



WEST RIVER STREETScape PROJECT

C1703

MAY 25, 2022



PURPOSE OF TODAY'S MEETING

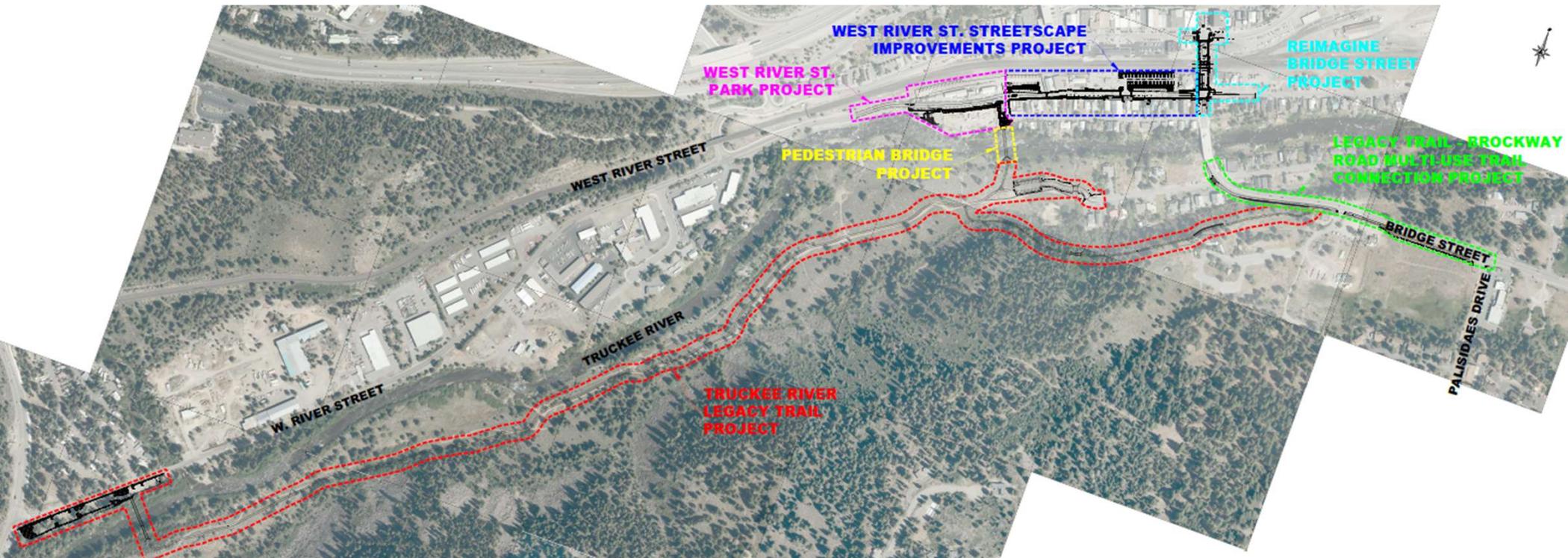
- Status Update on the Streetscape Project and Adjacent Projects
- Review of the 60% Design
- Update on the Assessment District Formation
- Overall Schedule Update
- Easement Agreements
- Answer Questions



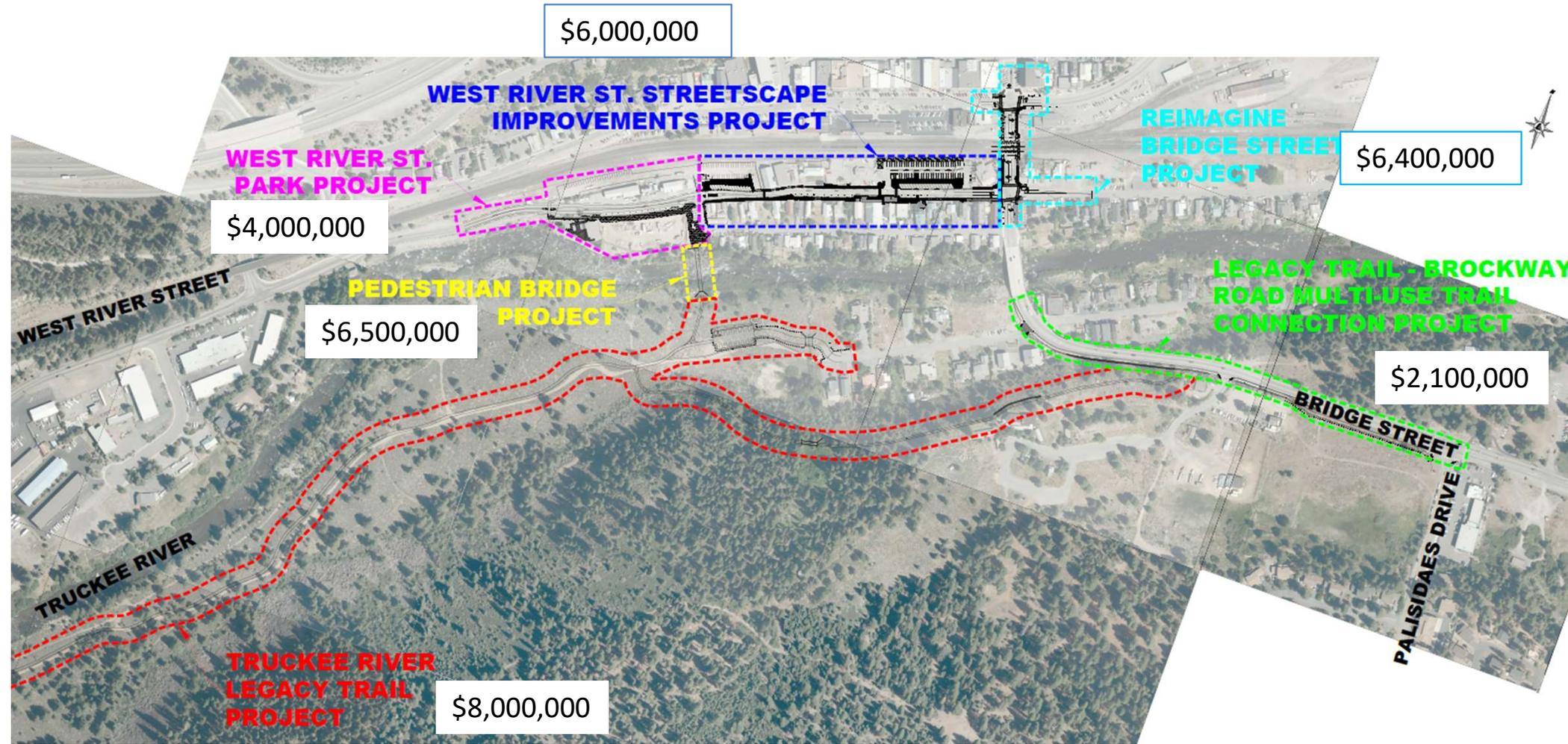
Birds eye view of Truckee 1935



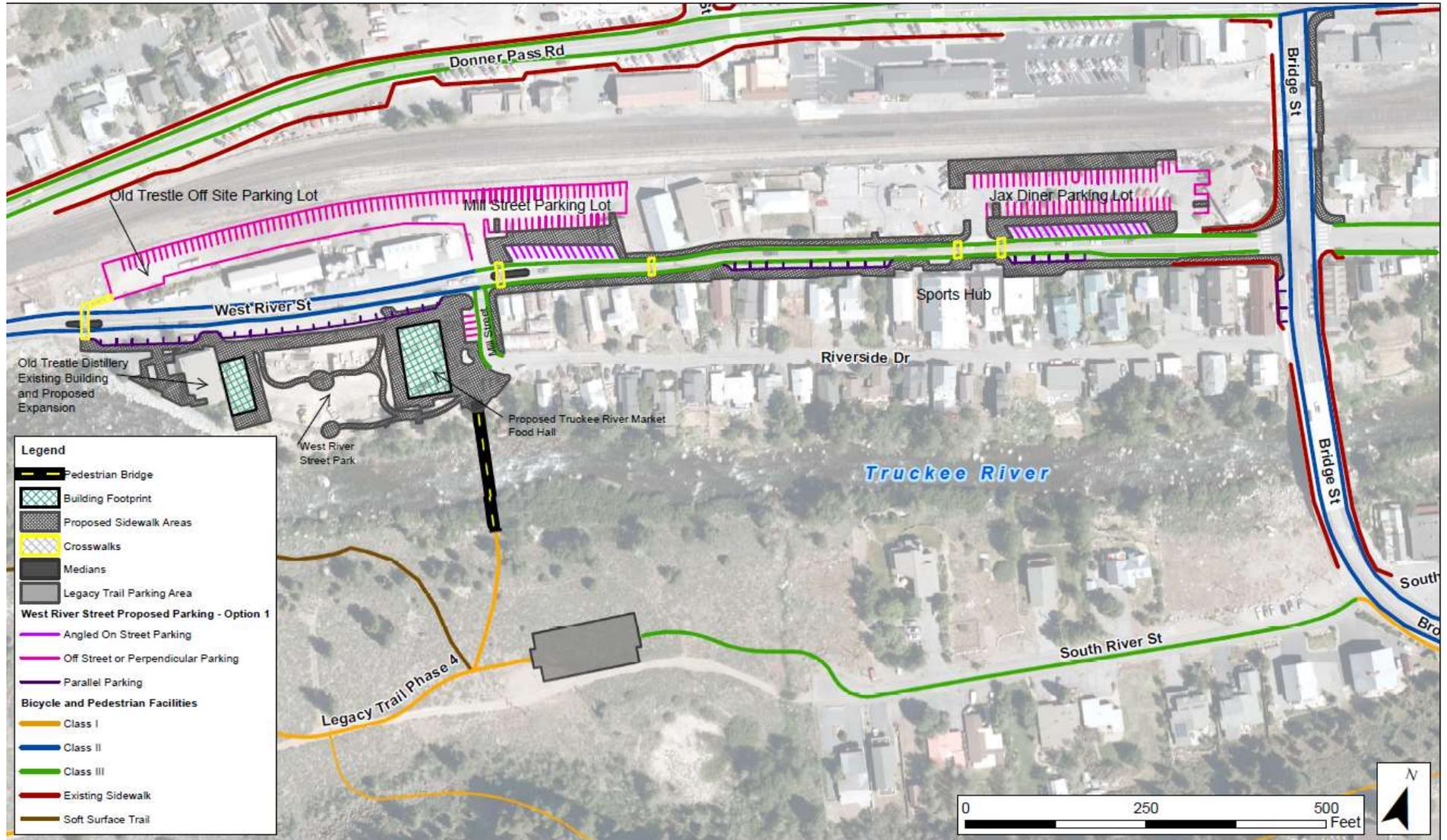
LONG TERM VISION



TOWN INVESTMENT



WEST RIVER STREETScape AREA



ADJACENT PROJECTS

WEST RIVER SITE REDEVELOPMENT



ADJACENT PROJECTS

WEST RIVER SITE REDEVELOPMENT



ADJACENT PROJECTS



Pedestrian Bridge to Truckee Springs



TENTATIVE CONSTRUCTION SCHEDULE

Project	Tentative Construction Date
Legacy Trail Phase 4	Summer 2022-2023
Pedestrian Bridge	Summer 2022-2023
West River Streetscape	Summer 2023-2024
West River Park	Summer 2024
Reimagine Bridge Street	Summer 2024



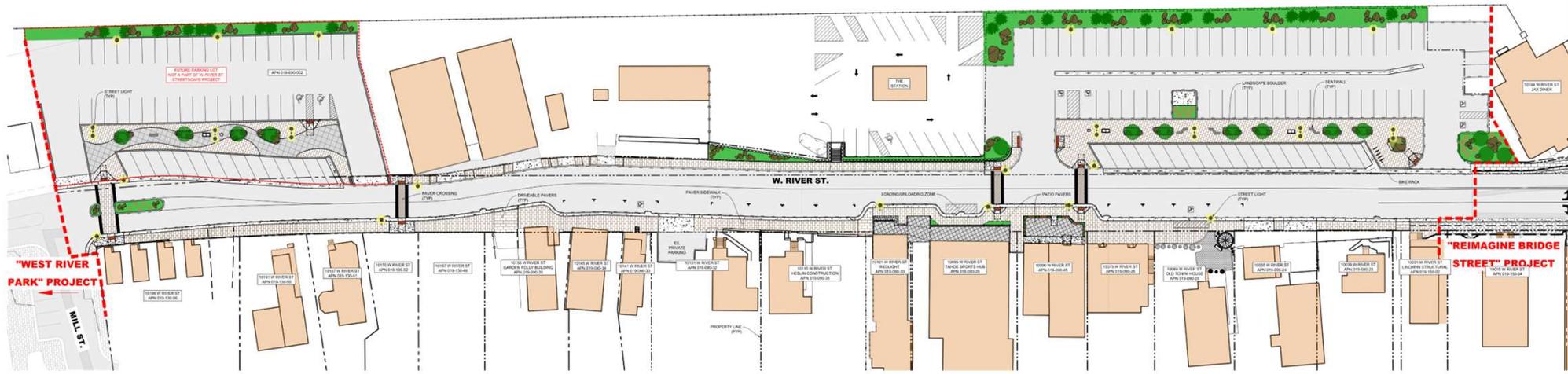
QUESTIONS ON THE CURRENT TOWN PROJECTS



WEST/EAST RIVER STREET LOOKING NORTH



WEST RIVER STREETScape DESIGN



- Streetscape Project extends from the JAX parking lot west to the intersection of Mill St. and W. River St.
- Includes expanded parking lot at JAX and a future Mill St. Parking lot
- Pedestrian crossing with a pedestrian island at Mill St.
- Three additional pedestrian cross-walks



PROJECT GOALS

- Prioritize pedestrian connections and crossings
- Encourage pedestrian flow to & from Commercial Row, Railyard, West River/East River, West River Street Park
- Enhance outdoor areas to encourage economic benefit for businesses, provide inviting areas, and flexible uses
- Retain and enhance the West River Street character, charm, and history
- Optimize parking
- Underground utilities



WHY THIS PROJECT IS NEEDED



DESIGN CONSIDERATIONS

- Overhead utilities
- Kinder Morgan pipeline
- Existing utilities
- UPRR property ownership
- Limited existing ROW
- Maintaining access to adjacent properties
- Connectivity to adjacent projects
- Ongoing private redevelopment projects
- Funding



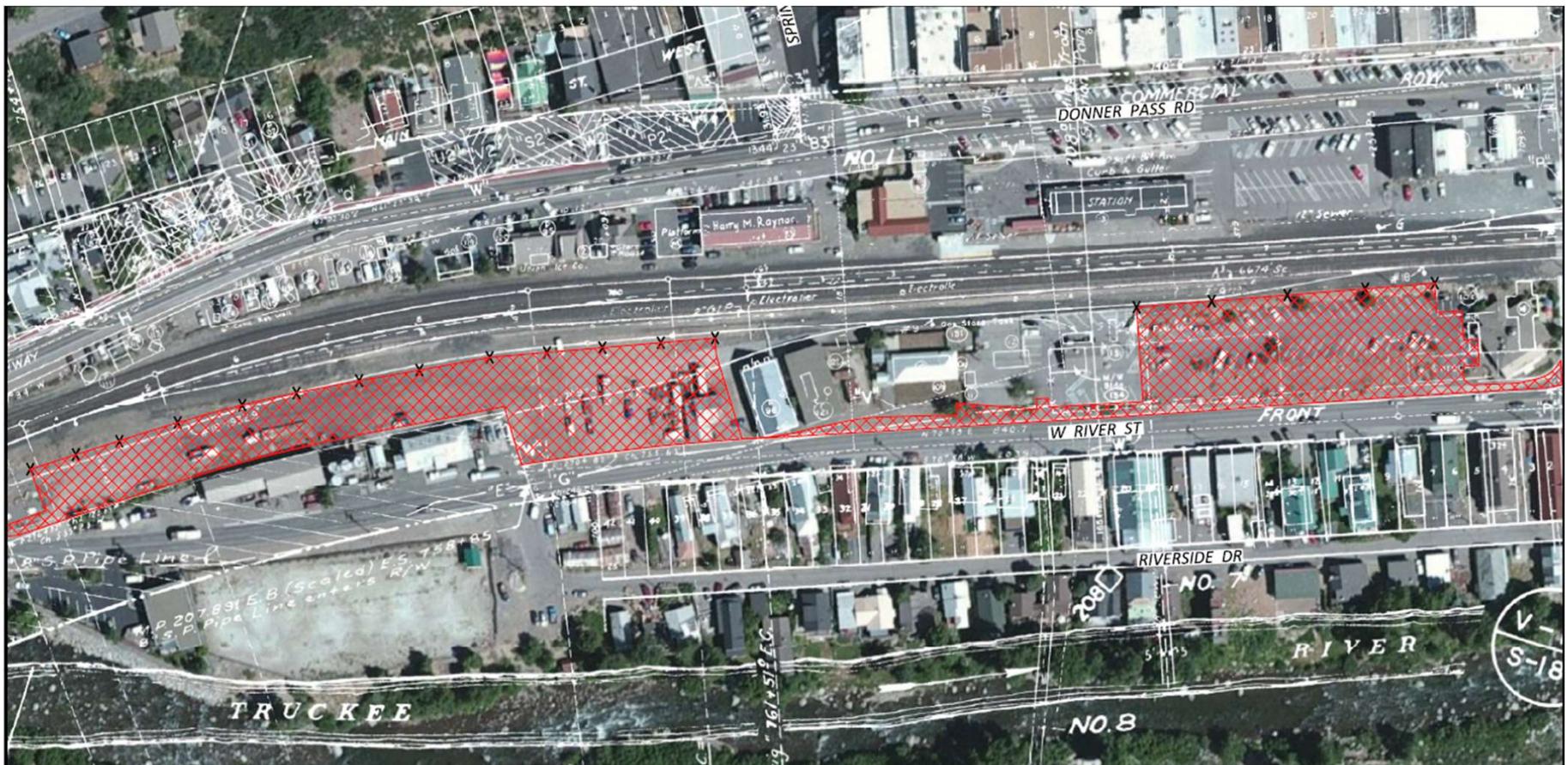
DESIGN PROCESS/PROGRESS

- ✓ First Community Meeting
- ✓ Initial meetings with property owners and neighbor groups
- ✓ Alternatives Development
- ✓ Second Community Meeting
- ✓ Additional meetings with property owners
- ✓ Identification of Preferred Alternative
- ✓ Develop 30% design
- ✓ Third Community Meeting
- ✓ Secure Easements from UPRR
- ✓ HPAC Meeting
- ✓ Develop 60% design
 - Assessment District Formation
 - 90% and Final Design
 - Project Out to Bid



UPRR EASEMENT

- Town acquired parking lot and sidewalk easements from UPRR for \$2.1 million



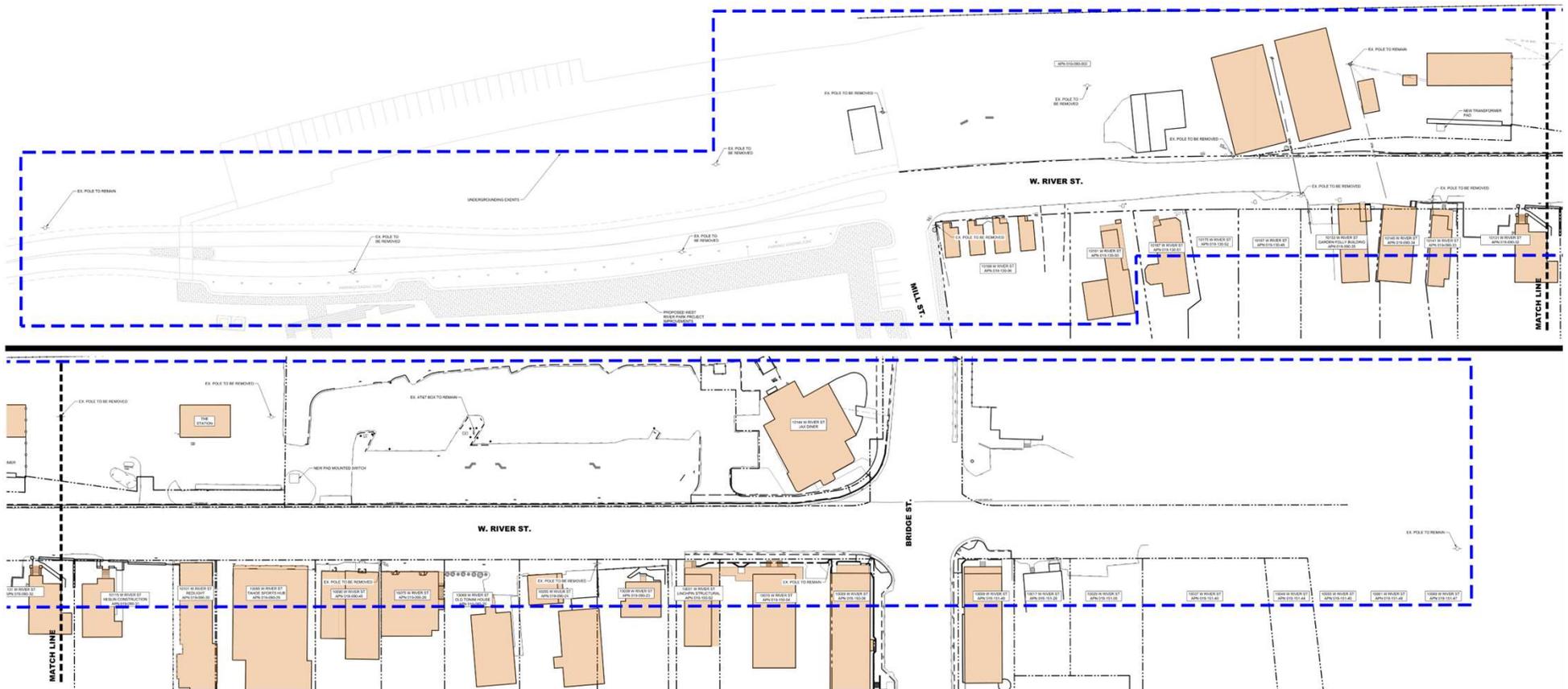
UNDERGROUNDING OF UTILITIES

- Existing overhead utility lines on the south side of W. River Street
- Most power service connections are off Riverside Drive
- Other utilities also provide services to residences/businesses along W. River Street



UNDERGROUNDING OF UTILITIES

- Undergrounding project extends east across Bridge Street and west to the Distillery



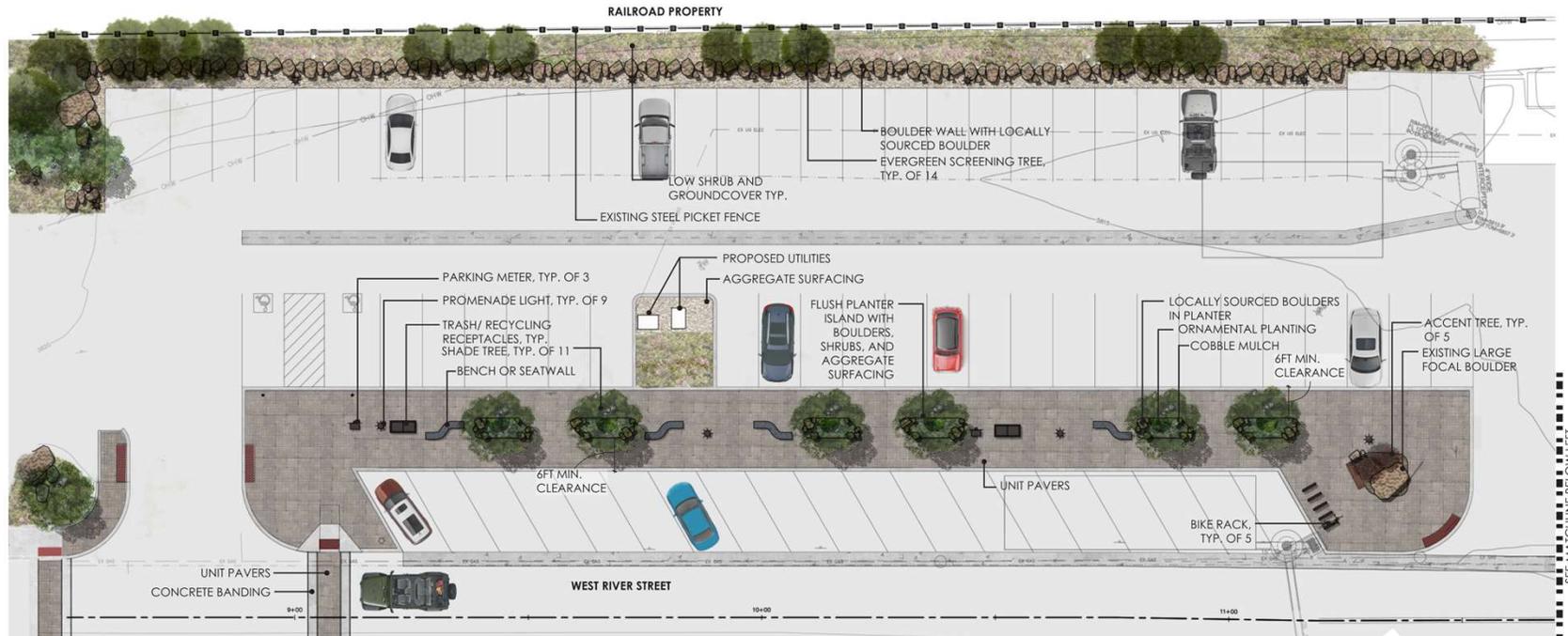
EXISTING AND PROPOSED PARKING

West River Street Streetscape Parking				
Area	Existing Spaces	Proposed Spaces	Future	
JAX Parking Lot	55	62		
JAX On-Street Parking	0	19		
South Side On-Street Parking	27	11		
The Station Parking Lot (Private)	18	18		
Privately Maintained in the Public ROW	7	0		
Other Private Parking	8	6		
Mill Street Parking Area				+ -110
Total	115	116		+ -



JAX DINER PARKING LOT DESIGN

PLAN

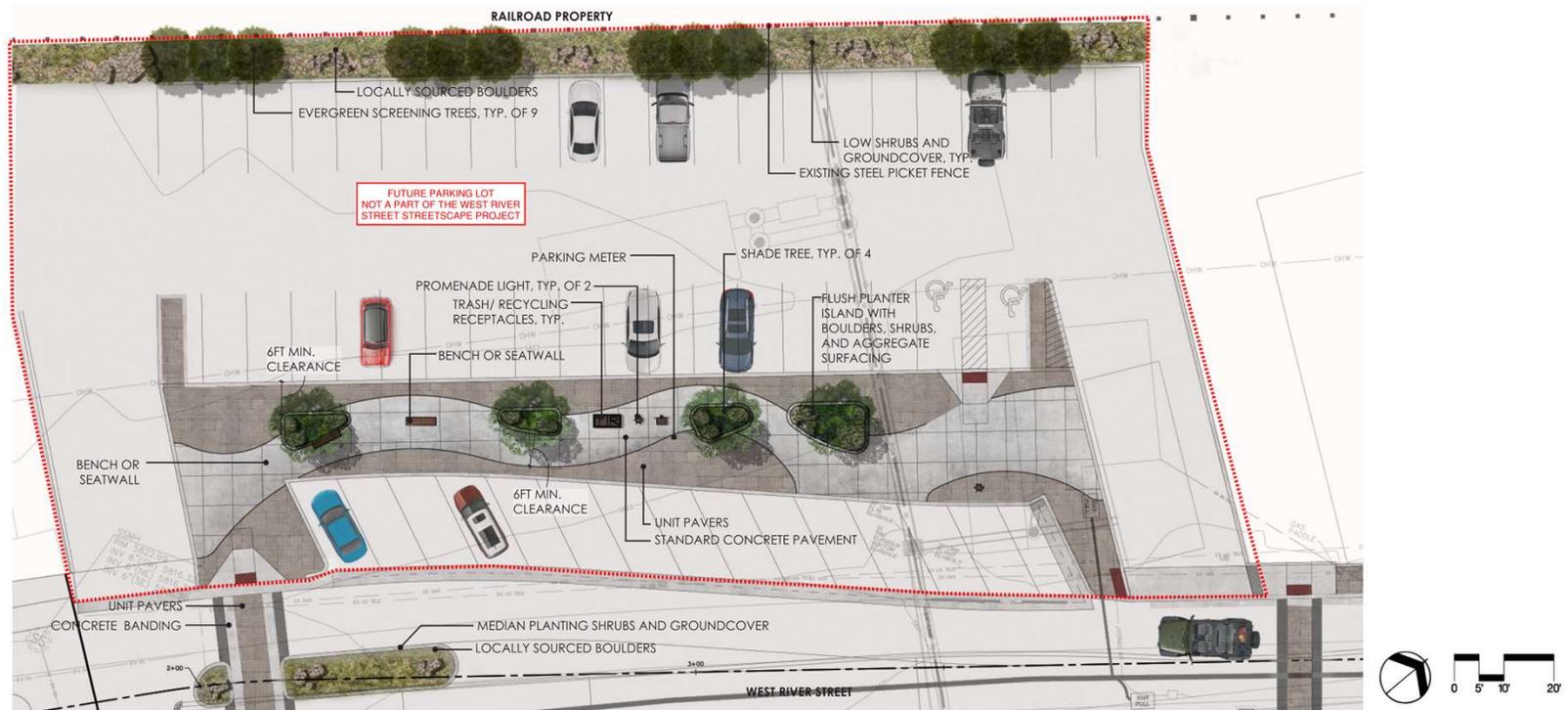


WEST RIVER STREET STREETScape IMPROVEMENTS
 JAX PARKING LOT
 May, 18th, 2022



FUTURE MILL STREET PHASE 1 PARKING LOT – NOT PART OF 2023 PROJECT

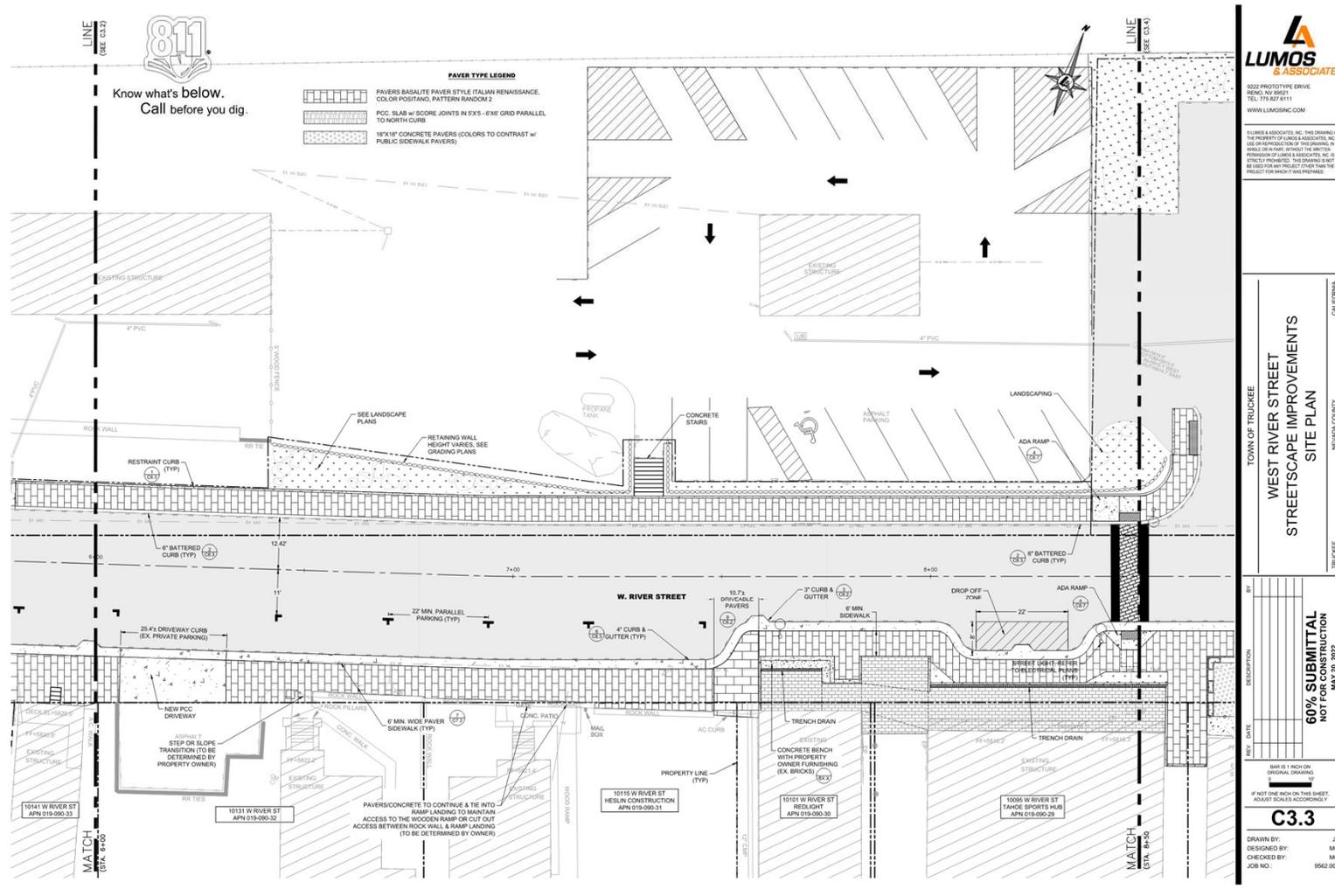
PLAN



- Mill Street parking lot
 - Potential to expand to the west in the future



STREETSCAPE DESIGN



- 6-ft wide, min., paver sidewalks along both sides of W. River St.
- Loading/dropoff zone to serve local business



EXISTING CHALLENGES

- Substandard parking space design
- Existing buildings all have different finish floor elevations
- No compliant ADA access
- Limited outside seating area for dining
- Poor Drainage
- Doorways below Road Grade

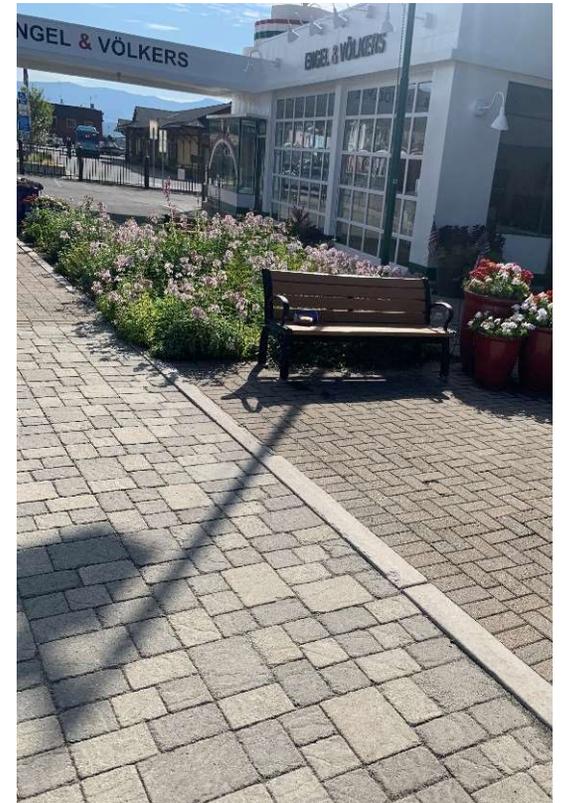
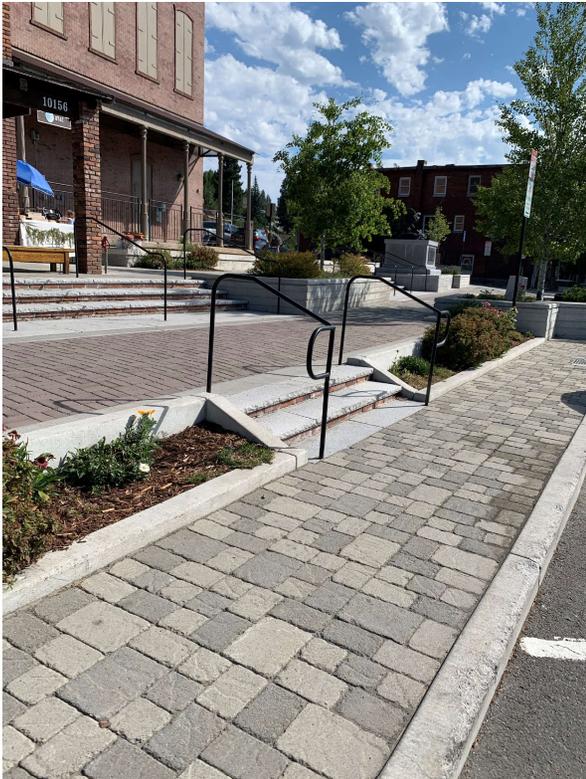


RAISED PATIO & STREET CROSSING



PAVING

- Proposing similar colors and patterns used elsewhere in Truckee:



- All set with polymeric sand to lock pavers together
- Transition between public spaces and private spaces with concrete border and different type of paver



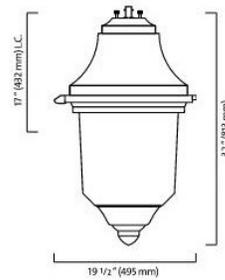
ACCESSIBLE RAMPS & MID-BLOCK CROSSING

- Previously used in Brickelltown Streetscape project:



LIGHTING

- Brickelltown Streetscape Fixtures and Similar Alternatives:
LUMEC LED light Fixture with banner & GFI outlet for seasonal lighting



PROJECT STREETScape FURNITURE

- Bike rack – DERO Bike Rack Company
'Commercial Bike Hitch', Black



PROJECT STREETScape FURNITURE

- Pay Parking Kiosks (Standard)
- Trash Container – Solar-powered 5G (New)



EASEMENTS AND LICENSE AGREEMENTS

- License Agreements = construction access to property
- Some areas need easements if improvements are publicly maintained



SCHEDULE

- Summer 2022 – 90% Design of Utility Undergrounding Project and Streetscape Project
- Summer/Fall 2022 Finalize creation of a Landscape and Lighting Assessment District
- Fall 2022 – 100% Design of Utility Undergrounding Project and Streetscape Project
- Summer 2023/24 – Construction

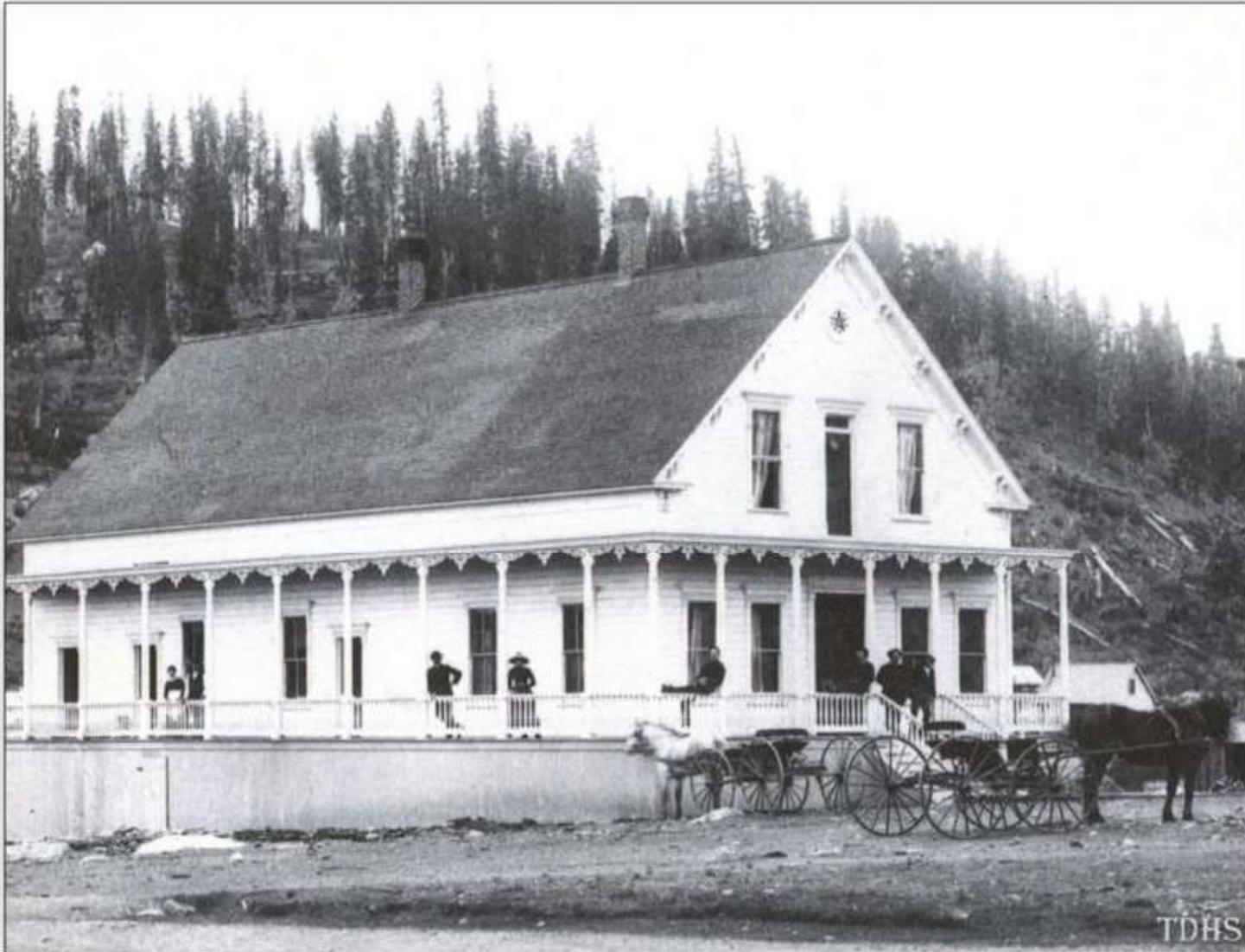


MGP1

Do you still want to include this schedule?

Michelle Gamble, P.E., 4/29/2019

QUESTIONS ON THE WEST RIVER STREETScape PROJECT



Photograph provided by the Truckee Donner Historical Society (RVR 003).

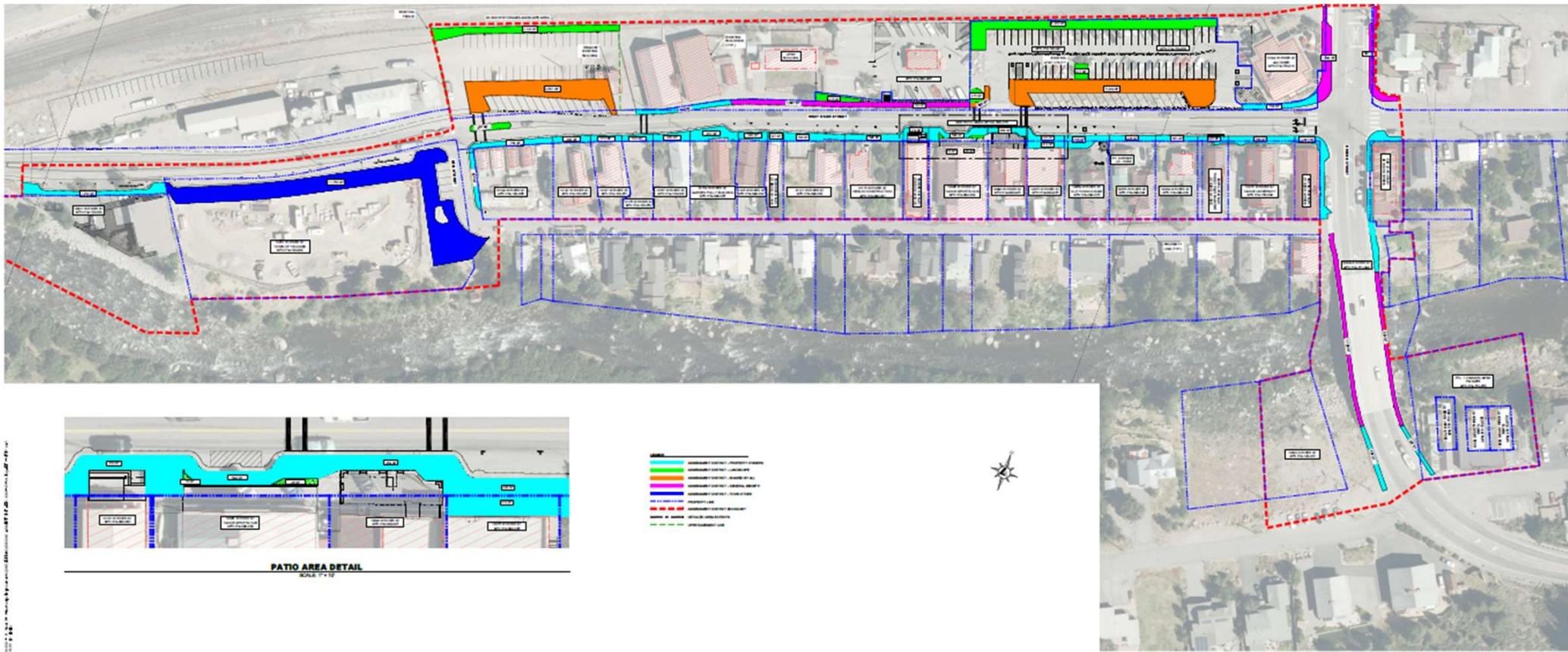


LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

- Public improvements funded by Town
- Maintenance funded by adjacent property owners through a Landscape and Lighting District (LLD)
- Formation Process
 - Preparation of Engineer's Report
 - Resolution of Formation ~June 28
 - Public Hearing (Vote)~September 9
 - \$1=1 Vote by Property Owners
 - Ballots mailed
 - Ballots tabulated based on returned and weighted on financial obligation
 - LLD formed if >50% approval of LLD



ASSESSMENT AREA



ASSESSMENT DISTRIBUTION

- Town Responsibility:
 - Bridge Street
 - North of West River Street
 - East and West side of the Truckee River Bridge
 - Sidewalk in front of UPRR buildings
 - West River Street Park
- Property Owner Responsibility:
 - Sidewalk area in front of property
 - Parking lot sidewalk and landscaping shared between ALL property owners



ASSESSMENT

- Assessment Rate will be Per Square Foot of Sidewalk
 - Previous estimate was \$2.42/SF
 - Current estimate is roughly the same
 - Town is paying ~43%, Property owners ~57%
 - Maintenance District Annual Cost is ~\$97,000
- Same Rate for All Properties
- Assessments start year construction will be completed
- Assessments phased depending on area constructed
- Rate may be increased by the Town Council annually by the Consumer Price Index (CPI)



QUESTIONS ON THE LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT GOOGLE WEST RIVER STREETScape TRUCKEE

