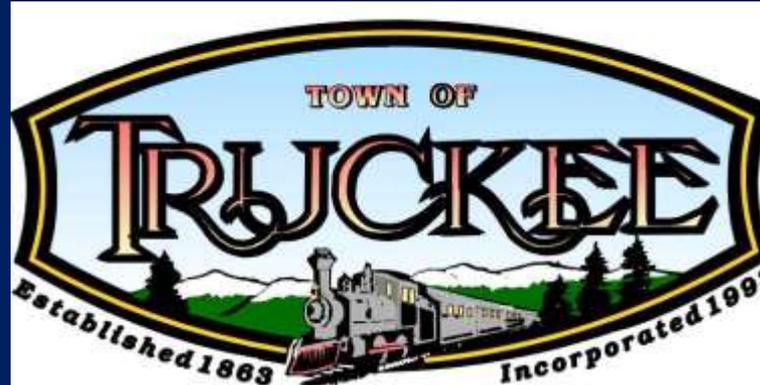


West River Site Redevelopment Feasibility Study



Workshop #3

TOWN COUNCIL / PLANNING COMMISSION

January 20, 2011

West River Site Redevelopment Feasibility Study

Consultant Team In Attendance Tonight

BMS Design Group

Nevada City and San Francisco

Michael Smiley, AICP, ASLA
Partner-in-Charge

Nancy L. Fleming
Project Manager

Bay Area Economics
Economic Analysis

Matt Kowta, MCP
Principal

Gary Davis Group
Civil Engineering

Gary Davis, PE
Principal

Easton McAllister, PE
Senior Project Engineer

LSC Transportation
*Transportation &
Traffic Planning*

Gordon Shaw, PE AICP
Principal

Bruce Boyd
Architecture

Bruce E. Boyd
Principal

West River Site Redevelopment Feasibility Study

PROPOSED SCHEDULE	2010						2011	
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Task 1: Analysis of Existing Conditions + Opportunities		■		●				
Task 2: Alternative Plan Preparation			■			●		
Task 3: Prepare Draft Plan					■		●	
Task 4: Final Plan							■	

● = COMMUNITY WORKSHOPS

West River Site Redevelopment Feasibility Study

Project Goals:

- Redevelop and reuse the site
- Celebrate the Truckee River as a public asset
- Provide a catalyst for overall improvement of the corridor as a gateway to central Truckee
- Integrate public uses into the site
- Provide public access to the Truckee River
- Assure a positive transition between site and surroundings
- Establish the site as a western gateway to downtown
- Assure improvements are sustainable and energy efficient

West River Site Redevelopment Feasibility Study



Existing Site Conditions

West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study



Site Analysis: Physical Factors

- Environmental mitigation complete in 2012 (?)
- Steep slope to river = opportunity
- Views to south and west
- Surrounding land uses create compatibility challenges
- Railroad tracks and river constrain access
- West River Street access improvements needed
- Poor soil conditions
- Noise from railroad and West River Street

Regulatory & Policy Review

- Downtown River Revitalization Strategy (2005)
- Downtown Truckee Specific Plan (1997)
- Truckee Trails and Bikeways Master Plan (2007)
- Truckee 2025 General Plan (2006)
- Truckee Development Code (Zoning)

West River Site Redevelopment Feasibility Study

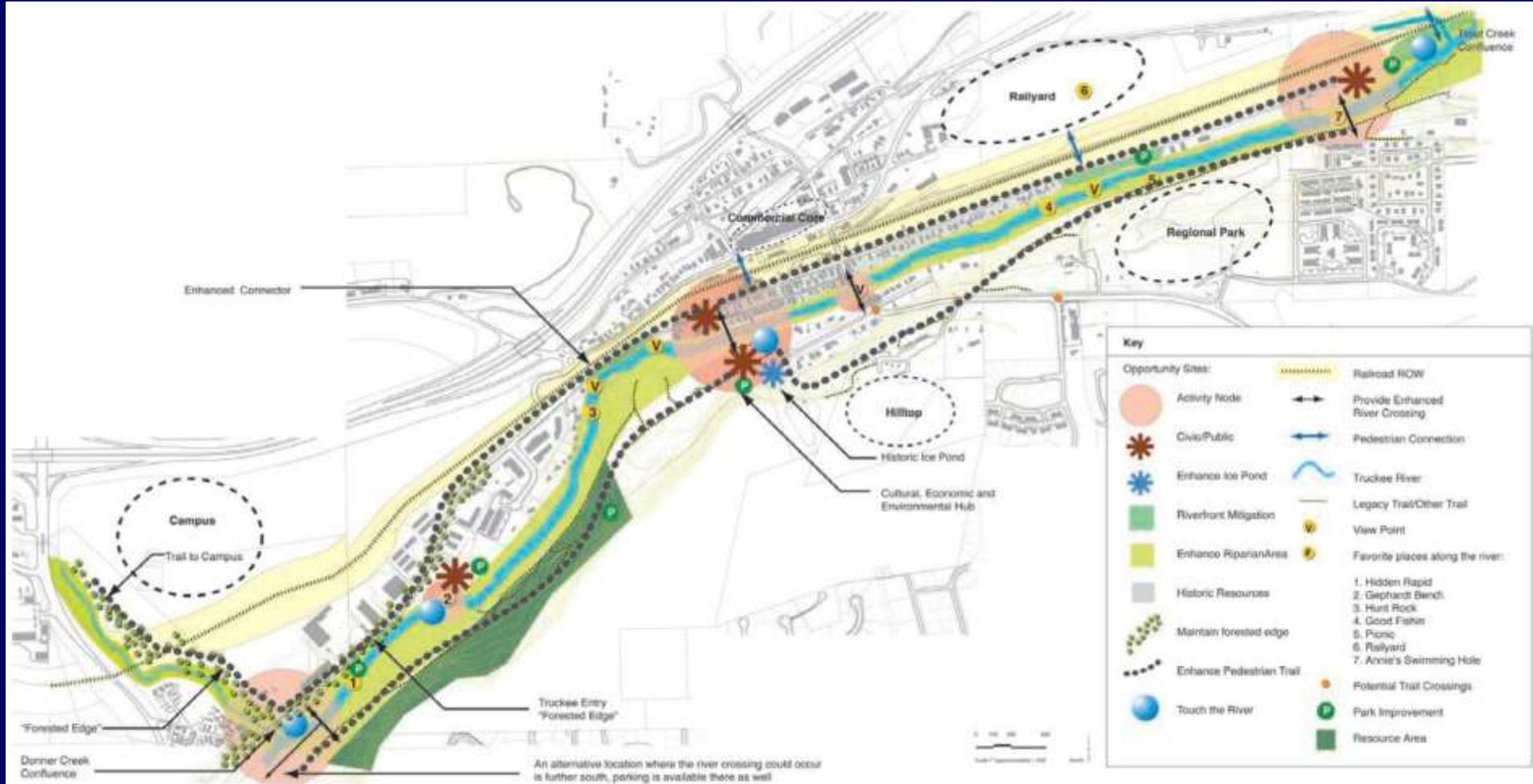
Downtown River Revitalization Strategy

(Adopted by Town Council October 2005)

General Goals and Features

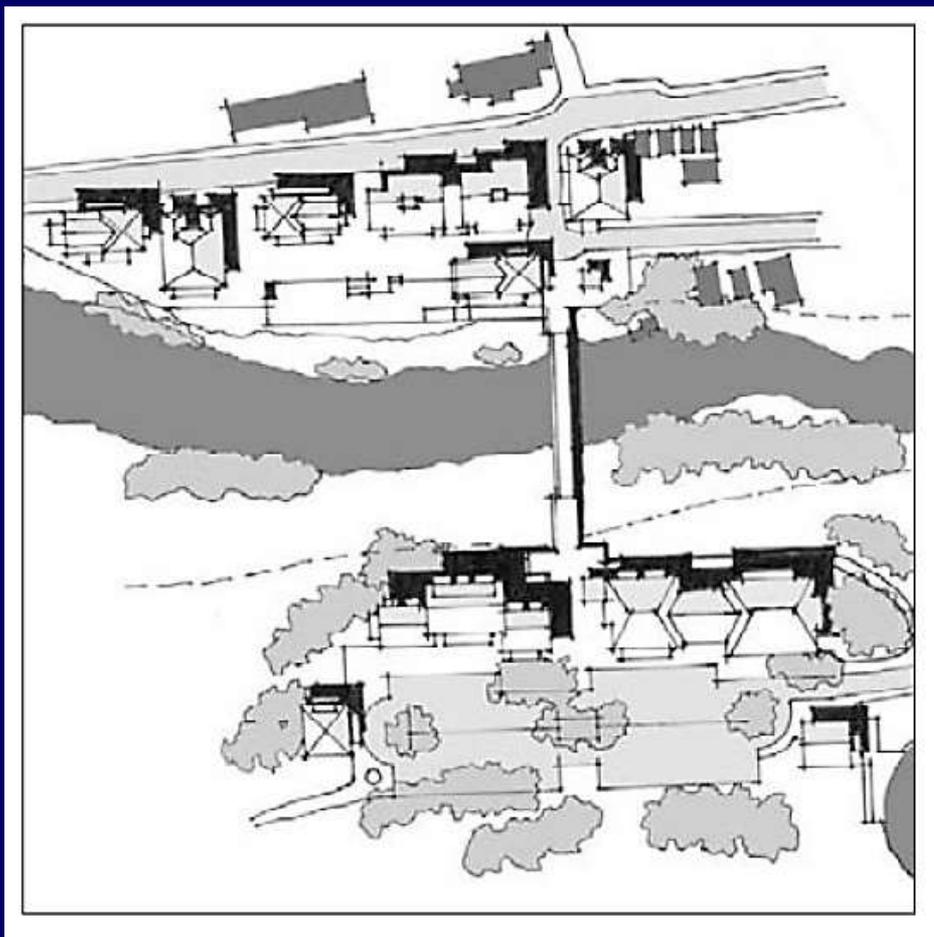
- River as Connector that Links Community Together
- “Developed Areas” and “Undeveloped Areas”
- Create Distinct Places: Active, Passive, Natural
- Three “Activity Areas”
- Two Public Plazas
- Habitat Restoration and Bank Stabilization
- “Figure 8” Circulation System
- Public / Private Implementation

West River Site Redevelopment Feasibility Study



Design Framework Map

West River Site Redevelopment Feasibility Study



“Suggested Appropriate Improvements”

- Central River Plaza
- Retail
- Office
- Live-Work
- Restaurant

West River Site Redevelopment Feasibility Study

Downtown Specific Plan & Zoning

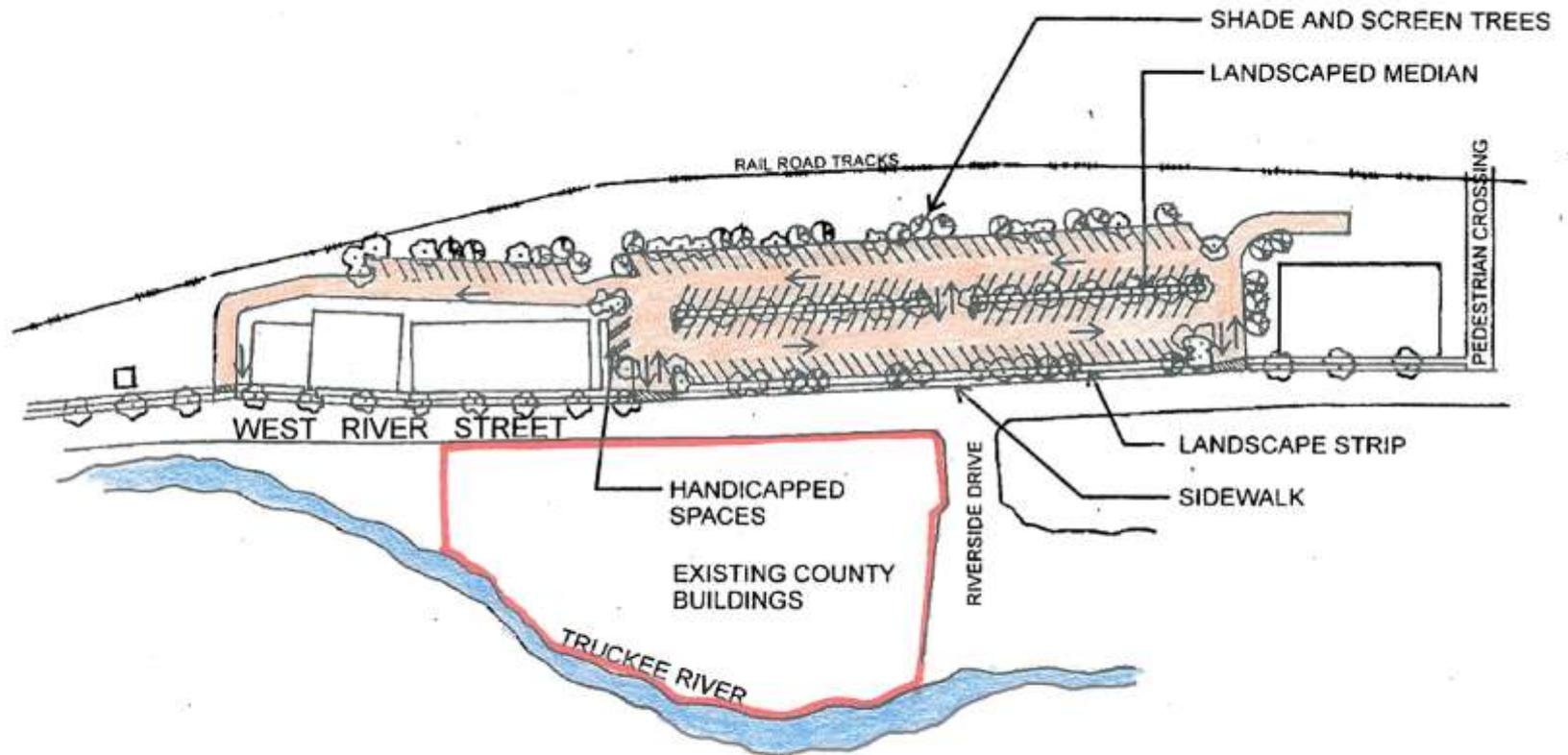
(Adopted by Town Council 1997)

Relevant Adopted Features

- Commercial, Residential, and Open Space Land Uses
- Commercial Density (FAR): No Limit
- Site Coverage: No limit
- Building Height Limit: 50 feet
- West River Street: Parking, Bicycle Lanes and Sidewalks
- Parking Strategies

West River Site Redevelopment Feasibility Study

WEST RIVER STREET LOT
TOTAL SPACES: 163
NOT TO SCALE



WEST RIVER STREET LOT
FIGURE 3.3

West River Site Redevelopment Feasibility Study

Market Analysis: Potential Uses

Based on Market and Site Characteristics

- **Restaurant** : Destination restaurant focused on the river
- **Office**: Upper end; Medium-sized suites; potential owner-occupant option
- **Residential** : Capitalize on riverfront location, trails and amenities
- **Phased Development** : May maximize value of site
- **Modest Development Potential** : Will not create excessive competition

Community Workshop #1

September 15, 2010

West River Site Redevelopment Feasibility Study

1 SMALL GROUP DESIGN TEAMS (45 minutes)

- Location of Open Space
- Public Gathering Spaces
- Location of Buildings
- Types of Uses (Restaurants, Retail, Residential, Office)
- Street Trees and Planting Areas
- Location of Parking
- Location of Trails and Sidewalks
- Amenities (Art, Water Features, Skate Rink)

2 SMALL GROUP REPORT BACK (20-30 minutes)

West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study



Team #1 Plan

West River Site Redevelopment Feasibility Study



Team #3 Plan

West River Site Redevelopment Feasibility Study



Team #4 Plan

West River Site Redevelopment Feasibility Study



Team #5 Plan

West River Site Redevelopment Feasibility Study



Team #7 Plan

West River Site Redevelopment Feasibility Study

Community Workshop #1

Summary of Quantitative Results - **Buildings**

<u>Element</u>	<u>Votes</u>
Restaurant	6
Mixed-Use	4
Residential	3
Library	3
Retail	2

West River Site Redevelopment Feasibility Study

Community Workshop #1

Summary of Quantitative Results - **Streets & Parking**

<u>Element</u>	<u>Votes</u>
Parking – North of West River Street	7
Parking – On-site	4
Crosswalks on West River Street	4
Bike Lane – West River Street	3

West River Site Redevelopment Feasibility Study

Community Workshop #1

Summary of Quantitative Results - **Open Space Elements**

<u>Element</u>	<u>Votes</u>
Major Central Open Space	6
Public Art	5
Pathways Across Site	4
Terraces to River	3
Walkway Along River	3
Public Deck / Viewing Area	3
Town Plaza	2
Pavilion	2
Skywalk Across Rail Lines	2
Tunnel Beneath Rail Lines	2

16 Common Design Principles

- 1) Major Central Open Space Oriented to the River
- 2) Destination that will Activate the Space
- 3) Buildings on the West Property Line or along West River Street
- 4) Views into Site from West River Street
- 5) Parking: North of West River Street
- 6) Relationship to River: Predominantly Visual
- 7) Public Walkway Along the River
- 8) Site Sloped Toward River to Achieve Multiple Goals

16 Common Design Principles (cont.)

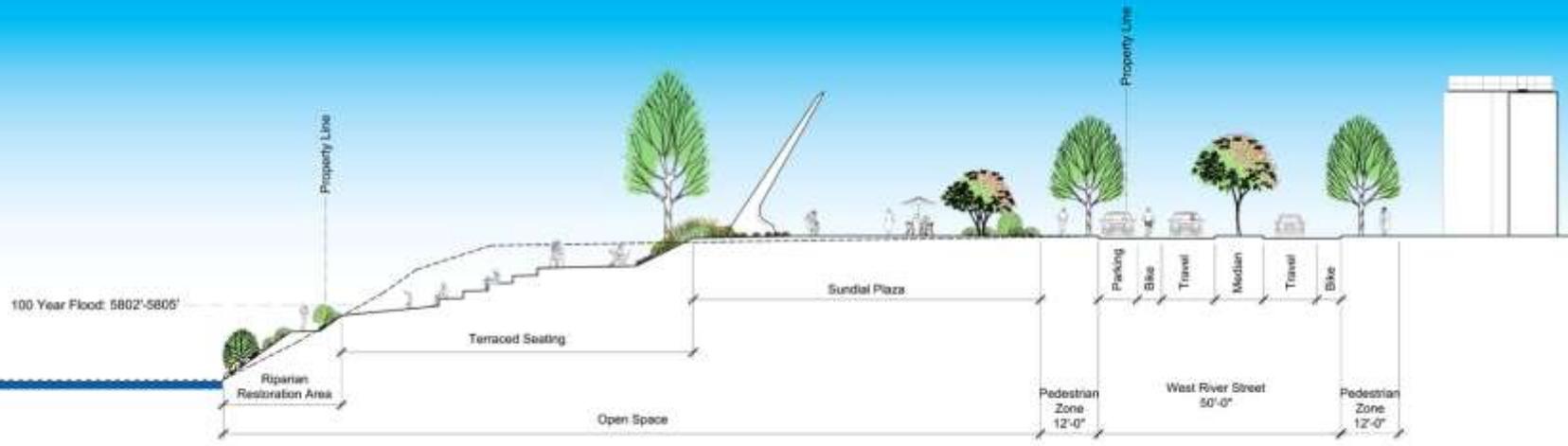
- 9) Physical Connection to Downtown Across Rail Lines
- 10) Mill Street Right-Of-Way as Pedestrian / Bicycle Corridor
- 11) Sensitivity to Riverside Drive Neighborhood (scale, land use)
- 12) Pedestrian and Bicycle Improvements on West River Street
- 13) Focal Point at End of Riverside Drive
- 14) Recognize Riverside Drive as Important Access to Site
- 15) Multiple Pedestrian Crosswalks on West River Street
- 16) Mixed-Use Development on the North Side of West River Street

West River Site Redevelopment Feasibility Study



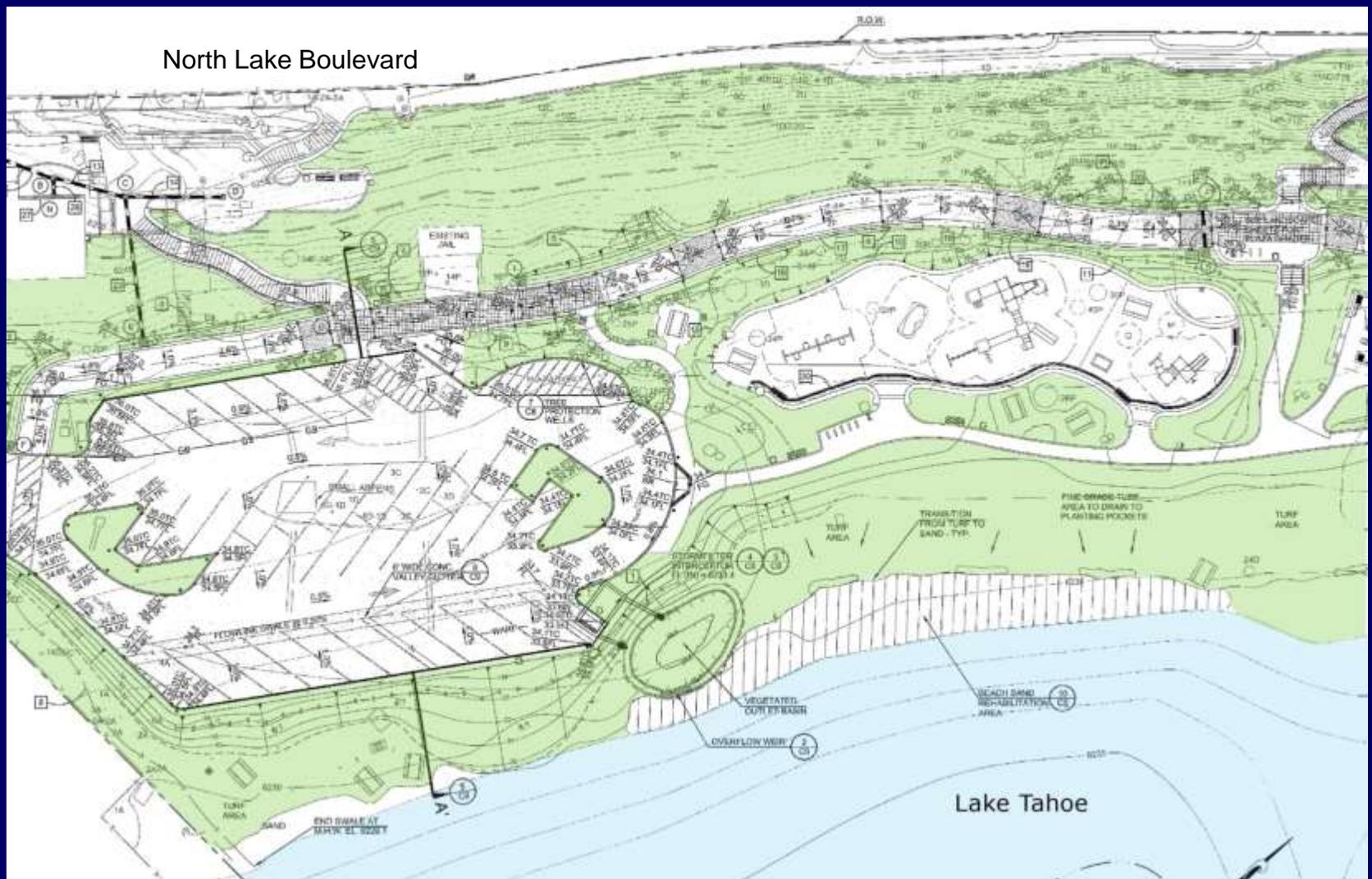
Alternative 1: Open Space with Restaurant

West River Site Redevelopment Feasibility Study



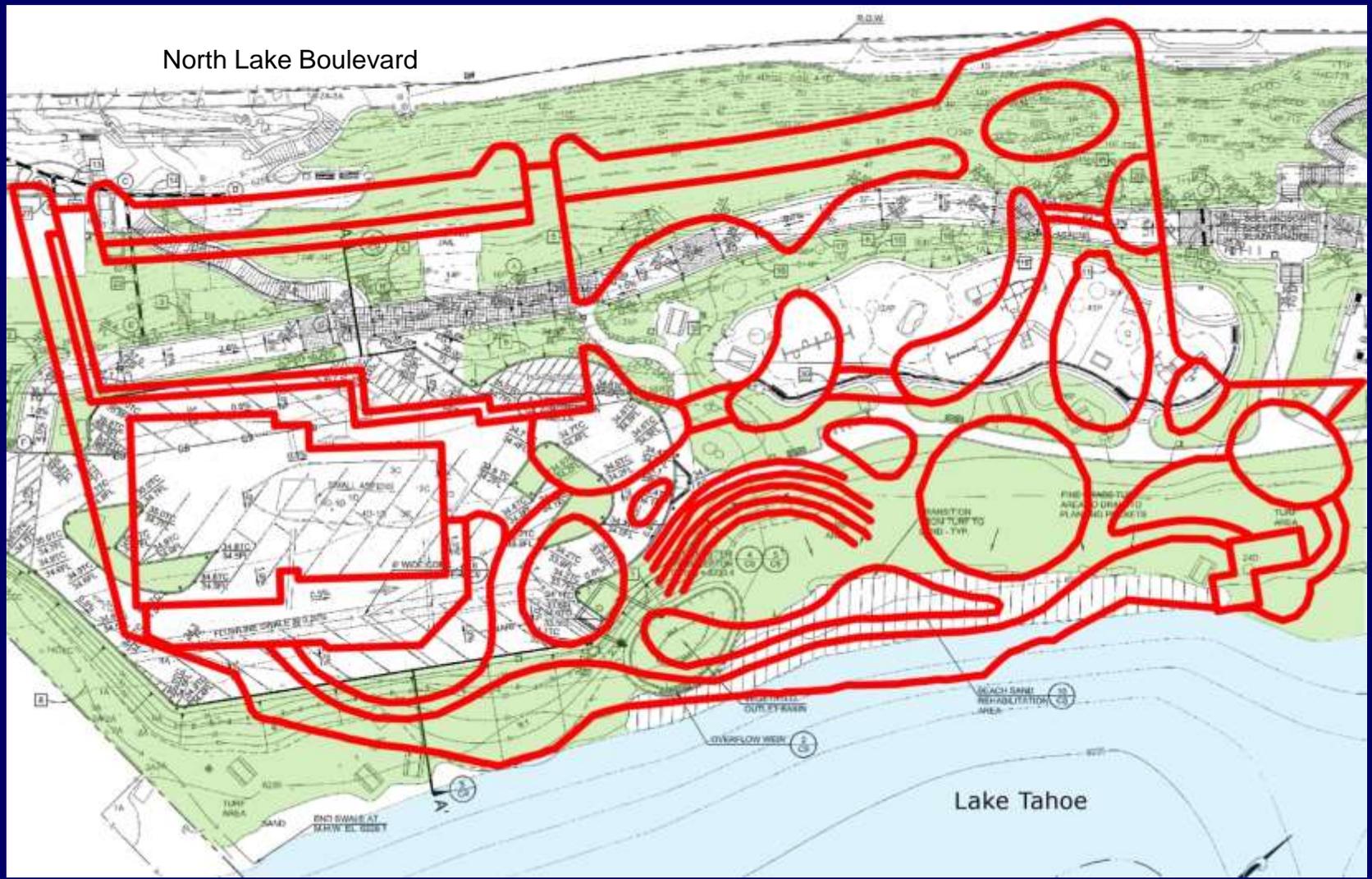
Alternative 1: Site Cross-Section

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Commons Beach Park – Tahoe City

West River Site Redevelopment Feasibility Study



West River Site Scale Comparison

West River Site Redevelopment Feasibility Study



Gateway Plaza

West River Site Redevelopment Feasibility Study



Flexible Use Plaza

West River Site Redevelopment Feasibility Study



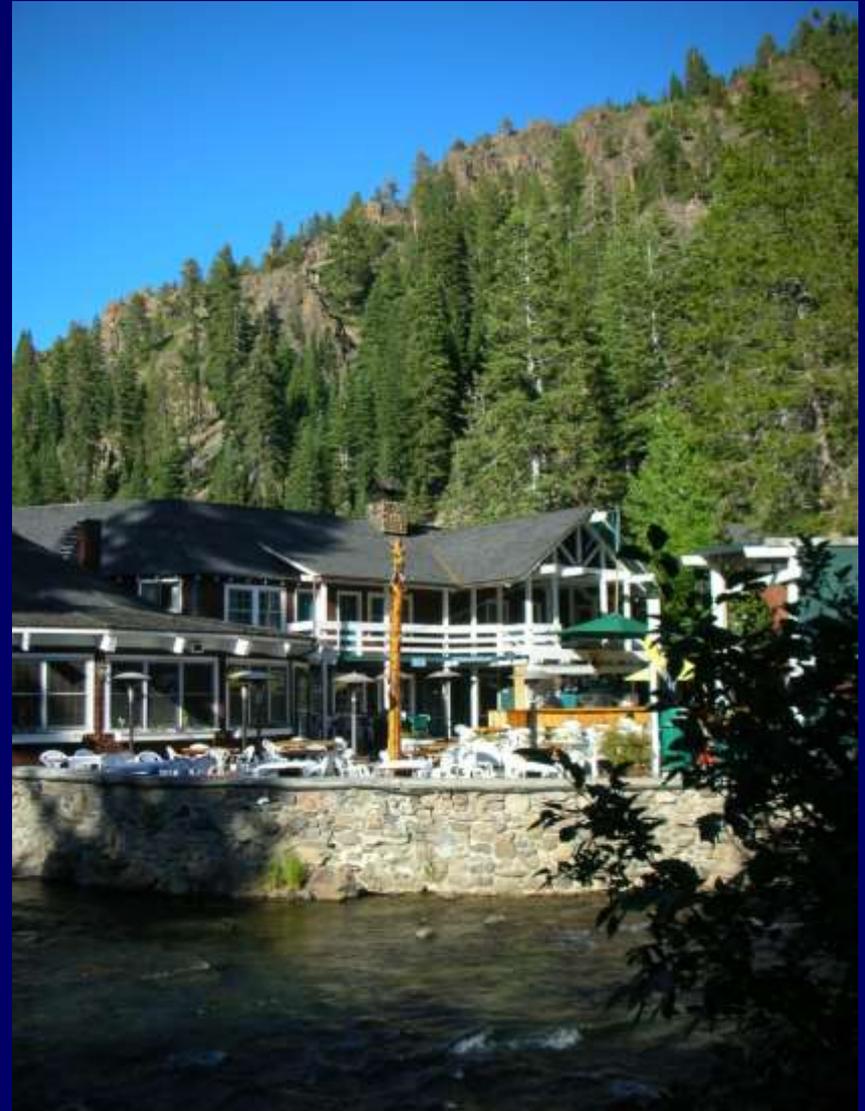
Terraced Seating

West River Site Redevelopment Feasibility Study



Public Art

West River Site Redevelopment Feasibility Study



Riverfront Restaurant and Waterbar

West River Site Redevelopment Feasibility Study



Riverfront Trails and Overlooks

West River Site Redevelopment Feasibility Study



Signage and Gateway Elements

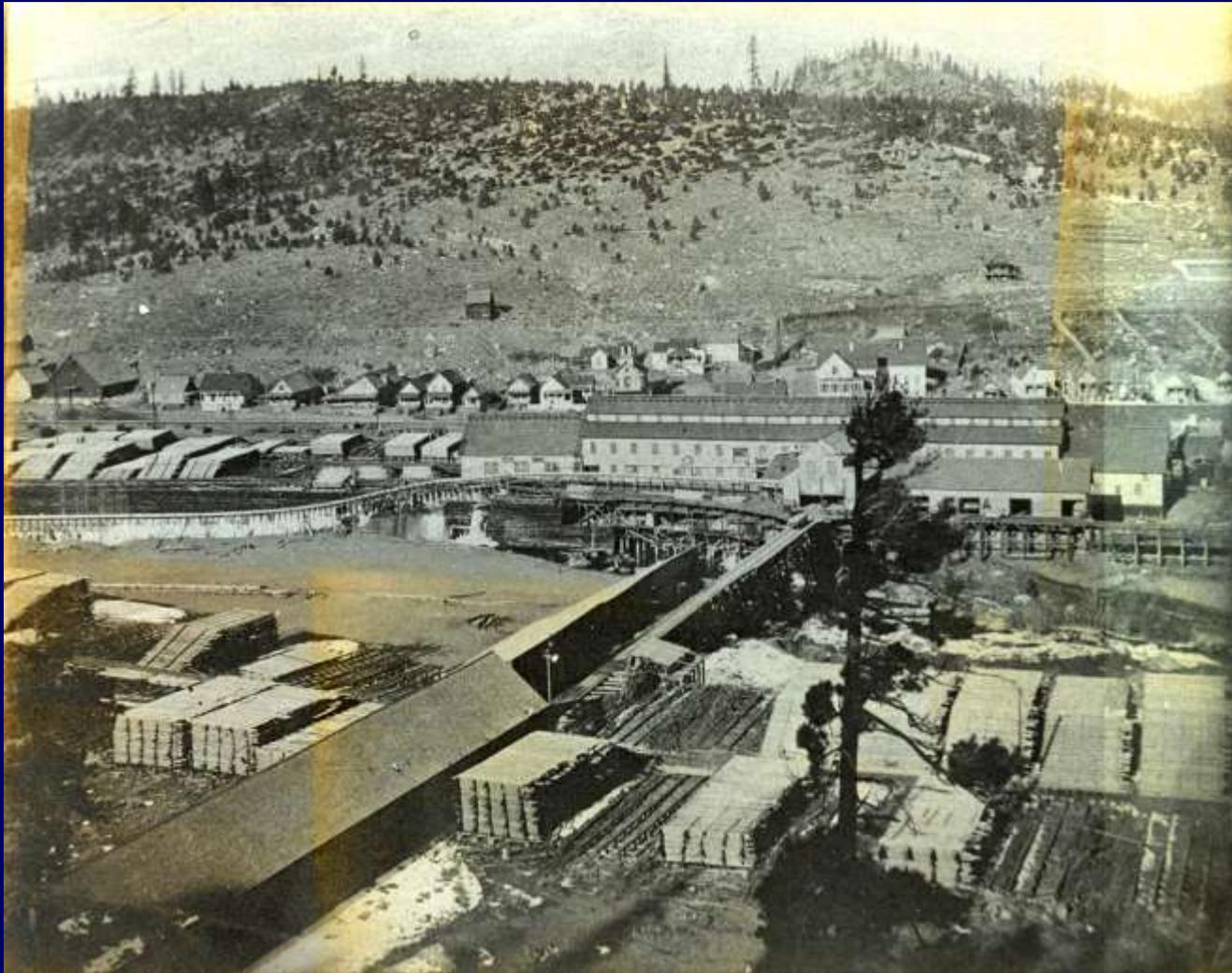
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Bridges Help Define Sense of Place

West River Site Redevelopment Feasibility Study

Truckee Lumber Company (ca. 1885)



West River Site Redevelopment Feasibility Study



SOUTH ELEVATION

1" = 10'



EAST ELEVATION

1" = 10'

Alternative 1: Restaurant Elevations

Alternative 1: Statistical Summary

- Site Area (includes pump house area): +/- 70,000 SF
- Open Space (NIC West River Street sidewalks): +/- 41,000 SF
- Restaurant
 - Indoor: 5,000 SF
 - Outdoor: 1,200 SF
- Parking
 - On-site: 23 (dedicated spaces)
 - On-site (plaza / overflow): Approximately 22 spaces
 - On-street: 19 (within 225 feet of site)

West River Site Redevelopment Feasibility Study



Existing View West from Riverside Drive

West River Site Redevelopment Feasibility Study



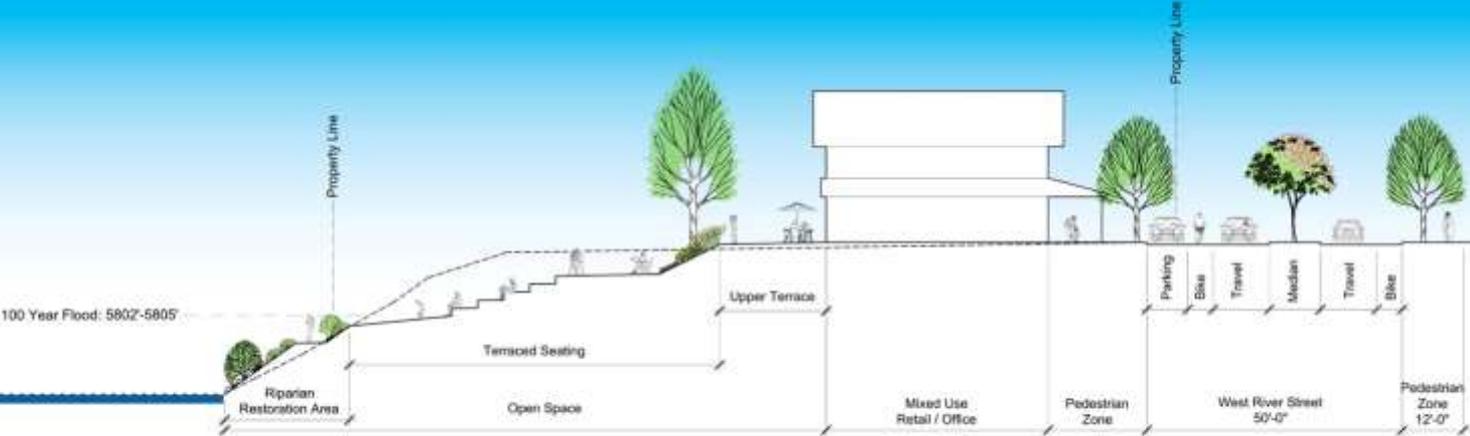
Alternative 1: View West from Riverside Drive

West River Site Redevelopment Feasibility Study



**Alternative 2: Open Space with Mixed Use
(Future Vision)**

West River Site Redevelopment Feasibility Study



Alternative 2: Site Cross-Section

West River Site Redevelopment Feasibility Study



Safe Pedestrian Crossings and Parking Access

West River Site Redevelopment Feasibility Study



West River Street Building Character

West River Site Redevelopment Feasibility Study



Street Side (North)



Park Side (South)

Alternative 2: Mixed-use Building Elevations

Alternative 2: Statistical Summary

- Site Area (includes pump house area): +/- 70,000 SF
- Open Space (NIC West River Street sidewalks): +/- 45,000 SF
- Restaurant
 - Indoor: 5,000 SF
 - Outdoor: 1,200 SF
- Mixed Use along West River Street
 - Retail / Café: 6,700 SF
 - Office (above): 6,700 SF
- Parking
 - On-site: 5 (disabled and drop-off only)
 - On-street: 17 (within 225 feet of site)
 - Off-site: 160 (north of West River Street)

West River Site Redevelopment Feasibility Study



Existing View West from Riverside Drive

West River Site Redevelopment Feasibility Study



Alternative 2: View West from Riverside Drive

Development Pro-Formas

- Based on current economic conditions
- Do not include costs for land
- Compare development costs to value of completed project
- Target a 10 to 15 percent profit on development cost

West River Site Redevelopment Feasibility Study

Construction Cost Comparison

	<u>Alt. 1</u>	<u>Alt. 2</u>
Street Improvements (<i>All Public</i>)	\$269,000	\$246,000
Mobilization, Site Preparation and Earthwork (<i>Mostly Public</i>)	\$632,000	\$632,000
Site Improvements (<i>Mostly Public</i>)	\$2,184,000	\$2,161,000
Utilities and Infrastructure (<i>All Private</i>)	\$228,000	\$254,000
Buildings (<i>All Private</i>)	\$1,281,000	\$3,760,000
Total	\$4,600,000	\$7,100,000

Note: All costs include 25% contingency.

Private Development Costs Include:

- Building Costs
- All Utilities and Infrastructure Costs
- Pro-rata Allocation for Mobilization, Site Preparation and Earthwork Costs
- Share of Public Improvement Costs (for parking)
- Fees, Permits, Financing, Developer Overhead
- No Street Improvement Costs

Findings and Considerations

- Alternatives 1 and 2 fall short of targeted profit, at about break-even, but should improve with economy
- Improvements in revenues or costs will begin to attract developer interest
- Incentives can improve feasibility and can be structured to provide return on Town investment over time
- Public investment will help achieve long-term vision for the site as catalyst for West River Street revitalization

Findings and Considerations (cont.)

- Public investment may come from outside sources
- Although not expected to generate substantial funds for public site improvements, development will generate other ongoing benefits:
 - Catalyze private investment elsewhere in area
 - Generate increased property tax; other revenues
 - Private assistance for maintenance of public space

West River Site Redevelopment Feasibility Study



Questions and Comments

West River Site Redevelopment Feasibility Study

END

West River Site Redevelopment Feasibility Study

A. Activity Areas

A series of opportunity sites are identified. These in turn are grouped in three nodes, or Activity Areas. They are:

West River Area

- A-1 West End Open Space
- A-2 Donner Creek Confluence Park

- B-1 Western Industrial/Mixed-Use Redevelopment Site
- B-2 Central Industrial/Mixed-Use Enhancement Site
- B-3 Eastern Industrial/Mixed-Use Redevelopment Site

- C-1 River-oriented Mixed-Use Site
- C-2 River-oriented Expansion Site
- C-3 Additional River-oriented Redevelopment Opportunity

Central River Area

- D-1 Bright Property West
- D-2 Bright Property East

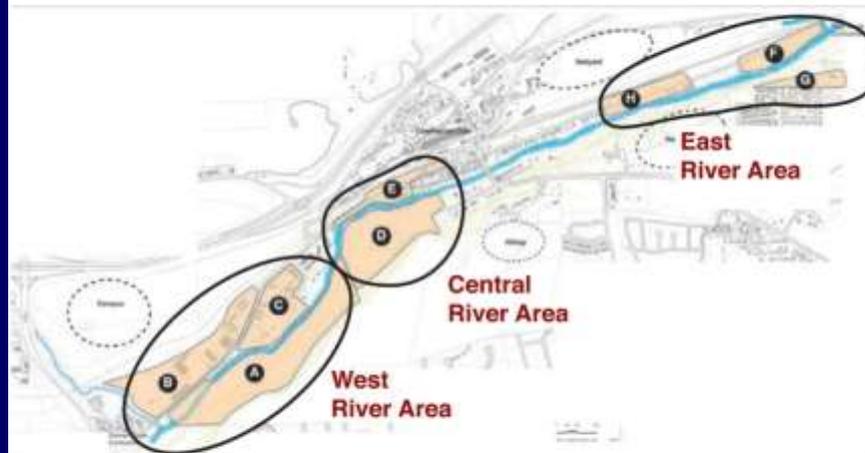
- E-1 Central River Village
- E-2 Central River Corridor
- E-3 Central River Parking
- E-4 Central Riverbank Enhancement

East River Area

- F-1 Trout Creek Confluence Area
- F-2 East River Edge
- F-3 East River Bridge Area

- G-1 Town Maintenance Yard

- H-1 East River Habitat Restoration Area
- H-2 East River Public Park
- H-3 Rail Edge Live/Work Site

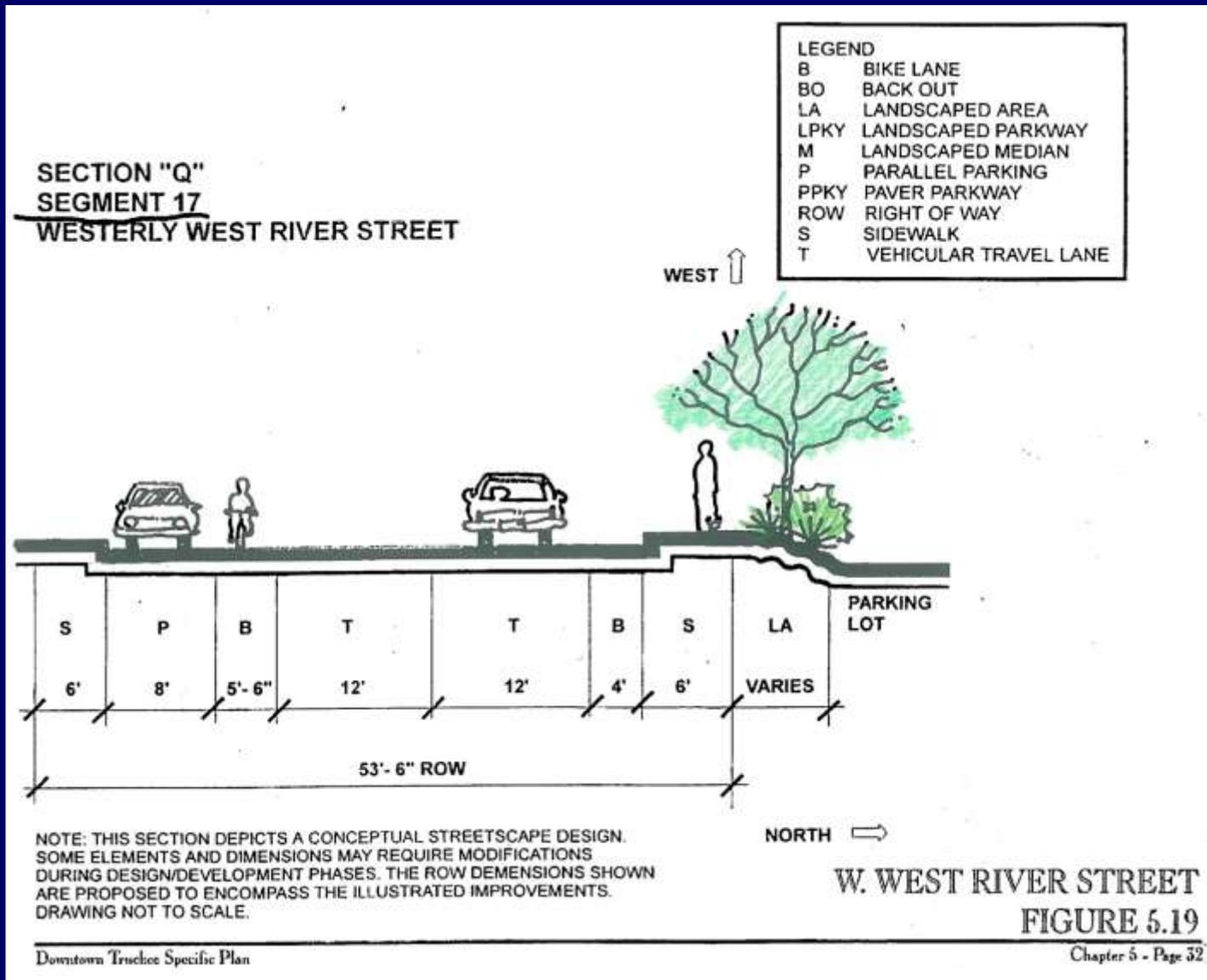


The activity areas along the Truckee River include a variety of conditions. Many are urbanized, while some retain natural features.

West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study



West River Site Redevelopment Feasibility Study

General Plan 2025

(Adopted by Town Council 2006)

Relevant Adopted Policies

Policy Action A6.5:

“Implement the recommended programs of the 2005 River Revitalization Strategy...”

Land Use Principle:

“Promote mixed-use development in commercial areas.”