



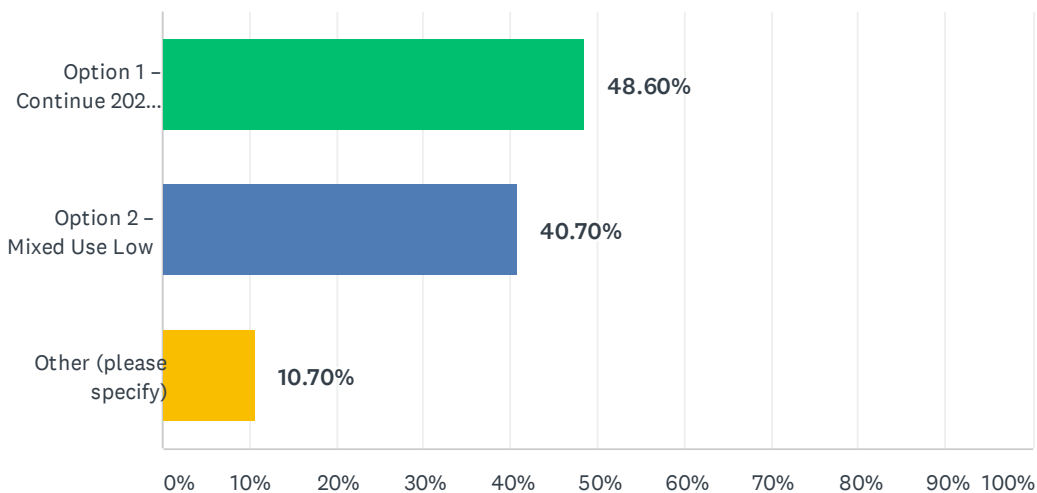
LAND USE ALTERNATIVES ONLINE SURVEY

July 30, 2021, through August 16, 2021

The Town of Truckee conducted an online survey from July 30, 2021, through August 16, 2021, to collect community feedback on the proposed land use alternatives for the Truckee 2040 General Plan Update. Participants were encouraged to view a recording of the virtual community workshop presentation and the Land Use Alternatives Briefing Book prior to conducting the survey. A total of 465 survey respondents were received. The following provides a full report of the responses received through the online survey.

Q1 Which option do you prefer:

Answered: 430 Skipped: 35



ANSWER CHOICES	RESPONSES	
Option 1 – Continue 2025 General Plan	48.60%	209
Option 2 – Mixed Use Low	40.70%	175
Other (please specify)	10.70%	46
TOTAL		430

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed Use Low could work in area 1 at the west end of the lake. However, I think even Mixed Use Low would be too much throughout lots outlined as Area 2 at the east end of Donner.	8/17/2021 1:17 AM
2	I'd like to see something like Option 2 but possibly with increased density, as long as this goes along with affordable public transit that runs at regular (AKA ~15 minute) intervals, street tree and sidewalk requirements to support walkability and increased affordable housing minimums/significantly higher in-lieu fees.	8/16/2021 10:47 PM
3	Less development	8/16/2021 10:25 PM
4	Build affordable housing. Mitigate traffic, stop growth for growth sake!	8/16/2021 10:21 PM
5	Neither	8/16/2021 9:07 PM
6	Like it as it is. Do we really need more commercial? and what is commercial??? small motels, big buisnesses?, I really do not know what the plans will bring.	8/16/2021 8:49 PM
7	I support the recommendations in the MAP letter of July 28	8/16/2021 8:10 PM
8	Marina choice is good for general plan. Option 2 New development makes more sense, noise from traffic slow down, chains on/off, school bus	8/16/2021 7:48 PM
9	Donner Lake needs to have a better evacuation route if you plan to add density. Fire risk, traffic, and safety concerns should be a top concern. Neighborhood services are good for Donner Lake, but until we deal with traffic, parking and congestion, we should not consider upzoning this area	8/16/2021 4:47 PM
10	More workforce housing and affordable rentals and less second homes	8/16/2021 3:41 PM
11	I am in favor of the higher density Mixed Use Low option ONLY if it can be guaranteed that	8/16/2021 3:36 PM

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town municipal transportation gets down to 10 or 15 minute headways, onsite commercial and residential parking requirements are drastically reduced or eliminated all together, and there is an affordability overlay district to ensure that the housing is useable to a workforce and the elderly! Affordability needs to be addressed on actual earn-able wages at local shops and businesses, not on an AMI inflated by the wealthy vacationers.

12	If what you call the "mixed use low" is what is there now, without any changes, I would definitely approve Option 2	8/16/2021 11:10 AM
13	no new ground covering - no development, reduce occupant and restrict access to non-locals , place wintertime checkpoint at west of of road to issue penalties to traffic that tries to shortcut	8/16/2021 8:27 AM
14	Don't develop the area. We don't need more high dollar homes in area	8/15/2021 8:42 PM
15	8	8/15/2021 7:58 PM
16	slight preference for option one but I prefer even less development as there is not infrastructure to support more traffic and people. roads around the lake are already crowded.	8/15/2021 6:12 PM
17	would like to see a slow growth option after the infrastructure is expanded to support future growth. Also need to have a long term strategy to help with the out of control airport growth.	8/15/2021 6:10 PM
18	Donner Lake road is impacted at this point in time. A small amount of commercial could be handled in that area, but very little in addition to what exists. There does not seem to be much room for residential at east end, now that Coldstream development is in progress & expanding.	8/15/2021 3:48 PM
19	Neither option. More mixed housing is needed not more commercial or a single-family dwellings.	8/15/2021 2:52 PM
20	I think that we should maintain natural spaces and not over develop Truckee. We are taking the Truckee out of Truckee by attempting to become a "big town". Truckee is losing its small time feel and natural ecology.	8/15/2021 2:32 PM
21	Keep west end natural for public use and homes. Reduce and eliminate high rise condos townhomes commercial entire area	8/15/2021 2:32 PM
22	Don't do any more building	8/15/2021 2:16 PM
23	This survey is not an appropriate way to try to get the information you need to make an informed decision about the future of our town.	8/15/2021 12:47 AM
24	No more growth, better parking	8/14/2021 2:38 PM
25	Option 2 might work if it offers opportunities to have water-oriented uses along the north shore, i.e. restaurants, water access businesses, etc. The ideal use along DPR is a lakefront Class 1 bike path/boardwalk for safe pedestrian and bike travel. The west end of Donner Lake is a small, tight-knit community. Keeping it's residential flavor is essential.	8/14/2021 10:25 AM
26	I would like the west end to remain quiet, residential, and the tight-knit community that exists now. It would be great if some parcels along the north lake front be mixed-use and commercial. A restaurant along the lake would be fantastic.	8/14/2021 8:36 AM
27	Status quo - improve trails, parks and open space access.	8/14/2021 8:31 AM
28	None	8/13/2021 8:29 PM
29	It is already too crowded keep it to minimum development.	8/13/2021 5:07 PM
30	no development of any kind. Impact on existing development unacceptable. Where are you going to put all the extra traffic on a already too busy road! Think WINTER!	8/12/2021 7:08 PM
31	No growth until we update our infrastructure. Our roadways could not handle an evacuation now. If you increase the population we could be in even bigger trouble.	8/12/2021 5:14 PM
32	I think there should be less density and less new development than either of these options provide.	8/12/2021 4:57 PM
33	Cease all development.	8/12/2021 11:19 AM
34	Do nothing	8/12/2021 8:39 AM
35	An option with increased multifamily homes, but not as much of an increase in	8/10/2021 11:56 AM

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	commercial/office	
36	NO Opinion	8/10/2021 10:05 AM
37	Donner Lake needs mitigation and redevelopment before more growth is planned. The safety along the roads and lack of parking is hard to imagine how TOT can cram more into this poor watershed feature for Truckee. Keep 2025 plans and start getting real transit.	8/9/2021 9:38 PM
38	Leave it as is. It doesn't need any more development.	8/9/2021 5:27 PM
39	Keep the bare minimum commercial in this residential area.	8/9/2021 4:07 PM
40	not much change	8/6/2021 3:40 PM
41	Option 2 with fewer single-family units and more multifamily units.	8/5/2021 7:03 PM
42	See below, answers in questions below.	8/3/2021 11:33 PM
43	Leave as it is	8/3/2021 10:08 AM
44	No more development	8/3/2021 9:43 AM
45	I am for whichever option allows for more houses and for mixing commercial in with residential.	8/2/2021 8:40 PM
46	Concentrate on infill development	7/30/2021 9:18 PM

Q2 What do you like about your selection?

Answered: 264 Skipped: 201

#	RESPONSES	DATE
1	Well planned Mixed Use Low at the West End of Donner could increase walkability and make an area more inviting. However, it is only worth it if the people being housed are local and the businesses support the people living at the west end, cutting down on car traffic to town.	8/17/2021 1:17 AM
2	1) Prioritizes greenhouse gas reductions by supporting neighborhood commercial, walkability, transit. 2) Provides for more affordable housing.	8/16/2021 10:47 PM
3	Save the trees	8/16/2021 10:25 PM
4	It addresses the real issue, this community is broken.	8/16/2021 10:21 PM
5	Love idea if having small businesses around donner lake	8/16/2021 9:59 PM
6	Donner Lake is small and any more development will further erode its recreation and scenic desirability	8/16/2021 8:49 PM
7	I think mixed use can create a vibrant community feel and increase affordable housing for workers	8/16/2021 8:37 PM
8	Like the flexibility of mixed use over separate commercial and residential	8/16/2021 8:12 PM
9	Not convinced Option 2 would actually decrease traffic issues around Donner Lake. More businesses would likely increase traffic pressure.	8/16/2021 8:00 PM
10	There is still room for growth, including commercial properties to build on services for the local neighborhood	8/16/2021 7:57 PM
11	Not adding additional housing to the Donner lake area	8/16/2021 7:57 PM
12	Mixed use low allows for multifamily housing which may help with the housing issues facing Truckee.	8/16/2021 7:55 PM
13	traffic considerations - school bus route	8/16/2021 7:48 PM
14	Allows existing plans to continue slow growth	8/16/2021 7:31 PM
15	More housing, hopefully for locals only!!	8/16/2021 7:28 PM
16	encourages a mix of residential and neighborhood-serving commercial uses to provide local services near housing to reduce traffic	8/16/2021 7:26 PM
17	It allows services near homes which is always good.	8/16/2021 6:51 PM
18	I do think adding in some small businesses to service the neighborhood could be helpful	8/16/2021 6:38 PM
19	Development appears to be less, which means less impact on Donner Lake , our surrounding area, and the Sierras.	8/16/2021 5:41 PM
20	Concentrating commercial services on the west side of Donner Lake creates more of a traffic jam around an already popular area. The mixed use approach is also more attractive, making the street facing area more pedestrian friendly.	8/16/2021 5:25 PM
21	Small but significant increase in multifamily units at the cost of very few single family residences	8/16/2021 4:57 PM
22	Less development on Donner.	8/16/2021 4:56 PM
23	Safer.	8/16/2021 4:53 PM
24	Increase flexibility to incorporated housing and commercial	8/16/2021 4:51 PM
25	It is better land use/planning for this area	8/16/2021 4:47 PM

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26	I think the character of Donner lake will not be improved by more commercial use. Keep it old school.	8/16/2021 4:47 PM
27	more housing	8/16/2021 4:41 PM
28	no higher density housing along DL	8/16/2021 4:13 PM
29	no increase in dwelling units	8/16/2021 4:01 PM
30	keeps DL residential, NO HIGH DESNITY HOUSING	8/16/2021 4:00 PM
31	The east end is already too busy with the park and tahoe donner area...no parking and too many people.	8/16/2021 3:59 PM
32	I like mixed use spaces, commercial and residential.	8/16/2021 3:58 PM
33	Donner Lake is already heavily impacted by too many people. Increasing density and allowing mixed use will make the problem worse.	8/16/2021 3:57 PM
34	It provides housing to people who are being priced out by the housing market	8/16/2021 3:41 PM
35	I am all for density, but not for its own sake. Density is a tool to get to affordability, but does not guarantee it. I want guarantees before we let the "market" decide.	8/16/2021 3:36 PM
36	Minimal additional development	8/16/2021 3:05 PM
37	It increases development in the original flavor of the neighborhood. Multi family housing would likely add more full time residents increasing in an already overcrowded infrastructure, especially considering evacuation in the event of wildfire	8/16/2021 2:34 PM
38	It maintains more of the current structural availability.	8/16/2021 2:28 PM
39	Less car traffic	8/16/2021 2:08 PM
40	Retail conveniences in the neighborhood; reduced traffic and noise	8/16/2021 2:00 PM
41	there is a dearth of commercial in the area and segregating it is a good idea for the future	8/16/2021 1:46 PM
42	Option 2 provides more options for Donner Lake. The area is already mixed use and should be designated that way.	8/16/2021 1:44 PM
43	Leave things the way they are and stop trying to develop density	8/16/2021 1:25 PM
44	not appropriate for tall buildings along D.L. Plus, none of the businesses that are there have ever been successful, as a result mixed use is a wast of time.	8/16/2021 1:22 PM
45	We have a housing shortage and mixed use will help solve	8/16/2021 1:18 PM
46	Better mixed use. Having more commercial amenities in the area so residents and visitors do not have to drive into town as often.	8/16/2021 1:07 PM
47	The fact that it limits developments	8/16/2021 12:58 PM
48	If DL residents have more business in their neck of the woods, ideally they would have all they needed to avoid having to drive into town during peak season.	8/16/2021 12:52 PM
49	Mixed-use optimizes supply, creates new opportunities, promotes small business ownership.	8/16/2021 12:52 PM
50	Spreads the commercial out a bit more	8/16/2021 12:52 PM
51	Do not like anything that the town has done for a long time.	8/16/2021 12:48 PM
52	I think this is an area that ought to support more multi-family housing and be supported in turn by better transportation and business areas. I used to live on Donner Lake before I moved to Glenshire and always thought it had plenty of slack for development in thoughtful ways.	8/16/2021 12:34 PM
53	Slow growth	8/16/2021 12:03 PM
54	Increased number of multi-family units, more local commercial outlets to reduce need to drive elsewhere.	8/16/2021 11:46 AM
55	Maintains Donner Lake Charm. Not enough full time residents around the lake to have a major effort to reduce traffic with option 2. Not enough FTR's around donner lake to necessitate need	8/16/2021 11:44 AM

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for additional services just for that area.

56	Promotes a blend of new commercial and residential opportunities.	8/16/2021 11:43 AM
57	liven up area, provides opportunity for more town character at lake with restaurants/shops	8/16/2021 11:42 AM
58	Neighborhood services	8/16/2021 11:34 AM
59	A few more businesses at west end of lake would be good, but the parking requirements for those businesses need to be reduced. Coffee shops, small food store, restaurants would be great alternatives for businesses. Keep businesses small to meet neighborhood needs.	8/16/2021 11:32 AM
60	This is in keeping with ambiance of a lake resort while retaining the historic value. If my family planned to make Donner Lake a regular summer destination because of that draw, we would be extremely upset to see such changes and go somewhere else. I	8/16/2021 11:10 AM
61	It is a continuation of the existing general plan	8/16/2021 11:07 AM
62	No multi residential high rise like downtown	8/16/2021 10:46 AM
63	Not commercialized It's already too crowded and zero parking during the summer months and dangerous to ride bike or family walk	8/16/2021 10:43 AM
64	Keeping Donner Lake low key, attractive and NOT too busy with people and traffic	8/16/2021 10:27 AM
65	Preserves the identity of Truckee with specification of open space recreation	8/16/2021 10:13 AM
66	Mixed use may encourage DPR to become a biking and pedestrian corridor where services are nearby to residences. Mixed use can discourage single family multi-million dollar home that sit vacant much of the year and encourage retail + approachable housing.	8/16/2021 10:04 AM
67	Option 2 feels like 'we give up' so let's just add to the madness.	8/16/2021 9:56 AM
68	Stay the course	8/16/2021 9:41 AM
69	Allows development and multifamily housing.	8/16/2021 9:41 AM
70	We need more affordable housing	8/16/2021 9:30 AM
71	It makes the best of a tolerable if not desirable situation. What is needed is safe biking and pedestrian passage on the side of the road and that does not look to be feasible.	8/16/2021 9:25 AM
72	mixed use and more integrated design	8/16/2021 8:50 AM
73	It would be wonderful to continue to have more businesses on the west end of Donner lake	8/16/2021 8:42 AM
74	Keeps population density lower to protect the lake.	8/16/2021 8:34 AM
75	Multi-family use at Donner Lake, the gem of Truckee, is not Appropriate.	8/16/2021 8:28 AM
76	it's a reverse of years of the claims that Tahoe needs tourism dollars to survive.	8/16/2021 8:27 AM
77	The multi-family housing that has been built so far in Truckee is inappropriate for Donner Lake. I am shocked this would even be considered.	8/16/2021 7:53 AM
78	Will this mixed use be used to help housing crisis for low income families?	8/16/2021 7:22 AM
79	Option 2 is not sustainable at Donner Lake. Traffic is already bad on Donner Pass Road and the Sewer and water systems are already taxed and risk polluting Donner Lake. Extra development in this area is not worth the risk to one of Truckee's most valuable natural resources.	8/16/2021 6:51 AM
80	I don't believe that Donner Lake can sustain that type of development. It is a narrow road, loaded with locals and tourists and is already a high use area at its max potential. We need to maintain the beauty and environmental integrity of the area.	8/16/2021 6:50 AM
81	More housing and business option for Donner Lake.	8/16/2021 6:24 AM
82	I live full-time at the West End of Donner Lake. More services. It's already a popular tourist area with very few businesses to serve them. It makes sense to add density. I also like multifamily. Truckee needs more affordable housing to retain a workforce.	8/16/2021 2:42 AM
83	Mixed use is inherently good almost everywhere. This exact type of development, with small	8/15/2021 11:25 PM

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scale neighborhood-serving retail mixed with residential, is a major aspect in making many major cities good to live in.

84	Preserve the neighborhood's feel	8/15/2021 10:13 PM
85	Mixed use = diversity May allow DL residents to be able to stay in their pocket instead of driving into town and adding to traffic	8/15/2021 10:03 PM
86	The opportunity for affordable housing.	8/15/2021 9:13 PM
87	Keep area natural and dont overdevelop this area. Keep Truckee clean of over humanization.	8/15/2021 8:42 PM
88	Mixed-use allows for flexibility in development, whereas other options seem to commit the area to one path or the other, either commercial or housing.	8/15/2021 8:13 PM
89	Can't fill retail space we have	8/15/2021 8:12 PM
90	Less commercial build out. Donner Lake doesn't need more business activity or traffic. Keep the density low here and build denser housing in the middle of town or at focus area #2	8/15/2021 7:42 PM
91	Offers more housing options and brings services to the area	8/15/2021 6:52 PM
92	no infrastructure option for any expansion	8/15/2021 6:12 PM
93	Lower density. No more building in an already crowded area.	8/15/2021 5:34 PM
94	Additional construction/commercial density around Donner Lake seems ill-advised.	8/15/2021 5:17 PM
95	Donner Lake is a good place for mixed use	8/15/2021 5:11 PM
96	I assume this selection will be less impactful than a commercial option.	8/15/2021 5:09 PM
97	Preserves existing residential neighborhoods	8/15/2021 5:02 PM
98	Additional multi-family	8/15/2021 4:51 PM
99	Keeps it folksy and hopefully doesn't add to traffic	8/15/2021 4:46 PM
100	Keep the infrastructure the same	8/15/2021 4:43 PM
101	I think this is the best solution for the Donner Lake area. As getting in and out of there now can be a challenge in summer as well as winter.	8/15/2021 3:48 PM
102	Investors are limited in their short-term housing opportunities	8/15/2021 3:47 PM
103	opportunity for business owners and/or workers to live near their worksite. But, the "homes" should get a view too! not just set behind the businesses. In either scenario, more transportation options need to be available to reduce the traffic and parking options.	8/15/2021 3:46 PM
104	Need more density and mixed use	8/15/2021 3:42 PM
105	It increases both access to services and housing but does not go overboard	8/15/2021 3:36 PM
106	More multifamily housing that is higher density.	8/15/2021 3:32 PM
107	Less commercial space, this road is already congested and bringing in more businesses would add to this as well as make walking, running and riding bikes on the road more difficult	8/15/2021 3:04 PM
108	Diversifying existing commercial zoning to allow for more types of mixed use will help to enliven the west end of Donner Lake.	8/15/2021 3:03 PM
109	Preserving its current state	8/15/2021 2:49 PM
110	less development	8/15/2021 2:45 PM
111	Slow growth	8/15/2021 2:44 PM
112	It honors the natural area without over developing. It keeps us safe for fires.	8/15/2021 2:32 PM
113	Keeping DONNER lake pristine and for families and re recreation. Allow only 1-2 existing restaurants, 1-2 rental recreation equipment. No additional hotels or condo/ tiwnhomes	8/15/2021 2:32 PM
114	It keeps donner lake as it should be	8/15/2021 2:16 PM

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115	Expansion of local stores and housing to plan properly for population increase with additional building permits to safely address the need for affordable and new housing	8/15/2021 2:14 PM
116	Greater flexibility for development options with mixed use	8/15/2021 1:45 PM
117	More neighborhood and local housing.	8/15/2021 1:37 PM
118	Does not add a huge amount of commercial space which doesn't seem to be needed around the lake	8/15/2021 12:53 PM
119	Limits development around lake	8/15/2021 12:12 PM
120	Hopefully this allows more affordable housing for the locals.	8/15/2021 12:02 PM
121	Allows for little buildup of area around lake	8/15/2021 11:47 AM
122	Infrastructure around Donner Lake is at capacity and increasing the mixed use will over load the area.	8/15/2021 11:46 AM
123	I think we will build a stronger sense of community, more economic activities for these districts, and stronger tourist attraction if we create vibrant mixed-use districts.	8/15/2021 11:21 AM
124	The focus on improving commercial at the west end are desirable	8/15/2021 11:17 AM
125	Diversify the use of area and include businesses to address population	8/15/2021 10:33 AM
126	I like the single family housing on the eastern end of the lake. The small commercial at the west end is fine. The jump in mixed use will create a lot of congestion in an already congested area.	8/15/2021 10:21 AM
127	It encourages smaller, higher density housing for families.	8/15/2021 10:10 AM
128	We already have enough commercial space at donner	8/15/2021 7:45 AM
129	flexibility	8/15/2021 7:40 AM
130	This survey is not an appropriate way to try to get the information you need to make an informed decision about the future of our town.	8/15/2021 12:47 AM
131	Reduce the number of houses and cars	8/14/2021 10:44 PM
132	Less dense	8/14/2021 8:46 PM
133	No multifamily housing units.	8/14/2021 8:44 PM
134	It expands uses from just residential to mixed use.	8/14/2021 7:45 PM
135	Limit/restrict population and land use to reflect Truckee citizens who live here because of the open space. We do not want to be more populated. If we wanted to live in a urban area we would move!	8/14/2021 7:21 PM
136	More housing and services	8/14/2021 7:09 PM
137	It's established	8/14/2021 6:59 PM
138	Putting retail on the road w/ residential in the back will make it so you can't see the lake very well as you drive down Donner Pass Road. And this road can't handle additional traffic. Keep Donner Lake more local and less for tourists and businesses. We have lots of business access throughout town. Don't destroy the beauty of the lake.	8/14/2021 6:33 PM
139	Commercial isn't the priority	8/14/2021 6:16 PM
140	What I don't like is that there is no discussion about the impact on traffic around the lake This has less development and hopefully less traffic.	8/14/2021 5:06 PM
141	With the current infrastructure of a 2 lane road and one two lane road up to I80, seems that the 24,000ft of commercial to still be developed is enough to add additional services to the current homeowners and the additional development that has yet to begun.	8/14/2021 5:04 PM
142	It maintains the local feel of Donner Lake and doesn't make it more commercial.	8/14/2021 4:05 PM
143	We need more affordable housing components	8/14/2021 3:32 PM

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144	More housing	8/14/2021 3:00 PM
145	The fact that Truckee doesnt need more growth	8/14/2021 2:38 PM
146	preserve recreation and green space	8/14/2021 2:04 PM
147	It makes a good mix of what I like	8/14/2021 1:38 PM
148	No change in density	8/14/2021 1:27 PM
149	Anything to preserve and limit development around Donner Lake should be the priority.	8/14/2021 11:25 AM
150	lower growth	8/14/2021 11:21 AM
151	keeping as much residential as possible	8/14/2021 10:25 AM
152	A small upgrade of community services without going overboard.	8/14/2021 10:25 AM
153	Multi family housing and services are badly needed. Also just because people can afford Donner lake homes shouldn't mean they get half of access to the lake.	8/14/2021 10:19 AM
154	Doesn't increase density any more than already in current general places. Keep Truckee way it is	8/14/2021 10:03 AM
155	Due to the seasonal nature of the Donner Lake area, the business opportunities for more year-round commercial seem limited.	8/14/2021 9:35 AM
156	No additional overcrowding of the area.	8/14/2021 9:31 AM
157	Donner Lake has enough commercial real estate already.	8/14/2021 9:25 AM
158	I want to see Donner Lake preserved in all its beauty, I think over the past couple of years it has been severely negatively impacted by too many people and way too much trash. I also feel strongly that when we are under a fire ban for campfires and charcoal that the Park MUST respect that ban and enforce it.	8/14/2021 9:01 AM
159	The existing conditions are not correct as not reflecting the true population or accommodations needed for STR population increases.	8/14/2021 8:49 AM
160	Helps keep traffic down around State park and public docs	8/14/2021 8:47 AM
161	A mixed use option could provide more resources to the east end of the lake residents.	8/14/2021 8:44 AM
162	Continue the village atmosphere with reduced development, versus large scale development at the ends of the lake.	8/14/2021 8:43 AM
163	Less traffic at a minimum is a better choice for us.	8/14/2021 8:37 AM
164	The opportunity to water access and recreation by having a spot that could be a restaurant, deck, another BnB like Loch Leven Lodge.	8/14/2021 8:36 AM
165	Retain the small town, green environment and history of Truckee.	8/14/2021 8:31 AM
166	Hoping it promotes more walking and pedestrian development	8/14/2021 8:30 AM
167	No change	8/14/2021 8:20 AM
168	I like to original plan	8/14/2021 8:09 AM
169	We don't need more density and traffic at Donner Lake, or anywhere else in town. You need to have appropriate infrastructure in place before bringing in more people not after.	8/14/2021 7:31 AM
170	Small neighborhood commercial and some single family houses preserve the feel of the area. Unless the projects proposed are redevelopment it seems more of the landscape will be lost to cram in another coldstream commons building. Multifamily development at Donner Lake chips away at it's charm and is better suited elsewhere.	8/14/2021 12:35 AM
171	More multi family units	8/13/2021 10:04 PM
172	Preservation of open space, less density. Protection of trees. Don't cut down trees to build multi family units. Keep the small, mountain town character of Truckee.	8/13/2021 8:33 PM
173	I am presuming that at the end of the survey there will be a comment section in which I can	8/13/2021 8:29 PM

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	gather all my feelings in one place.	
174	Mixed use vs commercial	8/13/2021 8:05 PM
175	mixed use near west end	8/13/2021 7:52 PM
176	doesn't put additional pressure on the lake	8/13/2021 7:19 PM
177	Keeping the status quo	8/13/2021 6:56 PM
178	Slow growth and limits to over use of this valuable resource	8/13/2021 6:54 PM
179	No more commercial area please	8/13/2021 6:26 PM
180	I moved here because I like the small-town atmosphere of Truckee. I do not want to see anything that encourages growth by increasing the number of houses per acre.	8/13/2021 5:59 PM
181	More walkable	8/13/2021 5:40 PM
182	More amenities and services for W Donner	8/13/2021 5:22 PM
183	Weird question.	8/13/2021 5:07 PM
184	Neighborhood services and multifamily housing	8/13/2021 4:44 PM
185	Mixed use with local family potential	8/13/2021 4:43 PM
186	Hopefully more full time residents	8/13/2021 4:24 PM
187	Keep Commercial at West End. East End of lake is already way too congested with the Tahoe Donner Marina and now the new parallel parking plan.	8/13/2021 3:28 PM
188	Access/egress is limited around the lake and adding commercial/residential density in that area (although more housing is indeed sorely needed) doesn't make sense especially with the threat of wildfire looming over the region.	8/13/2021 3:25 PM
189	makes sense.	8/13/2021 12:25 PM
190	Already too much traffic on Donner pass road, adding more density to far end won't help and could be a huge fire risk with evacuation.	8/13/2021 12:20 PM
191	Having offices, convenience stores and food options within walking distance of residences lowers vehicle traffic.	8/13/2021 11:14 AM
192	Keep overuse/traffic out of Donner Lake.	8/13/2021 11:01 AM
193	I don't really like either plan. I don't understand why the town feels the need to keep building. It's ruining this section of the Sierras.	8/13/2021 8:53 AM
194	Federal laws require more than one exit out of area for over 100 housing units. Already fails required exits	8/13/2021 7:21 AM
195	It better maintains the character of the neighborhood and better serves The neighborhood and truckee community by providing retail and other services at the far west end of truckee. Far more convenient for residents and visitors	8/12/2021 9:25 PM
196	Discuss your plan with the residents at Donner Lake first before you make ANY decisions	8/12/2021 7:08 PM
197	It seems to be the smart, safe choice.	8/12/2021 5:14 PM
198	No additional apartments on west end which would increase traffic and crowding.	8/12/2021 3:59 PM
199	reduced commercial growth	8/12/2021 3:45 PM
200	Least growth and development of the two options	8/12/2021 2:01 PM
201	It slows for multi use. Housing a commercial. My first choice would be for nothing to change. The current roads can not handle more traffic.	8/12/2021 10:44 AM
202	Minor change	8/12/2021 10:18 AM
203	Moratorium	8/12/2021 8:39 AM
204	The lake is already heavily trafficked. Adding more commercial use, and traffic to the lake will	8/11/2021 11:29 PM

Truckee General Plan Update Townwide Land Use Alternatives Survey

	exacerbate the problem	
205	It maintains some commercial use at the west end including open space and discourages commercial development on the east end which potentially cause additional traffic congestion	8/11/2021 10:30 PM
206	Reduced development	8/11/2021 7:11 PM
207	The Mixed Use "Low" alternative has way too much commercial space designated.	8/11/2021 5:04 PM
208	Traffic and density reductions.	8/11/2021 4:23 PM
209	Of the two options, Option #1 is better because there is not an increase in dwelling units or commercial space. I ideally would like to see a DECREASE in development from the 2025 General Plan, but if this is not legally possible, I support any policies to create more open space in this area to protect this sensitive environmental area.	8/11/2021 4:18 PM
210	No increased density	8/11/2021 4:11 PM
211	There is enough space to develop intelligently without impacting wildlife and natural beauty	8/11/2021 3:50 PM
212	I like seeing a more mixed view approach.	8/11/2021 2:59 PM
213	services that are available minimizing trips to town	8/11/2021 2:17 PM
214	helps those who benefit the community	8/10/2021 8:46 PM
215	less commercial	8/10/2021 5:45 PM
216	Limits development and thus number of people trying to get in and out	8/10/2021 2:34 PM
217	keeping donner lake petty much as is.	8/10/2021 1:22 PM
218	I like the increased multifamily homes.	8/10/2021 11:56 AM
219	Neighborhood shops with residential housing built in. Less traffic (if that's possible on Donner).	8/10/2021 11:26 AM
220	A greater opportunity for local businesses to start up and thrive rather than giving space for chains or corporations.	8/10/2021 9:36 AM
221	Keep green space and forest areas.	8/9/2021 5:27 PM
222	Keeps traffic down, and keep commercialism in the downtown area. We are all aware of the need to maximize our housing.	8/9/2021 4:07 PM
223	Less travel for locals	8/9/2021 11:32 AM
224	Spreading services along donner pass road	8/8/2021 6:43 PM
225	I prefer the flexibility of mixed use over specified commercial and residential. I also prefer the ability to build multi-family housing over mainly single family housing, however, see my concerns that even "low" density allows up to 18 units/acre, which I think is too dense for already crowded Donner Lake.	8/8/2021 12:30 PM
226	Of these two, the mixed use better provides for meeting the need for affordable housing and supports reduced car use. I would prefer more density in the mixed use areas.	8/8/2021 10:59 AM
227	Mixed use gives more flexibility including commercial and I like the idea of neighborhood services and residential in this area.	8/8/2021 8:18 AM
228	Incorporation of tighter housing	8/7/2021 2:38 PM
229	Could allow business owners to provide housing on site for workers.	8/7/2021 1:32 PM
230	Higher density, less car centric.	8/7/2021 10:22 AM
231	no more growth	8/7/2021 9:14 AM
232	Preserves the natural and hiking access.	8/6/2021 6:12 PM
233	Keeps things pretty similar to what they are now.	8/6/2021 1:06 PM
234	Mixed use over separated residential and commercial.	8/6/2021 11:27 AM
235	I live at Donner Lake and like the idea of having some more commercial options so that I do	8/6/2021 10:00 AM

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not have to commute in to town if it is not necessary.

236	Preserves the look and feel of Donner Lake, a historic site and road. It does not further congest the traffic.	8/6/2021 9:01 AM
237	Increased services around Donner Lake may help residents of/visitors to that neighborhood reduce the number trips they need to make to town.	8/5/2021 10:08 PM
238	I like the addition of more multifamily units around Donner Lake with the proposal of the mixed land use classification of Option 2. Higher density residential capacity makes sense around Donner Lake. From Option 2, I do not like the addition of single-family units. I think in this area all proposed additional areas should be focused on higher density options.	8/5/2021 7:03 PM
239	More diversity here	8/5/2021 6:00 PM
240	The area already has some commercial, multi family, and residential. The commercial needs to stay, not just single family homes. Visitors need more services at West end.	8/5/2021 5:07 PM
241	Mixed use	8/5/2021 3:55 PM
242	Added mixed-use	8/5/2021 2:05 PM
243	It is so crowded already along Donner Lake, adding more living and retail space will just make it worse	8/5/2021 1:06 PM
244	Option 2 better promotes a walkable community by providing more local services intermixed with residences.	8/4/2021 4:53 PM
245	Complete current projects.	8/4/2021 2:04 PM
246	It would give the projects that have already been approved to be completed and let the community see how it looks	8/4/2021 2:04 PM
247	Housing in this area is primarily for tourists. Mixed use will provide more short term rental housing; however, it will also increase traffic on a small road. Preserving the character of Donner Lake strikes me as the most important goal for this area.	8/4/2021 1:56 PM
248	Creating multifamily housing along Donner Pass Road I think is a very foolish idea. Donner Pass Road is one of the major roads along Donner Lake, in fact, it is the only through road. Residents and tourists already struggle to get along with the existing traffic volume (bicycle or transit included). Introducing new commercial development into an area we thought we were trying to protect and preserve or otherwise minimize the impact of development is completely unbelievable. This was never discussed as a consequence of incorporation when the Town began. Donner Lake was once and should continue to be thought of as a quiet, peaceful, possibly sometimes tranquil place for people to "get away" and "relax" from traffic and crowds. Your proposal seeks to encourage people to settle at the already overcapacity Donner Lake and Donner Pass Road corridor. I do not like the changes the Town made in the past to the zoning of some of the parcels and I certainly do not want to see more commercial or residential traffic because of some poorly thought out effort to take financial advantage of housing someone else's employees within the boundary of the Town.	8/3/2021 11:33 PM
249	Preserves the character of Donner Lake.	8/3/2021 9:21 PM
250	More flexibility for housing, less commercial	8/3/2021 5:53 PM
251	It's already a congested area, I don't think this is the best part of town to be adding more housing, especially given its high density and wouldn't be affordable given its location.	8/3/2021 5:11 PM
252	It encourages commercial growth, which reduces area travel all while still growing the unmet housing needs.	8/3/2021 3:24 PM
253	Adds to housing and commercial	8/3/2021 1:21 PM
254	worry about the term broader mix of uses. What are the limits?	8/3/2021 12:51 PM
255	More multi-family units and community services within a short distance - less traffic	8/3/2021 11:36 AM
256	I don't really like anything about my selection. Donner lake area already seems very compact and built out.	8/3/2021 9:43 AM
257	Less commercial crappy businesses.	8/3/2021 8:30 AM

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258	Congestion is already bad we don't need more units/businesses keeping Donner pass rd at a standstill not to mention the difficulty/time needed for emergency evacuations	8/3/2021 7:40 AM
259	Spreading out the use areas.	8/3/2021 7:13 AM
260	With housing is needed services close to housing such as food drink and entertainment	8/3/2021 6:45 AM
261	Mixed use would allow for smaller, more affordable apartments above commerical spaces. These smaller units are desperately needed in Truckee area.	8/3/2021 6:14 AM
262	We need more houses AND more services for people who live in them so mixing in commercial is a great way to do that.	8/2/2021 8:40 PM
263	Mixed use is a better fit for this neighborhood than exclusively commercial.	8/2/2021 4:37 PM
264	Less new housing	8/1/2021 6:05 PM

Q3 What concerns, if any, do you have about the options presented?

Answered: 220 Skipped: 245

#	RESPONSES	DATE
1	The Mixed Use low designation would allow for too many housing units and too much commercial for the east end. It would cut down on visibility of the lake from the road, decrease the public parking that is available and the highly prized public access to the docks, and increase congestion Area 2 also includes too many lots if it were to all be built out; it isn't a good idea to increase the zoning in hope that just one or two lots might be built on since any time the Town increases the zoning, we can't decrease it without threat of lawsuit and difficulty from the state. Again, I am concerned that we are going to keep putting in housing that is used periodically for second homes or for STRs. And, I am concerned that commercial space will be used for things that draw people from other areas of town, further adding to traffic.	8/17/2021 1:17 AM
2	Priorities can easily be lost in these broad stroke options. Transit improvements, including more creative options like bike share and/or electric car share, must be prioritized or we should slash additional development entitlements in this area.	8/16/2021 10:47 PM
3	Overcrowding small lake	8/16/2021 10:25 PM
4	You imply that we only have the two choices you present, this survey is stacked in favor of growth, and it just got started!	8/16/2021 10:21 PM
5	This is too much building, destroying our town and open space	8/16/2021 9:07 PM
6	N/a	8/16/2021 8:37 PM
7	Donner Lake is already a very busy area and at time congested	8/16/2021 8:12 PM
8	Too much development	8/16/2021 7:45 PM
9	The addition of mixed-use low would dramatically increase the amount of commercial space around Donner Lake, yet existing retail is underutilized, and traffic is often congested. Depending on how successful it would be new commercial space could only result in either empty storefronts, greater traffic congestion, or more road-building, all of which would be large steps in the wrong direction for this community.	8/16/2021 7:31 PM
10	New housing being used for nonresidents and STR	8/16/2021 7:28 PM
11	Continues to allow for growth even if moderate. When is enough enough. This is not an urban location.	8/16/2021 6:51 PM
12	Traffic - building more housing/increasing residency and usage on already strained infrastructure	8/16/2021 6:38 PM
13	If all commercial at. west End heavier traffic through all of residential.	8/16/2021 5:44 PM
14	Development and developments Impact on our natural spaces.	8/16/2021 5:41 PM
15	Development, in general. There's not a lot of room for "more" at Donner Lake.	8/16/2021 5:25 PM
16	None	8/16/2021 4:57 PM
17	The lake is already at capacity. I lived there for 10+ years and just moved because it things are over their limit. So much traffic and noise. Trash everywhere. Cars parked in desperate locations that make biking and walking dangerous.	8/16/2021 4:56 PM
18	Please no more than duplexes. That multi family enough. All these multistory buildings are going to look like tenements in 10 years	8/16/2021 4:53 PM
19	The options presented do not do anything about my mentioned concerns	8/16/2021 4:47 PM
20	Donner lake is already under tremendous use pressure, and suffers water quality issues now. I don't see how increased commercial spaces enhances the lake or it's environs.	8/16/2021 4:47 PM

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21	neighborhood character	8/16/2021 4:41 PM
22	Need more open space/recreation	8/16/2021 4:13 PM
23	I don't want to see Donner Pass Road turned into one big resort area.	8/16/2021 4:06 PM
24	more commercial for this area would be too much traffic	8/16/2021 4:01 PM
25	prioritize having space between buildings, so it doesn't become wall to wall buildings	8/16/2021 4:00 PM
26	Over building and over growth, Bringing more people and cars with no parking. donner will loose that calm lake appeal.	8/16/2021 3:59 PM
27	There's already so much traffic around Donner Lake, and parking is very limited. Adding more people and services could congest things beyond functionality.	8/16/2021 3:58 PM
28	The existing businesses at Donner Lake struggle to stay in business year round, I don't see a vibrant commercial corridor as a viable option there.	8/16/2021 3:57 PM
29	Too much development in an already crowded area	8/16/2021 3:41 PM
30	I am concerned that the new "Open Space (Modified)" allows 10% of the land to be developed, and developed at a higher FAR than the "Public" designation! Why would we not put our libraries in Public and keep open space open!! Open space should be allowed to have restroom facilities and nothing else, definitely zero residential and lodging uses.	8/16/2021 3:36 PM
31	Additional development	8/16/2021 3:05 PM
32	as stated above, over burdening the roads, services and existing infrastructure with too many full time residents	8/16/2021 2:34 PM
33	I worry about increased traffic along Donner Pass road near the lake, and how runoff into the lake could increase with more traffic/construction.	8/16/2021 2:28 PM
34	Over use, traffic, less open space, over population	8/16/2021 2:08 PM
35	parking	8/16/2021 2:00 PM
36	summer traffic and litter at west end is a problem the beach is crowd in the summer with too many tourists	8/16/2021 1:46 PM
37	That areas of the existing neighborhoods may have commercial use adjacent to residences.	8/16/2021 1:44 PM
38	Need more open space/recreation. Not dense housing. Truckee is a small town and needs to be kept that way.	8/16/2021 1:22 PM
39	Traffic	8/16/2021 1:18 PM
40	Make sure the current residents are supportive.	8/16/2021 1:07 PM
41	Not nearly enough discussion of open space or potential viewshed impacts around Donner	8/16/2021 12:58 PM
42	NIMBYism. Parking vs a public transportation frequency that meets workforce needs. Colorado resort towns figured this out in the 1970s.	8/16/2021 12:52 PM
43	Seems like a lot of growth for the area. I'm concerned about the sustainability of this type of growth and the implications it has on all of our systems like water, utilities, etc.	8/16/2021 12:52 PM
44	Do not need more development. We can't even serve the people that live here anymore. Poor infrastructure and too many tourists. New people are clogging up the roads and strrs are willy nilly with no enforcement of current laws and ordinances.	8/16/2021 12:48 PM
45	n/a	8/16/2021 12:34 PM
46	What happens to existing retail?	8/16/2021 12:03 PM
47	do not support more growth	8/16/2021 12:03 PM
48	None.	8/16/2021 11:43 AM
49	Increase in traffic. No guarantee in option 2 that apartments won't be built. Why are we increasing development on east end of the lake? You will also decrease views to lake.	8/16/2021 11:32 AM

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50	Of the many surveys you have asked us to do, what ideas and opinions have actually been implemented? For example, a popular response has been, "leave it alone"Has any proposed project been left as is?	8/16/2021 11:10 AM
51	Parking and lake access. Option Two could create lake access, traffic and parking problems. Option One, in an effort to continue with the existing plan, would hopefully allow for lake access and accommodate traffic and parking congestion.	8/16/2021 11:07 AM
52	Not enough space for amount of people	8/16/2021 10:43 AM
53	Ideally new provide for new small-scale commercial opportunities to MEET THE NEIGHBORHOOD NEEDS.	8/16/2021 10:27 AM
54	Does not provide housing for local workers.	8/16/2021 10:13 AM
55	I do have concerns that traffic will increase. All future plans MUST consider reducing vehicle traffic and making foot/bike traffic safer.	8/16/2021 10:04 AM
56	Any decision about development at Donner Lake will need to include a traffic assessment.	8/16/2021 10:00 AM
57	Summer + Donner Lake = Joke	8/16/2021 9:56 AM
58	Introducing "convenient" services into neighborhood settings usually leads to more "developed" feeling. This would subtract from the traditional family and cabin style neighborhoods Donner Lake has always been appreciated for.	8/16/2021 9:46 AM
59	None	8/16/2021 9:41 AM
60	none	8/16/2021 9:41 AM
61	Population increase	8/16/2021 9:30 AM
62	They do not address non-vehicular transportation needs.	8/16/2021 9:25 AM
63	The east end of Donner is already crowded and parking is limited. Adding mixed use will make it even more challenging for residents to enjoy the lake.	8/16/2021 8:42 AM
64	Density	8/16/2021 8:28 AM
65	both seem to have more development in mind	8/16/2021 8:27 AM
66	The proposed option #2 would destroy Donner Lake. If anything, the town should be looking for ways to preserve open space around Donner Lake. Have you not seen the overcrowding at this mountain gem you are entrusted to protect in your role as land stewards?	8/16/2021 7:53 AM
67	Traffic congestion	8/16/2021 7:22 AM
68	The existing sewage system.	8/16/2021 6:51 AM
69	I understand that more people want to access Donner Lake on a daily basis and development is happening in Truckee. This is a a naturally limited space. The idea should not be to see how much development we can cram into this beautiful area. This would destroy what we value so much.	8/16/2021 6:50 AM
70	Traffic. The current road layout is already congested, adding more people can create even more congestion.	8/16/2021 6:24 AM
71	None	8/16/2021 2:42 AM
72	Minor concern about the possibility of overly intensive or visually overbearing development so close to the public beach. But it's minor. Some suitably compromising policies should apply here, perhaps.	8/15/2021 11:25 PM
73	Where the hell can we create more parking specific to new businesses or multi family housing?	8/15/2021 10:03 PM
74	Parking	8/15/2021 9:13 PM
75	Continue to build areas and take away from the beauty of the area	8/15/2021 8:42 PM
76	Is 18 units per acre really feasible for this area? That's a LOT! The traffic around the lake is already quite bad, especially during busy periods. High density only works if there is excellent,	8/15/2021 8:13 PM

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reliable, and FREQUENT public transit. Otherwise I would keep this area lower density, especially given the congestion that would occur with any emergency evacuations.

77	See above	8/15/2021 7:42 PM
78	traffic congestion	8/15/2021 6:52 PM
79	the lake is already too impacted.	8/15/2021 6:12 PM
80	the planning document looks more like a consultant report instead of a real strategy. I do not understand what the objective is? What are we trying to achieve and/or what do we want the town to be? What is the objective?	8/15/2021 6:10 PM
81	Increases to traffic load, Towns must invest more in alternative transportation.	8/15/2021 5:11 PM
82	Over commercialized TRUCKEE!!!! I was raised in South Shore in the "60's" and saw how badly that development went.	8/15/2021 5:09 PM
83	Too many multiple housing units (apartment buildings) might be the result of option 2. Need to preserve the character of Truckee as much as possible.	8/15/2021 5:02 PM
84	Maybe too much commercial	8/15/2021 4:51 PM
85	Multi-use living belong in urban living cities	8/15/2021 4:43 PM
86	One of my main concerns is the existing infrastructure of the roads at DL, without much wiggle room to work with.	8/15/2021 3:48 PM
87	Other unforeseen opportunities created that push out career oriented, settled families.	8/15/2021 3:47 PM
88	traffic, parking, transportation, and exit strategies must be addressed.	8/15/2021 3:46 PM
89	Any traffic impacts will need to be considered and mitigated as that area already has bad traffic.	8/15/2021 3:36 PM
90	I just don't see how housing at Donner Lake will be affordable for people who live and work in Truckee.	8/15/2021 3:04 PM
91	There are many concerns in these historic neighborhoods which are carry overs from a patchwork of past development. These items may not be specifically addressed in the context of the GP, however, they are direct carry overs from poorly planned development and cannot be overlooked. Many of these have not been adequately addressed and continue to be compounded as new development ensues. . 1st is storm water runoff into Donner lake. Nutrient loads in the form of fertilizer and fine soils run unmitigated into the lake. A little up hill, during wet seasons, storm water continues to over fill capacity and reach havoc on road ways and property. Parking continues to be particularly problematic around the lake. I applaud the Town for widening and enforcing no parking in dedicated bicycle lanes. However, space is tight around the lake and increased density will likely increase parking limitations. Aged infrastructure and wildfire risk. Sewer, water and power lines have reached the end of their lifespan and are due for whole sale replacement in and near the focus of the Plan update at the lake. Adding new development to the aging system(s) will accelerate their decline.	8/15/2021 3:03 PM
92	Traffic, pollution	8/15/2021 2:49 PM
93	Traffic and parking problems	8/15/2021 2:44 PM
94	It doesn't honor the natural ecology, take into consideration litter and trash issues and keep the community safe in event of a fire.	8/15/2021 2:32 PM
95	Current development end of DONNER pass road is offensive should never have been allowed ruined beautiful area	8/15/2021 2:32 PM
96	They both sound like more and more development	8/15/2021 2:16 PM
97	Na	8/15/2021 2:14 PM
98	The addition of more homes, including more multi-family will bring more cars, traffic, and air pollution.	8/15/2021 1:45 PM
99	If we are trying to cut down on travel time to services, option 2 puts services far from the western end residents...eastern end residents can more easily hop into town. I like the idea of mixed use but not other aspects of option 2	8/15/2021 12:53 PM

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100	I have concerns about the amount of people coming into Truckee and the loss of the quaintness of the town. I am also concerned about the (lack of) infrastructure supporting this growth.	8/15/2021 11:53 AM
101	Increased traffic and congestion. Fire safety.	8/15/2021 11:46 AM
102	Living on DPR on Donner Lake there needs to be aggressive focus on traffic, speeding, bike lanes etc	8/15/2021 11:17 AM
103	Overuse and density that overwhelms the natural area and access to parking/recreation.	8/15/2021 10:33 AM
104	The infrastructure is not there to accommodate option 2.	8/15/2021 10:21 AM
105	Option 2 is too dense	8/15/2021 7:45 AM
106	Keep density on the low end. Parking is already a challenge in this area. No big multi family please. maybe 6 units / acre?	8/15/2021 7:40 AM
107	Over crowding in an area that can't support emergency exit routes. Donner lake is becoming full time residents year round and not weekend / holiday residents like in the past.	8/15/2021 3:59 AM
108	This survey is not an appropriate way to try to get the information you need to make an informed decision about the future of our town.	8/15/2021 12:47 AM
109	Too much traffic as is.	8/14/2021 10:44 PM
110	Increase inn traffic, residential congestion	8/14/2021 8:46 PM
111	Housing density to high	8/14/2021 8:44 PM
112	There is no mention or consideration for the aging community and providing services for an older population, people who have no interest in more micro breweries.	8/14/2021 7:21 PM
113	Congestion and parking. I do not think the boulders around the road were a good solution. Remove the boulders. This current parking is more dangerous for bicyclists and auto drivers (I am both and live here)	8/14/2021 7:09 PM
114	Too much growth	8/14/2021 6:59 PM
115	In general, Truckee's road infrastructure has numerous intersections regularly at LOS E/F. LOS should continue to be used in the GP along with VMT as required by CEQA. Roadway improvements need to keep up with development.	8/14/2021 5:15 PM
116	Infrastructure, enhancing public transportation for existing and to be developed area.	8/14/2021 5:04 PM
117	"multi-family" housing will result in high traffic and that are doesn't have but one way in and out, making it very dangerous in an emergency situation. Just look at July 4th...total gridlock. Very unsafe to encourage more full time families there.	8/14/2021 5:02 PM
118	Parking issues, crowding	8/14/2021 4:05 PM
119	Already too much traffic and congestion on the lake. If we build more commercial and higher density residential it will get even worse.	8/14/2021 3:08 PM
120	None	8/14/2021 3:00 PM
121	The rapid growth to the area	8/14/2021 2:38 PM
122	N/A	8/14/2021 1:38 PM
123	Don't want use around and fronting the lake to change	8/14/2021 1:27 PM
124	Overdevelopment with the 2nd option	8/14/2021 11:25 AM
125	There should be less growth	8/14/2021 11:21 AM
126	No more development	8/14/2021 10:36 AM
127	Reduction in residential with more mixed use	8/14/2021 10:25 AM
128	Going to the new 4 story and taller model that is happening around town.	8/14/2021 10:25 AM
129	too much density. Makes Truckee too big	8/14/2021 10:03 AM

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130	Infrastructure - Roads and traffic	8/14/2021 9:54 AM
131	Traffic around the lake is always hazarderous during the busy summer season.	8/14/2021 9:35 AM
132	Mixed use will just increease traffic which is already bad.	8/14/2021 9:31 AM
133	More commercial options will cause more unwanted traffic	8/14/2021 9:01 AM
134	Cannot define "capacity" without better data on existing.	8/14/2021 8:49 AM
135	Encourages more visitor and population growth	8/14/2021 8:47 AM
136	Over development and the loss of the community.	8/14/2021 8:43 AM
137	Neither options are optimal in my opinion. We are already crowded and any additional growth will further stress the infrastructure and workforce needed to support it.	8/14/2021 8:37 AM
138	Increased traffic to a relatively quiet community. In a perfect world, the north edge would have a class 1 bike/pedestrian path next to the lake.	8/14/2021 8:36 AM
139	Too much development, it would destroy Truckee as we know it, and turn it into another over-developed town with lacking infra-structure and decrease our quality of life up here.	8/14/2021 8:31 AM
140	Na	8/14/2021 8:20 AM
141	None	8/14/2021 8:09 AM
142	There is no way to expand DPR around the lake and it can't handle the traffic that's there now	8/14/2021 7:31 AM
143	Option 2 seems like it would create new apartment or condos which would likely mean more people and more traffic compared to option 1.	8/14/2021 12:35 AM
144	More commercial will create more traffic - include bike / pedestrian improvements.	8/13/2021 10:04 PM
145	Increased density, multi unit housing, over burdening infrastructure, more traffic, tree removal to build more houses. Loss of Truckee's unique, slow-paced, mountain town character.	8/13/2021 8:33 PM
146	See above comment	8/13/2021 8:29 PM
147	Commercial on that lake seriously?	8/13/2021 8:05 PM
148	not sure about mixed use on east end	8/13/2021 7:52 PM
149	Concerned about increased traffic with option 2	8/13/2021 6:56 PM
150	More commercial and high density residential development threatens to choke the lake and the area and general. Traffic and parking issues are out of control in the summer.	8/13/2021 6:54 PM
151	Traffic, more of a destination not a local	8/13/2021 6:26 PM
152	I see nothing in the plan about factoring in infrastructure to handle an increase in population.	8/13/2021 5:59 PM
153	We don't need more urbanization at the lake.	8/13/2021 5:52 PM
154	I think it will soon be too crowded to ever get there in the summer and there will be no parking anywhere!	8/13/2021 5:07 PM
155	High density ugly apartment buildings	8/13/2021 4:44 PM
156	Too many corrupt persons from town involved	8/13/2021 4:43 PM
157	Weekend tourism run amuck. Current infrastructure is inadequate for all of the tourists.	8/13/2021 4:24 PM
158	See above	8/13/2021 3:28 PM
159	I think Option 2 plans for too much growth and Option 1 doesn't plan for enough residential housing. Certainly there could be a midway point that could be considered.	8/13/2021 3:25 PM
160	traffic	8/13/2021 12:25 PM
161	Donner pass road is already scary with pedestrians, bikers, too many cars and increasing residents at far end feels like a bad call.	8/13/2021 12:20 PM
162	Multi-family usage is too vague a description and is not indicative of the current makeup of the	8/13/2021 11:08 AM

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	community.	
163	Too much congestion already.	8/13/2021 11:01 AM
164	More buildings, more people and not enough infrastructure. Town is already at it's limit.	8/13/2021 8:53 AM
165	Too many people for one exit	8/13/2021 7:21 AM
166	Traffic impact, noise, air and water pollution on a already heavily impacted recreational area.	8/12/2021 7:08 PM
167	Increased traffic and crowding and overuse.	8/12/2021 3:59 PM
168	I think there is too much building at the lake and more will only obstruct the lake view and access for locals and visitors, plus more pollution. If there's a fire at the west end there are only three exits out. A disaster waiting to happen, loss of life both human and animal, homes, and businesses. I'm a 40 year resident and the greed and exploitation of this beautiful area is a disgraceful.	8/12/2021 2:13 PM
169	Increase in building in the area detracting from public enjoyment of the lake and increasing traffic	8/12/2021 2:01 PM
170	The Truckee Donner regions are already severely over developed, degradation of environment is apparent with current overcrowding and traffic.	8/12/2021 11:19 AM
171	The current roads can not handle more traffic. Donner lake is the Gem of Truckee. Why can we not entertain protecting what makes Truckee special. More growth is not what we need.	8/12/2021 10:44 AM
172	Keep Truckee, Truckee. Less is more.	8/12/2021 10:18 AM
173	Greedy town official and developers	8/12/2021 8:39 AM
174	That commercial development creep will start on the east end and spread like cancer down the west	8/11/2021 10:30 PM
175	Too much development, too much sprawl, losing the character of the town of Truckee and what open space there is left.	8/11/2021 5:04 PM
176	More commercial in this area would just cause more traffic, congestion, and degradation of the lake environment. There would only be a small amount of traffic saved by Donner Lake residents using the commercial areas, compared to people going to the area to use the commercial area. Residential should be limited in this area because of environmental, traffic, and wildfire concerns. Neither option addresses any of the GOALS except #2 (increase housing) and it doesn't say anything about workforce or affordable housing. It goes against all of the other GOALS.	8/11/2021 4:18 PM
177	O	8/11/2021 4:11 PM
178	Traffic. Traffic. Traffic.	8/11/2021 3:50 PM
179	Too much commercial use, also I am always concerned about residential homes being used essentially in a commercial aspect by short term rental property management or individuals.	8/11/2021 2:59 PM
180	safety/evacuation issues if there is danger. there are very few options for evacuation	8/11/2021 2:17 PM
181	Eating into open space and take away from the landscape and natural space.	8/10/2021 8:46 PM
182	too much congestion, too many people and cars	8/10/2021 5:45 PM
183	We can't increase density around Donner with such limited roadways, particularly in case of fire.	8/10/2021 2:34 PM
184	There is not enough multifamily or low income housing options. I don't think the Truckee needs more single family homes that workers cannot afford, but I also don't think there needs to be that much more retail or commercial.	8/10/2021 11:56 AM
185	The amount of traffic that goes to Donner Lake still isn't supported by infrastructure with either option.	8/10/2021 11:26 AM
186	There is no mitigation planned and Donner Lake is a nightmare in summer and winter. More growth is a bad idea here.	8/9/2021 9:38 PM
187	The first two would commercialize a residential area and put more ecological pressure on the	8/9/2021 4:07 PM

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	lake.	
188	More congestion around commercial units	8/9/2021 11:32 AM
189	overdevelopment	8/8/2021 6:43 PM
190	Even "low" density housing with up to 18 units per acre is too dense for the already crowded corridor along Donner Lake. Parking, traffic, emergency evacuation are all already tenuous, adding housing at up to 18 units/acre would exacerbate these problems. Multi-family housing at the lower end of the range (e.g. 6-8 units per acre) seems more appropriate.	8/8/2021 12:30 PM
191	More commercial development may change character of the Donner Lake area to be less about use of the lake and more about driving economic growth.	8/7/2021 2:38 PM
192	Concerned with the tourist rentals in Donner Lake/Truckee taking more housing that is allowed for local workers. How do we ensure workforce housing opposed to owner/worker housing?	8/7/2021 1:32 PM
193	Not dense enough.	8/7/2021 10:22 AM
194	other options add to more congestion, more people, more of everything. Why not consider options that are less then approved in 2025 plan	8/7/2021 9:14 AM
195	Turning that end of Donner Lake into a commercial area will make it harder to swim and paddleboard.	8/6/2021 6:12 PM
196	That part of the area is extremely beautiful and many people enjoy the beauty. I think any more housing units of any kind should be locates in Eastern Truckee, not near Donner Lake. It's also already way to congested there.	8/6/2021 1:06 PM
197	I worry about parking and traffic. It is already congested here with visitors and locals alike speeding and stopping to pull over to grab a dock or whatever they need to do. Mixed use will need to come with adequate parking and a smart rollout to ensure traffic and congestion does not increase even more.	8/6/2021 10:00 AM
198	Option 2 will bring modern development, affecting ambience of the historic area. The East End is already close to services and will have even more services nearby with the development of Coldstream.	8/6/2021 9:01 AM
199	I would love to see the new mixed use designation along the northeastern shoreline to include policies for public access to the lake.	8/5/2021 10:08 PM
200	Increased traffic on Donner Pass Road on the north side of Donner Lake.	8/5/2021 7:03 PM
201	Tradfic	8/5/2021 6:00 PM
202	More housing in general is needed in Truckee, but in this area, more parking is needed for boats at the boat ramp, visitors in summer, and other attractions in this area. To add more vacation rentals and second homes is not going to help. This area is EXTREMELY busy in the summer.	8/5/2021 5:07 PM
203	Continuously increasing the amount of people you can squeeze into a small space is not better	8/5/2021 1:06 PM
204	Traffic will remain an issue in either Option, and General Plan policies should address this.	8/4/2021 4:53 PM
205	Parking anywhere around Donner Lake is Bad. More Building means more parking nightmares. I feel bad for the homeowners.	8/4/2021 2:04 PM
206	Concern about parking and snow removal. Love the Donner 6 plan housing	8/4/2021 2:04 PM
207	See my response above plus: traffic; congestion; overuse of the Donner Lake; possible gridlock at times; lack of ability of the population to evacuate that area in the event of an emergency (wildfire is an example).	8/3/2021 11:33 PM
208	Donner Lake is already crowded. Adding more commercial will make that worse. Roads are narrow.	8/3/2021 9:21 PM
209	I don't think any more commercial development along Donner Lake should be allowed.	8/3/2021 5:53 PM
210	None	8/3/2021 3:24 PM
211	note above	8/3/2021 12:51 PM

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212	An increased need for parking with little space.	8/3/2021 11:36 AM
213	Limited ability to leave or enter the area	8/3/2021 9:43 AM
214	More lake access incl existing piers.	8/3/2021 8:30 AM
215	Congestion, increased traffic, effects in donner lake quality, safety trying to get in or out	8/3/2021 7:40 AM
216	Traffic, congestion and parking. Speeding on donner pass road, a road that does not have a designated bike lane or sidewalk yet and where many pedestrians and bikers can be found.	8/3/2021 7:13 AM
217	No big boxes	8/3/2021 6:45 AM
218	That other locals will complain about "more people".	8/2/2021 8:40 PM
219	keep the lake side of Donner Pass Rd open views , with public access, bus (TART if available) stops along the way, clearly designated bike lane, limited development.	8/2/2021 3:53 PM
220	Too much growth	7/30/2021 9:18 PM

Q4 Are there land uses you'd like to see that aren't represented here?

Answered: 165 Skipped: 300

#	RESPONSES	DATE
1	Included in the Donner Lake options are significantly more single-family homes, 291-297. Our Town is already dominated by single-family homes; we are out of balance for what locals need now. Un-built lots should be opened up for duplexes; this would retain the integrity of single-family home neighborhoods while increasing the housing stock and decreasing the prices required for locals to buy into housing. We should also be encouraging ADUs as long as a local resides either in the home or the ADU.	8/17/2021 1:17 AM
2	Conservation	8/16/2021 10:25 PM
3	Affordable housing	8/16/2021 10:21 PM
4	need more parking and public access along north bank of Donner Lake.	8/16/2021 8:25 PM
5	More pedestrian and bike-friendly roads and trails to access the Donner Lake area and within this area.	8/16/2021 8:15 PM
6	Create open space	8/16/2021 7:45 PM
7	Better access to public space, more facilities in direct support of existing recreational use.	8/16/2021 7:31 PM
8	No	8/16/2021 7:28 PM
9	Overall, less development and more natural preservation - use resources to adequately maintain CURRENT environment... i.e. Donner and the infamous trash problems, traffic issues, parking issues, fire danger etc.	8/16/2021 6:38 PM
10	Resource conservation	8/16/2021 5:41 PM
11	No	8/16/2021 4:57 PM
12	Conservation. It feels like the #1 priority in Truckee is making money and not much emphasis is put on not allowing land to be used or developed.	8/16/2021 4:56 PM
13	No	8/16/2021 4:53 PM
14	See above.	8/16/2021 4:47 PM
15	The only options I see mentioned here are (1) stay the same, or (2) more commercial use. What about better infrastructure for the uses we have now - more trash receptacles and better maintenance. Some enhancement of the rather dated West End park would be great.	8/16/2021 4:47 PM
16	open space if feasible	8/16/2021 4:01 PM
17	open space, recreation	8/16/2021 4:00 PM
18	Parking on east end not in the park	8/16/2021 3:59 PM
19	Public open space - more beach, shore, and dock access.	8/16/2021 3:58 PM
20	Stop over developing	8/16/2021 3:41 PM
21	More than doubling the commercial space developable area seems extreme, I would like to see an option that offers more multifamily units and a total of 40,000 sf commercial/office space.	8/16/2021 3:36 PM
22	maximize open space	8/16/2021 2:34 PM
23	No	8/16/2021 2:08 PM
24	a restaurant would be nice but contribute to the traffic at the west end	8/16/2021 1:46 PM
25	open space, recreation	8/16/2021 1:22 PM

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26	More parking More commercial (restaurants, bodegas, etc)	8/16/2021 1:18 PM
27	Trail systems? Parks? Open space? Public transit centers? Oh no, wait, this is Truckee. We don't care about that, we leave it to the land trust to do all the heavy lifting.	8/16/2021 12:58 PM
28	Where is everyone going to park?	8/16/2021 12:52 PM
29	Building moratorium.	8/16/2021 12:48 PM
30	would love to see a better transportation hub to help cut down on the number of cars on DPR.	8/16/2021 12:34 PM
31	No.	8/16/2021 11:43 AM
32	keep open spaces and smaller pocket open areas for the public	8/16/2021 11:32 AM
33	Open space.	8/16/2021 11:10 AM
34	Unsure.	8/16/2021 11:07 AM
35	No	8/16/2021 10:43 AM
36	Maintain neighborhood green spaces and open space connectivity	8/16/2021 10:27 AM
37	Preserve open space but provide possible mix use in the West commercial area for worker housing	8/16/2021 10:13 AM
38	Open space	8/16/2021 10:00 AM
39	Open space access to lake (public docks are well used and appreciated!), possible development of pocket parks to allow relief of congestion at docks and street side	8/16/2021 9:46 AM
40	No	8/16/2021 9:41 AM
41	no	8/16/2021 9:41 AM
42	Open space	8/16/2021 9:30 AM
43	No.	8/16/2021 9:25 AM
44	more communal areas/shared gardens etc.	8/16/2021 8:50 AM
45	Open space as much as possibility or the lowest density possible.	8/16/2021 8:28 AM
46	yes, a effort to buy back land or old homes and return them to back to undeveloped land.	8/16/2021 8:27 AM
47	Open space.	8/16/2021 7:53 AM
48	Low income housing	8/16/2021 7:22 AM
49	Expanding Donner State Park	8/16/2021 6:51 AM
50	Enhancing the existing commercial areas in a controlled manner, big is not always better, would maximize the potential for upgraded commercial use. Opening access through Deerfield drive for emergency access would be beneficial. It could be gated for emergency use only.	8/16/2021 6:50 AM
51	More public spaces, like micro parks.	8/16/2021 6:24 AM
52	No	8/16/2021 2:42 AM
53	Parking - or an alternative transportation system	8/15/2021 10:03 PM
54	All lands. Stop developing Truckee. The rail yard is an eyesore and should have never have been built	8/15/2021 8:42 PM
55	More recreational and preserved open space for this beautiful spot.	8/15/2021 7:42 PM
56	There is no room for expansion	8/15/2021 6:12 PM
57	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:10 PM
58	Every option for each focus area does not need to grow. Both of the options presented are growth options we as a Town should be exploring sustainable options as well, no growth.	8/15/2021 5:11 PM

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59	Protected "From change space" Just leave some things alone. Changing things do not always make things better.	8/15/2021 5:09 PM
60	I would like to see more land saved for open space. Recreation, wildlife etc	8/15/2021 4:43 PM
61	Yes, stated above.	8/15/2021 3:48 PM
62	Designate dense mixed commercial as transient (short-term) accommodations and likewise, designate single family residential areas as long-term rental and true single family residential.	8/15/2021 3:47 PM
63	workforce housing to allow seasonal employees to live near their, most likely summer, employment. Most seasonal workers do not have dependable transportation.	8/15/2021 3:46 PM
64	I'd like to see more land preserved for recreating	8/15/2021 3:04 PM
65	Within the proposed zoning updates, I do not see a distinction made for the use of non built upon space. For example, the area of land outside of the building footprint could be a paved parking lot, or undeveloped land. The proposed zoning changes do not encourage, or discourage either. I would like to see a "preferred" mixed use zoning designation that encourages the preservation of open space. Because of the high seasonal use and limited available space at Donner Lake, I imagine that a developer may wish to include Public/ Recreational space as part of a new mixed use development. However, I can imagine a scenario where "low-medium density" may encourage over development of a site to meet the new zoning standards.	8/15/2021 3:03 PM
66	Large fenced in dog park	8/15/2021 2:49 PM
67	Protect public access	8/15/2021 2:44 PM
68	Keeping land open space to preserve Truckee and our wildlife	8/15/2021 2:32 PM
69	More open public access to the lake	8/15/2021 2:32 PM
70	More public beach access	8/15/2021 2:32 PM
71	Expanded subdivision codes to increase housing units on large parcels to help build new homes to address the growing need for permanent housing options	8/15/2021 2:14 PM
72	I would like to see more land being left as open space and natural habitat.	8/15/2021 11:53 AM
73	Public spaces where people can gather are imporant; small plazas with benches, public art, that kind of thing.	8/15/2021 11:21 AM
74	More low-cost housing	8/15/2021 11:20 AM
75	Affordable Senior houses to buy, not rent.	8/15/2021 11:01 AM
76	Small lot single family homes such as Caughlin Ranch in Reno	8/15/2021 10:21 AM
77	Unfortunately I'm not in a position to spend the required time to appropriately study this survey as the last one. Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:12 AM
78	No	8/15/2021 7:45 AM
79	This survey is not an appropriate way to try to get the information you need to make an informed decision about the future of our town.	8/15/2021 12:47 AM
80	More docks	8/14/2021 10:44 PM
81	no	8/14/2021 8:46 PM
82	No	8/14/2021 8:44 PM
83	Yes, senior living areas with workforce housing on site or nearby.	8/14/2021 7:21 PM
84	Parking for locals to use and enjoy our local area. See above res boulders	8/14/2021 7:09 PM
85	Consider allowing the SFR zoning to allow for more than one small square footage home on a lot. Instead of a 3500 square foot home, allow that to be a combination of a 1500 and 2- 1000 square foot homes to give locals more options for housing.	8/14/2021 5:04 PM
86	no	8/14/2021 5:02 PM

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87	No	8/14/2021 3:00 PM
88	None	8/14/2021 2:38 PM
89	No	8/14/2021 1:38 PM
90	No	8/14/2021 1:27 PM
91	no	8/14/2021 10:25 AM
92	A lake-front restaurant along DPR	8/14/2021 10:25 AM
93	open space, parks, recreation	8/14/2021 10:03 AM
94	no	8/14/2021 9:31 AM
95	There are existing commercial locations that need be updated (W River St), instead of overtaking the quaint neighborhood of Donner Lake	8/14/2021 9:25 AM
96	Yes - place a ten year moratorium on any new construction except established resident low income housing	8/14/2021 8:47 AM
97	Yes, as in small neighborhood development, i.e., the Donner Lake Store, and Donner Lake Kitchen	8/14/2021 8:43 AM
98	Additional preservation to maintain the geographic integrity and keep our area pollution free, population appropriate and safe.	8/14/2021 8:37 AM
99	More designated green spaces.	8/14/2021 8:31 AM
100	Na	8/14/2021 8:20 AM
101	No	8/14/2021 8:09 AM
102	Additional parking so current residents and guests can enjoy this natural wonder	8/14/2021 7:31 AM
103	Open space - no new development.	8/14/2021 12:35 AM
104	More open space preservation. Well designed parking area for boat trailers and cars to park overnight, off and out of the way from street parking.	8/13/2021 8:33 PM
105	No	8/13/2021 8:29 PM
106	Single family	8/13/2021 8:05 PM
107	More parks, maybe bike paths	8/13/2021 6:56 PM
108	More conservations and land swaps to protect public access.	8/13/2021 6:54 PM
109	Maintain as much open space as possible.	8/13/2021 6:26 PM
110	Nope. I like Truckee like it was in 2003 when I moved here.	8/13/2021 5:59 PM
111	Open space. Simple. Its' a gem, not place to pave over with more density and urbanization!	8/13/2021 5:52 PM
112	Yes, leave it as is!!	8/13/2021 5:07 PM
113	open space	8/13/2021 4:44 PM
114	Not yet	8/13/2021 4:43 PM
115	No	8/13/2021 3:28 PM
116	More lake access would be wonderful - the area definitely needs a dog beach, as well.	8/13/2021 3:25 PM
117	dial it back even more- less development allowed	8/13/2021 11:27 AM
118	Pedestrian/bike path around the lake!	8/13/2021 11:14 AM
119	Yes, keep all the open spaces as is.	8/13/2021 8:53 AM
120	Would like more tennis courts at west end	8/12/2021 9:25 PM
121	No growth. I don't want to be stuck in a line of cars not moving with fire raging nearby.	8/12/2021 5:14 PM

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122	Less new building!	8/12/2021 4:57 PM
123	No	8/12/2021 3:59 PM
124	Yes, less building and more open space would be great.	8/12/2021 2:13 PM
125	Secure and preserve the little bits of land we have left as open space.	8/12/2021 11:19 AM
126	Protecting the lake from development.	8/12/2021 10:44 AM
127	No.	8/12/2021 10:18 AM
128	Open space	8/12/2021 8:39 AM
129	Providing affordable housing but not much in the way of large houses on big lots.	8/11/2021 5:04 PM
130	Moratoriums on new construction. It's okay for someone to act like the adult in the family and stop development. It's not a matter of NIMBY, but practical preservation of a beautiful place with a limited holding & use capacity.	8/11/2021 4:23 PM
131	I agree with the goals expressed in "Can Be Addressed in General Plan Policies." Also ways to increase open space in this environmentally sensitive area should be aggressively explored. It is our duty as a community to protect our natural environment.	8/11/2021 4:18 PM
132	No	8/11/2021 4:11 PM
133	No	8/11/2021 3:50 PM
134	We need more open space that is available to residents and visitors alike. The current use of the western beach seems very limiting and the fact that Tahho Donner has a lock on the east side does not seem very fair in my opinion.	8/11/2021 2:59 PM
135	more protection from over congestion	8/10/2021 5:45 PM
136	community park	8/10/2021 2:34 PM
137	Low-income housing!	8/10/2021 11:56 AM
138	Yes! Preserved land and widened bike lanes. Trail access, etc.	8/10/2021 11:26 AM
139	Additional park and conservation space	8/10/2021 9:36 AM
140	Leave it alone. Build in martis valley.	8/9/2021 5:27 PM
141	No. Please just keep it residential.	8/9/2021 4:07 PM
142	modest homes for people that live and work here, no developer would touch a 1200 sq ft home due to permitting expenses.change it.	8/8/2021 6:43 PM
143	This may be covered elsewhere but a transit center of some kind is needed at dinner lake. Certainly a few bike share stations should be located here. An electric vehicle rental program like that found in the south of France could be supported by increased density as well.	8/8/2021 10:59 AM
144	Donner Lake needs parking solutions	8/8/2021 8:18 AM
145	parking???? Wider pedestrian and bike paths? Maybe central parking area closer to gateway area that allows for walkable/bikeable paths to Donner Lake (via State Park or along road.	8/7/2021 2:38 PM
146	Removal of car parking. Pedestrian, cycling, and public transit access only.	8/7/2021 10:22 AM
147	reduction in growth	8/7/2021 9:14 AM
148	Possibly some protected open space.	8/6/2021 1:06 PM
149	Donner Lake is sufficiently built out.	8/6/2021 9:01 AM
150	public parking, paid if necessary	8/5/2021 5:07 PM
151	Yes there is no option of preserving or creating more open space. How will you manage the trash that is inevitable with more people?	8/5/2021 1:06 PM
152	Open Space, Public parking & restrooms	8/4/2021 2:04 PM
153	there needs to be parking and restrooms and garbage cans. The homeowners should not have	8/4/2021 2:04 PM

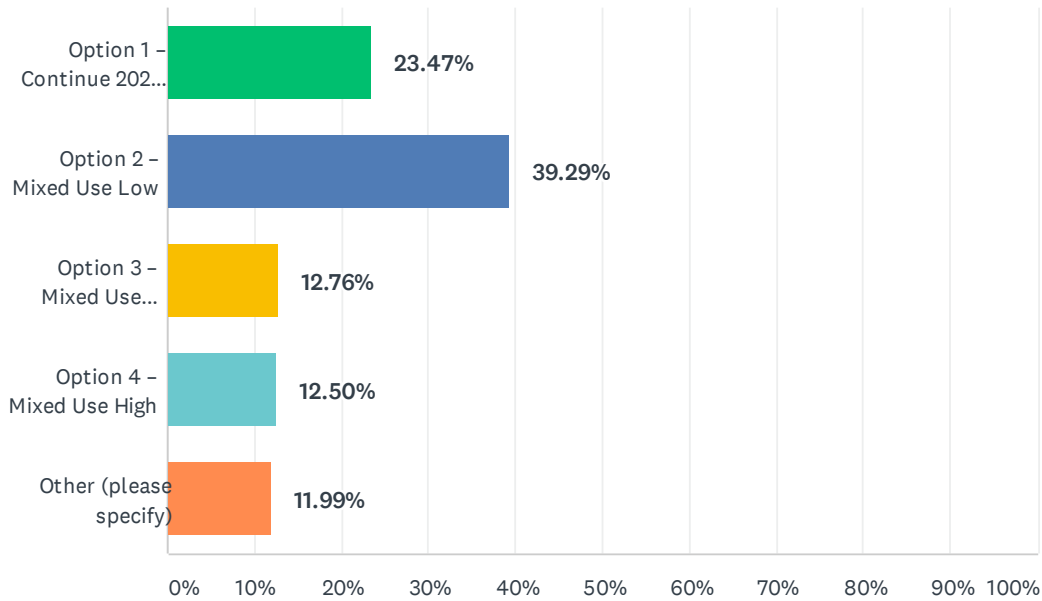
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to have cars parked in front of their homes

154	I believe it would be wonderful if some of the existing tourism related development along the north shore of Donner Lake were relocated away from the shore (area between the shore and the Donner Pass Road). I'm confident the property owners are 100% unwilling to give up their land to open space or public space however that's one thing I'd like to see.	8/3/2021 11:33 PM
155	No	8/3/2021 9:21 PM
156	Public access designations along shore	8/3/2021 5:53 PM
157	More designated open space and natural resource conservation	8/3/2021 4:01 PM
158	No	8/3/2021 3:24 PM
159	no	8/3/2021 12:51 PM
160	Public land use and public bathroom facilities	8/3/2021 9:43 AM
161	Bike trails.	8/3/2021 8:30 AM
162	No	8/3/2021 7:40 AM
163	No	8/3/2021 6:45 AM
164	Higher density housing in the downtown Truckee area. More buildings like the Artist Lofts to house workers and service personnel.	8/3/2021 6:14 AM
165	I can't say I fully understand the options presented. What I want is more higher density housing and more mixed use zoning.	8/2/2021 8:40 PM

Q5 Which option do you prefer:

Answered: 392 Skipped: 73



ANSWER CHOICES	RESPONSES	
Option 1 – Continue 2025 General Plan	23.47%	92
Option 2 – Mixed Use Low	39.29%	154
Option 3 – Mixed Use Medium	12.76%	50
Option 4 – Mixed Use High	12.50%	49
Other (please specify)	11.99%	47
TOTAL		392

#	OTHER (PLEASE SPECIFY)	DATE
1	I would support Mixed Use Medium (or possibly Mixed Use High as long as it wasn't more than 2 stories, and perhaps in some places 3 stories where it doesn't block views of the hillsides--for instance, the one behind Safeway seen from 89 seems particularly important because it is a gateway view of the town--or make Donner Pass or 89 into canyons hemmed in by buildings). However, I don't support putting housing next to the freeway. Freeways create particulate matter which in turn decreases cognitive ability and creates other health issues.	8/17/2021 2:04 AM
2	Leave this land undeveloped.	8/17/2021 1:38 AM
3	Stop growth in this area	8/16/2021 10:36 PM
4	Stop development	8/16/2021 10:27 PM
5	I support the recommendations in the MAP letter of July 28	8/16/2021 8:10 PM
6	No development in this area	8/16/2021 7:53 PM
7	This area needs to deal with traffic, transit and public safety before more density and upzoning should be considered. Heights should be reduced to 2 stories along this corridor to protect character and winter safety for the roadways by decreasing the shadows cast by buildings. Why would you remove scenic regulations along this stretch and allow housing and	8/16/2021 4:53 PM

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development so close to the highway?? The social justice concerns about placing low-income housing on the Upper Mclver site is just bade business.

8	This is a highly impacted area that is central and should have medium or high density mixed use, again, only with assurances that useable public transit (10 to 15 minute headways) will be FUNDED and in place to eliminate the need for personal vehicles and their ghg emissions. This area needs to have an affordability overlay district and true data to make any additional housing affordable to local employees, for example not just hospital employees, but grocery store cashiers and other retail workers. 80% of AMI is not affordable on a retail salary. Parking minimums need to be reduced or eliminated to allow efficient land uses and to disincentivize private vehicle use. This needs to come along with the rezoning of Upper Mclver Dairy as open space. The council at the time of the rezone was assured that this area would be addressed DURING the General Plan Update and that rezoning was definitely an option. Staff going back on that promise goes a long way in losing the support of the public.	8/16/2021 4:14 PM
9	Open space preservation, if not feasible, then #2 is best	8/16/2021 4:02 PM
10	Stop over developing and put in more affordable units- at least this is in the town core and not the fringes	8/16/2021 3:49 PM
11	The option that keeps the town under somewhat of control, which is not done now.	8/16/2021 12:54 PM
12	Adding density to this corridor is a big planning mistake. Please deal with existing conditions, traffic, transit, public safety. Tahoe Forest Hospital is ruining the quality of life in a historic neighborhood and their planning will continue to impact character and safety.	8/16/2021 12:39 PM
13	Some mixed use along DPR would be good, but we need to ensure housing is for locals. No expansion of the Hospital Campus. They have already kicked out everyone along the north side of DPR by the hospital. Mcliver stays as open space.	8/16/2021 12:14 PM
14	Keep as is. After all of the many new eyesores that have marred the charm and functionality of our town (especially the Railroad buildings), we need to pause and ask why are we doing this?	8/16/2021 12:14 PM
15	Identify key locations for higher density housing only if it provides for AFFORDABLE HOUSING. Do NOT allow for the expansion of the hospital campus.	8/16/2021 10:38 AM
16	I think that developing the hospital campus foot print in Gateway area needs to be done without the development of McGiver Hill. A more appropriate place to put high density development would be adjacent to the existing hospital foot print. This would allow for a expanding the campus of Sierra College, maybe adding dormitories to the campus and keeping as a campus for our small college that needs to be better utilized.	8/16/2021 8:11 AM
17	Conserve Mclver as open space!	8/15/2021 8:22 PM
18	Mixed use medium to high density, but Mclver Hill must be off the table. The rezone of Mclver Hill was a stop gap by Town staff to preserve housing it was not intended to actually be developed.	8/15/2021 6:06 PM
19	Really? You're kidding me. Right? Have you read this just what are you asking me to choose?	8/15/2021 5:25 PM
20	A mix of 2 and 3. Everything about 2, but allowing the higher density of 3 in the Deerfield area. This helps preserve the small Truckee feeling along the major Donner Pass route through town.	8/15/2021 4:17 PM
21	Option two but we don't need more commercial office space. We need workforce affordable housing.	8/15/2021 3:00 PM
22	Avoid over development pushed by state and housing groups it is destroying the area	8/15/2021 2:43 PM
23	Please do not develop McGovern dairy. Learn from the mistakes of the Tahoe keys and keep our wetland areas.	8/15/2021 2:39 PM
24	With a modification for open space at the mciver site.	8/15/2021 10:38 AM
25	See comments	8/14/2021 7:01 PM
26	a combination of option 2 and 4 by having one land-use designation on the northside of DPR and low density on the southern edge.	8/14/2021 10:45 AM
27	Of all the options, Option 2 is the best. I am not choosing it because I think that Upper Mclver should be open space. (Option 3 is too dense development). I agree with infill development,	8/14/2021 9:57 AM

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but more commercial will increase the problems of workforce housing, and more residential without deed restrictions to low income or local workforce will not help the housing crisis.

28	I would like to see the upper McIver site preserved as open space. I would like to see the student housing and workforce housing as part of the hospital expansion area and not just a small token section of some giant million dollar condo project	8/14/2021 9:28 AM
29	Mixed use Low for the south side of DPR with accommodations for the hospital. Mixed use medium or high on the north side of the road. This is one of the best locations for a senior transitional community. The hospital should be looking for a multi-story parking structure rather than adding a surface parking lot on every space parcel.	8/14/2021 8:47 AM
30	Option 2 but modified with preserving open space to a greater extent than proposed. Make sure there are trails for biking and walking to downtown areas.	8/14/2021 8:34 AM
31	No Growth until infrastructure is increased	8/12/2021 5:18 PM
32	No development at the upper McIver Site!	8/12/2021 4:57 PM
33	No new development on currently undeveloped land. Our town is rapidly losing more and more natural space detracting from why people want to live here while increasing traffic and the creating increased risk for inability to evacuate in fires	8/12/2021 2:08 PM
34	Let's start designating more open space. The town is too impacted and the infrastructure is not holding up to the increased population now.	8/12/2021 11:29 AM
35	Cease all of this development except for LOW income housing. There is already too much commercialism of our town without there being any employees to staff the existing commercial services.	8/12/2021 11:26 AM
36	Take a break from development placer county is developing our area with no controls	8/12/2021 8:45 AM
37	Tahoe forest hospital is practically criminal in their billing practices. I don't see why the town of Truckee should do any favors for the hospital.	8/11/2021 3:03 PM
38	I'm fine with either option 2 or 3, and applaud keeping the two open spaces - park and dairy land - designated differently in order to protect them in the future.	8/11/2021 2:34 PM
39	I would mark #2, but do not like any of them. Too many cars and people, too much congestion. This should be residential only, houses not apartments, Houses with yards. Nothing can be done	8/10/2021 6:01 PM
40	keep McGiver as open space. Upgrade and add affordable housing using tiny house model and no more than two stories.	8/10/2021 1:32 PM
41	Not option 4 - too dense We should explore open space opportunities & possible preserving the Upper McIver site. Not sure of the benefits of public vs recreation classification - but we should keep Meadow park as a recreation resource for the community. Hospital & college housing makes sense in this area but I don't know enough to say if that's low med or high density as best for the area	8/8/2021 8:18 AM
42	The town's infrastructure will not support the growth being proposed	8/6/2021 3:48 PM
43	Encourage hospital to build a 2nd campus off site , rather than further congesting Donner Pass Road. Do not allow hospital to build new parking lots on DPR, which will necessitate cutting hundreds of trees and are antithetical to Truckee climate goals.	8/6/2021 9:56 AM
44	There are many properties along that section of Donner Pass Road which were neglected for decades which I believe through eminent domain could be taken from those property owners and improved for the benefit of the Town. Examples are places like Sunset Inn, some of the commercial malls, the Safeway Complex parking lots, the Nevada County Sheriff's station, Urgent Care and the old Mountain Hardware/Liquor Store/Tahoe Forest Hospital doctor's offices...all of these are on the transportation corridor, close to the main school, close to the hospital (a major local employer with most employees commuting from outside the area), close to shopping, close to the freeway, etc. Efforts should be made to increase the speed limit along Donner Pass Road from McIver Under crossing to Donner Lake to 35 mph. Pedestrian traffic can be managed by sections of fencing like that used adjacent to the train corridor as well as pedestrian overcrossings. Donner Pass Road should be considered as a road and not a place for pedestrians to congregate or otherwise impede the vehicle transportation corridor.	8/3/2021 11:33 PM
45	Option 3 or 4, but no development on the Upper McIver site. Preserve Upper McIver as open	8/3/2021 1:31 PM

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space.

46	I think we should allow for the hospital to expand but also offer more high density housing, housing at the college and work towards a more pedestrian way of life.	8/3/2021 9:48 AM
47	Honestly I don't understand the options. Why not have less rules and lean towards letting people build what they think other people will pay for? More density, more mixed use, especially along Donner Pass Road.	8/2/2021 8:46 PM

Q6 Are there land uses you'd like to see that aren't represented here?

Answered: 106 Skipped: 359

#	RESPONSES	DATE
1	If anything build affordable housing, or housing for hospital staff, everyone is commuting from Reno.	8/16/2021 10:36 PM
2	Apartments are ugly	8/16/2021 10:27 PM
3	Yes community garden space	8/16/2021 9:03 PM
4	I kind of support the Truckee Forest Hospital. I feel a hospital and expanded hospital is a basic necessity in the high sierra area we are in	8/16/2021 8:53 PM
5	Create open space, no new development to this area	8/16/2021 7:53 PM
6	Beyond what is designated in the 2025 plan, I would like to see more effort spent on making the existing commercial corridor more attractive and unified. The sidewalks and medians were a good first step in this direction, but more needs to be done to encourage greenery and walkable neighborhoods without crowding-out what we have with more multi-story buildings.	8/16/2021 7:43 PM
7	no	8/16/2021 6:51 PM
8	Resource conservation	8/16/2021 5:43 PM
9	None	8/16/2021 5:10 PM
10	No	8/16/2021 4:56 PM
11	No sites should be up zoned without an overlay to require local deed-restricted workforce housing. By up-zoning, like Upper Mclver all the Town of Truckee is doing is giving the private property owner more value. Where is the benefit for the community? Creating additional density should only be given during the general plan update if there is an evident public benefit, not false promises.	8/16/2021 4:53 PM
12	open space - need small parks between buildings and walking paths. Can't end up with wall to wall buildings along DPR	8/16/2021 4:15 PM
13	The Mclver Hill should be rezoned as Open Space and the density transferred to the other areas along DPR. Do not waste public money on a study to do what was promised years ago.	8/16/2021 4:14 PM
14	less growth and no tall buildings.	8/16/2021 4:08 PM
15	I like to see the option to potentially preserve the Upper Mclver site as open space	8/16/2021 4:03 PM
16	parklets, open space amongst the buildings	8/16/2021 4:02 PM
17	Small apartment complexes	8/16/2021 3:49 PM
18	No	8/16/2021 3:20 PM
19	I like the option 2 with the alternative of more open space, less space for the hospital workforce	8/16/2021 2:44 PM
20	Yes. Less land use over all, more open space	8/16/2021 1:11 PM
21	Building moratorium until it gets back under control.	8/16/2021 12:54 PM
22	No sites should be upzoned without an overlay to require local deed-restricted workforce housing. By up-zoning, like Upper Mclver all the Town of Truckee is doing is giving the private property owner more value. Where is the benefit for the community? Creating additional density should only be given during the general plan update if there is an evident public benefit, not false promises.	8/16/2021 12:39 PM
23	n/a	8/16/2021 12:37 PM

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24	Create more trail connectivity, walkability through town. Keep smaller open areas for pocket parks.	8/16/2021 12:14 PM
25	Let's pay attention to visual pollution. I would rather see an older storefront with a rustic sign than a cookie cutter industrial building obstructing the view of our skyline.	8/16/2021 12:14 PM
26	No	8/16/2021 11:47 AM
27	No	8/16/2021 10:48 AM
28	Upper McIver should remain as open space. It is not an appropriate location for housing. We need to provide for more neighborhood open space and pocket parks throughout town!	8/16/2021 10:38 AM
29	Designate open space to the East of Hospital while also preserving existing identity and close-knit community by not allowing additional mix-use/student housing.	8/16/2021 10:24 AM
30	no	8/16/2021 9:46 AM
31	None	8/16/2021 9:42 AM
32	NO. Upper McIver hill should be maintained as green space.	8/16/2021 9:25 AM
33	Preservation of the existing park. The lowest density possible.	8/16/2021 8:37 AM
34	yes - prevent the hospital from building or accessing residential units that would allow them to keep underpaying staff. TFHD needs to pay a higher rate to staff and raise prices for services and limit profits. more open space and less traffic, less people.	8/16/2021 8:35 AM
35	A dormitory for Sierra College.	8/16/2021 8:11 AM
36	No freeway rest area facilities in Donner Pass Road corridor as rumored. Is our town not crowded enough already?	8/16/2021 8:02 AM
37	No	8/16/2021 2:44 AM
38	It's a little confusing to figure out the briefing book. Text on page 39 it seems to indicate possible workforce housing at Upper McIver, but there's also an open space tree symbol there. On page 40, there's no mention of this housing possibility.	8/15/2021 11:25 PM
39	Keep land simple. Don't over expand this area either.	8/15/2021 8:46 PM
40	I like the idea of more affordable housing here but not more industrial & commercial. Seems like if we build more commercial we'll need even more housing for workers and pretty soon you have an overcrowded town.	8/15/2021 7:48 PM
41	I'd like the McIver option of open space to be part of option 3 as well	8/15/2021 7:09 PM
42	more low income housing	8/15/2021 6:12 PM
43	See above, this is a great area to create walkable, bikeable housing including affordable housing.	8/15/2021 6:06 PM
44	Without understanding the previously offered options I cannot answer.	8/15/2021 5:25 PM
45	Within the proposed zoning updates, I do not see a distinction made for the use of non built upon space. For example, the area of land outside of the building footprint could be a paved parking lot, or undeveloped land. The proposed zoning changes do not encourage, or discourage either. I would like to see a "preferred" mixed use zoning designation that encourages the preservation of open space. Example; the lot behind Safeway is designated in all 4 options as Rural Residential 0.5-1.5 du/acre. Most of us who live here would see the proposition of developing this land as an absurd proposition. the majority of the land is on a 30 degree slope, installing infrastructure and road access would be highly problematic and even more complex would be the difficulties created with storm water drainage and wild fire risk. To avoid the challenges associated with down zoning this parcel, this would be a perfect example of a lot that could be encouraged as mixed use "open space" in favor of a higher density development down hill, closer to DPR. This Zone is also (behind Safeway) is also a prime target for adding a pedestrian corridor. I am glad to see that McGiver is being consider as a re-zone to open space. But only after strong public outcry. I recall the Town Council meeting where this was decided. even the council members were shocked by how inappropriate the zoning was for this parcel. Unfortunately, these two lots are not the only examples of remnant parcels that are grossly miss zoned. There are several other smaller ones in this Focus Area	8/15/2021 3:59 PM

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as well. For this reason, I encourage a mixed use designation that favors soft open ground over paved area outside the FAR.

46	Ensure the housing units provide for workforce, seasonal housing. Set up an E-bike terminal for rentals. ie. rent one-way, ride to work, park at the other terminal, someone else can rent that bike.	8/15/2021 3:46 PM
47	Shuttle/transit hub for access to public transportation	8/15/2021 2:52 PM
48	None	8/15/2021 2:49 PM
49	Improvements of old buildings keeping them one to two story max	8/15/2021 2:43 PM
50	Yes! Develop land next to the multi specialty clinics with high density housing if the goal is to increase housing and leave the land across the street by the villager and next to the hospital as open space.	8/15/2021 2:39 PM
51	Preserve it	8/15/2021 2:19 PM
52	Areas near the hospital and other services would be good candidates for senior housing	8/15/2021 12:53 PM
53	No	8/15/2021 11:21 AM
54	Small lot single family housing like cauglin ranch in Reno.	8/15/2021 10:38 AM
55	Retain open space	8/14/2021 10:46 PM
56	Yes, Keep Gateway an historic district, modernized only by healthcare.	8/14/2021 7:26 PM
57	Parking.	8/14/2021 7:12 PM
58	no	8/14/2021 5:07 PM
59	I'd like to see a development for seniors and other Supportive Housing opportunities for homeless, disabled and other marginalized to be located near the hospital and services that are within walking distance.	8/14/2021 5:04 PM
60	No	8/14/2021 3:05 PM
61	No	8/14/2021 1:32 PM
62	Less residential. If there was a fire it would be just like Paradise.	8/14/2021 11:31 AM
63	dedicated open space in some locations	8/14/2021 10:45 AM
64	no	8/14/2021 10:28 AM
65	Parks, open space, recreation	8/14/2021 10:08 AM
66	no	8/14/2021 9:36 AM
67	How to preserve the McIver site and keep visitors from using it as a sled hill and trashing the area	8/14/2021 9:28 AM
68	Commercial along Donner Pass Road, but residential on back streets	8/14/2021 8:48 AM
69	Senior living center, parking structure with possible housing above, walkable commercial along north side of DPR.	8/14/2021 8:47 AM
70	Na	8/14/2021 8:24 AM
71	The plan didn't address specifically regentrifying the existing area and moving the low income housing out of that area on Donner Pass Road when you first come into town.	8/14/2021 8:15 AM
72	Open space. Protect McIver Meadow and historical sites. Quit trying to cram density down our throats. Less density not more	8/14/2021 7:43 AM
73	No	8/13/2021 8:43 PM
74	None	8/13/2021 7:11 PM
75	No	8/13/2021 6:59 PM
76	No. Keep Truckee small.	8/13/2021 6:09 PM

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77	Preserve the Mclver parcel as open space	8/13/2021 4:46 PM
78	Several	8/13/2021 4:45 PM
79	No	8/13/2021 3:35 PM
80	Need to preserve Mclver Meadow entirely. No development above it.	8/12/2021 7:29 PM
81	Preserve open space	8/12/2021 2:08 PM
82	Every bit of open space that is left needs to be preserved.	8/12/2021 11:26 AM
83	Too far gone no open space left	8/12/2021 8:45 AM
84	No	8/11/2021 3:54 PM
85	No	8/11/2021 3:03 PM
86	I would like to see some industry mixed in here. especially at the college area. we need a place for industry and having it spread out would be beneficial for everyone. especially those of us who live in Pioneer and don't want it all here. the college area is far enough away from the river. Also putting industry on the freeway is better for air quality considerations overall, rather than putting a lot more housing right next to the freeway. HUmans should not be breathing exhaust all night next to the freeway. We have enough "freeway housing" in town as it is.	8/11/2021 2:34 PM
87	use of student and staff housing	8/10/2021 8:53 PM
88	No	8/10/2021 6:12 PM
89	Probably nothing can be done to improve the congestion that already exists,	8/10/2021 6:01 PM
90	There is plenty of commercial in place. Add in from comments above	8/10/2021 1:32 PM
91	More open space if possible. The small park is great and I don't know of any off the top of my head around that area, but if there could be, I would want that.	8/10/2021 11:57 AM
92	Again, more public parks and public space.	8/10/2021 11:36 AM
93	conservation, parks, and trails/walkways to access downtown / trail centers.	8/10/2021 9:40 AM
94	No. The hospital needs room to expand as Truckee grows.	8/9/2021 4:14 PM
95	how about public park/playground that is walkable distance to increased housing?	8/7/2021 2:38 PM
96	No, I think the mixed use high density plan is appropriate.	8/7/2021 10:38 AM
97	no 4 and 5 story height buildings.	8/7/2021 9:18 AM
98	None of the options support the majority of the land use alt process goals (esp. #1 protecting town character and #6 preserve natural resources and open space.	8/6/2021 3:48 PM
99	No	8/6/2021 1:14 PM
100	More preserved open space; less development	8/5/2021 1:17 PM
101	There is no nicely landscaped park for people to walk or otherwise enjoy nature. This area has been completely destroyed by development and it is likely will remain destroyed for centuries.	8/3/2021 11:33 PM
102	There should be an area designated for senior housing near the hospital, both assisted living and separately congregate housing (see Green Door)	8/3/2021 5:59 PM
103	No	8/3/2021 3:28 PM
104	I would like to see more conservation area	8/3/2021 9:48 AM
105	More sporting good businesses. SUP rentals for Donner Lake use.	8/3/2021 8:31 AM
106	I would like to see no parking minimums, no set back requirements, more dense floor area ratios, more mixed use, more multi story apartments.	8/2/2021 8:46 PM

Q7 What do you like about the option you selected?

Answered: 224 Skipped: 241

#	RESPONSES	DATE
1	We need more workforce housing. The Donner Pass Road Area is the place to put affordable workers housing over businesses.	8/17/2021 2:04 AM
2	Please, let's get better use out of the Sierra college campus!	8/16/2021 11:07 PM
3	I think we can maintain the town's character with higher density development along existing corridors IF we maintain key open spaces like Mclver Hill.	8/16/2021 10:47 PM
4	Its based in reality	8/16/2021 10:36 PM
5	Mclver site isn't a top priority for open space preservation for me. I like the added housing units too.	8/16/2021 10:00 PM
6	Gives consideration to additional housing for impending growth as well as neighborhood services which will be more important due to growth.	8/16/2021 9:54 PM
7	expansion of hospital services	8/16/2021 9:08 PM
8	Low buildings	8/16/2021 9:03 PM
9	I kind of support the Truckee Forest Hospital. I feel a hospital and expanded hospital is a basic necessity in the high sierra area we are in	8/16/2021 8:53 PM
10	I want to increase affordable housing without over crowding	8/16/2021 8:42 PM
11	Pedestrian friendly	8/16/2021 8:20 PM
12	Sierra College campus housing potential Potential to preserve Upper Mclver	8/16/2021 8:19 PM
13	It allows more housing in this central area, increasing housing while still allowing residents to reach necessities without need of individual vehicles.	8/16/2021 8:04 PM
14	No additional low-high use housing built	8/16/2021 8:03 PM
15	Seems the least amount of additional large-scale construction	8/16/2021 7:43 PM
16	workforce housing and walkable community	8/16/2021 7:34 PM
17	Housing for locals. Not right quarters but just enough	8/16/2021 7:31 PM
18	It gives the opportunity for worker housing	8/16/2021 6:51 PM
19	Open space designation - allowing responsible NOT overwhelming development, encouraging pedestrian traffic	8/16/2021 6:38 PM
20	The alternatives to the general plan seem to just call for more growth. I understand this is mandated by the State of California, but it is not mandated by me, and our town doesn't have to destroy itself to go along with growth goals of the state.	8/16/2021 5:56 PM
21	I'm concerned about over-building the Donner Pass Road area and the commercial area outlined on Hwy 89. We need some development in the area, and this area makes sense for our commercial needs. But this area also sees a lot of traffic. Over the past 10 years it's gotten much more difficult to pull out onto Donner Pass Rd at any given point. If we over-develop, it's going to take forever to get around town, and we'll have a lot more red lights.	8/16/2021 5:38 PM
22	Increased housing for students and workforce and protecting Lower Mclver Dairy	8/16/2021 5:10 PM
23	I'm just so saddened by the development in Truckee. The more hotels and strip malls that are built the less it is the place we love. I realize we need resources for the influx of humans coming to town. I just wish I knew the answer for how to curtail the growth that is undoing what I love about this place.	8/16/2021 5:05 PM

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24	Keep it small town simple.	8/16/2021 4:56 PM
25	I like my option because it was not one of the ones that was provided in the alternatives, which do not keep the actual citizens of Truckee in mind.	8/16/2021 4:53 PM
26	Truckee should stay and keep its small town feel. If it grows to big it will lose its charm what draws people here in the first place.	8/16/2021 4:22 PM
27	already built out/near downtown so easy access to services which makes it a good place for more building	8/16/2021 4:15 PM
28	A central area, walkable to the hospital and grocery stores should be densely populated, with ground floor commercial, (NOT hospital and medical superblocks!) and additional requirements for housing for the elderly. This area allows amazing age in place opportunities that must not be left to the "market" to decide.	8/16/2021 4:14 PM
29	less growth	8/16/2021 4:08 PM
30	Again, mixed use. I like adding density to already developed land and leaving undeveloped land open	8/16/2021 4:03 PM
31	already built out in this area, so more appropriate for 2 or 3 story buildings	8/16/2021 4:02 PM
32	Reduces over developing while providing affordable rentals	8/16/2021 3:49 PM
33	Minimize traffic	8/16/2021 3:26 PM
34	Maintain town character.	8/16/2021 3:20 PM
35	It allows for needed expansion of the hospital as the community is quickly growing! It keeps open space maximized and the height of the buildings low to keep a small town feel in a growing community. we want to see our beautiful natural mountain landscape, not tall buildings!	8/16/2021 2:44 PM
36	Less traffic, less pollution.	8/16/2021 2:32 PM
37	I like the focus on pedestrian traffic	8/16/2021 2:30 PM
38	balance between housing and maintaining a low profile with buildings having fewer stories	8/16/2021 2:04 PM
39	It will provide for renewal and not as great of density as high density.	8/16/2021 1:51 PM
40	already mostly built out and has multi story buildings already, so OK for small multi story buildings. Don't let them be more than 2 or 3 stories tall! We are not downtown SF!	8/16/2021 1:25 PM
41	Mixed use density as medium.	8/16/2021 1:25 PM
42	It does not have major viewshed impacts and is pedestrian focused	8/16/2021 1:11 PM
43	I like shorter buildings in Truckee. I like that it keeps growth a bit more in check.	8/16/2021 12:57 PM
44	We need larger (sq ft) unit housing for the families that are being displaced. The families that are leaving town need 3-4 bedroom places and we need to consider them and the other families who will never be able to own in Truckee when creating housing. A 2 bedroom apartment doesn't cut it for a family of 4.	8/16/2021 12:55 PM
45	More housing units. Small business friendly.	8/16/2021 12:55 PM
46	Not much	8/16/2021 12:54 PM
47	I don't support the Town of Truckee Alternatives.	8/16/2021 12:39 PM
48	I like that this incorporates multi family housing and understands that this is an already-developed area that would have a lot of opportunities for upzoning without significantly changing the area.	8/16/2021 12:37 PM
49	Bringing more local housing to a central area that increases walkability and alternative transportation options.	8/16/2021 12:14 PM
50	It keeps Truckee as a familiar constant. Knowing that we can use those businesses for a quick errand or doctor's appointment, will keep us from having to go to Reno.	8/16/2021 12:14 PM
51	Medium growth in an already impacted area	8/16/2021 12:07 PM

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52	Keeps hospital campus centralized if hospital is able to expand to Upper McIver Hill.	8/16/2021 12:00 PM
53	Intelligent use of the area.	8/16/2021 11:47 AM
54	Provides much multi-family housing but avoids building higher than 3 stories.	8/16/2021 11:46 AM
55	make sure housing is WORK FORCE housing, NOT vacation rental or part time second home	8/16/2021 11:44 AM
56	Open space is incredibly important as this town continues to grow	8/16/2021 11:40 AM
57	People love the river and town and mixed use is the best option.	8/16/2021 11:34 AM
58	Option 2 appears to be a moderated step forward in addressing the need for additional housing and allowance for expansion of the hospital campus complex.	8/16/2021 11:30 AM
59	Limits the number of units that's can be build in area	8/16/2021 10:48 AM
60	It is not appropriate to identify a density zoning for this whole area. We need to pinpoint where higher density is appropriate and feasible	8/16/2021 10:38 AM
61	Preserves the identity and close-knit feel of the Gateway community while also allowing for potential housing in an otherwise, under-used area.	8/16/2021 10:24 AM
62	I think there is space for some mixed use building here. I hate to lose the open space but this seems like a logical place to have low impact commercial and housing that could still fit with the landscape.	8/16/2021 10:14 AM
63	Open space and low density is critical to the character of a mountain town. The hospital expansions have already greatly changed the character of the center of town - a better hospital expansion would be a second "campus" out in the commercial zones near the airport with easier emergency helicopter access and much less congestion.	8/16/2021 10:04 AM
64	This is Truckee's best area for the highest density of mixed use.	8/16/2021 10:04 AM
65	The town needs additional housing, and it makes sense to include housing on the main corridor so that it is easier to get around.	8/16/2021 10:02 AM
66	There's no one left to work retail. This would seem the best option to improve work force housing.	8/16/2021 10:02 AM
67	Big Hospital. Walking potential from downtown.	8/16/2021 9:55 AM
68	Encourages development and more housing.	8/16/2021 9:46 AM
69	Reasonable increase in density to meet housing needs.	8/16/2021 9:25 AM
70	housing capacity	8/16/2021 8:51 AM
71	Lower population density.	8/16/2021 8:37 AM
72	The low density.	8/16/2021 8:37 AM
73	its the lowest, least destructive of the plans	8/16/2021 8:35 AM
74	The low number for density is 6.	8/16/2021 8:02 AM
75	Lowest impact and preservation of McIver Hill	8/16/2021 7:32 AM
76	It allows for necessary growth that best maintains the character of Truckee. Clustering development along I 80 and existing commercial zones is best. Thank goodness for Truckee Donner Land Trust!	8/16/2021 7:27 AM
77	Limits the Hospital. Locals typically have to use Reno medical facilities because the cost of TFH is outrageous.	8/16/2021 7:14 AM
78	Density and mixed use buildings is the key to affordability	8/16/2021 2:44 AM
79	In principle, residential zoning should always provide for higher densities near commercial areas (jobs, service, housing close together), and especially if that's also close to transportation access. Finally, increasing units here allows for decrease in other planning areas to avoid environmental and other impacts, while remaining consistent with SB 330.	8/15/2021 11:25 PM
80	Expand hospital's campus, pedestrian-oriented businesses, additional housing	8/15/2021 10:18 PM

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81	We need housing for families. Assuming Low density means larger (but fewer) units. Too many families with children are leaving truckee - we need to be thinking of them and their housing needs so the town can keep its community together.	8/15/2021 10:07 PM
82	Workforce housing	8/15/2021 9:17 PM
83	Prefer the flexibility of mixed use. Prefer the emphasis on multi-family and workforce housing. I like the idea of preserving some space for hospital and/or studying open space.	8/15/2021 8:47 PM
84	It seems to develop area less than other options.	8/15/2021 8:46 PM
85	See above !	8/15/2021 8:22 PM
86	Allowing more affordable housing without overbuilding	8/15/2021 7:48 PM
87	Good location to have higher density housing and with services near by allows for more walkability for local residents.	8/15/2021 7:09 PM
88	provides low income housing	8/15/2021 6:12 PM
89	It puts mix use development in the heart of town where it should be. Provides the basis for creating a community that is actually alternative transportation ready.	8/15/2021 6:06 PM
90	We don't need anymore multi level buildings in Truckee.	8/15/2021 5:34 PM
91	This is already a heavily impacted area. In general I'm in favor of infill rather than sprawl.	8/15/2021 5:26 PM
92	N/A	8/15/2021 5:25 PM
93	might preserve McIver Meadow as open space. Best to leave it as it is.	8/15/2021 5:10 PM
94	Keep Truckee a small mountain community	8/15/2021 4:53 PM
95	Our hospital is vital to our community and is highly respected by many other facilities out of our area. I think creating a workforce housing & a campus is well within the needs of TFH.	8/15/2021 4:53 PM
96	Additional multi-family units, no more that 3 stories. Work force and student housing. Take a pedestrian-oriented approach.	8/15/2021 4:51 PM
97	needs to be more densified	8/15/2021 4:50 PM
98	It's an opportunity to improve the look and feel and usefulness over what is there now, and at the same time provide potential housing for both seniors and the workforce.	8/15/2021 4:17 PM
99	This is an area that will undergo considerable redevelopment in coming years. I am concerned that existing low income housing will be replaced with "yuppie kennels" and my hope is that the option 2 will with allow for some affordable housing. Also this option should help to trend away from the "shopping mall" style design that pervades commercial spaces along DPR. Finally, I am generally in favor of the campus development of TFHD.	8/15/2021 3:59 PM
100	This area has access to all directions of 267 and 89 and local businesses, and the current bus system. Allows for waling or biking distance to many local businesses.	8/15/2021 3:46 PM
101	Need higher density and more residential	8/15/2021 3:45 PM
102	High density housing in downtown is good. Less suburban sprawl.	8/15/2021 3:38 PM
103	Affordable housing additions	8/15/2021 2:52 PM
104	No multi story buildings	8/15/2021 2:49 PM
105	Allow hospital improvements . Housing must maintain forested mountain designs . Current ultra urban trend is an eyesore and destructive to long term goals will look like New York welfare housing in a few years	8/15/2021 2:43 PM
106	It preserves the natural areas of Truckee and provides housing if that is the goal.	8/15/2021 2:39 PM
107	Provides expansion for the hospital and dense housing in an area that isn't too crowded already.	8/15/2021 2:20 PM
108	Let's not make truckee a high rise city	8/15/2021 2:19 PM
109	Greater opportunities for affordable housing especially for local workforce and students.	8/15/2021 1:46 PM

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110	Option to preserve upper Mclver as open space;	8/15/2021 12:53 PM
111	Enough housing options but not turning into Railyard. Parking in this area is limited.	8/15/2021 12:11 PM
112	Allows build-up of hospital campus, possible use for lower income housing	8/15/2021 11:51 AM
113	Increased use of central town areas and not expanding the footprint of town-more workforce housing	8/15/2021 11:46 AM
114	I'm voting for more density in all of these to create several dense, vibrant districts where people will be able to go and get all/most of their services and products without having to drive here, there, and everywhere for each stop (which is how it is now). This protects open spaces from unnecessary development and helps create a stronger sense of community, more economic activities for these districts, and stronger tourist attraction if we create vibrant mixed-use districts. Think about all the best hip neighborhoods and walking districts in the world -- that nurture all of the above while getting people out of their cars.	8/15/2021 11:34 AM
115	The expansion of hospital options	8/15/2021 11:21 AM
116	I don't want Truckee to look like South Lake. I want people to have an opportunity to own a home in Truckee so they don't have to go to Reno. Very few including my employees and Gardner want to live in an apartment. To them it is worth the drive to Reno.	8/15/2021 10:38 AM
117	Adding affordable residential in the center of town enables workforce living without cars	8/15/2021 10:34 AM
118	The hospital doesn't need any more land or favored status. They charge a fortune to residents and should pay market value for land	8/15/2021 9:31 AM
119	Flexibility, student housing, option for preserving Upper McG	8/15/2021 7:45 AM
120	Nature is not blocked by buildings	8/14/2021 10:46 PM
121	More rooms	8/14/2021 9:12 PM
122	Limits housing units.	8/14/2021 8:49 PM
123	More open space is designated. It is reducing density building.	8/14/2021 7:51 PM
124	Limit growth and change.	8/14/2021 7:26 PM
125	Housing and services for locals	8/14/2021 7:12 PM
126	This area is highly traveled and the hospital is the main focus. Putting in some worker housing may help with people commuting less distances.	8/14/2021 6:38 PM
127	nothing much. It seems to be the best of 4 evils.	8/14/2021 5:07 PM
128	Current plan still has room for growth, which can be done responsibly and with infrastructure needed.	8/14/2021 5:04 PM
129	We need more housing, and this area seems like a practical place to add housing. I like the idea of using it for workforce and student housing	8/14/2021 4:05 PM
130	We need more workforce housing and this presents an option for this while preserving the use of the remaining areas.	8/14/2021 3:08 PM
131	More housing	8/14/2021 3:05 PM
132	It seems to be the only option without adding massive population	8/14/2021 2:41 PM
133	Lower density	8/14/2021 1:32 PM
134	There is too much growth in all these options	8/14/2021 11:31 AM
135	Allows for necessary housing while limiting growth to preserve the small town feel of truckee	8/14/2021 11:30 AM
136	Provides needed and somewhat affordable housing in an area that's nicer and with better access to services than the area by Inudstrial Road where even more affordable housing should be built.	8/14/2021 10:52 AM
137	what I am suggesting offers the opportunity for multi-family along the northside of DPR and the ability to revamp the Safeway Center into a higher density, mixed use model. The property	8/14/2021 10:45 AM

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across from the hospital seems like a great location for a transitional senior community with services close by.

138	do not wish to see high density; prefer maintaining, as much as possible, the small town perspective	8/14/2021 10:28 AM
139	I like the open space study. Open green space can provide wildfire buffers in addition to ecosystem and recreation potentially. This type of study should be conducted for the whole town though. I also like the emphasis on workforce housing and Infill and multi family. I prefer denser housing near services but not too much housing- we have to be realistic about emergency access.	8/14/2021 10:19 AM
140	limits new building to what is in current general plan. Retains Truckee current character to greater extend	8/14/2021 10:08 AM
141	Please see comments under "other".	8/14/2021 9:57 AM
142	This area is already one of the most highly impacted and developed areas in town. Further development here could benefit the town without straining existing resources or harming the mountain town aesthetic too much.	8/14/2021 9:43 AM
143	Keeps things at a manageable level of traffic. Parking is already a nightmare along this corridor!	8/14/2021 9:36 AM
144	it allows for limited growth	8/14/2021 9:28 AM
145	Cap population- take care of existing workers	8/14/2021 9:02 AM
146	Existing conditions are not realistic and VERY out of date-- 2017-2018. Need more advanced modeling to include "full time" residents and equivalents, impacts of traffic based on 2021 NOT 2017-2018	8/14/2021 8:51 AM
147	Seems to have the least amount of development.	8/14/2021 8:48 AM
148	Good place to put high density with an aready busy commercial and byway access area	8/14/2021 8:24 AM
149	I support an all commercial use of the Donner Pass Road area. I think it should be turned into upscale commercial use.	8/14/2021 8:15 AM
150	Expanding Medical Campus and allowing for workforce housing and student housing	8/14/2021 8:06 AM
151	It's the lowest possible density ratio	8/14/2021 7:43 AM
152	Keeps truckee from growing too much	8/14/2021 7:15 AM
153	Well, if the goal is to turn this small town into a City then Gateway is a good place to do it. What could go wrong with changing the land use to include more housing and more commercial traffic? Grid lock, perhaps? Snow storm emergencies and fire disasters when no one can get out. Can't wait to see all the new walkers utilizing our pedestrian focused city in January.	8/14/2021 12:36 AM
154	Balances new housing with pedestrian friendly development	8/13/2021 10:04 PM
155	See previous comment on page 1 of survey	8/13/2021 8:43 PM
156	I like mixed use amidst the commercial	8/13/2021 7:53 PM
157	No high density multi-story structures	8/13/2021 7:11 PM
158	I like the idea of McIver open space. I think that would be essential with mixed use	8/13/2021 6:59 PM
159	Less of the politically correct densification, and avoids the constant misleading use of term "mixed use." We don't need more Starbucks and Subways' as window dressing for densification.	8/13/2021 5:56 PM
160	I like mixed use, but want to keep building height lower.	8/13/2021 5:40 PM
161	I like that it is probably the most conservative of all. Our traffic is already ridiculous and I can only imagine what kind of buildings you will permit- Mountain Modern???	8/13/2021 5:11 PM
162	Quality, not quantity, buildout	8/13/2021 4:46 PM
163	TFH isn't part of it	8/13/2021 4:45 PM

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164	Introduce higher housing densities close to existing commercial areas	8/13/2021 4:30 PM
165	The increased density and mixed use are attractive, while the area is close to the freeway for access/egress in an emergency.	8/13/2021 3:53 PM
166	Don't need more residential density as presented in other Options	8/13/2021 3:35 PM
167	plane is intune with the hospital.	8/13/2021 12:34 PM
168	Mixed use seems key fir increased housing and retail to satisfy truckers needs and prevent sprawl	8/13/2021 12:29 PM
169	Allowing the option of higher density/mixed use keeps development from sprawling into open space.	8/13/2021 11:24 AM
170	Keep traffic/parking/congestion issues at minimum. Keep this zone as intended, for commercial services to residents. Keep residential separate from commercial. Keep tourist area in downtown/rail yard.	8/13/2021 11:08 AM
171	I don't like anything about any of these proposals. I picked 2 since it seemed to have least amount of buildings.	8/13/2021 8:57 AM
172	Provides for the most responsible development- we don't have the road, school, medical care and other infrastructure to support medium or high density housing	8/12/2021 9:35 PM
173	Hopefully it will control sprawl and contain businesses and housing to a more confined space .	8/12/2021 7:29 PM
174	This area of town is already developed. So it helps stop sprawl. I would like to see Mclver area saved. This also compromises with some development but also keeps the high rise buildings that are not in line with the character of our town out.	8/12/2021 10:55 AM
175	Even if you continue with so called affordable housing , people still can't afford to live here	8/12/2021 8:45 AM
176	I would prefer the upper Mclver area remain open space to preserve all the meadow restoration in the area	8/11/2021 11:35 PM
177	Seems like less development on the main corridor.	8/11/2021 10:38 PM
178	Slower development	8/11/2021 7:13 PM
179	It does not overcrowd the area while still providing new housing availability	8/11/2021 3:54 PM
180	Low/reasonable use/congestion.	8/11/2021 3:03 PM
181	We need more housing, and either option 2 or 3 will make it safer to add housing while still having some consideration for evacuation needs.	8/11/2021 2:34 PM
182	Workforce housing is our biggest issue, why would we want to take options off the table if we can get a developer,	8/10/2021 11:25 PM
183	Lower density, workforce/student housing, prefer open space option.	8/10/2021 6:12 PM
184	leaving the dairy site green	8/10/2021 6:01 PM
185	in accordance with hospital master plan, housing for hospital employees	8/10/2021 2:38 PM
186	Places for working, base income, people near source of employment and transit.	8/10/2021 1:32 PM
187	I like the residential options. More focus on density of housing and hopefully low income housing for workers. I like the school housing as well for Sierra College.	8/10/2021 11:57 AM
188	We need housing and office space. I'd rather develop that area thoughtfully so we don't build random ugly tall buildings all over Truckee. I would have preferred 2-3 story tall buildings max, but am open to 4-5 stories if it stops development in other areas. I selected based on hospital campus, housing, and office space but limited with 3 stories.	8/10/2021 11:36 AM
189	TFH already owns most of this area why not encourage them to do another special election to raise property taxes and build more buildings for them to expand	8/9/2021 9:42 PM
190	It would be nice to be able to add more housing, especially that is suitable for healthcare workers, everywhere in town, and the amount anticipated in the existing plan is good, while being in the hospital's immediate vicinity.	8/9/2021 4:14 PM

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191	I like the corridor remaining mostly commercial.	8/9/2021 11:42 AM
192	multifamily housing in the downtown area, with commercial space utilized	8/8/2021 6:51 PM
193	- Prefer the flexibility of mixed use. - Potential for housing on the Sierra College campus. - The option to preserve Upper McIver.	8/8/2021 12:30 PM
194	Need for more housing- makes sense to put it where there is easy access to needs (grocery, retail, etc.)	8/7/2021 2:38 PM
195	Offers housing to medical campus staff.	8/7/2021 1:36 PM
196	Higher density, people friendly, not car friendly.	8/7/2021 10:38 AM
197	what about having an option that provides for less growth than presented in the 2025 plan	8/7/2021 9:18 AM
198	all of the proposed options negatively impact town character and degrade our quality of life.	8/6/2021 3:48 PM
199	It allows for needed services expansion but also doesn't allow the buildings to be too large. We are a small town, not Reno.	8/6/2021 1:14 PM
200	Proximity to transportation corridors and existing resident-focused commercial, schools, seems well suited to higher density residential relative to other areas.	8/6/2021 11:30 AM
201	Mixed use is good, but don't need it to be in the 4-story range. Smart growth and development please.	8/6/2021 10:05 AM
202	Nothing. They all potentially represent too much development and overbuilding. Truckee is quickly losing its character and charm and growth is out of control. Private developers are determining our future rather instead of The Town. More data is needed to accurately predict future housing and densities on DPR and elsewhere. Between 2010 and 2018, Truckee's population only grew 2% while housing grew 4.1%. Historically, over 50% of housing in Truckee has been used for non-permanent residents, NOT the Truckee workforce or permanent residents. Moonshine Ink reports that currently only 30% of homes in Tahoe Donner house full time residents. One million sq ft of commercial seems way too much, considering that shops and restaurants cannot operate at capacity due to lack of employees who cannot afford to live in Truckee. Safeway imported employees from Romania.	8/6/2021 9:56 AM
203	adds housing in an area that is easy to access without a car. Housing needs to be for locals only, not vacation/second home owners. I am for increasing density, provided it is housing for locals, but not for making this town busier in order to accommodate more mansions and second home owners.	8/6/2021 8:06 AM
204	More opportunities for housing.	8/5/2021 10:08 PM
205	I do not want to see buildings over 3 stories in Truckee. They block the views of the mountains.	8/5/2021 7:26 PM
206	We need housing	8/5/2021 6:01 PM
207	Right balance of infill and maintaining town character	8/5/2021 2:08 PM
208	The hospital is big enough. It doesn't need to expand any more.	8/5/2021 1:17 PM
209	1) The Gateway area is extremely auto-oriented, such that it's difficult as a pedestrian to walk from Safeway to Ace Hardware to New Moon (as an example). Option 4 sets up development to reduce vehicle trips between areas with more mixed use, and encourage more bike & pedestrian transit options. 2) This area is already heavily commercialized, and thus makes a reasonable candidate for infill housing and additional business space.	8/4/2021 5:05 PM
210	It places growth where they is already growth and large buildings	8/4/2021 2:18 PM
211	Providing for mixed use with the least amount of impact on traffic (I do not believe mass transit is ever going to replace cars in this area).	8/4/2021 1:56 PM
212	It puts people who walk or bike (people who might not own cars) in an area where they can access many of the things they need: school, food, hospital (etc.) - everything except a nice to look at park.	8/3/2021 11:33 PM
213	This is a decent place to add more housing.	8/3/2021 9:21 PM
214	This seems like a good location for senior housing. Perhaps some of the area could be kept as	8/3/2021 5:59 PM

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	open space.	
215	Workforce housing is very important but balanced without too much density. Keeping green space is also important.	8/3/2021 5:21 PM
216	Promotes both commercial and residential growth, while limiting unnecessary travel for services.	8/3/2021 3:28 PM
217	Increases density where it already exists but doesn't develop a parcel that's not already developed.	8/3/2021 1:31 PM
218	Less urbanization.	8/3/2021 8:31 AM
219	I think the infill there is great as it is an area where people are more likely to be able to bike/walk or take transit and they have easy access to 80 for evacuation	8/3/2021 7:43 AM
220	Close to stores necessary for survival and within walking distance	8/3/2021 6:51 AM
221	Would preserve more open space and not impact the view of the hilltops with high buildings. Density should be focused on the Union Pacific land in downtown Truckee.	8/3/2021 6:14 AM
222	More people want to live here. If we continue to cap housing supply, prices will continue to rise. So, let's build some more and get some tax revenue while we're at it.	8/2/2021 8:46 PM
223	Gateway could be a great entrance to the town, but it needs density in order to be more than just a high-speed car thoroughfare. We have enough strip-mall commercial space, let's fill it in and make it walkable!	8/2/2021 4:41 PM
224	This is a short , curvy stretch of road, it ices up bad in the winter, access in and out of businesses is dicey at times. Lots of bike traffic-should keep population density low through this area.	8/2/2021 3:58 PM

Q8 What concerns, if any, do you have about the options presented?

Answered: 181 Skipped: 284

#	RESPONSES	DATE
1	Both plans indicate there could be 70 more single family homes in the Donner Pass Rd area; there should not be any new single family homes built in this area. If there is infill that can be done in the current single-family home areas, I am very concerned about the proposed hospital campus. I don't know what is being proposed and I am concerned that we are going to get more enormous buildings like the last few hospital buildings. It isn't clear to me that we need more hospital space.	8/17/2021 2:04 AM
2	See response for focus area 1. We need public transit, creative alternative transportation options, and walkable/tree-line streets or we should stop future development. And we need affordable housing.	8/16/2021 10:47 PM
3	Our town is dying, and all the planning department can think of is tax dollars, which will do no good for the rich when there is no one to serve them. Lets be honest most town staff commute from reno. Why build more retail, when there is no one to work it.	8/16/2021 10:36 PM
4	Traffic at west end of lake	8/16/2021 9:54 PM
5	Protecting a watershed that has long been affected by human impacts	8/16/2021 9:03 PM
6	Ensuring the right number of affordable units to provide local housing for employees	8/16/2021 8:42 PM
7	unclear as to what is difference between "open Space Designation" vs "Public Designation" (- need Glossary of terms for the average lay property owner.)	8/16/2021 8:32 PM
8	Worried about high density housing along that corridor leading to 4, 5 story buildings	8/16/2021 8:19 PM
9	High density housing	8/16/2021 8:03 PM
10	I don't like any of the options. Just leave it alone	8/16/2021 7:53 PM
11	Most of the options are scaled to create a dramatic increase in developed square-footage, and have less of a concern for preserving the greenery and character which made all of us want to live-here in the first place. I'm crushed to see so many options which would require removing more trees and green spaces from our Town	8/16/2021 7:43 PM
12	That the housing will not be zoned for a high percentage of low income/worker housing. That the area will become to upscale and drive out existing stores like Mountain Hardware. And there will be pressure to make it the Vail or Aspen of North Truckee not unlike Northwoods Ski. You want this to be a vibrant are and not a location of second home condos	8/16/2021 6:51 PM
13	Do not want high rise development, and increasing density and that impact on already overrun traffic and infrastructure issues - Truckee/Tahoe can't meet current needs on its roadways, etc.	8/16/2021 6:38 PM
14	The alternatives push more and more people into town without basic improvements in infrastructure needed to accommodate these additional people.	8/16/2021 5:56 PM
15	Development and developments impact to our natural environment	8/16/2021 5:43 PM
16	Over-development is my key concern. But I do like the plan to develop in the city center, rather than encouraging more sprawl into the woods, which are becoming increasingly difficult to defend from wildfires.	8/16/2021 5:38 PM
17	No	8/16/2021 5:10 PM
18	The commercial growth involved. As well as more homes being built. The more homes there are the more our population grows. Very simple. The bigger the population the more "resources" we need. This means more trees cut down and more parking lots.	8/16/2021 5:05 PM
19	Changes the character and small town culture.	8/16/2021 4:56 PM

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20	There is too much growth suggested, which will not help maintain the character of truckee at all/	8/16/2021 4:53 PM
21	Hospital expansion of non residential uses	8/16/2021 4:43 PM
22	needs to be some open space between buildings	8/16/2021 4:15 PM
23	All construction along this corridor must come with stipulations to plant and maintain street trees, between the sidewalk and the road. We will never get people out of their cars on bleak hot open expanses of asphalt and concrete. Plant native conifers and ensure their success with direct consultation with urban foresters. No excuses, make it work. Furthermore I'm concerned about adding the parcels north of DPR to the "Hospital Campus" designation, hospitals and medical offices are pedestrian dead spots that discourage walkability, as the architecture is not porous and there are no engaging storefronts to promote foot traffic. Make the hospital comply with regular ground floor commercial requirements if they want to use this area. They don't get to change the rules for their own benefit.	8/16/2021 4:14 PM
24	tall buildings	8/16/2021 4:08 PM
25	do not let buildings get over 2 or 3 stores tall, provide open space among the buildings	8/16/2021 4:02 PM
26	Mix use low medium and high density options will still lead to over development	8/16/2021 3:49 PM
27	Adding too many people and too much density to Truckee. The town has already expanded greatly in the last few years and other infrastructure, utilities, etc. would need updated, expanded, etc. to accommodate even more growth. Please keep Truckee a small town.	8/16/2021 3:20 PM
28	We want to see our beautiful natural mountain landscape, not tall buildings!	8/16/2021 2:44 PM
29	To much traffic, to crowded, not enough parking	8/16/2021 2:32 PM
30	I worry about resource use and increased demand for water with high-density housing.	8/16/2021 2:30 PM
31	Make sure buildings are no more than 2 or 3 stories tall. Allow for open space between buildings, so that it doesn't become a wall of buildings on DPR.	8/16/2021 1:25 PM
32	They are limited and only present significant growth as options.	8/16/2021 1:11 PM
33	Great - more traffic in town.	8/16/2021 12:55 PM
34	Public transportation. Solid/safe bike lanes with minimal exposure to cars.	8/16/2021 12:55 PM
35	Lack of infrastructure	8/16/2021 12:54 PM
36	Too much growth, no real discussion of mitigation, and a clear avoidance of how to maintain Truckee's character through the proposed land uses.	8/16/2021 12:39 PM
37	n/a	8/16/2021 12:37 PM
38	Some mixed use would be good, but there is no guarantee for affordable housing. Where will the displaced families living along Donner Pass Road go - Reno? We need to identify specific areas for mixed use. The zoning on all options appears to be for the whole area. No 4 and 5 story buildings along DPR. Must ensure that housing will be affordable and we keep town character.	8/16/2021 12:14 PM
39	Well, who thought of this in the first place? Let's question motives.	8/16/2021 12:14 PM
40	I do not support Options 2-4 that propose too much growth	8/16/2021 12:10 PM
41	If upper McIver Hill becomes high density housing managing traffic in/out of the hospital/gateway area becomes problematic. The traffic/development would have a negative impact on the McIver dairy site.	8/16/2021 12:00 PM
42	None	8/16/2021 11:47 AM
43	Option 4 provides a lot of multi-family housing, which I am in favour of, but also provides for up to 5 stories, which I think is not in keeping with the town's character.	8/16/2021 11:46 AM
44	The larger structures would ruin the character of the town	8/16/2021 11:40 AM
45	5 stories seems too high and out of place for the town as with option 4.	8/16/2021 11:34 AM

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46	Preservation of the Upper McIver site as open green space, even if recognized as part of the hospital campus, would be important to the community.	8/16/2021 11:30 AM
47	Again too many people for the area - parking traffic smog gridlock	8/16/2021 10:48 AM
48	We need to only allow increased density if it requires affordable housing and investment in public transit.	8/16/2021 10:38 AM
49	All additional options add increase population burden to an otherwise close-knit and quiet neighborhood. Potential to overcrowd hospital area.	8/16/2021 10:24 AM
50	Always the loss of space. If we use every open space on every main road our mountain charm, space, and small town will be lost. Truckee is a small town and it would be a shame to turn into a Walnut Creek like suburb when there is so much more to this place...and a lot of that is it's natural beauty. I'd hate to build out our beauty.	8/16/2021 10:14 AM
51	The hospital area already has become very congested and looks like a cobbled together project gone astray - "junky". Adding more projects won't make this better, and adding more housing won't alleviate current parking issues. The McIver property is a treasure that could be developed as a public access open space, but once developed for hospital or housing or commercial will NEVER be able to be reclaimed.	8/16/2021 10:04 AM
52	Traffic	8/16/2021 10:02 AM
53	There's no one left to work retail and support small business in town. Without work force housing, Truckee will be left to the elite who are happy to pay \$20 for a hamburger served on an appetizer plate with no sides.	8/16/2021 10:02 AM
54	none	8/16/2021 9:46 AM
55	I do not think we need additional commercial development in the corridor.	8/16/2021 9:25 AM
56	traffic	8/16/2021 8:51 AM
57	Donner Pass Road is over crowded. I am concerned about fire routes and hospital access. Infrastructure does NOT support additional development of any kind.	8/16/2021 8:37 AM
58	its allows for too many new residents or workers in a already overcrowded and degraded quality of life town	8/16/2021 8:35 AM
59	Traffic, traffic, traffic - not being able to get to the hospital from outlying areas due to traffic jams.	8/16/2021 8:02 AM
60	The impact on the McIver area	8/16/2021 7:32 AM
61	None	8/16/2021 2:44 AM
62	preserving open space	8/15/2021 9:17 PM
63	Need a plan for our homeless, not more expensive housing workers can barely afford.	8/15/2021 8:54 PM
64	This seems like a more appropriate location for higher density housing than some other areas in town. I still think 18 units per acre is quite high even though that's the low end. Concerned about the way this corridor would feel if there are tall buildings on both sides of the road. Could get very icy / windy / cold if its shaded from the sun all winter.	8/15/2021 8:47 PM
65	I don't think we need more commercial spaces built, A good spot for more affordable housing for the workers we already have.	8/15/2021 7:48 PM
66	I would like the housing to be affordable and prioritized for the workforce.	8/15/2021 7:09 PM
67	do we really need more commercial on the corridor? I support anything that provides low income housing but not going above 2 stories. Current recent low income housing is not large enough for some of the larger families.	8/15/2021 6:12 PM
68	Every option again looks at growth only. This is an area to focus higher density housing with commercial. All the proposed options have Industrial on the list of uses, this is a horrible space for industrial. Only one option discusses studying keeping McIver Hill as open space this is again a huge fail, do not open the hill up to development. The development of McIver hill should not be on the table at all.	8/15/2021 6:06 PM
69	High density/high rise buildings	8/15/2021 5:34 PM

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70	Important to keep environmental justice in mind and make sure that we're not shoving all of the affordable housing right next to the highway or in other more polluted areas.	8/15/2021 5:26 PM
71	Whom ever wrote this survey is responsible for the death of Truckee	8/15/2021 5:25 PM
72	I don't like the high density housing idea.	8/15/2021 4:53 PM
73	Would like to explore preserving upper Mclver too.	8/15/2021 4:51 PM
74	traffic	8/15/2021 4:50 PM
75	Even with the new walkway improvements, this stretch of DPR is not attractive. More greenery, maybe pocket parks and areas safe and inviting for bikes and pedestrians are needed.	8/15/2021 4:17 PM
76	The proposed option claims that "Mixed Use Low encourages pedestrian-oriented development along Donner Pass Road." However this claim is entirely unproven for this area of Town. In fact, as currently applied, pedestrian access is discouraged and dangerous in many places. With the exception of the new sidewalks as part of envision DPR, almost all pedestrian access in this area involves walking/riding on busy streets, trespassing on private land, or traversing parking lots. If this area is to be rezoned, it needs a more pointed and specific focus on pedestrian access.	8/15/2021 3:59 PM
77	Rental prices may still be too high for local workers. Is any of this "housing" available for purchase or rental only?	8/15/2021 3:46 PM
78	Traffic and lack of pedestrian walkways and bike paths. Any higher density planning should also require open space, bike paths, etc. Similar to mountain villages in Canada and Europe.	8/15/2021 3:38 PM
79	Donner Pass Road in this area is congested with extremely unsafe crosswalks, including the lit crosswalk by the cancer center. Drivers speed through this section making it very difficult to cross. Additionally, parking along DPR is limited and taken up by TFHD staff.	8/15/2021 3:16 PM
80	Keep buildings at two and no more than three stories high. Also, don't crowd the streets with buildings. Hopefully they will be setback.	8/15/2021 3:00 PM
81	Hospital maxed out . Truckee is done with commercial buildings. No more	8/15/2021 2:49 PM
82	Too much push to expand	8/15/2021 2:43 PM
83	Traffic impact	8/15/2021 2:41 PM
84	We are over developing Truckee and putting the life of the residents at risk if there is a wild fire. It is already hard enough to maneuver through Truckee during tourist season.	8/15/2021 2:39 PM
85	They are all more and more development	8/15/2021 2:19 PM
86	I suspect that Truckee's population growth estimates are conservative, in which case the need for more affordable is going to be even greater. The Town need to continue its focus on how to deliver more affordable housing stock.	8/15/2021 1:46 PM
87	why is the option for reevaluating the Mclver Hill tied to a certain density option? some of the areas on DPR could carry a higher density ; what are the density requirements in the public workforce category and how are employment requirements defined and monitored	8/15/2021 12:53 PM
88	To much high density developments	8/15/2021 11:46 AM
89	Worried about traffic, congestion, etc., which would have to be managed with parking, walkability, shuttles, trams or other non-auto planning options.	8/15/2021 11:34 AM
90	Traffic issues if hospital expands services to Mclver	8/15/2021 11:21 AM
91	There is a big jump between options 1 and 2 as far as multi family, commercial and industrial growth. Something in between would have been nice.	8/15/2021 11:19 AM
92	Traffic. Homeless population pan handling outside commercial space.	8/15/2021 11:03 AM
93	Too much congestion for the infastrure.	8/15/2021 10:38 AM
94	Impact to the restored meadow below housing that close to the freeway	8/15/2021 7:45 AM

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95	Traffic is unbearable as is	8/14/2021 10:46 PM
96	Large areas of open space, such as present now, are not designated. There is not a no growth option.	8/14/2021 8:49 PM
97	Traffic, over crowding hospital, turning into a big urban area with urban problems.	8/14/2021 7:26 PM
98	Parking and traffic.	8/14/2021 7:12 PM
99	Infrastructure improvements need to keep pace with development. Grocery Outlet coming in should have been accompanied by a traffic light at Donner Pass Rd and Vista	8/14/2021 5:15 PM
100	I would like public designations to include access for services for all populations including homeless services	8/14/2021 5:04 PM
101	Traffic on Donner Pass Road	8/14/2021 4:05 PM
102	None	8/14/2021 3:05 PM
103	Our roads are already to busy why would we add more people	8/14/2021 2:41 PM
104	Higher densities	8/14/2021 1:32 PM
105	more people the more congestion	8/14/2021 11:31 AM
106	traffic	8/14/2021 10:45 AM
107	Moving away from the small town perspective which is why i moved to Truckee 27 years ago	8/14/2021 10:28 AM
108	Any option proposing lots more dense units needs to include an emergency evac study.	8/14/2021 10:19 AM
109	too dense, changes character of town	8/14/2021 10:08 AM
110	Roads and traffic	8/14/2021 9:57 AM
111	I am concerned about density as it relates to the goals or the land use alternatives. Density alone will not provide for "increased housing opportunities" unless they are deed restricted (Option #3). Density in the core can afford more opportunities for alternative transportation (Goal #2), but only for the residents and workers in that area-people will be coming to the commercial area from other areas and that will increase traffic, which is already a problem.	8/14/2021 9:57 AM
112	Traffic and parking. Unless the plan also includes improvements to both - like more free parking and more roundabouts or traffic lights along DPR, any more growth is not desirable to me.	8/14/2021 9:36 AM
113	I feel like we are growing too fast. The past two years since the covid 19 breakout we have had a large increase in new residents which brings both pluses and minuses with it. I don't really want to see our town lose its character and charm. 3-5 story buildings and more McMansions for the wealthy are not going to help us as a community.	8/14/2021 9:28 AM
114	No more SF residents bifurcating work space between SF and Truckee	8/14/2021 9:02 AM
115	The density of the proposals	8/14/2021 8:48 AM
116	overdevelopment.	8/14/2021 8:34 AM
117	Traffic. Less ability to bike/walk.	8/14/2021 8:26 AM
118	Need traffic lights to control more traffic	8/14/2021 8:24 AM
119	The plan didn't address moving the existing tenants (likely low income) to an area that's not on the main entry point in town and then providing adequate transportation to the relocation sites.	8/14/2021 8:15 AM
120	There is no protection built in for McIver Meadow. There no plan in place for increasing infrastructure. We need to expand educational capacity and address current traffic problems before building more or increasing density.	8/14/2021 7:43 AM
121	Whatever happened to preserving an authentic mountain town vibe? The existing plan seems reasonable to me - is the goal more housing at all cost? Take the guiding document and toss it to make room for large multifamily units built without parking, crammed in already jammed up space seems a little out of character for the Town.	8/14/2021 12:36 AM
122	Impact on nature parking and traffic	8/13/2021 9:36 PM

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123	See above comment	8/13/2021 8:43 PM
124	Commercial and hospital development about maxed out. More development means more staffing when Truckee can't house existing workforce. Truckee has all the commercial/retail resources any small town needs, we don't need more!	8/13/2021 7:11 PM
125	Would like to ensure some lower income housing as part of the mixed use	8/13/2021 6:59 PM
126	What are you planning for increased traffic flow, education, hospital, and other services. Keep Truckee quaint!	8/13/2021 6:09 PM
127	Stop with the term "mixed use!" It is typically a tiny bit of "lipstick" to try to appease folks into the densification.	8/13/2021 5:56 PM
128	Building heights too high in some.	8/13/2021 5:40 PM
129	Takeover by the Hospital	8/13/2021 4:46 PM
130	TFH having a say in what our small town development does	8/13/2021 4:45 PM
131	Donner pass road winter traffic to sugar bowl and Donner summit via old 40 must be addressed ...especially during storm events when 40 and 80 are closed.	8/13/2021 4:30 PM
132	The Upper McIver site absolutely must be preserved as open space - far too many historic sites have been paved over and the McIver farm is an important part of Truckee history that is positioned to be seen and appreciated by many. The site will also break up the density of buildings helping to keep the rural feel of Truckee and not allowing it to unlike the big cities that tourists (and locals) are escaping from.	8/13/2021 3:53 PM
133	See above	8/13/2021 3:35 PM
134	traffic impact.	8/13/2021 12:34 PM
135	All mixed is building should be required to build a parking garage for tenants and retail. Also the hospital campus sprawl is ruining this part of town.	8/13/2021 12:29 PM
136	Most of the land is already built out so potential new projects are years out, meaning we won't have the increased supply of housing for many years.	8/13/2021 11:24 AM
137	Mixing uses increases problems that are already present. "Live/work" housing is a utopian ideal, not realistic. Increases traffic, lack of parking and quick access to "everyday errands", creates more tourism vs local services, evacuation issues, too much growth for growth's sake. Does not guarantee affordable housing. Selling out our town to developers.	8/13/2021 11:08 AM
138	High density housing would be a disaster, reducing the quality of life and radically changing the character of the town while also putting great strain on our infrastructure and environment	8/12/2021 9:35 PM
139	The hospital is already infringing too far into the neighborhood. In order to create a cohesive town outline we do not need some huge hospital campus with tiny living quarters for whom??	8/12/2021 7:29 PM
140	Our community cannot handle more people, cars, etc. We don't have adequate roads, parking, etc. Adding more people also affects our climate, garbage, carbon emissions.	8/12/2021 5:18 PM
141	Too much building, I'm all for some low income housing, so, long time residents and the working people young and old can afford to live in Truckee.	8/12/2021 2:14 PM
142	All presented options involve developing more undeveloped land	8/12/2021 2:08 PM
143	LOW income housing (as in people who earn enough to pay a rent of no more than 5-600 per month)	8/12/2021 11:26 AM
144	That any density designation is a possibility	8/11/2021 10:38 PM
145	Traffic	8/11/2021 3:54 PM
146	That prime commercial and or residential real estate will be allocated to the hospital and their needs. They are filthy rich and can do their own thing.	8/11/2021 3:03 PM
147	mentioned above.	8/11/2021 2:34 PM
148	Option 4, why are you offering higher density options when Truckee is already over capacity, no matter what the general plan says build out is! You should be ashamed of saying anything	8/10/2021 6:12 PM

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will look like the railyard, it's a travest6to Truckee! There should never be a 5 story building in Truckee.

149	need more open space	8/10/2021 6:01 PM
150	Option 3 is too much of an increase of traffic	8/10/2021 2:38 PM
151	Too much growth equals even more congestion along this 2 lane main thoroughfare. Add in the high school traffic congestion and we have major congestion.	8/10/2021 1:32 PM
152	I lot of retail space being added when I don't know if it is necessary. Maybe that commercial space is classified as the hospital expansion. I also would like Upper McIver Hill to be preserved as Open Space because it makes no sense to develop there and the community does not want it!	8/10/2021 11:57 AM
153	TALL buildings in our no longer small mountain town. Limited capacity of roads for the traffic.	8/10/2021 11:36 AM
154	that there is no restrictions on businesses. This area has been poorly managed, with the inclusion of a bargain market, banks, and Safeway, it is not of the character of what Truckee grew from. New Moon and the local shops are of far greater value.	8/10/2021 9:40 AM
155	I would like to see more stated 2-3 story limits on building heights and adequate free parking.	8/9/2021 4:14 PM
156	overdevelopment	8/8/2021 6:51 PM
157	- Upper McIver seems like an inappropriate location for housing, particularly high-density housing - it's right next to the highway, and it will impact the newly restored meadow below it. - Tall buildings on the south side of DPR - as more likely in options #3 and #4 - would shade the road and sidewalk in winter making the streetscape uninviting and dangerously icy, as seen further down DPR in front of Grocery Outlet (Grocery Outlet is barely 2 stories, but because it is so close to the sidewalk it still casts considerable shade. It would be awful if the whole Gateway corridor was like that. An urban canyon. Please no!)	8/8/2021 12:30 PM
158	Traffic. Already a congestion point in town with all the retail services.	8/7/2021 2:38 PM
159	How do we ensure local workers are provided affordable housing in those units if approved?	8/7/2021 1:36 PM
160	Concerned, not enough space will be allocated to pedestrians and other vulnerable road users.	8/7/2021 10:38 AM
161	growth means more people, more traffic, more congestion, more visitors. Enough is enough	8/7/2021 9:18 AM
162	See above	8/6/2021 3:48 PM
163	We are a small town and maximizing the land capability of these parcels will diminish the quality of life here.	8/6/2021 1:14 PM
164	Unchecked development by Tahoe Forest Hospital and their "Campus." They are already displacing local small businesses (Start Haus, Zanders...) and the Cancer Center is a huge complex. I would not like to see them just build as they see fit in Gateway without and public input.	8/6/2021 10:05 AM
165	Donner Pass Road, will become even more congested. The historic Gateway area should retain whatever charm it can, with green space and 1-2 story buildings that do not further overwhelm the neighborhood west of the Safeway intersection to historic downtown Truckee.	8/6/2021 9:56 AM
166	That the housing is for all locals, not just hospital workers. And more housing for the missing middle, not just low income.	8/6/2021 8:06 AM
167	Loss of parking at the grocery stores. Expanding campus of the Hospital, taking prime real state for small businesses.	8/5/2021 7:26 PM
168	Not enough open space preservation	8/5/2021 1:17 PM
169	parking, parking, parking. The hospital adds to many, many commuters into Truckee and taking up parking. how bout the hospital having parking away from the hospital and busing their employees? I am concerned about the McIver wetlands being threatened.	8/4/2021 2:18 PM
170	ruining the McIver wetlands.	8/4/2021 2:17 PM
171	Traffic patterns. Left turns should be minimized.	8/4/2021 1:56 PM
172	Any and all tall or tallish buildings along that stretch of Donner Pass Road MUST be kept far	8/3/2021 11:33 PM

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enough away from the edge of the road to allow FULL sun in the winter to reduce the effort of Town snow removal and de-icing.

173	We need an onramp to the westbound and eastbound Highway 80 to prevent a lot of spillover onto already busy streets.	8/3/2021 9:21 PM
174	Why designate open space in this high use area? It's near transit and health care, good for senior housing.	8/3/2021 5:59 PM
175	None	8/3/2021 3:28 PM
176	There aren't any options that preserve Upper Mclver as open space but then replace the housing that was slated for that site elsewhere in the Donner Pass area. It is possible to have both high density infill and also open space in this area - this should be an option.	8/3/2021 1:31 PM
177	Preserve Upper Mclver site as open space	8/3/2021 8:23 AM
178	Mixed use high would stand out as an eye sore with 5 story buildings there. I think that would be too dense and not in the character of town	8/3/2021 7:43 AM
179	Traffic	8/3/2021 6:51 AM
180	More high auto use commercial will have a negative effect on the town. The old 2025 plan has far too much auto based commercial use.	8/3/2021 6:14 AM
181	Existing homeowners will complain loudly about "new people" and "preserving the character of the neighborhood." Well, we can't just cater to the interests of homeowners.	8/2/2021 8:46 PM

Q9 Are there land uses you'd like to see that aren't represented here?

Answered: 112 Skipped: 353

#	RESPONSES	DATE
1	Affordable housing	8/16/2021 10:36 PM
2	Stop this train of development	8/16/2021 10:27 PM
3	Yes, community garden space	8/16/2021 9:03 PM
4	More pedestrian and bike-friendly roads and trails to access the Gateway area and within the area.	8/16/2021 8:20 PM
5	This is a good area for Senior Housing, Homeless Services, Supportive Housing and other safety nets as it's walkable to all services and close to hospital services.	8/16/2021 8:06 PM
6	Create open space	8/16/2021 7:53 PM
7	We should see more redevelopment plans around existing disused construction (looking at you, old gas station), or how to encourage outdated construction to be rebuilt for more contemporary uses.	8/16/2021 7:43 PM
8	Let's not develop every part of our land!	8/16/2021 6:38 PM
9	more nature, less buildings. A dream you may think, but we need a complete revolution in growth thinking to preserve our mountain character and our planet. We don't have to go along with mandated growth. Who are we growing for anyway, the people who don't live here yet???	8/16/2021 5:56 PM
10	Resource conservation	8/16/2021 5:43 PM
11	When the town was embarking on its campaign that led to the tagline "Base Camp for a Big Life" I asked key stakeholders a question that I never really heard a good answer to: What does success look like? The goal of the town's rebranding was partly to bring in more outside revenue to stabilize the local economy (so that Truckee wasn't exclusively dependent on tourism and construction). I don't think we've heard a good answer to the question, "How big should Truckee be?" So far, with all the construction of the past few years, it seems like it's as hard as ever for locals with lower paying jobs to find local real estate. It does not seem like we can "build our way" toward the solution for low income housing.	8/16/2021 5:38 PM
12	No	8/16/2021 5:10 PM
13	Again. Conservation.	8/16/2021 5:05 PM
14	No	8/16/2021 4:56 PM
15	I'd like to see some redevelopment and creation of community benefits like open space and community parks	8/16/2021 4:53 PM
16	open space	8/16/2021 4:15 PM
17	Requirements for public areas, parks, street furniture, street trees, engaging architecture, severe limits on paving for cars, open useable bus shelters and shade are all missing from the town land use planning. ALL residences should be within 1/4 to 1/2 mile of a park or play area.	8/16/2021 4:14 PM
18	open spaces	8/16/2021 4:08 PM
19	open space	8/16/2021 4:02 PM
20	Studio apartments	8/16/2021 3:49 PM
21	No	8/16/2021 3:20 PM
22	Increase area for hospital with more parking	8/16/2021 2:32 PM
23	mini parklets	8/16/2021 1:25 PM

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24	Open space, conservation.	8/16/2021 1:11 PM
25	Bike trails for transportation to town safer.	8/16/2021 12:55 PM
26	Open space	8/16/2021 12:54 PM
27	Redevelopment and creation of community benefits.	8/16/2021 12:39 PM
28	repeat Q	8/16/2021 12:37 PM
29	I would ask for clarification in what you mean by "land use".	8/16/2021 12:14 PM
30	No	8/16/2021 11:47 AM
31	Overall, unsure. But concerns for traffic, parking and the preservation of the town look and feel are important.	8/16/2021 11:30 AM
32	No	8/16/2021 10:48 AM
33	We need to provide for more neighborhood open space and pocket parks throughout town!	8/16/2021 10:38 AM
34	N/A	8/16/2021 10:24 AM
35	Open public space / park	8/16/2021 10:04 AM
36	We will need more turning lanes to access the new businesses safely.	8/16/2021 10:04 AM
37	no	8/16/2021 9:46 AM
38	No.	8/16/2021 9:25 AM
39	Open space - stop the growth on Donner Pass Road. Remove the ridiculous center dividers and create an emergency lane.	8/16/2021 8:37 AM
40	yes - a reduction in available residential area's.	8/16/2021 8:35 AM
41	Less development.	8/16/2021 8:02 AM
42	What about using this space for a 2 or 3 story parking structure that has easy access to downtown? It would mean improving pedestrian access but might reduce congestion in the main corridor.	8/15/2021 8:47 PM
43	I'd like to see more put into fire mitigation.	8/15/2021 7:48 PM
44	keep open space as much as possible	8/15/2021 7:09 PM
45	no	8/15/2021 6:12 PM
46	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:11 PM
47	An Auto Mall?	8/15/2021 5:25 PM
48	Limit density buildings	8/15/2021 4:53 PM
49	Need to find opportunities for mini-park and plazas to make it more pedestrian and bike friendly. Plus it is a great location for senior housing.	8/15/2021 4:51 PM
50	I would like to see designated pedestrian corridors. This is an important area of town to encourage non-vehicular traffic.	8/15/2021 3:59 PM
51	Ensure their are bike trails or paths	8/15/2021 3:46 PM
52	I'd like to see as much land preserved as possible.	8/15/2021 3:16 PM
53	No more parking lots	8/15/2021 2:49 PM
54	Leave the hill and all of mclver dairy open space. If housing is built above the likelihood of increased litter and decreased preservation is a concern.	8/15/2021 2:39 PM
55	No	8/15/2021 11:21 AM
56	The small lot housing. Trailer parks, elderly and homeless housing.	8/15/2021 10:38 AM

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57	Yes. Status quo option.	8/14/2021 8:49 PM
58	Little change to third district. Traffic and accidents will increase, even though the hospital is right there to help, it will be over run, parking and housing concerns.	8/14/2021 7:26 PM
59	Homeless shelter	8/14/2021 3:05 PM
60	No	8/14/2021 1:32 PM
61	more open space	8/14/2021 11:31 AM
62	It would be great to relocate the library, Nevada County courthouse, and sheriffs office out of this neighborhood. (library is in the works). The multi-story, mixed use option could afford the hospital an opportunity for a multi-level parking structure rather than cars parked in every square inch of surface area around the hospital.	8/14/2021 10:45 AM
63	no	8/14/2021 10:28 AM
64	parks, open space	8/14/2021 10:08 AM
65	no	8/14/2021 9:36 AM
66	more pocket parks	8/14/2021 9:28 AM
67	Limited commercial development, i.e., Donner Pass Rd is busy enough in that area, but development of McIver Hill for the hospital.	8/14/2021 8:48 AM
68	More open space and trails.	8/14/2021 8:34 AM
69	Na	8/14/2021 8:24 AM
70	No	8/14/2021 8:15 AM
71	Senior housing between gateway center and the medical building. Allows seniors proximity to shopping, bus routes and medical care.	8/14/2021 7:43 AM
72	Low income and employee housing	8/13/2021 9:36 PM
73	No	8/13/2021 8:43 PM
74	Don't need anymore parking lots.	8/13/2021 7:11 PM
75	No	8/13/2021 6:59 PM
76	Bona fide commercial to serve Truckee residents.	8/13/2021 5:56 PM
77	Open space	8/13/2021 4:46 PM
78	Several	8/13/2021 4:45 PM
79	More and more people have been voicing interest in a dog park.	8/13/2021 3:53 PM
80	No	8/13/2021 3:35 PM
81	Keep zoning commercial, increase flexibility through policy instead.	8/13/2021 11:08 AM
82	No further expansion without considering the insufficient infrastructure that we have.	8/12/2021 7:29 PM
83	No growth	8/12/2021 5:18 PM
84	Yes, more low income homes and apartments, Truckee doesn't need more rich people living here. There are ample homes and hotels for the rich and tourists. My child who was raised here can hardly make ends meet, working four jobs and can't find a place to rent that's affordable.	8/12/2021 2:14 PM
85	Preservation of open space	8/12/2021 2:08 PM
86	Open space	8/12/2021 8:45 AM
87	Open space with limited Residential over Commercial	8/11/2021 10:38 PM
88	No	8/11/2021 3:54 PM
89	We need more housing and next commercial spaces that are attractive on the retail end and to	8/11/2021 3:03 PM

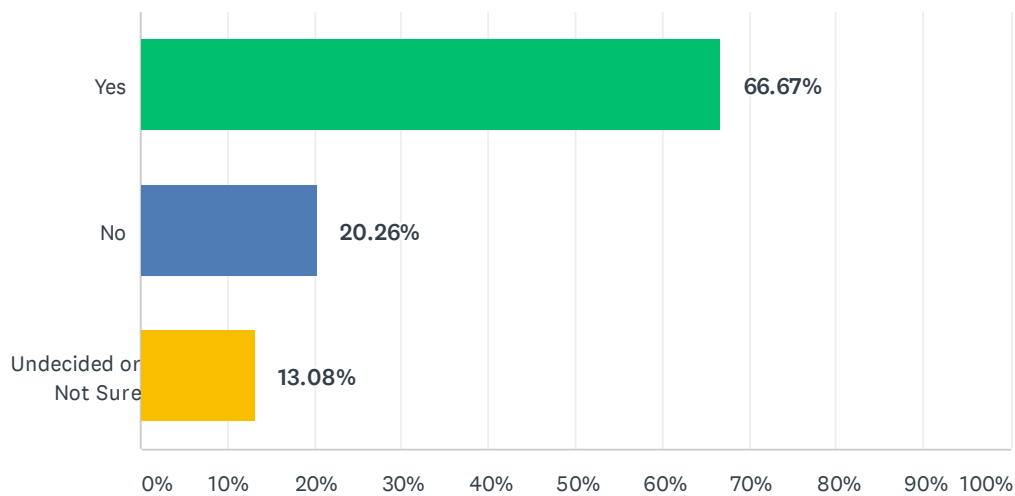
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live in. The new artist life is a total disgrace to the town of Truckee with its architecture. It does not fit into our mountain town way of life at all. I hope the future projects won't look like a mobile home was set down in Truckee.

90	mentioned above. specific to industry. It needs to be spread out. It's not right to concentrate industry in the area of town that is already heavily industrial and has air quality issues. Spreading it out will create a more equal living space for all.	8/11/2021 2:34 PM
91	Again, I think we should be open to considering future usage that we are not currently considering should it be beneficial to the town,	8/10/2021 11:25 PM
92	No	8/10/2021 6:12 PM
93	need more open space	8/10/2021 6:01 PM
94	Afore stated	8/10/2021 1:32 PM
95	PUBLIC SPACE AND LOW INCOME HOUSING!!!	8/10/2021 11:57 AM
96	Additional public space and trails.	8/10/2021 11:36 AM
97	same as above.	8/7/2021 2:38 PM
98	No new single family dwellings.	8/7/2021 10:38 AM
99	options that provide for less than approved in the 2025 plan	8/7/2021 9:18 AM
100	See above	8/6/2021 3:48 PM
101	no	8/6/2021 1:14 PM
102	Green space, less growth and representative architecture versus big boxes: Artists Lots, Coburn Crossing.	8/6/2021 9:56 AM
103	More open space preservation	8/5/2021 1:17 PM
104	End winter play at McIver hill. Too much trash and very dangerous.	8/4/2021 2:18 PM
105	End Winter Play at the McIver wetlands	8/4/2021 2:17 PM
106	A park.	8/3/2021 11:33 PM
107	Perhaps a park to break up any development.	8/3/2021 5:59 PM
108	No	8/3/2021 3:28 PM
109	Bike trails.	8/3/2021 8:31 AM
110	No	8/3/2021 7:43 AM
111	No mention of affordable housing units.	8/3/2021 6:14 AM
112	Don't worry so much about building in affordable housing. Everyone will tell you to do this because that's what they think is best, but any news housing helps bring down overall housing costs. Make Truckee affordable for families to live and work here!!	8/2/2021 8:46 PM

Q10 The undeveloped site on Upper McIver Hill was previously designated for multifamily residential to meet State housing element requirements to provide sufficient land for affordable multifamily housing. In response to community input, the land use alternatives present a policy option to study the preservation of the site as open space. This study would need to identify a replacement site for multifamily housing, to meet State housing element law. The study must also consider the potential for a regulatory takings issue in which the development rights or economic use of the site would be removed. Do you support the policy option to study the preservation of the Upper McIver Hill as open space?

Answered: 390 Skipped: 75



ANSWER CHOICES	RESPONSES	
Yes	66.67%	260
No	20.26%	79
Undecided or Not Sure	13.08%	51
TOTAL		390

Q11 Please Explain

Answered: 222 Skipped: 243

#	RESPONSES	DATE
1	I have two concerns. First, we should not be putting housing next to the freeway. Second, we should be protecting pieces of land that preserve the mountain character of the Town; it seems to me that this is one piece of land that does that.	8/17/2021 2:04 AM
2	Truckee is already overcrowded. The local roads cannot support the traffic that already exists. We need to leave some open spaces throughout the town.	8/17/2021 1:38 AM
3	It's next to the freeway, currently full of trash and unused. The people concerned about this probably think it will impact the meadow and sledding hill. Leave enough trees to create. Visual barrier and no one will care.	8/16/2021 11:07 PM
4	This parcel punches above its weight -- keeping it open space contributes more to our town character and appearance than it gains us as developable space.	8/16/2021 10:47 PM
5	There is a wetland at the base of the hill	8/16/2021 10:36 PM
6	concentrate the growth, less sprawl	8/16/2021 9:59 PM
7	While it may be nostalgic, it is not an attractive or safe area for open space. The location lends nicely to multi family use housing and commercial space.	8/16/2021 9:43 PM
8	we need to keep as much open space as possible	8/16/2021 9:08 PM
9	probably not supported as open space.	8/16/2021 8:53 PM
10	I think we should optimize under utilized developed spaces before developing new spaces.	8/16/2021 8:42 PM
11	This area is more suitable and valuable and unique as open space than housing in this otherwise sprawling area of development.	8/16/2021 8:20 PM
12	several other areas may convert commercial to mixed use that allows multi-family housing, finding replacement housing capacity seems feasible.	8/16/2021 8:19 PM
13	I support the recommendations in the MAP letter of July 28	8/16/2021 8:10 PM
14	This is a natural area above the McIver Meadow and should remain that way.	8/16/2021 8:06 PM
15	I believe we should preserve open spaces throughout town however I am unsure of where else to place high density housing in this area without displacing existing homes.	8/16/2021 8:04 PM
16	Open space is good.	8/16/2021 7:53 PM
17	Those trees are needed to screen Town from the freeway. Building housing along this noisy corridor is a poor plan	8/16/2021 7:43 PM
18	Leaving behind some open space/nature in the Tahoe area would be great	8/16/2021 6:38 PM
19	Please study the possibility of keeping this as open space. They just restored the meadow there. High density housing adjacent to this seems at odds with the restoration.	8/16/2021 5:56 PM
20	This is not a space that is serving any use at the moment. It is not going to be a place people go for recreation, since it's right next to I80. This is the type of land that makes most sense to develop, rather than into the hills with more sprawling compounds for the ultra-wealthy.	8/16/2021 5:38 PM
21	Would prefer local control of any development, rather than a State mandated solution because we didn't plan appropriate alternatives	8/16/2021 5:10 PM
22	The affordable housing that was just built in coldstream you have to make 21k/year to qualify for. My concern is that we'll ruin another beautiful undeveloped piece of forest to put in cheap units that a large part of our community can't qualify for. Working at the gas station next to the coldstream development you make over 21k/year.	8/16/2021 5:05 PM

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23	Try medium-to-high density housing at the site of the "Roxy Ridge" development.	8/16/2021 4:55 PM
24	It needs to be preserved because it was zoned that way for a reason. It's not a good place for high-density housing	8/16/2021 4:53 PM
25	near downtown so appropriate for housing	8/16/2021 4:15 PM
26	That area seems useless as open space - located between a hospital and the freeway, might as well allow it to be developed as housing or commercial.	8/16/2021 4:14 PM
27	But don't study it, do it. I made public comments at two different town council meetings that the rezone of this area would prompt a takings issue during the GP update, and was brushed off by the staff and the town attorney. You weren't concerned then, so you don't get to use it as an excuse now.	8/16/2021 4:14 PM
28	We do not need more housing. We need to preserve open space!	8/16/2021 4:11 PM
29	close to downtown/services so appropriate for housing, no where else to put housing, so this is best option	8/16/2021 4:02 PM
30	If the other area it moves to meet the state housing requirements is canyon springs then develop Mclver	8/16/2021 3:49 PM
31	NA	8/16/2021 3:20 PM
32	It seems like a good area for residential multifamily. It is not a spectacular site sandwiched between the hospital and freeway	8/16/2021 2:44 PM
33	What possible traffic mitigation is available. There will be log jams of traffic. Are the states regulations based on LA or SF. All traffic from Mclver housing will drain right into an already high traffic area.	8/16/2021 2:32 PM
34	I prefer to use the space for housing, but support a study to preserve as open space over not having the study and potentially having a regulatory taking occur	8/16/2021 2:04 PM
35	There is already too much traffic congestion in that area - adding housing would exacerbate that.	8/16/2021 2:00 PM
36	Why is this a special site. It is right next to the freeway, the only current use is homeless camps and a motocross track. It has very low ecological and recreational value. It would make a good area for infill housing.	8/16/2021 1:51 PM
37	Where else will you put the required housing? Keeping it near the town center reduces vehicle trips vs sticking it out in Martis Valley or up 89N	8/16/2021 1:25 PM
38	Feel this site is valuable for multifamily housing.	8/16/2021 1:25 PM
39	Why change this? It's been zoned for development and progress and I see nothing that explains why open space is a better alternative	8/16/2021 1:20 PM
40	Keep Truckee Green. There's better places for development	8/16/2021 12:55 PM
41	Any open space option is better than what you are doing.	8/16/2021 12:54 PM
42	This site needs to be preserved and remain as Resource Conservation, as it was zoned in the first zoning map for Truckee. The site is not suitable for high-density housing and was only re-zoned due to the housing element being out of compliance in 2018. Even the Truckee Council was not supportive of the re-zone in 2018, yet Staff gave no other solutions. Bad planning and sloppy by the Community Development Director.	8/16/2021 12:39 PM
43	I don't really know what value that land provides as open space but I also don't live in that area so I don't utilize it.	8/16/2021 12:37 PM
44	Build HD Employee housing there	8/16/2021 12:31 PM
45	We don't need a study. This site should be open space as it was originally designated.	8/16/2021 12:14 PM
46	Intrinsic value. Irreplaceable. Is it bothersome for some to see a vacant lot, hill, or meadow without a structure on it?	8/16/2021 12:14 PM
47	Open space is a priority to help keep our mountain town character	8/16/2021 12:10 PM

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48	This is a logical expansion of the hospital campus.	8/16/2021 12:00 PM
49	Open space needs to be protected	8/16/2021 11:58 AM
50	Affordable housing is more important.	8/16/2021 11:47 AM
51	I think this is a good location for multi-family housing, and even though I am generally in favour of open space, much better to use this land for housing.	8/16/2021 11:46 AM
52	area is not big enough for hiking et.al. So why not use for work force housing...	8/16/2021 11:44 AM
53	As stated above, open space is extremely important as this town changes if we don't want it to become another "Bay"	8/16/2021 11:40 AM
54	I'm not sure of the pros/cons yet.	8/16/2021 11:34 AM
55	Continuing to study the preservation of the Upper McIver Hill area as open space is important to the town's history and recognition of the McIver Dairy history.	8/16/2021 11:30 AM
56	It is within walking and riding distance of many services, perfect for housing. It's out of sight so won't impact the feel of town that much.	8/16/2021 10:49 AM
57	Truckee remains a community and preserves its identity with its ability to provide what has become so hard to find these days, open spaces and nature. To build on pristine land would not only potentially ruin what makes us all love Truckee but further encroaches on the beauty that is slowly becoming so hard to find elsewhere.	8/16/2021 10:24 AM
58	The 5 acre parcels on the opposite hill could be developed into medium density housing with an effort to try to preserve clusters of trees to preserve the mountain feel. There would be less freeway impact on the living spaces, and the historic value of the McIver property could be maintained and preserved as public open space. The McIver property would continue to be a buffer between the the freeway and the mountain character of the town.	8/16/2021 10:04 AM
59	We need affordable multifamily housing.	8/16/2021 10:02 AM
60	I agree with the Hospital master plan.	8/16/2021 9:55 AM
61	Relocate the open space to the south side of the highway and permit development adjacent to the hospital.	8/16/2021 9:46 AM
62	We need to do all we can to preserve open space	8/16/2021 9:42 AM
63	Reserve for future hospital or college expansions	8/16/2021 9:31 AM
64	The hill would provide a visual relief to the increased urbanization of the corridor. Look at the debacle that is Jackson Hole Wy for what we want to avoid.	8/16/2021 9:25 AM
65	studies are good, its good to do research.	8/16/2021 8:51 AM
66	Every possible opportunity to preserve open space should be the priority.	8/16/2021 8:37 AM
67	TFHD is eyeballing that area to get cheap labor. Lets keep them honest and let them access labor like other businesses, by being a good, enjoyable place to work that pays a local living wage.	8/16/2021 8:35 AM
68	McGiver Hill has been used as open space for decades, for both tourists and locals	8/16/2021 8:11 AM
69	Preserve as much open space as possible.	8/16/2021 8:02 AM
70	This is a historic landmark and tiny water shed and should be left alone	8/16/2021 7:32 AM
71	I've lived here a long time so I have reluctance about high intensity development in this area but know it has to exist somewhere and like the idea of clustering in the greater downtown areas.	8/16/2021 7:27 AM
72	It's a reasonable area for such a project.	8/16/2021 7:14 AM
73	All this drains down the hill to the old dairy farm, which is already problem trying to maintain this property. This would be another good use for a micro park.	8/16/2021 6:27 AM
74	We need more multifamily housing. Truckee already has ample open space.	8/16/2021 2:44 AM
75	The main concern I have relates to possible steep slopes and difficulty of access to housing	8/15/2021 11:25 PM

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here. But it's a poor place to preserve as open space, just a tiny little island of not very special habitat, not important watershed or wildlife movement corridor. We should make maximum use of areas close to roads and other commercial and residential development.

76	I am not sure about the value of keeping the site as open space (not part of a trail system), and I think with an expanded Hospital campus there could be a benefit for additional development in this area.	8/15/2021 10:18 PM
77	Keep truckee green	8/15/2021 10:07 PM
78	Always look into environmental impacts	8/15/2021 9:17 PM
79	too much building is the area	8/15/2021 8:18 PM
80	What's the harm in studying? It does seem like a good spot for development since its boxed in by roads and buildings on all sides. Better to build on the existing foot print of the town than add more sprawl	8/15/2021 7:48 PM
81	I think Truckee needs more affordable multifamily housing and McIver is probably a good location for that given it's location in relation to services and public transport. However, I like open space. But I would rather have McIver developed for housing than an open space area on the outskirts of town.	8/15/2021 7:09 PM
82	affordable housing should be a priority; there is a lot of open space in Truckee.	8/15/2021 6:40 PM
83	A good place for workforce hosing only... not any other use	8/15/2021 6:12 PM
84	I really want to check "No" as there should be no further study. The question should be "Should we hold up our end of the deal and preserve McIver Hill?". This statement is very misleading: the area was designated multifamily housing as a stop gap only and the Town promised the citizens it would be fixed later. Now it is being shoved down our throats.	8/15/2021 6:06 PM
85	It is surrounded on all sides by development and isn't true "open space" in any meaningful sense of the phrase. Infill is better than sprawl.	8/15/2021 5:26 PM
86	Study? Study? Just leave it alone. Stop justifying your job.	8/15/2021 5:25 PM
87	This is a wooded area that should not be tampered with. We need to preserve as much open space as possible or the town will totally lose it's character.	8/15/2021 5:10 PM
88	Open space is critical to our wildlife and mountain lifestyle	8/15/2021 4:53 PM
89	Concerned about both the hydrology impacts to lower McIver, and the lack of green space on the Donner Pass corridor.	8/15/2021 4:51 PM
90	It's OK to study to determine if it's possible to replace it. But it's understood that with the dearth of developable sites and the take issues, this may not be the best alternative.	8/15/2021 4:17 PM
91	Unquestionably in favor of re zoning to open space. The current zoning is one of the worst examples of "urban planning" in Town.	8/15/2021 3:59 PM
92	reasonable housing, that does not stick out like a sore thumb!! Why not use the land between the highway and DPR, behind the businesses and Village nursery?	8/15/2021 3:46 PM
93	Truckee is surrounded by Open space. Need more affordable housing options and these should be located as close to transit as possible for easy access to services.	8/15/2021 3:45 PM
94	That is a poor location for open space and it should not be revisited. It is right next to the freeway and it is downtown. This area should remain for higher density use.	8/15/2021 3:38 PM
95	Truckee desperately needs more affordable, workforce housing and this could be an excellent land choice, however DPR is already so congested and the on/off ramp here is minimal, thereby likely adding to the congestion on DPR.	8/15/2021 3:16 PM
96	More increased traffic problems	8/15/2021 2:49 PM
97	too much development	8/15/2021 2:48 PM
98	Push back against the state policies hopefully a new governor will come about. Sue the state for putting these pressures on the town against the will of the people	8/15/2021 2:43 PM
99	We need to protect nature. It is what makes Truckee special. We cannot over build and put the	8/15/2021 2:39 PM

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economy before the areas natural Heath.

100	Don't understand the rationale for re-defining an area as open space when it's pretty hidden and right next to the freeway.	8/15/2021 2:20 PM
101	This seems to be a sensible location for multifamily residential housing.	8/15/2021 1:46 PM
102	It is steep and will need to be totally ripped up to develop and is on top of the meadow that they are trying to restore.	8/15/2021 12:53 PM
103	We need to keep open space even in town. I don't want to see a cement/asphalt jungle.	8/15/2021 12:15 PM
104	Isn't this open space already riddled with litter that no one seems to manage? Better to build housing.	8/15/2021 12:11 PM
105	Though the state has housing requirements, I think that property is very close to the hospital on a two lane road--which can cause too much traffic congestion. Maybe even delaying people's arrival at the hospital for emergency care.	8/15/2021 11:57 AM
106	This area is a parcel surrounded by development and I would rather see this used for multi family high density housing than put it somewhere else further out of town.	8/15/2021 11:46 AM
107	What is your intent with open space? A naturally functioning ecosystem, or simple beauty? Ecology 101 says that fragmentation kills biodiversity and healthy natural spaces. Because this space is surrounded by development, its health and integrity as an open space is already fated to fail. I say develop this and save other open spaces that are not surrounded by development and have more of a chance to support healthy biodiversity and ecological function.	8/15/2021 11:34 AM
108	Should not happen! Impact on the meadow in McIver Dairy area will be detrimental to its integrity.	8/15/2021 11:25 AM
109	I want to see a study to better inform.	8/15/2021 11:19 AM
110	I have mixed feelings. We need the workforce housing, but it is impossible to add enough housing to satisfy demand without destroying the small town nature of Truckee. At some point, we have to say enough is enough and stop growing, less we lose something precious	8/15/2021 10:34 AM
111	Please, we need to maintain as much open space as possible, before we become a NYC in Truckee. I recognize that statement is a bit of an exaggeration, but really by developing so much we're losing our community character. It's really sad.	8/15/2021 10:12 AM
112	We have thousands of acres of open space. Lets get housing for humans	8/15/2021 9:31 AM
113	Perfect infill space for high density housing	8/15/2021 7:50 AM
114	Open space helps the character of any town	8/15/2021 7:45 AM
115	Once you give away green space, you'll never get it back. Don't be fooled into density housing which is ruining all of California .	8/15/2021 4:04 AM
116	Lots of traffic in the area and lots of driveways	8/14/2021 10:46 PM
117	Next to the freeway. Pave it	8/14/2021 9:12 PM
118	Open space, particulary forested land is the character of Truckee. This must be preserved.	8/14/2021 8:49 PM
119	Traffic p, noise pollution nightmare.	8/14/2021 7:26 PM
120	open space should be protected.	8/14/2021 7:13 PM
121	Housing. It's earmarked for housing. Deliver housing. We need housing	8/14/2021 7:12 PM
122	I like it	8/14/2021 7:01 PM
123	That should be a historic area and preserved. The state mandated housing is only in effect due to development. Let's cut down on the development just a little, please.	8/14/2021 5:07 PM
124	This is a unique area of old trees, provides natural space up above the preserved meadow and along the campus connection to downtown preserving much needed undeveloped land.	8/14/2021 5:04 PM
125	It was previously designated for multifamily residential - no need to change it and find a	8/14/2021 4:05 PM

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	different area for the housing	
126	This is an excuse because rich people dont want housing there. The "study" is a red herring. Save the money and just build somewhere else.	8/14/2021 3:05 PM
127	We don't need more building	8/14/2021 2:41 PM
128	Do not want high density housing Too close to round about	8/14/2021 1:32 PM
129	Donner Pass is getting congested	8/14/2021 11:31 AM
130	Focus the development in the already developed areas near the highway	8/14/2021 11:30 AM
131	Simply the most reasonable place to build housing, especially higher density housing.	8/14/2021 10:52 AM
132	Maintaining this area as open space offers travelers along I-80 the forested, rural, view that is characteristic of Truckee. It also creates an essential buffer between the town and the freeway.	8/14/2021 10:45 AM
133	Then you just by have to build somewhere else. In middle of town, so more appropriate for housing than paving over Martha valley or other open space	8/14/2021 10:08 AM
134	Need more open space	8/14/2021 9:57 AM
135	This area was changed after the 2025 GP. It is not an environmentally sound site for high density. It will also increase traffic in the area	8/14/2021 9:57 AM
136	Due to the topography here, it's hard to envision any development that would not negatively impact the viewshed.	8/14/2021 9:43 AM
137	I like the general idea of open space -except in winter when it turns into a dangerous sled hill. Some additional housing on this plot - along with appropriate parking would probably be OK.	8/14/2021 9:36 AM
138	I want to maintain the area as green space. I would rather see more High density housing go out by the airport or the Cold stream development (which by the way I thought was going to be low income housing and it is just another small token of affordable housing to allow for the expensive million dollar condo development	8/14/2021 9:28 AM
139	Not safe to continue to overload our roads and infrastructure supporting more growth. We are begging for a Paradise Fire situation	8/14/2021 9:02 AM
140	Let the hospital expand in that area.	8/14/2021 8:48 AM
141	I am not too familiar with the history of this location, however, it seems not as important as having a mixed use area.	8/14/2021 8:47 AM
142	The forested visual corridor from I 80 is a character we like about Truckee. It also is not a pleasant place to live next to the freeway.	8/14/2021 8:47 AM
143	Highway safety and fire safety	8/14/2021 8:24 AM
144	Tahoe Forest Hospital needs room to expand, however I am concerned about losing open space.	8/14/2021 8:06 AM
145	We need to protect our open spaces and our history, particularly McIver Meadow. Preserve not populate.	8/14/2021 7:43 AM
146	I'm not sure it's worth the investment to study. Seems like it's only a matter of time before the land is developed. Personally, I would rather see the land around Donner Lake designated as open space then this lot.	8/14/2021 12:36 AM
147	Adjacent to 80 does not seem high value for open space	8/13/2021 10:04 PM
148	Makes sense and preserves open space....much needed in Truckee.	8/13/2021 8:43 PM
149	Great location for multi family low income	8/13/2021 8:07 PM
150	I don't see it as a great place to have high density housing	8/13/2021 7:53 PM
151	this area has been upzoned recently and is so close to the free way	8/13/2021 7:20 PM
152	Access to site is too constrained and additional development only serves to increase area traffic problems.	8/13/2021 7:11 PM

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153	We need to preserve as much mountain land as possible.	8/13/2021 6:09 PM
154	I support studying all potential options.	8/13/2021 5:40 PM
155	But not if you have to build elsewhere. Too much building!!	8/13/2021 5:11 PM
156	Very historic area, should be preserved	8/13/2021 4:46 PM
157	As stated above, we need to preserve our historic site AND break up long stretches of buildings. The preservation of Upper McIver Hill accomplishes both.	8/13/2021 3:53 PM
158	We need open space, not buildings.	8/13/2021 12:34 PM
159	Have always thought this was a special little piece of land and it's too close to the highway for quality residential space anyway.	8/13/2021 12:29 PM
160	This is a prime location for multifamily/workforce housing due to its proximity to employers. Our town is surrounded by open space and I fear adding this block of open space next to the highway will end up being underutilized/wasted space.	8/13/2021 11:24 AM
161	I support multi family housing ONLY if it's restricted to residents only.	8/13/2021 11:08 AM
162	We need to keep open space...that's why we all moved here in the first place.	8/13/2021 8:57 AM
163	I question whether Truckee really needs to ha 3 more multi family housing- we are a small mountain town and other towns like ours around the country aren't building a ton of multi family housing, but if we have to that seems like a good place for it.	8/12/2021 9:35 PM
164	It is important to keep more green belt around a already too busy area	8/12/2021 7:29 PM
165	To help offset global warming we should maintain and develop more open space.	8/12/2021 5:18 PM
166	Why keep it as open space - that's right by the freeway which would be great access for higher density housing.	8/12/2021 4:02 PM
167	Truckee needs more affordable housing for our work force. That area is already built up. Better there than Donner Lake area.	8/12/2021 2:14 PM
168	Leave it. Stop destroying Truckee	8/12/2021 11:26 AM
169	We need to be vigilant in protecting our open space. Once we lose it we can never get it back. Most everyone who lives here does so because we value open space not urban space!	8/12/2021 10:55 AM
170	Out of control with development since town incorporated. No interest on towns part with historical preservation	8/12/2021 8:45 AM
171	Preserving the area will also preserve all the meadow restoration	8/11/2021 11:35 PM
172	I think it is important that some identity/history of Truckee as many of us know it should be maintained.	8/11/2021 8:04 PM
173	I'd like slower development in Truckee	8/11/2021 7:13 PM
174	We need MORE preserved open spaces- the recent population increases are creating a different and more negative, culture in this haven for those of us who appreciate quiet and nature.	8/11/2021 4:27 PM
175	Open space designations are important to preserve even in a downtown or business area	8/11/2021 3:54 PM
176	It's a completely useless piece of land except for people who go sledding there and on the winter days.	8/11/2021 3:03 PM
177	We need to have scattered open space all throughout Truckee in order to preserve quality of life, and air quality.	8/11/2021 2:34 PM
178	Not our best option for open space, more useful for pertinent developments	8/10/2021 11:25 PM
179	though in favor of open space this area is already developed and not worth preserving the small space, that is surrounded.	8/10/2021 8:53 PM
180	Want more open space but need affordable housing	8/10/2021 6:12 PM
181	need to protect the wild life	8/10/2021 6:01 PM

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182	Site not suitable for development right against major interstate and with very limited ingress/egress	8/10/2021 1:32 PM
183	That space makes NO sense for development! Leave it as open space and find somewhere else!	8/10/2021 11:57 AM
184	Depends on where the alternative is for more housing.	8/10/2021 11:36 AM
185	Open space directly next to a highway is not conducive to animal habitat and isn't pleasant for a park. Having high density housing here can utilize noise resistant walls to insulate homes from outside disturbance.	8/10/2021 9:40 AM
186	It looks like a lousy place for residential housing and a good place for future hospital expansion.	8/9/2021 4:14 PM
187	I don't think building affordable housing contiguous to I-80 is a good idea. Let's not relegate the low-income residents to the noisiest locations.	8/9/2021 11:42 AM
188	It would be an ideal space for multi family housing close to downtown, work, shopping etc.	8/8/2021 6:51 PM
189	Given that several other focus areas may convert commercial to mixed use that allows multi-family housing, finding replacement housing capacity seems feasible.	8/8/2021 12:30 PM
190	Im an advocate for open space, but that area geographically makes sense for campus housing if there are no opportunities around the college itself	8/8/2021 8:18 AM
191	Greenspace is quickly disappearing in town. As much of it that can be maintained is important to our mental and environmental health.	8/7/2021 2:38 PM
192	I think we need a mix of residential and open space.	8/7/2021 1:36 PM
193	There are much better options for housing. The highway would create very poor living conditions for the residents.	8/7/2021 10:38 AM
194	no more growth. keep the area as is. too noisy for residential of any kind	8/7/2021 9:18 AM
195	We will not be a small town if we continue to build out every inch of town	8/6/2021 1:14 PM
196	I appreciate the desire for open space in general, but that area in particular does not seem especially valuable as open space. It is small, and adjacent to a freeway and a hospital; larger parcels closer to more residents seem more desirable for open space.	8/6/2021 11:30 AM
197	This is infill (other than taking out some second or third generation trees). I support housing inside town areas where appropriate to meet the needs of the community instead of putting housing on the outskirts causing more workers to drive in to town (more vehicle miles) and also increasing sprawl into potentially open space.	8/6/2021 10:05 AM
198	Please leave Upper McGiver undeveloped. This is a sensitive area above a wetlands and this property currently captures run-off from I-80, which has notoriously damaged other development nearby including hospital buildings such as the Women's Center as well as offices and private homes on Spring and Lake Street.	8/6/2021 9:56 AM
199	This area does not seem like highly desirable for open space.	8/6/2021 8:06 AM
200	The parcel is right next to the interstate, it does not appear the wetland is not being proposed to be developed. Thus, this spot seems more valuable as residential than open space.	8/5/2021 7:26 PM
201	We need housing	8/5/2021 6:01 PM
202	It would be a waste of staff time to study something so unrealistic. It would be a guaranteed lawsuit from the hospital district and a waste of town resources to pursue even studying removing the development rights.	8/5/2021 3:57 PM
203	Waste of staff time - its not feasible. If someone want's it preserved, they can raise the money to purchase the land. Don't waste town staff time on something unrealistic.	8/5/2021 2:08 PM
204	In order to preserve the theory that Truckee is a mountain town there needs to be open space. Part of living in the mountains is having trees and wildlife around. If we fill in every open spot with buildings (commercial or residential) we take that away.	8/5/2021 1:17 PM
205	This is a relatively small open space sandwiched between a highly developed area and a	8/4/2021 5:05 PM

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freeway, so I lean towards it being more effectively used for multifamily housing, but *only* if there are other nearby open spaces that Gateway residents can use instead. For example, the space north of Donner Pass Rd and south of Trout Creek (east of the golf course) - is that available as open space to community members living in the Gateway area? If so, I think using Upper McIver Hill for multifamily housing makes sense. If not, then I appreciate the Gateway residents' desire to have a locally accessible open space for even simple things like walking dogs, and would support pursuing the policy option.

206	There are homeless camping and the winter play needs to stop. Too many people running around on Donner Pass road in the winter	8/4/2021 2:18 PM
207	Housing is needed. The area is already over run with homeless camping.	8/4/2021 2:17 PM
208	Open space is important to preserve; however, if some development of this area could be made in trade for preserving other open space less centrally located I would support that without a study.	8/4/2021 1:56 PM
209	Putting families in that area, so close to the freeway, is stupid. It's even a stupid idea because of the air pollution caused by being near the freeway traction sand dust.	8/3/2021 11:33 PM
210	That's a pretty small plot and I don't think preserving it makes sense.	8/3/2021 9:21 PM
211	This is a good area for senior housing. Perhaps some of the land could be made into a park.	8/3/2021 5:59 PM
212	I'm not sure I even notice that's green space when I drive past. Green space is very important but perhaps this isn't the best spot to preserve? I'm unsure.	8/3/2021 5:21 PM
213	Historical and enhances town character	8/3/2021 4:03 PM
214	Preserved and Open Space are the visibly distinguishing factor of our unique town. We do not have to sacrifice it while progressing through town growth.	8/3/2021 3:28 PM
215	We need more housing, and this seems like a great location close to services and transit. I would rather see another area designated as open space.	8/3/2021 11:41 AM
216	Keep it natural	8/3/2021 9:48 AM
217	Is it efficient open space for use.	8/3/2021 6:51 AM
218	Absolutely contributes to special character of Truckee. We have other areas that could provide the required housing that do not impact the beauty of the town.	8/3/2021 6:14 AM
219	If it's more houses I'm for it.	8/2/2021 8:46 PM
220	Who uses that tiny sliver of open space? It's next to the highway and a hospital. Put some houses on top of it!	8/2/2021 4:41 PM
221	I'm always for more open space, however this would be a good central location for housing too.	8/2/2021 3:58 PM
222	Too much freeway noise, terrible access	7/30/2021 9:23 PM

Q12 Are you concerned about high density housing development at Upper Mclver Hill? If so, what are your concerns?

Answered: 255 Skipped: 210

#	RESPONSES	DATE
1	Yes. I am concerned. Putting high density housing next to the freeway is a social justice issue.	8/17/2021 2:04 AM
2	More vehicle traffic	8/16/2021 10:47 PM
3	Yes. See above and don't put affordable housing on the freeway.	8/16/2021 10:47 PM
4	Yes, its a bottle neck if fire happens, and to place multifamily right next to the highway is a social justice issue.	8/16/2021 10:36 PM
5	The road is already crowded	8/16/2021 10:27 PM
6	I think it's a good spot for development. It's covered in old snow for much of the year anyway.	8/16/2021 10:00 PM
7	seems like a good spot for concentrated growth	8/16/2021 9:59 PM
8	traffic, trash, pollution	8/16/2021 9:08 PM
9	high density housing may increase noise and traffic - not good especially close to a hospital	8/16/2021 8:32 PM
10	That we'll have less integrated open space in the Gateway area, and more ugly apartment buildings like the Lofts downtown which don't really solve the problem.	8/16/2021 8:20 PM
11	Yes - doesn't seem like a good place for high density housing	8/16/2021 8:19 PM
12	The area provides and aesthetic break between downtown and the DPR/Hospital corridor in addition to free recreational opportunities.	8/16/2021 8:07 PM
13	I'd prefer to see high density housing on the outskirts of town, how about on Deerfied Drive towards Coldstream.	8/16/2021 8:06 PM
14	I am concerned about the effect this housing would have on the restoration of the Mclver wetland directly below this hill.	8/16/2021 8:04 PM
15	Losing more open space that is in our beautiful town	8/16/2021 8:03 PM
16	This town already has an understaffed police force and fire dept. we don't need high density anything	8/16/2021 7:53 PM
17	Yes. It becomes a noisy crowded location near a freeway, and adds new traffic along the Town's existing main corridor	8/16/2021 7:43 PM
18	I believe it would be difficult to keep the meadow below Mclver Hill in good condition if high density housing is built.	8/16/2021 7:34 PM
19	Traffic. One road (DPR) in and out.	8/16/2021 7:31 PM
20	No as long as it it not a 85-15 market rate low income worker split.	8/16/2021 6:51 PM
21	YES - as stated above, this is NOT responsible development!	8/16/2021 6:38 PM
22	The meadow being impacted by a huge development adjacent to it. Also, thousands of people every day get their view of Truckee from the freeway, this hill being in the center of town. IF THIS IS DEVELOPED IT SHOULD REFLECT HOW WE WANT TRUCKEE BE SEEN BY THE GENERAL PUBLIC - I'd rather our town be characterized as having saved some of our in-town trees and landscape from development vs cookie cutter housing project. Plus the ingres/egress is tough here.	8/16/2021 5:56 PM
23	Impacts to our natural environment	8/16/2021 5:43 PM

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24	I'm concerned about traffic. If we add a lot more units in downtown, how long will it before downtown Truckee needs 3 lanes going in each direction and tons of stoplights.	8/16/2021 5:38 PM
25	High density may create issues the that more a mixed use and medium density housing	8/16/2021 5:10 PM
26	There are already too many people in our community. If there was a fire (which will is so possible) we don't have the roads to evacuate quickly. There is so much traffic in Truckee. The teachers are about to protest. Things are at a breaking point and having HIGH density housing feels like the opposite of a solution	8/16/2021 5:05 PM
27	See responses above	8/16/2021 4:56 PM
28	Creates social and environmental justice issues due to poor air quality along the highway. Why is it OK to treat our lower income residents this way?	8/16/2021 4:53 PM
29	The proximity of the freeway is a terrible place for housing	8/16/2021 4:43 PM
30	Keep building heights no more than 3 stores, provide walking paths and open space between buildings. Ensure buildings do not tower over downtown	8/16/2021 4:15 PM
31	Not concerned about the development, but additional traffic is a concern.	8/16/2021 4:14 PM
32	This is an environmental justice issue: putting low income housing near the highway with questionable air quality, unacceptable noise levels, steep slopes, a single ingress and egress, and above a wetland restoration project is suspect at best. Due to many of these factors any development will not be walkable or bikeable, and will require the residents to utilize personal vehicles for every trip. This is not the way to sustainably and equitably build affordable housing.	8/16/2021 4:14 PM
33	We need open space in Truckee. No more development.	8/16/2021 4:11 PM
34	yes lack of parking, too many cars and people down town in case of wild fire.. traffic issues	8/16/2021 4:08 PM
35	make sure there is open space within the housing development, have walking paths to town, can't be overly tall or will tower over the town, keep to 2 or 3 stores max	8/16/2021 4:02 PM
36	Yes we are concerned, year round traffic in town is getting ridiculous, we need affordable rentals not more homes. A high density development won't provide any benefits to the community except negative ones	8/16/2021 3:49 PM
37	Yes, it will ruin views and remove too many trees	8/16/2021 3:26 PM
38	Seems like a better location to leave for potential hospital expansion in the future, etc. Not exited to see more growth in Truckee, it is already much less of a small town than it was and the constant expansion is not desired. Really don't want to see Truckee turn into even more of a suburb of the Bay Area or Roseville with all the people, graffiti, trash, etc. that goes along with it.	8/16/2021 3:20 PM
39	My concerns are the same as all of the areas, overwhelming current infrastructure with overcrowding of people, especially our roads in the event of wildfire evacuation!	8/16/2021 2:44 PM
40	Traffic ,crowding,	8/16/2021 2:32 PM
41	Yes! High density housing is a huge strain on our dwindling water supply. We need to ensure that we have adequate resources for anything we build.	8/16/2021 2:30 PM
42	prefer low to medium density	8/16/2021 2:04 PM
43	see above	8/16/2021 2:00 PM
44	It is a good area for high density housing. It is close to jobs and commercial support services.	8/16/2021 1:51 PM
45	High density is bad, but something of 2 or 3 story buildings would be fine	8/16/2021 1:25 PM
46	Concern... would development at Upper McIver Hill impact the restoration area off of DPR?	8/16/2021 1:25 PM
47	No	8/16/2021 1:20 PM
48	I'm concerned about too much growth in general and local mid-income workers not being able to afford living in Truckee.	8/16/2021 12:57 PM
49	Traffic! Congestion! Bike safety with more cars on the road turning there	8/16/2021 12:55 PM

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50	No	8/16/2021 12:55 PM
51	Yes. More permanent population without support.	8/16/2021 12:54 PM
52	High-density housing along a highway corridor is bad planning and creates future social and environmental justice issues with poor air quality along the highway. Ingress/egress constraints, steep slopes, dense forest, and a meadow below the site are additional constraints to consider. Why and how this was even contemplated shows how the planning division is disconnected from the development of the real impact creates when a site is not compatible with the land uses contemplated.	8/16/2021 12:39 PM
53	no	8/16/2021 12:37 PM
54	None	8/16/2021 12:31 PM
55	Yes, traffic. Too close to freeway and adjacent to Mclver Dairy site.	8/16/2021 12:14 PM
56	Of course and how many times are we asked these questions? Just as the documented ones before, it's traffic, environmental disturbances, on and on.	8/16/2021 12:14 PM
57	If upper Mclver Hill becomes high density housing managing traffic in/out of the hospital/gateway area becomes problematic. The traffic/development would have a negative impact on the Mclver dairy site.	8/16/2021 12:00 PM
58	No	8/16/2021 11:47 AM
59	I support it; no concerns.	8/16/2021 11:46 AM
60	There are many other areas that can be developed	8/16/2021 11:40 AM
61	I don't believe I would be concerned.	8/16/2021 11:34 AM
62	Would removal of the trees and addition of high density housing affect the natural beauty of the area? It seems like a good place to add high density housing however, it is so close to the highway, I wonder how the noise would be for the new residents. If the development is similar to the look and feel of Coburn Crossing, then the high density housing at Upper Mclver Hill would be acceptable.	8/16/2021 11:30 AM
63	We are changes the character of Truckee. The streets are grid locked during Winter months....and other times too.	8/16/2021 10:58 AM
64	Yes I am high density housing - our infrastructure can't support that type of mass increase in population	8/16/2021 10:48 AM
65	Yes! High density housing is not appropriate right next to the freeway and at a location that has limit egress.	8/16/2021 10:38 AM
66	Yes. I do not want to see Truckee become so overly developed and become the new South Lake.	8/16/2021 10:24 AM
67	YES. Truckee is already growing more rapidly than its infrastructure can keep up with. The Railroad center is already changing the impacts of Commercial Row, and the historic section is losing some of the Mt. Rose view and the charm of the localized history (although admittedly, the added parking was much needed...) If the Commercial Row area is already the sacrificial lamb to tourism, then the midtown and east end should be preserved as much as possible for local use. In considering new developments such as what is going in at Cold Stream, thought needs to be given for requiring as much as 1/3 of new development to be designated for local housing options. This would make better sense in flatter sections such as the Cold Stream development where parking and public transportation would not have to contend with a hill and winter snow loads.	8/16/2021 10:04 AM
68	No concerns. We need it.	8/16/2021 10:02 AM
69	Highway noise pollution.	8/16/2021 9:55 AM
70	no concerns	8/16/2021 9:46 AM
71	Access to the site is very constricted and not very pedestrian friendly. This will increase car trips more than if the housing is more convenient to shopping. Slightly high densities along Donner Pass road would be preferred.	8/16/2021 9:25 AM

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72	Yes	8/16/2021 9:20 AM
73	Removal of too many trees and bringing transient populations into the area.	8/16/2021 8:37 AM
74	Too much traffic already, access to TFH, emergency escape routes clogged. Infrastructure does not support existing traffic let alone increased traffic.	8/16/2021 8:37 AM
75	yes - traffic, ugly buildings, and it invites cheap labor camp for TFHD profits	8/16/2021 8:35 AM
76	I think high density housing is appropriate near the highway, the lower portion of the lot should remain undeveloped	8/16/2021 8:11 AM
77	Yes. Donner Pass Road is already clogged beyond capacity.	8/16/2021 8:02 AM
78	Very- destroying Truckee heritage and wildlife habitat	8/16/2021 7:32 AM
79	Added traffic to Donner Pass Rd	8/16/2021 7:14 AM
80	No	8/16/2021 2:44 AM
81	Noted above: main concern is if the slopes are too steep. But I haven't gone and looked, maybe imaginary. The other concern is, development there needs to infiltrate ALL of the runoff from impervious areas to preserve the hydrology of the wetland below.	8/15/2021 11:25 PM
82	TRAFFIC. We're all already going to die trying to evacuate a fire - at least give us a chance	8/15/2021 10:07 PM
83	Traffic	8/15/2021 9:26 PM
84	Housing is important, but so is fire safety.	8/15/2021 9:17 PM
85	Yes. This area allows for reasonable emergency egress if the population along the corridor grows and that seems like a good location for higher density housing. However, I have some concerns. It seems like not a very attractive place to live, due to being right on the freeway. It also seems like a very difficult spot to put an entry / exit coming onto or off of Donner Pass Road. It could create potential for traffic logjams and/or accidents, especially left turns onto DPR in winter. I think it's worth considering whether making this area into something else might be a good idea. Open space could work.	8/15/2021 8:47 PM
86	Yes. We need no more people in area. Work force has to live in apartments. How about building houses for work force.	8/15/2021 8:46 PM
87	Leave as it is. Open space.	8/15/2021 8:22 PM
88	Don't need more traffic in that area	8/15/2021 8:18 PM
89	Seems like a good spot to develop. Also to remove fire prone trees near the hospital.	8/15/2021 7:48 PM
90	Traffic congestion which would hopefully be mitigated by walkability to services and transport	8/15/2021 7:09 PM
91	No, it's out of sight pretty much	8/15/2021 6:12 PM
92	increase in traffic without road expansion.	8/15/2021 6:11 PM
93	This discussion should be about preserving McIver Hill not studying it.	8/15/2021 6:06 PM
94	Yes. Im concerned about high density housing anywhere in Truckee	8/15/2021 5:34 PM
95	As long as it can be constructed safely I don't have major concerns. Again, don't want ALL of the town's affordable housing to be up against the highway or in industrial areas, but as long as there is other workforce housing added in other areas this by itself isn't a concern.	8/15/2021 5:26 PM
96	Yes	8/15/2021 5:25 PM
97	It would be appalling. This town is growing too fast. I thought when we incorporated that there would be protection from excessive development but instead there are more and more second home communities being built and the housing for the local population is not solved by this.	8/15/2021 5:10 PM
98	Yes	8/15/2021 4:53 PM
99	It's a historical area and it would be special to the town to keep it as open space.	8/15/2021 4:53 PM
100	Yes and if not open space or park then medium density	8/15/2021 4:51 PM

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101	no seems like a good use of infill around the downtown areas	8/15/2021 4:50 PM
102	The scenic, biological and hydrological impacts (to the wetland) need to be considered.	8/15/2021 4:17 PM
103	Given that the Town has committed to the aquatic preservation of McGiver Dairy, I am stunned that the consideration to leave McGiver Hill as high density housing is even in this survey. To answer the question, Yes, to have a little parcel of land shoved up against the Interstate Freeway developed into high density housing would create a housing slum, unfit for human habitation.	8/15/2021 3:59 PM
104	High density housing does not satisfy the needs of career oriented individuals who end up giving back to the community. It supports short term laborers, short-term rental market when not controlled, and decreases property values relatively.	8/15/2021 3:55 PM
105	Do Not Build Too High! ensure roads and paths off the hill are clearly designated so the preserved area at the bottom remains open. Maybe a few walking bridges, but must prevent the winter sledding.	8/15/2021 3:46 PM
106	The only concern would be the noise from the freeway, and the impact of that noise on the residents. A freeway noise abatement wall should be erected through this part of town. Frankly, a freeway wall for noise abatement should be erected anywhere near residential or environmentally sensitive areas.	8/15/2021 3:38 PM
107	Additional congestion on DPR. I am also concerned that the rent rate will not actually be affordable for Truckee's workforce and those making minimum or just above minimum wage, as seen with rent pricing at Coburn Crossing	8/15/2021 3:16 PM
108	Put the high density, affordable housing across the freeway near the recreation center. Stop crowding the core of Truckee.	8/15/2021 3:00 PM
109	No	8/15/2021 2:52 PM
110	See 11	8/15/2021 2:49 PM
111	overcrowding of the Donner Pass Road corridor. Traffic, pollution, noise, etc.	8/15/2021 2:48 PM
112	Yes. It is a beautiful area. I am not impressed by previous housing added down town or at the east end of DONNER state park. It is bad enough to have accept these ugly structures. Stop the expansion, spend the money to oppose the state mandates.	8/15/2021 2:43 PM
113	Yes, traffic impact in the area	8/15/2021 2:41 PM
114	Yes- litter, fires, lack of space for wildlife.	8/15/2021 2:39 PM
115	No. Actually the only issue is there is no easy way to get to EB I-80 from there without going thru downtown or gateway - so would increase traffic.	8/15/2021 2:20 PM
116	No, none.	8/15/2021 1:46 PM
117	Past studies have shown that this area is environmentally sensitive.....	8/15/2021 12:53 PM
118	High density and 3-5 story buildings	8/15/2021 12:15 PM
119	No. we need affordable units (condos, apartments) and small family housing for people with normal income.	8/15/2021 12:11 PM
120	please see above answer.	8/15/2021 11:57 AM
121	I am concerned	8/15/2021 11:56 AM
122	No concerns	8/15/2021 11:46 AM
123	Having encouraged development of this space, I'm concerned it could be developed poorly. Please consider maintaining the permeability of surfaces to allow infiltration of stormwater instead of run-off. And please maintain native plants and keep as many trees as possible. Please pursue walkability and mass transit to serve this developed space.	8/15/2021 11:34 AM
124	Should not happen! Impact on the meadow in McIver Dairy area will be detrimental to its integrity.	8/15/2021 11:25 AM
125	I do not want high density housing on upper McIver Hill	8/15/2021 11:21 AM

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126	Loss of character of dispersed development. Filling in all possible areas and overbuilding town.	8/15/2021 10:39 AM
127	Too much congestion in an already congested area. Want to preserve an area we are all used to seeing as open space.	8/15/2021 10:38 AM
128	Yes. Ref #11. Also: Unfortunately I'm not in a position to study as closely as the last survey. Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:12 AM
129	No	8/15/2021 9:31 AM
130	over population for town infrastructure	8/15/2021 8:36 AM
131	Closeness to highway open space may be more appropriate in this location	8/15/2021 7:45 AM
132	Pack and stack. Horrible design. People do not want to live like this.	8/15/2021 4:04 AM
133	Yes--infrastructure cannot support.	8/14/2021 10:46 PM
134	No	8/14/2021 9:12 PM
135	Yes. The loss of open space is not acceptable to maintain the character of Truckee.	8/14/2021 8:49 PM
136	I'm concerned about viewshed, trees are nicer to look at. Additionally more high density residential would worsen the already taxed infrastructure of the town.	8/14/2021 7:51 PM
137	See #11 above.	8/14/2021 7:26 PM
138	Parking and traffic	8/14/2021 7:12 PM
139	Review of existing disturbed locations first in the area before expanding development into undisturbed open space areas.	8/14/2021 7:02 PM
140	Too much density	8/14/2021 7:01 PM
141	it would need to help support low income otherwise I would be opposed	8/14/2021 6:20 PM
142	yes, the vision of Truckee shouldn't be a congested city. It should remain small town atmosphere.	8/14/2021 5:07 PM
143	I'd prefer medium density rather than high density	8/14/2021 4:05 PM
144	Would depend on the design	8/14/2021 3:34 PM
145	No	8/14/2021 3:05 PM
146	Congestion, crime, infrastructure	8/14/2021 2:41 PM
147	No I think this is a great place for housing! However I would like to see an alternative transit route to go EAST on i80 or otherwise around downtown. The downtown corridor is crowded, not pedestrian friendly (especially jibboom & west river) and slow to navigate.	8/14/2021 1:36 PM
148	Same as above	8/14/2021 1:32 PM
149	How do you evacuate in case of fire	8/14/2021 11:31 AM
150	Private property rights and insurance mandates (whether real or imagined) may prevent use as sledding area. The town should designate an acre or two as parkland to be used as a community sledding park.	8/14/2021 10:52 AM
151	No body should have to live overlooking a major freeway.	8/14/2021 10:45 AM
152	we have already exceeded the ability for our infrastructure to support the current full time and tourist populations.	8/14/2021 10:28 AM
153	See above	8/14/2021 10:19 AM
154	lower density is better than high density. Truckee is a small town and shouldn't have tall buildings, as ruins town character	8/14/2021 10:08 AM
155	Traffic	8/14/2021 9:57 AM
156	This area was changed after the 2025 GP. It is not an environmentally sound site for high density. It will also increase traffic in the area	8/14/2021 9:57 AM

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157	High density housing plays an important role in providing affordable housing, but it takes away from the 'small mountain' town feel that many are striving for. Truckee is not an urban area yet multifamily housing is the only option for many year-round local workers because the American dream of a single family home is hard to achieve on local wages.	8/14/2021 9:43 AM
158	Yes! High density contributes to my overall concerns of traffic and parking.	8/14/2021 9:36 AM
159	yes , I don't feel it is the right spot for it and would like Upper McIver to be a part of the lower McIver and preserved as a historical site and green space	8/14/2021 9:28 AM
160	Not safe to continue to overload our roads and infrastructure supporting more growth. We are begging for a Paradise Fire situation	8/14/2021 9:02 AM
161	Yes, we don't need to make our mountain community into a commercial juggernaut.	8/14/2021 8:48 AM
162	Yes, I believe a low/medium mixed use area would be more appropriate at this location.	8/14/2021 8:47 AM
163	Yes, as mentioned above.	8/14/2021 8:47 AM
164	Lacking infrastructure to support it. Overdevelopment of Truckee as a whole.	8/14/2021 8:34 AM
165	Traffic. Pollution.	8/14/2021 8:26 AM
166	Visual aesthetic, fire safety, and safety that close to the highway	8/14/2021 8:24 AM
167	Yes, concerned about traffic, pedestrian traffic and inadequate off the road access for pedestrians and bikes	8/14/2021 8:15 AM
168	Yes I am concerned with high density housing. Additional housing is needed, but not cramming people into small areas.	8/14/2021 8:06 AM
169	Yes. We do not have the infrastructure for high density housing. You're pushing development without respect to common sense	8/14/2021 7:43 AM
170	If we need to build more apartments, McIver seems like a great place.	8/14/2021 12:36 AM
171	Not concerned	8/13/2021 10:04 PM
172	Currently have a housing crisis shortage I support a study as long as this I'm limited so that we can make a move on the housing crisis	8/13/2021 9:36 PM
173	Too many people and too much traffic	8/13/2021 8:45 PM
174	There should be no high density because the roads in Truckee cannot handle it.	8/13/2021 8:43 PM
175	No	8/13/2021 8:07 PM
176	See number 11	8/13/2021 7:11 PM
177	We need to preserve our forests, preserve the quaintness of Truckee, and maintain a mountain retreat atmosphere.	8/13/2021 6:09 PM
178	Yes. We do NOT need densification in Truckee, nor luxury condos.	8/13/2021 5:56 PM
179	The concern is building height and design, not necessarily the density.	8/13/2021 5:40 PM
180	No	8/13/2021 5:23 PM
181	We are a small town - let's keep it that way!	8/13/2021 5:11 PM
182	yes, see above	8/13/2021 4:46 PM
183	Yes. Save the open space	8/13/2021 4:45 PM
184	Too far to walk to grocery shop. We don't need more people getting in their cars to drive to the grocery store	8/13/2021 4:30 PM
185	Bears repeating: As stated above, we need to preserve our historic site AND break up long stretches of buildings. The preservation of Upper McIver Hill accomplishes both.	8/13/2021 3:53 PM
186	Roads can't handle existing and new traffic	8/13/2021 3:35 PM
187	5 story buildings are unsightly, especially on the top of a hill.	8/13/2021 2:59 PM

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188	impact of traffic.	8/13/2021 12:34 PM
189	Will be undesirable and end up being rundown low quality housing that looks bad from highway	8/13/2021 12:29 PM
190	Not at all.	8/13/2021 11:24 AM
191	See above.	8/13/2021 11:08 AM
192	Yes, there's not enough infrastructure to support this.	8/13/2021 8:57 AM
193	Traffic concerns	8/12/2021 9:35 PM
194	Traffic, pollution this area is already too busy!	8/12/2021 7:29 PM
195	Yes, the noise at that location from the highway would be obscene, a new location for high density house should be found.	8/12/2021 4:57 PM
196	No. It's close to freeway on and off ramps so won't increase traffic in more remote areas of Truckee.	8/12/2021 4:02 PM
197	yes	8/12/2021 3:45 PM
198	No, there's already too much development of huge fancy new homes. A person can hardly get to the store for groceries during peak tourist season, because of gridlock on our roads. Truckee needs to focus on lower cost housing so the residents won't have to go to Reno to get groceries when there's no working people left in town.	8/12/2021 2:14 PM
199	I think the town needs to limit growth. Stop allowing more and more large, expensive home to be built in open space. Limit future growth to investing resources in developing affordable housing to permit a desperately needed workforce to live here	8/12/2021 2:08 PM
200	Yes. High density development would kill our quaint, small town feel.	8/12/2021 10:55 AM
201	Rhetoric	8/12/2021 8:45 AM
202	Yes. High density should be moved off Donner pass rd	8/11/2021 10:38 PM
203	There needs to be open space for the Town to maintain its character.	8/11/2021 8:04 PM
204	Moratoriums on new construction. It's okay for someone to act like the adult in the family and stop development. It's not a matter of NIMBY, but practical preservation of a beautiful place with a limited holding & use capacity.	8/11/2021 4:27 PM
205	Too much density will cause an even greater stress on the available facilities in the are and add to traffic problems	8/11/2021 3:54 PM
206	I'm always concerned about high density housing. One major concern would be parking and how difficult it is to navigate through that Area.	8/11/2021 3:03 PM
207	I don't think we should add a lot more housing on the freeway for the long term health effects. Also, having housing up there will automatically lend to easily damaging the lower McIver area with people traversing the area inappropriately.	8/11/2021 2:34 PM
208	No	8/10/2021 11:25 PM
209	It will effect traffic, and should require a south bound on ramp to I-80	8/10/2021 8:53 PM
210	It's just sad that Truckee has come to this, high density housing.	8/10/2021 6:12 PM
211	Yes! Too many people, need to protect the wild life	8/10/2021 6:01 PM
212	i do not want high density. Low density single family housing is ok, but not more than that.	8/10/2021 2:38 PM
213	as above	8/10/2021 1:32 PM
214	It is right along the freeway and the way that hill is and the environmental factors surrounding constructing on that hill.	8/10/2021 11:57 AM
215	There is literally no infrastructure there to support the traffic. Also, that's a wildlife habitat if anyone paid attention to signs in the meadow.	8/10/2021 11:36 AM
216	Yes, the traffic in that area would become very bad.	8/10/2021 10:32 AM

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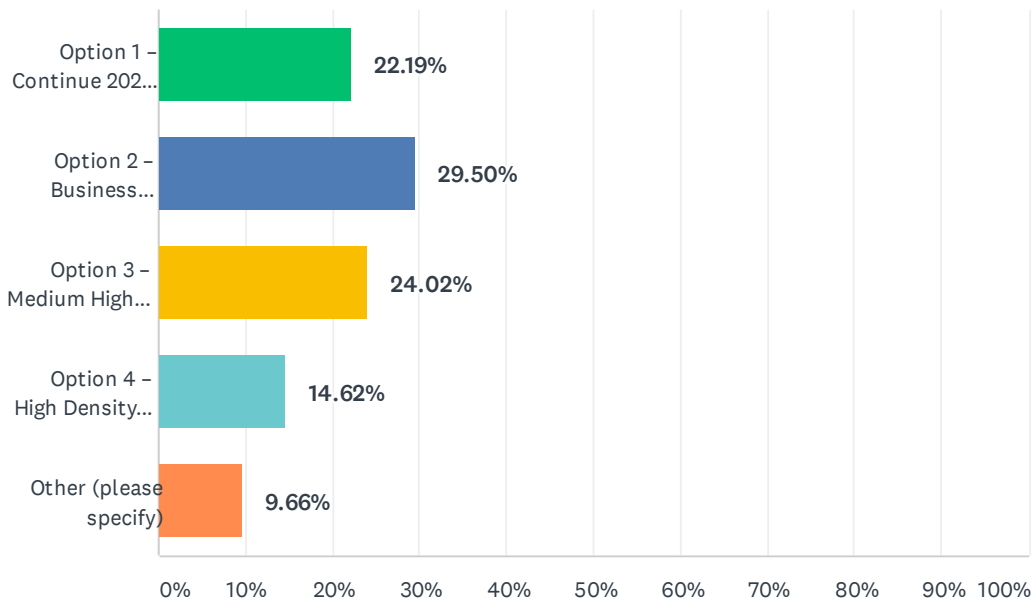
217	No	8/10/2021 9:40 AM
218	Traffic impact in area	8/10/2021 9:31 AM
219	yes the already dense traffic along downtown at all time of day and year.	8/9/2021 9:42 PM
220	Right next to the freeway seems like a bad place for housing.	8/9/2021 4:14 PM
221	I don't think building affordable housing contagious to I-80 is a good idea. Let's not relegate the low-income residents to the noisiest locations.	8/9/2021 11:42 AM
222	no	8/8/2021 6:51 PM
223	Yes. Upper McIver seems like an inappropriate location for housing, particularly high-density housing - it's right next to the highway, and it will impact the newly restored meadow below it.	8/8/2021 12:30 PM
224	Loss of potential open space for the town	8/8/2021 8:18 AM
225	Loaded question. High density right next to a preserved area is asking for that area to get thrashed. See above about small park/playground space to provide for outlet and keep green spaces with environmental concerns protected.	8/7/2021 2:38 PM
226	Yes. I feel higher density housing will impact traffic and take away needed open space.	8/7/2021 1:36 PM
227	Development of housing this close to the highway is unacceptable. The car traffic emits toxic air pollution and constant noise pollution which breaches the World Health Organization's exposure recommendations.	8/7/2021 10:38 AM
228	yes very concerned. Don't need more people, houses, traffic, congestion	8/7/2021 9:18 AM
229	None of the options support the majority of the land use alt process goals (esp. #1 protecting town character and #6 preserve natural resources and open space.	8/6/2021 3:48 PM
230	The eye sore it will create and to many people living here. Too much traffic. this isn't the big city, it's a small mountain town. If you want to live in a city, go to Reno.	8/6/2021 1:14 PM
231	No	8/6/2021 11:30 AM
232	Traffic and parking would be the main concerns for "high density." There is already a lot of traffic and a lack of parking for the hospital and county buildings in the area. Maybe more of a medium density would be better?	8/6/2021 10:05 AM
233	Building housing next to freeway pollution and noise is unhealthy for residents. There is only one inclined road into and out of the property, affecting the safety of residents on foot and in vehicles especially in an evacuation.	8/6/2021 9:56 AM
234	parking, more traffic, visual appearance from highway and DPR.	8/6/2021 8:06 AM
235	Access to the development through the Hospital infrastructure.	8/5/2021 7:26 PM
236	No	8/5/2021 6:01 PM
237	No - the rights are vested. It is a good site for adding workforce housing.	8/5/2021 3:57 PM
238	high density	8/5/2021 3:10 PM
239	No, seems like a great site for workforce housing.	8/5/2021 2:08 PM
240	More traffic, more pedestrians, more accidents, less wetland and open space for wildlife.	8/5/2021 1:17 PM
241	If the high density housing is apartments, I would support such a development as long as there is a buffer between the highway and the apartments to make the housing more attractive. If the high density housing is for condos, I am less supportive as it is hard to imagine how such housing could be reserved as affordable housing for year-round residents.	8/4/2021 1:56 PM
242	Same as above: freeway dust; asthma. I wouldn't mind seeing most of the trees removed to reduce fire hazard however it is here again a foolish place to house families.	8/3/2021 11:33 PM
243	Yes! All traffic would go through town - we need onramps to the freeway to make this work.	8/3/2021 9:21 PM
244	High density housing would be too crowded and it's near the freeway.	8/3/2021 5:59 PM
245	Open space will Maintain natural beauty and charm	8/3/2021 4:03 PM

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246	See above.	8/3/2021 3:28 PM
247	Yes. Takes away the forested feel from this area, not necessary to develop this site when there are plenty of other areas already developed available for infill. Also not the nicest place for housing since it's right near the highway.	8/3/2021 1:31 PM
248	No - We need more housing, and this seems like a great location close to services and transit. I would rather see another area designated as open space.	8/3/2021 11:41 AM
249	Too close to the highway. Why does high density housing always need to be in the most undesirable location	8/3/2021 9:48 AM
250	Would rather see infill than open space turning to housing or commercial	8/3/2021 7:43 AM
251	How high density does it have to be?	8/3/2021 6:51 AM
252	If open green space is not preserved the quality of life is impacted. The property values are negatively affected.	8/3/2021 6:14 AM
253	My only concern is that it won't allow for any commercial uses. Let people build a coffee shop there!	8/2/2021 8:46 PM
254	No	8/2/2021 4:41 PM
255	No grocery stores within walking distance, difficult ingress/egress due to steep slope and lack of winter sun on north aspect.	7/30/2021 9:23 PM

Q13 Which option do you prefer:

Answered: 383 Skipped: 82



ANSWER CHOICES	RESPONSES	
Option 1 – Continue 2025 General Plan	22.19%	85
Option 2 – Business Innovation and Workforce Housing	29.50%	113
Option 3 – Medium High Density Residential	24.02%	92
Option 4 – High Density Residential	14.62%	56
Other (please specify)	9.66%	37
TOTAL		383

#	OTHER (PLEASE SPECIFY)	DATE
1	We lack industrial, all this got converted to commercial. Focus on finishing Grays.	8/16/2021 10:55 PM
2	Keep the pioneer business area as is. I am not opposed to building high density housing near schools and in our town but not opposed to duplexes and smaller homes.	8/16/2021 8:11 PM
3	I support the recommendations in the MAP letter of July 28	8/16/2021 8:10 PM
4	Option 2 is closest to my preference, but I strongly oppose the addition of housing closer to the Alder Creek Middle school.	8/16/2021 7:55 PM
5	I am in favor of the Medium High Density option ONLY if it can be guaranteed that town municipal transportation gets down to 10 or 15 minute headways, onsite commercial and residential parking requirements are drastically reduced or eliminated all together, and there is an affordability overlay district to ensure that the housing is useable to our actual workforce and the elderly! Affordability needs to be addressed on actual earn-able wages at local shops and businesses, not on an AMI inflated by the wealthy vacationers. Street trees and street furniture must be required of all developments to allow for walkable spaces, not uninterrupted baking swaths of asphalt and concrete. Must include parks or play areas for all residents.	8/16/2021 6:07 PM
6	Why wasn't this held to industrial zoning as originally planned? You can't talk about "losing" industrial zones when you're not even upholding the ones you have.	8/16/2021 4:56 PM

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7	deed restricted residential medium density	8/16/2021 4:04 PM
8	Option #2 eliminating the workforce housing near the middle school. That is a bad idea asking for trouble	8/16/2021 2:49 PM
9	This is a good place for increased density, but only if it ensures affordable housing, increased transit and increased trail connectivity to transit and to town. Pioneer Business Innovation - Yes	8/16/2021 1:17 PM
10	No mas	8/16/2021 12:57 PM
11	Pioneer Commerce should not be more flexible, that is the issue. What happened to that being the industrial zone? The flexibility has created an industrial/commercial business park, with residents who are impacted by non-compatible land uses. Gray's crossing the 3 sites left to be built out needs to be prioritized, no more additional density.	8/16/2021 12:50 PM
12	Increase density only if it ensures AFFORDABLE HOUSING and invests in ALTERNATIVE TRANSIT. Provide space for Industrial where feasible.	8/16/2021 11:04 AM
13	I think the area surrounding Pioneer center and Greys crossing is appropriate for high density housing. So a mixture of 2 and 4.	8/16/2021 8:11 AM
14	I support option 3 with the exception of using Alder Creek Middle School land for housing.	8/16/2021 7:37 AM
15	I	8/15/2021 7:34 PM
16	not sure any of these plans help us reach our objective	8/15/2021 6:13 PM
17	failed to mention whether there is a height limit when discussing higher density and also whether it would be restricted to work force housing. so I think 2 might be better.	8/15/2021 6:12 PM
18	Again all the options focus on growth. As I said with Area 2 this is actually a good place for in fill mix use along 89 North. Again if medium to high density housing in zoned here it should mean less development elsewhere every focus area does not need to grow. The Pioneer Center is a great space for Industrial use but it is mostly mixed use already so this is a nice idea but the train has left the station. Since there is a proposed increase in density for the focus area the Trout Creek Rd (aka Bridge Street Extension) should be taken off the future planning table.	8/15/2021 6:09 PM
19	Stop. Stop it all. You might be proud about all the great things you are doing for you Truckee but your screwing it up.	8/15/2021 5:31 PM
20	Low density	8/15/2021 2:20 PM
21	option 3 without housing at the middle school	8/15/2021 12:53 PM
22	These options allow for too much commercial and residential (not deed restricted). The residential areas could work as medium density in the one section of Gray's Crossing if they were deed restricted in perpetuity for low income or local workforce. Pioneer Center should remain industrial as it was planned to allow for businesses to move away from the river. Business innovation (more commercial) just creates a need for more workforce housing. Options #3 and #4 are too dense are not in line with the Goals.	8/15/2021 10:46 AM
23	We don't need more housing	8/14/2021 2:42 PM
24	Option 3, but with open space, green space and trails for biking and walking into town.	8/14/2021 8:42 AM
25	Rezone commercial to business innovation or industrial - particularly near chp	8/13/2021 7:55 PM
26	More traditional industrial, not yoga studios and breweries.	8/13/2021 11:12 AM
27	No growth or development.	8/12/2021 5:20 PM
28	Limit development to affordable workforce housing. No increase in commercial space	8/12/2021 2:16 PM
29	Its all too much	8/12/2021 11:32 AM
30	When does it stop	8/12/2021 8:48 AM
31	None of them are really ok. I like the idea of having commercial (why not industry) along the 89 corridor between Henness and Prosser. The prevailing wind would take the fumes to the east, with the least amount of impact on residents in the entire area. In addition, the area of Grey's	8/11/2021 2:48 PM

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crossing that could be designated as high density residential could be designated for industrial instead of for housing.

32	Any significant increases in density and commercial/industrial needs infrastructure in place such as grocery store and gas/electric station for cars.	8/10/2021 1:40 PM
33	Option 2 without workforce housing at Alder Creek Middle School.	8/9/2021 11:50 AM
34	All the proposed options negatively impact town character and degrade our quality of life.	8/6/2021 3:53 PM
35	Keep industrial uses available in Pioneer Center where they were intended. Make sure that housing in this area serves permanent residents versus second home owners/str's.	8/6/2021 10:07 AM
36	Option 3 but add in a study looking at where additional single family could be sited in this focus area.	8/5/2021 4:01 PM
37	How about letting people build what they think will work rather than regulating what people can build?	8/2/2021 8:49 PM

Q14 What do you like about the option you selected?

Answered: 216 Skipped: 249

#	RESPONSES	DATE
1	Stop the pro grow agenda	8/16/2021 10:55 PM
2	I support more affordable housing but I don't think we should put apartment buildings outside of the central town core. And unless we have public transit we should minimize all housing in this area.	8/16/2021 10:47 PM
3	keep business in the industrial area	8/16/2021 9:09 PM
4	Development of locations for more vibrant business and housing that add value to the community	8/16/2021 8:47 PM
5	The business innovation in Pioneer Village	8/16/2021 8:38 PM
6	Change in zoning for Pioneer to better reflect what's already happening there Don't want the additional density of medium - high density for Gray's crossing	8/16/2021 8:34 PM
7	This is one of the better options for multifamily housing in the entire General Plan.	8/16/2021 8:15 PM
8	Would the workforce housing be designated for school	8/16/2021 8:14 PM
9	Option 2 without ACMS housing is closest to how this area has been developing, and reflects recent successful evolution of uses and current development in both the Pioneer Center area and Village at Gray's Crossing.	8/16/2021 7:55 PM
10	Business innovation uses and slightly higher housing density in an area that has existing apartments	8/16/2021 7:42 PM
11	RESPONSIBLE growth - do not overwhelm and over develop this area	8/16/2021 6:38 PM
12	Placing this density adjacent to the adjacent Hennes Flats development allows for efficient use of land, and can make public transit to this area more efficient.	8/16/2021 6:07 PM
13	It includes some workforce housing but DOES NOT include more housing that is not allocated as affordable	8/16/2021 6:06 PM
14	We need more housing, and this seems like a good place to go for medium density. It seems less likely to create traffic problems in this area.	8/16/2021 5:41 PM
15	Fairly balanced and appropriate locations	8/16/2021 5:20 PM
16	Housing available near the development that needs a workforce hopefully helping with traffic	8/16/2021 5:09 PM
17	Families within walking distance to ACMS	8/16/2021 4:59 PM
18	I want to maintain or town's character and not overdevelop with things we don't need. Who is going to fill all of this industrial space?!	8/16/2021 4:56 PM
19	more diverse uses	8/16/2021 4:45 PM
20	Workforce house close to a school is important for ow income families.	8/16/2021 4:29 PM
21	already multi story apt buildings, so appropriate area for more	8/16/2021 4:16 PM
22	less grownth	8/16/2021 4:13 PM
23	already multi story apt buildings in N89 area, so appropriate if more dense housing is needed for it to be located here	8/16/2021 4:03 PM
24	It claims it will benefit the workforce housing issue	8/16/2021 3:56 PM
25	Workforce housing and business innovation should be priorities	8/16/2021 3:32 PM

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26	We definitely need housing, and this seems like a good place for it.	8/16/2021 3:28 PM
27	less development overall and a great spot for mixed commercial	8/16/2021 2:49 PM
28	Work force housing as long as it's affordable for our workers	8/16/2021 2:41 PM
29	creates additional housing but maintains a low profile	8/16/2021 2:05 PM
30	The Business Innovation in Pioneer and adding some density to Gray's Crossing, but not large apartments.	8/16/2021 1:54 PM
31	we need more housing for local workforce and less for tourists	8/16/2021 1:50 PM
32	Puts housing near the schools and where there are already multi story apt buildings.	8/16/2021 1:27 PM
33	High density option for residential use in this area. This would fit into existing development already in the area. Affordable workforce housing is needed.	8/16/2021 1:25 PM
34	Area is close to town and a good opportunity to increase walkability and connectivity to town and the Pioneer Center. This is a good area to increase density and swap out land use alternatives for McIver and Canyon Springs to open space. Pioneer is already a combination of industrial and small businesses and the neighborhoods benefit from the small businesses.	8/16/2021 1:17 PM
35	Limited residential density, more diverse industrial uses.	8/16/2021 1:13 PM
36	Increase workforce housing	8/16/2021 1:00 PM
37	Variety	8/16/2021 12:57 PM
38	All of it	8/16/2021 12:57 PM
39	Trying to maintain Truckee's character and not overdevelop.	8/16/2021 12:50 PM
40	It's a great space for more development in my opinion - a good hub, near good road infrastructure yet still not adding to traffic in downtown.	8/16/2021 12:38 PM
41	Necessary affordable housing.	8/16/2021 12:22 PM
42	6-12 units vs. 12-18 units Gray's Crossing lot D. In my mind it feels manageable rather than too much all at once.	8/16/2021 12:12 PM
43	Provides the most workforce housing units in an area well suited for it	8/16/2021 12:10 PM
44	Promotes affordable housing.	8/16/2021 11:48 AM
45	more work force housing while maintaining town character good!	8/16/2021 11:46 AM
46	Provides almost as much multi-family housing as option 4 but at a slightly lower density in better keeping with Truckee's character.	8/16/2021 11:46 AM
47	Providing more "workplace housing" doesn't fix the problem of affordable housing in the area. People should be paid enough that they don't need subsidies to have a roof over their head in this town.	8/16/2021 11:43 AM
48	Option 3 seems to accommodate for the natural evolution of the Pioneer Commerce Center and provide for higher density housing in the Gray's Crossing area. In doing so, neither traffic nor parking seem to be an issue.	8/16/2021 11:37 AM
49	We need more options for housing the local workforce.	8/16/2021 11:34 AM
50	ensuring affordable housing and alternative transit investment	8/16/2021 11:04 AM
51	More housing but not too dense	8/16/2021 10:51 AM
52	Good place for business easy access lots of parkinh	8/16/2021 10:51 AM
53	Move to business innovation instead of industrial, potential for additional small scale housing.	8/16/2021 10:30 AM
54	The mixed use seems like a better use of this space.	8/16/2021 10:20 AM
55	It makes sense to have family options near the school and its field use. That said, the development of the current apartment options at Hennis Flats have shown that growth for the sake of "affordable" apartments has been translated by developers into "cheap" and sometimes	8/16/2021 10:15 AM

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actually hazardous. Densely populated “cheap” housing is not good, and families need to have a mountain town quality of life that duplexes and fourplexes could still provide.

56	Multifamily housing is needed.	8/16/2021 10:05 AM
57	Additional housing closer to town.	8/16/2021 10:03 AM
58	More housing and commercial.	8/16/2021 9:59 AM
59	Allows residential apartments	8/16/2021 9:48 AM
60	Good choice to stay with	8/16/2021 9:42 AM
61	Sensible approach to upgrade the industrial area and add needed housing.	8/16/2021 9:25 AM
62	We need industrial areas. I am ok with eliminating industrial along the Truckee River Corridor, but the trade-off is keeping light manufacturing/industrial in this area.	8/16/2021 8:42 AM
63	Lower population density.	8/16/2021 8:41 AM
64	lowest destruction of the mountain town	8/16/2021 8:37 AM
65	It allows for an increase in affordable housing in close proximity to work places, allows people to walk to work, walk and bike to town, etc.	8/16/2021 8:11 AM
66	Industrial areas are needed.	8/16/2021 8:10 AM
67	Business innovation and workforce housing	8/16/2021 7:39 AM
68	Truckee needs more housing options for low income/ workforce housing as well as more commercial space. We must maintain the character of Truckee with all development options.	8/16/2021 7:37 AM
69	This type of housing is already in the area and it's close to the highway for better traffic flow.	8/16/2021 6:29 AM
70	We need more multifamily housing to house our workforce and increase diversity	8/16/2021 2:45 AM
71	This focus area is close to major transportation corridors, jobs (the industrial area), commercial, potential neighborhood retail (?). This is exactly where development should be concentrated.	8/15/2021 11:25 PM
72	Good balance of industrial use building and family housing	8/15/2021 10:20 PM
73	Gives locals the opportunity to live where they work	8/15/2021 9:19 PM
74	This area seems like a good location for medium or higher density housing. Relatively flat and open, and good emergency evacuation access to freeway, even with quite a few cars. Putting workforce housing near the school seems like a good idea, especially if some units can be specifically set aside for teachers that work at the school. I also like the idea of business innovation or even some light industrial at Pioneer Center, like the auto shops that are there now.	8/15/2021 8:53 PM
75	Stop trying to do high density planning	8/15/2021 8:47 PM
76	Less development. Some of the options have too much expansion, I'm concerned with overcrowding of everything this area offers, parks, trails roads, etc.	8/15/2021 7:54 PM
77	I'm not sure "public" lands should have housing; seems public lands should be parks, schools, library, open space	8/15/2021 7:09 PM
78	other options were not defined enough	8/15/2021 6:12 PM
79	Increases density in an area that can be made walkable/bikeable. Would be easy to expand alternative transportation.	8/15/2021 6:09 PM
80	This is already an area where there is existing med- high density housing and workforce housing. It would make sense to have more options here.	8/15/2021 5:34 PM
81	someone has to speak up.	8/15/2021 5:31 PM
82	This is as good an area as any to add density and pursue infill to meet our housing needs. The area is already impacted but seems to have room to grow. Traffic doesn't seem to be a real problem here and there is easy freeway access to keep cars off of Donner Pass Road.	8/15/2021 5:29 PM

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83	Pioneer Trail has many commercial operations and it seems a good area for that & also around the school to have some existing housing, especially some affordable housing.	8/15/2021 5:03 PM
84	Concern about surrounding residential impact	8/15/2021 4:57 PM
85	we need more affordable housing	8/15/2021 4:52 PM
86	Allowing residential density for one parcel in the Gray's Crossing area to be Medium High Density. Also the Business Innovation at the Pioneer Commerce Center which allows flex industrial space and customer-serving uses	8/15/2021 4:51 PM
87	Although I would rather not see any higher density development, we really do need housing options, and this seems like one of the better locations for both workforce and senior housing.	8/15/2021 4:18 PM
88	Option 2 further articulates the trend that has been set into motion in this area of Town and increases more options for mixed use. This are were housing, businesses as well as trails and open space have been integrated, however, I would say that the expressing of each is rather "vanilla" flavored. A more diversified approach will be favorable.	8/15/2021 4:17 PM
89	another good access area to public transportation to Truckee, 267, and 89	8/15/2021 3:47 PM
90	Need more high density development, more affordable resident options	8/15/2021 3:46 PM
91	More higher density, but not too dense, housing options.	8/15/2021 3:41 PM
92	More apartments for workforce housing.	8/15/2021 3:22 PM
93	A suitable area for workforce housing. Good commercial area	8/15/2021 2:58 PM
94	Affordable housing availability	8/15/2021 2:54 PM
95	The same reason expressed above.	8/15/2021 2:49 PM
96	It is already a developed area.	8/15/2021 2:43 PM
97	This place is fucked with all the developments	8/15/2021 2:20 PM
98	Increase housing but not overwhelm with tall buildings.	8/15/2021 2:20 PM
99	Option 3 strikes a good balance. I like the idea of workforce housing near Alder Creek MS.	8/15/2021 1:46 PM
100	medium high density in areas that seem appropriate	8/15/2021 12:53 PM
101	This uses developed areas to increase workforce housing.	8/15/2021 11:46 AM
102	I'm voting for more density in all of these to create several dense, vibrant districts where people will be able to go and get all/most of their services and products without having to drive here, there, and everywhere for each stop (which is how it is now). This protects open spaces from unnecessary development and helps create a stronger sense of community, more economic activities for these districts, and stronger tourist attraction if we create vibrant mixed-use districts. Think about all the best hip neighborhoods and walking districts in the world -- that nurture all of the above while getting people out of their cars.	8/15/2021 11:38 AM
103	Expanding workforce housing options	8/15/2021 11:23 AM
104	Please see comments under "other"	8/15/2021 10:46 AM
105	Good area for higher density.	8/15/2021 10:45 AM
106	love the option for teacher housing on campus and workforce housing as part of commercial development. Better another couple floors over a commercial space for housing, than more open space lost to satisfy the insatiable demand to live here	8/15/2021 10:37 AM
107	Maintain existing industrial and business park zoning. Possibly relocate business/industrial uses at the river to this area (as part of the river revitalization plan)?	8/15/2021 10:12 AM
108	Allows Pioneer Center zoning to fit current use flexibility density of housing in line with whats being built already	8/15/2021 7:50 AM
109	Good balance	8/14/2021 10:47 PM
110	Keeps housing density low.	8/14/2021 8:51 PM

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111	It offers more flexibility for workforce housing.	8/14/2021 7:54 PM
112	Traffic on 89 is scary and dangerous already. Increasing housing and population with urban attitudes are stupid!	8/14/2021 7:30 PM
113	There is a lot of low income high density between grays crossing and middle school and behind middle school. Need diversification. A large volume of low income housing can.... And does increase certain challenges and problems	8/14/2021 7:15 PM
114	affordable workforce housing is needed	8/14/2021 7:15 PM
115	While high density housing seems to be an urgent need in the area, growth of the town should occur slowly and incrementally therefore, I chose medium high density.	8/14/2021 7:08 PM
116	Again, this is my neighborhood and there is only one road in and out of Prosser heights by the middle school and the church. placing even more multi-family housing than is already being built is a death sentence to those of us who live up Alder Dr in the event of an emergency/fire. Bottleneck will occur and we will not make it out. It seems the development trumps safety in all these options.	8/14/2021 5:12 PM
117	I believe business innovation and workforce housing work well in this area. With the new businesses that can serve current residents of that area would also benefit from having workforce housing.	8/14/2021 5:05 PM
118	This seems like a good area for mixed-use housing	8/14/2021 4:05 PM
119	Workforce housing but not at such a high density	8/14/2021 4:02 PM
120	Strikes a good balance	8/14/2021 3:36 PM
121	More housing	8/14/2021 3:09 PM
122	Truckee is overbuilt, congestion is horrible	8/14/2021 2:42 PM
123	Too much expansion	8/14/2021 11:34 AM
124	Low density but allows for needed workforce housing	8/14/2021 11:33 AM
125	Simply the best place in town to put affordable housing.	8/14/2021 10:54 AM
126	the increased density will be low-lying and intergrated into the character of Gray's Crossing. I think the Pioneer Center works well as a business/Innovation center rather than industrial with residential so close by.	8/14/2021 10:45 AM
127	we have exceeded the ability of our infrastructure to support the current population; moving to higher density is a mistake and moves us to a more CITIFIED like environment.	8/14/2021 10:30 AM
128	Housing, and business innovation	8/14/2021 10:19 AM
129	Already lots of development and large apt buildings, so keeps the large buildings concentrated in one area so they don't stick out like sore thumbs throughout town	8/14/2021 10:11 AM
130	The mix of businesses already present in Pioneer should continue to be encouraged as the businesses in this area serve many convenient needs.	8/14/2021 9:45 AM
131	Plenty of space available to develop and keep traffic and parking reasonable.	8/14/2021 9:38 AM
132	allows for some growth but not too much	8/14/2021 9:32 AM
133	Truckee is headed towards Aspen, and Park City - need more workforce housing without more family units encouraging SF growth	8/14/2021 9:05 AM
134	Option 3 offers a bit higher density but maintains the rural character.	8/14/2021 8:52 AM
135	I do not want to see this location only industrial. This location seems good for a medium density residential area.	8/14/2021 8:50 AM
136	I would try to reduce development in general to maintain the small town atmosphere.	8/14/2021 8:50 AM
137	Allow for more affordable housing, with access to town on foot or by bike instead of driving.	8/14/2021 8:42 AM
138	Medium density near school is good	8/14/2021 8:25 AM

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139	Includes workforce housing	8/14/2021 8:16 AM
140	Workforce housing near Pioneer Center and also close to the school. I know this uses Public land, but if the housing is designed well with enhancements to the school, people can also use fields and recreational areas at the school too.	8/14/2021 8:11 AM
141	We need family housing, workers have families and need space for them to play and grow. We do not need or want a concrete jungle	8/14/2021 7:49 AM
142	Pioneer & Grey's seem best suited to support high density housing - a much better idea than Donner Lake or Gateway.	8/14/2021 12:37 AM
143	Workforce housing at ACMS, balances increase in multi-family w/ new single family housing	8/13/2021 10:04 PM
144	Not every parcel in Truckee needs to be developed with high density housing. Again, traffic is already a problem and high density just exasperates the problem. There is already a large amount of affordable housing in the area so how about some quality park area in this area?	8/13/2021 8:48 PM
145	Allows for continued commercial/industrial development in Pioneer Center with integration of workforce housing in an area that is more suitable to this use.	8/13/2021 7:19 PM
146	Pioneer Center as innovation is good for Truckee future. I would hope that the current industrial companies can be grandfathered in	8/13/2021 7:02 PM
147	Keep Truckee small and quaint.	8/13/2021 6:15 PM
148	That area seems appropriate for medium density housing.	8/13/2021 5:40 PM
149	Business innovation!	8/13/2021 5:24 PM
150	Again, it is the least dense of our options	8/13/2021 5:13 PM
151	Thoughtful build out	8/13/2021 4:48 PM
152	More housing closer to commercial area.	8/13/2021 4:32 PM
153	Increased housing with adequate access/egress options.	8/13/2021 4:06 PM
154	Don't need higher density residential	8/13/2021 3:36 PM
155	it improves the area, keeps industrial centralized and provides housing for school employees. Medium impact on traffic.	8/13/2021 12:38 PM
156	This option accommodates and could strengthen the pre-existing land uses (business innovation/mixed use).	8/13/2021 12:27 PM
157	Multi family here has great access to community services, school, bike paths, and ZERO conflict with existing commercial. Higher density here, NOT ON DPR!!	8/13/2021 11:12 AM
158	People need a place to live in this town that's affordable and this is off the beaten tract a bit with easier access in and out.	8/13/2021 8:59 AM
159	More housing, locals need it so desperately.	8/13/2021 7:10 AM
160	Ensures responsible growth by not opening the door to dense housing that would create traffic and other infrastructure strains. We need to keep areas to expand our schools and other pub,ic infrastructure to accommodate population growth	8/12/2021 9:40 PM
161	Limited development, decreased sprawl compared with the other options.	8/12/2021 7:38 PM
162	Workforce housing near a school which would likely be very convenient for many families.	8/12/2021 4:04 PM
163	More low income housing for working families and singles.	8/12/2021 2:14 PM
164	This area is already more industrialized area of town. We also need true workforce housing. This area already has medium density housing and would be in my opinion a possibility of a good fit for this type of development.	8/12/2021 11:01 AM
165	Stop and think about town ethics and environment. Apply for Biden' s infrastructure money to build safety fencing and underground tunnels for wildlife!!!!!!!!!!!!!!	8/12/2021 8:48 AM
166	It offers the opportunity for growth but in a conscious and controlled manner. I personally love what's going on at Pioneer with mixed use businesses, restaurants, gyms, etc. Adding housing	8/11/2021 11:40 PM

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	options nearby is excellent, just not TOO many as it will affect traffic in the area	
167	Reduced development	8/11/2021 7:14 PM
168	Workforce housing	8/11/2021 4:28 PM
169	It is a modest compromise built on existing trends in the area	8/11/2021 3:56 PM
170	That is an ideal location for higher density housing.	8/11/2021 3:06 PM
171	workforce housing at the middle school area would be fine as long as there was some safety/separation between students and residents.	8/11/2021 2:48 PM
172	Again, workforce housing is a priority, why not zone for high, then we have more options	8/10/2021 11:28 PM
173	It provides for the demand without sacrificing housing of a varied price.	8/10/2021 8:55 PM
174	- Addition of workforce housing at Alder Creek via Public designation - more flexibility for businesses at Pioneer Center with the business innovation designation - additional density for housing under business innovation - increasing housing density to medium-high at Gray's Crossing; this parcel is next to existing medium density housing, and would be appropriately matching in density.	8/10/2021 7:20 PM
175	Keep industrial at the airport and Pioneer be lighter industry. Less density and commercial at Gray's	8/10/2021 6:17 PM
176	The best of 4 options	8/10/2021 6:06 PM
177	We need housing for teachers and some more for workforce in the area. however, doing the high density residential is not safe in terms of traffic and fire	8/10/2021 2:41 PM
178	Creates more of a full service neighborhood. Equals less auto traffic and more of a sense of neighborhood	8/10/2021 1:40 PM
179	I like the housing option. It is a good mix of workforce housing and high density housing while still keeping Truckee's character.	8/10/2021 11:57 AM
180	Housing, specifically multi family.	8/10/2021 11:38 AM
181	Provides opportunity to house workers necessary for truckee community	8/10/2021 9:42 AM
182	I think "workforce housing" is hard to understand, and if it means school employee housing, please say so. Also, school employees can choose where they live. The idea of medium density residential as close by as Gray's would seem appealing for both school employees and families with school age children.	8/9/2021 4:27 PM
183	Business innovation along Pioneer Road.	8/9/2021 11:50 AM
184	Workforce housing is key for the community	8/8/2021 6:58 PM
185	Seems like a good placed for High density housing fitting with existing apartments that have been built in the area. Workforce housing makes sense near middle school & Pioneer Business innovation makes sense in Pioneer as that's what's happening already there - right?	8/8/2021 8:18 AM
186	Added opportunity for housing for workforce.	8/7/2021 2:38 PM
187	Flexible and lower density.	8/7/2021 1:38 PM
188	Higher density.	8/7/2021 10:42 AM
189	enough growth is already built into the 2025 plan. Slow is all down until the unantisipated consequences of the current plans are fully realized	8/7/2021 9:21 AM
190	Some more workforce housing near town would be good in that flat area with services near by	8/6/2021 1:30 PM
191	More potential for affordable housing, a reasonable distance to amenities like pioneer commerce center and downtown, would supply more housing with hopefully solid mode shift to walking/cycling via existing paths.	8/6/2021 11:32 AM
192	Pioneer Center is out of public view and the best place for industry.	8/6/2021 10:07 AM
193	Workforce Housing	8/6/2021 10:06 AM

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194	duplexes and fourplexes will help fill the missing middle housing needs, provided these are built for the workforce, not second homes. If that can't be done, then I prefer option 2 to build more workforce housing. I also like the business innovation area.	8/6/2021 8:14 AM
195	I like that it would provide for more "missing middle" housing types via the Gray's Crossing parcel.	8/5/2021 10:08 PM
196	We need more median income "working class" housing options that aren't duplexes or fourplexes. I would like to see deed-restricted developments next to the middle school. This will foster a more family-friendly environment. I love the idea of the business innovation designation that will allow the existing businesses to offer their customers more products. I would like to see more of the business innovation designation.	8/5/2021 7:32 PM
197	This is good place for multi unit housing	8/5/2021 6:02 PM
198	Business innovation reflects what is already happening at Pioneer and seems appropriate. The Med-high residential seems like a good product over there. The addition of housing to the public designation also makes sense.	8/5/2021 4:01 PM
199	Less development	8/5/2021 2:31 PM
200	Housing on public land use designation & business innovation designation	8/5/2021 2:12 PM
201	I agree with changing the Pioneer Commerce Center to business innovation. I agree with High Density Residential because that particular parcel is already right next to Medium Density Residential, and because it is located in close proximity to major freeways so I wouldn't expect heavy impact to local (non-freeway) roads.	8/4/2021 5:11 PM
202	Close to Busing & Trails	8/4/2021 2:27 PM
203	Provides needed housing for the community with access to bus service. Close to trails and open space	8/4/2021 2:27 PM
204	It expands housing without significantly increasing density.	8/4/2021 1:56 PM
205	When the Town incorporated the development and zoning changes that have occurred were never discussed. It is unacceptable to continue to load that area with more families due primarily the extreme fire hazard and inability to move those people out in the event of a wildfire. If a fire occurred in that part of Town I wouldn't be at all surprised if there were many, many fire fatalities. People would have to begin escape towards the west, the direction of the prevailing wind which might be pushing a fire.	8/3/2021 11:33 PM
206	Good spot to increase housing - easy freeway access.	8/3/2021 9:21 PM
207	this would be a good place for congregate senior housing (not assisted living).	8/3/2021 6:02 PM
208	Business innovation and workforce housing are both very important for a thriving town.	8/3/2021 5:25 PM
209	It helps with the unmet housing need.	8/3/2021 3:29 PM
210	Provides high density housing at a site that is close to downtown but doesn't significantly impact the character of downtown or other neighborhoods. I think the identified areas in Grey's Crossing and near Alder Creek Middle School are good locations for increasing the housing stock.	8/3/2021 1:37 PM
211	More housing	8/3/2021 12:00 PM
212	Workforce housing is beyond necessary	8/3/2021 6:54 AM
213	Provides much needed housing.	8/3/2021 6:14 AM
214	We don't know what people want—let them build what they want!	8/2/2021 8:49 PM
215	We desperately need more dense housing. While the "business innovation" area is interesting, the Pioneer Commerce Center isn't close enough to town to allow a lot easy walkability. Put that stuff in the Railyard and along the river, so we can enjoy the breweries and coffee roasters without a car.	8/2/2021 4:45 PM
216	More business space and workforce housing is necessary, but I would not want to see high density housing (with accompanying traffic) in the school area.	8/2/2021 4:01 PM

Q15 What concerns, if any, do you have about the options presented?

Answered: 146 Skipped: 319

#	RESPONSES	DATE
1	I don't know if I missed this information but I hope that the workforce housing on Public land is for rent and not to buy, that it is for teachers, school workers, and other civil servants, and that the rent is reasonable or on a sliding scale based on salary. I am concerned about designating the land near Edwin Rd. as commercial. Do we really need more commercial? Do we need commercial there for any particular reason? I think we should just put pause on it. If we zone it commercial, we have trouble taking it back. If we are going to zone it commercial, maybe we should change the zoning on Pioneer Center from commercial to Industrial as it was supposed to be.	8/17/2021 3:01 AM
2	Any further development compounds existing traffic dilemmas. The roundabouts do not work when there is an accident, closure, or emergency. There is not enough planning in place for our infrastructure to support this accelerated growth.	8/17/2021 12:00 AM
3	The town creates backdoors to get out of requirements, like Coburn crossing, and isn't genuine about creating workforce housing. No trust!	8/16/2021 10:55 PM
4	Is this a higher fire risk area than Donner Lake and Gateway? We need to support car-free living in our town and also provide more affordable housing (but not in the outskirts and especially not in higher fire risk areas).	8/16/2021 10:47 PM
5	There is not enough room. Stop building ugly apartments.	8/16/2021 10:29 PM
6	This is also a good area of town that where it may be advantageous to add affordable housing	8/16/2021 8:47 PM
7	That the narrow two-lane gateway road between the "aspen" and "bug" traffic circles will become congested when surrounded by multifamily units on the west side of 89 and the mixed-used zone on the east side of 89. Also adamantly oppose workforce housing on public lands. Schools need to be surrounded by less congested areas instead of denser developments where workers leaving in the morning will conflict with children being able to safely walk and bike to school.	8/16/2021 8:38 PM
8	keep housing at a low density to preserve what property owners expect for their purchase - peace and quiet.	8/16/2021 8:35 PM
9	The high density options for Gray's crossing parcel - it would change the feel of the area to urban sprawl. There's better options closer into town for higher density housing.	8/16/2021 8:34 PM
10	We do not need medium or high density housing. The infrastructure cannot support it No high density near school	8/16/2021 8:14 PM
11	Concerns will continue to be the infrastructure of the roads.	8/16/2021 8:06 PM
12	Many of these options propose a significant increase in the number of people living in this area, again increasing traffic along already congested residential roads. Also, new housing so close to the ACMS property is something which should raise alarm with anyone concerned with the safety of the students on that campus — the trees between the school and existing apartments are critical to ensuring the kids have a peaceful, safe school, buffered visually from adjacent residential areas.	8/16/2021 7:55 PM
13	I'm uncertain about the workforce housing on the middle school property. I'd need to understand this more to buy into that option.	8/16/2021 7:42 PM
14	Too much density creates issues with already overcrowded roads, parking, etc. - do not overdevelop our lands	8/16/2021 6:38 PM
15	It sounds like the Business Innovation designation is a "watering down" of the current industrial zone, making the spaces more likely to hold retail and commercial businesses, which make more money than industrial businesses and pushing out those types of business due to rising	8/16/2021 6:07 PM

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rental costs. If we are struggling to find industrial areas, why are we downgrading the ones we already have?

16	Again, some of the options just want to cram more and more people into Truckee. WHY? For these people who have not moved here yet? I am fine with adding more workforce housing for the most part, but why do we need to add more expensive housing - just to line developers pockets? The more truckee grows the harder it will be to maintain it's character, and so I think we should not amend our General Plan to add more non-affordable housing for no other reason than blindly achieving some ridiculous growth goal	8/16/2021 6:06 PM
17	Development and developments impacts on our natural environment.	8/16/2021 5:46 PM
18	Housing on the public land (Alder Creek School) should be limited in density to Townhomes, not any higher density housing.	8/16/2021 5:20 PM
19	Same as the rest-the more housing-the more people-the more people-the more traffic-etc. Our hospital can't handle more. Neither can our roads.	8/16/2021 5:09 PM
20	None	8/16/2021 4:59 PM
21	Too much focus on growth that will only benefit the town and line their pockets without actually thinking about what the people are asking for.. MORE WORKFORCE HOUSING	8/16/2021 4:56 PM
22	further deterioration of the class 1 trail	8/16/2021 4:45 PM
23	Increased traffic, especially at highway 89 roundabouts, and lack of pedestrian/bike facilities.	8/16/2021 4:18 PM
24	make sure there are walking paths to get to services/down town; keep building heights 3 stores max	8/16/2021 4:16 PM
25	tall multi level buildings ..too much growth. too many people and cars in town to escape in case of emergency /wild fire	8/16/2021 4:13 PM
26	make sure there are walking paths linking with town and services, make sure no more than 3 stores tall	8/16/2021 4:03 PM
27	I'm concerned it's just a trick with some fancy wording to slip in a bunch of stuff that ends up overdevelopment	8/16/2021 3:56 PM
28	Resource use and strain on our available natural resources.	8/16/2021 3:28 PM
29	workforce housing near a middle school allows for lower rents opening the door to questionable people/transient people near the kids at a vulnerable age	8/16/2021 2:49 PM
30	Over crowding, traffic	8/16/2021 2:41 PM
31	keep trees and parklets amongst the buildings. Don't allow them to become too dense	8/16/2021 1:27 PM
32	My concern is that there will just be more apartment buildings built in this area. You do not explain Workforce housing or Public land use designation. Workforce housing is NOT affordable housing.	8/16/2021 1:17 PM
33	Once again, all these options fall short on including park space, open space, and trails.	8/16/2021 1:13 PM
34	SO much growth! Is this sustainable for Truckee?	8/16/2021 1:00 PM
35	The town doesn't have the gonads to do anything necessary to preserve the past integrity of our home.	8/16/2021 12:57 PM
36	Too much growth and a lack of how to get local workforce housing prioritized in zoning. Up zones are not the answer.	8/16/2021 12:50 PM
37	none	8/16/2021 12:38 PM
38	Options 2-4 diminish our mountain town character	8/16/2021 12:22 PM
39	Is the housing affordable to working families?	8/16/2021 12:22 PM
40	High density housing at Alder Middle school	8/16/2021 12:12 PM
41	Proximity of WFH to the middle school	8/16/2021 12:10 PM
42	None	8/16/2021 11:48 AM

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43	As always, make sure work force NOT 2nd home/vacation rental	8/16/2021 11:46 AM
44	Option 4 is my second choice, a little concern about the 3-story buildings. Options 1 and 2 provide much less multi-family housing.	8/16/2021 11:46 AM
45	I assume that Gray's Crossing will strongly object to adding higher density housing/dwelling units in their area. The Pioneer Commerce Center looks industrial and does not maintain the town's "look and feel" character in it's current state.	8/16/2021 11:37 AM
46	We need to provide space for Industrial where feasible. We do not need "workforce housing"; we NEED AFFORDABLE HOUSING!!!! Please maintain public land needs as OPEN SPACE!	8/16/2021 11:04 AM
47	Again mass multi units - it's already impossible to get out of glenshire	8/16/2021 10:51 AM
48	Industrial development per option 1 provides no benefit local citizens in terms of housing/services.	8/16/2021 10:30 AM
49	Town growth! To date, the last 20 years of growth has been too rapid for infrastructure to keep up with, and too much has been focused on tourism, vacation homes, and vacation rentals. More effort should be made to work with Tahoe Donner Association to try to create more local buyout for the multitudes of largely unused homes with a larger percentage (especially the smaller homes) designated for local resident purchase, and a smaller percentage with a designated non-resident/vacation rental classification.	8/16/2021 10:15 AM
50	As stated before, on our current path, there will be no 'locals' left who can afford to live and work in town in support of small businesses and retail. We need housing options.	8/16/2021 10:05 AM
51	none	8/16/2021 9:48 AM
52	All additional housing options will generate congestions and so should be accompanied by a complete network for human powered transportation and extension of public transit.	8/16/2021 9:25 AM
53	Higher density designstions are insappropriate for the Town of Truckee. High density seems to mean high rises. I said yes for WFH near the school, but this needs to be carefully considered.	8/16/2021 8:42 AM
54	89 north is one of very few escape routes out of this small mountain community. Look for ways to mitigate growth. Higher density is not a good choice. Work force housing is a concern next to the school, but I do recognize the need for WFH.I selected yes, but this would need to be carefully reviewed.	8/16/2021 8:10 AM
55	Preserving the wetlands in this area	8/16/2021 7:39 AM
56	None, it's a good area for development	8/16/2021 7:37 AM
57	None	8/16/2021 2:45 AM
58	In all of these focus areas, it seems to me that allowing for higher FARs would be a good thing.	8/15/2021 11:25 PM
59	High rent	8/15/2021 9:19 PM
60	too much traffic in an area that already has a problem	8/15/2021 8:21 PM
61	Overcrowding	8/15/2021 7:54 PM
62	not enough of description and what about the infrastructure.... for instance is our sewer system able to absorb this increase?	8/15/2021 6:12 PM
63	Increasing the housing density to near the school, good opportunity to create some kind of density setback for the school. Why is there a question asking about housing in public land here? This question should fall under a general category. Once again this survey is very misleading, no where does it discuss that workforce housing is Not affordable housing, and this is why I say No.	8/15/2021 6:09 PM
64	Planet Earth	8/15/2021 5:31 PM
65	I think th term workforce housing is insulting and should not be used. I cringe every time I hear it.	8/15/2021 5:12 PM
66	Concerned about residential impacts	8/15/2021 4:57 PM
67	traffic	8/15/2021 4:52 PM

Truckee General Plan Update Townwide Land Use Alternatives Survey

68	Need to ensure full-time rentals and affordable housing, and restrict short-term rental ADUs.	8/15/2021 4:51 PM
69	The design of the new buildings needs to be carefully considered and regulated to preserve the feeling and appeal of the town. For, example, the new building at the railyard is hideous and detracts from the town's beauty.	8/15/2021 4:18 PM
70	Over density will be just as problematic. The intersection of DPR and Pioneer Trail (roundabout) is incredibly busy. While there is room for growth in the surrounding area, traffic congestion is a concern. Although better mitigated than other areas of Town, when new development is being considered, preserving open space and creating pedestrian corridors is always a concern.	8/15/2021 4:17 PM
71	Ensuring transportation and a good traffic pattern. Another road at the west end of Pioneer Trail to access downtown? Ensure student safety with workforce housing nearby? mmmm??	8/15/2021 3:47 PM
72	None	8/15/2021 3:41 PM
73	I am concerned that the rent rate will not actually be affordable to the working class in Truckee. Coburn Crossing rent amount is not attainable for people making minimum wage or even \$20+/hour.	8/15/2021 3:22 PM
74	No more multi story buildings. They are out of character to Truckee Like awful Coburn crossing and really awful Artist lofts	8/15/2021 2:58 PM
75	NIMBY's opposing it	8/15/2021 2:54 PM
76	The traffic at Alder Creek middle school during the school year is already and issue. Is building more houses there a good idea without mitigating the traffic patterns. Fire danger and accessibility to leave town if needed.	8/15/2021 2:43 PM
77	Traffic	8/15/2021 2:42 PM
78	public workforce housing especially near the middle school which is on the edge of town in a wooded area bothers me.....are there density requirements in this category? who can live there? is it tied to a job at the middle school and if a person leaves a job at the middle school, do they need to give up housing, would they intentionally get a job and then quit to obtain housing in a specific location? are all your neighbors fellow workers (might not be good)	8/15/2021 12:53 PM
79	Poorly developed, auto-intensive high density that does nothing to reduce the number of cars and fails to implement permeable surfaces, low-impact development and green infrastructure to infiltrate storm water instead of created run-off; that does little to create a sense of community or quality of life.	8/15/2021 11:38 AM
80	None	8/15/2021 11:23 AM
81	Affordable senior homes to purchase, not rent.	8/15/2021 11:04 AM
82	See comments under "other"	8/15/2021 10:46 AM
83	Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:12 AM
84	We still need spaces for industrial. Could we have an industrial or biz development for Pioneer?	8/15/2021 7:50 AM
85	They are all pro development.	8/14/2021 8:51 PM
86	Carelessness, Accidents, traffic, noise pollution.	8/14/2021 7:30 PM
87	Too much dense housing in one area	8/14/2021 7:15 PM
88	Please refer to box 14	8/14/2021 5:12 PM
89	I would like to see workforce housing that allows for small SFR (600ft - 1500ft) to give our workforce other options to purchase than apartments / condos)	8/14/2021 5:05 PM
90	None	8/14/2021 3:09 PM
91	Adding to many problems	8/14/2021 2:42 PM
92	I do not want to live in a large town	8/14/2021 11:34 AM

Truckee General Plan Update Townwide Land Use Alternatives Survey

93	No more high density in this corridor. It is already overcrowded with inadequate infrastructure.	8/14/2021 11:30 AM
94	Increased population	8/14/2021 10:30 AM
95	Wildfire evacuation	8/14/2021 10:19 AM
96	traffic	8/14/2021 10:00 AM
97	Promotes Bay Area growth	8/14/2021 9:05 AM
98	This area is still a food desert. With the inclusion of housing, there would be a need for a grocery store.	8/14/2021 8:50 AM
99	All seem to lead to a larger, busier, community, which is not why many moved here.	8/14/2021 8:50 AM
100	Too much development, not preserving the true value of Truckee as a small mountain town.	8/14/2021 8:42 AM
101	Na	8/14/2021 8:25 AM
102	None	8/14/2021 8:16 AM
103	Too much density. This is not the bay area. Short sighted plans putting the cart before the horse.	8/14/2021 7:49 AM
104	Traffic	8/13/2021 9:37 PM
105	Too much traffic, lower quality of life.	8/13/2021 8:48 PM
106	Not in favor of uses that lead to high density multi-story structures that are out of character for the town (i.e., Coburn Crossing and Artist Lofts)	8/13/2021 7:19 PM
107	None	8/13/2021 7:02 PM
108	All are bent on increasing the density of population without an infrastructure plan. Traffic has become a real issue the past couple of years, because of the town planners wanting to expand and pander to developers.	8/13/2021 6:15 PM
109	Stop the densification ideas. Misplaced and will all eventually destroy Truckee as a mountain town.	8/13/2021 5:57 PM
110	Building height is too high with high density option. I would prefer that all options be much more walkable.	8/13/2021 5:40 PM
111	You are trying to expand our quiet little town.	8/13/2021 5:13 PM
112	Unightly apartment buildings	8/13/2021 4:48 PM
113	Rental housing has traditionally limited home ownership due to fluctuating rents and increased landlord profits. This issue has put the renters at a disadvantage and is impacting the local workforce more and more. Selling townhouses, and multifamily units empowers workers by stabilizing their housing costs. I feel strongly that a large percentage of planned housing should be directed towards addressing this issue - in other words, offer middle and low income workers this option and consider rent/lease to own units. This approach has worked wonders for other areas less impacted by worker housing than Truckee. Our businesses are suffering because workers cannot afford to rent here any more. Also, not only does home ownership stabilize costs for workers, it invites them to be part of the community. Again, this concept has resulted in increased community engagement, volunteering, etc. in other areas where it has been implemented.	8/13/2021 4:06 PM
114	See above	8/13/2021 3:36 PM
115	Lost opportunity to increase much-needed industrial needs.	8/13/2021 11:12 AM
116	We do not need any more beehive type apartment complexes, nor 3 and 4 story buildings. Keep it 1-2 stories and preserve the green belts. We do not want to look like San Jose!!!!!! If you want to provide work force housing keep it low profile!	8/12/2021 7:38 PM
117	Too much growth. Our town needs to stop adding new commercial space and new large single family homes and focus on creating workforce space for the community that already exists.	8/12/2021 2:16 PM
118	No new development should go forward when cannot evaluate the longer term degradation, overcrowding, traffic issues and pollution all of this will create.	8/12/2021 11:32 AM

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119	We need to limit housing. Truckee is a gridlocked town. We don't need more traffic. The Town has already lost its quaintness. My family has lived in Truckee since 1904. The changes I have seen since 2000 are mind blowing!!!	8/11/2021 8:08 PM
120	None	8/11/2021 3:56 PM
121	I was concerned about parking in traffic issues and that the architecture is not ugly like the artist loft in downtown Truckee	8/11/2021 3:06 PM
122	I am completely opposed to putting in MORE industrial in this area. There are many lots already in the planning phases for industrial (housing, industry, commercial) and WE DON'T NEED MORE. there are already significant air quality issues here because of the proximity of the freeway and the existing industry much of which is upwind from Coachland.	8/11/2021 2:48 PM
123	The Briefing Book (pg 77) states: "all alternatives exceed the projected demand ...of retail space and ...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." Yet, all options preserve the commercial designation along Pioneer Trail. Given that there seems to be a scarcity of industrial space in Truckee, why not designate the proposed commercial along Pioneer Trail as industrial or business innovation? It is adjacent to existing industrial/business innovation, and a MUCH more appropriate place to add industrial than taking designated *for perpetuity* open space in PC-3.	8/10/2021 7:20 PM
124	I hate so much development at Gray's crossing!	8/10/2021 6:17 PM
125	Should see more single family homes	8/10/2021 6:06 PM
126	Ability to get out in case of fast moving fire.	8/10/2021 2:41 PM
127	Destruction of natural resources and wildlife habitat.	8/10/2021 11:38 AM
128	Option 1. "Industrial" is not defined, and I really don't think many of the businesses there are truly "Industrial". The Pioneer Center already seems to be full of thriving commercial, and professional businesses, so it seems best to let well enough alone. "Workforce Housing" is not adequately defined. Do you mean low rent housing? Of course we can use low rent housing, and it should be considered everywhere, but the Pioneer Center and Middle School grounds don't seem like the ideal parts of town since there are no retail stores nearby. I don't see whether there are plans for buses to bring workers to the school and Pioneer businesses.	8/9/2021 4:27 PM
129	Placing workforce housing next to Alder Creek Middle School. Concerns me. I don't want high density housing anywhere near the school.	8/9/2021 11:50 AM
130	overdevelopment	8/8/2021 6:58 PM
131	How is workforce going to get to work if they don't have vehicles? Will developing housing in this area cause traffic concerns, especially with school nearby? How will increased development of business in this area affect the flow of vehicles?	8/7/2021 2:38 PM
132	Always concerned about how we ensure affordable workforce housing as opposed to vacation rentals for higher prices.	8/7/2021 1:38 PM
133	Not truly dense enough to dramatically reduce car use.	8/7/2021 10:42 AM
134	no option for reduced growth than presented in the 2025 plan	8/7/2021 9:21 AM
135	The town's infrastructure will not support the growth being proposed	8/6/2021 3:53 PM
136	Housing that is too dense. People move here for the open space. When people start to live stacked on top of each other it creates an unhealthy environment for those people.	8/6/2021 1:30 PM
137	Business innovation is better at the airport and should not supplant industrial in Pioneer Center	8/6/2021 10:07 AM
138	That more second homes will be built instead of homes that the local workforce can purchase or rent. I thought Coldstream would have some less expensive options, but those duplexes are over \$1,000,000. That is insane.	8/6/2021 8:14 AM
139	The town badly needs entry level single family homes. These seems to be one of the few areas in town where those could go. Too much focus on luxury homes in this area. This area needs to share in the burden of housing our workforce.	8/5/2021 4:01 PM
140	Too much development not enough open space	8/5/2021 2:31 PM

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141	Lack of additional single family residential options. Our community has a desperate need for "starter homes."	8/5/2021 2:12 PM
142	cutting down more trees.	8/4/2021 2:27 PM
143	Generally, I support more affordable housing options in Truckee. However, given the risk of fire and the tourist attractions all year round it is difficult to see how the goal of more affordable housing can be met. Set aside the issue of evacuation and consider simply the building costs and the property insurance costs. New housing should be built to withstand fire as much as possible. This is expensive. As a recent homeowner in Truckee, I can attest to the property insurance issues and costs facing homeowners. We were able to find property insurance for all perils except fire in the surplus lines market (i.e., unregulated) as long as we purchased fire insurance through the California Fair Plan. In order to obtain a mortgage, a prospective buyer must have property insurance covering fires. The cost of the insurance is bound to decrease the mortgage amount new buyers will qualify for. How "affordable" will new condos, townhomes, duplexes, etc. actually be for Truckee's workforce? Let's say the building costs and insurance costs can be overcome. What other policies can be put in place to ensure the new housing will not be used seasonally and/or for short-term rentals?	8/4/2021 1:56 PM
144	The area around Alder Creek School is too far away from shopping infrastructure to even consider building multifamily housing. Residents would be required to have cars to go places, like for example, the new Raley's.	8/3/2021 11:33 PM
145	None	8/3/2021 3:29 PM
146	Truckee government is too set on regulating land use and won't consider options that will go against tradition but are actually better for the town.	8/2/2021 8:49 PM

Q16 Are there land uses you'd like to see that aren't represented here?

Answered: 108 Skipped: 357

#	RESPONSES	DATE
1	Have we considered putting Industrial on Union Mills Rd.? Is there some environmental or other impediment? We need to rethink continued zoning in North SR-89 for new multi-million dollar houses. What we need is locals housing for purchase and workforce housing for rent. Few locals can afford multi-million dollar houses. There are plenty of areas with more lots for these kinds of homes.	8/17/2021 3:01 AM
2	Real affordable housing. Focus on transit solutions	8/16/2021 10:55 PM
3	Dog park	8/16/2021 10:32 PM
4	Keep the land open and free	8/16/2021 10:29 PM
5	More open space along that gateway 89 corridor between the traffic circles as well as along Pioneer Trail road.	8/16/2021 8:38 PM
6	Regarding #17 - we support this as long as the percent of units designated low-income is substantial (>50%) and allotted to local full-time residents.	8/16/2021 8:15 PM
7	Create more open space	8/16/2021 8:14 PM
8	More open spaces	8/16/2021 8:11 PM
9	I'd like to see some zoning for small manufactured homes / tiny homes community as an alternative to the high density high rise apartments.	8/16/2021 8:06 PM
10	no	8/16/2021 7:55 PM
11	I'd like to see enforceable design guidelines to produce the industrial development that is portrayed in the pictures on pages 44 and 45 of the briefing book. All developments should be pedestrian oriented and all parking minimums should be reduced or eliminated. The workforce housing in the Public land use designation MUST be affordable to teachers/aides/secretaries/custodians in the adjacent schools, not based on an AMI. There must be an overlay district to ensure 100% of this housing goes to the employees at this location, providing for walkability and car free living.	8/16/2021 6:07 PM
12	Yes, more parks, more open space preservation	8/16/2021 6:06 PM
13	Resource conservation	8/16/2021 5:46 PM
14	Workforce housing on public defined as Townhome or duplex densities only, not apartments. That is my condition for the yes to 17.	8/16/2021 5:20 PM
15	Conservation	8/16/2021 5:09 PM
16	No	8/16/2021 4:59 PM
17	Workforce housing, better transit options, less development of things we don't need.	8/16/2021 4:56 PM
18	small parks/open space	8/16/2021 4:16 PM
19	open spaces!	8/16/2021 4:13 PM
20	small parks, open space	8/16/2021 4:03 PM
21	Leave it undeveloped	8/16/2021 3:56 PM
22	Open space All proposals are based on growth. How about proposals for improving what we have	8/16/2021 2:41 PM
23	small areas of open space	8/16/2021 1:27 PM
24	Buy the land next to Coachland and create another small house, small yard community. How	8/16/2021 1:17 PM

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many local families really want to live in an apartment?

25	CONSERVATION	8/16/2021 1:13 PM
26	No building for 2 years	8/16/2021 12:57 PM
27	Less development, real transit strategies, and overlay's to prioritize local workforce housing. Up zones guarantee nothing to the community.	8/16/2021 12:50 PM
28	n/a	8/16/2021 12:38 PM
29	The Public land us designation should not change at this time!	8/16/2021 12:22 PM
30	Considering the the multi families, playgrounds and recreational open space to give children safe places to enjoy.	8/16/2021 12:22 PM
31	Options that add the WFH units without impacting Public land use designation	8/16/2021 12:10 PM
32	No	8/16/2021 11:48 AM
33	Unsure.	8/16/2021 11:37 AM
34	neighborhood open space and pocket parks!	8/16/2021 11:04 AM
35	N/A	8/16/2021 10:30 AM
36	Designated park or open space zones that cannot be developed.	8/16/2021 10:15 AM
37	no	8/16/2021 9:48 AM
38	Non-vehicular transportation corridors.	8/16/2021 9:25 AM
39	Parks.	8/16/2021 8:42 AM
40	more open space, fee's for building permits on construction covering up new ground should increase 1000%	8/16/2021 8:37 AM
41	Leaving open space	8/16/2021 7:39 AM
42	No	8/16/2021 2:45 AM
43	See above: maybe higher FARs	8/15/2021 11:25 PM
44	There aren't many places in town to serve industrial needs. If some of the industrial uses move off of West River Street (and I think they should), then this area seems like a good alternative location.	8/15/2021 8:53 PM
45	Keep as much natural landscape as possible.	8/15/2021 7:54 PM
46	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:13 PM
47	open spaces as part of the projects	8/15/2021 6:12 PM
48	Mule Deer	8/15/2021 5:31 PM
49	There are many areas in this zone that border National Forest, these are opportunities for wildlife corridors and wildfire mitigation.	8/15/2021 4:17 PM
50	Please don't be building in wetlands	8/15/2021 3:22 PM
51	Move industrial use off west river street and place here	8/15/2021 2:58 PM
52	Large fenced in dog park	8/15/2021 2:54 PM
53	Not sure	8/15/2021 2:43 PM
54	Open space	8/15/2021 2:42 PM
55	Would also be a good place for single unit small home construction	8/15/2021 10:45 AM
56	Industrial	8/15/2021 7:50 AM
57	Hiking trails	8/14/2021 10:47 PM

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58	I would like more open space, golf courses aren't open space.	8/14/2021 7:54 PM
59	Senior living and lifestyle for aging population that already exists.	8/14/2021 7:30 PM
60	More greenspaces and trail networks connecting commercial to residential areas and allowing biking, and walking within this area and to downtown.	8/14/2021 7:08 PM
61	This would be a good area for another NICE mobile home or tiny home or village/community, where again, our workforce could purchase a home and ideally purchase the land and be part of a HOA instead of the current structure of	8/14/2021 5:05 PM
62	Wheres the homeless shelter?	8/14/2021 3:09 PM
63	Open space	8/14/2021 2:42 PM
64	more open space	8/14/2021 11:34 AM
65	no	8/14/2021 10:30 AM
66	No growth	8/14/2021 9:05 AM
67	Need to halt increased density until existing conditions are true reflection of traffic and CAPACITY includes Climate change impacts INCLUDING emissions from cars and airplane traffic	8/14/2021 8:56 AM
68	More open space and trails.	8/14/2021 8:42 AM
69	Ba	8/14/2021 8:25 AM
70	No	8/14/2021 8:16 AM
71	More income affordable single family homes. Stop with the density crap and give the work force an opportunity to own an affordable home in a real neighborhood.. Workforce housing does not have to mean high density multifamily atrocities.	8/14/2021 7:49 AM
72	Yes, since there are many units of affordable housing in the area, how about a quality park which could be used by everyone, especially those who don't have areas around their dwellings to have quality relaxation.	8/13/2021 8:48 PM
73	convert commercial to industrial	8/13/2021 7:55 PM
74	Some form of incentives that would move the industrial uses off of West River Street and place them here	8/13/2021 7:19 PM
75	Yes. Keep all as forests and preserves.	8/13/2021 6:15 PM
76	Yes, NONE	8/13/2021 5:13 PM
77	open space	8/13/2021 4:48 PM
78	No	8/13/2021 3:36 PM
79	Industrial.	8/13/2021 11:12 AM
80	More public to provide for school expansion and things like a bigger library and other community services	8/12/2021 9:40 PM
81	Open space, left as forest--better for the environment and climate change.	8/12/2021 5:20 PM
82	Answer to 17. Yes I support limited workforce housing, but only enough truly low income housing to allow the workforce for our existing businesses. They should not have to create additional traffic hazards and pollution due to long commutes from out of town.	8/12/2021 11:32 AM
83	No	8/11/2021 3:56 PM
84	Now are you like that would benefit from having some small retail and/or options for grocery stores etc.	8/11/2021 3:06 PM
85	Yes, the area behind Stones and the cement factory that spreads up the quarry and near Trout Creek Bike Path should be redesignated as open space recreation. We have plenty of industry in the area and more coming in. That area that is not yet developed nor spoken for is beautiful,	8/11/2021 2:48 PM

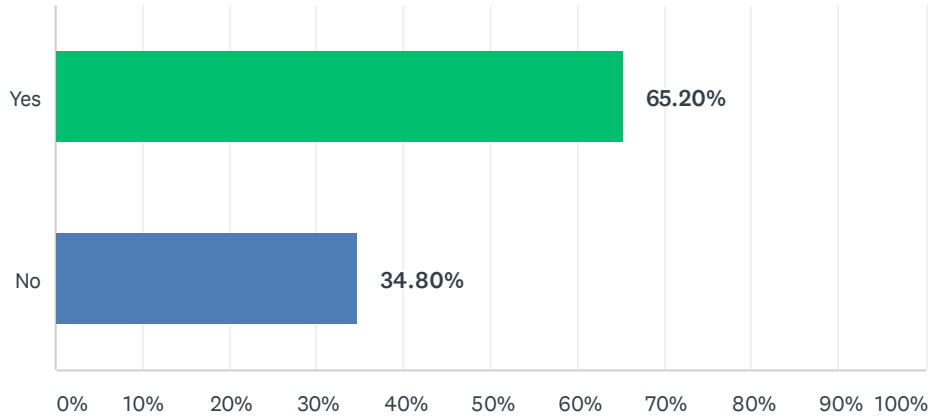
Truckee General Plan Update Townwide Land Use Alternatives Survey

peaceful, an important bike and foot conduit to Tahoe Donner and the Trout Creek Bike path and I would like to see it preserved in perpetuity.

86	Keep future opens open for consideration	8/10/2021 11:28 PM
87	Changing designation of commercial zones in Pioneer Center to more in-demand industrial or business innovation. This is a more appropriate place to add industrial than is the open space at Joerger Ranch.	8/10/2021 7:20 PM
88	NO	8/10/2021 6:17 PM
89	single family homes	8/10/2021 6:06 PM
90	open space preservation	8/10/2021 2:41 PM
91	Public land use.	8/10/2021 11:38 AM
92	No. The land uses in this area seem pretty well established.	8/9/2021 4:27 PM
93	more multi family housing	8/8/2021 6:58 PM
94	The school grounds provide an area for families on the west side of Hwy 89 to easily get to for non-outdoor recreation. Increasing housing on the east side of the highway without similar non-greenspace outdoor access may cause concerns about people going back and forth across the highway. Are the roundabouts sufficient to protecting increased pedestrian use in the area and keeping the highway as clear travel corridor? Maybe an overpass or underpass needs to be a part of any increase in housing east of the highway if park type land is not set aside with the housing?	8/7/2021 2:38 PM
95	More park space.	8/7/2021 10:42 AM
96	leave the land as is until a real need is realized. If a real need is determined then deal with land use changes	8/7/2021 9:21 AM
97	no	8/6/2021 1:30 PM
98	Assure that there is ample parking for the density of housing at Grey's Crossing and that it does not create more accident potential on Hwy 89 N,.	8/6/2021 10:07 AM
99	I	8/6/2021 8:14 AM
100	Med/high density Single Family Residential - deed restricted for locals	8/5/2021 4:01 PM
101	More open space	8/5/2021 2:31 PM
102	This focus area is good for additional single family residential. Why no "achievable housing" option for N SR89? This is a part of town that could be built out as a neighborhood with services rather than just a golf course for the rich!	8/5/2021 2:12 PM
103	parks, & playgrounds	8/4/2021 2:27 PM
104	make more community shared areas in the plan. Playground?	8/4/2021 2:27 PM
105	Mining. It would be wise for the Town to source construction materials closer to the center of Town, to reduce VMT and greenhouse gases.	8/3/2021 11:33 PM
106	Senior congregate housing (middle class, not affordable)	8/3/2021 6:02 PM
107	No	8/3/2021 3:29 PM
108	Needs service to provide for people living in the area.	8/3/2021 6:54 AM

Q17 Do you support workforce housing in the Public land use designation?

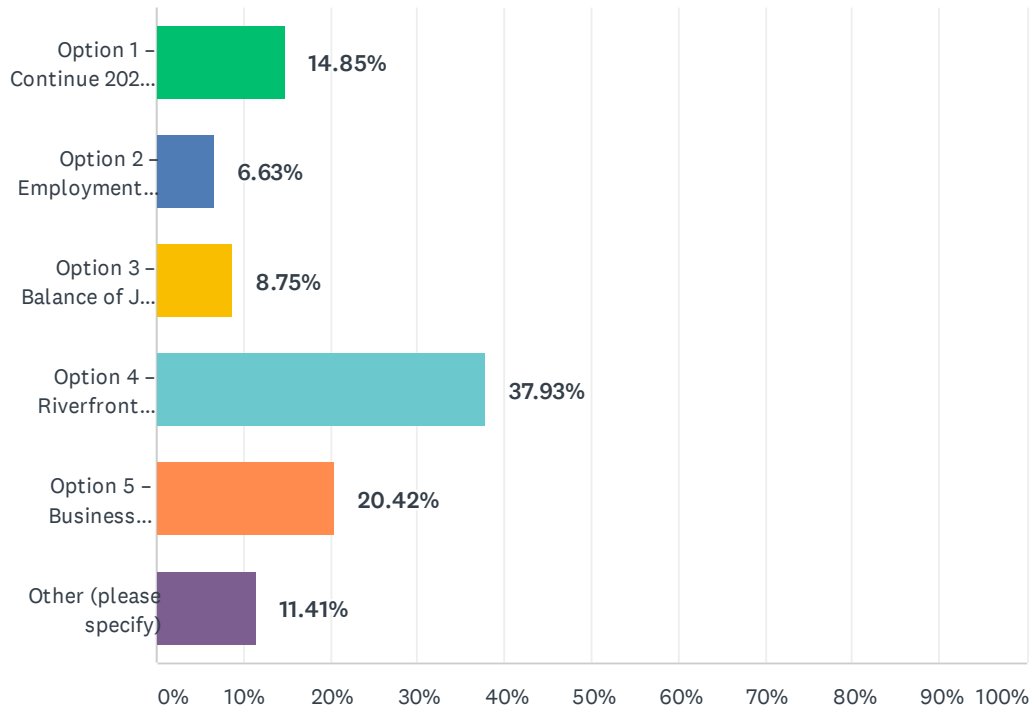
Answered: 319 Skipped: 146



ANSWER CHOICES	RESPONSES	
Yes	65.20%	208
No	34.80%	111
TOTAL		319

Q18 Which option do you prefer:

Answered: 377 Skipped: 88



ANSWER CHOICES	RESPONSES	
Option 1 – Continue 2025 General Plan	14.85%	56
Option 2 – Employment Focus	6.63%	25
Option 3 – Balance of Jobs and Housing	8.75%	33
Option 4 – Riverfront Mixed Use	37.93%	143
Option 5 – Business Innovation and Mixed Use	20.42%	77
Other (please specify)	11.41%	43
TOTAL		377

#	OTHER (PLEASE SPECIFY)	DATE
1	Good luck getting industry to move out of low rent situations. It would be amazing to see this redeveloped. BIZ can be manipulated too much	8/16/2021 11:05 PM
2	I support the recommendations in the MAP letter of July 28	8/16/2021 8:10 PM
3	I am in favor of the higher density Riverfront Mixed Use option ONLY if it can be guaranteed that town municipal transportation gets down to 10 or 15 minute headways, onsite commercial and residential parking requirements are drastically reduced or eliminated all together, and there is an affordability overlay district to ensure that the dense housing is useable to a workforce and the elderly! Affordability needs to be addressed on actual earn-able wages at local shops and businesses, not on an AMI inflated by the wealthy vacationers. This area should not be available for Single Family Residences. The riverfront should be preserved for public access along the whole river, do not let wealthy homeowners monopolize our amenities.	8/16/2021 6:07 PM
4	Sorry don't like any of them. Street cannot handle more traffic.	8/16/2021 5:04 PM

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5	The real focus should be on cleaning up the businesses that are already there and giving incentive for live/work units, mixed-use, etc.	8/16/2021 4:58 PM
6	Truckee River should be just open space and recreation	8/16/2021 4:05 PM
7	Open space	8/16/2021 2:48 PM
8	Allow for co-housing project, but do not allow any more single family homes along the river. Move some industrial closest to the river to the north side of West River Street. Create better public access to the river.	8/16/2021 2:00 PM
9	Would like this area to be utilized more as an extension of our beautiful downtown area with small business opportunities with workforce housing, small hotel type business on the riverfront, and Definitely good access for public use along the river (possible outside concert or gathering area). I am not in favor of more single family development along the Truckee River.	8/16/2021 1:27 PM
10	These are all terrible options along a scenic and environmentally sensitive stretch of river. There should not be high density residential along the river. There should be more open space and built in, designated public park space. This is a classic Truckee mess where it's profit over people and environment at any cost.	8/16/2021 1:17 PM
11	The town is proposing land uses that would not even work? Why are we going down this road again? Relocating businesses from West River may not be possible. The focus should be on cleaning up these businesses, creating incentives for live/work units, redevelopment, and mixed-use approach along the West River area as a way to make progress. BIZ is too flexible, why are we making a zoning category to make things more flexible, isn't that the problem? REDEVELOPMENT!!!	8/16/2021 1:09 PM
12	Clean it up and have a plan for that first. Enough piece meal bull.	8/16/2021 1:02 PM
13	No more building on our river. It is meant for all to enjoy.	8/16/2021 12:45 PM
14	I'm either for option 3 or 4. Preserve the water front.	8/16/2021 11:35 AM
15	Allow for co-housing project but no single family homes on river. Remove all industrial from river and provide for public access to river.	8/16/2021 11:08 AM
16	The river is the heart of the town. We should buy all the industrial junk there now and build attractive housing and some retail worth lots of own space and river access. It would pay for itself with income from these uses.	8/16/2021 10:54 AM
17	The industrial use of the south side of the river should be discouraged. Existing residential use should be allowed to continue. I recommend discouragement of any new residential development along the Truckee River South of West River Street west of the current downtown area.	8/16/2021 8:11 AM
18	Some combination of 1 and 3 and maybe aspects of 5. I don't think you can determine this Focus Area in isolation, because we need Industrial and if the GP eliminates it here, it's needed elsewhere.	8/15/2021 11:25 PM
19	The river needs to be embraced, This area should be medium density mix use with guarantees for public access to the river. Even Reno can figure this out.	8/15/2021 6:22 PM
20	what do the above options do to help us achieve the town's business objectives?	8/15/2021 6:15 PM
21	This is depressing.	8/15/2021 5:34 PM
22	None of the above. Truthfully, there are parts of each plan that I find desirable. West River Street will undoubtedly undergo significant changes in the near future and this is one area in Town where some very thoughtful planning will make or break the viability of this zone. Unfortunately, I do not see that any of the proposed alternatives address the main areas of concern.	8/15/2021 5:11 PM
23	A combination of 4 and 5. Less single family then in 4 and some business innovation on the northwest side in 5 but not all of the bus/industrial of 4.	8/15/2021 4:52 PM
24	Options 5, but it needs to include the 30% riverfront preservation approach of Option 4	8/15/2021 4:23 PM
25	Get off the river with industrial use Use for realist residential use and public access	8/15/2021 3:07 PM

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26	Option three would be my choice for maximum multi family housing. But they don't need to be any more opportunities for jobs since we don't have a sufficient workforce now for existing businesses.	8/15/2021 3:07 PM
27	Not developing along the River to Martian public access and preservation of nature.	8/15/2021 2:47 PM
28	All options do not protect this valuable environmental area. It is our responsibility to protect the river. It is not an appropriate area for high density residential or commercial. Incentives should be made to encourage industrial usage away from the River Corridor. Industrial use is not environmentally sustainable for the river. It has been a focus to create industrial areas away from the river, but not enough effort has been put into this concept. Extending bike trails and public and alternative transportation is a good idea. Also, please see answer to #21	8/15/2021 11:07 AM
29	Option 4, but change multi family to small lot single family homes or duplexes on 2 lots.	8/15/2021 11:00 AM
30	West river is to congested no more growth	8/14/2021 2:44 PM
31	Option 4, but with more green space and preserving the riverfront including trails and parks along the river.	8/14/2021 8:46 AM
32	None of the above. Preserve the Truckee River, which does not need commercial nor housing along its banks.	8/13/2021 6:24 PM
33	No growth or development	8/12/2021 5:22 PM
34	No new development should be allowed here. There is already enough and our river is already becoming polluted.	8/12/2021 11:37 AM
35	I think 2 is the closest to resembling the best option. However I believe the River is one of our communities best asset. This area should be beautified and open to use by everyone. I DO NOT want to see homes and businesses that only the elite will be able to afford and use. I think it is a great place for river walks and dining and white water access.	8/12/2021 11:10 AM
36	Enough	8/12/2021 8:50 AM
37	Keep north side of W. River industrial/commercial. Allow trailer park to expand across donner creek, Allow for historical funkiness to remain. Keep south side along River mostly open space.	8/10/2021 1:51 PM
38	These options do not align with our community values or minimize impact on the environment	8/6/2021 3:56 PM
39	SE of West River: Open space, public access, and a public park on the river. Low density housing and small commercial in center- . Business innovation along the Road. NW of West River: Industrial...but be careful not to pollute Donner Creek.	8/6/2021 10:49 AM
40	Some combination of option 3 & 5	8/5/2021 2:18 PM
41	I would look at Option 1 however it proposes dense housing on the south side of West River Street. Once more, contractors living in Truckee are under incredible pressure to not operate businesses out of their homes and are instead being forced to find land onto which place a business. While everyone agrees West River Street looks like a dump, it is that way for many reasons, including that some people are making as big a mess as they can just to make a political statement rather than cleaning up. Barr's property - these are rich people - it would have been nothing for them to pay or otherwise landscape their property...but because of the spat over permitting their proposed brewery they left it a mess on purpose just to "teach the Town a lesson for making their permitting process difficult". In the end, they never needed that land anyway. They couldn't even lift a rake or order a dumpster.	8/3/2021 11:34 PM
42	Some elements of Option 4 and some of Option 5 - eliminate all industrial, have everything be mixed use with a focus on commercial. Make the river the focus of Truckee downtown with restaurants, breweries, shops, open space, parks, etc. on the river. Mixed use 1-2 story buildings on the north side of West River St, open space and 1 story buildings on the south side of West River St.	8/3/2021 1:56 PM
43	Don't designate it just let people build stuff.	8/2/2021 8:50 PM

Q19 What do you like about the option you selected?

Answered: 212 Skipped: 253

#	RESPONSES	DATE
1	Eliminates continued industrial development and warehouses from this prime real estate. Allows for the creation of a more interesting and vibrant community on the river. Eliminates split zoning of property. Allows for owners to immediately start new projects. Makes better use of the river. Does not zone the area for high-density housing that would limit views from the road to the river and decrease the character of the town viewed from the river. Prevents more single-family homes from being built on the river which also is not a good use of the river near town	8/17/2021 3:01 AM
2	Encourage riverfront area with retail and commercial space while preserving industrial on north side of west river	8/16/2021 11:20 PM
3	Would be amazing to redevelop this area, but we need to incentivize these businesses to move, good luck when you always want to make the most money.	8/16/2021 11:05 PM
4	Focus on open space. The Riverfront is a community asset that should be preserved and should provide public access. This is a wonderful area for more mixed use development.	8/16/2021 10:47 PM
5	W River is beautiful. Move the industrial area. Walking space. River space. Land. Mountains and rivers and streams without end please	8/16/2021 10:32 PM
6	open space	8/16/2021 9:10 PM
7	Diversity of use with low industrial impact near sensitive river area.	8/16/2021 8:56 PM
8	Like the business innovation on northwest side and mixed use by the River to give flexibility for housing. We have more commercial capacity than we need (I do not support option 1 or 2 for this reason).	8/16/2021 8:55 PM
9	Mixed use creating nice micro community areas	8/16/2021 8:51 PM
10	I like the option of continuing the shopping and restaurants along the river.	8/16/2021 8:49 PM
11	I think west river needs to be cleaned up of the dumpy run down areas and take advantage of the awesome river front.	8/16/2021 8:49 PM
12	combination of commercial, industrial and residential land uses.	8/16/2021 8:07 PM
13	The Truckee River is a main attraction that should be enjoyed by locals and our visitors. Would love to see smaller homes available (1500 feet or less) to offer locals other options.	8/16/2021 8:06 PM
14	This area has been uneven and not cohesive for a very long time, leading to an area which doesn't have any individual character or practical community use. It really needs to be re-addressed in a master plan with a greater focus on making a more of an overall plan and a preservation of open space for the community	8/16/2021 8:03 PM
15	30% preserved open space!!! Improves/updates current aesthetics and will be a better use of land for community.	8/16/2021 6:39 PM
16	I don't think this area of river front is a place for high density housing, or lots of commercial use. The river bank and water quality can't handle much more than it already receives. This influx of high density people will be felt all along the legacy trail.	8/16/2021 6:20 PM
17	We've talked for decades about getting industrial off the river, so lets actually get industrial off the river and open it up for public access.	8/16/2021 6:07 PM
18	Truckee River access in this area is terrible. It's a key feature of our town, but West River Street's presence resembles a junk yard.	8/16/2021 5:47 PM
19	Keeping a part of the River undeveloped	8/16/2021 5:21 PM

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20	We can't force businesses to relocate. Did they ask for this? Is anyone on board? We need to think this through before making hollow promises.	8/16/2021 4:58 PM
21	More flexibility is needed to encourage thoughtful residential and commercial development on the south side of west river	8/16/2021 4:55 PM
22	preserve open space along river	8/16/2021 4:49 PM
23	Truckee should stay and keep its small town feel. If it grows to big it will lose its charm what draws people here in the first place. Job Center Areas are better situated at the Airport.	8/16/2021 4:41 PM
24	Seems like the best option to get industrial uses away from the river, without turning it into a pure residential use.	8/16/2021 4:28 PM
25	less growth	8/16/2021 4:18 PM
26	open space preservation, gets rid of ugly industrial uses	8/16/2021 4:17 PM
27	preserves open space along the river. Nicer looking vs current industrial mix, which is a quite an eye sore	8/16/2021 4:06 PM
28	It's not high density	8/16/2021 4:03 PM
29	The area is an eyesore. Thoughtful clean up and mixed use development is needed	8/16/2021 3:37 PM
30	Part of why Truckee is great is that it is NOT the big city. Many of these plans wish to clear out anything old and turn it into the shiny city with all the things city-folk want... more city jobs, condos, bakeries, gyms coffee shops, etc.	8/16/2021 3:36 PM
31	Low-impact that would serve the community and protect the river. Like the emphasis on open space! The community needs its open space!	8/16/2021 3:31 PM
32	This is all very confusing, so I hope I chose the right option. It would be awesome to get industrial use off of the precious waterway! That corridor is a beautiful part of Truckee and should be treated as such with business that serve people and do not pollute the waterway. This area could be transformed into a center draw to Truckee and a beautiful place for locals to gather.	8/16/2021 2:59 PM
33	Parking	8/16/2021 2:48 PM
34	Mixed use with housing, commercial conveniences, and preserving open space along the river. This area is one of Truckee's most travelled and it really needs to be more useful to residents and visitors. Plus, the current industrial tenants do not maintain any visible standards of upkeep.	8/16/2021 2:11 PM
35	I like that it would preserve open space along the river	8/16/2021 2:03 PM
36	River Revitalization! Mixed Use, while maintaining the industrial options.	8/16/2021 2:00 PM
37	Moving industrial off of the river to create better public access and trails.	8/16/2021 2:00 PM
38	we need more workforce housing and less housing for tourists	8/16/2021 1:52 PM
39	preserves open space along the river, provides housing close to town where there are services that will reduce car trips	8/16/2021 1:29 PM
40	Provides a little of everything	8/16/2021 1:24 PM
41	Redevelopment, let's clean up the area, will we really ever be able to relocate those businesses. Do they even want to relocate? Has the Planning Division done an audit with the business owners to learn about their plans? Seems out of touch.	8/16/2021 1:09 PM
42	Focus on preservation of open space along the river.	8/16/2021 1:03 PM
43	Everything	8/16/2021 1:02 PM
44	Diversity in economy	8/16/2021 1:00 PM
45	Do we need more businesses on this road? There are vacant offices all over town. West River is already a nightmare during peak season - we don't need more traffic (and emissions) on that road	8/16/2021 12:58 PM

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46	Prevents less accidental wastes from businesses and the access to the river.	8/16/2021 12:45 PM
47	seems like the best balance of housing and commercial uses, while still conserving open space.	8/16/2021 12:42 PM
48	Keeps the number of MFU's down to reduce traffic in an area of town already heavily impacted by traffic	8/16/2021 12:22 PM
49	I like the integration of low density housing with 30% of the land preserved for open space, etc. However, I feel some flexibility toward increased commercial use, project-by-project basis, or smaller increase than option 5 considers.	8/16/2021 12:21 PM
50	Option 4 is the only option that specifically addressed retaining open space and providing for river access. There will be housing and this plan offers a nice hybrid of low density housing with commercial use. Limiting the expansion of industrial uses along the river corridor is important as the Truckee River is the lifeblood of our community.	8/16/2021 11:58 AM
51	Promotes workforce housing.	8/16/2021 11:50 AM
52	river is great asset...should be open space to allow public to enjoy!	8/16/2021 11:49 AM
53	Preservation of the open spaces around the truckee River is of utmost importance.	8/16/2021 11:48 AM
54	Increases multi family housing balanced with added commercial and industrial space.	8/16/2021 11:46 AM
55	Public access to river!	8/16/2021 11:08 AM
56	More focus on the river	8/16/2021 10:54 AM
57	Preservation of open space/access to river	8/16/2021 10:36 AM
58	Our river is a treasure, and some public access to the river should be included. This area seems like the next logical section to be developed into shops and housing. Care needs to be included in the plan for assisting existing industrial businesses to find appropriate relocation without transfer expenses that would totally put them out of business. Many of these industrial businesses support the local infrastructure of development and will continue to be needed.	8/16/2021 10:24 AM
59	The balance between housing and employment opportunities. You need people to work in the shops if the Town wants to continue to prosper.	8/16/2021 10:09 AM
60	Housing	8/16/2021 10:01 AM
61	Allows customer uses	8/16/2021 9:52 AM
62	Preserve open space and recreation along the river.	8/16/2021 9:35 AM
63	It looks to be the right mix of new housing, commercial and innovation, specifically as a livable neighborhood.	8/16/2021 9:25 AM
64	Allows for more shared enjoyment of the river and river views.	8/16/2021 8:57 AM
65	Preservation of the River Corridor.	8/16/2021 8:48 AM
66	I appears to be the lowest density.	8/16/2021 8:45 AM
67	Preservation of the river front is paramount.	8/16/2021 8:16 AM
68	The current use of the West River Street area is kind of inappropriate. Especially on the south side of W. River Street. Land use should be encouraged to be less industrial use and encouraged to be more open space oriented on the South Side of the street. Residential use should also be discouraged in the area south of the street. The area along the Truckee river should be managed to enhance the recreational use of the Truckee River.	8/16/2021 8:11 AM
69	Preservation of Truckee river	8/16/2021 7:43 AM
70	Remove as much industrial uses away from the river. Lets celebrate the Truckee by providing more public access.	8/16/2021 6:33 AM
71	Good balance of commercial and residential, increases workforce housing	8/16/2021 2:47 AM
72	Not super happy about any alternative or set of compromises without being sure things work in other Focus Areas too.	8/15/2021 11:25 PM

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73	Small scale commercial area would expand the walk-able/bik-able part of town, provides varied new housing options, preserves the Truckee river for local use	8/15/2021 10:24 PM
74	Riverfront space will add value and let people enjoy their natural surroundings.	8/15/2021 9:24 PM
75	Has the most flexibility without making rigid commitments to industrial uses or inappropriately large housing developments that don't make good use of the river corridor. Best option for a mix of private business, public use, and some housing. Allows us to showcase the river as the very special part of our town that it is.	8/15/2021 8:57 PM
76	Keep downtown simple. It's already overcrowded	8/15/2021 8:48 PM
77	This area seems great for development. I like the idea of mixed commercial and housing promoting small businesses and providing affordable housing. I think this area is perfect for expanding. It has great access to the freeway and is an easy bike ride or walk to town.	8/15/2021 8:00 PM
78	This is a great area for market rate housing (i.e. Condos) with commercial (i.e. Restaurants and shops) Again Transportation corridors can be updated to accommodate alternative transportation and the whole area would benefit.	8/15/2021 6:22 PM
79	hopefully minimal impact on the river.	8/15/2021 6:13 PM
80	Preservation of open space along the river is important. This seems to be the best blend of options.	8/15/2021 5:35 PM
81	Good vision for the area - incorporates the river into an attractive and environmentally friendly place to live/shop.	8/15/2021 5:35 PM
82	None	8/15/2021 5:34 PM
83	Makes the most sense.	8/15/2021 5:15 PM
84	I would like to see: MUCH, MUCH safer access for pedestrian and bicycles, including walk-able corridors off of WRS. Additional pedestrian access to historic Down Town. A lighter version of mixed use, commercial and housing. Encourage more community oriented development. Some historic preservation. (not taken to extreme) A redesign of traffic flow on WRS.	8/15/2021 5:11 PM
85	The river corridor is already greatly impacted	8/15/2021 5:01 PM
86	I would like to see less industrial and more residential commercial mixed use.	8/15/2021 4:52 PM
87	It is a good balance of housing, commercial and industrial uses, in the right places. It does not increase single family houses, which we don't need more of. It could support good housing for workforce, families and seniors.	8/15/2021 4:23 PM
88	Get rid of all industrial use anywhere near the river. The river, with open space, etc., should be the focus of downtown. Industrial has no place next to a river in the 21st century.	8/15/2021 3:49 PM
89	Higher density is needed here. Not enough workforce housing available. Need more efficient use of space.	8/15/2021 3:48 PM
90	allows for live/work mixed use, assuming the reduction of traffic. preserving open space along the river	8/15/2021 3:47 PM
91	Preservation of open space and the river	8/15/2021 3:26 PM
92	See above	8/15/2021 3:07 PM
93	Most balanced use option	8/15/2021 2:59 PM
94	This would concentrate work/housing away from most used roads and traffic. We don'y need any more "small businesses" that can't find workers and quickly go out of business.	8/15/2021 2:52 PM
95	It respects nature, protects wildlife and our community.	8/15/2021 2:47 PM
96	I really like the long-term idea of transforming this area - an area of industrial uses right in the middle of town, occupying the riverfront, and along a busy artery to get between downtown and CA-89 has so many negatives. I thoroughly recommend looking at moving things to the Airport parcel.	8/15/2021 2:20 PM
97	There is so little parking, and so much traffic on West River. Adding higher density residential	8/15/2021 1:46 PM

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	housing will add too many people and cars to an already over-crowded area.	
98	The preservation of open space.	8/15/2021 12:02 PM
99	Emphasize open space around the river but use other space for business innovation and work force housing	8/15/2021 11:46 AM
100	The Truckee River is the focus of beauty and symbol of our survival in our community (how long can you go without water? which would you rather drink: water that's as clean and pure as the driven snow, or water downstream from industrial stormwater runoff?) Protecting the river corridor should not be compromised for any other purpose.	8/15/2021 11:43 AM
101	The continuation of the River Revitalization Study of 2005	8/15/2021 11:28 AM
102	Gives people an opportunity to own a home and cuts down on congestion. More of a neighborhood feel.	8/15/2021 11:00 AM
103	I would like to see public/commercial space along the river, however I would like to see it closer to downtown to reduce car dependency	8/15/2021 10:53 AM
104	Flexibility moves industry away from river	8/15/2021 8:05 AM
105	Keep the river as open space for all to enjoy. Too much industrial near river could cause pollution.	8/14/2021 10:49 PM
106	Appears more open space may be maintained and no high density housing.	8/14/2021 8:54 PM
107	It allows more open space preservation.	8/14/2021 8:02 PM
108	Restrict and limit growth, tourist businesses stay on commercial row.	8/14/2021 7:35 PM
109	Preserves the river corridor and open space adjacent to housing. Maintains the character of Truckee's scenic spaces including the Truckee river and open viewsheds.	8/14/2021 7:23 PM
110	For the area presents balance. It is time to transition away from large industrial just like the lumber yard has moved.	8/14/2021 7:18 PM
111	keep open space near the river	8/14/2021 7:18 PM
112	Truckee is a historic mountain town...not a major hub for business.	8/14/2021 7:08 PM
113	Seems like a good balance	8/14/2021 5:15 PM
114	With the beauty and natural resource of the river, I see this as a place to preserve the open space, create housing/work opportunities.	8/14/2021 5:05 PM
115	Allows for industrial on north side of west river street and a mix of housing and commercial on the south side of west river street	8/14/2021 4:38 PM
116	It's a balance. I DO NOT like options 4 and 5	8/14/2021 4:05 PM
117	Provides for more opportunities to an area that desperately needs to be revitalized and put to better use	8/14/2021 3:39 PM
118	More housing	8/14/2021 3:13 PM
119	Preserving river access and open space.	8/14/2021 3:08 PM
120	That it emphasizes no more people	8/14/2021 2:44 PM
121	Open space	8/14/2021 1:38 PM
122	Some commercial like restaurants and boutique hotels along the river while maintaining views and access to the river. The northside of West River Street can then be a mixed-use community with commercial, business/innovation, and residential (live/work).	8/14/2021 10:46 AM
123	drive residential over industrial	8/14/2021 10:32 AM
124	Seems the best balance of aspects.	8/14/2021 10:19 AM
125	Industrial on west river is an eyesore. Creates pollution.	8/14/2021 10:13 AM
126	Existing businesses that have been around a lot longer than many new residents should not be	8/14/2021 9:50 AM

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forced to move. At the same time, encourage newer light-use businesses creates more job opportunities without risking valuable assets such as the Truckee river.

127	preserving the river	8/14/2021 9:38 AM
128	Both option 4 & 5 which I feel better utilize the river corridor while not increasing the density.	8/14/2021 9:17 AM
129	All other options encourage more population growth	8/14/2021 9:08 AM
130	Part of the river edge having an open space designation.	8/14/2021 9:00 AM
131	Open space	8/14/2021 8:58 AM
132	This area needs to be addressed more than any other area. There are pollutants and areas of mismanagement.	8/14/2021 8:54 AM
133	Allows for more housing while improving the access to the river for everyone.	8/14/2021 8:46 AM
134	Preserve riverfront open space For everyone to use!	8/14/2021 8:28 AM
135	Balance of workforce housing and jobs, remove industrial and make commercial	8/14/2021 8:18 AM
136	It is the least invasive to our town and leaves the most access to open space and the river. Industrial park along the Truckee River is deeply saddening and insane	8/14/2021 7:55 AM
137	Preservation of riverfront open space	8/13/2021 10:05 PM
138	This community needs the services provided in this area. There are car repair shops, welders, etc., which the owners in the area not only want but need.	8/13/2021 8:52 PM
139	Housing	8/13/2021 8:09 PM
140	Moves industrial uses off this valuable river frontage and opens up for realistic residential development, while protecting public access.	8/13/2021 7:31 PM
141	This is closest to supporting the River Revitalization Strategy, business innovation allows light industrial and housing.	8/13/2021 7:29 PM
142	Provides some housing but preserves the feel of Truckee.	8/13/2021 6:24 PM
143	I want to de-industrialize that area to transform it to a more attractive mixed use area by the river.	8/13/2021 5:40 PM
144	It sounds like the one that will least screw up our river.	8/13/2021 5:14 PM
145	There is absolutely NO reason that toxic work places such as automobile and gas companies should be along a river. Send them to a dry arid area and let families live there	8/13/2021 4:49 PM
146	This area near the river should not be industrial.	8/13/2021 4:35 PM
147	The preservation of open space along the river is not only important aesthetically, but crucial in maintaining the health of the river.	8/13/2021 4:10 PM
148	Allows a better use than just industrial, with some residential	8/13/2021 3:39 PM
149	The truckee river has not played the important role it should in truckee. One of the most beautiful rivers is out of view and out of touch with the town. Should be the focal point.	8/13/2021 3:10 PM
150	sounds right for the area.	8/13/2021 12:43 PM
151	Mixed use and business innovation seem like the most flexible zoning to encourage development in this area.	8/13/2021 12:35 PM
152	Keep truckee authentic. Industrial is part of our four-season economy, services locals, keeps VMT down by not going to reno, honors our river as a sanctuary for wildlife and tranquil enjoyment.	8/13/2021 11:17 AM
153	We need more housing and this option seems contemporary. It would allow those to work and live in the same area (since this town does not have a good reliable transit system).	8/13/2021 9:04 AM
154	Housing	8/13/2021 7:11 AM
155	Strongly favor maintaining Open space along the river to preserve the gem of our town and	8/12/2021 9:47 PM

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	quality of life	
156	preservation of the open space along the river.	8/12/2021 7:49 PM
157	Its the responsible choice. Responsible to the environment and climate change. Responsible for emergency situations	8/12/2021 5:22 PM
158	I like that it reserves open space	8/12/2021 4:05 PM
159	Open space on the river and hopefully lower income housing and apartments.	8/12/2021 2:15 PM
160	Open Space	8/12/2021 11:32 AM
161	It preserves the limited industrial spaces in Truckee but also adds housing	8/11/2021 11:46 PM
162	Status Quo	8/11/2021 8:10 PM
163	It impedes additional development	8/11/2021 7:15 PM
164	Open space & residential	8/11/2021 4:31 PM
165	I like maintaining the riverfront and less emphasis on commercial activity	8/11/2021 3:59 PM
166	Emphasis on residential use and open space.	8/11/2021 3:08 PM
167	it brings the maximum amount of protection to the River	8/11/2021 2:59 PM
168	Multiple options for usage	8/10/2021 11:31 PM
169	Housing for residents is the greatest priority even at the expense of unused space	8/10/2021 9:02 PM
170	- Prefer the greater flexibility and higher density housing opportunities of business innovation over the existing industrial designation on north side of West River St - Prefer the flexibility of mixed-use over commercial (which BAE 2020 indicates we need less than other designations) and high density housing on the south side of West River St. - In general, mixed-use (because it also includes commercial) is preferential to commercial only because the BAE 2020 analysis concluded that we have more commercial capacity than we will need by 2040, so why limit "commercial" zones that could be enlisted for other uses like housing or light industry?	8/10/2021 7:24 PM
171	OPEN SPACE it's the river! There must be more public access to the river. Lower density. Elimination of industrial along the river.	8/10/2021 6:25 PM
172	protects the river and open space	8/10/2021 6:13 PM
173	West River is a road that is already congested during peak times. We can't add dense housing ... traffic is bad enough.	8/10/2021 2:51 PM
174	It is the best option in term of preserving the ecology and feel of the riverfront and addressing the commercial and housing needs of the downtown area.	8/10/2021 1:52 PM
175	Potentially adds some "affordable housing. Maintains some of Truckee historical industrial.	8/10/2021 1:51 PM
176	I like the mix of housing and jobs. It seems like the best mix between all the options presented for what the town needs.	8/10/2021 11:57 AM
177	Public land preservation.	8/10/2021 11:41 AM
178	Creates community along the river. I oppose opulent homes in this zone, but small residences to encourage buyers to partake in community life.	8/10/2021 9:43 AM
179	This area needs immediate attention, the town recommended this 15 years ago!!!	8/9/2021 9:52 PM
180	This is the ideal part of town for apartments: walkable close to downtown establishments and the supermarkets, service businesses, employers, easily on bus routes, including routes to ski resort employers	8/9/2021 4:34 PM
181	I would like to see residential housing with limited services supporting the housing. Industrial activities should be moved away from the better use of rare river front property.	8/9/2021 12:41 PM
182	As part of the fledgling cohousing community, we believe this zoning gives us the flexibility we need to develop a mix of locals housing as well as commercial spaces for live/work experience.	8/9/2021 12:29 PM

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183	workforce housing and preserving open space	8/8/2021 7:06 PM
184	Most flexibility. Don't want rail yard style density or industry right on the river. This area needs modernizing and a new vibe & has huge potential for the town!	8/8/2021 8:18 AM
185	Business innovation NW of West River St makes the most sense -Creative (cleaner) new businesses & workforce housing close to town & the river. Mixed use fits most of the existing newer businesses on the river side of West River St, and would allow creative / flexible development on vacant land /when replacing of less appropriate older industrial uses. The town should encourage enhancing the river	8/7/2021 6:49 PM
186	Perfect opportunity to house people near downtown and keep downtown vibrant with community members.	8/7/2021 2:39 PM
187	Truckee needs business innovation to keep a strong economy. We also need affordable employment housing. To keep Truckee small and quaint we want to avoid high density housing and commercial building.	8/7/2021 1:43 PM
188	Combination of housing density and commercial use.	8/7/2021 10:48 AM
189	clean up the river front properties. River should be 100% available to the public	8/7/2021 9:24 AM
190	Like the open space along the river as that would be more of a natural environment for everyone's enjoyment.	8/6/2021 1:35 PM
191	It seems reasonable to maintain some of the industrial use of the area, while also leveraging the river to better use than it is at present.	8/6/2021 11:33 AM
192	Keeps access to the River public and does not overdevelop SE of West River St., keep the feel of the river area as a unique natural environment.	8/6/2021 10:49 AM
193	Commercial and residential on the southeast side of W. River St. I (and many others) would like to see this river access opened up to the public and also to not have harmful impacts of industrial adjacent to the river. I believe industrial should be at Pioneer Center or out by the airport.	8/6/2021 10:09 AM
194	This town lacks industrial/light industrial type areas. These types of land use are needed and inexpensive areas for these uses are also needed. By making ALL land and commercial areas high end, Truckee is loosing its 'Truckee Funk'.	8/6/2021 8:22 AM
195	I would love to see more customer-serving uses and some mixed use housing along West River to make it a more engaging, pedestrian-friendly part of downtown.	8/5/2021 10:09 PM
196	We need to maintain a place for industrial businesses. It is not appropriate to push these businesses out of town.	8/5/2021 7:41 PM
197	Business innovation north of west river seems like a great concept for an interesting district. Mixed use of various densities would be good south of west river.	8/5/2021 4:05 PM
198	It's the only option addressing preservation of open space	8/5/2021 2:59 PM
199	The business innovation designation on the north side of W River will make for a cool engaging district. Mixed-use of various densities on the south side of W river will create riverfront activation and dinning options overlooking the river.	8/5/2021 2:18 PM
200	Open space on the river	8/4/2021 7:44 PM
201	Protect the river from industrial waste	8/4/2021 2:35 PM
202	I think this is the best option if the goal is to make the Truckee River a focal point	8/4/2021 2:34 PM
203	It continues Truckee's historic industrial character but allows for the development of new commercial activity.	8/4/2021 2:06 PM
204	This area as for many, many decades been used for industrial purposes. There might be minor contaminants in the ground which might be measurable in the blood of children if they play on the soil. This is certainly not a place for families or parks even though it looks somewhat open and beautiful. Contractors of all sorts and classifications need places to store materials and equipment. West River Street is one of those places.	8/3/2021 11:34 PM
205	Truckee is growing and land along the river should be able to be visited by everyone. Housing -	8/3/2021 9:21 PM

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especially high density housing - would forever lock that away. River access through light industrial area makes the most sense.

206	Having a mixed use residential area near downtown would provide customers for businesses and needed housing. Senior housing could fit in here too, congregate (not assisted living but an older community)	8/3/2021 6:05 PM
207	It preserves the look and feel in this area of town.	8/3/2021 3:32 PM
208	The Truckee River is an amazing resource for our town that is currently wasted along West River St on industrial businesses that don't need to be on the river. This should be a place for the public to enjoy, not an industrial park or residential neighborhood. Minimal development on the river, with parks and restaurants - things for all to enjoy. On the north side of W River St add commercial and mixed use.	8/3/2021 1:56 PM
209	It's proximity to downtown makes it great for commercial uses with some workforce housing as well	8/3/2021 7:45 AM
210	Keep access to river	8/3/2021 6:59 AM
211	Technology has alleviated the need for excess office space. This rids us of inefficient industrial uses in the middle of town. Would make the town more bike/walk friendly.	8/3/2021 6:14 AM
212	Business innovation follows the industrial heritage of the river while ensuring that it's accessible to people.	8/2/2021 4:48 PM

Q20 What concerns, if any, do you have about the options presented?

Answered: 159 Skipped: 306

#	RESPONSES	DATE
1	I am concerned that people are going to respond that they want River-front Mixed Use, not realizing that it will require a Master Plan for the area which has previously doomed interesting local development in Truckee. Housing in this area should be for locals rather than one more place for second homes or STRs.	8/17/2021 3:01 AM
2	Forcing out existing businesses	8/16/2021 11:20 PM
3	Planners need to get out the office and talk to these business owners to see what will work. I fear Danielle is not the visionary this town needs or wants. Fire her!!!!	8/16/2021 11:05 PM
4	Vehicle Traffic	8/16/2021 11:01 PM
5	Affordable housing, transit.	8/16/2021 10:47 PM
6	Traffic	8/16/2021 10:32 PM
7	I don't want to push out the businesses on the north side of West River St which I'm concerned could happen in other scenarios.	8/16/2021 10:02 PM
8	making the river look ugly	8/16/2021 9:10 PM
9	While I like option 4 as well in terms of less impact, it lacks the diversity and requires onerous owner agreements.	8/16/2021 8:56 PM
10	Option 4 in the summary above feels miss represented in the summary above. Many may have chosen that, not realizing that a Master Plan has to be developed - and all land / property owners along River street having to agree to it and execute on it. This would effectively kill development of West River Street for for years and years, if not decades. This is not a viable option. High density housing by the river would be a disaster. This is a beautiful area, especially with open space preserve and legacy trail (coming soon!) on the opposite side of the river.	8/16/2021 8:55 PM
11	Having housing overtake the beautiful river landscape.	8/16/2021 8:49 PM
12	Too much housing, but I agree that we need to clean up west river and make it cool	8/16/2021 8:49 PM
13	Construction and pollution is a primary concern, particularly when interfacing with the river.	8/16/2021 8:08 PM
14	making the area appear less disjoint, and more like it was planned, without creating obstructions to views and open space or adding to traffic problems	8/16/2021 8:03 PM
15	Does Truckee really need the added business, retails and housing that all these plan areas show?	8/16/2021 6:51 PM
16	Too much density will clog up the road/surrounding areas, which already suffer from traffic congestion.	8/16/2021 6:39 PM
17	None of them preserve any open space.	8/16/2021 6:20 PM
18	The description of Riverfront Mixed Use is concerning in that it "requires 30 percent of land be preserved as open space for scenic view points and/or public access". Is this 30 % of each parcel or 30 % of the entire area, which would all be encompassed in West River Street Park. I don't agree that river scenic view is the same as public river access. We must eliminate the "and/or" in the description.	8/16/2021 6:07 PM
19	Development and developments impacts on our natural environment	8/16/2021 5:48 PM
20	So tired of this survey because it's the same thing again and again. Truckee is being developed way too fast without thought of the bigger picture. The people who run the town feel like an afterthought and the money that can be made feels like the #1 focus. Creating housing	8/16/2021 5:21 PM

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for people who work remotely hurts our town. We don't need more jobs. Local businesses can't find employees-

21	They aren't realistic.	8/16/2021 4:58 PM
22	the industrialists will not be pleased	8/16/2021 4:49 PM
23	Too many people living in close quarters incase of emergency and too close to the river..environmental issues	8/16/2021 4:18 PM
24	make sure river frontage becomes/remains public. do not allow individual landowner to block off river. Make river like how beaches are in this state - all beaches are public. The truckee river should be the same	8/16/2021 4:17 PM
25	There is no option for no development.	8/16/2021 4:14 PM
26	Keep buildings heights at no more than 2 or 3 stories max, preferably 2. Keep river frontage open to the public, like with beach laws in the state	8/16/2021 4:06 PM
27	Over developing west river	8/16/2021 4:03 PM
28	See 19	8/16/2021 3:36 PM
29	I am concerned about high density for reasons stated to other questions above. I am and have been extremely concerned over the pollution in our waterway and wasted resource of Truckee's most beautiful views. I'd love to see some part set aside for open space/park space for animals to access the river	8/16/2021 2:59 PM
30	Reduced public access to the river. We need river restoration and public access.	8/16/2021 2:00 PM
31	Overdeveloping and privatizing the river front. Light pollution and nightlife noise if restaurants are allowed. More high end single family homes along the river.	8/16/2021 2:00 PM
32	do not privative the river front. Keep the river front as public space, as the state requires with beaches on the coastline of California	8/16/2021 1:29 PM
33	I'm concerned with industrial uses and pollution particularly to the river and aesthetic blight	8/16/2021 1:24 PM
34	Not enough public open space, parks, trails, or conservation	8/16/2021 1:17 PM
35	The options are not realistic and show a disconnect from what the planners envision and what the businesses need in order to create better land uses.	8/16/2021 1:09 PM
36	Don't trust town managers, all of them, to have a plan that does things in a managed manner. Yes men and women.	8/16/2021 1:02 PM
37	Let's tackle the problems that already exists there. Management of those businesses with toxic materials.	8/16/2021 12:45 PM
38	just feel like this section of the river could be utilized SO much better. it is a treasure of our community and there is currently like, one non-industrial business where people can enjoy the river - look forward to this changing!	8/16/2021 12:42 PM
39	Options 2-5 promote more growth and diminish the quality of life in Truckee and as well as diminish Truckee's mountain town character.	8/16/2021 12:27 PM
40	I wonder how the current industrial businesses will be able to evolve to meet the plans of Option 4. I am also concerned about preserving the river as the town during phases of "growing pains" as the moves forward.	8/16/2021 11:58 AM
41	None	8/16/2021 11:50 AM
42	Always want public to have access to river...	8/16/2021 11:49 AM
43	Losing access to the river would be a large hit to locals	8/16/2021 11:48 AM
44	Option 4 adds many single family homes which I don't think we need, but makes much less provision for needed commercial & industrial space. Options 1 and 2 add far less housing.	8/16/2021 11:46 AM
45	We should not privatized any more of the river front.	8/16/2021 11:08 AM
46	Population overcrowding? Traffic concerns?	8/16/2021 10:36 AM

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47	Preservation of the river front should be a major benefit to any of these plans - a river walk / bike path could allow river front businesses and housing with a great deal of local character and attraction, but still allow residents and visitors to enjoy the river - both while helping preserve the natural features and banks of the river itself.	8/16/2021 10:24 AM
48	Under the status quo, too many people have been pushed out who can no longer afford to live where they work. We need workforce housing options.	8/16/2021 10:09 AM
49	Damage to the river	8/16/2021 10:01 AM
50	none	8/16/2021 9:52 AM
51	More public access, recreation, open space, conservation along the river is important	8/16/2021 9:35 AM
52	I am comfortable with non-industrial development of this area.	8/16/2021 9:25 AM
53	Why does every inch of Truckee need to be developed. What can we do to clean up the blight. We personally had our woodshop in this area, but I believe there are other opportunities to enhance Truxkee's charm along the river corridor. But, industrial is critical too. That's why I support leaving the industrial designation in and around the pioneer center. NO tall buildings.	8/16/2021 8:48 AM
54	Possible limiting access to the river. This area should have the lowest density possible. Industrial is needed in this town, but not in the river corridor. And, this is coming from someone who had a woodworking shop in this area for many years. This is a huge opportunity to clean up this area to making it a focal point. Maintain mountain charm. No highrise buildings.	8/16/2021 8:16 AM
55	It allows for residential use of this area. I think any development	8/16/2021 8:11 AM
56	Impact on Truckee river	8/16/2021 7:43 AM
57	Traffic and parking.	8/16/2021 6:33 AM
58	None	8/16/2021 2:47 AM
59	See above. Industrial uses are important to provide for, in town not 30 miles away. That said, if we could find a place for them elsewhere, it would be great to have more people access and use of the river corridor. Not very settled on this Focus Area.	8/15/2021 11:25 PM
60	High rent	8/15/2021 9:24 PM
61	I am definitely concerned about continued industrial use in the area, as I don't think it makes good use of the gem of a river. I am concerned that obstacles to development, such as a hard-to-agree-upon consensus master plan, could create long delays in the river revitalization that the town so badly needs.	8/15/2021 8:57 PM
62	Don't want too much expansion, that why I chose option #3	8/15/2021 8:00 PM
63	Developers would want to create "Private or Exclusive" developments	8/15/2021 6:22 PM
64	impact on the river	8/15/2021 6:13 PM
65	Would definitely NOT like to see more industrial use near the river.	8/15/2021 5:35 PM
66	Life in general.	8/15/2021 5:34 PM
67	Although much of West River Street may seem neglected, the postponement of new development has been a favorable option. Overlaying the same template that has been used in other parts of Town would be a really bad idea. Although this area is vulnerable to some wholesale change, It should be planned very thoughtfully. Starting with a sensitive design approach to the river and then working backwards into historic down town.	8/15/2021 5:11 PM
68	The impacts of growth grossly impact our wildlife and mountain living	8/15/2021 5:01 PM
69	I am concerned about totally eliminating industrial use, and also adding more single family housing. I am concerned about development going right up to the river front, and not increasing the scenic beauty of this stretch or allowing riverfront access.	8/15/2021 4:23 PM
70	Still too many options that allow for industrial. It is currently an eye sore, and all the industrial areas need to be raised, and rebuilt with nice condos, some commerical, parking, parks, etc. Come on. This is so obvious.	8/15/2021 3:49 PM
71	there must be parking off street. there must be transportation options (public, bike, pedestrian,	8/15/2021 3:47 PM

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with safe access to DPR). there must be better, safer traffic flow at west river and 267.

72	Not enough river access. Pollution of river	8/15/2021 3:26 PM
73	Too much density	8/15/2021 3:07 PM
74	I see no need to be concerned about more office space or industrial space. Stop trying to expand Truckee out of its character. Just provide workforce affordable housing.	8/15/2021 3:07 PM
75	Pollution to the river, access to the river, the beauty of Truckee's old town charm erased	8/15/2021 2:59 PM
76	Our river is over developed and the amount of trash we pick up there is appalling.	8/15/2021 2:47 PM
77	Traffic on W River can probably not deal with too much housing, unless overall re-development of the street can improve thru-traffic flow .	8/15/2021 2:20 PM
78	I do not like the options in #1-5	8/15/2021 11:28 AM
79	Traffic parking	8/15/2021 11:07 AM
80	Please see answer #21	8/15/2021 11:07 AM
81	Too much congestion in an already congested area.	8/15/2021 11:00 AM
82	We can not grow our way out of the shortage of housing. There will always be more people wanting to live in Truckee than we can fit in Truckee. The challenge is to create 'just enough' workforce housing to create a balanced community where local business can have local employees, but the more businesses we open, the more workforce we need, the more housing we need the more businesses we need.	8/15/2021 10:53 AM
83	Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:15 AM
84	Need for Master plan requirement for option 4 could really slow down improvement of this area FYI - I almost missed this requirement in the description! 55 units/acre & 5 story buildings in option 3 - Buildings would be out of character soo close to river Split lot zoning of Option 1 & 3 - of the lot where unique Boutique, all the mechanics etc are Lets make it easier for someone to enhance this area, not harder	8/15/2021 8:05 AM
85	Accidents with pedestrian traffic, west river street is deadly already, parking situation is horrid today, can't imagine what it might be like with more businesses and residents.	8/14/2021 7:35 PM
86	Parking and traffic	8/14/2021 7:18 PM
87	The option selected needs to allow for logical development without a master plan being required.	8/14/2021 5:15 PM
88	Can West River Street handle the additional traffic? Very important to create the TART transportation options and access by foot/bike to basic necessity services.	8/14/2021 5:05 PM
89	The river mixed use zoning would likely delay redevelopment. The high density housing designation is way too high for riverfront.	8/14/2021 4:38 PM
90	None	8/14/2021 3:13 PM
91	if build industrial with no housing that compounds the workforce housing issues we already have.	8/14/2021 3:08 PM
92	Adding to many people	8/14/2021 2:44 PM
93	It is critical to remove industrial, potentially toxic businesses along our water resource. Some innovation businesses also don't fit here like breweries and distilleries. Parking should all be on the north side of the road with safe pedestrian passage like overhead or under the road.	8/14/2021 10:46 AM
94	Not sure we necessarily need more business until there's enough workforce housing so people who can fill existing businesses can live here first. That said, any riverfront housing unless designated dense workforce housing would go to millionaires if left to the open market, which I am strongly opposed to.	8/14/2021 10:19 AM
95	Increased traffic with more driveways accessing W. River St. would need to be addressed, likely with Truckees favorite answer to all road problems... another round-about.	8/14/2021 9:50 AM

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96	I wouldn't want to make a playground of the river at that area, i.e., preserve the existing river front neighborhoods and their tranquility. Future development could be when existing industrial development relocates to other areas of town.	8/14/2021 9:17 AM
97	Truckee is already over safe level of population for fire evacuation	8/14/2021 9:08 AM
98	The likely creation of over tourism from developing restaurants and gathering places in such a heavily impacted area due to two lane, narrow road, the river, and the railroad. LOSS of community character	8/14/2021 9:02 AM
99	Blockage of visual access of the river from the road. Structures should be limited to 2 stories.	8/14/2021 9:00 AM
100	Too much development, destroying the river and further limiting access to the river.	8/14/2021 8:46 AM
101	Public access needs to be retained and water quality needs to be preserved	8/14/2021 8:28 AM
102	I think the industrial are needs to be cleaned up	8/14/2021 8:18 AM
103	Industrial park along the river would be much better suited the pioneer center expansion. Need to preserve more open space and public access to our greatest natural treasures	8/14/2021 7:55 AM
104	Too much development along the road which has become a major connection between downtown Truckee and shopping areas to the west will cause disruption to the smooth flow of traffic.	8/13/2021 8:52 PM
105	Attempts to increase density of residential development to a point that it destroys the beauty of this important natural resource. There is no justification for increased commercial development in this area of town.	8/13/2021 7:31 PM
106	Option 4 - Riverfront Mixed use would require a master plan which would be kicking the can on redevelopment for many years. It also doesn't preserve the option of retaining some industrial uses where appropriate.	8/13/2021 7:29 PM
107	Preserving open space along the river is of utmost importance	8/13/2021 7:04 PM
108	Too much commercial brings more jobs, brings more people, and destroys the small-town atmosphere of Truckee.	8/13/2021 6:24 PM
109	Again, STOP with the endless densification ideas. Literally every question/area is riddled with them. For this area, instead think a mix of OPEN space and parks and such, not more rack em and stack em overbuilt housing to crowd the area generally.	8/13/2021 6:00 PM
110	Too sends!	8/13/2021 5:14 PM
111	Don't need higher density	8/13/2021 3:39 PM
112	where would all of the industrial businesses be relocated to? These businesses, i.e truckee rents, truckee tire, the auto places are important.	8/13/2021 3:10 PM
113	I would hate to see the entire North bank of the Truckee River be blocked to the public by private land and buildings. Providing a public walking path would be amazing.	8/13/2021 12:35 PM
114	Pumping too many people into our natural resources...turning our beautiful river in a packed tourist zone with market rate condos and airbnbs...trash, traffic, dog feces, pedestrian/vehicle conflicts.	8/13/2021 11:17 AM
115	Keep the aesthetic natural, small town and clean looking. Not 4 stories high where we lose sight of the beauty of this area like the railroad project. The mountain scape is now gone from downtown.	8/13/2021 9:04 AM
116	this space is too small for high density housing	8/12/2021 7:49 PM
117	Poor infrastructure in town of Truckee. We can't support more people	8/12/2021 5:22 PM
118	Over populating the area by the river with buildings.	8/12/2021 4:05 PM
119	River pollution	8/12/2021 2:15 PM
120	Pollution and stupid, excessive businesses.	8/12/2021 11:37 AM
121	Does my opinion matter	8/12/2021 8:50 AM

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122	None	8/11/2021 3:59 PM
123	Overcrowding and no access to the river to the general public.	8/11/2021 3:08 PM
124	industry needs to be moved away from the river as quickly as possible. having it up the hill at Sierra College could be a great alternative	8/11/2021 2:59 PM
125	it will create more downtown traffic and harm the river.	8/10/2021 9:02 PM
126	I am very dismayed that the survey description of alternative #4 fails to include the critically important Master Plan component - too many people will simply read the survey description of "preservation of open space" without digging in to the Briefing Book details. Requiring a master plan puts a stake in the heart of not only option #4, but any realistic desire by the Town and community to redevelop West River St. It would effectively ensure that West River St would never be redeveloped and we would be stuck with storage units and dilapidated buildings in what should be the gem of our town - the riverfront. Requiring a Master Plan for such a large area entails either a) a number of landowners to both agree on a master plan **and then execute it**, or b) a single large developer to buy up all the land to develop as one project. The former is highly unlikely to succeed - just look at the Hilltop area that has been mired for more than two decades; the latter would necessarily involve an out-of-area, large-scale developer that would result in an interchangeable, Vail-like, high-end, soulless product, if it ever happened at all. If West River is to be revitalized, I think it is extremely important to create flexible zoning that allows for organic, incremental redevelopment by local businesses and community members, who can respond to the needs of the community. Alternative #5 comes closest to this. I fear that many respondents will choose alternative #4 because they like the sound of prioritizing open space along the river (which landowners will donate their property for open space?), and a master plan sounds like a good idea but in reality it would be a mess and completely stymie our community goal of revitalizing the river. Second, high-density housing of up to 55 units per acre in 3- or 4- or even 5-storey apartment buildings is really inappropriate right along the river. More appropriate on the north side of West River St, perhaps. But the experience of people using the open space and Legacy Trail that will be on the south side of the river, or using the river itself, would be degraded by large apartment complexes along the river. It is incongruous with the natural beauty of the river corridor at the heart of our town. For this reason I strongly oppose alternatives #1 and #3.	8/10/2021 7:24 PM
127	Nothing	8/10/2021 6:25 PM
128	congestion, too many cars and people	8/10/2021 6:13 PM
129	#1: split zoning is a developmental nightmare. #2 Perpetuates the current industrial use that is not appropriate for river frontage. #3 Is much too high density for preserving the ecology of the riverfront. #4 IS THE WORST! This would require a master pan for the whole area which would prevent any development due to the the impossibility of all parcels to move in lockstep!!	8/10/2021 1:52 PM
130	Too much additional growth along river corridor. Need an open space buffer with river access along the length of W. River	8/10/2021 1:51 PM
131	I would like low income housing and I am not sure if workforce housing means that.	8/10/2021 11:57 AM
132	Impact on the river and the current infrastructure of the road.	8/10/2021 11:41 AM
133	wealthy homeowners building mansions along the river. Disturbance to the river by sediment from construction	8/10/2021 9:43 AM
134	We probably have enough coffee roasters and bakeries nearby already. Let's not take away from our existing downtown vibrancy. Let's enhance it with more housing like this nearby!	8/9/2021 4:34 PM
135	Allowing any industrial activity along the river concerns me. There are better uses.	8/9/2021 12:41 PM
136	Option 4 sounds like it could be a good option, but it requires a Master Plan for the entire area, which would be virtually impossible given the number of property owners involved.	8/9/2021 12:29 PM
137	losing commercial space	8/8/2021 7:06 PM
138	Don't restrict what's suitable and practical for this area	8/8/2021 8:18 AM
139	I fear other options are too restrictive Option 1 -Industrial does not do justice to the potential beauty enhancements of the area. I don't know anyone in town who doesn't believe the river deserves to be better showcased & the industrial focus should move away from the river. Option 2 - As above - I'm not a fan for industrial so close to the river (as shown NW of W River	8/7/2021 6:49 PM

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St) Restricting development to business/ workforce housing on that river side of the street section may not make economic sense. Mixed use would allow development to balance economic realities of land costs, enhancing the aesthetics of the area and the need for workforce housing. Business Development makes sense on the NW side of the river Option 3 - Please - let's not put apartment buildings right on the river! Option 4 - feels like it will just delay improvement with the need for a master plan

140	Traffic through downtown is already slow and somewhat of an issue with pedestrian traffic back and forth across the street. Any increase in pedestrian traffic back and forth across West River St. will choke the area for traffic going through. Currently it is a viable way around downtown for traffic that must move between the various areas around downtown. Hence why I have concerns about increasing more commercial uses in this area, which would likely increase pedestrian traffic (and there currently is little to no infrastructure to keep pedestrians safe, and or to ensure that they only cross at designated crosswalks). Parking? street parking slows the flow of traffic, and any increase in business along the road will increase traffic.	8/7/2021 2:39 PM
141	It's hard to pick. We do need to ensure the river front is maintained and Truckee needs to remain a quaint little town and at the same time accommodate residents, workers, and tourists.	8/7/2021 1:43 PM
142	Needs more emphasis on public river front access.	8/7/2021 10:48 AM
143	again, what about less growth than approved in the 2025 plan. We have enough and should not encourage more people, cars, and congestion	8/7/2021 9:24 AM
144	see above	8/6/2021 3:56 PM
145	Don't overbuild on our beautiful natural resource, the river.	8/6/2021 1:35 PM
146	Protect river viewsheds and river access.	8/6/2021 10:49 AM
147	Private residential cutting off access to the river. Truckee River is a huge asset to our community and should be open to all.	8/6/2021 10:09 AM
148	Loss of industrial businesses.	8/5/2021 7:41 PM
149	Replacing the high-density residential on the south side of west river with mixed-use medium might be a takings.	8/5/2021 4:05 PM
150	They barely address the impact of mass development on the ecosystem of the river	8/5/2021 2:59 PM
151	Eliminating the high density residential from option 1 might be a takings.	8/5/2021 2:18 PM
152	Retaining/relocating businesses	8/4/2021 2:35 PM
153	what happens the companies already there? Will there be incentives to assist with finding them a new home.	8/4/2021 2:34 PM
154	With higher density comes more traffic. The three way stop sign over the railroad tracks is confusing to people. With more traffic some solution needs to be found to keep traffic flowing	8/4/2021 2:06 PM
155	We all agree properties along West River Street look like a garbage dump. My concern or thought is, perhaps with some landscaping and creative screening it could really be transformed into a masterpiece of beauty even though it is a contractor area.	8/3/2021 11:34 PM
156	None	8/3/2021 3:32 PM
157	There are not any options that move the industrial off the river but add to commercial. Very concerned about the skyline in this area. Want to see mixed use, but not more than 2 stories, possibly 3 stories in some select areas in the northwest.	8/3/2021 1:56 PM
158	Keeping river water pure	8/3/2021 6:59 AM
159	Higher office and industrial use would be a grave mistake in this corridor as we have other areas that can provide those uses.	8/3/2021 6:14 AM

Q21 Are there land uses you'd like to see that aren't represented here?

Answered: 107 Skipped: 358

#	RESPONSES	DATE
1	Zoning the entire area mixed-use might be better, but not if it requires a Maser Plan. Not sure why it has to require a Master Plan.	8/17/2021 3:01 AM
2	Affordable housing	8/16/2021 11:05 PM
3	I would like to see you walking or biking trail along the river	8/16/2021 10:32 PM
4	Yes community garden space	8/16/2021 9:04 PM
5	It would be good to have a bike / pedestrian bridge across the river (is this already planned?) to connect extended legacy trail to 89 area (& link up to Donner Lake?)	8/16/2021 8:55 PM
6	Maintain the open space.	8/16/2021 8:49 PM
7	Maintain PUBLIC ACCESS TO THE RIVER	8/16/2021 8:49 PM
8	I would like to see as much preservation of the river as possible as well as a designation for the public to reach and enjoy the waterfront.	8/16/2021 8:08 PM
9	no	8/16/2021 8:03 PM
10	All should respect the rivers edge.	8/16/2021 6:51 PM
11	I'd like to see a strip of park/pedestrian walk way along this side of the river to preserve public access to the river.	8/16/2021 6:07 PM
12	Resource conservation	8/16/2021 5:48 PM
13	Don't develop. Keep spaces unused. Not for biking etc. -for nothing. Unused.	8/16/2021 5:21 PM
14	Give incentives to get what we want done vs. forcing people to go along with this not very well thought out plan.	8/16/2021 4:58 PM
15	open spaced	8/16/2021 4:18 PM
16	open space	8/16/2021 4:17 PM
17	Open space.	8/16/2021 4:14 PM
18	open space, small parks	8/16/2021 4:06 PM
19	Leave the open spaces alone and preserve them	8/16/2021 4:03 PM
20	open space	8/16/2021 2:59 PM
21	No entertainment	8/16/2021 2:48 PM
22	open space access	8/16/2021 1:29 PM
23	CONSERVATION	8/16/2021 1:17 PM
24	Redevelopment and incentives for business owners to clean up and revitalize their existing businesses.	8/16/2021 1:09 PM
25	Again, get your shit together	8/16/2021 1:02 PM
26	Access to the river. No outhouses please.	8/16/2021 12:45 PM
27	none	8/16/2021 12:42 PM
28	Unsure.	8/16/2021 11:58 AM
29	No	8/16/2021 11:50 AM

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30	N/A	8/16/2021 10:36 AM
31	no	8/16/2021 9:52 AM
32	Non-vehicular transportation corridors.	8/16/2021 9:25 AM
33	As much natural open space along the river corridor as possible.	8/16/2021 8:48 AM
34	More open space on river, some 2 story buildings that allow for commercial in bottom units and residential in 2nd floor units. Make it part of the downtown truckee experience and create river recreation area's like the Reno river waterparks	8/16/2021 8:45 AM
35	Protection and enhancement of the Truckee River, another one of Truckee's best natural resources should be a priority. Development should be discouraged West of the Truckee Downtown.	8/16/2021 8:11 AM
36	Kayak park	8/16/2021 7:43 AM
37	No	8/16/2021 2:47 AM
38	consider not building roads? only walkable area traffic congestion is too bad already	8/15/2021 9:24 PM
39	In general, I'd like to see the river showcased as a central and beautiful part of the town. The current industrial and private land uses make part of the river either inaccessible or ugly, or both. Let's make this a beautiful and vibrant part of our town!	8/15/2021 8:57 PM
40	Maybe a dog park or little riverfront public park? Bike paths?	8/15/2021 8:00 PM
41	Great space for the use of Form Based code.	8/15/2021 6:22 PM
42	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:15 PM
43	open park space would be nice walking distance to downtown	8/15/2021 6:13 PM
44	Just pave it all	8/15/2021 5:34 PM
45	I would like to see a zoning option that better fits fit a paradigm of riparian zone and urban development integration.	8/15/2021 5:11 PM
46	A lot of public space. Like parks	8/15/2021 3:07 PM
47	A performing arts theater space, a proper library, art studio spaces	8/15/2021 2:59 PM
48	Yes! Keep the River open space and provide public education about plastic, trash and other foreign objects in the river	8/15/2021 2:47 PM
49	Within the industrial area, the Town should consider adding parking options whether a flat lot, or preferably a parking garage with multiple floors and walkways to access both the downtown and West River businesses and restaurants.	8/15/2021 1:46 PM
50	This is an area that would be appropriate for senior housing	8/15/2021 12:53 PM
51	No	8/15/2021 11:28 AM
52	Open Space/Recreation OR Resource Conservation ! This is a perfect area for Goal #6 and #7. Make the "Truckee River A Focal Point" does not mean commercial and dense residential-it means preserving the environment and also making it accessible to the public for recreation. This area is the perfect area to make bold decisions about the future of Truckee. Envision this area with parks, trails, and open space-this is what is special about Truckee. This is not an appropriate area for industrial, high density housing, hotels, or other high impact developments. Please protect our river, our watershed, our environment, our local community, and our town character.	8/15/2021 11:07 AM
53	See above	8/15/2021 11:00 AM
54	public access along the river. A river walk with some dining/drinking establishments along the river	8/15/2021 10:53 AM
55	Aging population self obtained, all inclusive community living.	8/14/2021 7:35 PM

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56	Walking and biking paths to facilitate connectivity between areas of the city: walk or bike from home to river and open space areas, to downtown/work places, and back to home.	8/14/2021 7:23 PM
57	Homeless shelter	8/14/2021 3:13 PM
58	Open space	8/14/2021 2:44 PM
59	more open space	8/14/2021 11:37 AM
60	no	8/14/2021 10:32 AM
61	parks, open space, maintain public access to the river	8/14/2021 10:13 AM
62	Parking and traffic	8/14/2021 10:02 AM
63	Neighborhood commercial, i.e., restaurants, neighborhood grocery, etc. along with neighborhood housing in the river corridor and not too dense.	8/14/2021 9:17 AM
64	No projects supporting growth	8/14/2021 9:08 AM
65	Safe and natural walking areas Separation of "alternative transportation" paved bicycle lanes and dirt walking areas.	8/14/2021 9:02 AM
66	More parks and open space with trails linking everything, so you can truly walk or bike everywhere in the greater Truckee area.	8/14/2021 8:46 AM
67	Na	8/14/2021 8:28 AM
68	Open space with River access or river walk	8/14/2021 8:18 AM
69	Increased riverfront Park and public recreation areas	8/14/2021 7:55 AM
70	River Park area for community to play on river with gates and a fun rapid	8/14/2021 7:51 AM
71	No things such as rehab areas, rock climbing businesses, etc. Keep it as it is.	8/13/2021 8:52 PM
72	100 percent public open space.	8/13/2021 7:31 PM
73	Bring back the trees, and the feel of Truckee like it used to be.	8/13/2021 6:24 PM
74	Leave it alone!	8/13/2021 5:14 PM
75	open space	8/13/2021 4:49 PM
76	No	8/13/2021 3:39 PM
77	Keep some open space for sure!	8/13/2021 9:04 AM
78	Open space and public access.	8/12/2021 4:05 PM
79	Open Space without building more stuff, even just a park is not needed. They pollute and require too much water.	8/12/2021 11:37 AM
80	Does it matter	8/12/2021 8:50 AM
81	More access to the river with parking and infrastructure to support the increase in use.	8/11/2021 3:08 PM
82	as above.	8/11/2021 2:59 PM
83	mixed is trail connecting the existing trail network in the area	8/10/2021 9:02 PM
84	No	8/10/2021 6:25 PM
85	lots of open space	8/10/2021 6:13 PM
86	Allow existing industrial/commercial areas along W. River S. side to remain. Land between these and the River to be open space.	8/10/2021 1:51 PM
87	Open Space!!!	8/10/2021 11:57 AM
88	No.	8/9/2021 4:34 PM
89	No	8/9/2021 12:29 PM
90	conserve more	8/8/2021 7:06 PM

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91	Possibly a park behind Sierra Pet Clinic? That's mostly probably in the 100yr floodplane anyway? And there's room for parking by W&T Graphics. Isn't there plans for a footbridge somewhere in that area too?	8/8/2021 8:18 AM
92	Greenspace on riverfront with businesses behind.	8/7/2021 2:39 PM
93	N/A	8/7/2021 10:48 AM
94	less growth options	8/7/2021 9:24 AM
95	No	8/6/2021 1:35 PM
96	Public Park on the River	8/6/2021 10:49 AM
97	Maybe some added mix-use high or mix-use medium on the north side of west river so it isn't just a monolithic block of business innovation would add to the intrigue of the district	8/5/2021 4:05 PM
98	More river preservation and access	8/5/2021 2:59 PM
99	Buy the mobile home park and lease to own the land back to the residents	8/5/2021 2:18 PM
100	Pombo's corp. yard is a eyesore and needs to be relocated as well!	8/4/2021 2:35 PM
101	Pombo's corp yard needs to go! It is an eye sore.	8/4/2021 2:34 PM
102	I would like to see a single bicycle bridge crossing the Truckee River near the West River Street/Hwy 89 stoplight for pedestrians and riders to access the proposed South River Street bike trail. On the Placer County side of Donner Creek, the area where the abandoned cars from the trailer park where just towed out, I'd like to see non-paid public parking so people could walk or park to start riding their bikes along the south side of the river across my proposed bridge.	8/3/2021 11:34 PM
103	We need to have a path with river access through whatever gets developed here. The Truckee River is an incredible place and we should have access.	8/3/2021 9:21 PM
104	No	8/3/2021 3:32 PM
105	1. Public parks. There should be more than one. Possibly a park with food trucks and/or a covered pavilion. Possibly a small amphitheater for Music in the Park type events at the river. 2. River Walk	8/3/2021 1:56 PM
106	Bike trail bike trail connecting to squaw	8/3/2021 6:59 AM
107	Designated bike path, which I believe is being planned.	8/2/2021 4:04 PM

Q22 How do you think this area should interface with the Truckee River?

Answered: 216 Skipped: 249

#	RESPONSES	DATE
1	I think development should be stepped back in height and density along the river. Some sight corridors from the road to the river should be protected. There should be specific public access points that have parking along West River Rd., and stairs at those points if needed so the vegetation and bank of the river are protected. The rest of the river should be natural riparian vegetation. I also think there should be a walking bridge (somewhere between River Park Pl. and the Donner Pass Rd. interchange) to the other side of the river.	8/17/2021 3:01 AM
2	Riverwalk style like Estes park or San Luis Obispo. Not a good place for large apartment buildings	8/16/2021 11:20 PM
3	Open flow, some commercial, but open spaces and affordable housing.	8/16/2021 11:05 PM
4	See above.	8/16/2021 10:47 PM
5	I would like to see you walking or biking trail along the river.	8/16/2021 10:32 PM
6	gentle growth here - respect and protect the river corridor. plan for growth and workforce housing elsewhere protect and preserve the river corridor	8/16/2021 10:04 PM
7	I'd love to see a river pedestrian walkway on the backside of the shops, similar to downtown Estes Park, CO.	8/16/2021 10:02 PM
8	There should be a public Greenway with river access along both sides of the river.	8/16/2021 9:52 PM
9	Open space, community garden	8/16/2021 9:04 PM
10	residential, parks, limited to small businesses without junky storage yards!	8/16/2021 8:57 PM
11	Gently - while providing public access to the river area, do so in a way that mitigates damage from such traffic - selected areas that feature access, reinforcements for erosion control, traffic flow. I've heard a bridge to the green side is being considered, perhaps connecting to the legacy trail, which sounds great, if done well, balancing the environmental impact and traffic congestion from greater public access.	8/16/2021 8:56 PM
12	Lightly, with good transitions between nature and buildings. We need to be careful of the riparian corridor , provide access to the river at designated points.	8/16/2021 8:55 PM
13	Promote the preserve the river and creates a culture that thrives off it	8/16/2021 8:51 PM
14	Enhance the beauty of the river area and not block off access to the river itself. Perhaps build in river access points.	8/16/2021 8:49 PM
15	MAINTAIN PUBLIC ACCESS TO THE RIVER	8/16/2021 8:49 PM
16	Allow access to Truckee River with a park.	8/16/2021 8:40 PM
17	Stricter requirements to limit surface runoff from existing commercial/industrial parcels into the river. Continue existing land uses.	8/16/2021 8:23 PM
18	I believe that the river should be as preserved as possible and that the immediate banks should be open to the public.	8/16/2021 8:08 PM
19	no or limited access to river. sites overlooking river are ok	8/16/2021 8:07 PM
20	There should be clear places for visitors and residents alike to find ways to the riverfront and the open space across from it, and view corridors to the river from the road	8/16/2021 8:03 PM
21	As there will be new waterfront access across the river near here you do not need a aver abundance on this side but nothing should be developed with in 15 feet of the top of bank and let it stay natural	8/16/2021 6:51 PM

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22	PRESERVE THE RIVER ACCESS/VIEWS/LAND	8/16/2021 6:39 PM
23	There should be some infrastructure to allow people tubing the river to access it without damaging the river bank or plants. There maybe should be a clean nice bathroom here.	8/16/2021 6:20 PM
24	Public access should be preserved and promoted along the entire riverfront. A dirt trail, or singletrack would be an excellent alternative to the paved "multi use" trail along the other side of the river. Benches and trees and shade should be prominently featured. This would be an amazing xc ski location as long as we still have snowfall.	8/16/2021 6:07 PM
25	Protect the Truckee River	8/16/2021 5:48 PM
26	Truckee River access to the public should be a top priority. So much of the land by the nearby lakes and along the Truckee River is private. People live here and visit Truckee to be part of nature, and the Truckee River is a key part of this experience.	8/16/2021 5:47 PM
27	A park on all sides would at least help people appreciate the natural beauty. More buildings no matter what for change everything	8/16/2021 5:21 PM
28	We need redevelopment.	8/16/2021 4:58 PM
29	per the River Revitalization study	8/16/2021 4:49 PM
30	Keep it as natural as possible so that we can enjoy walking along the river.	8/16/2021 4:41 PM
31	Some sort of river walk/linear park would be nice	8/16/2021 4:28 PM
32	I am very worried it will bring even more people to the river leaving garage. also the run off into the river during building.	8/16/2021 4:18 PM
33	keep it public	8/16/2021 4:17 PM
34	keep it public, don't allow river frontage to be privatized by private home owners and businesses	8/16/2021 4:06 PM
35	By not putting a bunch of business and traffic on the river where there is already no parking and one of the worst intersections in town at west river and brockway	8/16/2021 4:03 PM
36	Easy public access to river. Lots of open space	8/16/2021 3:37 PM
37	Please keep as much buffer as possible between the Truckee River and any development as possible.	8/16/2021 3:36 PM
38	It should be as low-impact on the environment as possible. Emphasize walking and biking, not driving and please please don't build any parking lots. The river is a wonderful place to enjoy, and keeping it as natural as possible will amplify that - which will in turn draw in people for business and the economy. People will care about protecting it more if they can experience it first hand in a low-impact way.	8/16/2021 3:31 PM
39	maximize views for the majority of people to enjoy (ie: outdoor dining, food vendors, parks, and open space/walking trails along the river) with business and housing across the street enjoying the views without polluting the river	8/16/2021 2:59 PM
40	Most availability to the river	8/16/2021 2:48 PM
41	there should be some open space along the river, some cafe patios/decks	8/16/2021 2:11 PM
42	I think the area should remain open and that the businesses along the river should be forced to keep it cleaner. It has started to look like a dumping ground.	8/16/2021 2:03 PM
43	The Truckee River should be the focal point of all development along West River.	8/16/2021 2:00 PM
44	More public access to the river.	8/16/2021 2:00 PM
45	pedestrian ways and some outdoor seating for any eateries would be nice	8/16/2021 1:52 PM
46	Keep it open to the public	8/16/2021 1:29 PM
47	Not as closely as currently planned. There should be a buffer, with walkways and conserved open space between the development areas and the river itself.	8/16/2021 1:17 PM
48	Respect and compliment, which is redevelopment. If the Town want to relocate industry, real	8/16/2021 1:09 PM

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incentives need to be created and shared with business owners to see what they are planning for the future, otherwise it is a moot point. Let's stop saying we are going to revitalize the river, if we just plan to keep the same uses and then surround those uses with mixed use and BIZ, which will be more business parks, is that the goal?

49	Truckee river will soon become a dump because unchecked growth and stupid people are ruining it now.	8/16/2021 1:02 PM
50	Vibrant and resilient	8/16/2021 1:00 PM
51	By interface, do you mean communicating or connecting? Sitting by a river in quiet reflection could help our community remember why we moved here in the first place.	8/16/2021 12:45 PM
52	I support having a combination of preserved park land but also things like restaurants with decks overlooking the river. the members of the community ought to be able to enjoy the beautiful river far more than we currently are able to!	8/16/2021 12:42 PM
53	Continue with the goals of the 2025 General Plan.	8/16/2021 12:27 PM
54	Any opportunities to allow for easily accessed public space should be identified if possible.	8/16/2021 12:22 PM
55	Gently. The river is the gem, and by creating vistas and walkways allowing for the genial interaction, many will be able to enjoy rather than a few.	8/16/2021 12:21 PM
56	Preserving the river's natural state and beauty is critical to preserving the town's character. And, access to the river is important for the town's residents and visitors.	8/16/2021 11:58 AM
57	Build a river walk concept.	8/16/2021 11:50 AM
58	Access is important as well as preserving the character of this town. I don't know which held the name "Truckee" first but losing access to it would be a devastating blow in the name of "progress"	8/16/2021 11:48 AM
59	Make the river front public access!	8/16/2021 11:08 AM
60	Preserve public access across Truckee River, increase pedestrian traffic to allow more utilization (walkways/paths/hiking trails)	8/16/2021 10:36 AM
61	See 21 above.	8/16/2021 10:24 AM
62	You already have industrial along the river. Let's add some residential options.	8/16/2021 10:09 AM
63	A path built along the river similar to the Legacy trail.	8/16/2021 10:01 AM
64	Yes	8/16/2021 9:43 AM
65	Trails system with opportunities to safely reach the river.	8/16/2021 9:25 AM
66	It should not allow commercial ownership of the land next to the river. It should preserve the character of small town Truckee and not over populate areas creating traffic and parking issues.	8/16/2021 8:57 AM
67	Public enjoyment of the Truckee River is critical leaving the shoreline as natural as possible.	8/16/2021 8:48 AM
68	the river should be the focal point while keeping the banks natural looking but allow for creation of water features for kayaks and rafts along this section of river, clearing some of the more rocky area's of the river so rafts can float by easier.	8/16/2021 8:45 AM
69	Bike paths, picnic and swimming areas.	8/16/2021 8:16 AM
70	A walking trail with multiple access spots to the Truckee River similar to the docks at Donner Lake and the area along the legacy trail should be put in on. West River Street allows for good access to the river front to those that do not have the physical ability to use the legacy trail or the open space on the South side of the river.	8/16/2021 8:11 AM
71	Lowest impact possible	8/16/2021 7:43 AM
72	Preserve public open space and river access as much as possible.	8/16/2021 7:15 AM
73	It has to balance, private and public access points so everyone can enjoy the river.	8/16/2021 6:33 AM
74	Allow for public access to the river	8/16/2021 2:47 AM

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75	Not sure. Need to consider it some more and maybe have a walking tour out there first.	8/15/2021 11:25 PM
76	Only pedestrian/bike access to the river	8/15/2021 10:24 PM
77	Walk/bike lane along the river. Restaurants / Cafes facing riverfront.	8/15/2021 10:09 PM
78	<p>I was discussing this with a friend of mine and she sent me the comments she wrote. I agree with her opinion and since it is so well-stated, I am going to simply repeat it here, rather than take the time to say basically the same thing in different words. Here is her comment, which I STRONGLY endorse!! ----- I am very dismayed that the survey description of alternative #4 fails to include the critically important Master Plan component - too many people will simply read the survey description of "preservation of open space" without digging in to the Briefing Book details. Requiring a master plan puts a stake in the heart of not only option #4, but any realistic desire by the Town and community to redevelop West River St. It would effectively ensure that West River St would never be redeveloped and we would be stuck with storage units and dilapidated buildings in what should be the gem of our town - the riverfront. Requiring a Master Plan for such a large area entails a) a number of landowners to both agree on a master plan and then execute it, or b) a single large developer to buy up all the land to develop as one project. The former is highly unlikely to succeed - just look at the Hilltop area that has been mired for more than two decades; the latter would necessarily involve an out-of-area, large-scale developer that would result in an interchangeable Vail-like, high-end, soulless product, if it ever happened at all. If West River is to be revitalized, I think it is extremely important to create flexible zoning that allows for organic, incremental redevelopment by local businesses and community members, who can respond to the needs of the community. Alternative #5 comes closest to this. I fear that many respondents will choose alternative #4 because they like the sound of prioritizing open space along the river (which landowners will donate their property for open space?), and a master plan sounds like a good idea but in reality it would be a mess and stymie our community goal of revitalizing the river. Second, high-density housing of up to 55 units per acre in 3- or 4- or even 5-storey apartment buildings is really inappropriate right along the river. More appropriate on the north side of West River St, perhaps. But the experience of people using the open space and Legacy Trail that will be on the south side of the river, or using the river itself, would be degraded by large apartment complexes along the river. It is incongruous with the natural beauty of the river corridor at the heart of our town. For this reason I strongly oppose alternatives #1 and #3.</p>	8/15/2021 8:57 PM
79	Public access	8/15/2021 8:24 PM
80	Allow public access all along the river, don't allow private properties to take all the riverfront.	8/15/2021 8:00 PM
81	See my above comments, I have lived here for 25 years the industrial along West River has been a point of contention the whole time and no one has made any actual effort to mitigate this. We have the opportunity to fi this for the future.	8/15/2021 6:22 PM
82	small boutique commercial that would minimize impact on the river.	8/15/2021 6:13 PM
83	Other resort towns have a very lively riverfront presence- including kayak/water parks, picnic areas and outdoor dining. Truckee has been missing that.	8/15/2021 5:35 PM
84	Send it to LA	8/15/2021 5:34 PM
85	Allow public access to the river for recreation	8/15/2021 5:15 PM
86	<p>Hydrological buffer zones along the Truckee river are not being discussed. This means giving the river areas to swell and overflow during wet years. Additionally, the Creation of or preserving riparian habitat, is not reflected in any of the current options proposed, including the 2025 plan. The Hydrology Report included in the Down Town River Revitalization Strategy touches on many of these issues, but not in a substantial way. Rather, For some reason, building right up to the river bank and discouraging the channelization of the river through Town have been encouraged. Example, the design of the approved commercial development JWO of River Street. "Mixed use" in this are of Town would and should look very different than in other parts of Town (Gateway for example) simply because of topography and hydrology. Although protecting the river, improving water quality and providing greater access are expressed goals, I do not see evidence of these characteristics reflected strongly in any of the current plan options. What I see in the current options are planning templates that do not fit a paradigm of riparian zone and urban development integration. Let's look at examples of urban planning that are more ecologically focused. There are many good examples available.</p>	8/15/2021 5:11 PM
87	Minimally	8/15/2021 5:01 PM

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88	It should be resource conservation and open space as much as possible, with medium residential with river front public access if not open space.	8/15/2021 4:52 PM
89	There should be setbacks, pedestrian/bike access and public paths along the river. There should be strict aesthetic and spacial standards for the look and feel of the buildings facing the river.	8/15/2021 4:23 PM
90	parks, recreation, green space along the truckee river. Think about. An awesome park on the river, right next to nice housing, commercial, and the rest of down town. It will be a huge hit and financial boost to downtown. So obvious! Make it happen. Don't be silly.	8/15/2021 3:49 PM
91	safely, to preserve, view, and enjoy the River. I do not want to see people, trespass to get in or near the river, fall in the river, leave their trash in or near the river, etc.	8/15/2021 3:47 PM
92	The river must be the priority here	8/15/2021 3:26 PM
93	Do not allow development in the stream zone	8/15/2021 3:07 PM
94	There should be a significant setback survey line with a bike path and benches only. Similar to path between Tahoe City and Squaw along 89	8/15/2021 2:59 PM
95	Full access and visibility to the river for the public. No pollution!	8/15/2021 2:53 PM
96	I do not think it should be developed.	8/15/2021 2:47 PM
97	Parks, open space and residential is the best use. No need to have industrial along the river.	8/15/2021 2:20 PM
98	If restaurants or breweries are added the area 2 in option 2, then I would be supportive of outdoor dining and sitting overlooking the river. A covered walkway would make sense to access the back of any stores in area 2.	8/15/2021 1:46 PM
99	Maintain health of river	8/15/2021 12:16 PM
100	Very carefully!	8/15/2021 12:02 PM
101	Truckee River health should be a focus	8/15/2021 11:56 AM
102	West River St is THE WORST possible place for industry. It's been the worst thing about Truckee forever. By any means necessary, toxic industries need to be moved somewhere away from the river. Development along the river should emphasize the beauty and enjoyment of the river (a walking path along the river; river-front mixed-use vibrant district) and protection of the water quality of the river; permeable surfaces and green infrastructure to absorb stormwater runoff instead of sending all those chemicals into the river (drinking water for Reno and all parts downstream)	8/15/2021 11:43 AM
103	Public enjoyment of the river front.	8/15/2021 11:36 AM
104	Protection of the River is paramount. However looking at so many towns that have rivers running through them this area must be developed to enhance the character and uniqueness of our town. (Lech, Austria)	8/15/2021 11:28 AM
105	The river should be a park with trails	8/15/2021 11:07 AM
106	See answer #21 This area should be consistent with the sensitive environmental area of the river. The river can become a focal point of the town for environmentally sound recreation activities and resource conservation. It should not be used for high density commercial or residential.	8/15/2021 11:07 AM
107	Open space along the Truckee river, similar to the older development along the Truckee river in Verdi.	8/15/2021 11:00 AM
108	public access along the river. A river walk with some dining/drinking establishments along the river	8/15/2021 10:53 AM
109	Preserve open space and natural area of river to create a focus for the benefit of nature in town.	8/15/2021 10:43 AM
110	Tidy it up and expand the heart of Truckee in this area with housing & a fun, cool vibe to replace industry	8/15/2021 8:05 AM
111	Access to river is critical,for the public	8/15/2021 7:57 AM

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112	Leave it alone	8/15/2021 4:07 AM
113	Open to all	8/14/2021 10:49 PM
114	No impact	8/14/2021 9:23 PM
115	The River must be protected from any type of pollution or spills, the character of a wild river must be maintained.	8/14/2021 8:54 PM
116	Maybe some trails to the river, while keeping undeveloped open space.	8/14/2021 7:35 PM
117	Expand the existing river bike path to this section of the river. Pedestrian and bike friendly paths leading from residential areas to the river and into downtown.	8/14/2021 7:23 PM
118	Allow local access and parking	8/14/2021 7:18 PM
119	The more you develop along the river, the more impacted and polluted the river will become. I support preserving open space along the river	8/14/2021 5:15 PM
120	Public access to the Truckee River is important and should be prioritized. Especially access for the disabled	8/14/2021 5:15 PM
121	I think there should be public spaces that access the river for homeowners and tourists to visit.	8/14/2021 5:05 PM
122	Make the zoning flexible to encourage development. Allow light industrial (business innovation) between west river and the tracks.	8/14/2021 4:38 PM
123	Should be integrated with it	8/14/2021 3:39 PM
124	Make a water park for kayakers.	8/14/2021 3:13 PM
125	Preserve River and allow for enjoyment of river by public.	8/14/2021 3:08 PM
126	Walking, biking trails	8/14/2021 2:44 PM
127	Minimize development on the river	8/14/2021 11:34 AM
128	The Truckee River should be the "front door to new improvements along here as well linked access to the new public park and bridge across the river.	8/14/2021 10:46 AM
129	no	8/14/2021 10:32 AM
130	Keep in mind the higher variability of flood levels and snowmelt under the changing climate, the possibility of mud and flood after fire events especially with the woody potentially fire prone hill above, and the need for plenty of public access. There should be less riverfront housing unless for workforce or co-housing cooperative intentional community type housings- riverfront parcels should be available to public serving businesses like coffee shops or restaurants, etc. or be public access; millionaires shouldn't be allowed to take up all the access to the river, a public, iconic resource for all.	8/14/2021 10:19 AM
131	public access. Don't allow private land owners to block public access to the river frontage	8/14/2021 10:13 AM
132	Required setbacks from the development should ensure the river is not negatively impacted with runoff and erosion.	8/14/2021 9:50 AM
133	The neighborhood housing could be right along the river where W. River street leaves room, and where W. River St is close to the river you could have restaurants etc.	8/14/2021 9:17 AM
134	Respectfully- paying tribute to the settlers	8/14/2021 9:08 AM
135	see 21	8/14/2021 9:02 AM
136	The river should be the "front-door" of structures along the river. Industrial should not be here at all and this designation leaves some gray area around "innovation" (distilleries, breweries).	8/14/2021 9:00 AM
137	Minimally. Protection of river health should be a priority and incorporated in the planning of development.	8/14/2021 8:54 AM
138	It should protect the beauty of the river area, and allow for access on foot or by bike only. No cars allowed - a truly pedestrian area.	8/14/2021 8:46 AM
139	Public access and Low impact development	8/14/2021 8:28 AM

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140	River walk, access to River by foot or snow shoe	8/14/2021 8:18 AM
141	Protect it! Give more open space and public access	8/14/2021 7:55 AM
142	Open, gathering space. Good bike connection from Donner Lake to Glenshire. Less private more public benefit.	8/14/2021 12:37 AM
143	Ideally business innovation / commercial / residential but offset from public riverfront access	8/13/2021 10:05 PM
144	Single family homes could continue to the west, keep the Unique Boutique, car services, etc. Just clean up the area.	8/13/2021 8:52 PM
145	Maximum open space with public access to river and do not allow private development within the stream zone	8/13/2021 7:31 PM
146	A mixture of businesses serving the public, multi-family housing like cohousing, some public access, and bridges over the river to the legacy trail.	8/13/2021 7:29 PM
147	Open space is critical	8/13/2021 7:04 PM
148	Stay away from the Truckee River to preserve the water way.	8/13/2021 6:24 PM
149	More parks and open space, not crammed in "multifamily" units--aka luxury condo's in the real world of real estate development and profit.	8/13/2021 6:00 PM
150	Lots of public park space along the river. It should be an attractive place for pedestrians on both sides of the river. It should be a place where you can linger and enjoy the river.	8/13/2021 5:40 PM
151	A walking trail or bike trail along the river would be nice.	8/13/2021 5:14 PM
152	Gently	8/13/2021 4:49 PM
153	Truckee river = recreation Not industry	8/13/2021 4:35 PM
154	Parks, boardwalks, gravel trails.	8/13/2021 4:10 PM
155	Gently	8/13/2021 3:39 PM
156	The river should be a focal point and accessible. Downtown reno does more with its mediocre piece of river than Truckee does with a beautiful stretch of riverfront.	8/13/2021 3:10 PM
157	not be invasive but compliment the river/area.	8/13/2021 12:43 PM
158	The Truckee River is an under utilized public good. Providing walking access and views from residences/restaurants/open space would add a lot of beauty and value to our area.	8/13/2021 12:35 PM
159	Finish the new park and bike trail access, put in curb/gutter, beautify with murals/art, leave it a quiet alternative to busy downtown/rail yard.	8/13/2021 11:17 AM
160	Keep the beauty of this area in plain sight and don't cover it with giant modern buildings.	8/13/2021 9:04 AM
161	Preserve the natural river environment and people's access to the river for recreation and a natural haven and attractive feature of living in this mountain town	8/12/2021 9:47 PM
162	keep the foot print small ,no buildings taller than 2 stories, pedestrian zones, play streets, no thru traffic!	8/12/2021 7:49 PM
163	Open space with River access	8/12/2021 5:22 PM
164	The development should not be on the river side West River Street.	8/12/2021 2:15 PM
165	Leave it as it is. Remove old, unsightly falling down buildings and garbage.	8/12/2021 11:37 AM
166	I think whatever goes here needs to be able to be enjoyed by all. Salida CO has a vibrant river area in their town. Mostly quaint eateries and park that everyone in the community can come together to enjoy. It is a place that brings the community together. We could use that in our community.	8/12/2021 11:10 AM
167	What does it matter. Town does what it decides. Doesn't care about public opinion. This survey cost us taxpayers alot of money	8/12/2021 8:50 AM
168	Definitely keeping the river and it's preservation it's focus	8/11/2021 11:46 PM

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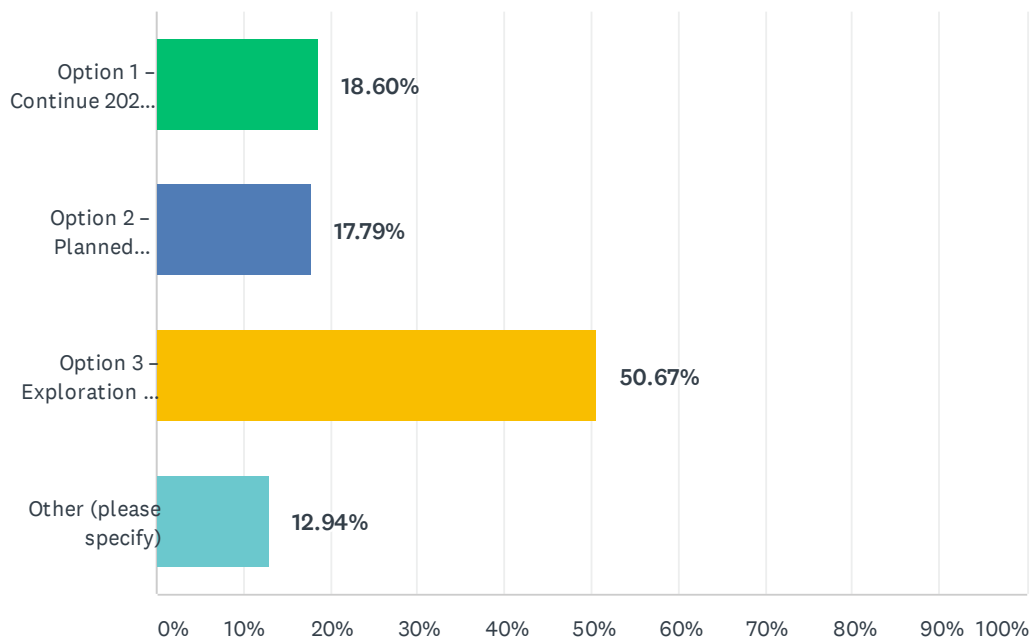
169	As public open space! No more private property restricting the beauty of this area to the wealthy or developers!	8/11/2021 4:31 PM
170	No comment	8/11/2021 3:59 PM
171	It should be made available and accessible for anyone to use. We have an amazing river running through town with very limited places to actually access it in recreate.	8/11/2021 3:08 PM
172	don't quite understand the question. I think the Truckee River should be protected.	8/11/2021 2:59 PM
173	As aesthetically in keeping and as environmentally sustainable as possible	8/10/2021 11:31 PM
174	Mixed use path by the river with higher density housing	8/10/2021 9:02 PM
175	Lightly. While I hope for West River *Street* to become a vibrant extension of the core of our town, I would hate for either high density development right along the river itself, or unfettered access causing damage to the riparian areas, to severely impact the river. Clear access points where erosion and vegetation damage can be mitigated, and that leave other stretches in a more natural state would be preferred. Limited or smaller scale development right against the river would also be preferred, 'feathering' the transition between built and natural landscapes.	8/10/2021 7:24 PM
176	It is the interface! More open amsoace and public access. No more industry along the river.	8/10/2021 6:25 PM
177	yes	8/10/2021 6:13 PM
178	The truckee river should have large open space around it. Having coffee/food available long waterfront is ideal but should not encroach on the river but rather be a compliment to it.	8/10/2021 2:51 PM
179	I think that there should be businesses and residential that would enable preservation of the river corridor habitat. I would like the town to buy a riverfront parcels and turn it into a park to give the public access to the river as the legacy trail does already.	8/10/2021 1:52 PM
180	Providing easy access, picnic areas, perhaps tube/raft rentals	8/10/2021 1:51 PM
181	Open space or a trail system along the river. The river cannot be made to be "a part" of the business or get lost in them, but rather have its own showcase.	8/10/2021 11:57 AM
182	NO.	8/10/2021 11:41 AM
183	yes	8/10/2021 10:08 AM
184	it should allow for public access much like Reno did 15 years ago bringing new businesses, residents and visitors to it,	8/9/2021 9:52 PM
185	A city park would be nice. Also, Truckee sorely needs a dog park, but NOT next to the river or Donner Lake!!!	8/9/2021 4:34 PM
186	I see an oppportunity for a mix of private riverfront spaces and a public access area that could work simultaneously. A bike lane that passes thru the area could be a great solution.	8/9/2021 12:29 PM
187	access for the general public to be on the river, preserving space so residents can enjoy the river.	8/8/2021 7:06 PM
188	Great opportunity for a mix of river friendly uses.	8/8/2021 8:18 AM
189	Important section of the river & could be a beautiful entry point into our town. I don't like the idea of industry nor high rise development on the river.	8/7/2021 6:49 PM
190	It could be nice to see any business development that does happen in the area is set up kind of like around Commons Beach in Tahoe city. Nice open area to walk along river, and businesses backed up behind that open area and off of the street to allow flow of traffic to move through.	8/7/2021 2:39 PM
191	I think the interface should include businesses that would encourage use of the river front (a park and green space, small eating and drinking establishments, family friendly).	8/7/2021 1:43 PM
192	The development should be set back from the river with a bicycle path, a pedestrian path, and public space on the river front.	8/7/2021 10:48 AM
193	should be 100% available to the public for access to the river. Separate trails for bikes and walkers	8/7/2021 9:24 AM

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194	Leave it natural on the river side of the street and have commercial opportunities on the north side of the street	8/6/2021 1:35 PM
195	Do not overdevelop. Promote the Truckee River, its beauty and importance -- install an interpretive center in a public park on the river that talks about the river in relation to early history/ Native Americans, later settlers and uses of the river for logging, how we got to the blight of industry on the river and hopes for the future..	8/6/2021 10:49 AM
196	Paths and parks to encourage access to the river. Places for people and pets to walk and enjoy the riparian environment.	8/6/2021 10:09 AM
197	The area should connect with and invite people to enjoy the river. I'd love to see more uses with outdoor dining or other activities fronting the river and/or providing river access.	8/5/2021 10:09 PM
198	A narrow (~10ft) strip of public space that includes a paved trail.	8/5/2021 7:41 PM
199	Lots of pedestrian access to the river, and significant bike/ped infrastructure.	8/5/2021 4:05 PM
200	The Truckee River should be the number one priority, not development.	8/5/2021 2:59 PM
201	Pedestrian permeability on the south side of W River with an engaging river front district	8/5/2021 2:18 PM
202	The Truckee River is a beautiful natural feature that is currently ignored and inaccessible in this area. This area should highlight and celebrate the river, with services and amenities that encourage the public to interact with and appreciate the river (such as outdoor riverfront dining, pedestrian pathways, etc).	8/4/2021 5:17 PM
203	Naturally Retaining vegetation along the river.	8/4/2021 2:35 PM
204	naturally so all can enjoy the beauty	8/4/2021 2:34 PM
205	Limiting pollution runoff; providing additional viewing options	8/4/2021 2:06 PM
206	Same as above: I would like to see a single bicycle bridge crossing the Truckee River near the West River Street/Hwy 89 stoplight for pedestrians and riders to access the proposed South River Street bike trail. On the Placer County side of Donner Creek, the area where the abandoned cars from the trailer park were just towed out, I'd like to see non-paid public parking so people could walk or park to start riding their bikes along the south side of the river across my proposed bridge.	8/3/2021 11:34 PM
207	There should be public access/trails all along the river.	8/3/2021 9:21 PM
208	There should be public access along the River, and no high rise development.	8/3/2021 6:05 PM
209	Accessibility to the river and trails should be maintained and enhanced.	8/3/2021 3:32 PM
210	This area should highlight the Truckee River by having some areas without development, and some areas with commercial spaces that allow public enjoyment of the river (for example, restaurants or with outdoor seating on the river, food trucks, brewery with outdoor seating, etc.). The space closest to the river should not be developed, should be open to all, as park, river walk, open space, etc.	8/3/2021 1:56 PM
211	Preserve as much space along the river...so you can actually see the river	8/3/2021 8:26 AM
212	Still needs enough open space for people to get to river	8/3/2021 6:59 AM
213	This area should be river facing with paths along it and businesses oriented toward the river. Taking advantage of the scenic beauty would enhance foot traffic and is good for business.	8/3/2021 6:14 AM
214	Maintain open space in the Truckee Springs area and include a bridge over the river to get there. But then fill in the West River street with commercial spaces and connect it to town with a better pedestrian crossing over the railroad tracks.	8/2/2021 4:48 PM
215	Plenty of public access to the river.	8/2/2021 4:04 PM
216	Minimal development, maximum open space and maximum public access	7/30/2021 9:25 PM

Q23 Which option do you prefer:

Answered: 371 Skipped: 94



ANSWER CHOICES	RESPONSES	
Option 1 – Continue 2025 General Plan	18.60%	69
Option 2 – Planned Community Designation	17.79%	66
Option 3 – Exploration of Open Space Preservation	50.67%	188
Other (please specify)	12.94%	48
TOTAL		371

#	OTHER (PLEASE SPECIFY)	DATE
1	Canyon Springs should be open space. We should not be building this far out. If it has to be built: it should be a clustered development--and as near as possible to current neighborhoods--rather than spread out. Low density residential would provide for a tighter cluster and better affordability for locals.	8/17/2021 3:01 AM
2	Keep the commercial space at Dorchester and Glenshire and keep Canyon Springs as open space	8/16/2021 8:56 PM
3	Keep the commercial area near Dorchester as is. Designate the canyon springs area as open space	8/16/2021 8:56 PM
4	I support the recommendations in the MAP letter of July 28	8/16/2021 8:11 PM
5	I would prefer to Explore the Open Space Preservation option, and revert to the 2025 General Plan.	8/16/2021 6:16 PM
6	I don't spend much time in Glenshire so I don't think it's fair for me to weigh in	8/16/2021 5:23 PM
7	Similar to option 1, but remove Canyon Springs.	8/16/2021 4:58 PM
8	The option that doesn't develop canyon springs and reduces sprawl. How about actually changing it's zoning or land use and protect open spaces not just " exploration" which we all	8/16/2021 4:16 PM

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	know will still result in development and sprawl	
9	Open Space Preservation. Who would be exploring Option 3 above?	8/16/2021 4:06 PM
10	Open Space Why is there is no option for open space? Swap out with increased densities closer to town.	8/16/2021 2:31 PM
11	Definitely explore open space preservation. The Glenshire community is already too densely populated for safety issues and environmental issues!	8/16/2021 1:38 PM
12	Development of canyon springs will bring no benefit to truckee or glenshire. The people that could afford it will work in reno. The people that you want to attract do not have any business living g there. Higher traffic volume on glenshire drive is not needed in any way. The exit from the sub is a 9 percent grade. If you can't afford snow tires and an awd or 4wd, how do you expect the emergency services to keep up with the sheer ignorance that is going on now, let alone the deception to get people that do not have the ability in any way to live out here.	8/16/2021 1:10 PM
13	I don't live there	8/16/2021 12:01 PM
14	I don't live in that area so I don't feel like I should be making the decision	8/16/2021 11:49 AM
15	Limit development at the edge of town.	8/16/2021 11:11 AM
16	I'm	8/16/2021 7:23 AM
17	Stop urban sprawl into further out from town open spaces.	8/16/2021 6:36 AM
18	First map natural resource constraints including unsuitable soils for development (already studied but ignored repeatedly), tributaries and wetlands (already mapped), and important wildlife use areas including but not limited to deer fawning, migration, and stopover (known but ignored all this time). Then zone the most constrained areas for resource conservation/open space and limit development to the unconstrained areas. Reduce total development zoning if necessary, made up by higher densities that many people support in every other Focus Area.	8/15/2021 11:25 PM
19	Z	8/15/2021 8:49 PM
20	Conserve CS as Open space. In 2015 hundreds of community members said at town hall loud & clear! WE do not want this land developed.	8/15/2021 8:23 PM
21	no growth option for this area. the existing infrastructure doesn't support more growth.	8/15/2021 6:16 PM
22	anything that preserves open space. We like the small rural aspect to Truckee. Just look at Tahoe City if you wan tot see what we don't want... Keep the charm.	8/15/2021 6:13 PM
23	Sell, Sell now.	8/15/2021 5:35 PM
24	I am not familiar with this area, so I leave it to the Glenshire residents to weigh in.	8/15/2021 4:24 PM
25	Definitely option three but no more commercial for office space.	8/15/2021 3:23 PM
26	I don't know enough about the area to comment	8/15/2021 2:59 PM
27	No opinion - I don't know the area in question.	8/15/2021 2:20 PM
28	Option 3 is good because it explores the idea of Open Space. But, I did not choose it because I am concerned about the wording "Exploration of Open Space Preservation". Who does the exploration? How extensive is the effort of open space preservation. I am concerned that there is no explanation of what would be done to "explore" this option. Option #2 does not do enough to mitigate the adverse outcomes of that amount of development on the Eastern edge of Truckee-greenhouse gas emissions, traffic, evacuation concerns, wildlife corridors, etc etc.	8/15/2021 11:20 AM
29	o	8/15/2021 7:08 AM
30	Too many studies, too much time already wasted No development in the Canyon springs area It needs to be preserved!	8/14/2021 2:38 PM
31	N/a	8/14/2021 8:18 AM
32	To reduce traffic and pollution the area needs more services restaurants etc	8/13/2021 9:39 PM
33	I think this should be for Glenshire residents only!	8/13/2021 5:15 PM

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34	This area is very important for the Glenshire residents as an open space for recreation. Also, the traffic on Glenshire Dr is already at capacity. There will be a strong resistance to the development of this area.	8/13/2021 9:40 AM
35	It has been discussed MANY times and Lots of money has been spent to study Canyon Springs. This development should not be allowed but instead be designated OPEN SPACE	8/12/2021 8:02 PM
36	No growth or development	8/12/2021 5:30 PM
37	None of these. The area formerly known as Canyon Springs should never be developed. Time after time, the people of the community have shown their opposition to this. Between bad soils, wildlife migration, sprawl, and traffic issues, this should not be developed in anything smaller than 10-20 acre parcels.	8/12/2021 4:57 PM
38	I dont "prefer" any of these option because they all appear to show building homes in the open space. The map is confusing, so I'm not clear on it. I prefer NO HOMES in the CANYON SPRINGS area. GLENSHIRE is already crowded and the open space is much needed for peace of mind. That's why I moved there 12 years ago. PLEASE DONT RUIN IT and take away the open space from the community. It's already closing in us and it's sad.	8/12/2021 10:27 AM
39	No brainer with this option. Access points non exist Wildlife corridors exist major consideration	8/12/2021 8:59 AM
40	High-density residential at the farthest periphery of Town is the very definition of sprawl, and exactly the opposite of the kind of planning we should be creating. Former Canyon Springs would ideally be designated open space, so I support this aspect of option #3. If, however, that were to fail and there was no feasible way to create open space there, clustered housing would be better (although still undesirable) than blanketing the whole property with somewhat dispersed housing and roads and other infrastructure. Housing clusters should be as close to existing development as possible rather than on the far edges of the property.	8/10/2021 7:25 PM
41	Canon Springs as open space. Zone unbuilt lots in Glenshire to allow duplex/triplex/fourplex options. Allow for infrastructure amenities such as grocery, restaurant, fuel,	8/10/2021 1:55 PM
42	Sorry - I don't know Glenshire that well to have constructive comments	8/8/2021 8:18 AM
43	All create more growth than we can handle	8/6/2021 3:57 PM
44	Option 3, but increase the density to discourage more large vacation oriented residences and more diverse housing options that include work force duplexes (i.e. Hopkins Village), and higher-density single family houses (i.e. Winter Creek). Also increase the area that could include commercial business to better support the Glenshire neighborhood (i.e. coffee shop, sm grocery market, additional restrants)	8/5/2021 7:50 PM
45	Yes to mixed-use, but either leave the eastern town boundary the same or add some clustered workforce supporting density to the current plan for canyon springs.	8/5/2021 4:11 PM
46	Maintain the land use designation in canyon springs but discuss with the land owner the possibility of additional added clustered density with the condition that it be workforce deed restricted	8/5/2021 2:23 PM
47	I do not believe it is safe to build even one more structure in the Glenshire area because of the extreme fire hazard. If I were the fire marshal I would force the Town to build additional escape roads for the residents already foolish enough to have decided to settle there. Secondly, the intersection at Donner Pass Road and Glenshire Drive is frequently "crazy" and I believe Glenshire Drive already has too much traffic to be safe even after the Town spent millions widening the road.	8/3/2021 11:34 PM
48	Glenshire should be wayyyy denser than it is now	8/2/2021 8:50 PM

Q24 What do you like about the option you selected?

Answered: 205 Skipped: 260

#	RESPONSES	DATE
1	Neither higher density nor sprawl make sense so far from town, jobs, and shopping. It also doesn't make sense to build in a wildlife corridor. If it has to be built: it should be as few units as possible, smaller units so not as much room is taken up and local professionals are more likely to afford it.	8/17/2021 3:01 AM
2	Only support if it's medium/high income housing, ownership geared, townhome style, for local workers like teachers, firefighters, nurses etc who want to make a community but can't afford \$800k homes.	8/16/2021 11:23 PM
3	Why are we sprawling, keep development in the core of our town. Save open space!	8/16/2021 11:11 PM
4	This isn't the town center. It should be open space.	8/16/2021 10:47 PM
5	Canyon springs is so far outside town. I'd rather see areas closer to downtown developed first so people don't have to drive as much. It's one of the biggest downsides to living in Glenshire.	8/16/2021 10:02 PM
6	I would like to see more affordable housing and income diversity in Glenshire as well as the preservation of open space. The mixed use designation would allow for more flexible housing and commerce in an already impacted area. Preserving the site known as canyon springs as open space would provide better fire safety, prevent traffic congestion, preserve open space and wildlife habitat, and provide for recreation opportunities.	8/16/2021 9:52 PM
7	The only option (in any of the focus areas) that addresses preserving/formally adding contiguous green space within the city limits.	8/16/2021 9:33 PM
8	potentially preserving Canyon Springs as open space	8/16/2021 9:16 PM
9	keep the open space. we need space to walk our dogs and recreate in our own neighborhood	8/16/2021 9:11 PM
10	No change other than the possibility of adding commercial businesses to the already designed commercial area.	8/16/2021 8:56 PM
11	Protection of undeveloped areas, maintain natural area and mitigate additional fire ris	8/16/2021 8:53 PM
12	areas set aside as 'open space'	8/16/2021 8:41 PM
13	We understand that there have been offers by conservation groups to purchase the land formerly known as Canyon Springs to preserve as open space. This purchase should be strongly considered and incentivized to current landowners under Option 3.	8/16/2021 8:29 PM
14	I would like to preserve as much open space on the outer edges of the town as much as possible.	8/16/2021 8:14 PM
15	allowing some housing (workforce) in the commercial region and studying the option to keep open space on east side	8/16/2021 8:12 PM
16	I think open space is important in all areas, but also see that housing on the outskirts of town is functional if there is also more focus on public transportation.	8/16/2021 8:10 PM
17	clustering of new commercial in existing commercial areas, preservation of open space	8/16/2021 8:07 PM
18	More open space is nice	8/16/2021 6:51 PM
19	Open space preservation and slow responsible growth	8/16/2021 6:39 PM
20	Canyon Springs will never be built. The townspeople spoke in one of the largest town meetings in Truckee history. Glenshire would be severely impacted in terms of quality of life if you put that amount of homes in Canyon Springs with the limited ingress/egress. Also, Glenshire needs the trails, badly. I am aware that the trails on Canyon Springs properties currently being used are indeed private, but they very much enhance the quality of life for glenshire.	8/16/2021 6:26 PM

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21	This isn't the location to promote density, Glenshire is on the outskirts of town, and density here just means more traffic. The small commercial is not enough to support a walkable community.	8/16/2021 6:16 PM
22	Like to consider the possibility that Canyon Springs remains open space	8/16/2021 6:15 PM
23	Pushing for more development in this area strikes me as presenting 2 problems. First, we're surrounded by trees. Glenshire is probably already a difficult area to defend for the fire dept. Secondly, Glenshire Dr. already has a lot of traffic heading down a 1 lane road from Truckee for 5 miles. More homes out in Glenshire will mean more traffic, and more hazards getting to town.	8/16/2021 5:53 PM
24	Just leave the neighborhood alone.	8/16/2021 5:06 PM
25	The people of Truckee have been requesting Open Space here for over 35 years. Why are you acting like you haven't heard this?	8/16/2021 4:59 PM
26	preserves open space, protects wild life, reduces traffic, halts sprawl	8/16/2021 4:51 PM
27	Eliminates the threat of sprawl with canyon springs	8/16/2021 4:28 PM
28	less growth	8/16/2021 4:22 PM
29	open space instead of canyon springs	8/16/2021 4:18 PM
30	I like the my option because it actually preserves the open space and stops the sprawl and traffic from getting worse	8/16/2021 4:16 PM
31	Open space is what we need for wildlife, wildfire and our small community.	8/16/2021 4:15 PM
32	preserves open space at canyon springs	8/16/2021 4:07 PM
33	Open space preservation is great, no additional building/expansion/growth. The community currently heavily uses the area in consideration and would greatly benefit from it remaining open space rather than it being developed further.	8/16/2021 3:43 PM
34	This community loves its open space! And the Glenshire area is so important for wildlife.	8/16/2021 3:32 PM
35	open space is our greatest resource!	8/16/2021 3:03 PM
36	Preserving the canyon springs site.	8/16/2021 3:00 PM
37	Fire safety. Neighborhood traffic safety.	8/16/2021 2:31 PM
38	Truckee needs more housing and this plan balances additional housing with open space	8/16/2021 2:13 PM
39	I don't want to see the Canyon Springs area developed	8/16/2021 2:04 PM
40	That it provides single family housing. This is some of the last possible single family housing in Truckee. I think it is important to have the option for accessible single family housing.	8/16/2021 2:03 PM
41	glenshire is one of the few areas that has not experienced the full negative impact of short term rentals yet. hopefully the city will begin to enforce the new regs	8/16/2021 1:54 PM
42	keeps it as open space	8/16/2021 1:31 PM
43	We don't need more development around Glenshire, this is supposed to be a small town, which inherently means not everyone can't live here. If the pace of development continues, this will no longer be a small town and ruins the atmosphere most of us live here for. If we wanted to live in a developing area we would live somewhere else.	8/16/2021 1:30 PM
44	Open Space in this area is what has been requested for 35+ years.	8/16/2021 1:21 PM
45	FINALLY! A CONSERVATION OPTION.	8/16/2021 1:18 PM
46	Everything	8/16/2021 1:10 PM
47	The CS acreage if built, would encourage eastern sprawl towards Reno. This is obviously a terrible idea.	8/16/2021 1:09 PM
48	Open space preservation	8/16/2021 1:08 PM
49	MFR	8/16/2021 1:03 PM

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50	I'm torn between #2 and 3 - I don't know much about the Planned Community plans for #2 and will have to look into it further! I am not opposed to more development on the Canyon Springs land, but curious to see the plans. If it would mean better public transportation options (ie, ANY public transportation options) into downtown Truckee, I would be for it.	8/16/2021 12:48 PM
51	East Glenshire is not the place for additional development. Road congestion, wildfire, habitat loss, etc.	8/16/2021 12:33 PM
52	No Canyon Springs! This project has been met with protest for a reason. Housing and neighborhood services in the designated areas off Dorchester and Glenshire Drive would provide the most benefit to the residents of glenshire potentially reducing trips into town, encouraging bike transit vs car. The Canyon Springs site should remain open space with the potential for trail development and recreation.	8/16/2021 12:30 PM
53	I don't have much cause to go through/visit Glenshire so I feel I'm not fully informed to render more than opt 3.	8/16/2021 12:23 PM
54	The addition of a range of residential units and the planned community with preservation of open space (Canyon Springs).	8/16/2021 12:12 PM
55	Provides new residential lots which are in high demand based on the current housing shortage.	8/16/2021 11:54 AM
56	Option 3 seems to be best at preserving open space, but Option 2 is almost as good.	8/16/2021 11:46 AM
57	Reduced GHG emission; fire evacuation safety	8/16/2021 11:11 AM
58	We are displacing deer, bobcats, and other animals. There are more bear in neighborhoods as we infringe on their native territories.	8/16/2021 11:01 AM
59	We need more housing options in truckee and Glenshire, both these areas provide that and are in keeping with the original zoning for the parcels.	8/16/2021 11:00 AM
60	No multi units it's a nice neighborhood offering some escape from the craziness of the over crowding that has taken over the town of Truckee	8/16/2021 10:54 AM
61	Allows for low-density housing while preserving open space.	8/16/2021 10:39 AM
62	As has been the argument for past 20+ years, the "Canyon Springs" property should be very far down on the list for housing development for the following reasons: - wildlife corridor - greatly would impact the current infrastructure of roads, water, sewer, wild land fire management with only 2 entry/exit points already serving some 1600 residences - does not make sense to add more homes when Tahoe Donner is only 40-50% (at most) year round residents and other projects are already under development - impacts freeway access traffic through Glenshire -I-80 closures already create a heavy traffic burden through Glenshire with no police monitoring or presence - with other developments impacting Truckee open spaces and tourism increasing markedly, creating another preserved open space would be a huge local asset. This area should have designated and maintained hiking and mountain biking trails, parking that allows pedestrian /bike/equestrian access but prohibits motorized vehicle access, as well as habitat preservation as a wildlife corridor.	8/16/2021 10:39 AM
63	Makes the most sense given the new normal.	8/16/2021 10:12 AM
64	End this 30 year fight to save the open space. Send the investors from Colorado, packing.	8/16/2021 10:04 AM
65	Glenshire needs increased neighborhood services. I also like how this option will review the need to preserve Canyon Springs.	8/16/2021 10:04 AM
66	Allows clustered units	8/16/2021 9:58 AM
67	We need to do all we can to help gain more open space	8/16/2021 9:44 AM
68	Reasonable increase in housing. It is logical to examine the open space preservation option at this time.	8/16/2021 9:25 AM
69	Maintains open space and rural character of Glenshire as a farming district of the town.	8/16/2021 9:01 AM
70	The only thing I like about it is open space preservation.	8/16/2021 9:01 AM
71	We need to keep the space open for the residents.	8/16/2021 8:56 AM
72	least destructive to Glenshire and has more open space	8/16/2021 8:51 AM

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73	Keeping Canyon Springs undeveloped	8/16/2021 7:48 AM
74	It's the only rational way to address this property, preserves economic use for the landowners, avoids Town taxpayers footing the huge bill for future maintenance of infrastructure built on unsuitable soils, minimizes environmental impacts that are impossible just to mitigate by any other means.	8/15/2021 11:25 PM
75	Brings in much needed businesses to Glenshire thus reducing need for residents to use their car to downtown, clustered development for Canyon Springs preserves important open space for walk/bike use while allowing development in a fire-smart manner	8/15/2021 10:26 PM
76	Fire safety - there are only two ways in and out of Glenshire. No further developments should be allowed. It is also a Mule corridor. Much of the land seems to have expanding soil. I believe all further development in Truckee should be close to downtown. Density should be increased there instead of touching more pristine forest and open spaces.	8/15/2021 10:09 PM
77	open space preservation, housing	8/15/2021 9:37 PM
78	Additional neighborhood services in Glenshire might help reduce some traffic and unnecessary trips to town. I really like the idea of exploring making Canyon Springs open space. The deer corridor there is worth protecting if possible. I definitely want to avoid the potential sprawl of Glenshire and beyond becoming a larger and larger suburb that results in a ton of traffic, cars, and congestion. I love the Park City model where there is a dense inner core of town with GREAT (and free / tax-supported) public transit, with very little sprawl. Clustered housing makes way more sense than sprawl.	8/15/2021 9:10 PM
79	Glenshire is maxed out. Build more affordable housing in areas like Matti's or Lahaton	8/15/2021 8:49 PM
80	The issues on CS such as expansive soils, deer migration, traffic, fire hazard are not going away. Not to mention opening the flood gates for development on the Teal property per the town's Sphere of Influence plans!	8/15/2021 8:23 PM
81	Less expansion overall	8/15/2021 8:21 PM
82	Limited mix use near the Glenshire commercial area, creating open space.	8/15/2021 6:30 PM
83	open space	8/15/2021 6:13 PM
84	As stated previously, infill rather than sprawl should be the guiding philosophy for Truckee development. Preserving that open space would be the best option for that area.	8/15/2021 5:42 PM
85	Developing the Canyon Springs area has always been a terrible idea. Especially now with climate change and the ever present wildfire threat. There is no possible way to quickly evacuate residents as it is. To develop that area into a residential community is incredibly short sighted and irresponsible. The land should go into an open space conservation. It is a valuable addition to the Glenshire community as hiking trails.	8/15/2021 5:35 PM
86	Nothing	8/15/2021 5:35 PM
87	The community has spoken clearly and consistently about it's design for preserving Canyon Spring as open space. They have also expressed a desire for more community designated zoning.	8/15/2021 5:18 PM
88	Less potential traffic implications	8/15/2021 5:06 PM
89	Preserving open space for gentle outdoors exercise! It increases a sense of community when you get to know your neighbors with these casual trail encounters.	8/15/2021 4:20 PM
90	Love mixed use in Glenshire. We need apartment and condo options in Glenshire. Like the idea of concentrating the housing units in Canyon Springs and leaving designated open space and trails.	8/15/2021 3:54 PM
91	Need more density of housing	8/15/2021 3:50 PM
92	offering more mixed-use, business opportunities, and apartment type housing in Glenshire. Ensures maintaining open space in Canyon Springs.	8/15/2021 3:47 PM
93	Preserving open space	8/15/2021 3:30 PM
94	Definitely option three but no more commercial for office space.	8/15/2021 3:23 PM

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95	Glen shire is ok. No development in canyon springs	8/15/2021 3:09 PM
96	N/A	8/15/2021 2:59 PM
97	Preserve open space	8/15/2021 2:57 PM
98	It allows for wildlife to thrive and have a place to live and roam. It protects watersheds and keeps the lakes and rivers heathy.	8/15/2021 2:48 PM
99	Canyon Springs remains a sensible area for development. It's rural, and closer to Reno, which may be preferable for some. Creating a central neighborhood center at Glenshire and Dorchester would establish more of a localized hub for the community.	8/15/2021 1:46 PM
100	environmentally, it makes more sense to address the issue of making Canyon Springs into open space designation	8/15/2021 12:53 PM
101	The preservation of Open Space.	8/15/2021 12:04 PM
102	Preserve open space where it is actually open space and not in the middle of developed area	8/15/2021 11:46 AM
103	I like the planned part of planned community	8/15/2021 11:42 AM
104	Preservation of canyon springs as open space	8/15/2021 11:29 AM
105	I do agree with the mixed-use designation at Dorchester and Glenshire Dr. I think that this is a good area for a small amount of extra housing (it should be deed restricted to local workforce) and commercial. Extra commercial here would provide for less trips to town for the Glenshire residents, but would not bring more traffic to the area from outside of Glenshire. (In opposition to extra commercial at Donner Lake, which would tend to bring people from outside the area and tourists to the area because of the proximity to the lake and recreation.)	8/15/2021 11:20 AM
106	We have fought this battle multiple times. The council chambers have been full multiple times. The majority wants open land.	8/15/2021 11:19 AM
107	It is a residential area that deserves to keep that feel.	8/15/2021 11:03 AM
108	Glenshire doesn't need any more housing given its distance from town center and limited access (2 roads in/out). A small multi-family development in the commercial area would be OK, but I am concerned with putting people far way from where they will work (creating car dependency). That said, there is some need for housing for local employment (teachers at Glenshire Elementary, Play Date, restaurant workers). If we could determine that demand and build accordingly.	8/15/2021 11:02 AM
109	PLEASE consider maintaining the land formerly known as Canyon Springs as Open Space... the community has been advocating for this for a very long time. Same reasons/concerns as presented in the past.	8/15/2021 10:24 AM
110	We need to slow growth in eastern truckee	8/15/2021 8:00 AM
111	Keep open space in the Canyon Springs area. Limits traffic--worried about egress in an emergency	8/14/2021 10:52 PM
112	It will allow the mixed use and preserve the Canyon Springs area from development.	8/14/2021 8:57 PM
113	more open space	8/14/2021 8:03 PM
114	No more growth, The Shire is built out already.	8/14/2021 7:39 PM
115	Preserves one of the core values of Truckee- natural open places. Agree with the use of clustered density and increasing density in a few areas in lieu of fragmenting open spaces with low density houses.	8/14/2021 7:31 PM
116	Balance	8/14/2021 7:20 PM
117	Again, one road in and out. Further development should not be allowed for safety reasons	8/14/2021 5:17 PM
118	The mixed use low would allow for housing and expanded services to those neighborhoods. I believe this is a good location for low income housing options for full time residents. Open space preservation or very low impact development.	8/14/2021 5:05 PM
119	We should compensate the owners for open space. This could be an amazing trail / mtb preserve. Mixed use near the hub of Glenshire would be a great idea. Multi-family housing	8/14/2021 4:40 PM

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	makes sense.	
120	Canyon Springs can be a well-designed but much needed area for local housing. Housing availability has become a critical issue across all price points. Clusters would create a good balance between open space and needed SFD's	8/14/2021 3:40 PM
121	More apartments please.	8/14/2021 3:15 PM
122	More housing is needed but so are services in this part of town.	8/14/2021 3:08 PM
123	It saves glenshire the onslaught of people	8/14/2021 2:45 PM
124	ok with mixed use designation ideas	8/14/2021 2:38 PM
125	Larger open spaces promote the reasons people live in Truckee in the first place and are more valuable to the community than people having large yards.	8/14/2021 10:57 AM
126	prefer drive to residential over other choices	8/14/2021 10:33 AM
127	Emphasis on wildfire resilience and egress, more mixed use and services, and housing. Also emphasis on housing clusters. Though for that to work with wildfire risk reduction I think the open space study would be helpful-clusters interspersed with open space.	8/14/2021 10:20 AM
128	Canyon springs preservation . already housing g in area, so can maximize use of already developed land	8/14/2021 10:15 AM
129	Glenshire is the ideal location for year-round locals to live as it's isolated from the ski and lake traffic. Yet even here, single family homes have soared well beyond what's affordable for local workers. More single family units should be built, but with deed restrictions that limit it to families living and working in the Truckee area.	8/14/2021 9:54 AM
130	Keeps more open space in the neighborhood	8/14/2021 9:40 AM
131	Keeping as much open space as possible, i.e., purchase the potential Canyon Springs land and bring it into the public domain, and at some date make it a public park.	8/14/2021 9:21 AM
132	Least population growth	8/14/2021 9:10 AM
133	Open space	8/14/2021 9:00 AM
134	It preserves Canyon Springs as open space - it's a MUST!	8/14/2021 8:49 AM
135	Yes!!! Open space!!!!	8/14/2021 8:37 AM
136	Not familiar with the area enough to comment	8/14/2021 8:18 AM
137	Canyon Springs was successfully defeated once already and we will fight to preserve our space once again. Glenshire Drive cannot accommodate any more traffic. A totally new egress point needs to be developed with no access to that area via Glenshire Drive	8/14/2021 8:11 AM
138	Expanding a residential neighborhood to include more residential neighborhood seems logical. Adding a few commercial services to support the neighborhood also serves the goal of reducing GHG/traffic with fewer trips back to town.	8/14/2021 12:37 AM
139	Commercial at intersection	8/13/2021 10:05 PM
140	This is an established residential area and should remain the same unless the residents themselves wishes to have changes. Glenshire Drive is already a speedway. Take care of the existing problems before adding more problems to the mix.	8/13/2021 8:55 PM
141	Glenshire is basically OK as is, Canyon Springs should be undeveloped	8/13/2021 7:35 PM
142	canyon springs should be considered for open space. mixed use near the general store.	8/13/2021 7:30 PM
143	Keep Truckee green by preserving open space by preventing more people from moving here.	8/13/2021 6:29 PM
144	That area should be preserved as open space to benefit Glenshire and all of Truckee.	8/13/2021 5:40 PM
145	The Canyon Springs development is beyond comprehension, and will bottleneck up our exit route. Please consider utilizing the land as open space for all of the families that live here	8/13/2021 4:50 PM
146	The preservation of open space in this region is crucial to not only preserve the rural mountain feel, but for the health of the land.	8/13/2021 4:14 PM

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147	Maintains the Glenshire character	8/13/2021 3:40 PM
148	the area known as Canyon Springs should not have 260 units it should stay open. Our infrastructure is poor at best and several new houses are being built here this summer which will put more stress on it.	8/13/2021 1:34 PM
149	Keeping development contained in certain areas allows for open space between. I think this is the best way to maintain the connection with nature while also providing more housing supply.	8/13/2021 12:41 PM
150	Keep as much open space as possible while still honoring owner's rights.	8/13/2021 11:19 AM
151	It allows residents to continue to recreate and enjoy this open space, which is a way of life here in the Tahoe region.	8/13/2021 9:40 AM
152	Canyon Springs should not be built at all!	8/13/2021 9:07 AM
153	The impact of a Canyon Springs project would be deleterious in all aspects to the QOL in Glenshire. Studies have already shown the impact on traffic, noise, congestion, and reduced green space.	8/13/2021 7:15 AM
154	Additional housing, small business, Canyon Springs being open space	8/13/2021 7:13 AM
155	There should be more commercial development in Glenshire to better serve the eastern end of Truckee- Truckee is sprawled out and traffic congestion will be reduced if there is commercial at both the east and west ends	8/12/2021 9:53 PM
156	Less worry about more people trying to evacuate all at the same time on a small road.	8/12/2021 5:30 PM
157	It is the only reasonable option given the factors that need to be considered about the former Canyon Springs area.	8/12/2021 4:57 PM
158	The area of the previously planned Canyon Springs development was already found to be an environmentally sensitive area for numerous reasons, major deer migratory corridor and additional population in that area would not be feasible due to insufficient roadways and fire dangers	8/12/2021 11:48 AM
159	That it preserves Canyon springs as open space.	8/12/2021 11:34 AM
160	This plan allows for attached living as well as commercial like before but leaves Canyon Springs alone!!	8/12/2021 11:16 AM
161	NO HOMES IN THE OPEN SPACE/CANYON SPRINGS. The Glenshire community already spend years advocating that.	8/12/2021 10:27 AM
162	East canyon springs never voted on by town after meeting in 2017!! Property should be considered open space Your information is wrong on access points, Edinburgh drive is considered in plans as secondary access, what happened to Marti's peak Rd as a primary.access. you should get your facts before you post this survey.	8/12/2021 8:59 AM
163	We need Open Space for our wildlife.	8/11/2021 8:12 PM
164	Other options require too much traffic on Somerset and Edinburgh.	8/11/2021 7:29 PM
165	It impedes development	8/11/2021 7:16 PM
166	We must preserve the open space at Canyon Springs	8/11/2021 4:02 PM
167	Mixed use an open space makes the most sense.	8/11/2021 3:09 PM
168	a planned community can build in open space and meet some of the goals of the other option	8/11/2021 2:59 PM
169	the space is separated form development and should teams in preserved.	8/10/2021 9:06 PM
170	The possibility of finally making the former Canyon Springs area open space.	8/10/2021 7:25 PM
171	NO CANYON SPRINGS. Canyon Springs is not infill and must not happen.	8/10/2021 6:30 PM
172	rural residential, open space	8/10/2021 6:18 PM
173	Increases affordable housing options, increases open space and promotes less needs to leave area for shopping needs	8/10/2021 1:55 PM

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174	I would like the area known as Canyon Springs to remain or be fully classified as Open Space with no housing on it. This was the closest with the better balance of other development.	8/10/2021 11:57 AM
175	Preserved open land with more resources in the general store area.	8/10/2021 11:42 AM
176	increased housing opportunity and business startup opportunity in Glenshire is a good option.	8/10/2021 9:43 AM
177	Glenshire is great as it is. A wonderful family neighborhood.	8/9/2021 4:36 PM
178	I believe most persons prefer having a house on ½+ acres. I don't want to see this type of housing eliminated for clustered housing. This area seems to lend itself for low density housing, not open space.	8/9/2021 12:51 PM
179	515 single family residences	8/8/2021 7:10 PM
180	The Canyon Springs area is a much needed access point to green space for this community. Most other neighborhoods have this sort of access and this is part of what draws people to live in Truckee. The idea of more mixed use development where the general store could provide more of a small community feel to the area.	8/7/2021 2:39 PM
181	Open space	8/7/2021 1:44 PM
182	More density and community commercial services.	8/7/2021 10:52 AM
183	less growth	8/7/2021 9:25 AM
184	I think this is a good location to expand residential Truckee. It's relatively easy to build on, closer to Reno, not in the main scenic area of Truckee.	8/6/2021 1:41 PM
185	I love the idea of open space preservation; I have concerns about WUI in that area for development.	8/6/2021 11:36 AM
186	Prevents sprawl. Preserves animal habitat and migration routes. Does not overload small streets with traffic, esp during an evacuation.	8/6/2021 11:03 AM
187	OPEN SPACE - CANCEL CANYON SPRINGS. I have not heard one person in support of adding housing at the east end of Glenshire. The impacts are: deer migration corridor already affected by current houses, traffic on Glenshire Dr, noise and pollution, water usage, wildland-urban interface for fire danger. I really don't understand why the town cannot (hasn't already) preserve this as open space when no one wants this! No sprawl, this should not happen!	8/6/2021 10:14 AM
188	Increased commercial opportunities. Planned community option in Canyon Springs to allow for open space preservation, trail developments, as well as additional housing design standards.	8/5/2021 7:50 PM
189	That Glenshire would share in the responsibility and burden of housing our community.	8/5/2021 4:11 PM
190	open space	8/5/2021 3:13 PM
191	Prioritizes open space	8/5/2021 3:04 PM
192	Maintains rural residential character of Glenshire while adding a workforce serving density component. The burden of housing should be shared by all neighborhoods - not just placed on the backs of Downtown and Gateway.	8/5/2021 2:23 PM
193	I absolutely support pursuing an Open Space option instead of additional housing development in the fka Canyon Springs site. Glenshire is physically isolated from the rest of Truckee and without many/any transit options, and already all-but-requires Glenshire residents to drive personal vehicles for almost everything. Continuing to develop in this manner of low density residential sprawl - and far away from the main commercial center of Truckee - is irresponsible from a climate change standpoint, and would put significant traffic strain on the limited two points of egress from the community. The Canyon Springs area is also already used heavily by community members as open space, and removing it would further increase the need to get in a personal vehicle to drive somewhere for open space.	8/4/2021 5:25 PM
194	works against sprawl.	8/4/2021 2:41 PM
195	No more housing in Glenshire! Glenshire road has enough traffic and what about evacuation. SOS made it very clear that the community wants Canyon Springs as open space	8/4/2021 2:39 PM
196	The eastern end of Truckee is like a peninsula, limiting access to and from the area which is particularly problematic in the event of fire evacuation. Option 3 implicitly recognizes this fact.	8/4/2021 2:06 PM

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197	Fewer people will be burned alive in a wildfire situation. Fewer people will be involved in car accidents or bike accidents going to Glenshire than otherwise.	8/3/2021 11:34 PM
198	Perhaps a mix of open space and housing can be achieved.	8/3/2021 6:06 PM
199	A good area for this option	8/3/2021 4:54 PM
200	I like the requirements listed for the planned community, including two points of ingress/egress, the public trail network, and clustered development. Like increasing commercial and having mixed use.	8/3/2021 2:22 PM
201	Developing Canyon Springs is a BAD idea. There are no services available. The intersection of Glenshire Rd/Martis Peak/Whitehorse Rd. is a nightmare now...especially in the winter. Its the summer home for the migratory Loyalton/Verdi deer herd. Infill development should occur closer to town.	8/3/2021 8:32 AM
202	Clustered housing plus open space	8/3/2021 7:01 AM
203	Glenshire needs more services but preserving the open space there is critical to the attractiveness of the area.	8/3/2021 6:14 AM
204	The planned community sounds like it would make it possible for people to live in modest density and be walkable locally. That area isn't really rural any longer, let's not pretend that it is.	8/2/2021 4:52 PM
205	Preserves as much open space as possible around a dense residential area.	8/2/2021 4:12 PM

Q25 What concerns, if any, do you have about the options presented?

Answered: 137 Skipped: 328

#	RESPONSES	DATE
1	It doesn't make sense to put more cars on the road for longer distances--either in terms of daily traffic, climate change, or emergency evacuation. I am particularly concerned about emergency evacuation; for instance, last fall my parents had to evacuate from their home within the Santa Rosa city limits for the second time, and three of the four exit directions were blocked.	8/17/2021 3:01 AM
2	The community doesn't want what your selling, you are not listening to us.	8/16/2021 11:11 PM
3	Vehicle Traffic	8/16/2021 11:04 PM
4	Open space. We love Truckee because the nature.	8/16/2021 10:33 PM
5	Developing more land into high end housing just compounds the existing problems Truckee faces. It keeps driving housing prices up. It adds to the congestion. It creates a greater fire hazard. It make potential evacuations much harder. We should work to make sure that living in Truckee is possible for all those who work here from grocery store clerks, dish washers, and bus drivers to teachers, nurses, and fire fighters to doctors, lawyers, and tech workers before adding more developments that Target the wealthy and end up making the developer a ton of money but fail to help the community.	8/16/2021 9:52 PM
6	Option 1 is concerning in that it seems there is no backstop to the sprawl that might be created from pressure to provide more and more of the type of housing that doesn't address the needs of a growing Truckee.	8/16/2021 9:33 PM
7	Feels like they're all creating urban sprawl (if preserving open space falls through in option 3). Do we really need to continue to build more on the urban / nature interface, impacting wildlife, creating more fire risk?	8/16/2021 9:16 PM
8	too much building, traffic, no exit in an emergency	8/16/2021 9:11 PM
9	More traffic to the area with a concern for only one road to exit the community in the event of an emergency such as fire. There is also no bus services or public transportation there.	8/16/2021 8:56 PM
10	More houses in an area that is a long distance from work areas creates more traffic. Limited egress in the event of an emergency. No public transportation in the area	8/16/2021 8:56 PM
11	I am concerned about creating housing dispersed from town as this increases sprawl, as well as commuting which effects emissions.	8/16/2021 8:14 PM
12	creation of more units, generating more traffic along already-busy corridors	8/16/2021 8:07 PM
13	Too much density on over trafficked roadways in and out of Glenshire will be a nightmare and danger to residents in the neighborhood	8/16/2021 6:39 PM
14	Option 1 or 2 fly in the face of everybody who showed up at the meetings against Canyon Springs	8/16/2021 6:26 PM
15	These locations are the definition of sprawl. Do not allow any more development in these areas. Canyon Springs is also the definition of building into the Wildland Urban Interface and should never have been zoned for development. This will require more tree removal, less carbon sequestration, more pavement, more ghg, more heat. Do not allow this exploitation of land for private use and developer profit.	8/16/2021 6:16 PM
16	Need more explanation of the density of commercial mixed used space	8/16/2021 6:15 PM
17	Development and developments impacts on our natural environment	8/16/2021 5:49 PM
18	Why would you put housing in a wildlife corridor? Do you want to take away all of the nature that people come to Truckee to see?	8/16/2021 4:59 PM

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19	the owner(s) may not cooperate	8/16/2021 4:51 PM
20	I am very concerned with so many more houses be it cluster, rural, etc. The insurance companies are dropping homeowners like hot cakes. The insurance rates are soaring. How can you justify adding additional housing here? Also there can potentially be a water issue. Will there be enough water for all these new houses? If there was a wildfire there is only one road in and out of Glenshire. The developers only care about their money. You as town representatives should be representing the people of Truckee, not the "city" folks who have moved up here and want all of the city amenities they chose to leave behind. I am all for affordable/workforce housing. The store shelves in Truckee are empty because they have no one to stock them. Have you tried to get a doctor's appointment in this town? It takes at least 2 months or longer because of the influx of people here. This town is a mess right now and you just want to keep adding to it.	8/16/2021 4:27 PM
21	too much growth.. high multi level buildings..obstructing views. too many people and too much traffic for our wild life that is being hit by people speeding daily. too many people for emergency evacuation.	8/16/2021 4:22 PM
22	Glenshire neighborhood needs to take the canyon springs allocation - it can't be foisted off on the rest of truckee	8/16/2021 4:18 PM
23	Major concerns with any development at canyon springs. Nobody in town is in favor of developing that site. It provides zero benefit to the community, increases fire danger contributes to traffic pollution and a decrease in quality of life. Everyone knows all you care about is tax dollars and increasing your budgets so you sold your souls for money a long time ago and have ruined the town cause of your greed. As soon as Martis camp and lahontan went in on the placer county side of town your focus has been getting property tax dollars from only building second homes for the rich	8/16/2021 4:16 PM
24	housing allocation previously in Canyon Springs must be absorbed by Glenshire neighborhood, so that rest of Truckee isn't burdened with picking up housing allocation	8/16/2021 4:07 PM
25	Adding a whole additional planned community in an area that is very much in the WUI would be an additional concern for wildfire protection. Glenshire Drive on both sides of Glenshire is already packed and doesn't have the carrying capacity necessary for another development without further issues. We've already infringed heavily on locations our deer and other wildlife depend on.	8/16/2021 3:43 PM
26	high density for reasons already mentioned in previous questions. However, this particular neighborhood only has one road out in 2 directions. Reducing traffic, especially in the event of wildfire evacuation is a must.	8/16/2021 3:03 PM
27	Traffic, over crowding , polution	8/16/2021 3:00 PM
28	We should not be creating a new subdivision at the edge of town and connected to the infrastructure of an existing subdivision. There are better opportunities for infill closer to town. 1. Glenshire's streets cannot accommodate the increased traffic. 2. Increased emissions from traffic. 3. No street vegetation clearing can mitigate the increased traffic during a fire evacuating.	8/16/2021 2:31 PM
29	The discussion of more density in an area that cannot support it.	8/16/2021 1:38 PM
30	have the replaced housing from the open space rezoning of Canyon Springs be located within the Glenshire neighborhood thru up zoning to allow higher density	8/16/2021 1:31 PM
31	More development is a concern	8/16/2021 1:30 PM
32	The current 2025 General Plan designation does not consider the constraints, which are well documented in the past project EIR's. Creating 200+ units in a wildlife corridor is counter to good planning, as well as developing clustered housing in WUI. This area need to be preserved. Why is TOT ignoring land use history?	8/16/2021 1:21 PM
33	Lack of knowledge regarding the demographic	8/16/2021 1:10 PM
34	I and others, including professionals in the fields of geography, ecosystems, traffic studies, have repeatedly submitted letters to the the town that anybody can read that address this issue.	8/16/2021 1:09 PM
35	sustainability of increase in population in the neighborhood	8/16/2021 1:08 PM

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36	Services commerical is equally important. Reduces need to go into town.	8/16/2021 1:03 PM
37	see above	8/16/2021 12:48 PM
38	Canyon springs, if allowed to proceed, would impact all of the infrastructure currently in place serving Glenshire. Specifically traffic and the proposed routes in/out of the development.	8/16/2021 12:30 PM
39	The increased traffic on Glenshire Drive. Speeding is presently an issue and would need to be addressed. Maybe another roundabout and other traffic moderating features in the roadway would help.	8/16/2021 12:12 PM
40	Converting the Canyon Springs area into open space would deny the town the housing necessary to alleviate the current shortage.	8/16/2021 11:54 AM
41	I would like to see more multi-family housing in all of the options.	8/16/2021 11:46 AM
42	Increased density at the edge of town increases fire evacuation risk and increases GHG emissions	8/16/2021 11:11 AM
43	Overdevelopment concerning.	8/16/2021 10:39 AM
44	Expressed in 24 - but again, housing development in this area should be taken off the agenda - especially when California wildfires are such a prevalent force. This area does not have enough entries/exits to support a housing development without highly impacting the Glenshire/Devonshire/Cambridge developments, nor to support fire safe community thinking.	8/16/2021 10:39 AM
45	Plenty of open space outside of the town limits. I'm less concerned about open space and more concerned about local workforce housing.	8/16/2021 10:12 AM
46	There is no way to widen the roads leading out of the Glenshire neighborhood. Adding a new planned community behind the existing neighborhood would likely result in loss of life during a wildfire evacuation.	8/16/2021 10:04 AM
47	none	8/16/2021 9:58 AM
48	None	8/16/2021 9:44 AM
49	None.	8/16/2021 9:25 AM
50	I do not want to see any new planned gated residential communities added to the area. These bring more traffic and block access to land previously vacant and usable by all.	8/16/2021 9:01 AM
51	Related to Glenshire, it seems like these survey questions have been carefully designed to get what the Town Council wants, more housing units.	8/16/2021 9:01 AM
52	Developing Canyon Springs	8/16/2021 7:48 AM
53	Option 2 isn't an alternative at all, just punts the can down the road. Unacceptable after all the time and money that's been spent. Option 3 is probably too slow and costly. Finally, we need much more clarity about the wildfire risk subject. Just eliminating all lower level fuels entirely also eliminates most wildlife values. There needs to be specification or rigorous policy to preserve some degree of wildlife values.	8/15/2021 11:25 PM
54	high rent,	8/15/2021 9:37 PM
55	Suburbs! Sprawl! YUCK! That is not in keeping with the character of our town or with the town I hope to live in for years to come.	8/15/2021 9:10 PM
56	Glenshire Dr can not take more traffic Only two ways out if a wildfire	8/15/2021 8:33 PM
57	Why can't this option have the "preserve open space" option. Less expansion and more open space preserve should be an option.	8/15/2021 8:21 PM
58	Canyon springs area development. Not a good location for any workforce housing due to distance from services. Development there will increase car traffic.	8/15/2021 7:09 PM
59	Canyon Springs is a bad area for another development, bad transportation connections.	8/15/2021 6:30 PM
60	more development ... losing what I love about truckee.	8/15/2021 6:13 PM
61	New development (i.e. Options 1 & 2) beyond the far east reaches of existing town is the definition of sprawl. Specifically I worry about: (a) the added fire risk of expanding the urban-	8/15/2021 5:42 PM

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wildland interface, and potential traffic jams in the event of a fire evacuation if we put hundreds of new units on top of Glenshire; and (b) the added GHG emissions putting hundreds of units so far from the center of town and restaurants/retail/services. Options 1 & 2 go against all of the current best practices in town planning as well as state guidance regarding fire safety and GHG reduction.

62	There should be no more development in Glenshire. There is not a reasonable evacuation plan for the existing homes and we should not put additional pressure on the limited road access that the community already has.	8/15/2021 5:35 PM
63	Everything.	8/15/2021 5:35 PM
64	I do not live there and do not have strong opinions about the nuances of the plan.	8/15/2021 5:18 PM
65	More vehicles on limited road access	8/15/2021 5:06 PM
66	I highly opposed the Canyon Springs development in any of its proposals. I oppose outlier developments that increase vehicle traffic & increase fire dangers.	8/15/2021 4:20 PM
67	Traffic in and out of Glenshire.	8/15/2021 3:47 PM
68	Not preserving enough open space	8/15/2021 3:30 PM
69	Development of Canyon Springs would be a potential disaster because of ingress and egress. It should remain open space.	8/15/2021 3:23 PM
70	None	8/15/2021 3:09 PM
71	N/A	8/15/2021 2:59 PM
72	Commercial and residential development of canyon springs	8/15/2021 11:29 AM
73	Concerns are stated in Option choice "other". Option #2 does not do enough to mitigate the adverse outcomes of that amount of development on the Eastern edge of Truckee-greenhouse gas emissions, traffic, evacuation concerns, wildlife corridors, etc etc. This is the appropriate designation for this site. This site is NOT appropriate for residential development. For many years, research has been done showing that development in this area is not appropriate because of traffic concerns, evacuation concerns, green house gas concerns, wildlife corridor concerns, etc. During the last hearing on Canyon Springs, about 300 community attended with well-researched public comment. All of this research and community comment should be found in the records of the Town during the meetings about the proposed Canyon Springs development.	8/15/2021 11:20 AM
74	I prefer no development on this property.	8/15/2021 11:19 AM
75	Too much congestion	8/15/2021 11:03 AM
76	We have a restaurant, we have a store. Not sure we need any more of those.	8/15/2021 11:02 AM
77	If housing were to go in - shuld not be high density. Keep Glenshire's character please	8/15/2021 9:36 AM
78	The other Options appear to be developer driven and/or Town Planner preferences, not community desires.	8/14/2021 8:57 PM
79	Road and airplane traffic, noise, bike trails, ebikes are already at max. Accidents bound to increase. Emergency evacuations, snow removal, Power outages, generators, fire danger, wild life habitats, are some concerns.	8/14/2021 7:39 PM
80	Deed restrictions for low income / local housing to maintain the character of this full time resident community. Need for TART service to this part of town to allow better access to in town services, after school sports activities for youth of working parents.	8/14/2021 5:05 PM
81	None	8/14/2021 3:15 PM
82	Need to preserve open space near river.	8/14/2021 3:08 PM
83	Adding people to and area that is rual	8/14/2021 2:45 PM
84	Access and egress issues Traffic increased fire danger impact wildlife migration	8/14/2021 2:38 PM
85	Please prioritize evacuation options. I think a combo of 2 & 3 might work.	8/14/2021 10:20 AM

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86	traffic	8/14/2021 10:04 AM
87	Can we ban Short Term Rentals in Glenshire and Sierra Meadows? AirBnb is a commercial enterprise yet these neighborhoods are residential	8/14/2021 9:54 AM
88	I don't like the idea of additional development.	8/14/2021 9:21 AM
89	Too much support for more population	8/14/2021 9:10 AM
90	They all will result in a lot of building	8/14/2021 9:00 AM
91	Further development will destroy a wonderful neighborhood and endanger everyone in case of wildfires, as the roads are already overloaded.	8/14/2021 8:49 AM
92	Heavy road usage and wildfire evacuation	8/14/2021 8:37 AM
93	Glenshire Drive cannot accommodate any more traffic!	8/14/2021 8:11 AM
94	See above	8/13/2021 8:55 PM
95	None	8/13/2021 7:35 PM
96	Lack of infrastructure.	8/13/2021 6:29 PM
97	The options ad a huge amount of commercial space which takes it's toll on the fragile alpine environment as well as residents, wildlife, and visitors.	8/13/2021 4:14 PM
98	Changes the Glenshire character	8/13/2021 3:40 PM
99	I am concerned that a few loud voices will make any development impossible. Once people think of an undeveloped area as open space they are extremely resistant to change. We need more housing of all types and this seems like an appropriate area to build more.	8/13/2021 12:41 PM
100	Secondary access/egress to minimize traffic through neighborhoods.	8/13/2021 11:19 AM
101	increased traffic; lack of access to the outdoors	8/13/2021 9:40 AM
102	When a disaster hits, getting out of that neighborhood with just two roads will be impossible for people, especially if you add in more homes. Glenshire is a quiet, safe neighborhood, adding in more homes and more people will create HUGE problems. not to mention that's where a lot of hard working locals live...for a reason.	8/13/2021 9:07 AM
103	Glenshire should also be considered for various housing options as well as public designations for another middle school for example, since there is a lot of space there	8/12/2021 9:53 PM
104	There are only 2 ways in and out of Glenshire/Devonshire. Traffic in and out of Glenshire is already too congested and a nightmare on most days. In case of a fire we will not be able to evacuate Canyon Springs and with adding additional housing units at a very busy intersection you will have even more congestion. Do we really want traffic lights in our community? NO	8/12/2021 8:02 PM
105	Growth seems very irresponsible in view of climate change, and our outdated infrastructure.	8/12/2021 5:30 PM
106	Glenshire is an area with an abundance of wildlife. At this time the wildlife is in danger from too many dogs off leash, too many speeding cars and too many people. The corner of Glenshire drive and Dorchester is potentially more dangerous for wildlife and pedestrians if more traffic from commercial and residential housing is allowed. When there is drought this situation is worse. The wildlife comes closer to homes and the pond for water and food. Often it's the end of that animals life, caused from contact with people.	8/12/2021 2:15 PM
107	This region can absolutely not safely sustain any further sprawling development.	8/12/2021 11:48 AM
108	The community has come together over and over regarding the area formally known as Canyon Springs and made it clear we want that space protected for open space. How many times do we have to keep reviewing this area. I think it's time to listen to the community that has stood up over and over asking for this area to be declared open space.	8/12/2021 11:16 AM
109	Taking away from our quality of life and open space use, by adding more homes.	8/12/2021 10:27 AM
110	East section beyond glenshire's borders opens up a multitude of issues .this area should be top priority for preservation	8/12/2021 8:59 AM
111	The ongoing pressure to find more housing in an area that is best served by the strong mixture	8/11/2021 4:02 PM

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	of rural and small commercial sites	
112	Get the balance between mixed use an open space won't be balanced at all.	8/11/2021 3:09 PM
113	safety/evacuation issues, as always	8/11/2021 2:59 PM
114	the development of low density housing that doesn't benefit the community and destroys natural space.	8/10/2021 9:06 PM
115	My huge concern is that hundreds of units could be built on the outermost edge of Truckee, creating sprawl, impacting traffic and wildlife corridors, and most notably, adding danger to evacuation scenarios.	8/10/2021 7:25 PM
116	over building	8/10/2021 6:18 PM
117	I would like the area known as Canyon Springs to remain or be fully classified as Open Space with no housing on it. This option still has housing, so I would like that to change!	8/10/2021 11:57 AM
118	2 and 3 aren't necessary	8/9/2021 4:36 PM
119	515 homes that are not affordable. I hope the 515 are designated 1000-1200 sq ft to help ease the housing crisis every business in Truckee is faced with.	8/8/2021 7:10 PM
120	Is there a need to continue developing housing beyond what is needed for people to work in the community? At this point, it feels as if single family home development should be limited.	8/7/2021 2:39 PM
121	Worried that bringing in more high priced planned communities is taking away from the natural wonders of Tahoe and Donner.	8/7/2021 1:44 PM
122	Not dense enough.	8/7/2021 10:52 AM
123	no option to reduce the growth antisipated in the 2025 plan	8/7/2021 9:25 AM
124	Don't allow buildings over 2 stories tall.	8/6/2021 1:41 PM
125	Do not use preservation of open space in Glenshire as an excuse to overbuild in the downtown core. We are in grave danger of killing the soul of our historic mountain town by overpopulation and overbuilding. Set targets for population and building that will preserve the character of Truckee and protect our beautiful environment. Do not build tall, high density and architecturally generic projects (big boxes) that kill the charm of our town.	8/6/2021 11:03 AM
126	That Glenshire residents get to remain essentially unchanged in all three options, while the rest of town is forced to change and shoulder the burden of housing our workforce. It is equitable for Glenshire to also shoulder some of that burden.	8/5/2021 4:11 PM
127	density given current infrastructure & wildlife needs	8/5/2021 3:13 PM
128	Seems like this town only cares about development	8/5/2021 3:04 PM
129	The burden to house our community and workforce is not being shared by the residents of Glenshire.	8/5/2021 2:23 PM
130	If the policy option is not pursued for the Canyon Springs site, then it would be crucial to pursue a Planned Community (Option 2) instead of continuing the low density sprawl that encourages individual vehicle trips.	8/4/2021 5:25 PM
131	Planning on Building out on the edge of town is a Bad idea. Especially income levels of moderate, Low & Very Low doesn't make since as there is No Bus service. Stop Sprawl!	8/4/2021 2:41 PM
132	Why oh why would the town approve to build very low, low and moderate housing on land 5 to 6 miles outside of town. This population usually does not have a car or one that runs. Have you tried to bike on the bike lane on Glenshire. Not a good option!	8/4/2021 2:39 PM
133	Development of Canyon Springs. For the reasons stated previously, housing developed in this area will be expensive, even if a planned development, and will place more burdens on roads and schools.	8/4/2021 2:06 PM
134	I'm concerned Glenshire is way too remote to be considered a place for multifamily housing or even an additional rural lesser dense residential neighborhood. It is too far from Downtown (if that's where many of the jobs are supposed to be) as well as too far from Truckee shopping. My concerns are obviously fire danger and VMT.	8/3/2021 11:34 PM

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135	None	8/3/2021 4:54 PM
136	There are no options that include anything higher than mixed use low. I think mixed use medium should be explored for the commercial node and possibly in the clustered development in the planned community.	8/3/2021 2:22 PM
137	Regular bus transportation should be a priority requirement for any more development in Glenshire. We need to decrease all the vehicles on Glenshire Drive , all commuting to the same places in town, with one driver per vehicle. It's like an L.A. freeway.	8/2/2021 4:12 PM

Q26 Are there land uses you'd like to see that aren't represented here?

Answered: 98 Skipped: 367

#	RESPONSES	DATE
1	We should allow for, and encourage, a certain amount of duplex infills amongst the single-family homes in Glenshire.	8/17/2021 3:01 AM
2	Open space forever.	8/16/2021 11:11 PM
3	Space for our children to be outside	8/16/2021 10:33 PM
4	More trail networks	8/16/2021 9:52 PM
5	Keep open space open	8/16/2021 8:56 PM
6	Keep the open space	8/16/2021 8:56 PM
7	This would be a place to include smaller homes, senior housing opportunities to build on the local fabric of this subdivision.	8/16/2021 8:10 PM
8	more open space, and better access to it for both residents and vistors	8/16/2021 8:07 PM
9	MORE OPEN SPACE PRESERVATION	8/16/2021 6:39 PM
10	Resource Conservation for wildlife migration.	8/16/2021 6:16 PM
11	Resource conservation	8/16/2021 5:49 PM
12	OPEN SPACE	8/16/2021 4:59 PM
13	managed park	8/16/2021 4:51 PM
14	more open spaces and trails	8/16/2021 4:22 PM
15	open space - small parks, walking paths interconnecting the neighborhood	8/16/2021 4:18 PM
16	Change canyon springs zoning and protect the open space in its place and stop over developing the town for tax dollars at the expense of the local quality of life	8/16/2021 4:16 PM
17	rezone Glenshire lots for duplexes and triplexes, this will allow for more workplace housing for families	8/16/2021 4:07 PM
18	Open space preservation is a good use.	8/16/2021 3:43 PM
19	Maybe some entertainment area	8/16/2021 3:00 PM
20	Open Space	8/16/2021 2:31 PM
21	more single family homes with large lots	8/16/2021 1:54 PM
22	Higher density allowed on Glenshire single family lots in order to make up for housing lost in Canyon Springs are that should be kept open space	8/16/2021 1:31 PM
23	Continue to limit development...we don't need more houses using our limited infrastructure in the event of a fire...which is more and more likely.	8/16/2021 1:30 PM
24	Open Space in perpetuity, which is FOREVER!	8/16/2021 1:21 PM
25	Open space	8/16/2021 1:10 PM
26	This is an area of great biodiversity with unique land forms....no "improvements" necessary.	8/16/2021 1:09 PM
27	I think that area at Glenshire/Dorchester has a ton of potential and ought to be a transit hub in addition to a commercial and residential space.	8/16/2021 12:48 PM
28	Unsure.	8/16/2021 12:12 PM

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29	No	8/16/2021 11:54 AM
30	N/A	8/16/2021 10:39 AM
31	No open space in Town Limits. We got parks for that in town, and National Forests outside of town, for open space.	8/16/2021 10:12 AM
32	no	8/16/2021 9:58 AM
33	None	8/16/2021 9:44 AM
34	No.	8/16/2021 9:25 AM
35	No multi-unit housing. We already have the opportunity to add ADU's on appropriately sized lots. The burden of employee housing should be put squarely on the backs of the large corporatiob/ski areas.	8/16/2021 9:01 AM
36	San Francisco fishing club needs to be put in check. They are hanging illegal signage along the river in this part of town threatening fines that dont exist. Truckee river beyond the old Hirschdale bridge has been overtaken by a predatory private land owner and has stopped access to all the river put-in and take-out spots. The ToT has dropped the ball on this one. This puts river goers in a unsafe position as the only take out is miles further down past class 3+ rapids that put inexperienced river goer's in unsafe conditions. Tot needs to address this land access immediatly and it's disturbing that it isnt even mentioned in this survey as it must be off the radar. It needs to be on the radar and managed.	8/16/2021 8:51 AM
37	I think the town needs to study a spot of a new commercial area in Glenshire so residents have a few more options for grocery shopping rather than just the Glenshire General store.	8/16/2021 8:11 AM
38	More open space for outdoor recreational use	8/16/2021 7:48 AM
39	More open space, bike paths, parks.	8/15/2021 8:21 PM
40	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:16 PM
41	concern for open space	8/15/2021 6:13 PM
42	Yes	8/15/2021 5:35 PM
43	none	8/15/2021 5:18 PM
44	I would support careful logging.	8/15/2021 4:20 PM
45	None	8/15/2021 3:09 PM
46	No. Please don't develop canyon springs.	8/15/2021 2:48 PM
47	Resource Conservation and Open Space Recreation I understand that there are legal ramifications to re-designating this area, but every avenue for achieving the goal of open space should be explored.	8/15/2021 11:20 AM
48	No	8/15/2021 11:19 AM
49	We need more day care since the club house is no longer able to house Play Date after school.	8/15/2021 11:02 AM
50	Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:24 AM
51	open space	8/14/2021 10:52 PM
52	Keep all open space!	8/14/2021 7:39 PM
53	Parking	8/14/2021 7:20 PM
54	Homeless shelter	8/14/2021 3:15 PM
55	Open spaces	8/14/2021 2:45 PM
56	parks, open space	8/14/2021 10:15 AM

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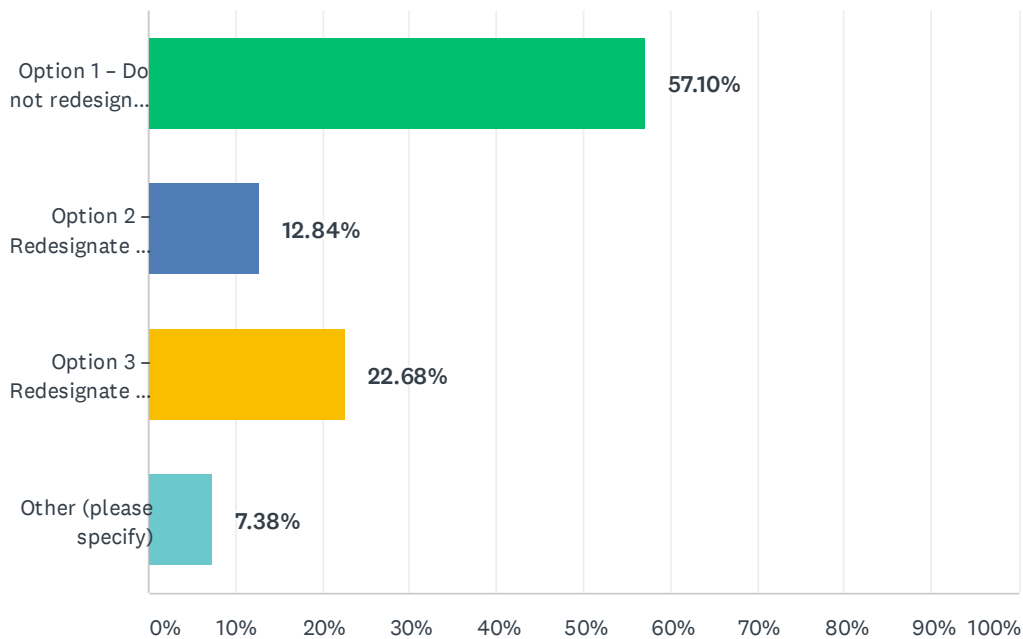
57	More limited use public access, i.e., hiking etc. with little impact on the land. Leaving forests for the environment and mitigation of CO2.	8/14/2021 9:21 AM
58	No population growth	8/14/2021 9:10 AM
59	More designated trails and open space. Connect all areas of the neighborhood with bike and walking trails, so it's truly safe to walk or bike everywhere, and link trails up to the Legacy Trails, so you can walk or bike from your house anywhere in Glenshire without fearing being run down by a speeding car!	8/14/2021 8:49 AM
60	Na	8/14/2021 8:37 AM
61	Open recreation area with cross country and snowshoe trails. A park and hiking access.	8/14/2021 8:11 AM
62	No	8/13/2021 8:55 PM
63	None	8/13/2021 7:35 PM
64	No	8/13/2021 3:40 PM
65	Canyon springs could have a limited portion that contains a paved bike trail that would be a eastern-most edge of truckee's bike trail network and would serve as an accessible option for bikes, wheel chairs, etc. and could serve as an emergency access/egress fire road between Glenshire and Juniper Hills in some emergency conditions for first responders and evacuees.	8/13/2021 3:17 PM
66	Yes, keep the open space, open!	8/13/2021 9:07 AM
67	Public	8/12/2021 9:53 PM
68	Before any more plans toward land uses are being considered we need a infrastructure that will support any more growth. Sewer, water, power, garbage disposal, traffic are maxed out. Who is going to pay for it?	8/12/2021 8:02 PM
69	Open space. Our community depends a lot on our environment (ski industry, tourism) more people and cars could cause major changes to our climate. What if it didn't snow here anymore because of climate change?	8/12/2021 5:30 PM
70	The Canyon Springs area should be purchased and protected as open space for future generations.	8/12/2021 4:57 PM
71	More open space, less high end homes - Truckee has enough high end homes.	8/12/2021 2:15 PM
72	Only one or two additional small buildings should be allowed at the Glenshire Dr. and Dorchester intersection for neighborhood services that would be supported by vote by the HOA members.	8/12/2021 11:48 AM
73	No.	8/12/2021 10:27 AM
74	Open space	8/12/2021 8:59 AM
75	River access	8/11/2021 10:42 PM
76	ABSOLUTE NO TO ANY MORE DEVELOPMENT! Please stop!	8/11/2021 4:33 PM
77	No	8/11/2021 4:02 PM
78	More open space is always better.	8/11/2021 3:09 PM
79	scatter a bit of industry here as well, although I'm not sure where, or if it would still be in town limits. thinking of the area down at Hirschdale exit if possible	8/11/2021 2:59 PM
80	No	8/10/2021 6:30 PM
81	open space	8/10/2021 6:18 PM
82	Canyon Springs as full Open Space.	8/10/2021 11:57 AM
83	no	8/9/2021 4:36 PM
84	no	8/8/2021 7:10 PM
85	Denser mixed use development to prevent car journeys.	8/7/2021 10:52 AM

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86	reduced land use presented in the 2025 plan	8/7/2021 9:25 AM
87	I think rezoning some land for a mobile home park is a great idea because the wealthy second home owners won't want to use them as a second home so the values will never skyrocket. It will be full of workforce housing and if each owner owns their own home, there will be pride of ownership. They would also have some space to be creative on their architecture. This area is better for a mobile home park because of the lower snow load here.	8/6/2021 1:41 PM
88	The options as laid out are hard to decide between: I'd most like the open space designation, but I'd prefer the planned community designation over the rural residential designation that it would fall back to in option 3. Ideal for me would be planned community designation with a study on potential to preserve open space.	8/6/2021 11:36 AM
89	Encourage/incentivise ADU's and new residences in Glenshire that are multi-plex. Put a moratorium on STR's in Truckee, including Glenshire.	8/6/2021 11:03 AM
90	Allow for medium density residential.	8/5/2021 7:50 PM
91	Add some mixed use low to the canyon springs area so that there can be coffee shops, etc. with some workforce supporting housing. Leave the rest of canyon springs as currently planned.	8/5/2021 4:11 PM
92	Trails	8/5/2021 3:04 PM
93	Additional clustered workforce serving density in canyon springs surrounded by .5-3 DU/Acre rural residential.	8/5/2021 2:23 PM
94	To put in the general plan that Glenshire will not have any more housing planned communities! Enough Sprawl	8/4/2021 2:39 PM
95	I'm not seeing any proposed industrial zoning. Perhaps the southeast end might work out better as a large industrial park rather than a family community?? Still many VMT and risk of fire death for employees or workers otherwise driving way out there to work.	8/3/2021 11:34 PM
96	No	8/3/2021 4:54 PM
97	Mixed use medium.	8/3/2021 2:22 PM
98	High density affordable housing	7/30/2021 9:25 PM

Q27 Which option do you prefer for Site 1 (Joerger Ranch Open Space parcel):

Answered: 366 Skipped: 99



ANSWER CHOICES	RESPONSES	
Option 1 – Do not redesignate	57.10%	209
Option 2 – Redesignate as Industrial	12.84%	47
Option 3 – Redesignate as Business Innovation	22.68%	83
Other (please specify)	7.38%	27
TOTAL		366

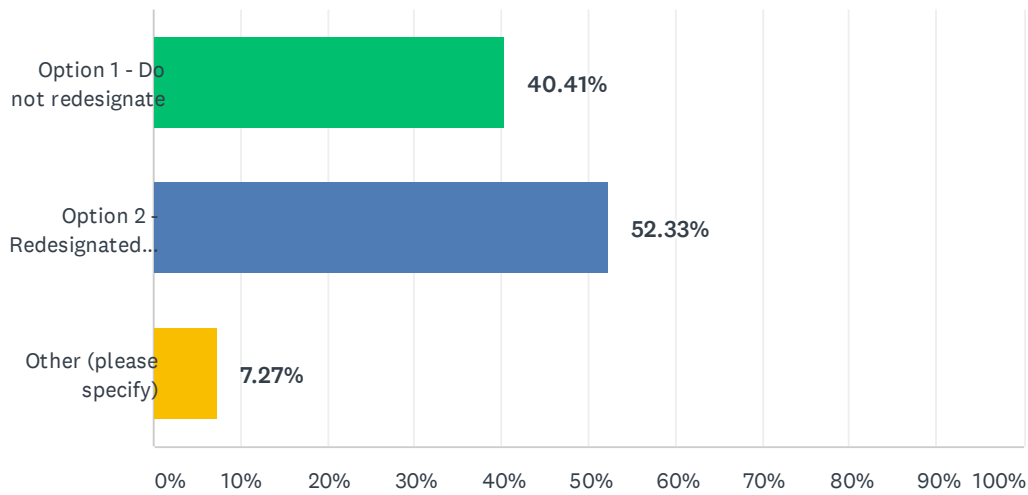
#	OTHER (PLEASE SPECIFY)	DATE
1	I support the recommendations in the MAP letter of July 28	8/16/2021 8:12 PM
2	Given the proximity to the airport I think it should be an undeveloped safety zone.	8/16/2021 5:08 PM
3	please keep the open spaces as promised	8/16/2021 4:25 PM
4	You will do it anyway.	8/16/2021 1:14 PM
5	This land was given to the town for the intended purpose of open space!	8/16/2021 11:14 AM
6	I'm in favor of industrial off the scenic corridor, closer to the airport.	8/16/2021 11:03 AM
7	Consider redesignation BUT only with balancing increase in open space preservation elsewhere. It's not the greatest open space preservation location, being surrounded by roads and development. But we are losing open space everywhere. if redesignated, the benefits there and in other planning areas need to be significant.	8/15/2021 11:25 PM
8	option 2 and option 3 are acceptable	8/15/2021 6:17 PM
9	Confusing I don't mind development near the airport as it is already industrial with the airport and its structures.	8/15/2021 6:13 PM

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10	Stop selling me your s--- Truckee just recovered from the last industrial boom in the last century	8/15/2021 5:50 PM
11	Not sure. It would help to know how much land would be needed to replace potential losses on West River and we haven't been given any information about this. Without the need for this being understood, I can't evaluate the pros and cons of using this parcel.	8/15/2021 4:31 PM
12	Keep open space	8/15/2021 3:23 PM
13	As members of MAP we support the comments described in the letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
14	keep the open space	8/14/2021 7:21 PM
15	Homeless shelter	8/14/2021 3:16 PM
16	No growth- designate as open space to preserve Truckee	8/14/2021 9:11 AM
17	Combination of industrial and Business Innovation	8/14/2021 8:11 AM
18	I am not concerned about this property just keep it simple. Not too much development too much traffic already	8/13/2021 5:16 PM
19	Parcels 1 and 2 are too close to the airport to be developed safely. As a pilot, I know that sometimes aircraft have emergencies and any additional acreage next to the runway is a safer situation.	8/12/2021 4:57 PM
20	No more development of any kind should be allowed until airport problems of too much uncontrolled air traffic is sufficiently addressed.	8/12/2021 11:53 AM
21	Leave both as open space	8/12/2021 11:35 AM
22	Does it matter	8/12/2021 9:00 AM
23	No more development of any kind. It's okay to say "enough"! Please, will someone be brave?	8/11/2021 4:35 PM
24	This is seriously confusing. Nothing that can be seen from the road should be industrial like we have seen on W. River St. Industrial spaces such as auto repair or storage etc. should be in the least visible place possible.	8/11/2021 3:13 PM
25	This would be a great area for the much needed Dog Park in otherwise open space.	8/9/2021 4:41 PM
26	I do not want any more lights in the night sky and trees cut down for parking	8/4/2021 2:51 PM
27	Open designation!	8/2/2021 8:51 PM

Q28 Which option do you prefer for Site 2 (Truckee Tahoe Airport parcel):

Answered: 344 Skipped: 121



ANSWER CHOICES	RESPONSES	
Option 1 - Do not redesignate	40.41%	139
Option 2 - Redesignated as Industrial	52.33%	180
Other (please specify)	7.27%	25
TOTAL		344

#	OTHER (PLEASE SPECIFY)	DATE
1	I am not sure. I think the airport is another place that Industrial Zoning makes sense. I am not sure right now how much that piece of property provides space and character to people entering the region on 267.	8/17/2021 3:02 AM
2	Consider redesignating. This location is more appropriate but airport safety should be considered given recent crashes.	8/16/2021 10:47 PM
3	Redesignate as open space. These areas around the airport should not be developed. Did we not learn a lesson with seven deaths last month. Anyone remember the ice-cream parlor at sac executive airport, which is a easy airport to operate in!	8/16/2021 9:26 PM
4	I support the recommendations in the MAP letter of July 28	8/16/2021 8:12 PM
5	S	8/16/2021 6:07 PM
6	Don't develop joerger like you originally said	8/16/2021 4:19 PM
7	Develope cuz you are going to anyway	8/16/2021 1:14 PM
8	Given the recent tragedy of the plan crash, maybe this and the next item be table for a broader discussion as it relates to the airport.	8/16/2021 12:28 PM
9	open space.	8/15/2021 8:24 PM
10	Confusing as presented ... ok development as it is already industrial appearance	8/15/2021 6:13 PM
11	Truckee Town Council move back to to city they came from. I'm sick of the turbo props using my house as a alignment beacon.	8/15/2021 5:50 PM
12	Keep open space	8/15/2021 3:23 PM

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13	As members of MAP we support the comments described in the letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
14	Homeless shelter	8/14/2021 3:16 PM
15	a mix of industrial and innovation offers second story office or a live/work combo above small business industrial	8/14/2021 10:46 AM
16	Business innovation	8/14/2021 9:59 AM
17	Industrial/business innovation. Why can't offices be above industrial uses?	8/14/2021 9:10 AM
18	Mixture of Industrial and mixed business use. This is the perfect place for infill with existing land usage.	8/14/2021 8:11 AM
19	Mitigate airport noise!	8/13/2021 9:41 PM
20	Redesignate as high-density housing and cut the number of aircraft flying in to refuel.	8/13/2021 6:34 PM
21	See answer to 27	8/13/2021 5:16 PM
22	Redesignate as open space	8/12/2021 5:32 PM
23	No more development of any kind. It's okay to say "enough"! Please, will someone be brave?	8/11/2021 4:35 PM
24	See my above answer. The average person isn't going to understand what you're asking here. Including myself.	8/11/2021 3:13 PM
25	Redesignate as Light industrial Comercial	8/4/2021 2:53 PM

Q29 What do you like about the options you selected?

Answered: 147 Skipped: 318

#	RESPONSES	DATE
1	We need to get industrial off the river. The airport is one place it could be done.	8/17/2021 3:02 AM
2	Planes are falling from the sky, lets not create a worse situation.	8/16/2021 11:15 PM
3	Site 1 was donated as open space in perpetuity. I would hope the town would get sued if rezoning is attempted.	8/16/2021 10:47 PM
4	It's off the beaten path	8/16/2021 10:35 PM
5	Besides the fact that option 1 for site 1 is the only moral and ethical option given that this land was gifted as open space in perpetuity, it limits the sprawl that is already starting to overtake that area. Keeping site 2 public is more valuable resource than whatever commercial, industry, or business that would be built there.	8/16/2021 9:48 PM
6	Can't believe Joerger Ranch, which was gifted by a landowner to be designated as open space in perpetuity, is even been considered as an industrial land option by the City!! No one will ever consider donating land for open space again	8/16/2021 9:34 PM
7	Near the airport is a good place for industrial	8/16/2021 9:00 PM
8	Open space is needed in all areas of our community. I believe this corner of town works well for business, industrial and housing.	8/16/2021 8:13 PM
9	preservation of open spaces, and preventing Truckee from growing into a series of strip-malls along busy intersections	8/16/2021 8:10 PM
10	Open space in this area	8/16/2021 7:42 PM
11	Less development in Tahoe is ideal	8/16/2021 6:39 PM
12	Keep the Open Space. Keep the view open.	8/16/2021 6:36 PM
13	The idea that the town would present land that was negotiated as open space (in perpetuity) as an option for industrial development is horrifying. If you want to alienate the public and anyone trying to negotiate with you, this is an excellent option.	8/16/2021 6:27 PM
14	This is a better space for industrial development than along the West River St. corridor.	8/16/2021 5:54 PM
15	Why would I ever want public land to be redesignated as industrial?	8/16/2021 5:27 PM
16	Why would we develop more in the flight path after what we've seen recently with plane crashes? This makes no sense.	8/16/2021 5:01 PM
17	The airport area is better suited for industrial zoning and to keep it away from the West River Focus Area, which should be kept as natural as possible.	8/16/2021 5:00 PM
18	see how business innovation plays out	8/16/2021 4:53 PM
19	open spaces lower growth	8/16/2021 4:25 PM
20	keep 267 frontage as open space	8/16/2021 4:19 PM
21	Helps reduce over development and congestion	8/16/2021 4:19 PM
22	Keeps frontage of Hwy 267 looking like open space, as that is why tourists and locals come to Truckee. We don't want the town to look like driving along a hwy in the bay area - wall to wall built out.	8/16/2021 4:10 PM
23	Would prefer to keep West River as-is then no need to develop this open space. If development is necessary, these locations aren't the worst as they're already heavily surrounded and impacted by all of our activity, highways, roads, construction, etc.	8/16/2021 3:51 PM

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24	Fits in creates jobs for locals	8/16/2021 3:06 PM
25	I'm not familiar with this site enough to choose. However, ensuring wildlife corridor is kept open and airport traffic is not redirected over existing neighborhoods is priority	8/16/2021 3:05 PM
26	Having the airport there, the open space seems wasted. It isn't open space with trails, it is literally just open space to look at. Seems practical to develop the space so industrial along West River Street can move.	8/16/2021 2:18 PM
27	The views at the entrance to our town are not of warehouse looking building, they are open space. Although the open space is esthetically pretty low quality, it is better than a warehouse or equipment yard. .	8/16/2021 2:11 PM
28	Less development in a flight path.	8/16/2021 1:35 PM
29	Keeps the open space, provides space for industrial to move away from W River street	8/16/2021 1:33 PM
30	Limits the growth of our already invasive airport traffic/services	8/16/2021 1:31 PM
31	Truth	8/16/2021 1:14 PM
32	Less eyesore from hwy	8/16/2021 1:04 PM
33	We need to recognize the industrial space needs of our community and these parcels are situated in areas that can accommodate industrial use.	8/16/2021 12:51 PM
34	this is already a hub area, so while I love the open space, they already took out the best use of it (the winery) so it's not really used in any meaningful way right now and I would support its development.	8/16/2021 12:49 PM
35	Although preservation of open space is critical, these sites are obvious locations for the types of uses being proposed (industry and Bus Innovation). Would also allow for potential relocations of businesses currently on West River.	8/16/2021 12:35 PM
36	They provide jobs and workforce housing.	8/16/2021 11:56 AM
37	some business already at Joerger...so continue plenty of room at airport for industrial.. Neither really usable for open space...so business/industrial good for both!	8/16/2021 11:54 AM
38	Public lands need to be protected	8/16/2021 11:52 AM
39	Preserve as much open space as possible.	8/16/2021 11:46 AM
40	Part of the decision to have these parcels was to preserve the safety margins of the airport. Considering the most recent crashes, this should be evidence that the buffer is still needed. If the goal is to restrict the types of plane traffic accessing the airport, then that needs to be stated. I do not support building development at these two sites unless the Truckee Airport will be totally restrict to single engine prop planes and helicopters with zero jet traffic. (Even then, there remains the need for an airport buffer zone.)	8/16/2021 10:47 AM
41	Preserves open space	8/16/2021 10:41 AM
42	From a logistics point of view, makes sense for these areas to be designated as Industrial.	8/16/2021 10:14 AM
43	Have to build somewhere.	8/16/2021 10:05 AM
44	Opens more areas for industrial development	8/16/2021 10:00 AM
45	Stay the course	8/16/2021 9:46 AM
46	I like the preservation of open space site lines while permitting use of a parcel that is unattractive for other uses due to airport traffic.	8/16/2021 9:25 AM
47	Keeps public access to currently public areas. Retains open space.	8/16/2021 9:06 AM
48	The town needs industry. The airport area is perfectly suited for this as it is already a noisy mess out there.	8/16/2021 9:03 AM
49	least damaging to aesthetics of the area	8/16/2021 8:54 AM
50	I could care less about this area. You can turn it into San Jose for all I care. You can't wreck what has already been ruined. And there is already an airport here.	8/16/2021 8:11 AM

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51	Keeping open space and using land already being built on	8/16/2021 7:52 AM
52	The town needs more industrial space (not a single available storage unit in Truckee to be had currently). I don't see Truckee being a business innovation center. Airport area makes sense to grow industrial.	8/16/2021 2:49 AM
53	It's a good spot for industrial and not for much else that is allowable that close to an airport (? not sure about that).	8/15/2021 11:25 PM
54	Increasing bike usage (incl. cargo bikes with kids) at this intersection. Redesigning them (especially site 1) would create more traffic and be more hazardous for bikers	8/15/2021 10:31 PM
55	less traffic, that light is a disaster	8/15/2021 9:37 PM
56	If land was donated with a stipulation that it be protected open space, then it should be protected as open space! Full stop. Nothing more to say on that one. If we need more industrial space, then out by the airport seems like a good place to put it. Land that is already being developed by the airport (which I assume means it is already zoned for such development) seems like a fine location. I don't actually have a strong opinion as to whether it gets redesignated or not -- it just seems like a reasonable place to put industrial uses, if needed. I'm not sure we need to mandate that it be used for that purpose unless we are afraid that we will need the extra space (which it sounds like we will, if we move the current West River Street uses, which I believe we should do).	8/15/2021 9:10 PM
57	Seems like the airport is a good place for development. Rather have industrial development here than around Donner Lake or along 89	8/15/2021 8:31 PM
58	If I could figure it out once you define the options better I would give you an opinion.	8/15/2021 6:13 PM
59	Honesty	8/15/2021 5:50 PM
60	That whole area is already heavily impacted. Redesignating Site 1 and/or Site 2 as industrial or business innovation would be fine.	8/15/2021 5:47 PM
61	The open space should remain. Parcel 2- would make the most sense for industrial, as it is consistent with other improvements to the area.	8/15/2021 5:36 PM
62	The designation of these parcels have already gone through an extensive public input process. Why is the option to re-designate them being offered?!	8/15/2021 5:26 PM
63	Open space needs to be preserved	8/15/2021 5:17 PM
64	The airport and adjacent property does not impact residential or recreational opportunities	8/15/2021 5:17 PM
65	Need to balance the loss of industrial land in the West River Focus Area, although developing open space is not preferred this seems like the best alternative for a replacement for the river front revitalization.	8/15/2021 4:52 PM
66	If the river area could be redeveloped well, it could be worth the trade off in developing this parcel. The river is a priority are for improvement.	8/15/2021 4:31 PM
67	opportunity to provide housing for employees who work along 267 and towards Kings Beach. Business has grown in that area which provides N*, Martis, Lahontan folks a place to shop without having to drive in to Truckee.	8/15/2021 3:47 PM
68	Best compromise	8/15/2021 3:10 PM
69	Why do we want more industrial space. What businesses would be attracted to this area? Keep development to a minimum, please.	8/15/2021 2:54 PM
70	It preserves Truckee and develops responsibly	8/15/2021 2:50 PM
71	Flexibility with parcel 1 and good replacement for industrial uses with parcel 2. The airport area should always incorporate these kinds of uses. It's away from residential and away from downtown and the river.	8/15/2021 2:21 PM
72	We are members of MAP because they reflect the vision that we support for Truckee's future.	8/15/2021 1:51 PM
73	Honors agreement with Joerger family	8/15/2021 12:54 PM
74	Parcel one is already surrounded by roads and development. Its ecological function has been destroyed. Develop it and preserve other places as open space. And I just argued to remove	8/15/2021 11:46 AM

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	all industrial from West River St. It has to go somewhere, right?	
75	Restrict over development.	8/15/2021 11:20 AM
76	Leaving open space next to road ways helps retain the rural feel of the town. I would like to see movement of the industrial out of west river and to this location next to the airport	8/15/2021 11:05 AM
77	We need to maintain open space for Truckee to continue to be Truckee. Also, not safe to be developing around the airport, especially given the increase in air traffic.	8/15/2021 10:24 AM
78	wasnt the land in parcel 1 donated as open space?	8/15/2021 9:38 AM
79	They limit the loss of Open Space, thus maintaining Truckee's character	8/14/2021 9:01 PM
80	Logical area for industrial and business	8/14/2021 8:18 PM
81	Isn't this a flood zone?	8/14/2021 7:42 PM
82	Renovate existing industrial lots and buildings in the town, don't create new locations.	8/14/2021 7:35 PM
83	It was designated open space in the previous general plan and should be kept that way. What good is a general plan if it can change when the developers say so?	8/14/2021 5:21 PM
84	Maintains high value open space in an area that will be built out with a variety of other uses.	8/14/2021 5:06 PM
85	Please explore options for industrial at the airport area including joerger drive.	8/14/2021 4:41 PM
86	The Martis Valley has sadly been over developed. While I approve of the Raley's and associated development to come, we don't need more industrial space, especially in such a highly visible corridor.	8/14/2021 3:43 PM
87	Helps the little guy	8/14/2021 3:16 PM
88	Keeps open space open	8/14/2021 2:46 PM
89	Limits overdevelopment	8/14/2021 11:36 AM
90	Better location for the town's industrial growth than current area on the other side of I-80	8/14/2021 10:58 AM
91	do not want more industrial or commercial.	8/14/2021 10:34 AM
92	Don't need more biz or industrial space. Lots of empty commercial buildings right now	8/14/2021 10:19 AM
93	More commercial, business, and light industrial use can complement the increased use this area has seen in the past year with the Raleys development and the new lumbar yard.	8/14/2021 9:59 AM
94	Keeping the corner of Soaring Way and 267 as a scenic buffer.	8/14/2021 9:28 AM
95	Its not OK to "redesignate" OPEN SPACE when there is reason why it was so designated and should not be subject to changes.	8/14/2021 9:17 AM
96	Airport is already industrial	8/14/2021 8:39 AM
97	This is the logical place to increase industrial and business use. Infill development type already in place.	8/14/2021 8:11 AM
98	Joerger Ranch open space creates a more rural feel on a major thrufare.	8/13/2021 10:05 PM
99	Keep residential away from the airport. There are way too many problems as it is. Both the Joerger Ranch and the airport are areas that should be ripe for industrial development away from the core of Truckee.	8/13/2021 8:57 PM
100	Best compromise	8/13/2021 7:43 PM
101	the open space should remain open space	8/13/2021 7:39 PM
102	This is an area where industrial and business development is appropriate.	8/13/2021 5:41 PM
103	As a business owner, we have limited options for large industrial space to meet our needs!	8/13/2021 5:28 PM
104	We must work to maintain open space for the health of our area, visitors, and residents.	8/13/2021 4:16 PM
105	Why would you build residential next to an airport??? more people to complain about the airport??	8/13/2021 1:38 PM

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106	This seems like an appropriate location for these designations. The open space designation on site 1 seems like a waste of open space (i.e. lets have open space next to the river or somewhere that gets more utilization).	8/13/2021 12:44 PM
107	If open space was part of a previous deal, we cannot go back on our word; we must honor the trade offs that were made. If we don't, then there's no trust in our town's government to keep to keep promises and healthy compromises.	8/13/2021 11:23 AM
108	This is a good area for industrial development	8/13/2021 7:14 AM
109	We need to retain public land designations and industrial at Joerger would make sense given current surrounding development	8/12/2021 9:59 PM
110	I like as much open space as possible. Build up where there is already development.	8/12/2021 4:07 PM
111	Less building and more open space	8/12/2021 2:16 PM
112	This area already has some industrial buildings. It makes more sense then building in an area we already protected as open space.	8/12/2021 11:18 AM
113	They save the Open Space...	8/11/2021 8:25 PM
114	My choices, I think, impede development, and the airport district should not be using airport land for commercial (industrial) development, their land is for airport uses.	8/11/2021 7:19 PM
115	Preservation of areas that provide for open space and restrict the density around the airport. The latter is very important	8/11/2021 4:04 PM
116	See my above answer. The average person isn't going to understand what you're asking here. Including myself.	8/11/2021 3:13 PM
117	we need to honor the commitment made and leave the open space as is. I don't remember what the MAPS person shared about the history of that parcel, but it made sense to me at the time and I support leaving it as is.	8/11/2021 3:00 PM
118	it makes sense to develop where there is development and leave open what is all ready open, we do not need to expand business/ industry space if there is not housing enough for workers.	8/10/2021 9:13 PM
119	I feel very strongly that land gifted by a landowner, **and designated IN PERPETUITY as open space** must remain as open space. What kind of a message does it send if the Town simply redesignates it as industrial!? I'm kind of shocked by the audacity of even proposing it.	8/10/2021 7:28 PM
120	Local open space crucial for quality of life	8/10/2021 1:59 PM
121	You stated in this question that the community wants Site 1 designated as Open Space. If you are working for the community then listen to them and keep it!	8/10/2021 11:57 AM
122	The existing plan seems reasonable.	8/9/2021 4:41 PM
123	This area seems best for industrial activities. I support moving all industrial activities off the river.	8/9/2021 1:18 PM
124	moving business and industrial from west river st	8/8/2021 7:13 PM
125	Infills industrial & business innovation (inc some workforce housing) in an area with similar uses. I don't like removing open space, but question the value of open space here compared to other areas in town when you do the balancing act of putting industrial somewhere - Id say infilling industrial here is the smartest option so close to the airport	8/8/2021 8:18 AM
126	keeping the greenspace designation for Site 1 at this point gives the feel of entering a town rather than a city.	8/7/2021 2:39 PM
127	Public open space is always good. I feel that if there are existing commercial sites open and available those should be re-used rather than taking away public/open space to expand.	8/7/2021 1:47 PM
128	Good infill options.	8/7/2021 10:57 AM
129	option is only viable if in fact the industrial uses currently on the river are in fact incentivised to be relocated perhaps to this location	8/7/2021 9:29 AM
130	no more	8/6/2021 3:59 PM

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131	We need more industrial land	8/6/2021 1:44 PM
132	We made a commitment to the community and Joergers to keep the Joerger land open space. As a Gateway route to Truckee, we need to preserve this landscape and viewshed from further development.	8/6/2021 11:10 AM
133	Open space in this area is nice, the bike path already goes through here, would be too much to "squeeze in" industrial. Industrial next to airport makes sense	8/6/2021 10:15 AM
134	Keep open space open. Stop developing every piece of land. Stop developing second homes. If more industrial area is needed, maybe the second home development should be stopped and that area turned into industrial and workforce housing.	8/6/2021 8:29 AM
135	Increased commercial opportunities.	8/5/2021 7:55 PM
136	Move industrial off west river	8/5/2021 4:11 PM
137	Nothing	8/5/2021 3:06 PM
138	Leave open space alone.	8/4/2021 2:51 PM
139	It maintains open space and allows land already near the airport (which to me is unattractive for residential use) to support industrial activity.	8/4/2021 2:07 PM
140	Being next to the airport, as we have just seen from a number of recent plane accidents, is a stupid spot to build anything. Further, noise from jets might exceed OSHA employee noise exposure limits, even if the employees are exposed to excess noise during construction of whatever they are building.	8/3/2021 11:34 PM
141	Site 1 is a good area for development and not attractive for open space. Site 2 could have some housing, another potential for senior housing.	8/3/2021 6:09 PM
142	Adjacent parcels are already industrial.	8/3/2021 4:55 PM
143	Preserves open space in an area with nice views	8/3/2021 2:27 PM
144	Industrial needs to go somewhere	8/3/2021 7:06 AM
145	Moving industrial from West River area means we need to have more of it near the airport.	8/3/2021 6:14 AM
146	That site is surrounded by roads, it's no longer open space. Classic in-fill opportunity for some light industrial.	8/2/2021 4:54 PM
147	Move all industrial to airport	7/30/2021 9:27 PM

Q30 What concerns, if any, do you have about the options presented?

Answered: 112 Skipped: 353

#	RESPONSES	DATE
1	I don't understand how land designated in perpetuity as open space, is being proposed for industrial development.	8/17/2021 3:02 AM
2	This land was designated as open space and tapped TOT, to change course is criminal, plan and simple.	8/16/2021 11:15 PM
3	Vehicle Traffic	8/16/2021 11:05 PM
4	It's off the beaten path.	8/16/2021 10:35 PM
5	Again, even the consideration of developing site 1 from gifted open-space boggles my mind and makes me wonder about the morality and ethics of the Town of Truckee, and would also set a horrible precedent for future gifts.	8/16/2021 9:48 PM
6	Strongly against option 2 for Site 1.	8/16/2021 9:34 PM
7	need clear definitions relative to these proposals for terms like "industrial" vs "business innovation".	8/16/2021 8:47 PM
8	The character of Truckee is to balance human use with views and access to open spaces. Packing in all of these developments creates corridors which are solely built-up and unsightly	8/16/2021 8:10 PM
9	We have plenty of commercial space!!	8/16/2021 7:42 PM
10	Overdevelopment is a huge concern	8/16/2021 6:39 PM
11	I am specifically concerned that the future views in Truckee, when biking or walking or driving about town, will not be of mountains, but of buildings. I love that throughout town we can see mountains everywhere. This specific viewshed by the airport, along 267, should be maintained and not industrialized. Again, WHO are we industrializing it for? Not the workers, but the rich. There is already enough places for people to work and do industry, what is disappearing are places with open views, and places for workers to live.	8/16/2021 6:36 PM
12	As we have just seen, the airport can be a dangerous neighbor. Placing industrial areas with the potential for processing materials and flammable chemicals in sight of the runways might be a very bad idea. This area should be turned all industrial and the airport should be decommissioned.	8/16/2021 6:27 PM
13	Development and developments impacts on our natural environment	8/16/2021 5:50 PM
14	We're getting to a point in Truckee where every piece of land that can be developed will be. It makes me so sad and that's why myself (and a lot of friends) are trying to leave. Soon enough there won't be teachers in the school and people to sell you groceries.	8/16/2021 5:27 PM
15	We need to keep open space! Also, how would you ever expect ANYONE to donate land to the town ever again if you aren't acting in good faith? You said this would be open space in perpetuity, and now you just want to change that? It's just bad business.	8/16/2021 5:01 PM
16	any wild life issues; airport plane safety	8/16/2021 4:53 PM
17	over growth...lack of open spaces. tall building that will interfere with views	8/16/2021 4:25 PM
18	airport is a danger, so all building should be eliminated at Joerger Ranch	8/16/2021 4:19 PM
19	The reduction of open space	8/16/2021 4:19 PM
20	All development at Joerger ranch should be halted. Unsafe with airport there to build houses, commercial or industrial property. Noise pollution from airport is hazardous to health. Planes are crashing ... all of Joerger Ranch should be kept as open space	8/16/2021 4:10 PM
21	None	8/16/2021 3:06 PM

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22	Site 1. This land was given to the town as open space by the Joerger family! You needed to clarify this in the Exisiting description.	8/16/2021 2:43 PM
23	Views of the site from Highway 267.	8/16/2021 2:11 PM
24	Keep the open space as open space, this is like dejavu, TOT saying one thing and doing another. Where is the trust? The JRSP says the OS is in perpetuity, doesn't that mean forever? This sets a negative precedent for TOT and TTAD since the community wants to see less development around the airport, especially with the recent crashes.	8/16/2021 1:35 PM
25	Too close to airport, hazardous to even allow building in place where risk of plane crashes are so high	8/16/2021 1:33 PM
26	This is ridiculous. The town of Truckee is attempting to claw back open space designations? All of you should be fired. This is the Sierra Nevada, not San Jose.	8/16/2021 1:20 PM
27	Too many of you are leaving the bay area and bringing your baggage here. Many and I mean many left the bay area 40 years ago because it sucked then. Now you want ruin truckee.	8/16/2021 1:14 PM
28	Not sure industrial can ever succeed with Reno so nearby. Churn.	8/16/2021 1:04 PM
29	The redesignation of once public space (a majority of parcel 2) to manufacturing/industrial use is acceptable use of that parcel however, new public space should be identified and designated as such to balance the new manufacturing/industrial use area.	8/16/2021 12:51 PM
30	n/a	8/16/2021 12:49 PM
31	Not related but the recent jet crash in a residential neighborhood is cause for concern.	8/16/2021 12:35 PM
32	None	8/16/2021 11:56 AM
33	Danger to occupants from plane traffic	8/16/2021 11:03 AM
34	Loss of industrial space due to West River Focus	8/16/2021 10:41 AM
35	none	8/16/2021 10:00 AM
36	What type of industry? How many employees? Environmental impact?	8/16/2021 9:25 AM
37	If converted to business, Site 1 would be hard to access, park, and retain appropriate flow of traffic through the area due to being an island bounded by several roads.	8/16/2021 9:06 AM
38	I already mentioned the need for industrial dedignations in my earlier comments.	8/16/2021 9:03 AM
39	that so many special interests groups can actually push for redesignation to higher density development	8/16/2021 8:54 AM
40	Airplanes crashing on over developed areas	8/16/2021 7:52 AM
41	They're presented as isolated to this Focus Area, and shouldn't be. What happens here is related to what happens at West River and perhaps eastern Truckee.	8/15/2021 11:25 PM
42	clogged streets, lack of insight to public transportation	8/15/2021 9:37 PM
43	Definitely don't even think about converting land designated for open space into industrial uses. That's so incredibly far from the original intent it seems like a complete affront and offense to the generosity of the original donor.	8/15/2021 9:10 PM
44	none	8/15/2021 8:31 PM
45	The Town should work with the Sanitation District for a land swap with the Airport District . The land swap would be to create more industrial area.	8/15/2021 6:32 PM
46	unclear what the options are	8/15/2021 6:13 PM
47	Everything	8/15/2021 5:50 PM
48	I am concerned that re-designation is even an option at this time.	8/15/2021 5:26 PM
49	Just huge growth is disturbing	8/15/2021 5:17 PM
50	If it is developed, it should be done in the most sensitive and attractive way possible.	8/15/2021 4:31 PM

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51	Airport safety?	8/15/2021 3:47 PM
52	No development over two stories	8/15/2021 3:10 PM
53	Traffic impact	8/15/2021 3:01 PM
54	Traffic, fire evacuations	8/15/2021 2:50 PM
55	The left turn off SB 267 into that area will get very crowded.	8/15/2021 2:21 PM
56	As members of MAP we support the comments described in the letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
57	I'm not really sure what the former "public" designation meant for parcel 2.....how different will industrial be? but I understand you are trying to replace the industrial zoning lost at the west river.....	8/15/2021 12:54 PM
58	None	8/15/2021 11:20 AM
59	Joerger Ranch was designated as open space and should remain as such. It is a dangerous precedent to re-designate open space for a different use. Site 2- This seems like a good area for industrial along with policies and incentives to move industrial off the river. But, I do not have enough information about the airport uses to really make an intelligent choice.	8/15/2021 11:20 AM
60	We do not need to build on every scrap of land in town	8/15/2021 11:05 AM
61	Please place additional weighting on communications regarding GP2040 from Mountain Area Preservation (MAP). Thank you very much.	8/15/2021 10:24 AM
62	Worried about plane crashes. Also worried about airplane noise--particularly from gliders and skydive planes	8/14/2021 10:56 PM
63	They seem to lead to infill and commercial use of all available land.	8/14/2021 9:01 PM
64	Airport traffic and plane, glider crashes.	8/14/2021 7:42 PM
65	Open space into perpetuity should mean that.	8/14/2021 4:41 PM
66	None	8/14/2021 3:16 PM
67	Taking away this open space takes away the charm	8/14/2021 2:46 PM
68	do not want more industrial or commercial.	8/14/2021 10:34 AM
69	Open space is nice for wildfire resilience...	8/14/2021 10:20 AM
70	delete open space and create ugly eye sore along Hwy 267	8/14/2021 10:19 AM
71	Traffic and airplane disasters	8/14/2021 10:06 AM
72	Traffic at the 267/Old Brockway traffic light is already severely backed up at times. There's not room for more cars.	8/14/2021 9:59 AM
73	As for the airport, it shouldn't be in the commercial development arena competing with the taxpayers that would fund that development. The airport is for airport uses, not for commercial uses.	8/14/2021 9:28 AM
74	There should be serious questions about the safety of airport operations and since the Town does not have a seat at the table for improvements or operations of the Airport, it should not be making land use designations without some coordination and considerations of what risks and impacts the Airport presents now and in the future.	8/14/2021 9:17 AM
75	Too much growth	8/14/2021 9:11 AM
76	Na	8/14/2021 8:39 AM
77	I think manufacturing is dead, not sure what industrial you are referring to.	8/14/2021 8:20 AM
78	None	8/13/2021 8:57 PM
79	No development over two stories	8/13/2021 7:43 PM
80	It's surprising that the open space redesignation was even considered	8/13/2021 7:39 PM

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81	Safety bring so close to the airport	8/13/2021 7:06 PM
82	NO infrastructure plan, and it's all based on Truckee expanding and losing the quaintness of Truckee.	8/13/2021 6:34 PM
83	Making the drive in an out of Truckee not look like an industrial City.	8/13/2021 5:28 PM
84	See above	8/13/2021 11:23 AM
85	Keep the space open. I'm confused by the need to build on every single available open lot in this town. Why??	8/13/2021 9:08 AM
86	We cannot afford to lose public land because that reduces Truckee's ability to expand public services/infrastructure needed to support population growth	8/12/2021 9:59 PM
87	Airplane crashes, pollution, traffic, noise,	8/12/2021 8:03 PM
88	Over developing Truckee and pollution.	8/12/2021 2:16 PM
89	The crashes and dangers of our airport problems of too much air traffic with too large of aircraft into and out of this small community. Large charter jets for rich people to have their golf vacations need to be banned. They are causing danger for our residents and employees working in the area. They serve our community in no way.	8/12/2021 11:53 AM
90	Too much construction too near the airport.	8/11/2021 4:04 PM
91	My concern is that anything that is facing 267 and the Raeleigh shopping center that is industrial well eventually look like what we have on W. River St. with all of the dilapidated garages etc. Well that area may be considered industrial it is very visible from the road to residents and visitors. Any new development there should be consistent with the development of the new shopping center which looks nice and professional.	8/11/2021 3:13 PM
92	we shouldn't expand industry if housing cannot keep up with it.	8/10/2021 9:13 PM
93	My concern is that designated open space will be converted to industrial warehouses, and future land owners will never donate land for open space again.	8/10/2021 7:28 PM
94	Affordable industrial is needed and this could be so designated	8/10/2021 1:59 PM
95	You want to get rid of Open Space in Truckee when that is part of our whole identity.	8/10/2021 11:57 AM
96	I hate them all honestly. I wish we could remain a small town. But we can't. So keeping open space closer to the river and allowing development further from the bike paths.	8/10/2021 11:44 AM
97	Pray tell us what kind of "manufacturing" and "innovation" companies have contacted you about opening up in Truckee.	8/9/2021 4:41 PM
98	I don't think this area should support any residential housing.	8/9/2021 1:18 PM
99	none	8/8/2021 7:13 PM
100	Will there be enough industrial space for what is needed in the Site 2 parcel. Are there lands elsewhere around the airport that make sense for more industrial development?	8/7/2021 2:39 PM
101	Lack of housing and public transit in the area could increase car traffic.	8/7/2021 10:57 AM
102	more open space instead of less is offered	8/7/2021 9:29 AM
103	It will be to expensive for small businesses.	8/6/2021 1:44 PM
104	Where is open space preservation?	8/5/2021 3:06 PM
105	Site 1 - Industrial or Business Innovation, but look for tools to guarantee the affordability of the land is preserved to facilitate moving industrial off west river.	8/5/2021 2:27 PM
106	Ruining the Night Sky with extra lighting.	8/4/2021 2:53 PM
107	building next to the airport with the amount of plane crashes that Truckee has had lately .	8/4/2021 2:51 PM
108	Traffic. The road is heavily used to go between Truckee, NorthStar and Lake Tahoe. Consideration should be given to how to deal with additional traffic on a routine basis and in the event of a fire.	8/4/2021 2:07 PM

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109	They just completed the Raley's and while agree developers are taking advantage of the land around the airport it would really look like crap if we park a bunch of bulldozers and excavators across the street from the Raley's. The Raley's was built to try to sucker the rich Placer County residents from Martis Camp, Lahonton, etc. to spend money within the Town of Truckee.	8/3/2021 11:34 PM
110	None	8/3/2021 4:55 PM
111	Changing the designation doesn't take safety into consideration for areas near the airport. Also, this area is not really infill development since it's primarily an area that people would drive to.	8/3/2021 2:27 PM
112	Traffic	8/3/2021 7:06 AM

Q31 Are there land uses you'd like to see that aren't represented here?

Answered: 64 Skipped: 401

#	RESPONSES	DATE
1	Why aren't we considering Industrial Zoning on the north side of the airport? Is there an impediment? It would be less visible but still taking advantage of space that is next to the airport.	8/17/2021 3:02 AM
2	N/A	8/16/2021 11:15 PM
3	Dog park	8/16/2021 10:40 PM
4	Open space	8/16/2021 9:26 PM
5	Continue to ensure land is zoned for a variety of housing options including very low income, restricted for locals / seniors / supportive housing	8/16/2021 8:13 PM
6	trees	8/16/2021 8:10 PM
7	Preserve as much open space as possible	8/16/2021 6:39 PM
8	Yes, I know it's crazy, but keep Site 2 as it is. OPEN VIEWS to mount rose wilderness area. Don't box every road and viewshed in with pieces of land that you can potentially develop because it isn't owned by the forest service.	8/16/2021 6:36 PM
9	The "open space" parcel, which is supposed to be a "pedestrian and cycle amenity" is barren, hot, and unappealing. There needs to be a concerted effort to plant trees in this location to shade the multi use path and make it useable, if not even enjoyable. Currently it is a necessity to be suffered, and under utilized by all but the most determined. Since the town has no problem removing trees, it needs to make a concerted effort to replace some of the sequestration that we have lost in the "vegetation management" project. This could be a town "carbon sink" area where we purposefully grow native and fire resistant species.	8/16/2021 6:27 PM
10	Resource conservation	8/16/2021 5:50 PM
11	Open space.	8/16/2021 5:01 PM
12	open spaced	8/16/2021 4:25 PM
13	Change all of Joerger Ranch to Open Space. Too much danger with airport nearby	8/16/2021 4:19 PM
14	Preserve open space	8/16/2021 4:19 PM
15	All rezoned to open space. Needs to be highest priority for the town.	8/16/2021 4:10 PM
16	Some sort of entertainment	8/16/2021 3:06 PM
17	Keep it all open space, do not allow building in Joerger Ranch as an airport hazard area. Especially do not add housing in any of the Joerger ranch area	8/16/2021 1:33 PM
18	Sell and build everything screwed up now. Stop ruining fresh land.	8/16/2021 1:14 PM
19	I don't think so	8/16/2021 12:51 PM
20	n/a	8/16/2021 12:49 PM
21	Support the 2025 General Plan. Maintain and increase open space.	8/16/2021 12:30 PM
22	No	8/16/2021 11:56 AM
23	Any further industrial development should be made away from the current flight patterns or runways - either to the southeast, or possibly at the old Airport Flats up near the ag station, where it could have its own highway access ramps.	8/16/2021 10:47 AM
24	N/A	8/16/2021 10:41 AM

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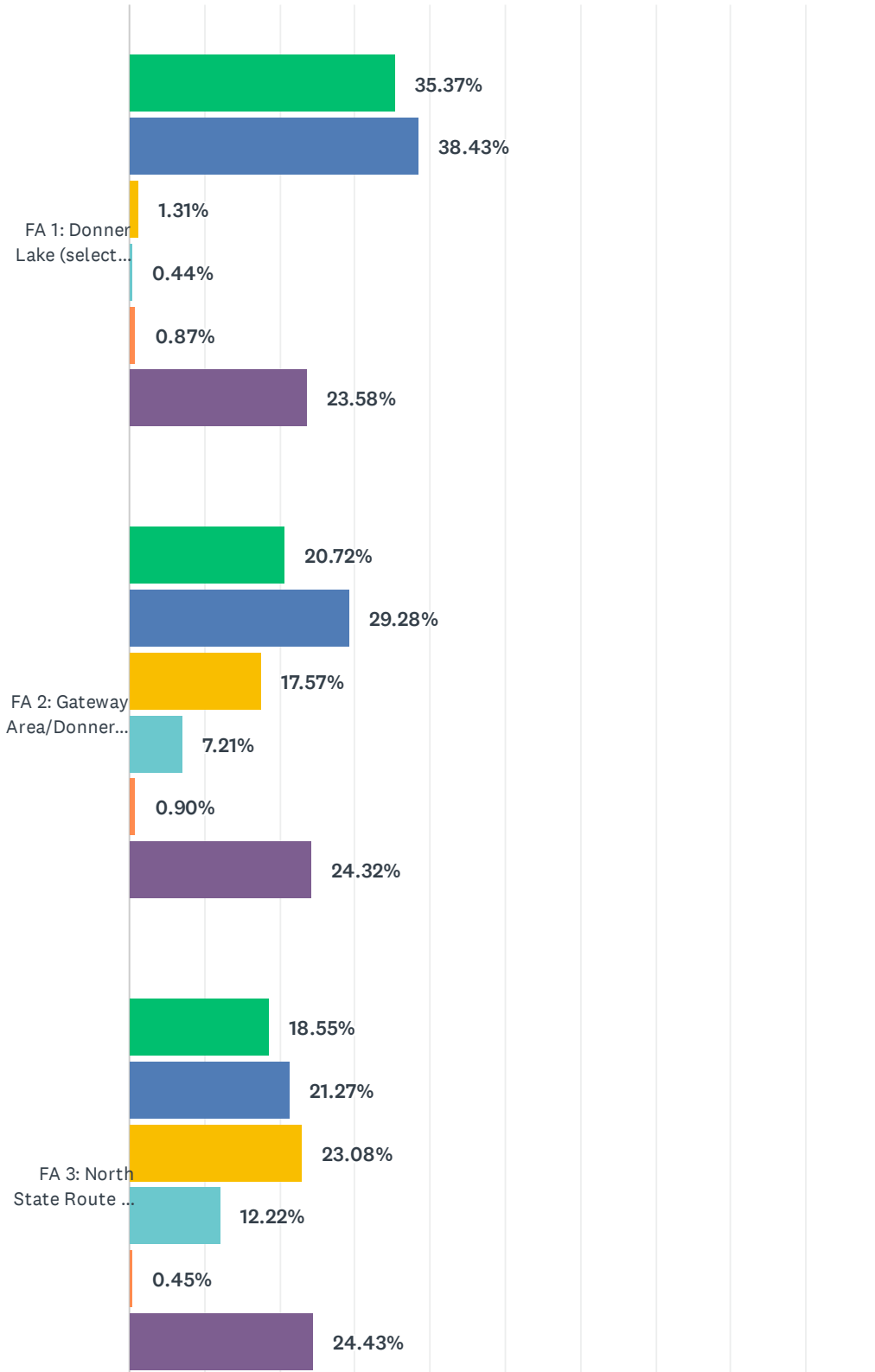
25	no	8/16/2021 10:00 AM
26	No.	8/16/2021 9:25 AM
27	expanding the hwy, esp for evacuation inevitabilities	8/15/2021 9:37 PM
28	no	8/15/2021 8:31 PM
29	housing	8/15/2021 6:13 PM
30	Paved and lighted access to wild lands	8/15/2021 5:50 PM
31	Bike path, park, safe access across 267 to access Brockway.	8/15/2021 3:47 PM
32	None	8/15/2021 3:10 PM
33	Open space recreation	8/15/2021 3:01 PM
34	Yes. Please see letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
35	Although a bit far from town and medical services, this area might be appropriate for senior housing	8/15/2021 12:54 PM
36	No	8/15/2021 11:20 AM
37	Keep open space.	8/14/2021 7:42 PM
38	This could be an area that is appropriate for commercial general or public use to include for community support services including homeless services	8/14/2021 5:06 PM
39	Homeless shelter	8/14/2021 3:16 PM
40	Open space	8/14/2021 2:46 PM
41	no	8/14/2021 10:34 AM
42	Is there a similar survey for where bike lanes should go? I'd like more designated bike lanes in this area. We want people to bike to work right?	8/14/2021 10:20 AM
43	keep it all open space on both lots. Don't need more things for planes to crash into.	8/14/2021 10:19 AM
44	Keeping the 267 corridor minimally developed so that it doesn't look like Fremont CA.	8/14/2021 9:28 AM
45	No growth	8/14/2021 9:11 AM
46	Make sure trail system connects to existing trails, so you can walk or bike to town.	8/14/2021 8:52 AM
47	Na	8/14/2021 8:39 AM
48	No	8/13/2021 8:57 PM
49	None	8/13/2021 7:43 PM
50	In pioneer center rezone commercial to industrial across from the CHP, next to Rock Garden and Fergusons.	8/13/2021 7:39 PM
51	No growth, open space	8/12/2021 5:32 PM
52	We need more developed open spaces such as a dog park or other recreation areas where people can hang out.	8/11/2021 3:13 PM
53	workers Housing	8/10/2021 9:13 PM
54	If we want more industrial/business innovation, why not change the commercial zoning in Pioneer Center. The BAE analysis concludes that we will have more commercial designation than we need by 2040, so that seems like a much more sensible place to put additional industrial than the open space of Joerger Ranch.	8/10/2021 7:28 PM
55	Open Space!	8/10/2021 11:57 AM
56	Areas near airports seem to be natural for businesses of just about any type, but not for housing.	8/9/2021 4:41 PM
57	no	8/8/2021 7:13 PM

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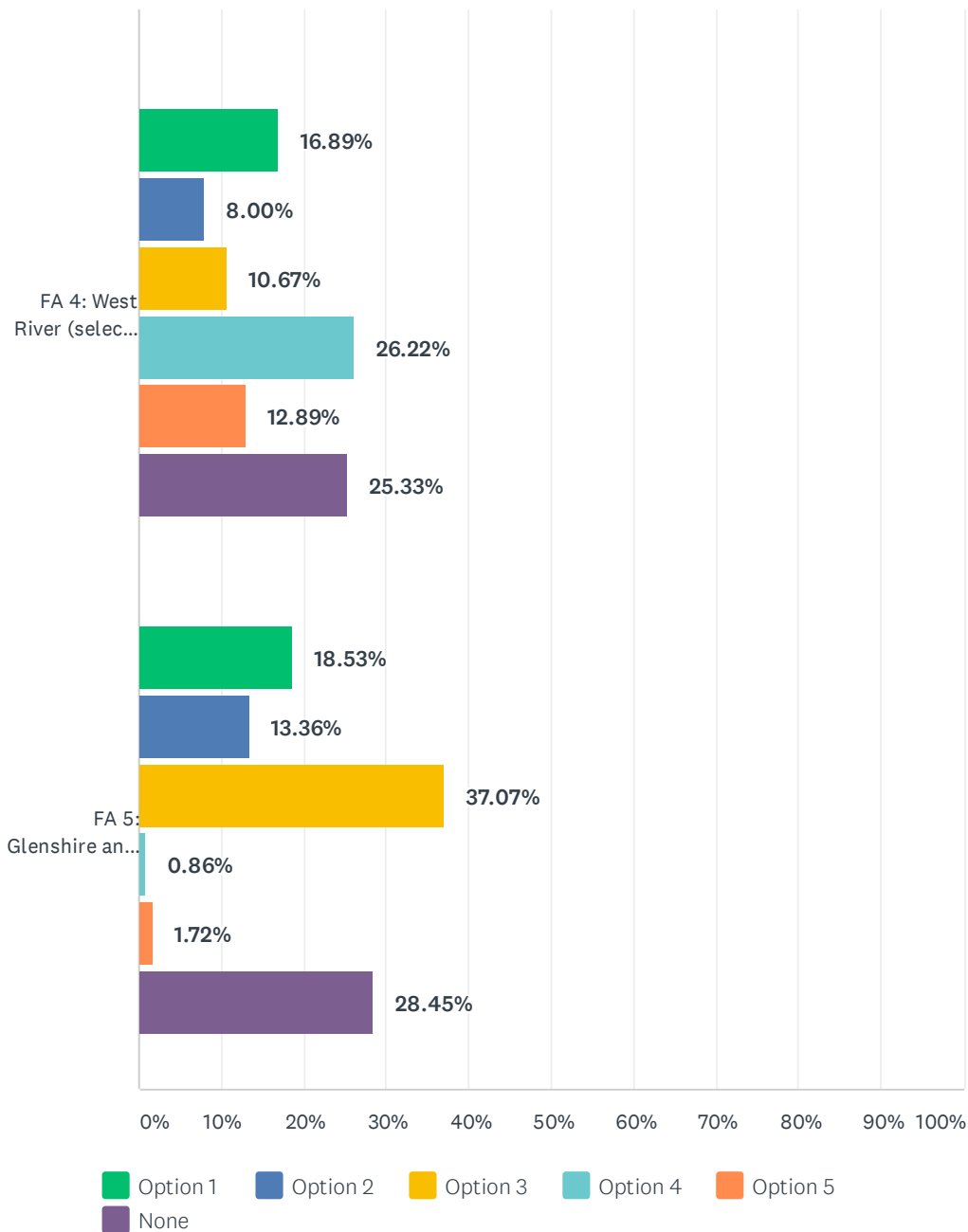
58	High density mixed use housing.	8/7/2021 10:57 AM
59	I think rezoning some land for a mobile home park is a great idea because the wealthy second home owners won't want to use them as a second home so the values will never skyrocket. It will be full of workforce housing and if each owner owns their own home, there will be pride of ownership. They would also have some space to be creative on their architecture. This area is better for a mobile home park because of the lower snow load here.	8/6/2021 1:44 PM
60	Open space preservation. Why do we have to build on every piece of land?	8/5/2021 3:06 PM
61	Site 1 - Open space but allow community serving recreational facilities (Hockey rink)	8/5/2021 2:27 PM
62	Completely empty open space so that airplane pilots have choices in finding a place to safely crash without killing themselves and their passengers.	8/3/2021 11:34 PM
63	Senior housing	8/3/2021 6:09 PM
64	No	8/3/2021 4:55 PM

Q32 Looking back at your feedback on the focus areas, fill in the chart below with your preferred option for each focus area. If you did not like any of the options, select "None".

Answered: 245 Skipped: 220



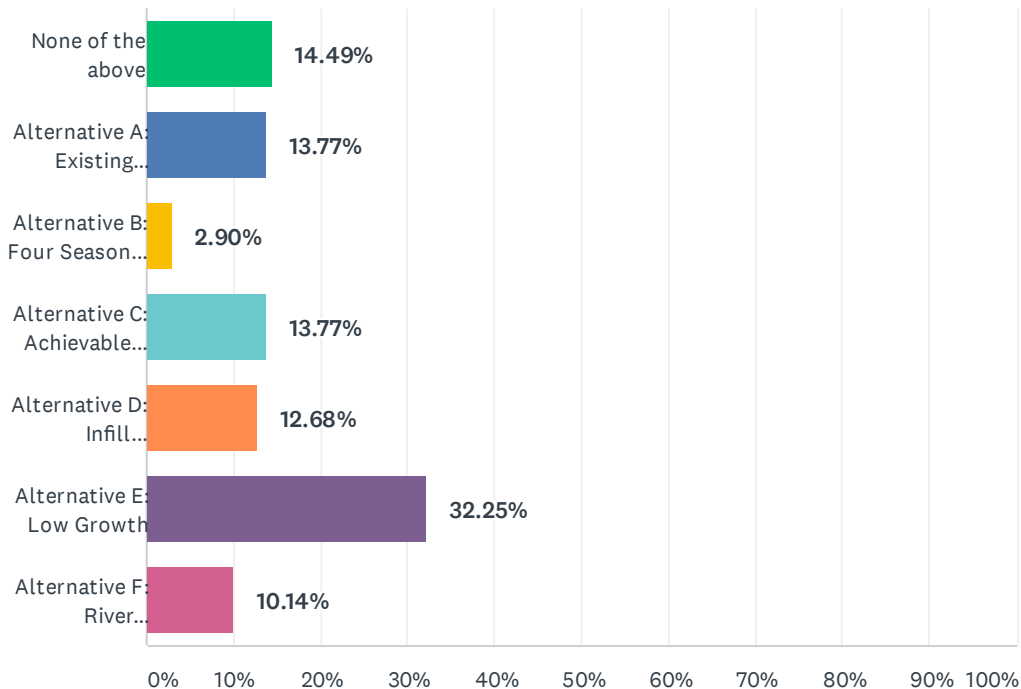
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	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	NONE	TOTAL
FA 1: Donner Lake (select Option 1, 2, or None)	35.37% 81	38.43% 88	1.31% 3	0.44% 1	0.87% 2	23.58% 54	229
FA 2: Gateway Area/Donner Pass Road (select Option 1, 2, 3, 4, or None)	20.72% 46	29.28% 65	17.57% 39	7.21% 16	0.90% 2	24.32% 54	222
FA 3: North State Route 89 (select Option 1, 2, 3, 4, or None)	18.55% 41	21.27% 47	23.08% 51	12.22% 27	0.45% 1	24.43% 54	221
FA 4: West River (select Option 1, 2, 3, 4, 5, or None)	16.89% 38	8.00% 18	10.67% 24	26.22% 59	12.89% 29	25.33% 57	225
FA 5: Glenshire and Eastern Town Limits (select Option 1, 2, 3, or None)	18.53% 43	13.36% 31	37.07% 86	0.86% 2	1.72% 4	28.45% 66	232

Q33 Comparing your responses to the table below, which shows the focus area options included in each of the townwide alternatives, think about which of the townwide alternatives best matches your preferences. Of the six alternatives, which do you prefer, either as-is or as a base alternative with modifications? Click on each hyperlink to see a description of each alternative.

Answered: 276 Skipped: 189



ANSWER CHOICES	RESPONSES	
None of the above	14.49%	40
Alternative A: Existing General Plan	13.77%	38
Alternative B: Four Season Economy	2.90%	8
Alternative C: Achievable Housing	13.77%	38
Alternative D: Infill Development	12.68%	35
Alternative E: Low Growth	32.25%	89
Alternative F: River Revitalization	10.14%	28
TOTAL		276

Q34 What modifications, if any, would you propose to the townwide alternative that you selected?

Answered: 132 Skipped: 333

#	RESPONSES	DATE
1	I object to these town wide alternatives. I thought the options in the Focus Areas conflated too many issues; this is worse. There is no way I can come to a cohesive conclusion. Moreover, they are misleading; the titles of the plans don't reflect their contents. For instance, Low Growth is not low growth. It has the biggest increase in Industrial space, almost double that of the current plan. It has less commercial than most plans, but not less than the current plan. And, the Full-Time Resident Housing has fewer multi-family homes than Infill. These plans don't have enough difference in the amount and type of building that could occur. For example, there isn't a real workforce housing option. Every plan contains a similar number for potential new single family homes (3,011-3,066) and multi-family units (2,381-3,139). We already have a preponderance of single family homes. Anecdotally, single-family homes increasingly are being bought by non-residents; we probably all hear the stories about owners selling homes that used to be long-term rentals out from under local renters. The increasing cost of housing is pricing many locals out of buying single-family homes. Continuing to weight building toward single-family homes will impact our ability to reach carbon neutral. Across the plans, it also looks like we are zoning for significantly more industrial and commercial capacity than we will need before even 2050. I am concerned about the cost we will pay if we allocate land for building in this plan, and then decide that we don't want it built on. This is really too much for regular citizens to try to understand and make sensible comment on in so short a period in the middle of summer vacations and debilitating smoke...and along with the other Truckee2040 events.	8/17/2021 3:20 AM
2	Create transit solutions	8/16/2021 11:19 PM
3	Vehicle Traffic efficiency consideration, alternative transportation methods with expanded housing	8/16/2021 11:11 PM
4	protect and preserve the river corridor. don't allow for sprawl, but plan for higher density growth in already affected, less pristine areas	8/16/2021 10:12 PM
5	Balance of four season economy and infill.	8/16/2021 10:06 PM
6	Alternative E, Low Growth, is close but doesn't support mixed-use on River Street. Alternative F, River Revitalization, is close but doesn't explore or support open-space (such as Glenshire). None of the others are close/acceptable.	8/16/2021 9:54 PM
7	I would choose option E but I feel that Option 4 for River Street would be a disaster with needing a general plan for all land owners and nothing would happen for a decade as you wouldn't get agreement. Eventually landowners would give up and then you might get one big developer come in and put up 4 or 5 story eyesores along the river.	8/16/2021 9:54 PM
8	I don't want anymore building! "affordable housing" is not affordable. I want open space to see the beauty of mountains, not buildings. I want space to recreate it, not sidewalks where my dog must be on a leash at all times.	8/16/2021 9:15 PM
9	Where is the space and opportunity to grow sustainable food crops to provide sustainable sustenance for our mountain community	8/16/2021 9:09 PM
10	I do not understand this page of questions. I don't remember what the options were for each.	8/16/2021 9:03 PM
11	What a terrible survey	8/16/2021 9:03 PM
12	Specify preserving Canyon Springs as open space.	8/16/2021 8:35 PM
13	less growth (option 1) for FA1 & 2, elimination of ACMS housing in FA3	8/16/2021 8:15 PM
14	Before any more development is approved the infrastructure of roads, public transportation must be thoroughly addressed	8/16/2021 8:14 PM

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15	I support the recommendations in the MAP letter of July 28	8/16/2021 8:13 PM
16	I selected Alternative E, for Low Growth, but it's still too much too fast. I know the development this year was 20 years in the making, but it all hit at once, along with a massive influx of people. There is no reason to create more jobs that we don't have workers to fill. There is no reason to build more houses for people who have not even thought of moving here yet. There is no reason to make rich developers even richer at the expense of our community character.	8/16/2021 6:59 PM
17	Less development-fund solutions to EXISTING problems occurring before more growth occurs - we have trash issues, traffic issues, etc. - do not increase density or over develop Tahoe!	8/16/2021 6:42 PM
18	Truckee grew very fast in the past 18 months. A balance is needed. The existing industrial areas are sufficient and there is still room to grow. The Airport Area is the only additional area in Truckee where industrial/commercial business should be added. Protect Truckee's charm.	8/16/2021 5:34 PM
19	This is pretty hard to follow but I think if Truckee's number one focus isn't limiting growth they are legitimately undoing what most people love about the area: mountains, lakes, Rivers, and not traffic and development	8/16/2021 5:33 PM
20	I want to see an alternative that will reduce vehicle miles traveled and greenhouse gas emissions	8/16/2021 5:02 PM
21	require all mixed use to include housing	8/16/2021 4:59 PM
22	lowest growth possible.. we are over built and over populated and no longer enjoyable to live here and dangerous if there was an emergency evacuation. I feel very unsafe i our town if there was a wild fire.	8/16/2021 4:30 PM
23	Everything I already said	8/16/2021 4:22 PM
24	Donner lake needs to keep all current gen' plan designations - #1; North 89 can make up for housing by going to option 3 - that is where apt buildings are already located so more appropriate are for multi story buulding's	8/16/2021 4:21 PM
25	Donner Lake changed to option 1; N River changed to option 3	8/16/2021 4:12 PM
26	Keep Truckee small. It has already grown tremendously in the last few decades. The reason this place is great is the environment around us, the access to enjoyable recreation, open space, the critters you see here, etc. and NOT the hip new _____ place in town. Preserve our small mountain town vibe, let's not become a mountain metropolis. California has way more than enough cities to visit and Reno is right there as well.	8/16/2021 4:02 PM
27	Consider water availability and whether we can actually sustain new growth in the future. How close are we to our water limits? Can we repurpose empty spaces (like some of the stores in Focus Area 3) to housing instead of building new structures? The first-ever water cuts for the Colorado River were declared today. I worry that something similar could happen here if we come up on our limit of water use, and that people will be negatively affected. What use is new housing if people don't have water? What is the most resilient and sustainable model that will allow people to keep thriving even if our natural resources become more scarce?	8/16/2021 3:41 PM
28	Less growth more improvement	8/16/2021 3:13 PM
29	Why are we building out every square inch of Truckee? We need a true low growth/sustainability alternative. All these alternatives have just increased development with no regard to Truckee's carrying capacity, mountain character, open spaces, and affordable housing. We are losing the town to developers and the highest bidder.	8/16/2021 3:05 PM
30	focus on River Revitalization	8/16/2021 2:14 PM
31	An alternative that reduced GHG and VMT's.	8/16/2021 2:08 PM
32	Change donner lake to option 1, change N 89 to option 3	8/16/2021 1:36 PM
33	I'm shocked by the amount of growth that Truckee is proposing. Growth that amounts, effectively, to sprawl without any planned parks, trails, or deeded open space/conservation. This is not the community I want to live in. I'd like to see Low Growth with a focus only on affordable, local housing.	8/16/2021 1:22 PM
34	Don't think it's relevant cuz the town does not ability to say no to developers	8/16/2021 1:18 PM

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35	Preservation of open space, access to the river, and the "look and feel" of our community.	8/16/2021 1:08 PM
36	Public transportation, e-bike friendly bike lanes. Legacy trail between Glenshire and Truckee is GOLD.	8/16/2021 1:06 PM
37	n/a	8/16/2021 12:52 PM
38	Housing for the local workforce, seniors, and disadvantaged community members must be a priority in the land use alternatives and general plan policies.	8/16/2021 12:50 PM
39	Fifth generation families are leaving, what does that tell you? Families do not belong living in apartments, they need homes with yards. Open space, less cars and tourists.	8/16/2021 12:16 PM
40	Change the name. Low growth has a negative connotation. Preservation would be more accurate	8/16/2021 12:13 PM
41	None	8/16/2021 11:59 AM
42	We need a truly LOW GROWTH alternative which ensures affordable housing (not just workforce housing) and invests in alternative transit	8/16/2021 11:17 AM
43	Limit / regulate tourism housing that is not utilized at least 40% of the time. (I don't know how you do that...) Limit future housing to medium/high density to preserve more open spaces. (I don't know how you do that and keep it as local residential only...) Keep hospital to current size and encourage any new development to a different and more accessible location.	8/16/2021 11:05 AM
44	Continue to study impact of development. Prevent overdeveloping and removing existing open spaces.	8/16/2021 10:45 AM
45	Workforce housing should be a priority.	8/16/2021 10:16 AM
46	It will be a big mistake to add to the congestion of the east Donner Lake area.	8/16/2021 9:30 AM
47	Everyone knows Truckee is going to develop. It's just a matter of where it is allowed to take place and how it takes place. This survey is generally flawed as it does not take present an option that allows development where it's appropriate and does not effect water resources.	8/16/2021 9:25 AM
48	I am traveling and doing this on my iphone. I can't look back without losing all my prior input. Therefore, I can't do this section. Very poorly designed btw.	8/16/2021 9:08 AM
49	Option 3 for Focus Area 5 would be excellent, if feasible. But the briefing book makes it sound like this is already completely rejected anyway. At the very least, consider a genuine, substantive alternative here, as proposed in my comments.	8/15/2021 11:28 PM
50	I do not agree with the way the alternatives are combined and presented. The development in Glenshire should not be put in relations to the river revitalization. I agree and support the river revitalization but am absolutely against any further development in Glenshire.	8/15/2021 10:15 PM
51	consideration for walkable areas and public transportation	8/15/2021 9:37 PM
52	I find this very confusing and I'm not sure I answered it correctly. Basically I just summarized my previous answers above. I did not choose any of the town-wide plans because I am not sure I understand them and I am not sure I am well informed enough to offer valuable input. The way the question is asked requires me to have intimate familiarity with every single option, and I just don't have that. I really, really appreciate that you are asking for our input, but... isn't this overview what the town planners are meant to be thinking about? I'm not sure I have the expertise to decide. What is easier for me is to prioritize the goals that are listed. For me, the priority order of the GOALS (not the *plans*) would be as follows: 1) Achievable Housing 2) River Revitalization 3) Low Growth 4) Infill Development 5) Four Season Economy This prioritization is NOT based on the plans you've put forward, which I don't understand because I cannot keep every single option in my head all at once. It is simply based on my overall priorities for how the town grows over time. I hope that makes sense and is helpful.	8/15/2021 9:18 PM
53	If you add all this proposed housing everything will be even more clogged up than it is today and we loose our small town community. Our medical system cannot even handle the current population.	8/15/2021 9:03 PM
54	Stop expanding Truckee	8/15/2021 8:51 PM
55	All the options are focused on growth, every area in Truckee does not need to grow. There are areas where smart growth will benefit the whole community and other areas where growth is a	8/15/2021 6:39 PM

Truckee General Plan Update Townwide Land Use Alternatives Survey

bad idea. Lets not try to fit our whole community for the next 15 years into one of 6 growth molds.

56	I wish I could understand the question	8/15/2021 6:21 PM
57	I would like to see what the objective(s) is/are and what are the strategies and actions that drive us to achieve the objective. I did not see any of that stated in the planning option document.	8/15/2021 6:18 PM
58	Every frigin thing	8/15/2021 5:55 PM
59	Infill development but with River revitalization for West River street	8/15/2021 5:52 PM
60	Alternative E best fits my selected options with the exception of the West River Street focus area. See comments for that section.	8/15/2021 5:39 PM
61	Get a better survey!	8/15/2021 5:20 PM
62	I do not support option 3 for the west river. I would support a combination of 4 and 5.	8/15/2021 4:55 PM
63	a hybrid of options 2 and 3 for Donner Pass Rd. (with 3 near Deerfield) and option 3 for North SR 89	8/15/2021 4:43 PM
64	Glenshire needs businesses in that area and a place for those employees to live. The traffic in and out of Glenshire may not be able to handle any additional growth if people don't have an option to shop, etc. right in their subdivision.	8/15/2021 3:56 PM
65	You must be joking! You expect us to fill in our areas that we chose after spending hours going over these. I did not keep track so I cannot fill them in again.	8/15/2021 3:25 PM
66	None	8/15/2021 3:17 PM
67	It is really hard to determine this map.	8/15/2021 2:55 PM
68	In general Alternative C but with the River Revitalization / moving Industrial plan.	8/15/2021 2:26 PM
69	As members of MAP we support the comments described in the letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
70	the alternatives are confusing in how they relate; how do decisions on the other areas impact river revitalization? why are the decisions on reevaluating open space for McIver and Canyon Springs pegged to a specific option?	8/15/2021 1:05 PM
71	Different alternatives that focus on the following goals should be included: #1 Protect and Enhance Town Character. This goal is of upmost importance to most residents of Truckee. None of the alternatives address this goal. All of the alternatives seem to follow urban planning designs. Truckee is not an urban area, and it is very important to preserve our town's character, and sense of community. Public spaces, open spaces, and businesses focused on the local residents should be prioritized. #2- Promote sustainable land use patterns that support walking, biking and transit--While infill development proposed for Donner Lake, Gateway, and Hwy 89 provide for alternative transportation, the amount of commercial and residential development proposed in those areas is too dense. The residents within that area may be able to use the alternative transportation, but the increase in commercial will just bring residents and visitors from other areas, which will increase traffic. #3 Provide for an Increase of Housing Opportunities- While these alternatives do try to address the need for multi-family housing rather than single family housing, none address the need for local workforce housing, senior housing, or low-income housing. The policies in place for having developers deed restrict a small percentage of their developments does nothing to alleviate the housing crisis--more population just creates a need for more workforce housing creating a spiraling effect. Density cannot solve the housing crisis. "Affordable by Design" does not do enough to address the needs. I commend the town for all of the programs that are being put in place that give incentives for existing dwelling units to be used for local workforce. The 2040 Land Use Plan should include zoning that is specific to the above mentioned needs. #4 -Provide enough land to accommodate jobs year round- There already is not enough workforce to fill the jobs needed in town. This goal would only increase the need for more workforce housing. All alternatives provide for more commercial/retail than the BAE study of 2020 projects. #5 Increase the demand for Industrial land- Pioneer Center was originally designed for industrial, but it has changed into business/commercial. I agree with incentives for moving industrial off the river and finding new areas for industrial. But, all of the alternatives exceed the projections of the	8/15/2021 12:20 PM

Truckee General Plan Update Townwide Land Use Alternatives Survey

BAE study of 2020. #6 Preserve Natural Resources and Open Space- None of the alternatives address this goal. The alternatives should have new designations of Open Space/Recreation or Resource Conservation. Development near Donner Lake, the Truckee River, and Eastern Truckee does not meet this goal. The wording "to study options for preserving open space" in a couple of areas has no meaning without specifics. #7 Make the Truckee River a Focal Point- This goal is not achieved by the alternatives that create dense residential and commercial development along the river. A "Focal Point" could be open space/recreation and resource preservation designations allowing residents and visitors to enjoy the river while preserving this environmentally sensitive area. It is our responsibility to take care of our natural environment.

72	Planned community in Canyon Springs	8/15/2021 11:57 AM
73	Minimal infill. Climate change will be a determining factor on any development.	8/15/2021 11:23 AM
74	The modifications I noted on the previous pages. West River I went with option 4	8/15/2021 11:12 AM
75	Removal of old, ugly buildings in the west river area makes sense. I would like to see some public access/spaces along the river including river front dining	8/15/2021 11:10 AM
76	Smart infill development w/low growth (with an emphasis on local workforce housing), river revitalization and open space expansion.	8/15/2021 10:47 AM
77	Non of the alternative match my choices	8/15/2021 9:38 AM
78	No changes to Glenshire area--roads cannot support additional housing	8/14/2021 11:04 PM
79	Limits on multi family housing and large buildings. The 4 story "Artists Loft" building types must be avoided. That has ruined the character of down town Truckee.	8/14/2021 9:04 PM
80	Please consider low growth as a reasonable option. Truckee can stay a small town if we want it to. Growth does not need to be unending. Perhaps the solution is limiting second homeownership, freeing up housing for full time residents.	8/14/2021 8:09 PM
81	Again, lacks mention of aging population, people who have dedicated their lives to the Truckee community are not considered in any plan.	8/14/2021 7:45 PM
82	Keep in mind that Truckee is a historic mountain town. We are not Reno nor a main business hub. Keep our green spaces and limit growth.	8/14/2021 7:17 PM
83	Maintain existing GP for Donner Lake and Donner Pass Rd	8/14/2021 5:17 PM
84	Create a hybrid of the current general for Donner Lake and Donner Pass Road, and the Alternative E Low Growth plan for North SR-89, West River and Glenshire.	8/14/2021 5:13 PM
85	Make Donner Lake and Glenshire Existing General Plan rather than Achievable Housing	8/14/2021 4:10 PM
86	None	8/14/2021 3:17 PM
87	Low growth don't ruin our town	8/14/2021 2:48 PM
88	+infill and 4 season economy. Lol	8/14/2021 10:23 AM
89	More open space, less hi rise buildings, retain town character	8/14/2021 10:22 AM
90	Restart the planning process ONLY after existing conditions reflect traffic, quality of life, Airport operations, regional impacts of Placer Co growth. Character of Town revisited.	8/14/2021 9:24 AM
91	You guys are screwing the people who made this town the special place it is. Stop selling our souls	8/14/2021 9:13 AM
92	Leave more open space, preserve historic Truckee, create extensive trails for hiking, biking and walking, connecting all areas of greater Truckee to reduce need for car transportation.	8/14/2021 8:59 AM
93	Preserve the rural nature of the town! We don't need more housing (so many sit empty already-but that is a different issue) but rather neighborhood uses and public open space access.	8/14/2021 8:49 AM
94	No high density infill construction	8/14/2021 8:13 AM
95	No modifications, just stop the overbuilding of the Town of Truckee. All of us moved here for a cohesive, small town atmosphere where we knew our neighbors and the pace of life was that of a mountain town. Unfortunately the Town of Truckee seems to desire more of a Marin or Walnut Creek with all the attendant problems. I was a Planning Commissioner for the San	8/13/2021 9:06 PM

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Ramon Valley in Contra Costa County and one of the reasons we moved here was the maintain what the Valley used to be like before it was totally overbuilt with a total change in the quality of life. I believe that most people chose Truckee for the same reason.

96	None	8/13/2021 7:52 PM
97	Explore open space in Glenshire	8/13/2021 7:43 PM
98	Bus the workforce up from Reno and cut traffic. Reno is more affordable.	8/13/2021 6:37 PM
99	I think Truckee is big enough. If there is a huge fire we will all be trapped here if you create more gridlock. Do you ever get out and drive around and see what you have already done to ruin our little town.	8/13/2021 5:19 PM
100	We did a great job with our existing plan. Keep on that trajectory with a few "tweaks" in frictions points. We should be proud that we are still a unique, authentic mountain town that hasn't entirely sold out to the pressure of over-tourism and over-development. In 20 years, our town has changed and grown, but it's still awesome! Look at how many other towns have tried to fundamentally change themselves only to lament the loss of their authenticity. We don't have to do this; we can be good stewards of what we've inherited by honoring our town's conservative and mindful growth. There's plenty of Truckee to go around without having to sell our soul.	8/13/2021 11:30 AM
101	How can I fill this out if I cannot go back and check my previous answers?	8/13/2021 9:49 AM
102	We live here because we love our small community. If we wanted to live in a city we would go there! Keep this town green, control growth, look at the infrastructure and make your decisions wisely.	8/12/2021 8:07 PM
103	Glenshire to option 3	8/12/2021 3:47 PM
104	Discontinue all new development except for limited LOW INCOME housing infill. Only enough to supply the existing local businesses with workforce.	8/12/2021 11:58 AM
105	Honestly there is no way to keep this all straight in my mind to answer this with any sense of intelligence.	8/11/2021 3:15 PM
106	this page is very difficult. I did not take notes as I went and scrolling back to find the decisions I made is super hard. Also, the table is overwhelming and confusing to me, so I don't feel that it's easy to answer or perhaps not even reflecting my true opinion	8/11/2021 3:02 PM
107	I strongly oppose creating these townwide "bundles" of alternatives to funnel our feedback into these narrow set of options. It adds layers of complexity, confusion, choices, and limits. Why not simply take community feedback for each focus area individually?	8/10/2021 7:30 PM
108	see previous comments	8/10/2021 2:05 PM
109	I wouldn't mind option C if the Glenshire was Option 3. I would change option D to match my preferences above....	8/10/2021 11:59 AM
110	Decrease in permitting for modest homes. As the housing stock increases it is not affordable for many that live and work in Truckee full time. Maybe increase permitting on larger homes to off set the decrease in revenue to the town.	8/8/2021 7:21 PM
111	Infilled makes the most sense. West River St - I think the Mixed use / business innovation hits the infill goal and will help revitalize the river	8/8/2021 8:24 AM
112	Sorry not as familiar with the neds of other areas of town so don't want to give uneducated feedback	8/7/2021 6:51 PM
113	A little more increased growth within already developed areas (focus areas 2&3)	8/7/2021 2:50 PM
114	More density in Glenshire.	8/7/2021 11:05 AM
115	less growth than presented in the 2025 plan. Okay to move allocations around but not increase land use square footage	8/7/2021 9:31 AM
116	slow down, scale down. Look at our community values - None of the options support the majority of land se alt process goals, esp #1 and protecting town character #6, preserve natural resources and open space. Continual growth leading to destruction of why we are here.	8/6/2021 4:04 PM

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117	First of all on Question 32, I can not remember which box's I had checked. I will stick with the decisions I made at the time of reading through the information.	8/6/2021 1:50 PM
118	Truckee cannot sustain continuing growth without assessing its true carrying capacity. Safety, the environment and quality of life are at stake. All the alternatives promote too much residential and commercial growth without sufficient data to justify them or proven policies that ensure we are serving the needs of permanent residents. Truckee had 4.1 % building growth and 2 % population growth between 2010 and 2018 and we have steadily lost housing for locals. Truckee's Town history reflects that building more and more housing does not benefit working locals as much as wealthier vacationers and STR owners. Other than designated housing for the lower income, there should be a moratorium on growth until our data catches up with current conditions. At a time of great flux we should take a very conservative approach.	8/6/2021 11:38 AM
119	The achievable housing option seems to be geared toward low income housing. This is high density housing with no parking that changes the feel of this town. How about housing that locals that run this town can qualify for? Nurses, police officers, teachers, public agency staff, etc. I don't want more second homes, so any alternative that promotes that is not desired.	8/6/2021 8:34 AM
120	I would combine Alternative C, Achievable Housing, and Alternative F, River Revitalization, by increasing the density for the Gray's Crossing parcel.	8/5/2021 10:13 PM
121	There is still a ton of demand for affordable homes that are for sale. North SR89 seems like a good location to build a mixed income neighborhood with supporting services nearby.	8/5/2021 4:15 PM
122	I really feel like this town has just prioritized development over all else since I first lived here in 1992. It's truly disheartening.	8/5/2021 3:09 PM
123	Explore where to put additional for-sale Single Family Residential. We need affordable starter homes for our community - deed restrict if necessary.	8/5/2021 2:30 PM
124	For FA #4, switch to Option 5 (River Revitalization). For FA #2 and the policy option for Upper McIver Hill, see previous comment about pursuing *some* local open space for residents of the Gateway Community - if Upper McIver Hill is the only immediately local open space for those residents, then it should be pursued as open space.	8/4/2021 5:36 PM
125	With all the information provided in this General Plan update, No mention of Tourism. Tourism is a Big part of our economy and how we get around, how land is used/abused. Our infrastructure, i.e. Power, Roads, Cable have a reputation for failure and will most likely continue to reoccur at some point and time. Our Chamber of Commerce continues to encourage more & more people, traffic and usage of our sensitive environment. Not to mention the trash they leave behind and expect us all to clean up after them.	8/4/2021 3:22 PM
126	The Town needs to address tourism and how it affects growth and our community. Can our current infrastructure support any more growth? I know our current internet service is having difficulty and what about the power grid and sewage? Gridlock traffic	8/4/2021 3:18 PM
127	I don't understand why Option 4 for West River is placed in low growth and I would replace this with Option 2. I could be convinced more housing should be built if it is truly affordable, does not result in buildings higher than 3 stories and evacuations for fire can be done without greater risk to life.	8/4/2021 2:11 PM
128	Put industrial on the very east of Glenshire. Less growth on Hwy 89 north. No growth should tower over or otherwise be close enough to Town roads so as to create a shadow on the road. Keep housing development away from the freeway to preserve family's health due to the dust from traction sand. Apparently the Railyard Area of Downtown has already been designated as a good place to create a community from scratch, I recommend continuing to develop that area until it is completely built out. It would have been a good industrial area however that thought is now water under the bridge. Ultimately I think it is not good to place buildings that close to the train tracks, for many reasons. I would recommend major changes to transportation for day employees and resort visitors (Northstar/Squaw/Homewood, Sugar Bowl, etc.). A major effort should be made to bus employees and visitors to those areas from some sort of parking structure or transportation hub or multiple transportation hubs form throughout the Town.	8/3/2021 11:54 PM
129	I didn't keep track of the Option numbers and am not able to go back to find which ones I selected. My preferences are in the earlier survey questions.	8/3/2021 6:15 PM
130	None	8/3/2021 4:57 PM

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131	Higher density housing in the Union Pacific land area east of old town Truckee.	8/3/2021 6:25 AM
132	Maximize infill, all new industrial to airport. Move TDPUD off of DPR	7/30/2021 9:30 PM

Q35 Are there land uses changes you'd like to see outside of the Focus Areas that are not represented here? If so, please describe.

Answered: 98 Skipped: 367

#	RESPONSES	DATE
1	I mentioned the ones I thought of in each Focus Area.	8/17/2021 3:20 AM
2	Stop paving paradise, place a moratorium on all growth except affordable housing, and perhaps the river revitalization.	8/16/2021 11:19 PM
3	The combination of low growth with open/green-space with some mixed-use and revitalization of West River. I'm concerned about our town. The "artist lofts" that were built downtown is an eyesore in downtown and a blight on Truckee while not making any significant impact in solving our problems. So thank you for taking the time to make this survey - very thoughtful content and presented well.	8/16/2021 9:54 PM
4	Those artist lofts by the train tracks - what an absolute eye sore! This is the type of development you'd see in the middle of the Bay Area. There's no community space for those lofts, they're too high, they're ugly, they kill the view. Such a lost opportunity. The Tannery Loft space in Santa Cruz is a far more interesting and engaging space: https://www.artspace.org/tannery	8/16/2021 9:54 PM
5	More interconnected dirt trail systems	8/16/2021 9:53 PM
6	This is a god awful survey	8/16/2021 9:03 PM
7	Didn't see a lot of discussion of walking/biking trails, this sort of access should be central to any plans	8/16/2021 8:15 PM
8	In all, none of the options presented adequately address our responsibility as a community to care of the natural resources that make Truckee what it is. There was little to no focus on how these alternatives will address our trail system, the water quality in the river, parking at popular places, traffic choke points. These alternatives did not holistically address the whole of the town, which includes the actual river (not just the valuable river front properties), wildlife, or the historical character of the town.	8/16/2021 6:59 PM
9	More open space maintenance and preservation	8/16/2021 6:42 PM
10	The Teichert property near the wastewater treatment plant cannot remain as Open Space/Resource Conservation. This is a dishonest designation of land that should be resource extraction or industrial at the least. The entire process here just complicates the zoning process more, instead of simplifying anything, and does not address concrete methods to maintain town "identity". This needs to be addressed through policies that promote the small town feel, such as a requirement for street trees, street furniture, and prompt and useable public transit to keep cars from clogging our streets. This process should be scrapped and Form Based Code should be adopted so that there are less regulations about what go on inside a building, and more regulations that actually affect how development interacts with the pedestrian. The endless slicing of zones is confusing and counter intuitive for the resident and developer alike. Why does our new Opens Space Recreation include the library? Why wouldn't that fit better in Public, as a library is a quintessential public amenity, and definitely not open space! A library should be developed at a much higher FAR than "auto oriented commercial development" as it should connect directly with the community through walking and biking, NOT a huge parking lot. Why don't we allow a higher FAR around the rail line? If there are locations that want that land for industry they should be able to use it more efficiently than a FAR of 0.2. We need to consider eliminating some of the low density residential designations. This type of development is not environmentally sound, infringes on the WUI, and is not efficient use of land. If we are to avert the coming climate change disaster, immediate changes need to be made. We have allowed things to go too far and business as usual is akin to murder of the next generation.	8/16/2021 6:41 PM
11	Please eliminate my survey answer from Q 32 and Q 33. Earlier in the survey I answered	8/16/2021 5:57 PM

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about my preferences. I don't remember which option was which, so my answers in this section would be meaningless. I'm also not really sure what you're asking for in Q33.

12	Resource conservation	8/16/2021 5:53 PM
13	Like I've said a few times, I wish Truckee was setting aside reserves. I grew up in a beautiful tourist area that the locals realized was special only if they worked to save it. A conservation group fought (hard) to keep the forward momentum from happening and thanks to them it has kept a beautiful place beautiful. It feels like it might be too late for the town I love. There is a town in tourist Canada that doesn't allow you to own a house you don't live in. Think what that could do for Truckee. Developers are so focused on what money can be made we are totally losing sight of all the we are losing.	8/16/2021 5:33 PM
14	Why not focus on the growth that is already approved?	8/16/2021 5:02 PM
15	what about the Cal Trans yard becoming housing	8/16/2021 4:59 PM
16	more open land.. no multiple level buildings that obstruct views like the new building in the train yard.. those are tooooo high and ruin the towns view. they are heart breaking!	8/16/2021 4:30 PM
17	Protecting open spaces and stop over development and sprawl	8/16/2021 4:22 PM
18	Eliminate all development at Joerger Ranch. Too dangerous with airplanes crashing mutliple times a year!	8/16/2021 4:21 PM
19	All of Joerger Ranch must be changed to Open Space. truckee doesn't need that much commercial or industrial space. Space is currently empty. Housing is dangerous near airport - crashes, noise pollution, hwy/airport emission pollution	8/16/2021 4:12 PM
20	Open space and conservation, especially as these places can be habitats for biodiversity restoration. Also renewable technology - Truckee is doing a good job of this, and can we continue to prioritize local, low-impact energy sources? Solar, etc?	8/16/2021 3:41 PM
21	Provide for more open spaces and pocket parks throughout Truckee. How are you addressing the increased traffic with all the new development.	8/16/2021 3:05 PM
22	Housing along Trout Creek on the TDPUD property ((red rock gravel quarry area).	8/16/2021 2:14 PM
23	Let's focus on the growth that has been planned, approved, and unbuilt in Railyard, PC1, PC2, PC3, Hilltop, stop trying to over-develop all of Truckee. This pro-growth agenda is counter to the vision of Truckee. Whom are we building for? Prioritize the local workforce and then maybe Truckee will maintain its spirit and character, otherwise, we will become anywhere in the USA with high density, falling apart housing on the highway, for the "workforce".	8/16/2021 2:08 PM
24	there must be some way to discourage so many tourists from visiting and causing most of the problems	8/16/2021 1:58 PM
25	eliminate housing and commercial development from all of Joerger Ranch. High airport risk area, which was proven this summer. Inappropriate for housing and business due to risk of life from airplane crashes	8/16/2021 1:36 PM
26	Stop using the dirt just because it's there. We are becoming reno light. With much more expenses. Those of us living here for generations already shop in reno. There is a big reason. You drove us out in favor of tourist money. Now thats all you have	8/16/2021 1:18 PM
27	Continuation of the network of paths, trails, dirt trails and paved paths in and around our community and to nearby communities (Tahoe City, etc).	8/16/2021 1:08 PM
28	nope, I just want there to be a VERY strong focus on public transportation and on continuing to create incentives to remove cars from the road. we have some wonderful bike trails and more to come, and if we can combine that with a) safe and reliable bike parking and b) a really wonderful bus system, then it will tie together a lot of these development plans. thanks for all your hard work!	8/16/2021 12:52 PM
29	Prioritize approving affordable and workforce housing, and do not approve other construction or development projects, until the town meets those goals. Please focus on maintaining and supporting Truckee's mountain town character. Options 2-5 are options better suited for a so called mountain town at the California/Nevada North Eastern Sierra border newly named called New Reno or Reno West, and not appropriate to the Town of Truckee.	8/16/2021 12:50 PM

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30	Changes, YES! More open space,	8/16/2021 12:16 PM
31	The green space above hill top and the surrounding historic ski area in Sierra meadows adds so much character and serves as a community resource for fresh air/green spaces and should be protected. Its home to a wide variety of wildlife along with an equally vast assortment of plants. This morning I saw an owl looking for its breakfast and that's an experience that should be protected for future generations.	8/16/2021 12:13 PM
32	No	8/16/2021 11:59 AM
33	Encourage more multi-family housing.	8/16/2021 11:49 AM
34	Yes! We need to provide for more neighborhood open space and pocket parks throughout town! Every inch of town is getting developed and we are losing our mountain town character.	8/16/2021 11:17 AM
35	Work with Tahoe Donner Association to see if any of their current plan can be modified to help mitigate the needs of the focus areas.	8/16/2021 11:05 AM
36	N/A	8/16/2021 10:45 AM
37	Not at this time.	8/16/2021 9:30 AM
38	I think it's time to consider development of areas north of Alder Creek. Especially areas away from water resources. Another Land use issue is that a good portion of Truckee is in Placer County. I think those areas need to be annexed.	8/16/2021 9:25 AM
39	As much preserved space as possible.	8/16/2021 9:08 AM
40	East of old Hirschdale bridge needs to be on the radar. Predatory private land owner has prevented access and is harassing people going down the easement road.	8/16/2021 8:59 AM
41	Public transportation options	8/15/2021 9:37 PM
42	Do not build on wetlands!	8/15/2021 7:12 PM
43	A true community wide holistic approach to finding solutions to areas that need them. Instead of a lot of new code to better micro manage the town much of the areas in question could use Form Based Code to have the future use fit the community.	8/15/2021 6:39 PM
44	I moved here for the quaintness of a small town. You all are only looking at expansion. I donate lots of \$ to this town and currently intend to donate much more in the future but I will change that if the atmosphere of this small town changes. What is nice is that one can see their impact. We need work force housing but beyond that I actually don't want to see much more expansion. This is a a very poor survey.	8/15/2021 6:21 PM
45	No, you've got your hands full.	8/15/2021 5:55 PM
46	There are many remnant parcels in residential zones that are not discussed in the Focus area study that do not adequately fit there current zoning. In some cases these are being turned into packet parks, they are being rezoned to make their use more compatible with the surrounding neighborhood. These oddball cases will become increasingly prevalent as Town becomes more developed. I would like to see the Town consider alternative uses and incentivize developers to preserve open space when applicable. Happy to provide specific additional details, as requested.	8/15/2021 5:39 PM
47	It is sad to see how this town has changed in the last 30 years.I would not want to move here now, in fact I couldn't afford to move here now.	8/15/2021 5:21 PM
48	Wildfire mitigation outside neighborhoods	8/15/2021 5:20 PM
49	Third access/exit into and out of Tahoe Donner. Public Transportation in and out of Tahoe Donner Restaurant and store discount vouchers for using alternative transportation. E-bike kiosks for short-term and one-way rentals around town and into subdivisions. A senior condominium complex, including rec and activity areas.	8/15/2021 3:56 PM
50	No more high density mult story structures in downtown Truckee. Limit to two stories. No more awful artist lofts, just so awful in our town of Truckee, what we're thinking???	8/15/2021 3:17 PM
51	Infrastructure improvements to support the past, present and future growth in the area!	8/15/2021 3:05 PM
52	No to canyons springs. Working on evacuation plans during peak tourist and fire season	8/15/2021 2:55 PM

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53	As members of MAP we support the comments described in the letter from MAP to GMAC dated July 28th, 2021.	8/15/2021 1:51 PM
54	You have not addressed the dire need for senior housing in our town. We need to plan for zoning to accommodate seniors across the income range and across the range of needed services. We do not know what these communities will look like or what the required densities might be.....because our town is not addressing senior's needs.	8/15/2021 1:05 PM
55	The old housing along Riverside drive and South River should allow redevelopment to river front public access/commerical/dining. We have this awesome river flowing through town, but with the exception of 1882's deck, there is nowhere one can enjoy it unless you own the property	8/15/2021 11:10 AM
56	While I greatly appreciate the opportunity to respond to this survey, I was unable to due other pressing responsibilities. For me to properly respond, it would require at least 8 hours minimum to review/study and respond. The GP2040 is such an important document and it's distressing that I just don't have the time right now to adequately address. That being said, in general I support the input from the Mountain Area Preservation (MAP); it would be great for others in my position to be able delegate authority for MAP to speak on our behalf. Thank you.	8/15/2021 10:47 AM
57	Senior living spaces and services.	8/14/2021 7:45 PM
58	Homeless shelter	8/14/2021 3:17 PM
59	Please listen to us and don't overpopulate Truckee	8/14/2021 2:48 PM
60	This page feels like you are actively frustrating the community members engaging in your survey.	8/14/2021 1:41 PM
61	Re-addressing the current Specific Plans for review and possible modifications.	8/14/2021 10:49 AM
62	More bike lanes, park and rides	8/14/2021 10:23 AM
63	maintain open space along 267. Eliminate building in joerger ranch area, as too dangerous near the airport.	8/14/2021 10:22 AM
64	In general, we need to focus on the American dream. That means affordable single family housing. Every single development for affordable housing forces people into apartments, condos, duplexes, or some time of multi family housing. CA state law already guarantees the lowest income brackets will continue to be served by the workforce housing developments every time a new Martis Camp is built. Middle income families have no choice but to pay exorbitant rent or buy a condo or duplex that's way too small for their needs.	8/14/2021 10:05 AM
65	Stop!!	8/14/2021 9:13 AM
66	Create alternatives ways to get from neighborhoods to downtown Truckee such as electric bus routes, and interconnected walking/biking trails, so you can live and work in Truckee without having to jump in your car everytime you need to shop, go to work or schools. Make Truckee a truly "green" town.	8/14/2021 8:59 AM
67	Na	8/14/2021 8:49 AM
68	Senior housing Affordable single family homes with bew elementary school	8/14/2021 8:13 AM
69	No	8/13/2021 9:06 PM
70	No more high-density multi-story structures in downtown historic districts, limit to two stories.	8/13/2021 7:52 PM
71	Changed all DRH-24 along east and west river streets to mixed use medium	8/13/2021 7:43 PM
72	More open space, less development therefore no increased need for more housing, etc. Keep the cost of housing reasonable so workers will be able to live here. Stop building developments like Grays, Old greenWood, etc.	8/13/2021 5:19 PM
73	No	8/13/2021 3:41 PM
74	Incorporating more bike/pedestrian paths into the planning would be helpful to make Truckee more walkable/accessible (I know there is a lot of work going on on this front, just voicing support for it to be included in the planning). Also, any way to start the conversation about Firewise Communities? We will be dealing with dangerous wildfires for our foreseeable future so doing some planning to limit the destruction of our town would be great.	8/13/2021 2:12 PM

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75	Keeping open space open.	8/13/2021 9:10 AM
76	More schools, especially middle school and high school	8/12/2021 10:27 PM
77	No Growth-open space.	8/12/2021 5:33 PM
78	Try something radical like eliminating new development altogether and only allowing new businesses to establish in existing structures and stop the negative effects of overpopulation by refusing to build more more more!	8/11/2021 4:39 PM
79	We need to have and make use of access to the river in a better way than we do right now. For the most part anyone with a disability cannot access the water. Also, something that is discussed quite frequently our issues with dogs on trails etc. I am a dog owner but I am also in favor of the creation of a dog park. Dog parks are a great social benefit to any community.	8/11/2021 3:15 PM
80	Housing south Truckee south of Glen-shire Drive just south of downtown	8/10/2021 9:17 PM
81	Savemart commercial center--allow for adding 2nd story to strip mall for affordable housing.	8/10/2021 2:05 PM
82	We are in a housing crisis, declare a state of emergency and eliminate Short Term Rentals for 1-2 years or longer allow these units to be long term rentals while more housing stock is built. Or let the town be gutted of its workforce.	8/8/2021 7:21 PM
83	Accessible greenspace between Deerfield Rd. and Donner Lake. Focus on greenspace along Donner Creek and Cold Creek areas.	8/7/2021 2:50 PM
84	Yes, Downtown Truckee. The downtown area should be pedestrianized, banning any through traffic to private vehicles. Public transit, pedestrians, and cyclists should have priority. With these changes, excess parking spaces and parking lots can be turned into high density mixed use housing.	8/7/2021 11:05 AM
85	I think rezoning some land for a mobile home park is a great idea because the wealthy second home owners won't want to use them as a second home so the values will never skyrocket. It will be full of workforce housing and if each owner owns their own home, there will be pride of ownership. They would also have some space to be creative on their architecture. This area is better for a mobile home park because of the lower snow load here.	8/6/2021 1:50 PM
86	Beautiful Historic Downtown Truckee is the vital heart and representation of our community, The river, the train, the historic buildings and magnificent viewsheds to our surrounding natural environment are the reason we live here and why people visit here. Do not destroy the ambience and character of Downtown with tall, dense and architecture that is out of place. Keep downtown authentic!	8/6/2021 11:38 AM
87	I am wondering about sites north of the airport on Joeger Dr. (on the way to the TTSA and past the school district garages). This seems like a great place for industrial; the land is flat and there is not wetland or sensitive habit other than sage and sparse trees. Can the town pursue industrial uses on this land? Also, my wife and I created a business plan but it was not in alignment with the "Commercial Highway" zoning of the site that sits within close proximity to I-80. This area (near the Chevron gas station at Cold Stream Rd) has not been talked about during the 2040 plan update. Can this zoning be re-evaluated? Do we really need more gas stations and highway-friendly shops? We were trying to create a family-friendly gathering place with drinks, food, and games but told this does not fit the "Commercial Highway" zoning. Seems like an old-school zone, please consider updating this.	8/6/2021 10:25 AM
88	More single family residential which serves our locals and our workforce. Where can we put it? There are no homes for sale in Truckee which are affordable to someone making under \$200k/year.	8/5/2021 4:15 PM
89	We are not the Bay Area, let's stop being that way. Open space for people and dogs to run free and play outside is what this town has been all about for decades. That needs to be prioritized.	8/5/2021 3:09 PM
90	Explore where to put additional for-sale Single Family Residential. We need affordable starter homes for our community - deed restrict if necessary.	8/5/2021 2:30 PM
91	There needs to be a plan to protect our Town & land. We are getting overrun with Litter and large crowds who continue to disrespect our trails, Beaches and other natural recourses. Certainly this is a project that the Town should address and not rely on Volunteers.	8/4/2021 3:22 PM
92	We need to come up with a better plan to protect our beaches, our trails. This area is getting	8/4/2021 3:18 PM

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pounded. There needs to be a balance put in place. Shouldn't this be addressed somewhere in the General Plan?

93	I'd like to see planning for fire stations. A seasonal fire station in the Prosser Lakeview neighborhood, another seasonal fire station in Glenshire as well as Tahoe Donner. I think the Town and Fire Department are really being foolish underestimating the necessity of preparing for fire or earthquake emergency. Mining: the Town needs to allow growth to source aggregate/sand/rock from a closer source to the geographic center of the Town due to truck VMT. All open space should be managed (tree thinning) and people need a place to take all those trees to stockpile or store before disposal.	8/3/2021 11:54 PM
94	Senior housing is an unmet need in Truckee. The Truckee Senior Housing Community Committee has submitted comments to GPAC and the town council.	8/3/2021 6:15 PM
95	No	8/3/2021 4:57 PM
96	Something needs to be done about the airport! The number of flights has increased dramatically, with a hugely significant increase in jet traffic. The noise is a public nuisance, and there are obvious safety issues. I know the airport is not a part of the Town of Truckee, but it's a huge issue that impacts life here. All the plans here show growth by 2040, which will only increase the airport traffic. The Town should facilitate a discussion of what to do about the noise and safety issues that come with that increased airport traffic.	8/3/2021 2:34 PM
97	Get rid of the McIver Dairy "sledding site" across from Villager Nursery...it's the one pocket of green along the entire Donner Pass Road...and it's being destroyed.	8/3/2021 8:39 AM
98	More density. More mixed use. Less rules. Don't overweight the loudest voices in the room, who will be sure to complain about all of the above.	8/2/2021 8:52 PM