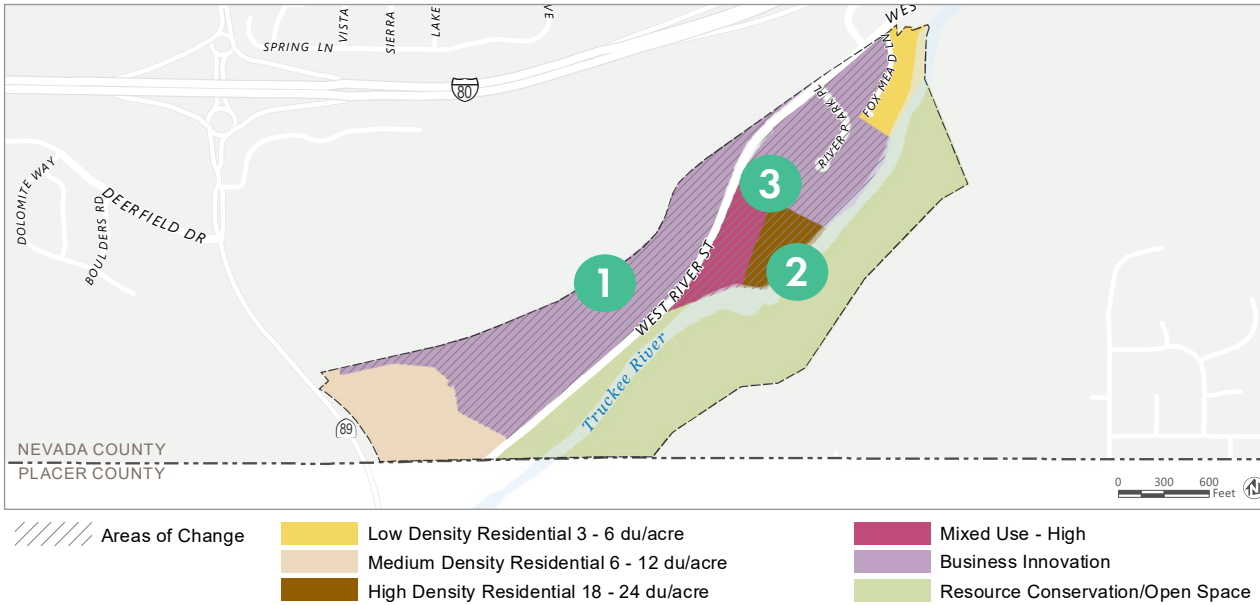


2 Business Innovation supports customer-serving uses.



3 Commercial supports compact development.

FOCUS AREA #4: WEST RIVER OPTION 3 (BALANCE OF JOBS AND HOUSING)



1 Business Innovation supports customer-serving uses.



2 Multifamily apartments provide more housing choices.



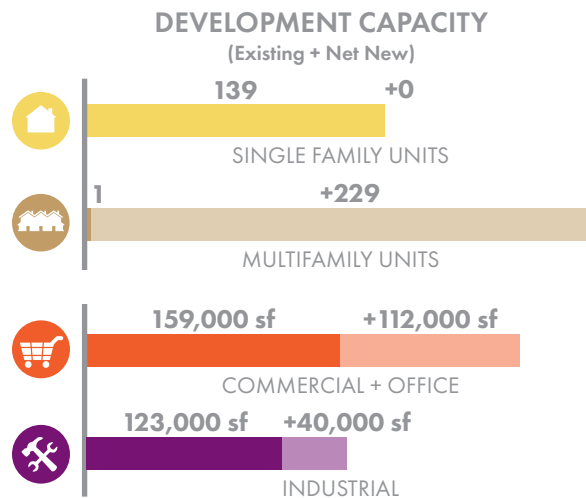
3 Mixed Use supports housing and retail uses.

KEY FEATURES

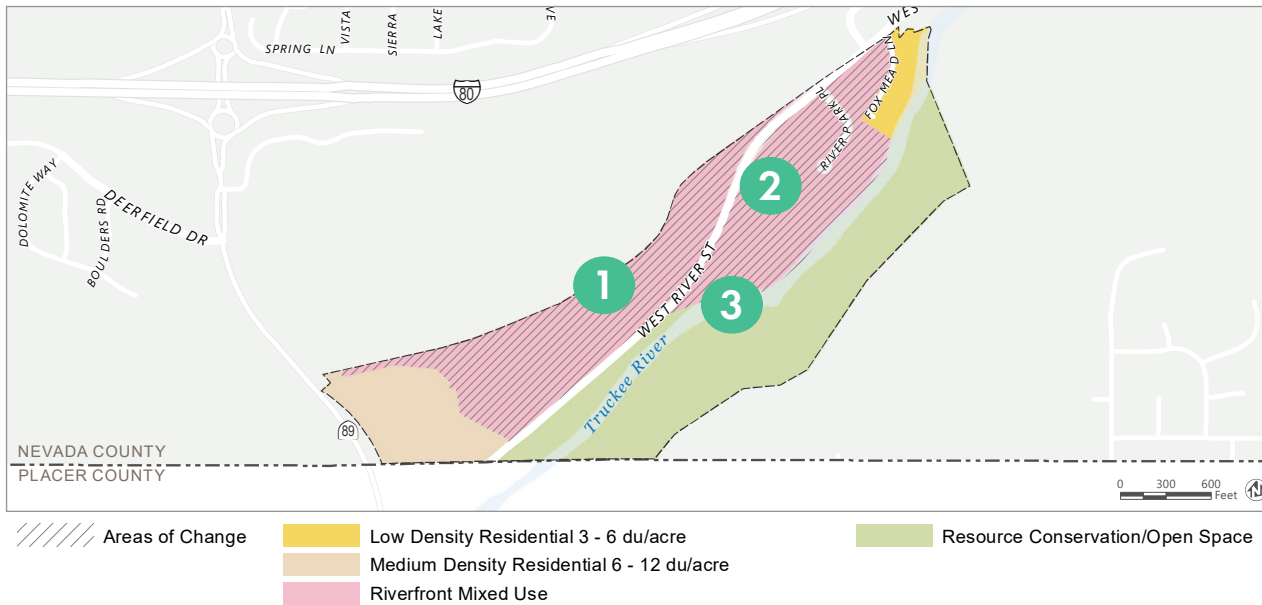
Option 3 is the highest density option, providing a mix of jobs, retail, and high density housing.

- ▶ **Business Innovation** expands northwest and southeast of West River Street and west of Foxmead Lane and allows flex industrial space and customer-serving uses (e.g., breweries, coffee roasters, fitness centers) at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ **Mixed Use High** allows multifamily housing at 24-55 units per acre as well as retail, restaurant, and office uses just southeast of West River Street at maximum FAR of 1.25.
- ▶ **High Density Residential** allows up to

three-story apartments at 18-24 units per acre along the riverfront, near services.



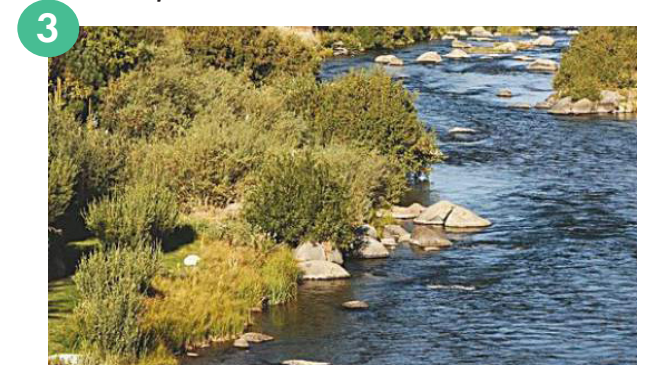
FOCUS AREA #4: WEST RIVER OPTION 4 (RIVERFRONT MIXED USE)



1 **Small-scale commercial provides neighborhood services.**



2 **A range of housing types are allowed at densities of 6-18 units per acre**



3 **Open space preservation focuses on the Truckee River.**

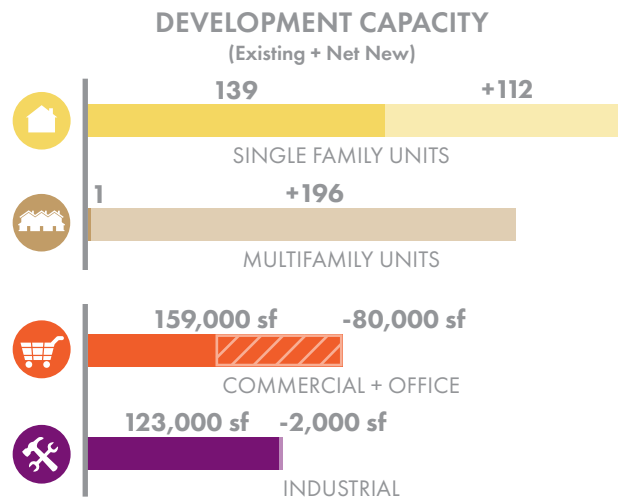
KEY FEATURES

Option 4 applies a new Riverfront Mixed Use designation that would require a master planning effort to transform the area from a job center to a residential neighborhood with commercial services.

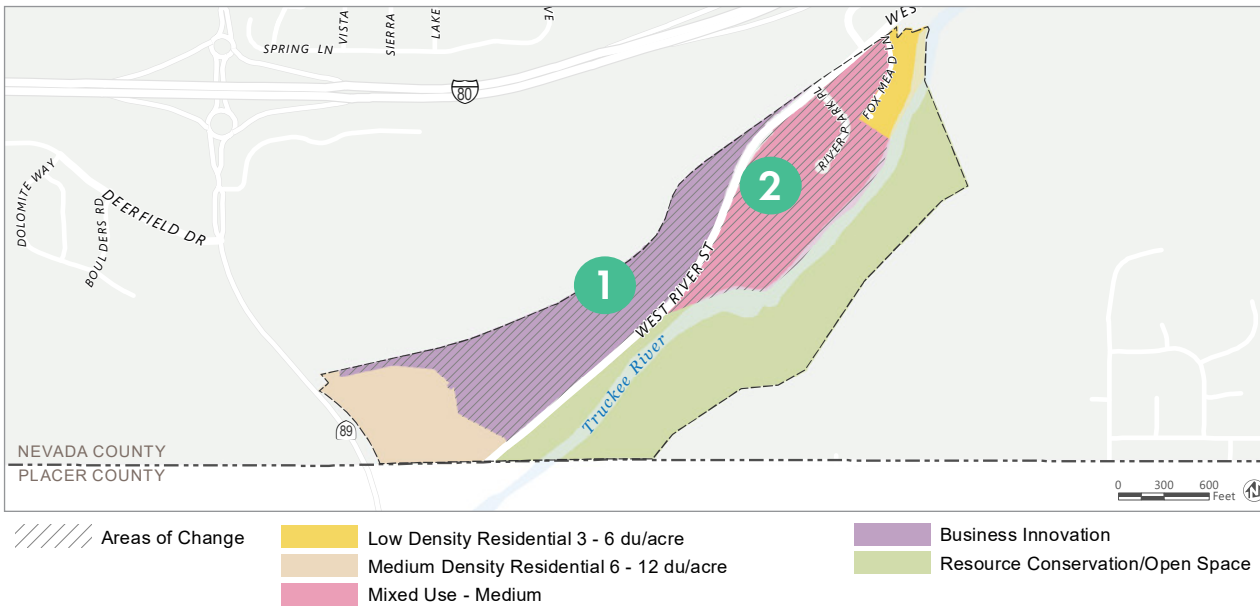
Riverfront Mixed Use:

- ▶ Encourages a master planning effort to transform this focus area, except for existing single-family residences in the northeast.
- ▶ Allows an integration of low-intensity residential and neighborhood commercial uses and limits further development or expansion of industrial uses.
- ▶ Allows a maximum FAR of 0.8 and residential densities of 6-18 units per acre. Typical buildings would be 1 to 2 stories.

- ▶ Requires 30 percent of land be preserved as open space to provide scenic vistas and/or public parks.



FOCUS AREA #4: WEST RIVER OPTION 5 (BUSINESS INNOVATION AND MIXED USE)



1 Business Innovation supports customer-serving uses.



2 Mixed Use supports a range of development types.



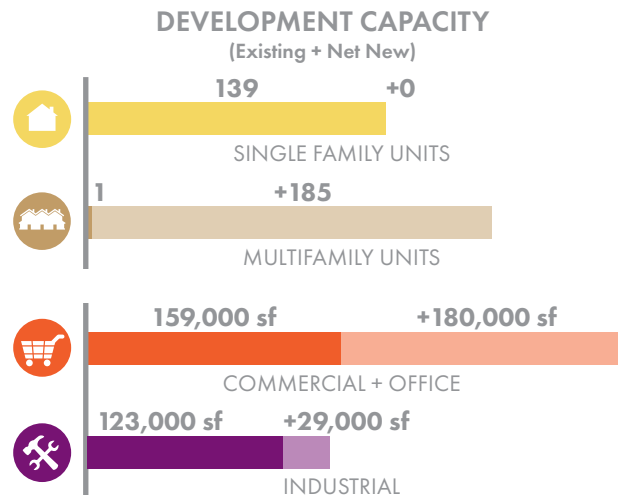
2 Mixed Use supports housing near services.

KEY FEATURES

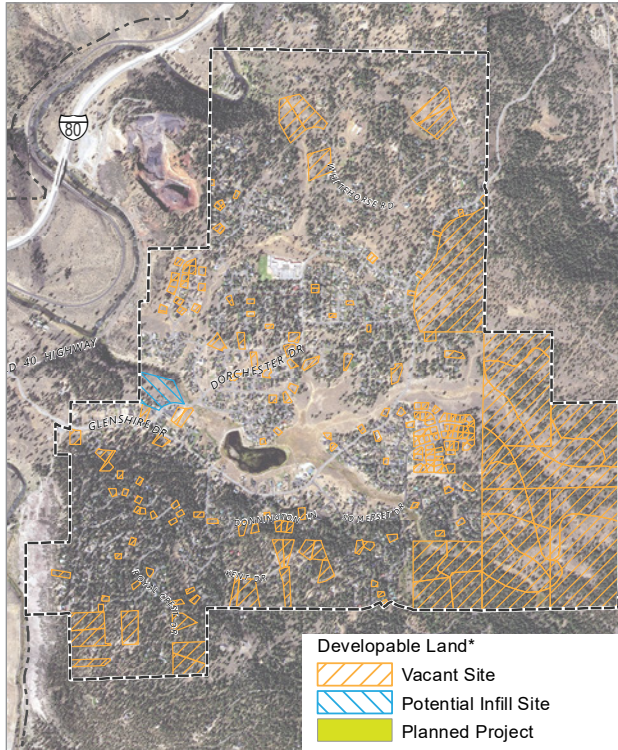
Option 5 most closely reflects the current Riverfront Revitalization Strategy, which encourages a mix of jobs, housing, and commercial uses.

- ▶ **Business Innovation** expands northwest of West River Street and allows a range of uses including flex industrial space and customer-serving uses at a maximum FAR of 0.35 and workforce housing up to 12 units per acre.
- ▶ **Mixed Use Medium** allows housing at 12-24 units per acre as well as retail, restaurant, and office uses at maximum FAR of 1.25 southeast of West River Street.
- ▶ **Business Innovation and Mixed Use Medium** reflect the River Revitalization Strategy by allowing new light industrial development as well

as compatible residential and commercial uses within a compact site footprint.



FOCUS AREA #5: GLENSHIRE



*Developable land is based on 2018 conditions



View of the existing commercial center in the Glenshire neighborhood.

COMMUNITY INPUT

The community has expressed goals, priorities, and concerns for the Glenshire and Eastern Town Limits Focus Area related to housing, neighborhood services, open space, and wildfire risk.

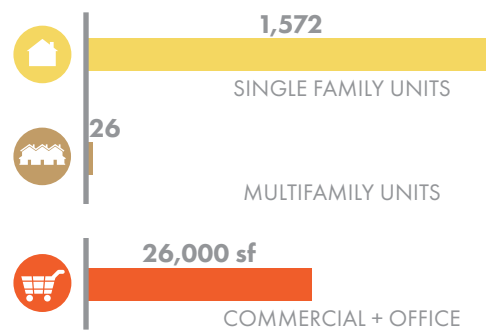
CAN BE ADDRESSED IN THE LAND USE ALTERNATIVES

- ▶ Encourage a mix of housing types, including affordable housing.
- ▶ Provide small-scale neighborhood commercial services.
- ▶ Create publicly open space and oppose additional residential development and “sprawl” on the eastern town limits.

CAN BE ADDRESSED IN GENERAL PLAN POLICIES

- ▶ Improve overall trail system, preserve open space, and protect the creeks.
- ▶ Find opportunities for parks and other community amenities (indoor/outdoor).
- ▶ Improve transit connectivity (buses, bike lanes).

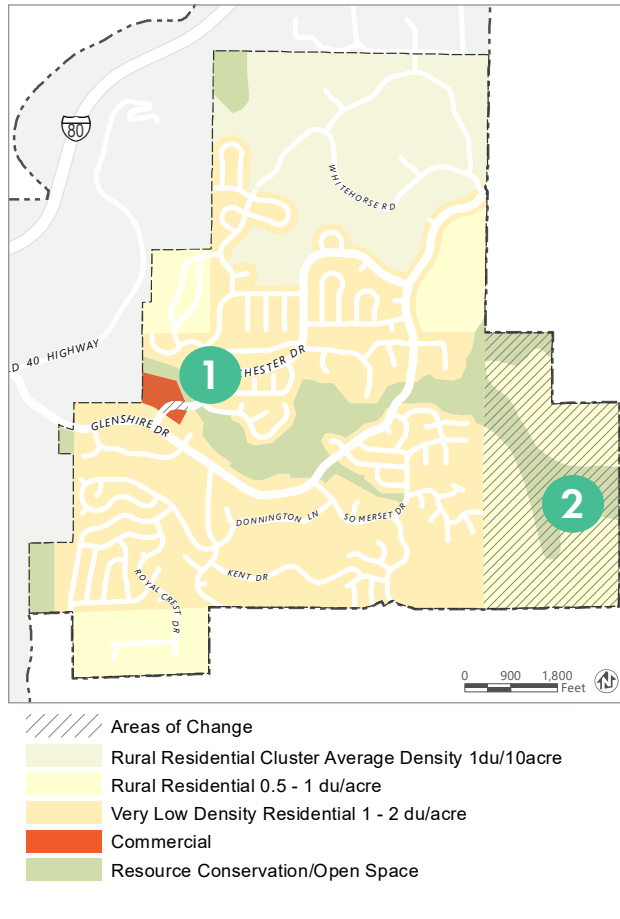
EXISTING DEVELOPMENT (2018)



COMPARISON OF ADDITIONAL DEVELOPMENT CAPACITY FOR FOCUS AREA OPTIONS

	SINGLE FAMILY UNITS	MULTIFAMILY UNITS	COMMERCIAL + OFFICE	INDUSTRIAL
OPTION 1	515	7	26,000	0
OPTION 2	515	37	37,000	0
OPTION 3	515	37	37,000	0

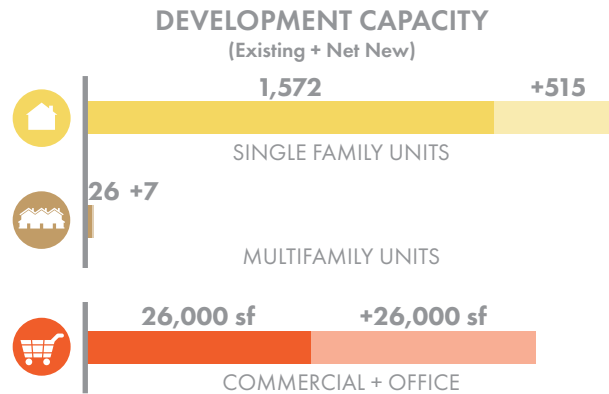
FOCUS AREA #5: GLENSHIRE OPTION 1 (CONTINUE 2025 GENERAL PLAN)



1 Existing neighborhood services provided at the commercial node.



2 A new neighborhood of single family homes allowed consistent with the 2025 General Plan.

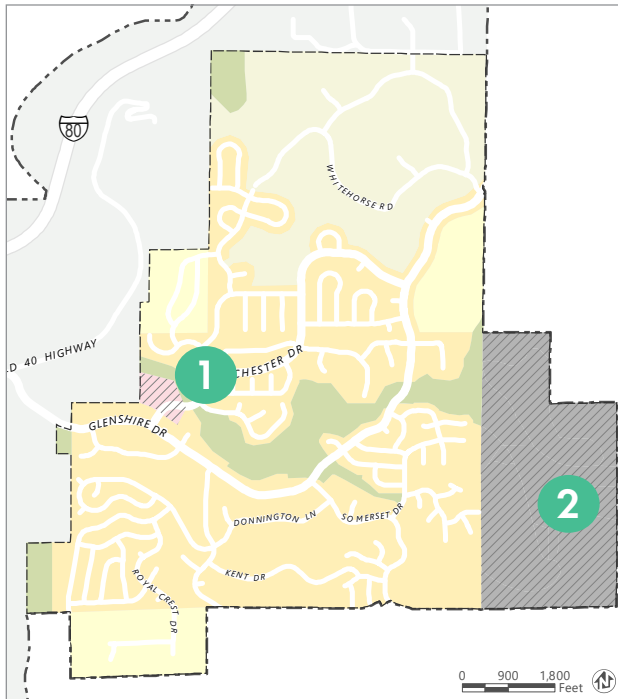


KEY FEATURES

Option 1 maintains the land use designations of the existing General Plan.

- ▶ **Commercial** is preserved at the intersection of Glenshire Drive and Dorchester Drive and continues to allow commercial uses at an FAR of 0.2 and residential densities of 4-12 units per acre.
- ▶ **Rural Residential** designation remains at the site previously known as Canyon Springs and allows low-density single family residential at 0.5-1 unit per acre.
- ▶ **Resource Conservation/Open Space** remains consistent with the area designated in the existing General Plan.

FOCUS AREA #5: GLENSHIRE OPTION 2 (PLANNED COMMUNITY DESIGNATION)



- //// Areas of Change
- Light Green: Rural Residential Cluster Average Density 1du/10acre
- Yellow: Rural Residential 0.5 - 1 du/acre
- Orange: Very Low Density Residential 1 - 2 du/acre
- Pink: Mixed Use - Low
- Dark Green: Resource Conservation/Open Space
- Grey: Planned Community

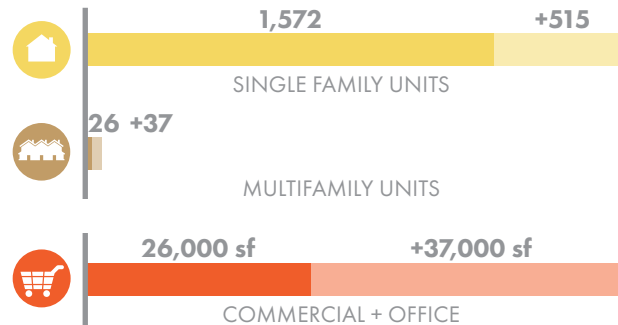


Mixed Use encourages neighborhood-serving commercial intermixed with housing.



Clustered housing provides development opportunities while preserving open space.

DEVELOPMENT CAPACITY (Existing + Net New)



KEY FEATURES

Option 2 introduces a new Mixed Use designation and designates the area on the eastern Town Limits as a “planned community.”

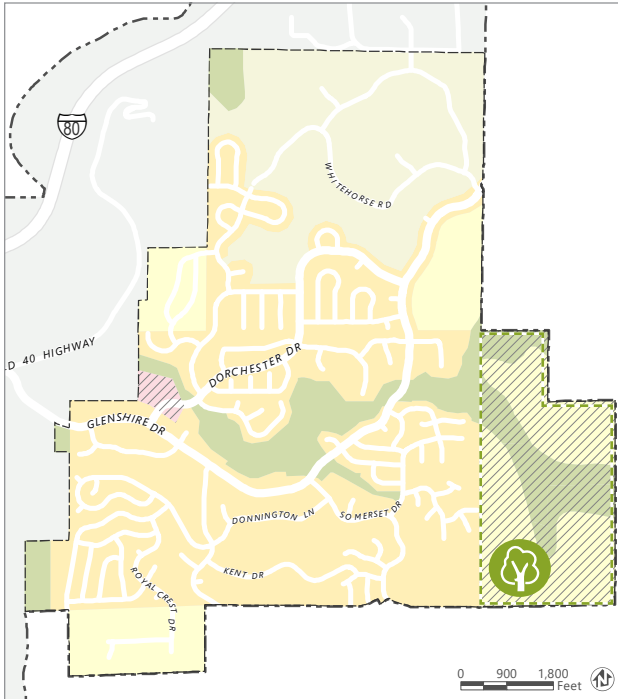
- ▶ **Mixed Use Low** creates a neighborhood center at the intersection of Glenshire Drive and Dorchester Drive to encourage neighborhood services as well as housing.
- ▶ **Mixed Use Low** allows a range of residential uses at 6-18 units per acre including small-lot single family and small-scale apartments as well as neighborhood serving commercial uses.
- ▶ **Planned Community** allows residential development while preserving open space on the site previously known as Canyon Springs.

PLANNED COMMUNITY

The following policies would apply to this area:

- ▶ Require a coordinated planning effort to plan the area comprehensively
- ▶ Preserve the same number of residential units as allowed under the 2025 General Plan.
- ▶ Require residential units to be clustered to ensure the provision of open space.
- ▶ Protect environmentally sensitive areas.
- ▶ Provide a trail network.
- ▶ Require two points of ingress/egress for wildfire evacuation.
- ▶ Require new homes to meet “home hardening” design standards

FOCUS AREA #5: GLENSHIRE OPTION 3 (EXPLORATION OF OPEN SPACE PRESERVATION)



- Areas of Change
- Rural Residential Cluster Average Density 1du/10acre
- Rural Residential 0.5 - 1 du/acre
- Very Low Density Residential 1 - 2 du/acre
- Mixed Use - Low
- Resource Conservation/Open Space

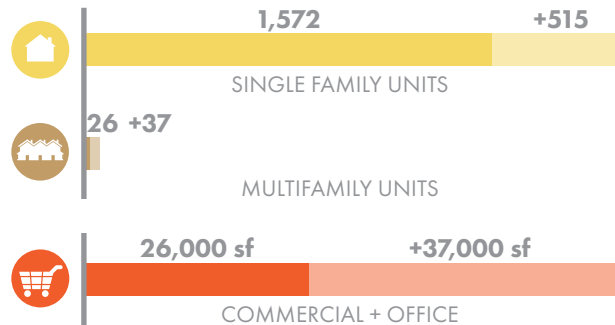


1 *Mixed Use encourages neighborhood-serving commercial intermixed with housing.*



1 *Potential to expand area preserved as open space depending on further study.*

DEVELOPMENT CAPACITY (Existing + Net New)



KEY FEATURES

Option 3 includes the new Mixed Use designation and reflects the existing General Plan designation on the eastern Town Limits, but contains a policy to explore options for preserving the area as open space.

- ▶ **Mixed Use Low** creates a neighborhood center at the intersection of Glenshire Drive and Dorchester Drive to encourage neighborhood services as well as housing.
- ▶ **Mixed Use Low** allows a range of residential uses at 6-18 units per acre including small-lot single family and small-scale apartments as well as neighborhood serving commercial uses.
- ▶ **Rural Residential** remains at the site previously known as Canyon Springs and allows low-density single family residential at 0.5-1 unit per acre.
- ▶ **Resource Conservation/Open Space** remains consistent with the area designated in the existing General Plan.



POLICY OPTION

Require a study to identify ways to preserve open space at the site previously known as Canyon Springs.

Note: this site is currently designated for housing in the existing General Plan. See discussion on Page 13.

TOWNWIDE LAND USE ALTERNATIVES

The land use options for each of the focus areas were assembled to create a range of townwide land use alternatives that reflect the goals for the land use alternatives process and the range of input received from the community and the GPAC. The following matrix identifies the combination of focus area land use options used to create each of the six townwide land use alternatives.

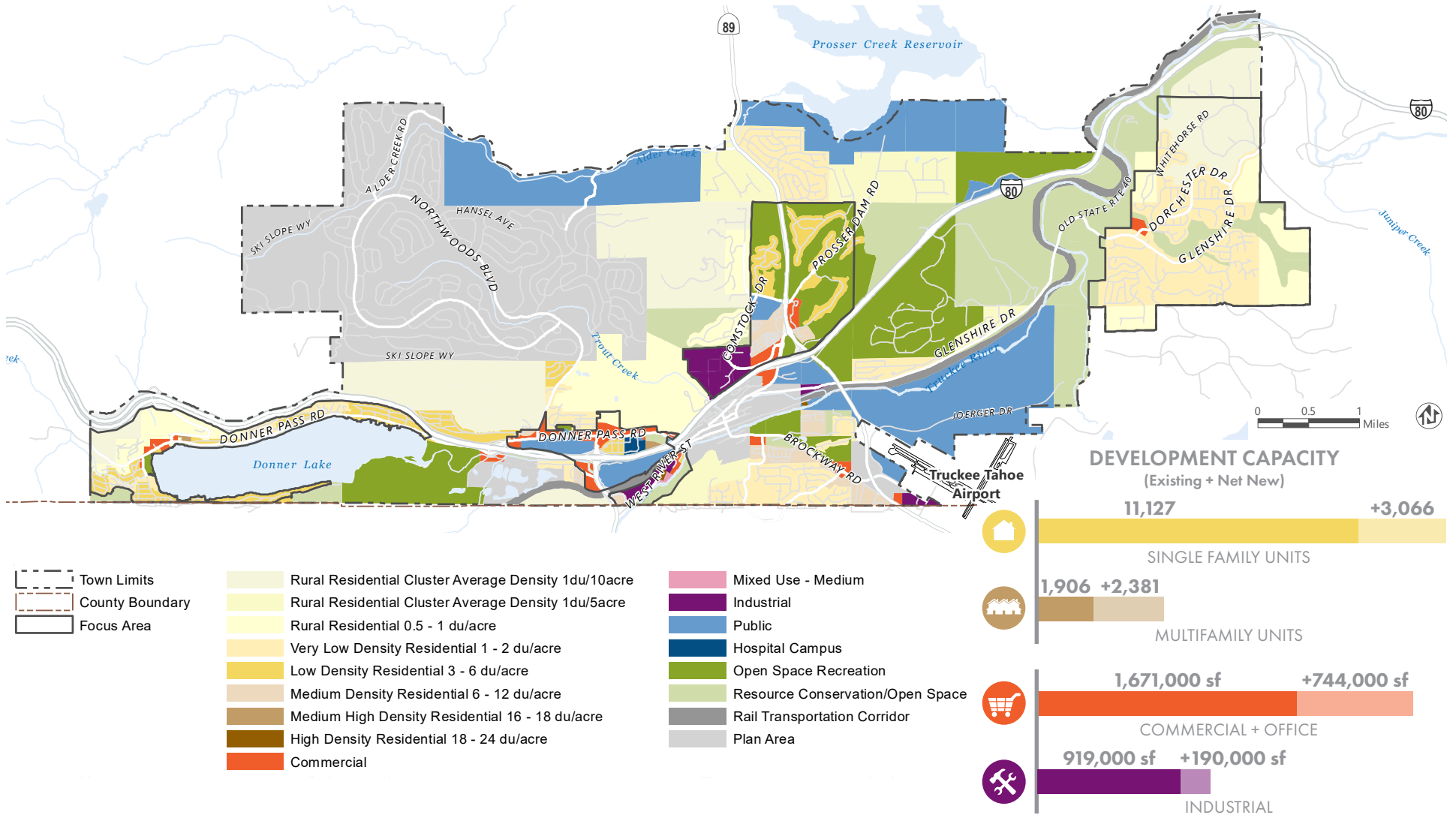
LAND USE ALTERNATIVES MATRIX

This matrix is a cheat sheet to show how the focus area options feed into each of the townwide alternatives.

FOCUS AREAS	TOWNWIDE ALTERNATIVES					
	ALTERNATIVE A EXISTING GENERAL PLAN	ALTERNATIVE B FOUR SEASON ECONOMY	ALTERNATIVE C ACHIEVABLE HOUSING	ALTERNATIVE D INFILL DEVELOPMENT	ALTERNATIVE E LOW GROWTH	ALTERNATIVE F RIVER REVITALIZATION
1: DONNER LAKE	Option 1	Option 2	Option 2	Option 2	Option 2	Option 2
2: DONNER PASS RD	Option 1	Option 3	Option 3	Option 4	Option 2	Option 3
3: NORTH SR-89	Option 1	Option 2	Option 3	Option 4	Option 2	Option 2
4: WEST RIVER	Option 1	Option 2	Option 3	Option 3	Option 4	Option 5
5: GLENSHIRE	Option 1	Option 2	Option 2	Option 3	Option 3	Option 2

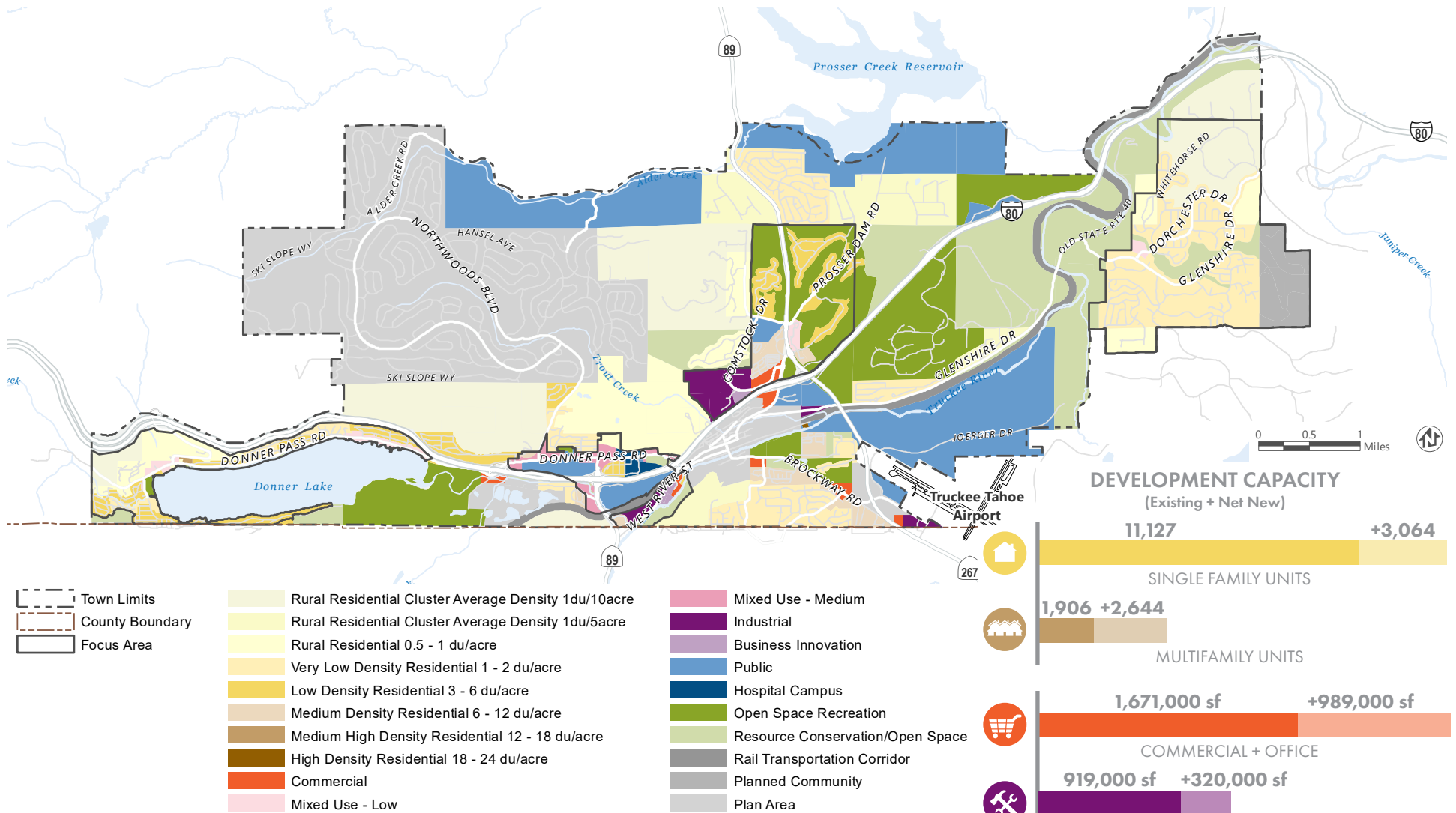
ALTERNATIVE A: CONTINUE 2025 GENERAL PLAN

Alternative A continues the existing development type and intensity allowed under the 2025 General Plan. Land use designations have been updated to correspond with the new proposed land use designations. However, no change in the total development capacity from what was anticipated under the existing 2025 General Plan would occur. The Gray's Crossing Specific Plan has been removed and the West River Focus Area has been removed from the Downtown Specific Plan. Areas previously identified as Planned Communities are designated as Plan Area (i.e., Coldstream Specific Plan and Joerger Ranch Specific Plan).



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.



DEVELOPMENT CAPACITY (Existing + Net New)

11,127 +3,064

SINGLE FAMILY UNITS

1,906 +2,644

MULTIFAMILY UNITS

1,671,000 sf +989,000 sf

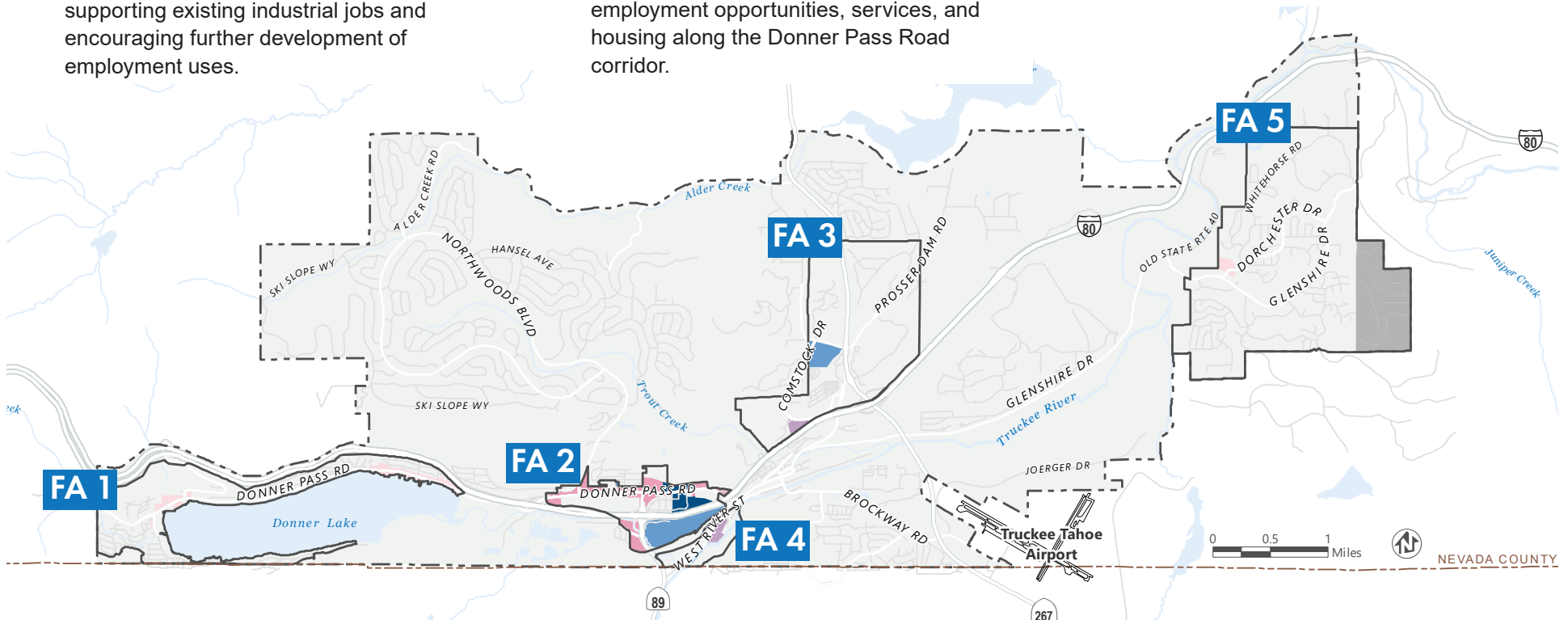
COMMERCIAL + OFFICE

919,000 sf +320,000 sf

INDUSTRIAL

ALTERNATIVE B: KEY CHANGES

- ▶ Business Innovation encourages employment uses at Pioneer Commerce and in the West River Focus Area.
- ▶ Industrial is preserved in West River supporting existing industrial jobs and encouraging further development of employment uses.
- ▶ Industrial provides additional employment and economic opportunities in the Joerger Ranch Specific Plan Area and near the airport.
- ▶ Mixed Use – Medium encourages a mix of employment opportunities, services, and housing along the Donner Pass Road corridor.
- ▶ Mixed Use – Low nodes at Donner Lake and in Glenshire provide service, retail, and restaurant opportunities for year-round residents and visitors.

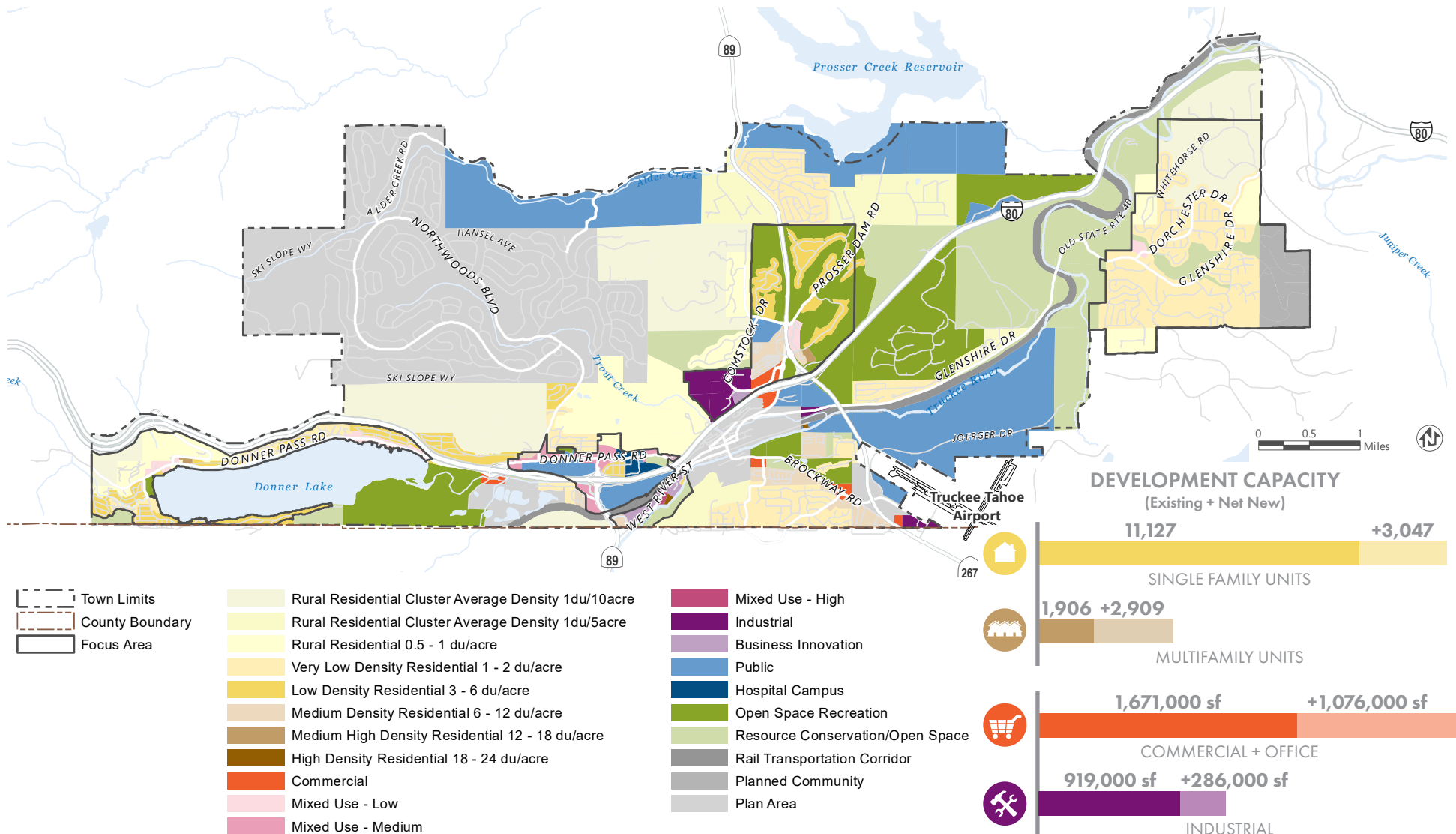


Town Limits	Mixed Use - Low	Public
County Boundary	Mixed Use - Medium	Hospital Campus
Focus Area	Business Innovation	Planned Community

FOCUS AREA	OPTION
FA 1: DONNER LAKE	2
FA 2: DONNER PASS RD	3
FA 3: NORTH SR-89	2
FA 4: WEST RIVER	2
FA 5: GLENSHIRE	2

ALTERNATIVE C: FULL-TIME RESIDENT HOUSING

Alternative C maximizes the amount of residential housing opportunity throughout the town, providing for the greatest variety in housing types to meet the needs of the community.

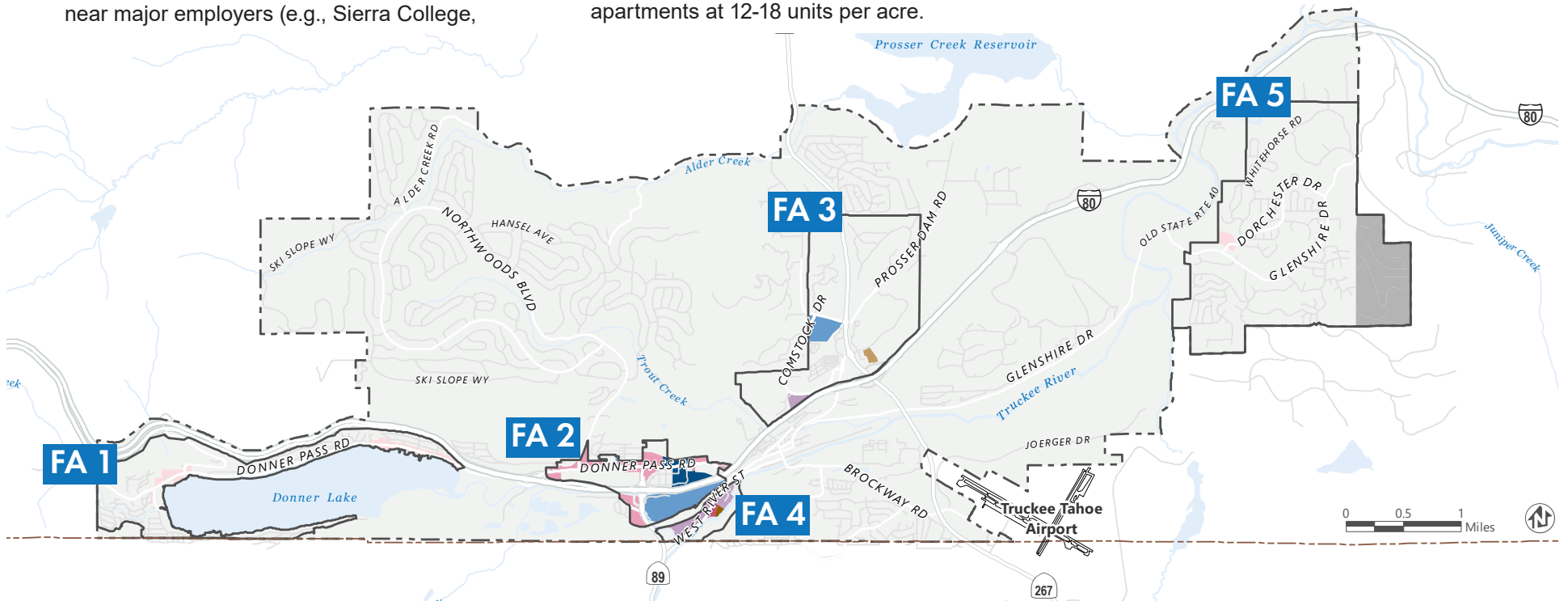


ALTERNATIVE C: KEY CHANGES

- ▶ Mixed Use – Medium supports a range of residential opportunities near employment opportunities and services.
- ▶ Public and Business Innovation designations encourage workforce housing opportunities near major employers (e.g., Sierra College,

- ▶ Alder Creek Middle School, Pioneer Commerce Center, West River area)
- ▶ Medium High Density Residential at a remaining Gray's Crossing site supports two-story townhomes, duplexes, or apartments at 12-18 units per acre.

- ▶ Rural Residential near the eastern town limits provides capacity for clustered housing development while preserving open space.



- Town Limits
- - - County Boundary
- ▭ Focus Area

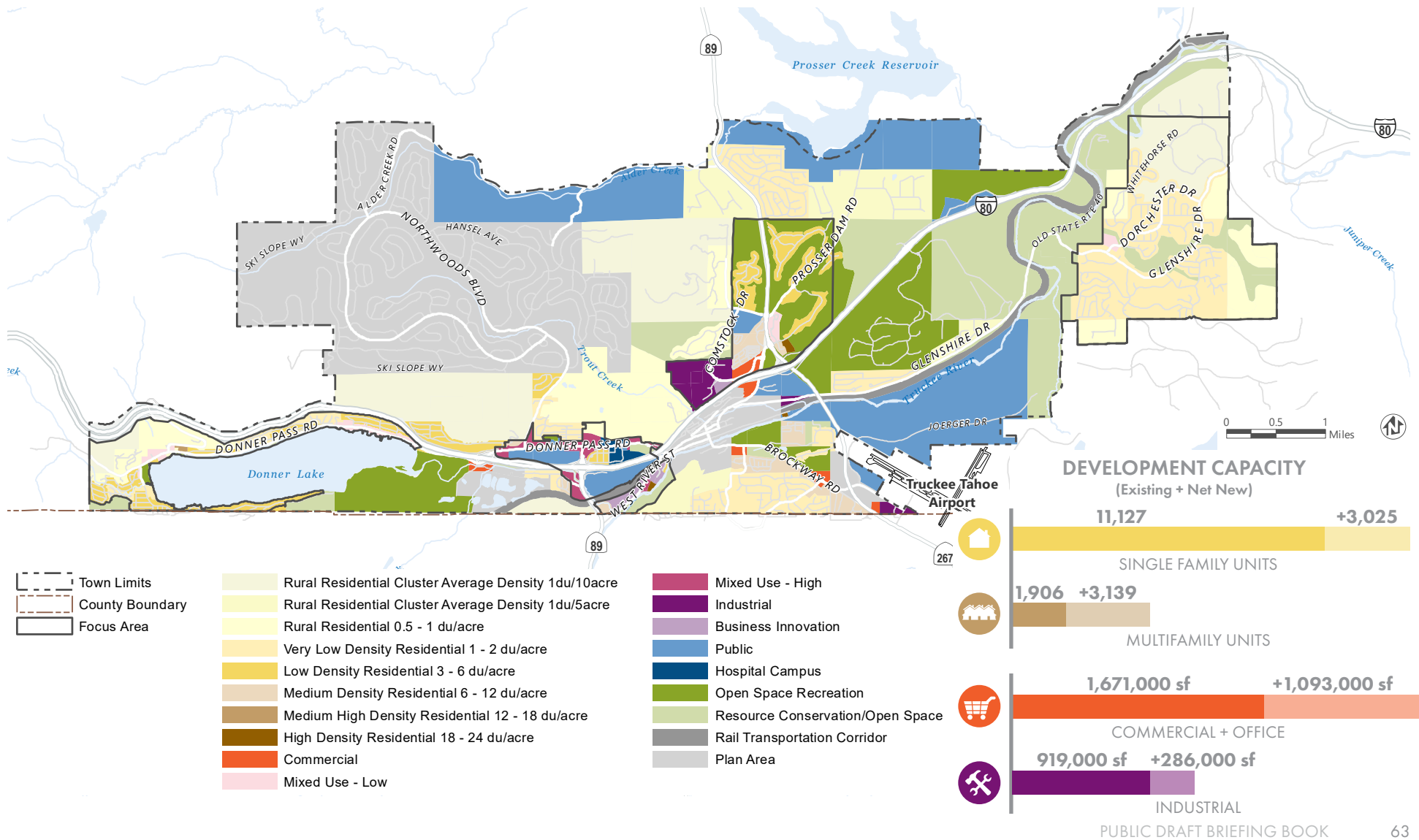
- Areas of Change
- Medium High Density Residential 12 - 18 du/acre
 - High Density Residential 18 - 24 du/acre
 - Mixed Use - Low
 - Mixed Use - Medium

- Mixed Use - High
- Business Innovation
- Public
- Hospital Campus
- Planned Community

FOCUS AREA	OPTION
FA 1: DONNER LAKE	2
FA 2: DONNER PASS RD	3
FA 3: NORTH SR-89	3
FA 4: WEST RIVER	3
FA 5: GLENSHIRE	2

ALTERNATIVE D: INFILL DEVELOPMENT

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



ALTERNATIVE D: KEY CHANGES

- ▶ Mixed Use – High supports infill opportunities along Donner Pass Road and in the West River Focus Area to provide high density residential near employment opportunities and services.
- ▶ Business Innovation encourages redevelopment in the West River Focus Area

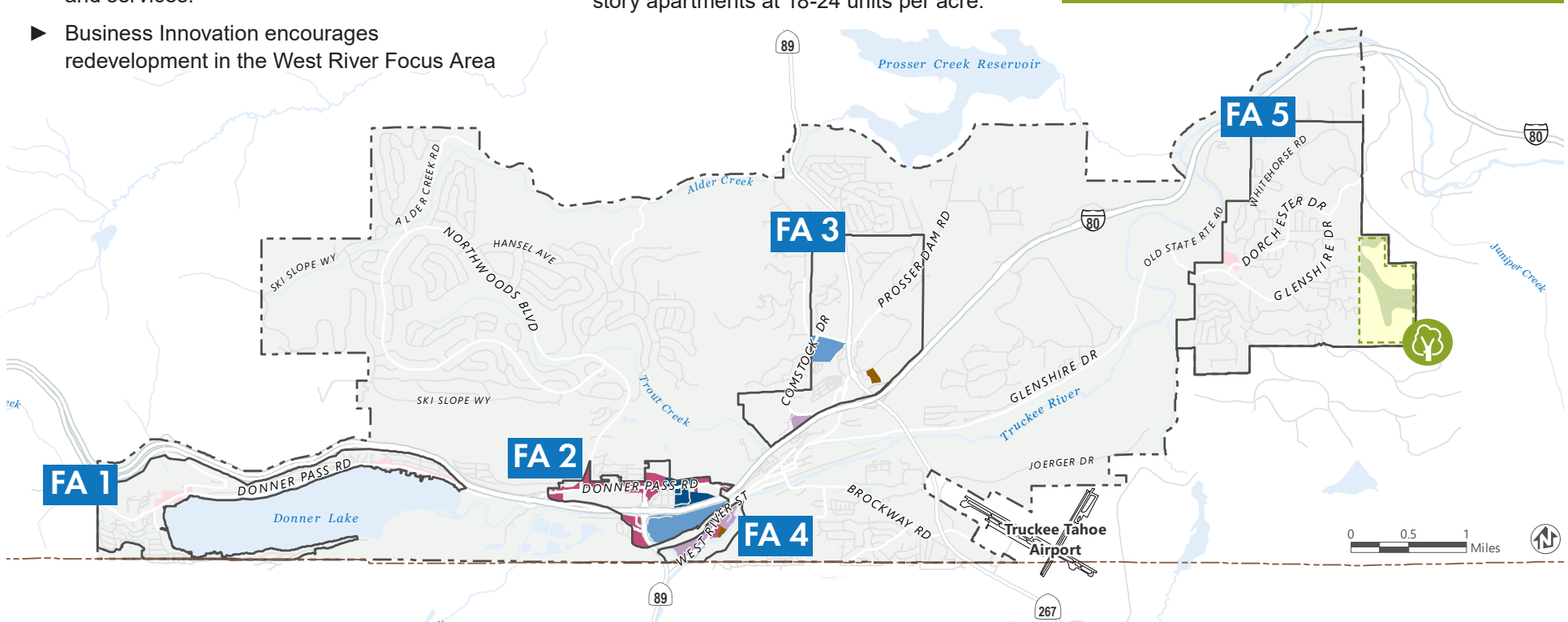
to enhance the area with a range of uses just outside of the downtown area.

- ▶ High Density Residential at a remaining Gray's Crossing site supports two- to three-story apartments at 18-24 units per acre.



POLICY OPTION

Require a study to identify ways to preserve open space at the site previously known as Canyon Springs.



- Town Limits
- - - County Boundary
- ▭ Focus Area

Areas of Change

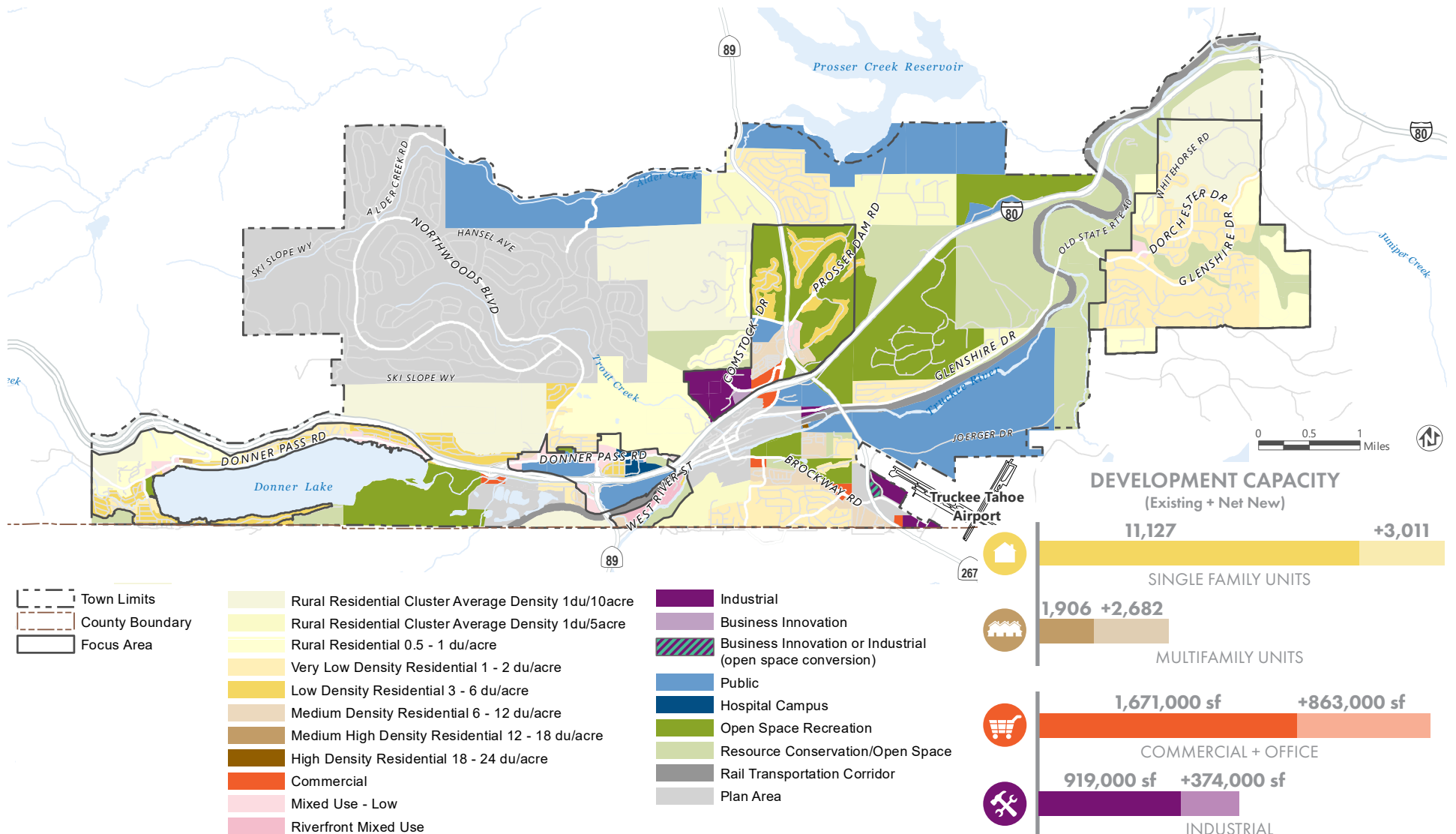
- Rural Residential 0.5 - 1 du/acre
- High Density Residential 18 - 24 du/acre
- Mixed Use - Low
- Mixed Use - High

- Business Innovation
- Public
- Hospital Campus
- Resource Conservation/Open Space

FOCUS AREA	OPTION
FA 1: DONNER LAKE	2
FA 2: DONNER PASS RD	4
FA 3: NORTH SR-89	4
FA 4: WEST RIVER	3
FA 5: GLENSHIRE	3

ALTERNATIVE E: LOW GROWTH


Alternative E supports lower intensity growth, relative to the other alternatives, focusing on growth within developed areas. This alternative includes policies to expand study opportunities for additional open space preservation.



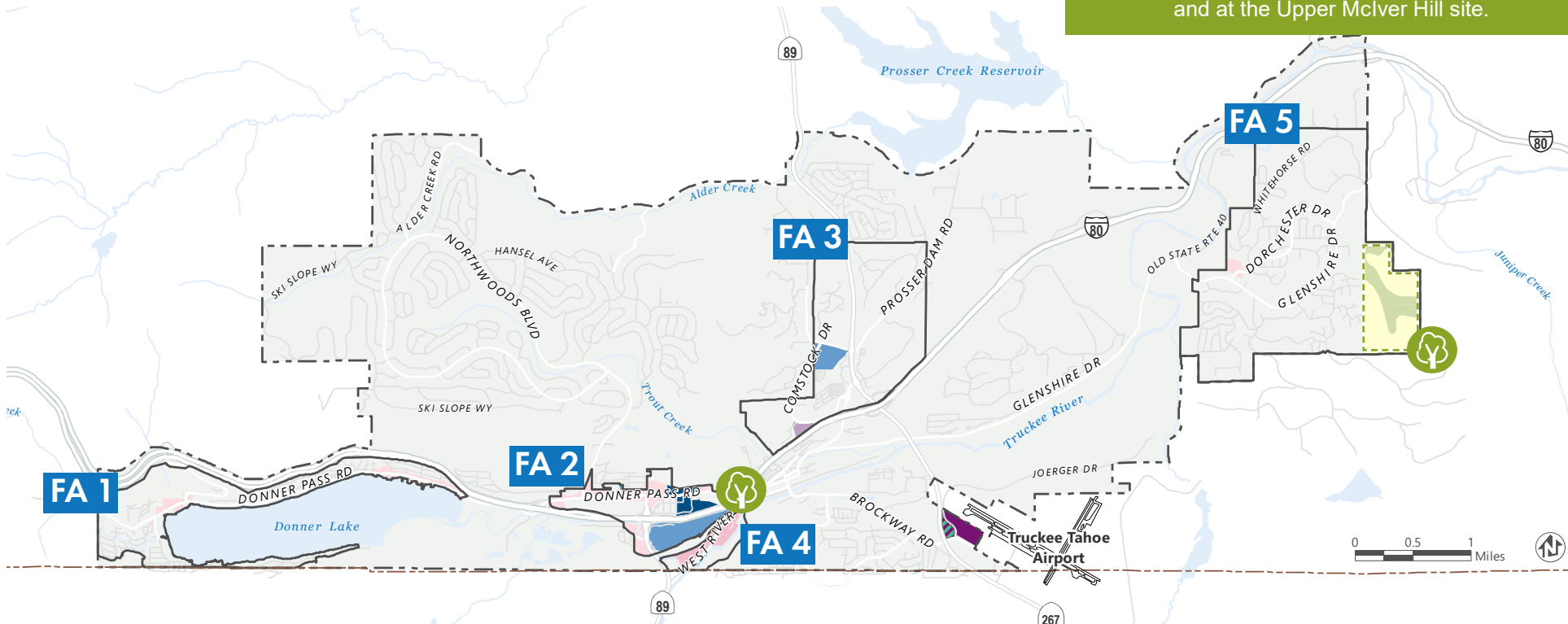
ALTERNATIVE E: KEY CHANGES

- ▶ Riverfront Mixed Use supports redevelopment of the West River Focus Area transforming existing industrial land into residential and neighborhood-serving commercial uses.
- ▶ Mixed Use – Low supports infill opportunities along Donner Pass Road to provide residential near employment opportunities and services.

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.



Town Limits	Areas of Change	Business Innovation or Industrial (open space conversion)
County Boundary	Rural Residential 0.5 - 1 du/acre	Public
Focus Area	Mixed Use - Low	Hospital Campus
	Riverfront Mixed Use	Resource Conservation/Open Space
	Industrial	
	Business Innovation	

FOCUS AREA	OPTION
FA 1: DONNER LAKE	2
FA 2: DONNER PASS RD	2
FA 3: NORTH SR-89	2
FA 4: WEST RIVER	4
FA 5: GLENSHIRE	3

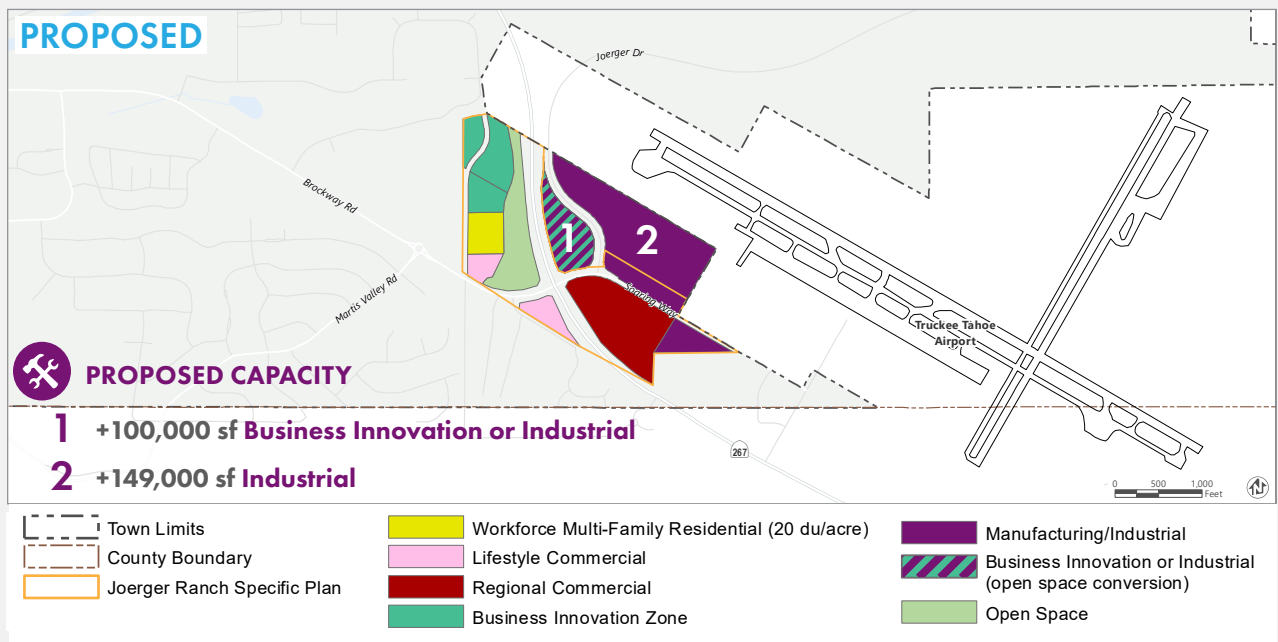
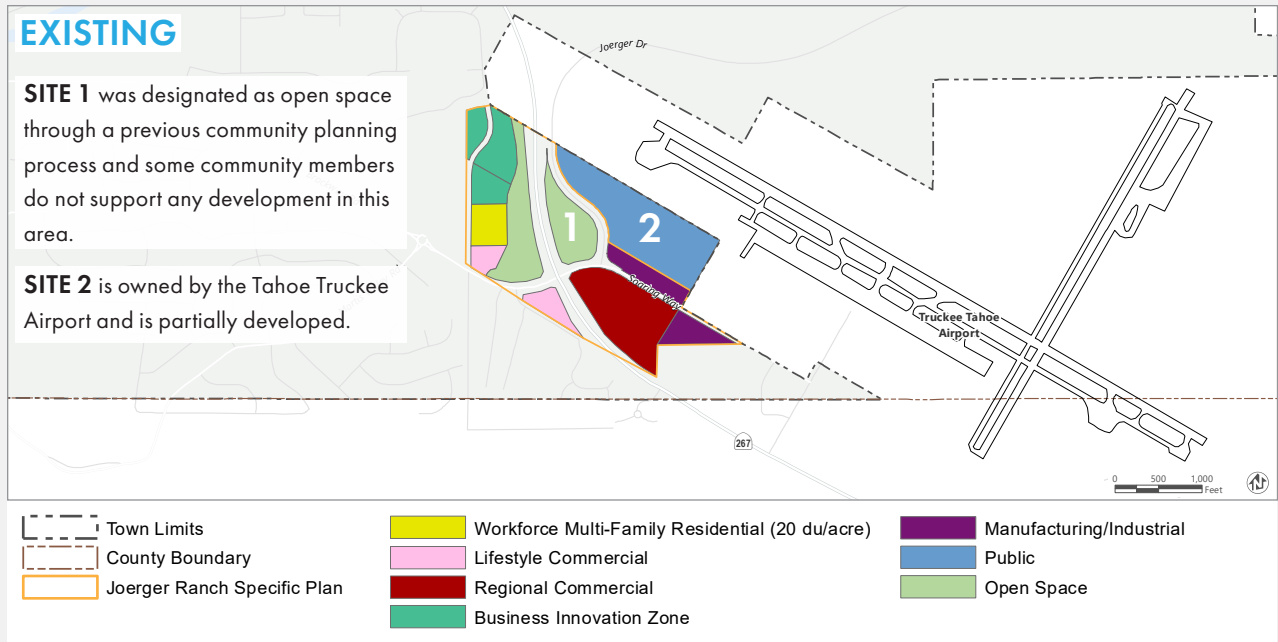
INDUSTRIAL LAND

Historically, the Town's major industrial district was centered near the railroad and the Truckee River in the West River Focus Area. However, the industrial economy has evolved and is no longer dependent on the railroad or the river and many community members would like to see the Truckee riverfront redeveloped and transformed. Low vacancy rates and high lease rates indicate that industrial land is limited throughout the town. Land designated as Industrial in the North State Route 89 Focus Area and near the airport is limited and industrial users often compete with other non-residential uses.

To balance the loss of industrial land in the West River Focus Area, Alternative E identifies two new sites for business innovation or industrial uses. Site 1 is a parcel within the Joerger Ranch Specific Plan currently designated for open space and Site 2 is a partially developed parcel owned by the Tahoe Truckee Airport. The proposed re-designation will be supported by policies to facilitate the relocation of business off of the river.

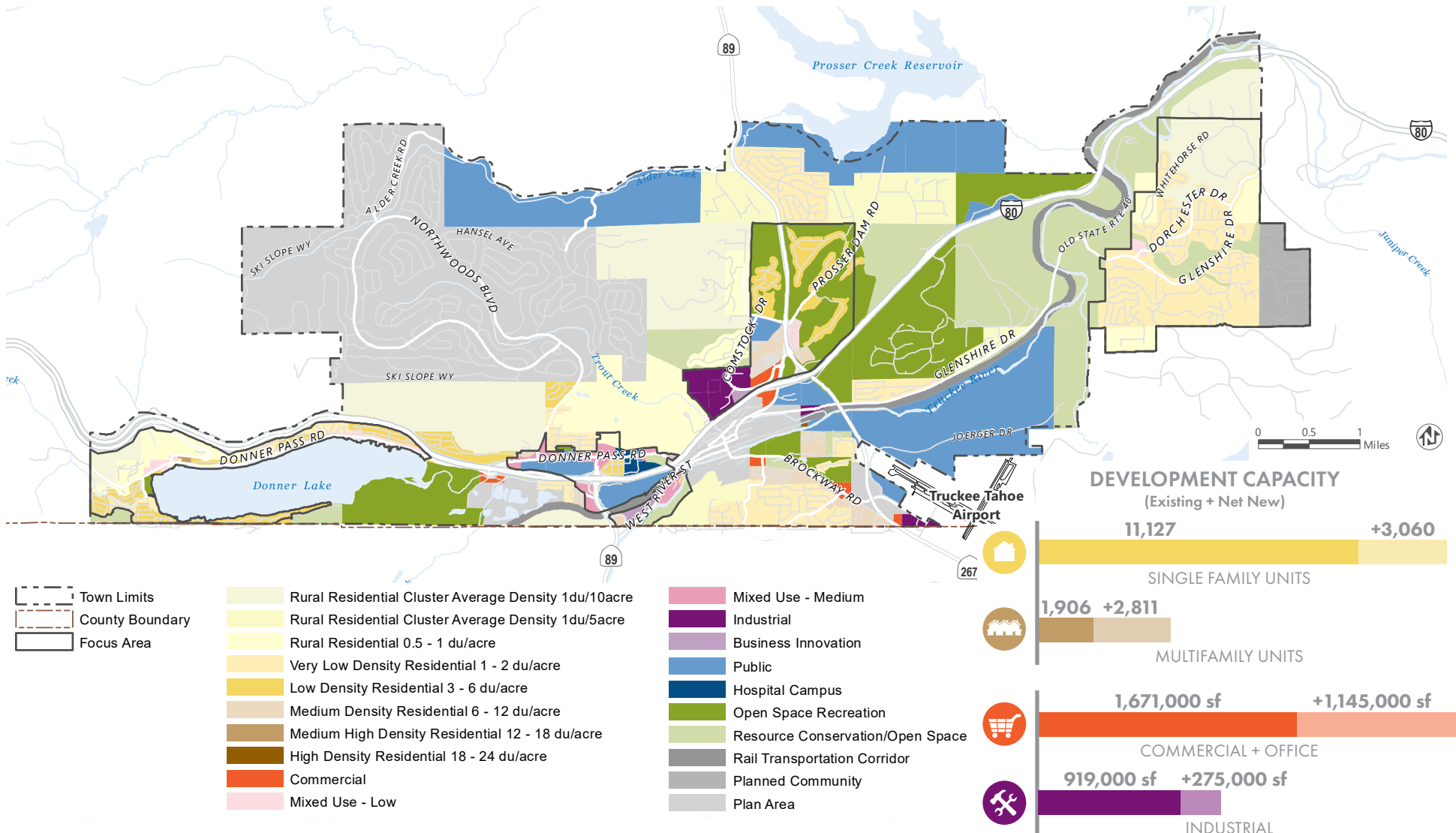


CONSIDER WHETHER ONE OR BOTH OF THESE SITES SHOULD BE DESIGNATED FOR INDUSTRIAL AND/OR BUSINESS INNOVATION TO PROVIDE SPACE TO RELOCATE INDUSTRIAL USES OFF OF THE RIVER.



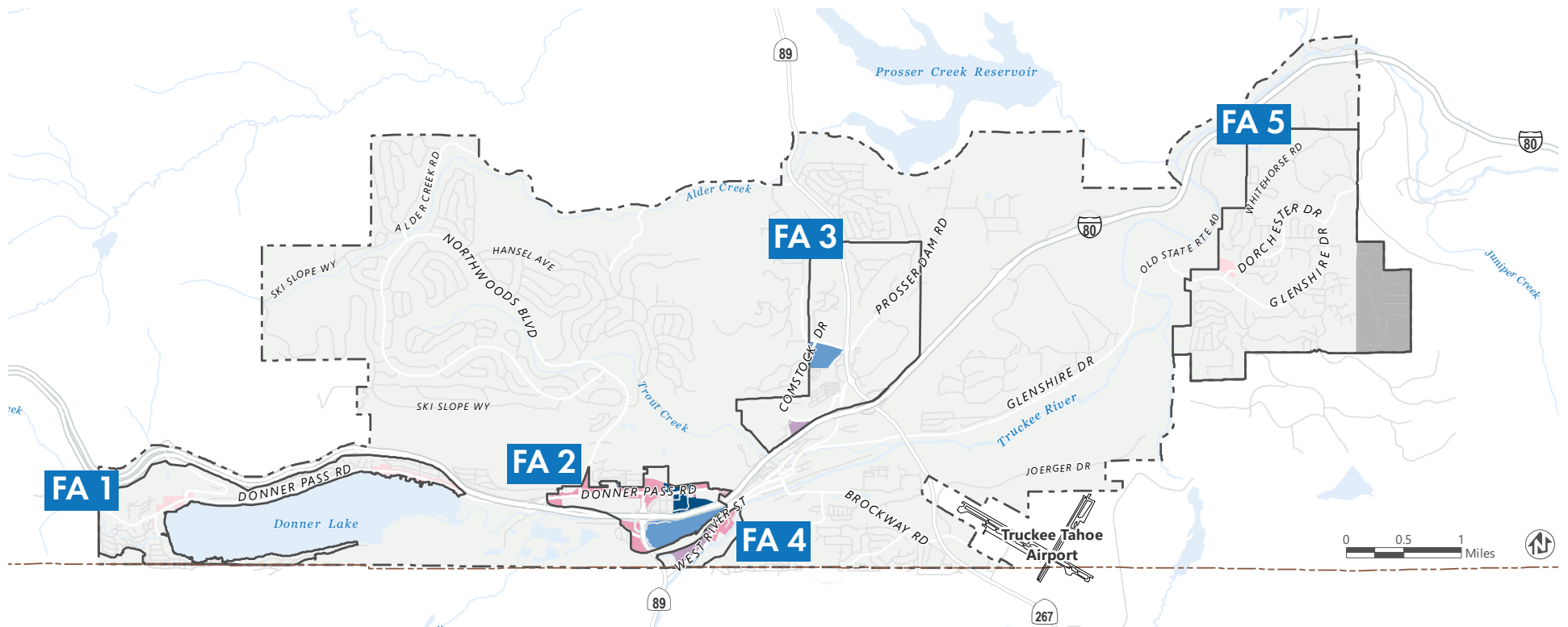
ALTERNATIVE F: RIVER REVITALIZATION

Alternative F most closely aligns with the River Revitalization Strategy, with key changes occurring in the West River Focus Area. This alternative focuses on activating the river with housing, businesses, and community gathering places.



ALTERNATIVE F: KEY CHANGES

- ▶ Mixed Use – Medium and Business Innovation designations supports redevelopment in the West River Focus Area reflecting the River Revitalization Strategy.
- ▶ Mixed Use – Medium encourages infill development with a range of residential and commercial uses along the Donner Pass Road corridor.



Town Limits	Areas of Change	Public
County Boundary	Mixed Use - Low	Hospital Campus
Focus Area	Mixed Use - Medium	Planned Community
	Business Innovation	

FOCUS AREA	OPTION
FA 1: DONNER LAKE	2
FA 2: DONNER PASS RD	3
FA 3: NORTH SR-89	2
FA 4: WEST RIVER	5
FA 5: GLENSHIRE	2

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COMPARISON OF THE ALTERNATIVES

Each alternative would result in changes to the development patterns within the town. In some areas, the differences between the alternatives are minor, but in other areas changes may be more substantial. The Town does not have to change the land use designations and could continue using the 2040 General Plan. However, based on community input there is interest in creating more flexibility to better address community housing, climate change and wildfire preparedness goals. The land use alternatives process is key to creating the opportunity to address future community need and fulfill community vision. This section compares each of the townwide land use alternatives based on the following metrics to help the community and decision makers better understand the potential outcomes of each alternative:

- ▶ Housing Units and Relative Housing Affordability
- ▶ Retail and Office Space Capacity
- ▶ Industrial Land
- ▶ Vehicle Travel
- ▶ Vehicle Miles Traveled
- ▶ Walking, Biking, and Transit
- ▶ Greenhouse Gas Emissions

AN IMPORTANT NOTE ON DEVELOPMENT CAPACITY

The comparison of alternatives is based on the development capacity for each alternative. As described previously, the development capacity is an estimate of the potential development that could occur on all vacant and underutilized sites in the town and includes the capacity proposed under planned and approved development projects. The residential development capacity is generally an estimate of the “full buildout” of the town – i.e., the total residential development that could be built if every parcel of land in the town designated for residential were to be developed. The approach to calculating the capacity on commercial land was slightly different. Rather than estimating the total retail and office development that could theoretically be built if all commercial and mixed-use land were to be developed, the commercial development capacity was scaled back to more closely reflect the amount of commercial development that could potentially be supported at full buildout of all residential land. Therefore, the development capacity presented in this report exceeds economic projections of the amount of development likely to occur

by 2040. If housing were to continue to be developed at the same rate as it has between 2015 and 2021 (i.e., average of 106 units per year), the residential development capacity reflected in the various alternatives would be reached around 2060, and the non-residential development capacity would be reached even later, if ever.

The amount of development that occurs in the future is dependent on a range of factors, many of which are driven by market forces. The higher densities and intensities proposed under each land use alternative, particularly for mixed-use development, provide flexibility necessary to support more pedestrian-oriented development, rather than automobile-oriented strip commercial development. By allowing for individual projects at slightly higher intensities, the Town can encourage more compact development that supports walking, biking, and transit. However, the higher intensities allowed for under many of the alternatives would not necessarily result in more growth overall in Truckee because development (especially, retail and office) will continue to be largely constrained by market demand.

HOUSING UNIT MIX AND RELATIVE HOUSING AFFORDABILITY

Ensuring adequate housing to meet community needs is a critical goal of the land use alternatives process and the Truckee 2040 General Plan Update. The land use alternatives provide opportunities for a variety of housing types at a range of densities to meet the array of housing needs in Truckee.

Alternatives B through F would increase housing capacity and the allowed mix of units beyond that allowed under Alternative A (i.e., the continuation of the existing 2025 General Plan). With the exception of one site, the current 2025 General Plan limits residential densities outside of the Downtown and other plan areas to 12 units per acre. This density is less than what is typically needed to build an apartment building. The alternatives would provide for additional multifamily residential opportunities, at densities up to 24 units per acre, and in one alternative up to 55 units per acre, to better meet workforce housing needs and support housing achievable for residents of all income ranges. As mentioned previously, density increases alone will not solve the housing crisis. The land use alternatives are just one of many efforts to meet housing needs and several other planning efforts are currently underway to address the Town’s housing shortage.

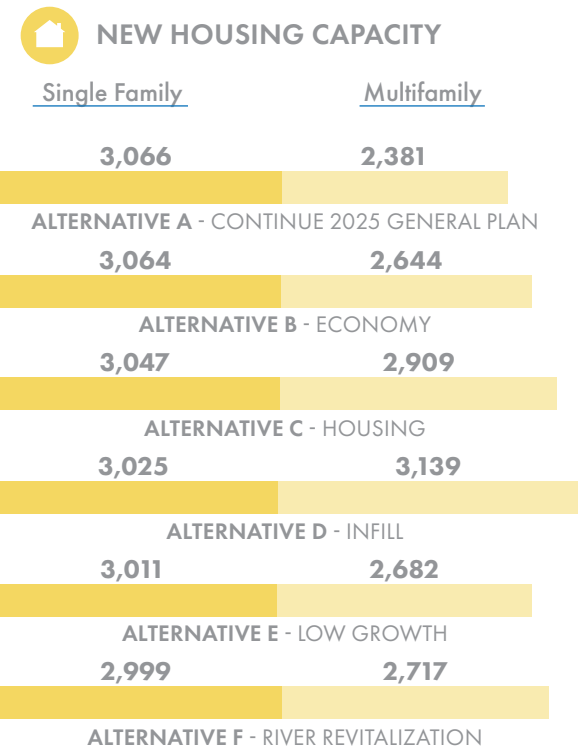
As discussed in the Town’s 2019 – 2027 Housing Element Update, multifamily units typically provide housing at rents affordable to moderate-income households, whereas, single family homes exceed the affordability range for most households in Truckee. Specifically, to afford to purchase a home in Truckee at the median sales price in 2018 (\$621,500) a household would have needed to earn an annual income of \$144,000 or twice the area median income. Housing costs have increased exponentially since 2018. In 2021, single-family homes in Truckee have become even more unattainable for the average household, at a median sales price of \$1,000,000. Although the condominium median sales price has also increased, condominiums remain more achievable at a median sales price of \$567,500.

Multifamily rents have increased steadily since 2010, and during the same period, rental vacancy rates have decreased, indicating a limited supply of apartment units and an increase in demand. Multifamily rents increased nearly 10 percent from 2019 to 2020, with average rents of \$1,761 per month in the fourth quarter of 2020. The multifamily rental vacancy rate for Truckee was only 1.5 percent in late 2020, indicating limited rental housing availability. An increased supply of multifamily housing is needed to meet demands and provide more affordable housing options for year-round residents.

Alternatives B through F increase the capacity for multifamily housing at a variety of densities and provide more housing choices than Alternative A (Continue 2025 General Plan).



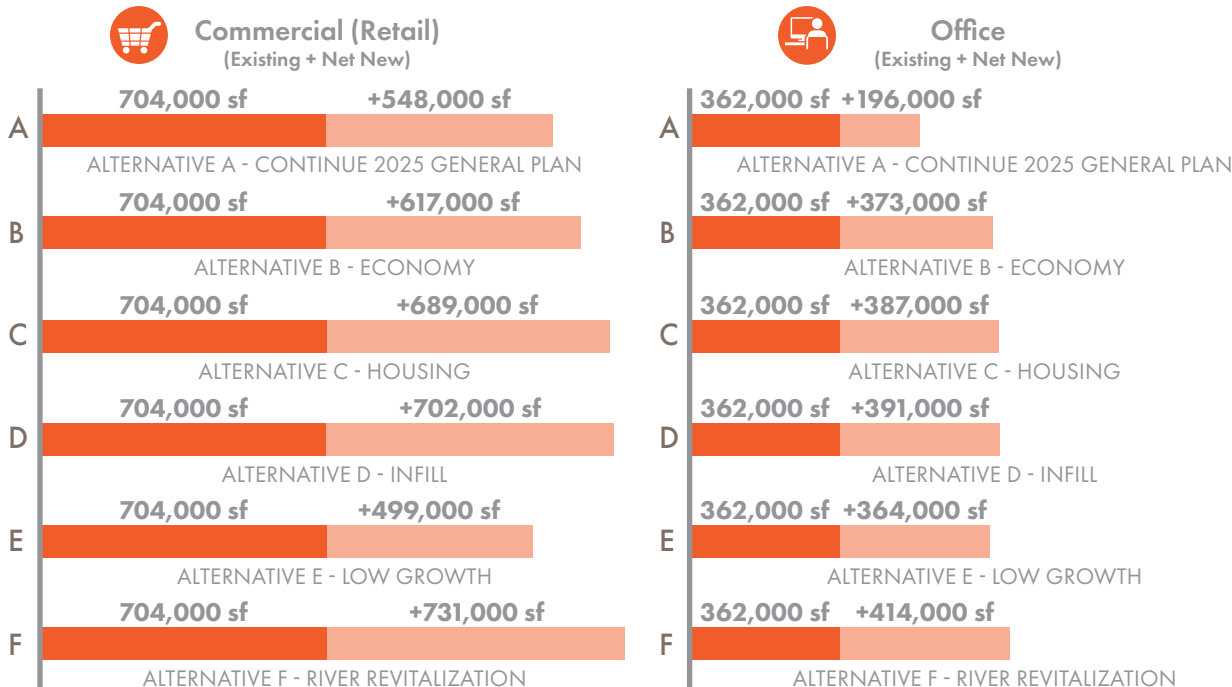
Henness Flats Apartments in the Gray’s Crossing Specific Plan area.





Example of mixed use building with retail and offices.

RETAIL AND OFFICE SPACE CAPACITY



RETAIL AND OFFICE SPACE

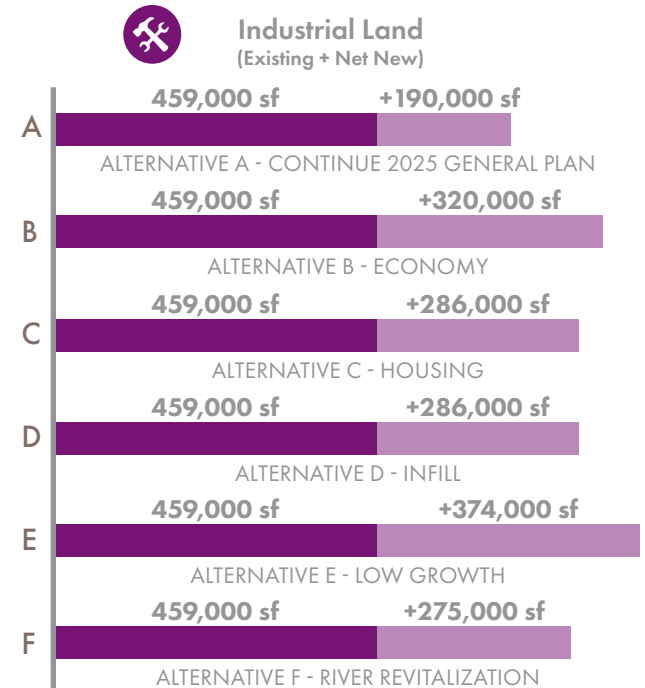
Retail and office space provides jobs for the local workforce, services for community residents, and important revenue in sales tax for the Town. The existing retail market in Truckee is largely driven by the tourist economy and second home demand, resulting in high per capita retail sales in the building materials, restaurant, and gasoline station categories. Historically, Truckee's relatively small year-round population lacked the critical mass of consumers to retain resident-oriented retail businesses. As discussed previously, Truckee's full-time population has increased during the coronavirus pandemic, resulting in higher demand for such businesses. However, the shortage of affordable housing limits the ability for local business to attract and retain retail workers. Current office real estate market pricing and vacancy trends indicate there is some demand for modest increases in office space, particularly flexible office spaces that can be easily reconfigured and co-working facilities that offer spaces of different sizes.

Each alternative provides the same or more retail and office space compared to the existing General Plan, and **all alternatives exceed the projected demand of approximately 150,000 square feet of retail space and 143,000 square feet of office space by 2040** (BAE 2020). Considering the relatively low demand for retail and office space, much of the land designated for commercial uses will likely not be developed by 2040. However, **the surplus capacity for retail and office space provides flexibility to meet varying market demands.**

INDUSTRIAL LAND

The townwide alternatives provide industrial land within the Industrial and Business Innovation land use designations. **All townwide alternatives would meet the projected industrial land use demand of 116,000 square feet.** However, much of the additional capacity in Alternatives B through F is identified within the Business Innovation land use designation or assumes redevelopment on nonvacant land or expansion of existing businesses. The Business Innovation land use designation would restrict certain industrial uses, such as those requiring outdoor storage, and therefore, may be less attractive to heavy industrial users. The capacity for redevelopment of nonvacant land or the expansion of existing industrial businesses does not represent immediately “available” industrial land. This capacity might be achieved in the long-term but will be dependent on market conditions or other factors. As such, the **additional development capacity for industrial may be necessary to compensate for market pressures and the suitability and availability of industrial land to meet demands.**

Redevelopment pressure within the West River Focus Area have the potential to displace industrial users and would likely result in higher lease rates for industrial spaces. If suitable industrial land is not available in Truckee, these business owners may decide to relocate outside of the town, which would reduce available year-round jobs in town. Finding suitable replacement sites to designate for industrial development is challenging in Truckee. Alternative E provides options to potentially facilitate the relocation of industrial uses from off the river; however, there are tradeoffs to consider such as conversion of open space land. The additional sites presented in Alternative E may not be ideally suited for the industrial uses currently in West River.



ALTERNATIVE	CAPACITY ON NON-VACANT LAND	% CAPACITY ON NON-VACANT LAND	CAPACITY ON VACANT LAND	% CAPACITY ON VACANT LAND	TOTAL
ALT A - CONTINUE GP	49,000 SF	26%	142,000 SF	75%	190,000 SF
ALT B - ECONOMY	144,000 SF	45%	176,000 SF	55%	320,000 SF
ALT C - HOUSING	119,000 SF	42%	167,000 SF	59%	286,000 SF
ALT D - INFILL	119,000 SF	42%	167,000 SF	59%	286,000 SF
ALT E - LOW GROWTH	111,000 SF	30%	263,000 SF	70%	374,000 SF
ALT F - RIVER REVITALIZATION	113,000 SF	41%	162,000 SF	59%	275,000 SF

VEHICLE TRAVEL

Regardless of which land use alternative is selected, there will be more people needing to get around in Truckee in the future. Generally, the higher the population and employment growth, the greater the increase in vehicle trips, traffic congestion, and vehicle miles traveled (VMT). Traffic modeling was completed for each alternative to understand the number of trips generated, VMT, and traffic volumes on key roadways. This section presents the results of the traffic modeling. As you read this, keep in mind that the traffic model is one metric used to understand how driving behavior will affect roadway infrastructure needs. It does not account for the various community goals that should be considered in reviewing the land use alternatives.

WHAT'S DRIVING THE TRAFFIC MODEL?

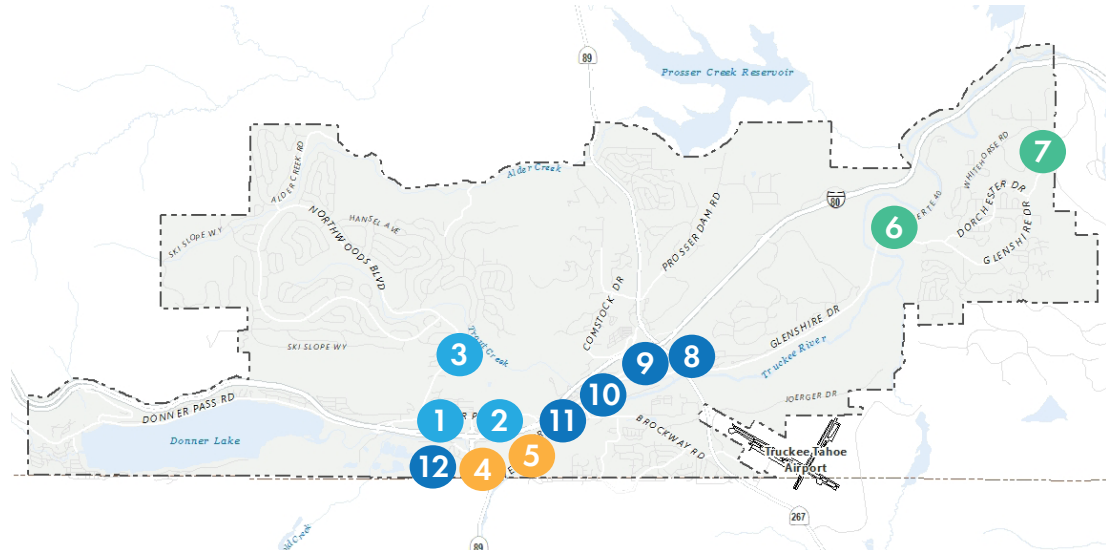
One of the goals of the land use alternatives is to reduce greenhouse gas emissions by increasing walking, biking, and transit use. Compact mixed use development that places jobs and shopping near residential uses can result in shorter and fewer trips. Developing complete neighborhoods that offer commercial services nearby can also reduce or shorten vehicle trips. However, these trip reductions are not reflected in the traffic model results for several reasons:

- ▶ First, the **development capacity** for retail and office uses is much higher than what is realistic to expect in the future. In addition, the traffic model does not consider varying trip generation rates associated with location and commercial development types. These higher non-residential capacity numbers are pulling trips into residential areas in the traffic analysis, especially in Donner Lake and Glenshire neighborhoods. In reality, these areas are not expected to support the level of retail and office development that would attract trips from outside the neighborhoods.
- ▶ Second, **mode shift** is not considered in the traffic model. Some amount of increase in walking, biking, and transit trips would be expected with the alternatives that include more mixed use; however, this is not reflected in the traffic model.
- ▶ Lastly, **regional commute trips**, specifically those to and from the Reno/Sparks area, are not reflected in the model results. One of the goals of the land use alternatives is to support more affordable housing options for the local workforce, which would ideally reduce the number of commuters driving to Truckee for work each day.



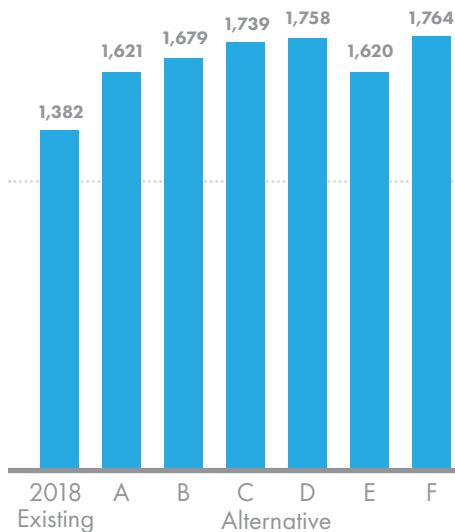
TRAFFIC VOLUMES

The following charts show the potential changes in traffic volumes at key locations throughout town. Based on the projected development capacity, certain locations would experience substantial increases in traffic volumes above those in 2018. While the results allow some comparison between the alternatives, it is important to understand that these traffic volume increases are primarily driven by projected increases in commercial development as well as proposed developments, such as the Tahoe Forest Health System Master Plan. However, as mentioned previously, the development capacity overestimates the commercial development that would realistically be built by 2040. In addition, the traffic model does not account for mode shift that would likely occur by providing services and employment centers within walking and biking distances of residential neighborhoods. These behavioral changes will depend on not only on land use patterns but also on policies, parking availability, and infrastructure improvements.

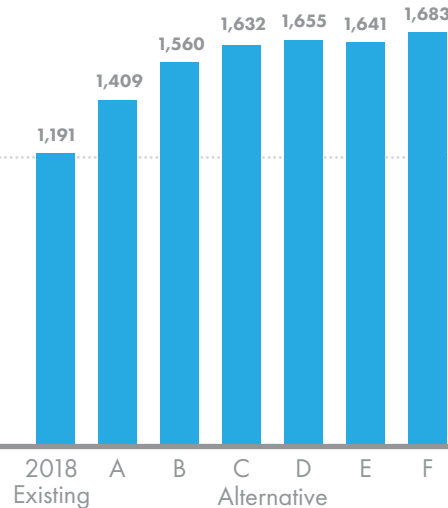


PEAK HOUR 2-WAY TRAFFIC VOLUME (NUMBER OF TRIPS)

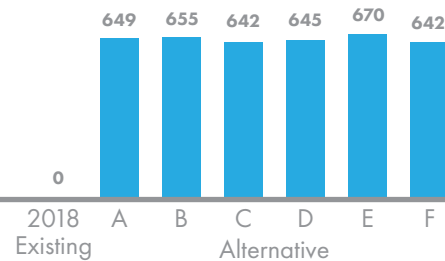
1 DPR West of Frates



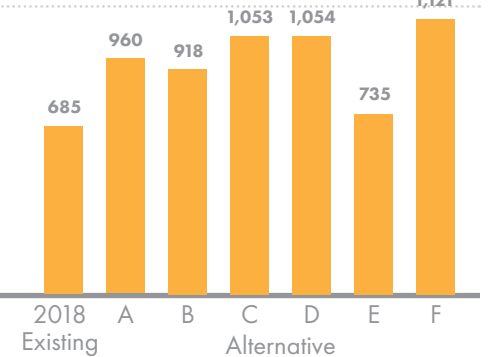
2 DPR East of Frates



3 Pioneer Trail Ext. East of Northwoods

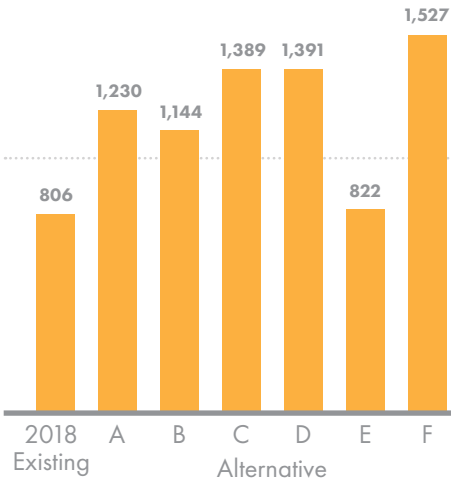


4 West River St East of SR 89S

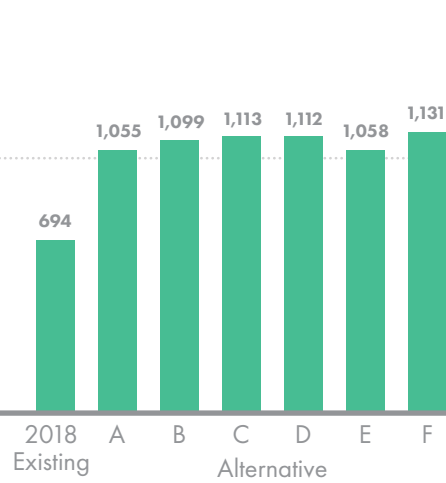


PEAK HOUR 2-WAY TRAFFIC VOLUME (NUMBER OF TRIPS)

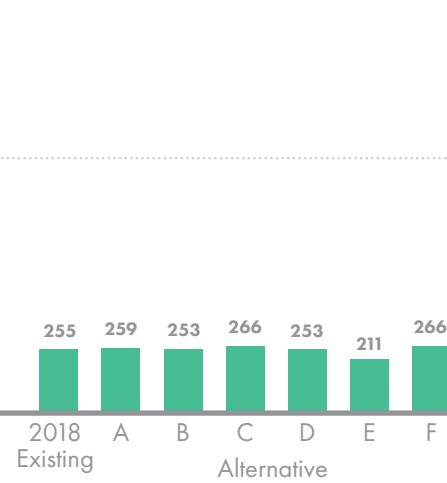
5 West River St West of Mclver



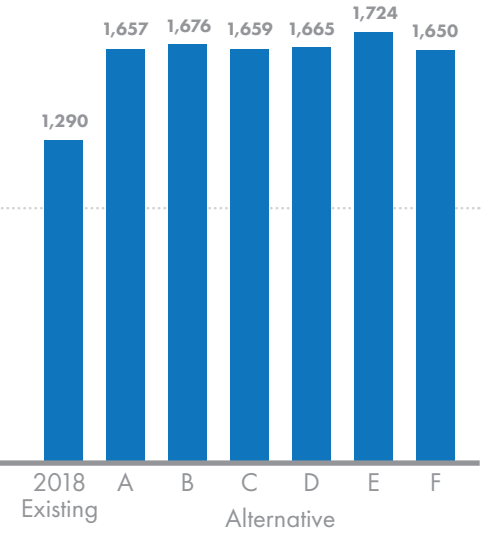
6 Glenshire Drive West of Glenshire



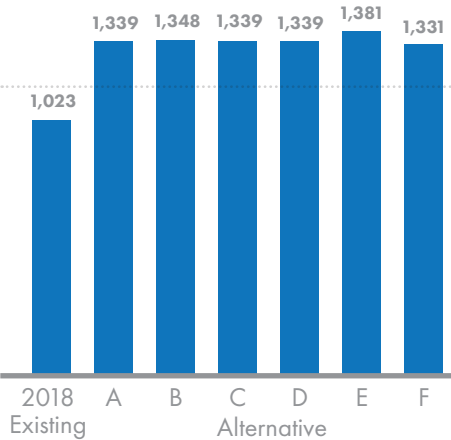
7 Hirshdale Road East of Glenshire



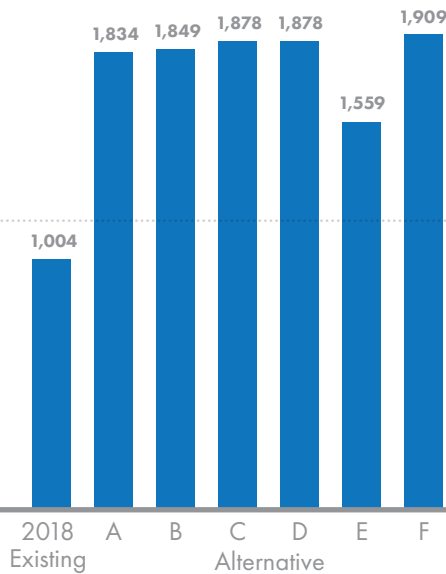
8 267 Bypass NB



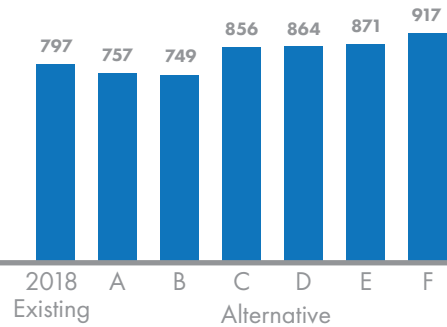
9 267 Bypass SB



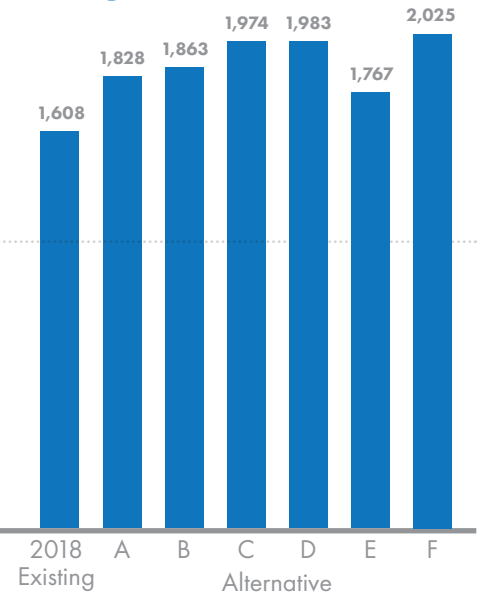
10 Bridge St at Railroad



11 Mclver at Railroad



12 SR 89S at Railroad



VEHICLE MILES TRAVELED

VMT is a metric that measures the miles traveled for all vehicles in a given time period. Not only is it a measure of transportation performance, but it is also an indicator of vehicle emissions. An increase in trips and trip length result in higher VMT, while a reduction in the number of trips and trip length result in less VMT. VMT tends to be higher in areas with lower density, dispersed development and lower in areas with compact, infill development because destinations are closer together.

A transportation analysis was completed for each alternative to compare VMT. The traffic model results show increases in VMT for all alternatives. However, there are strategies that can be implemented to reduce VMT. For example, strong policies directing bike and pedestrian improvements within mixed use developments or requiring shared parking districts can result in more walking, biking, and transit use and less reliance on cars. Therefore, these results are helpful to understand some differences in VMT between the land use alternatives, but do not fully capture VMT impacts and reductions that can be achieved through policy changes.

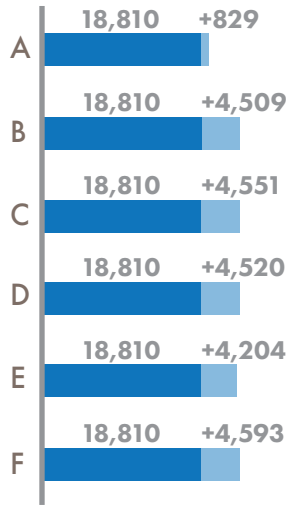


TOWNWIDE VMT (Existing + Net New)

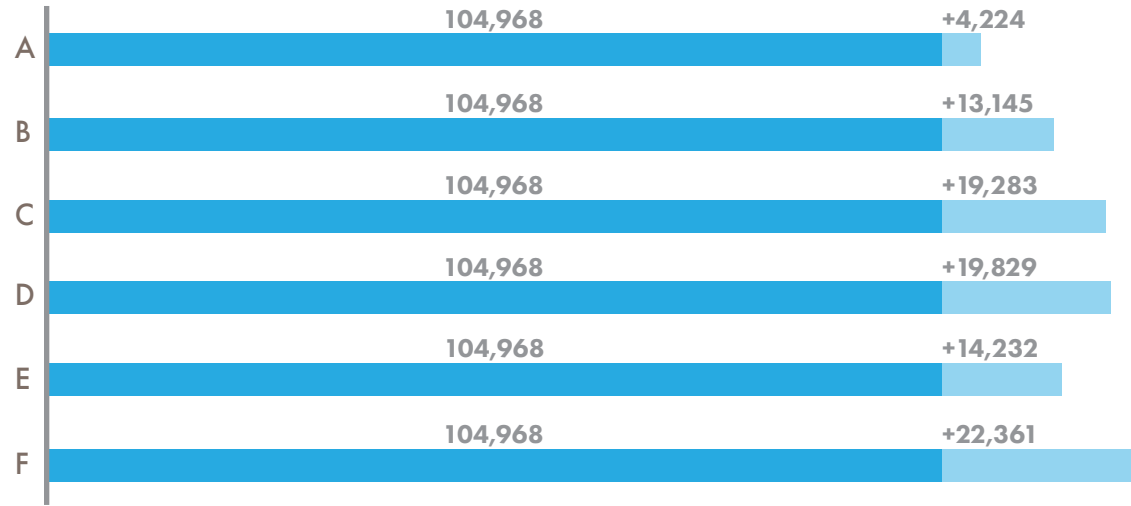
	472,131	+90,948
A	ALTERNATIVE A - CONTINUE 2025 GENERAL PLAN	
	472,131	+109,495
B	ALTERNATIVE B - ECONOMY	
	472,131	+122,278
C	ALTERNATIVE C - HOUSING	
	472,131	+123,765
D	ALTERNATIVE D - INFILL	
	472,131	+95,659
E	ALTERNATIVE E - LOW GROWTH	
	472,131	+131,468
F	ALTERNATIVE F - RIVER REVITALIZATION	



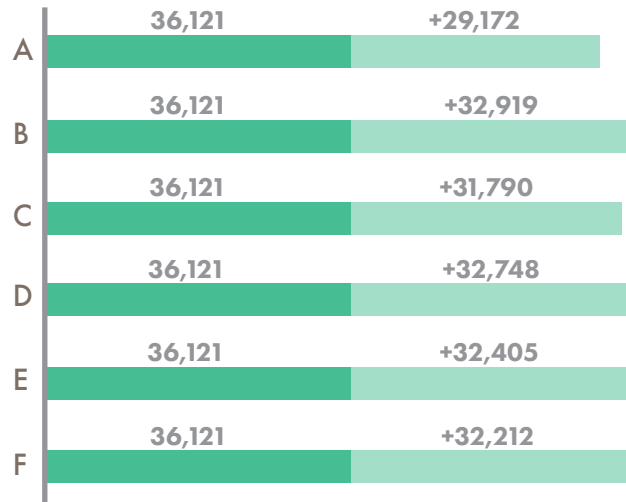
FOCUS AREA 1: DONNER LAKE VMT
(Existing + Net New)



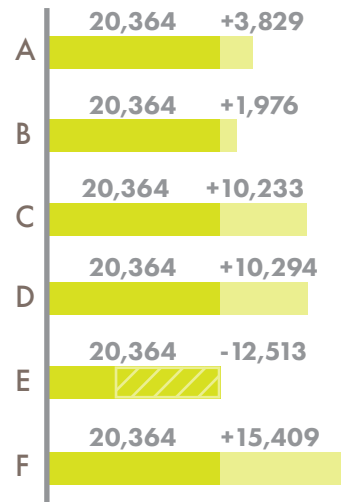
FOCUS AREA 2: DONNER PASS RD VMT
(Existing + Net New)



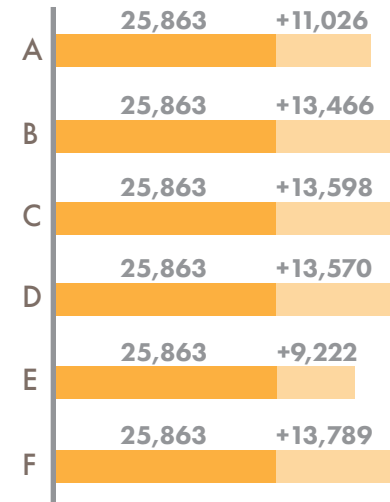
FOCUS AREA 3: NORTH SR-89 VMT
(Existing + Net New)



FOCUS AREA 4: WEST RIVER VMT
(Existing + Net New)



FOCUS AREA 5: GLENSHIRE VMT
(Existing + Net New)



WALKING, BIKING, AND TRANSIT

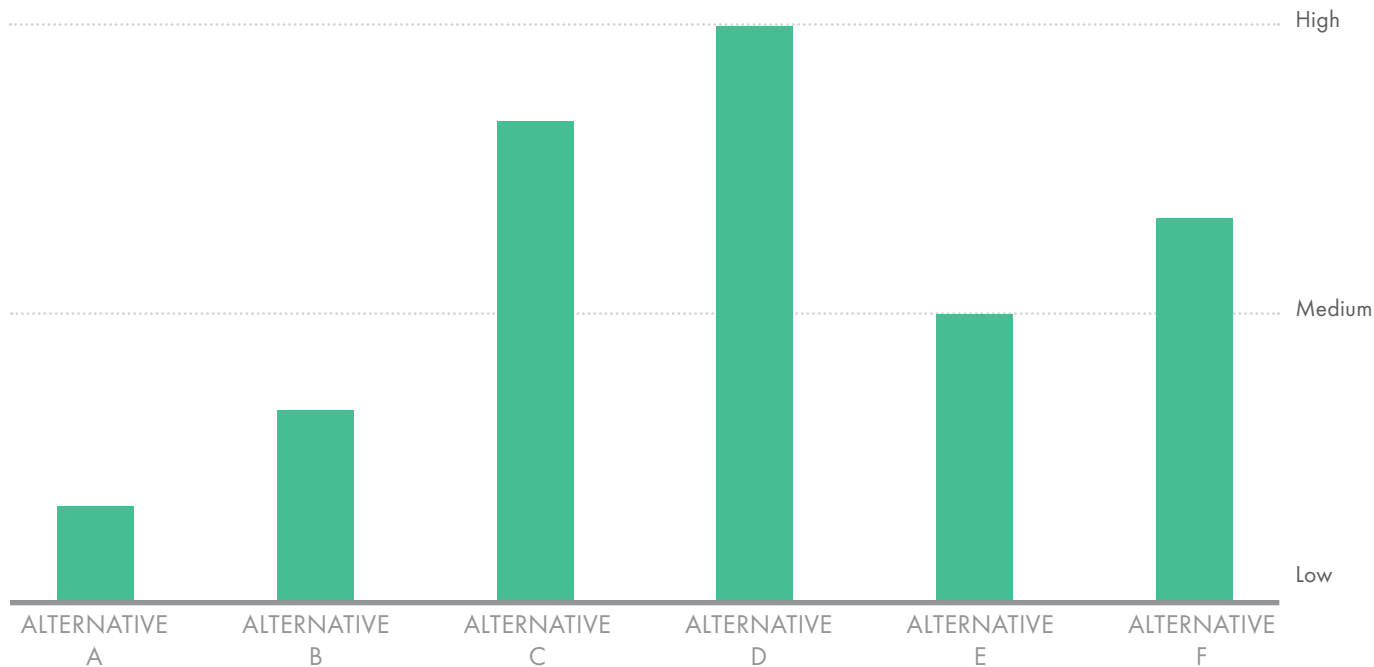
Land use patterns can significantly affect the way people get around. The land use alternatives support more walking, biking, and transit use because they focus on building multifamily housing in central areas of the town already served by transit, sidewalks, and bikeways. The alternatives also provide more opportunities for mixed use development with housing near services and jobs, creating opportunities to replace vehicle trips with walking, biking, or transit. These land use patterns, along with policies, can support transit improvements, such as more frequent transit service or new transit routes or stops. Providing workforce or student housing within the Public and Hospital Campus designations could also reduce vehicle trips and improve the use of alternative modes.



Transit hub in Downtown Truckee



TRANSIT SUPPORT



GREENHOUSE GAS EMISSIONS

Greenhouse gas (GHG) emissions are an important factor in understanding the Town’s effect on climate change and in meeting its goals to create a healthy and sustainable community. GHG emissions are affected by a variety of factors, including the amount of development, building types, energy use, and transportation patterns. The GHG emissions presented below reflect the development types allowed under each alternative but do not consider

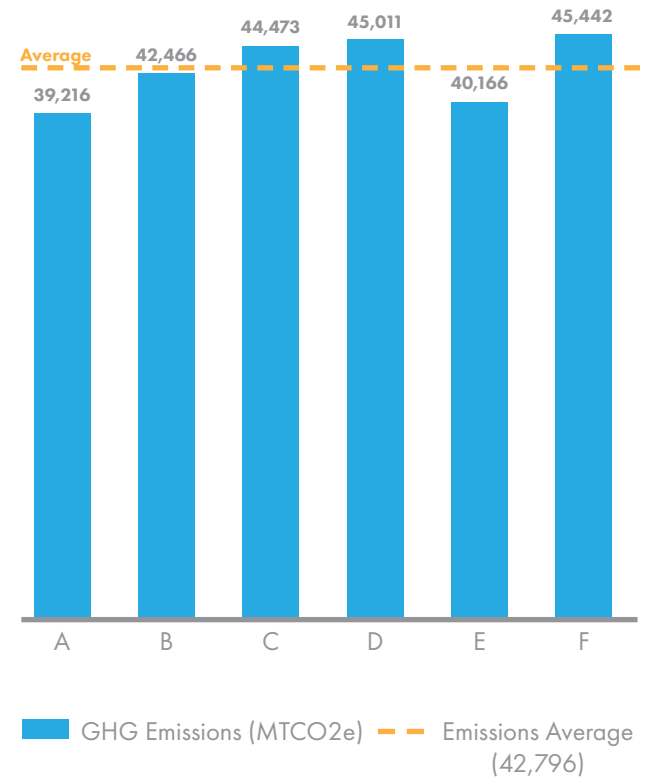
potential new policies related to transportation, energy use, and other factors. These policies will be drafted as part of the General Plan Update and are not yet available to model. In addition, the modeling was based on the traffic model results, which, as previously described, do not account for mode shift (i.e., replacement of vehicle trips with pedestrian or bicycle trips).



Bicycle infrastructure accessibility helps reduce greenhouse gases

CO₂e GREENHOUSE GAS EMISSIONS

Mass Emissions by Alternative



COMPARISON

As shown below, emissions sourced from on-road transportation make up the largest component of mass GHG emissions. The second highest emissions sector is residential energy. Strong general plan policies paired with mixed use land use designations could result in a reduction of mass emissions sourced from on-road transportation by encouraging non-vehicle trips. In addition, policies

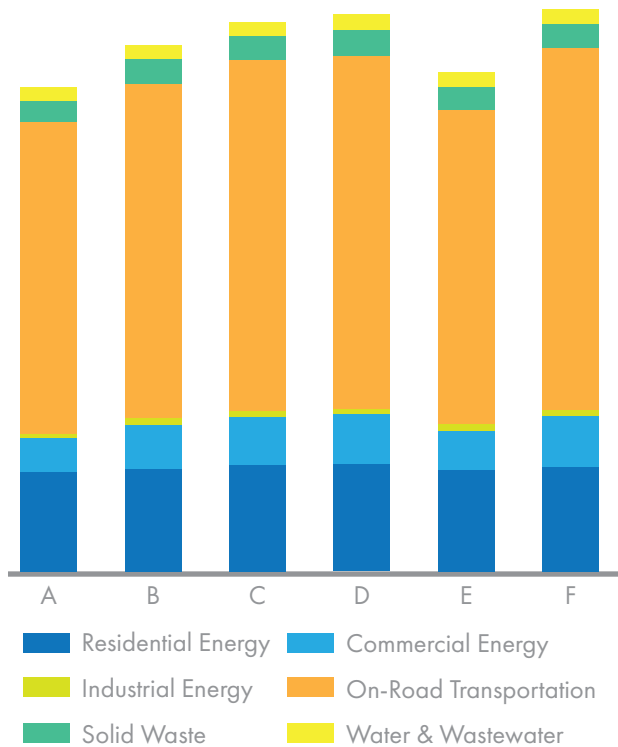
to invest in renewable energy and increase energy efficiency will reduce GHG emissions.

Per capita emissions are a helpful metric in understanding the relationship of emissions to population growth. Per capita emissions are the mass GHG emissions divided by the population. As shown below, some alternatives result in high

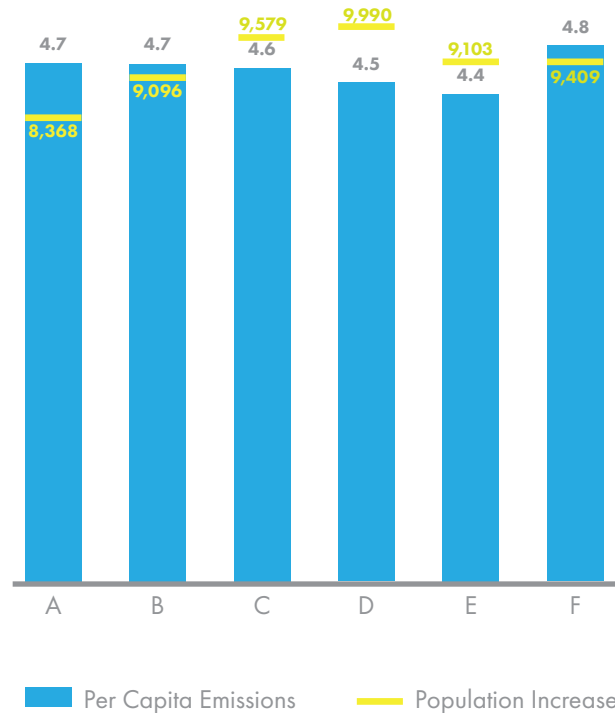
population growth, but per capita emissions remain relatively low. For example, Alternative D results in the highest population increase (9,990) but has one of the lowest per capita emissions at 4.5 metric tons of CO₂e. Whereas Alternative A has a much lower population increase (8,368) but results in higher per capita emissions at 4.7 metric tons of CO₂e.

CO₂e GREENHOUSE GAS EMISSIONS

Mass Emissions by Source



Per Capita Emissions by Alternative



WILDFIRE RISK

Wildfire has and continues to be a major concern in Truckee. As discussed under the Big Challenges above, the majority of the Town is categorized as a very high fire hazard severity zone. Some areas near the downtown, Donner Pass Road, and Gray's Crossing have less severe fire hazard severity and are categorized as high fire hazard severity or moderate fire hazard severity. By focusing new growth in previously developed areas, the land use alternatives help to reduce wildfire severity. All of the alternatives, including Alternative A, Continuation of the 2025 General Plan, would result in 62 to 63 percent of homes located in very high fire hazard severity zones.

Although there is very little difference in projected wildfire severity between the land use alternatives, there are several other tools that can be incorporated in the General Plan to reduce wildfire risk, including policies related to wildfire fuel reduction, defensible space, and building design.

WILDFIRE RISK REDUCTION TOOLS

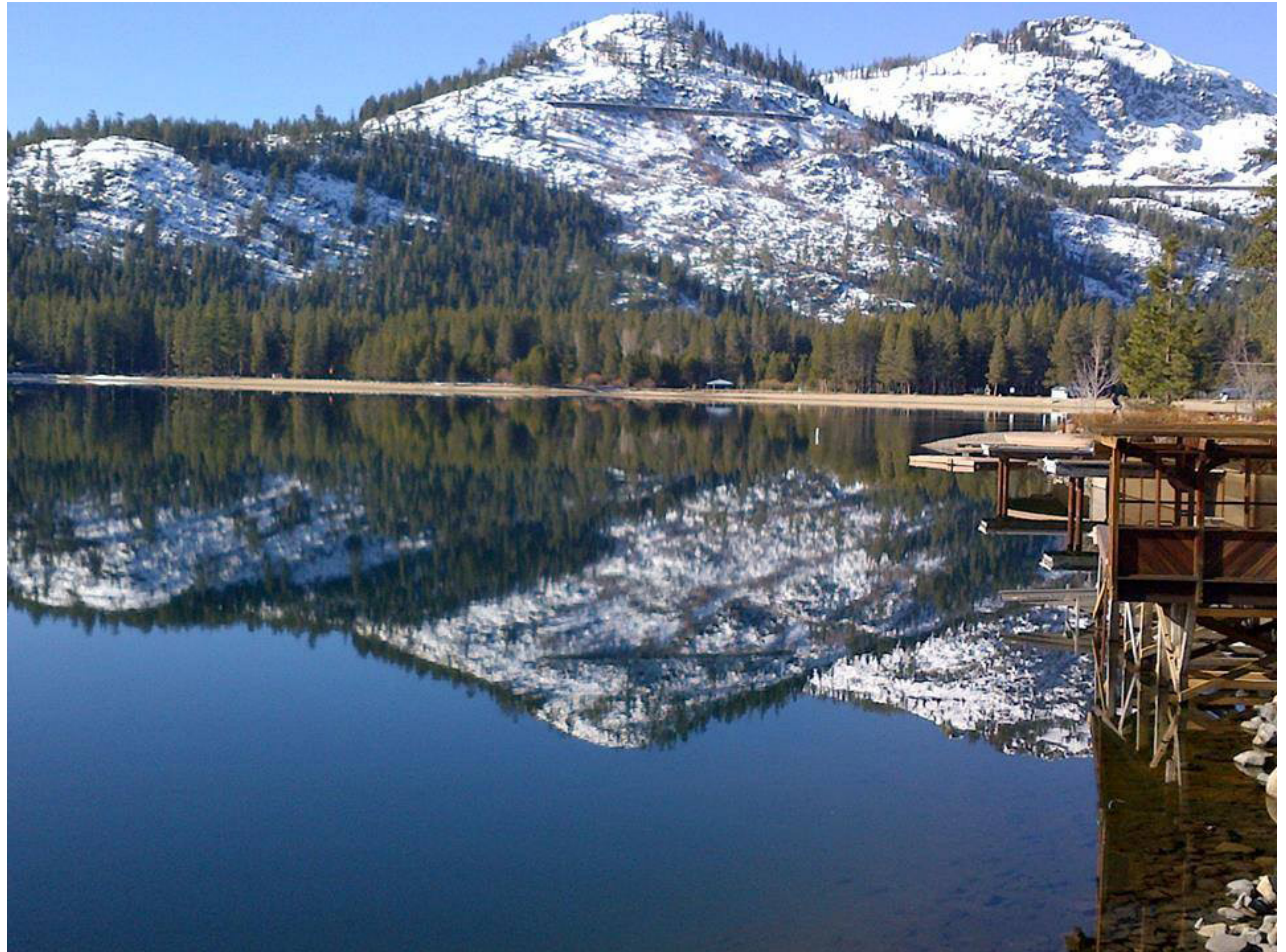
- ▶ **Clustered Development:** The General Plan could include policies requiring new development outside of central areas to be clustered, which would result in a smaller development footprint that is less intermixed with fire prone wildlands and is easier to defend from a wildfire.
- ▶ **Wildfire Fuel Reduction:** Policies promoting fuel reduction projects and requiring fuel breaks around existing and new development can reduce wildfire risk.
- ▶ **Defensible Space:** Policies increasing enforcement of existing 100-foot defensible space requirements, providing financial assistance to landowners who are implementing defensible space, and increasing public awareness of defensible space can also reduce wildfire risk.
- ▶ **Development Standards:** Policies to update development standards to incorporate the new state minimum fire safe regulations, including specific requirements for emergency access and ingress/egress standards for water supply, and siting and location of new development.
- ▶ **Home Hardening Standards:** Policies requiring building materials or design features can be adopted to make buildings less susceptible to ignition, including ignition resistant roof, siding, and deck materials; ember resistant vents that keep wildfire embers from entering a building; enclosed eaves; and screened chimney openings to prevent embers from escaping.



OPEN SPACE LAND CONVERSION

Preserving open space is one of the goals of the land use alternatives process. The land use alternatives focus on growing up in key locations near the downtown that are already designated for development, rather than growing out into natural open space lands. Only one alternative proposes to convert one parcel currently designated for Open Space. Alternative E includes an open space parcel within the Joerger Ranch Specific Plan as a potential replacement site for relocating industrial uses from West River. Alternative E also proposes a policy to study the potential for open space preservation on the Upper McIver site and the site previously known as Canyon Springs, east of Glenshire at the eastern Town boundary. As discussed previously, downzoning these sites and designating them for open space is a complex process. However, Alternative E directs the Town to explore ways to overcome those barriers and preserve the land as open space.

The community will need to consider the value of the Joerger Ranch open space versus the benefit of relocating businesses off of the Truckee River Corridor. The community has been very clear that conversion of open space to development goes against Truckee's core values, but Truckee's needs have grown to a point where the value of certain open space areas versus meeting other community goals should be explored.



Donner Lake

