

CHAPTER 3

**Community
Character Element**



Community Character Element

The Community Character Element of the General Plan is the element that defines Truckee’s “sense of place” and unique identity. A community’s character, or image, is shaped by both physical and intangible elements. It is the essence of a place and what one remembers long after leaving. A sense of place is a unique collection of qualities and characteristics—visual, cultural, social, and environmental—that give meaning to a location. Sense of place is what makes one city or town different from another and what makes our physical surroundings even more valuable. Truckee’s location in the mountains and forest and adjacent to a river, lake, and streams creates a unique identity that blends the natural and built environments.

This element acknowledges that development and redevelopment will continue to occur in Truckee over time. The element will influence the community’s future physical form by guiding the quality and character of future development and by protecting the important aspects of the natural and built environment that define the image and the spirit of Truckee through intentional choices that consider the impact on the community. It also expresses goals for the future in which the critical components that uphold Truckee’s community character—the built and natural environment, the social fabric of the community, and the local economy—are held in balance with each other in a way that is complementary and mutually reinforcing.

A community character element is an optional element that is not required by state law for inclusion in a general plan. The Town has chosen to include a Community Character Element in the General Plan in recognition of the importance of preserving Truckee’s character and the need to address the wide range of aspects contributing to local character in a more unified and coherent manner than would be possible if these topics were scattered throughout the General Plan. However, the element addresses a number of topics that are required by state law, including preservation of historic and cultural resources and the important visual and scenic assets of the community.

This element addresses five major issues that contribute to Truckee’s character: landscape, open space, and scenic resources; town design; historic and cultural resources; social issues and community building; and arts and culture.

Guiding Principles

- ▶ Maintain Truckee’s authenticity and sense of place.
- ▶ Preserve the town’s established historic and scenic character.
- ▶ Emphasize and enhance the visual and physical connection between the town’s natural and built environments.
- ▶ Promote the highest possible standards of town site design, planning, and architecture.
- ▶ Create vibrant, diverse mixed-use neighborhood centers to improve and strengthen connections between the town’s neighborhoods and centers.
- ▶ Strengthen Truckee’s economic base and provide focal points for the town and its neighborhoods.
- ▶ Enhance Truckee’s important corridors and community gateways.
- ▶ Protect the town’s historic and cultural resources.
- ▶ Strengthen the sense of community in Truckee.
- ▶ Support the arts and encourage the development of cultural amenities.
- ▶ Strengthen the diverse social fabric of the Truckee community.

Landscape, Natural Environment, and Scenic Resources

Truckee's natural environment defines many of the most important aspects of the town's community character. Scenic views of surrounding mountain peaks and ridgelines and vistas of the forested hillsides, meadows, Truckee River, streams, and Donner Lake contribute to an environment of uncommon beauty and a powerful connection to the natural world for Truckee's residents and visitors. Figure CC-1 shows key visual resources in Truckee. These features are a critical component to Truckee's identity. Maintaining the views and access to open spaces, preserving the scenic views and vistas, and ensuring that the built environment enhances the natural environment are important considerations to ensuring Truckee's unique character.

Town Design

Town design focuses on the visual and functional relationships of the places, buildings, and structures that define the built environment. It considers the relationships between people and places, circulation and connections, the physical form of the town, and the practicalities of living in the mountains. Preserving community character in Truckee entails:

- ▶ strengthening the town's centers and its neighborhoods;
- ▶ enhancing the unique features of each neighborhood;
- ▶ preserving open space;
- ▶ defining an edge or interface between the town and the mountain environment beyond;
- ▶ making deliberate and thoughtful design decisions that respect the environment;
- ▶ responding to the climate challenges of the mountains; and
- ▶ enhancing connections and connectivity within and between the various parts of the community.

This element incorporates policies related to the relationship between the built and natural environments in forming Truckee's character, maintenance of high-quality design, creation of connected neighborhoods with nearby services, compatible and well-designed commercial and industrial areas, and policies for specific areas of the town, including the Downtown and the Gateway District.

Cultural Resources

Truckee's past is represented twofold in the community: the historic structures and neighborhoods that make up the historic Downtown and the evidence of Native American cultural resources found throughout the town. This element seeks to preserve these resources as part of the rich history that is the foundation for Truckee's unique character.

Historic Resources

Primarily focused in the Downtown, Truckee's historic buildings and sites reflect the town's dynamic past and its critical role in the history of California and the West. A wide range of residential, commercial, civic, and industrial buildings, most dating from the late 19th and early 20th centuries, are found in Truckee, representing a diversity of architectural styles. Commercial Row and the Brickelltown District, the primary historic corridor, represent the community's relationship with the railroad and the evolution of its planning, development, and architecture between 1870 and 1930. Commercial Row and the Brickelltown District, along with the C. B. White House and the Veterans Hall, are listed on the National Register of Historic Places. These important resources, along with the entire Downtown, create the town's historic context. To preserve these resources and the historic development patterns of the Downtown, the Town created a local historic preservation district guided by a Historic Preservation Advisory Commission. Donner Memorial State Park, east of Donner Lake, is dedicated to preserving the history of the Overland Emigrant Trail and the Donner Party tragedy, a symbolic chapter in the history of the West's early settlement. The General Plan includes goals and policies to continue to preserve the development patterns and utilitarian designs of the historic Downtown.

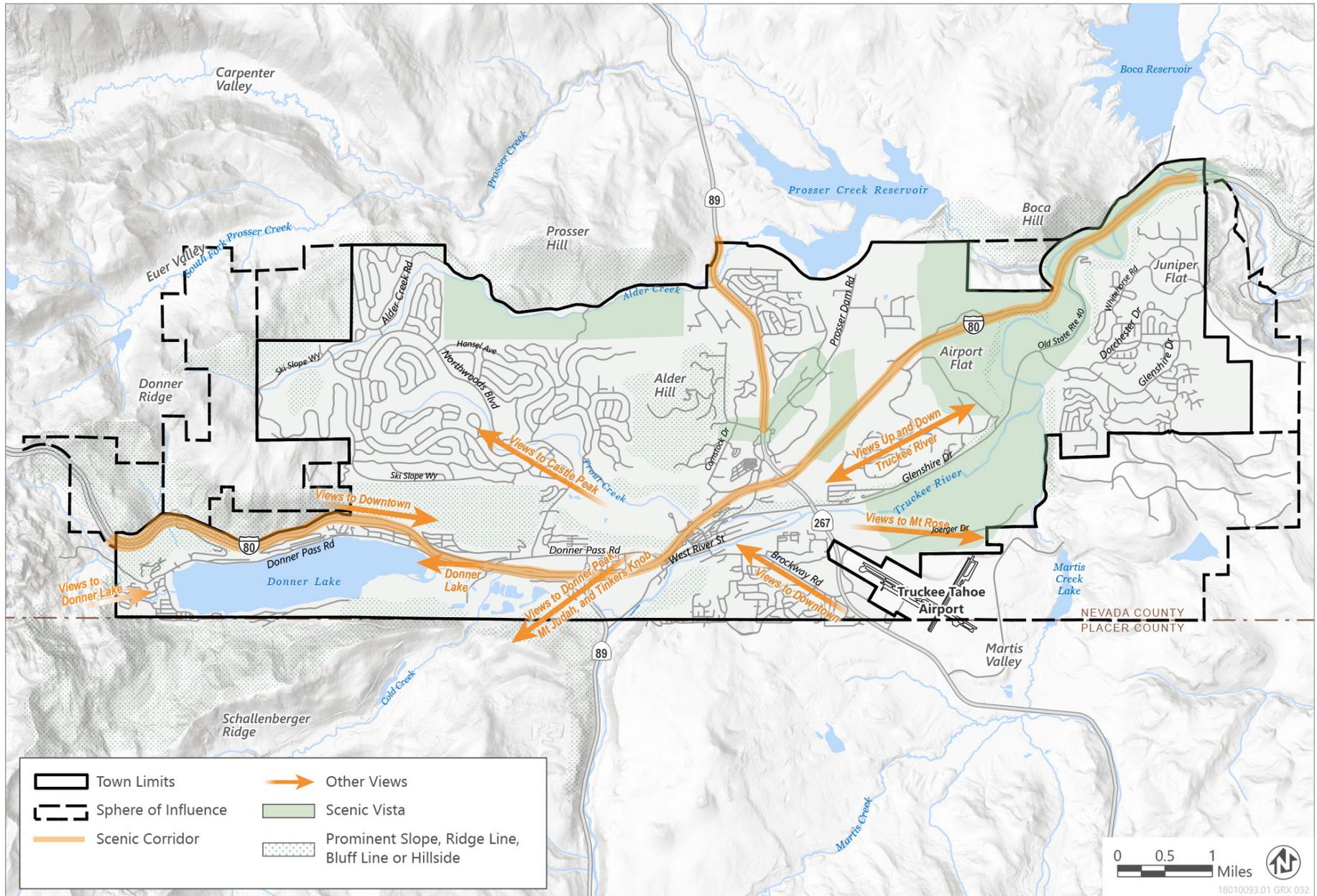


Figure CC-1: Scenic Resources

Archaeological and Paleontological Resources

For thousands of years, the Washoe (Wa She Shu) people lived in the Great Basin and eastern Sierra Nevada. Truckee is in the center of Washoe territory, primarily used by the northern Washoe or Wel mel ti. During the mild season, small groups traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals. Suitable tool stone (such as basalt) was quarried at various locales around Truckee. The Washoe have a tradition of making long treks across the Sierran passes to hunt, trade, and gather acorns. Many Washoe people settled in Truckee along the Truckee River and near Donner and Martis Creeks.

Cultural artifacts tend to be unevenly distributed across the Truckee landscape, generally occurring in concentrations near areas of human activity linked to specific environmental conditions, such as proximity to water, food sources, and productive natural resources. Almost the entire town is considered moderately to extremely sensitive in terms of cultural resources, with areas of moderately sensitive terrain close to water sources. Since many areas of potential sensitivity are located throughout Truckee, this General Plan includes goals, policies, and actions that recommend archival and field study prior to the implementation of projects involving ground disturbance that might impact subsurface resources.

Arts and Culture

The Town recognizes that its local arts scene is an important component of the community. Public art is an opportunity to highlight local creative efforts, bring people together, and reflect the community, history, and people of Truckee. In 2017, in partnership with the Chamber of Commerce and the Truckee Public Commission, Truckee was named as one of 14 California Cultural Districts by the California Arts Council. The Cultural District celebrates the diverse and rich history of California and its local communities while helping to grow and sustain arts and cultural

opportunities, increasing the visibility of local artists and community participation in local arts and culture, and promoting socioeconomic and racial and ethnic diversity. In 2019, the Town adopted a Public Art Master Plan and subsequently appointed the Public Art Commission of Truckee to support and facilitate the incorporation of public art in Truckee and to sustain local arts and cultural activities and programs. This element includes goals and policies to continue support and growth of Truckee arts and cultural programs, including funding policies, requirements for private development, and collaborating with arts advocates, nonprofit organizations, and other governmental agencies.

Community and the Social Environment

The people of Truckee and the network of social relationships that tie them together are an integral part of the community character. The Town recognizes that a strong and healthy community is a critical component in Truckee's long-term sustainability and prosperity. The Town supports the development of robust community services for underrepresented and marginalized groups. Additionally, welcoming ideas from members of all ethnicities and socioeconomic backgrounds, full- and part-time residents, and visitors into policy discussions is necessary to comprehensively understand the needs of the community and strengthen the social fabric of Truckee. Taking meaningful action to enhance diversity, inclusion, and equity in Town policies and actions is a key component that permeates the goals and policies of this element.

The Community Character Element includes a series of goals, policies, and actions that the Town can undertake and support in an effort to bring people together through events and festivals that provide opportunities to interact; by enabling full participation in the decision-making processes undertaken by the Town; and by fostering the support systems that help members of the community in need.

Goal CC-1: Natural Environment

Design the built environment to complement, not dominate, the natural beauty of Truckee by preserving open space and scenic resources, enhancing views and vistas, and protecting the visual quality of hillside areas and scenic corridors.

Policies

CC-1.1

Protection of Visual Resources

Prohibit development on hillside, ridge, and bluff lines, as shown in Figure CC-1, to protect steep slopes from erosion and limit negative visual impacts on the natural landscape, such as buildings, tree removal, disturbance, and glare from glazing and lighting. Concentrate development on the most level and least visible portions of hillside sites.

CC-1.2

Surrounding Natural Context

Ensure that any new development in Truckee's lowland (flatter) areas, including its forested areas and meadowlands, and in the Truckee River Valley, does not reduce water quality or carbon sequestration, while also contributing to the scenic quality and visual harmony between the natural and built environment.

CC-1.3

Scenic Corridor Standards for New Development

Protect and enhance public views within and from Truckee's designated scenic corridors through regulation of the visual appearance and location of development in identified buffer areas along scenic corridors (i.e., Interstate 80 and State Route [SR] 89 North).



Source: Town of Truckee.

Views of the Sierra Nevada.

CC-1.4

Scenic Corridor Improvements

Work with the California Department of Transportation (Caltrans) to improve the visual quality of freeway interchanges and designated scenic corridors in Truckee, including improvements to roadside landscaping and lighting.

CC-1.5**Interstate 80 Screening**

Require preservation of existing vegetation on sites along Interstate 80 and at the Interstate 80/SR 89 North/SR 267 interchange to screen existing and new development visible from Interstate 80. Where necessary, require additional landscaping to screen buildings and other facilities.

CC-1.6**Natural Waterways**

Preserve the scenic qualities of the Truckee River and other natural waterways through setback standards, as identified in the Development Code, and by ensuring that new development respects and enhances the aesthetic qualities and natural environment of these river corridors and waterways.



Source: Truckee Donner Recreation and Park District.

Sunset at Donner Lake from West End Beach.

CC-1.7**Public Corridor Landscaping**

Encourage the planting and maintenance of water-efficient, native landscaping along roadsides and the use of landscaping elements where appropriate along major public thoroughfares.

CC-1.8**Balanced Vegetation Management**

In development projects, balance the duality of tree, including specimen tree, native vegetation and natural landscape preservation, with wildfire risk reduction, including maintenance of defensible space and ladder fuels reduction.

CC-1.9**Protection of Scenic Qualities of Donner Lake**

Protect the scenic qualities of Donner Lake, including views of the lake itself from public ways and Donner Memorial State Park, and views from the lake to the shoreline and the mountain slopes and ridges beyond.

CC-1.10**Donner Lake Development Standards**

Regulate the design character of new development along Donner Pass Road and South Shore Drive in the Donner Lake area to ensure compatibility with the character and scenic quality of the wooded lakeshore, its rustic cabins, and the lake waters.

CC-1.11**Telecommunication Tower Regulations**

Reduce the visual impacts of telecommunication facilities to the extent allowed under state and federal law.

CC-1.12**Development in the Planning Area**

If development is proposed outside of the town limits within the Planning Area, encourage that it be visually compatible and preserves the scenic qualities of lands in Truckee's viewsheds.

Actions

CC-1.A

Development Code Regulations for Scenic Resources

Review and amend the Development Code to establish objective standards to preserve hillside, ridge, and bluff lines and to address telecommunication towers.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

CC-1.B

Scenic Corridor Standards

Evaluate and amend the Development Code as needed to implement the scenic corridor standards. Consider reducing the scenic corridor buffer for Interstate 80 to allow desirable mixed-use projects while maintaining the visual quality of the corridor.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-1.C

Tree Preservation Standards

Review the Development Code for opportunities to strengthen the tree preservation ordinance to protect mature, significant trees, strengthen regulation on unpermitted removal of trees and grading disturbance, and ensure tree succession planting where possible in the project development process and re-forestation of shrublands, while ensuring that regulations are not in direct conflict with wildfire management goals. For projects with substantial tree removal, consider adding off-site re-forestation requirements, should adequate sites be available.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-1.D**Donner Lake District**

Create a Donner Lake overlay zoning district and amend the Development Code to address and preserve the uniqueness and history of the Donner Lake neighborhood.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-1.E**Dock and Pier Standards**

Amend the Development Code to create standards for docks and piers to reduce visual clutter and light pollution, consult with the Truckee Donner Recreation and Parks District to ensure recreational use for the public, and maintain the scenic quality of Donner Lake.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

CC-1.F**Telecommunication Tower Standards**

Update telecommunication facility regulations, including height, locations, design, screening, and colocation requirements, and ensure consistency with state and federal regulations.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term



Source: Truckee Donner Recreation and Park District.

Docks and piers on Donner Lake.

Goal CC-2: Night Sky

Protect views of the night sky as an important natural and scenic resource in Truckee and minimize the effects of light pollution.

Policies

CC-2.1

Night Sky Preservation

Preserve views of the night sky as an important natural and scenic resource in Truckee.



Source: Grant Kaey.

Views of the night sky at Donner Lake.

CC-2.2

Exterior Lighting

Implement outdoor lighting standards to minimize light pollution, glare, and light trespass into adjoining properties.

CC-2.3

Existing Noncompliant Lights

Require the removal, replacement, or retrofit of light fixtures that contribute to light pollution.

CC-2.4

Sign Lighting

Require sign lighting lumens to be the minimum necessary to provide nighttime visibility.

CC-2.5

Commercial Development Lighting

Require a photometric study for large-scale commercial development to ensure the project does not surpass the minimum lumens necessary to provide visibility. Large-scale commercial development is defined as 10,000 square feet of nonresidential use.

Actions

CC-2.A

Lighting Inventory and Compliance Program

Conduct an inventory to identify the most serious instances of light pollution in Truckee. Implement a program to work with relevant public and private property owners to retrofit, remove, or replace polluting fixtures. Coordinate with electricity providers to provide rebates and incentives for lighting retrofits.

| **Responsibility:** Community Development Department

| **Time Frame:** Long term

CC-2.B

Nonresidential Interior Lighting

Require sensors or timers for dimmers and/or light shutoffs for interior lights in nonresidential buildings that are visible from the exterior.

| **Responsibility:** Community Development Department

| **Time Frame:** Long term

CC-2.C

Seasonal Lighting

Explore regulating festoon and holiday lighting for residential and/or non-residential uses as a means to reduce light pollution.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

Goal CC-3: Town Design

Maintain a high standard of design to preserve Truckee's community character.

Policy

CC-3.1

High-Quality Design

Require all new development to incorporate high-quality site design, architecture, and planning to enhance the overall quality of the built environment in Truckee and create a visually interesting and aesthetically pleasing town environment.

CC-3.2

Design Considerations

Ensure that planning and development decisions are oriented toward the maintenance of Truckee's character, reflecting the following considerations:

- ▶ identify specific types of centers, residential neighborhoods, employment districts, corridors, and gateways.
- ▶ respect the quality, character, and context of existing development in different areas of the town to ensure that new development enhances the desired character of each of these areas.
- ▶ discourage new architecture that directly mimics or is derivative of the buildings of the historic Downtown.
- ▶ encourage the creation of new leasable retail spaces Downtown that are less than 5,000 sf to support the small business and walkable development pattern of Downtown.
- ▶ encourage the retrofit or rehabilitation of existing buildings to more closely comply with Town policies, standards, and guidelines for high-quality architecture and design.



Example of pedestrian-oriented design.

CC-3.3

Neighborhood Mixed-Use Center Design

Require new neighborhood mixed-use centers to incorporate site planning and design that reflects walkability and opportunities for indoor and outdoor social interaction, including clustered buildings, parking dispersed in smaller lots, and pedestrian-scale design features.

CC-3.4**Pedestrian-Oriented Design**

Encourage pedestrian-oriented design through the following measures:

- ▶ consideration of the relationship of the built environment to the qualities and context of the landscape and natural environment in which it is situated.
- ▶ building design that is proportionate to the width of the street that it fronts, is oriented to the street, and provides sufficient space for an anticipated increase in pedestrian use.
- ▶ appropriate design and siting of parking facilities to minimize their visual impact and break up their massing.
- ▶ design of facades and building frontages with pedestrian-scale detail and a high level of visual interest along the street frontage, including storefront display windows, articulated massing, and fine-grain architectural detail.
- ▶ walkable residential neighborhoods with elements such as grid or modified grid street layouts, landscaping, sidewalks, vehicle access in the rear, and porches.

CC-3.5**Spaces to Encourage Social Interaction**

Encourage opportunities for social interaction and community activity through the creation of well-designed, accessible public spaces located throughout the town and by encouraging commercial uses that support community interaction, such as cafes and restaurants, performance and arts spaces, and child activity centers.

CC-3.6**Architectural Monotony**

Discourage architectural monotony between individual units in a residential subdivision or development project.



Source: Dickson Realty

Example of building design, landscaping, and signs.

CC-3.7**Building Material Standards**

Require new development projects to incorporate materials, color schemes, and architectural styles that complement the landscape and the rural and mountain environment, while also withstanding the climate challenges of the mountains. The use of rustic and natural materials such as stone and wood, as well as color palettes that reflect the natural environment, should be encouraged.

CC-3.8**Prohibition on Gated Communities**

Prohibit gated communities in Truckee.

CC-3.9**Sign Regulation**

Continue to regulate the size, quantity, location, material, and design of signs and sign lighting to maintain and enhance the visual appearance of the town.

CC-3.10**Elimination of Billboards**

Eliminate existing billboards within the town limits and prohibit new billboards as a form of signage.

CC-3.11**Landscaping in New Developments**

For all new development in Truckee, consider how the integration of trees and native landscaping can contribute to the overall quality of development-specific design and the town's unique character, while also utilizing best methods to reduce impacts on the environment.

CC-3.12**Landscaping in Public Spaces**

Examine and pursue opportunities for planting trees and native landscaping in public spaces to help enhance and preserve the town's unique character, while also utilizing best methods to reduce impacts on the environment.

CC-3.13**Surface Parking Lots**

Prohibit development of surface parking lots that dominate the parcel frontage.

CC-3.14**Property Maintenance**

Encourage residents and property owners to maintain their properties in good condition.



Public realm improvements with trees and landscaping.

CC-3.15**Underground Utilities**

Encourage utility companies to act on opportunities for undergrounding existing aboveground utilities with trenching for other utility maintenance and installation and street improvements.

Actions

CC-3.A

Residential Objective Design Standards

Amend the Development Code to create objective design standards for residential projects that include requirements for clustering, height, upper-story setbacks, articulation, glazing, roof forms, materials, siting, fencing, variety, etc., by 2023.

Responsibility: Community Development Department

Time Frame: Short term

CC-3.B

Nonresidential Design Standards

Amend the Development Code to create objective design standards for nonresidential projects that include requirements for unique Truckee-specific design, siting, fencing requirements, materials, articulation, etc. Revise the definition of and amend the Development Code to prohibit franchise and corporate architecture.

Responsibility: Community Development Department

Time Frame: Short term



Source: AO Architects.

Building design for Frishman Hollow II residential apartments.

CC-3.C

Legal Nonconforming Structures

Amend the Development Code to require new additions and modifications to legal nonconforming structures to comply with current standards.

Responsibility: Community Development Department

Time Frame: Short term

CC-3.D

Flexible Gathering Spaces

Create a process to allow multipurpose and flexible gathering spaces in larger parking areas where temporary programming can be held during off-peak hours. Consider an incentive to allow a reduction in on-site vehicle parking requirements in exchange for additional public outdoor plaza and/or gathering areas.

Responsibility: Community Development Department

Time Frame: Long term

CC-3.E

Sign Inventory

Continue to maintain an inventory of signs to identify illegal signs, legal nonconforming signs, and conforming signs. Develop an amortization schedule and procedures for property owners to bring signs into compliance with the sign ordinance.

Responsibility: Community Development Department

Time Frame: Long term

CC-3.F

Billboard Amortization

Amend the sign ordinance to develop and adopt a program to phase out existing billboards.

Responsibility: Community Development Department

Time Frame: Long term

CC-3.G**Property Maintenance Standards**

Review and amend the Development Code to strengthen the property maintenance enforcement standards to create effective tools to mitigate visual clutter and neighborhood conflict and to ensure community safety.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-3.H**Undergrounding of Utilities**

In conjunction with other roadway or street improvements, study and identify potential funding to prioritize the undergrounding of overhead utility lines in cooperation with the Truckee Donner Public Utility District and other utility providers. High priorities include undergrounding of utility lines in the Donner Lake area, Downtown, and Gateway.

| **Responsibility:** Public Works Department

| **Time Frame:** Ongoing

CC-3.I**Railyard Master Plan and Coldstream Specific Plan**

Prior to expiration of the Development Agreement or during any amendment of the Development Agreement for the Coldstream Specific Plan or Railyard Master Plan, review and update the plans to include objective development and design standards and to further the goals of the General Plan related to encouraging mixed-use developments and a variety of housing types and sizes.

| **Responsibility:** Community Development Department

| **Time Frame:** Ongoing



Source: San Francisco Chronicle.

Undergrounding power lines.

Goal CC-4: Historic and Cultural Resources

Protect and restore historic, tribal cultural, archaeological, and paleontological resources that enrich a sense of history and respect for our environment.

Policies

CC-4.1

Cultural Resource Preservation

Require development that includes ground disturbance be assessed by a qualified professional for potential archaeological, tribal cultural, and paleontological resources or sites and be designed to avoid impacts to these resources to the maximum extent feasible. Where there is evidence of an archaeological, tribal cultural, or paleontological resources in a proposed project area or there is determined to be a high likelihood for the occurrence of such sites, require monitoring by a qualified professional. As related to tribal cultural resources, a “qualified professional” consists of the geographically and culturally affiliated tribe. Tribal cultural resources may include sites designated as archaeological, historical resources, areas of oral history, sacred lands, ecological resources, water ways, heritage trees, and cultural landscapes.

CC-4.2

Historic Resources

As part of the development review process for projects involving modification to existing buildings and structures, require all affected buildings and structures over 45 years of age to be evaluated for historical significance. If a significant historic building or structure is proposed for major alteration or renovation, or to be demolished, the Town shall ensure that a qualified architectural historian thoroughly documents the building and associated landscaping and setting. Documentation shall be to the applicable level (short form, Level 1, Level II, or Level III) of Historic American Building Survey or Historic American Engineering Record documentation. A copy of the record shall be deposited with the Town, Truckee-Donner Historical Society, and the North Central Information Center, at minimum. The record shall be

accompanied by a report containing site-specific history and appropriate contextual information.

CC-4.3

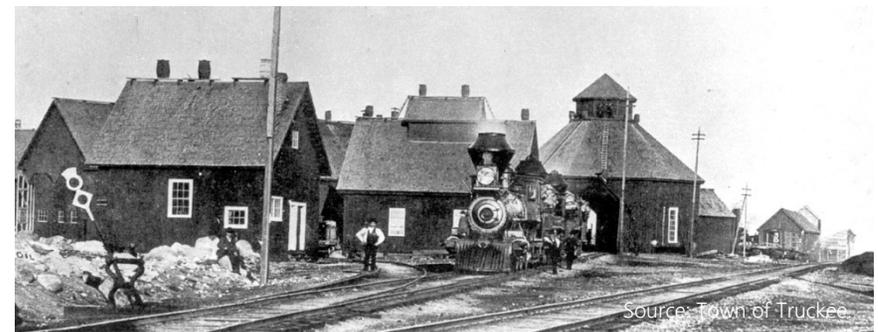
Reuse of Historic Structures

Encourage appropriate adaptive reuse of historic structures for housing, including affordable housing, public recreation, and commercial uses while preserving historic character, in accordance with federal, state, and local guidelines.

CC-4.4

Preservation and Rehabilitation of Historic Buildings

Provide incentives and technical assistance to property owners to apply for federal, state, local, and private grants, loans, and tax credits to preserve and rehabilitate historic buildings.



Truckee roundhouse building in 1875.

CC-4.5**Preservation Strategies**

Encourage and cooperate with the private sector in the implementation of innovative strategies to preserve all of Truckee's identified historic buildings and sites, including Native American and ethnic group sites. Preservation strategies could include by gift, establishment of private conservancies, and easements.

CC-4.6**Public Access to Historic Sites**

Work with the California Department of Parks and Recreation, the Truckee Donner Recreation and Park District, the Truckee Donner Historical Society, the Truckee Donner Land Trust, and other entities to maintain and increase opportunities for public recreation and access to historic sites, including Native American and ethnic group sites. In the case of Native American sites, any increased access should be developed in close consultation with local tribes and due respect accorded to the potential cultural or spiritual significance of these places.

CC-4.7**Preservation of Historic Legacy**

Support all efforts to document and preserve Truckee's rich historic legacy, including its Native American and ethnic history, and to educate residents and visitors about the town's historic buildings and sites.

CC-4.8**Tribal Consultation**

Coordinate with the Washoe Tribe of Nevada and California and other culturally affiliated tribes through Assembly Bill 52 and Senate Bill 18, as applicable, and encourage applicants to contact tribes when preparing development proposals to encourage the preservation of, protection of, monitoring of, and mitigation for impacts to tribal cultural sites.



Source: Town of Truckee.

Historic architecture in Downtown Truckee.

Actions

CC-4.A

Historic Architectural Resources Inventory

Update the historic architectural resources inventory, with particular attention to the Downtown and the Donner Lake area.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-4.B

Historic Design Standards

Develop design standards for residential development in the Historic Preservation Overlay District by 2023. Review and amend the Historic Design Guidelines of the Downtown Truckee Plan to strengthen guidelines and standards for nonresidential projects by 2025.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

CC-4.C

Historic Preservation Program

Continue to implement the Historic Preservation Program that seeks to protect and preserve the historic quality of the Downtown Historic District and other historic structures in town.

| **Responsibility:** Community Development Department

| **Time Frame:** Ongoing

CC-4.D

Education on the Importance of the Truckee River

Collaborate with property owners, the Truckee Donner Historical Society, and local Native American tribes to support opportunities for education and interpretation of the historic use and importance of the Truckee River.

| **Responsibility:** Community Development Department

| **Time Frame:** Ongoing



Source: Town of Truckee.
Old office at Town Corporation Yard.

CC-4.E**Historic Preservation Education**

Create and implement an education program for property owners in the historic district to identify responsibilities, resources, and requirements to ensure preservation of historic resources.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm



Source: Town of Truckee

Tobogganers in Truckee.

CC-4.F**Restoration Incentives**

Investigate programs to incentivize or require identified restoration opportunities of historic resources. Streamline projects that are rehabilitating or restoring historic resources.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

CC-4.G**Mills Act**

Create robust monitoring and enforcement of a Mills Act program.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-4.H**Historic Resource Property Maintenance**

Develop strong enforcement programs for property owners that purposefully neglect a historic resource.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

CC-4.I**Historic Site Tour**

Work with the Truckee Donner Historical Society, Downtown Merchants Association, and Chamber of Commerce to develop and promote a self-guided or docent-led walking tour of historic sites in Truckee, including development of interpretive signage and literature that explains the role and significance of these cultural resources.

| **Responsibility:** Community Development Department

| **Time Frame:** Midterm

Goal CC-5: Public Art

Support and enhance the arts to express Truckee's identity.

Policies

CC-5.1

Public Art

Promote high-quality, innovative, and diverse public art that enhances the community and contributes to the town's unique character. Support creative expression in public spaces through a variety of artistic disciplines, including visual, music and performance. Prioritize projects with a local context and local artists.

CC-5.2

Art on Town-Owned Property

Support and facilitate art exhibits, artistic programming, and performances on Town-owned property.

CC-5.3

Public Art Commission of Truckee

Support the Public Art Commission of Truckee by implementing guidelines for the selection and placement of public art, the development of sustainable funding mechanisms, and the implementation of goals and actions identified within the Public Arts Master Plan.

CC-5.4

Collaboration with Community Partners

Collaboratively support the inclusion of artists, art organizations, non-profits, members of the community and local government agencies to develop ways to promote the arts in the Truckee area.

CC-5.5

Cultural District

Continue to support the Truckee Cultural District partnership in highlighting public art and promotion of Truckee and cultural assets.

CC-5.6

Art in Development Projects

Encourage the inclusion of public art, publicly accessible display spaces, and/or cultural facilities as part of new development projects and with land use applications for major modifications to existing non-residential and multi-family projects.



Source: Tahoe Getaways.

Murals reflect Truckee's unique character.

Actions

CC-5.A

Truckee Public Art Master Plan

Implement the goals and policies of the Truckee Public Art Master Plan, including support for the Public Art Commission of Truckee. Review and revise the Public Art Master Plan every 10 years.

| **Responsibility:** Public Works Department

| **Time Frame:** Midterm

CC-5.B

Dedicated Funding

Explore dedicated funding sources and guidelines for public art such as a budget line item, a percentage of Capital Improvement Project (CIP) budgets, or other General Fund options.

| **Responsibility:** Public Works Department

| **Time Frame:** Ongoing

CC-5.C

External Funding Sources

Collaborate with the Truckee Cultural District, local arts organizations, community partners and special districts, to explore new external funding sources such as donations, grants, public-private partnerships, etc.

| **Responsibility:** Assistant to the Town Manager

| **Time Frame:** Ongoing

CC-5.D

Art Education

Through participation in the Truckee Cultural District, continue to partner with art education organizations, and community partners to support and promote art education for all ages in the classroom and beyond.

| **Responsibility:** Assistant to the Town Manager

| **Time Frame:** Ongoing

CC-5.E

Public Art Incentives

Update the Development Code floor area ratio (FAR) incentives for mixed-use projects and planned development mandatory project features to better incentivize public art and cultural facilities. Incentivize artist-informed designs of public spaces, architecture and functional art, art with a local context, and art from local artists. Engage with key stakeholders (e.g., building community, development community, arts community) in establishing appropriate incentives.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

CC-5.F

Land Use Entitlement Public Art Review

Amend the Development Code to create a process for reviewing and approving public art as part of a development project or as a part of an existing development.

| **Responsibility:** Community Development Department

| **Time Frame:** Short term

Goal CC-6: Community Support

Foster community health, inclusivity, and engagement.

Policies

CC-6.1

Compassionate Leadership

Be a vocal leader in efforts that facilitate a culture of inclusion, compassion, acceptance, and unity in the entire Truckee community.

CC-6.2

Inclusive Public Participation

Proactively involve all members of the community in the public decision-making process through concerted outreach efforts that target a variety of groups, including those for whom English is not a first language.



Source: Town of Truckee.

Community ribbon cutting event for the Legacy Trail.

CC-6.3

Creative Communication

Implement new technology and creative approaches to communication to reach a broader segment of the community.

CC-6.4

Community Events

Encourage and support community-wide and cultural events, including performing arts, that bring Truckee's population together.

CC-6.5

Support Services

Support the work of community institutions, government agencies, nonprofits, and the Tahoe Forest Health System to enhance desired community services, including a library, parks and recreational amenities, childcare services, health clinics, and wellness gardens.

CC-6.6

Services for Underserved Populations

Collaborate with partner agencies and nonprofit organizations to provide mental health and homeless services and programs, including access to resources and emergency housing options.

CC-6.7

Support for Seniors

Support community groups that seek to create senior housing and senior services in Truckee.

Actions

CC-6.A

Public Outreach

Review the Town's policies and programs related to diversity, equity, and inclusion. Create policies for equitable public outreach, including targeted outreach to underrepresented community groups, ensuring the availability of bilingual materials and interpreters for all community meetings, and conducting meetings in accessible locations.

Responsibility: Community Development Department, Assistant to the Town Manager

Time Frame: Short term

CC-6.B

Year-Round Events

Collaborate with local business owners, the Chamber of Commerce, and the Truckee Downtown Merchants Association to program year-round activities in plazas and gathering spaces that are accessible to all.

Responsibility: Community Development Department

Time Frame: Ongoing

CC-6.C

User-Friendly Development Code

Consider amendments to the Development Code or develop a user-friendly informational document to make the code more understandable, simpler and accessible to the broader community.

Responsibility: Community Development Department

Time Frame: Midterm

CC-6.D

Local Services List

Collaborate with community partners to create a current list of local social and community services.

Responsibility: Assistant to the Town Manager, Community Development Department

Time Frame: Midterm

CC-6.E

Modern Library Support

Continue to collaborate with Nevada County and local partners, such as Friends of the Library, to support the development of a modern library for Truckee.

Responsibility: Assistant to the Town Manager, Community Development Department

Time Frame: Ongoing

CC-6.F

Monitor Vacancy Rates

Monitor the ratio of full-time to part-time residents on a regular basis in relation to protection of town character, providing workforce housing opportunities, and providing enough land to accommodate jobs year-around. Use the monitoring findings to inform policy decisions that balance these interests.

Responsibility: Assistant to the Town Manager, Community Development Department

Time Frame: Ongoing

CC-6.G

Environmental Justice Program

Conduct an analysis of Truckee's under-served communities that may not be identified as disadvantaged by California EPA, following the California Office of Planning & Research guidance on using community-specific data to identify under-served communities. As identified, develop appropriate environmental justice programs and/or an Environmental Justice Element per SB 1000.

Responsibility: Diversity, Equity and Inclusion Program Manager

Time Frame: Short term

Goal CC-7: A Vibrant Downtown

Maintain Downtown as the preeminent town center, with a vibrant mix of uses, rich legacy of historic buildings, and eclectic architectural character.

Policies

CC-7.1

Respect for Historic Development and Patterns

Preserve Downtown's rich legacy of historic buildings and sites by ensuring that new development respects the character and context of those resources.

CC-7.2

Preserve Historic Character of Downtown Truckee

Continue efforts to preserve the unique historic character of Downtown Truckee, including programs to encourage the preservation of historic resources and to facilitate adaptive reuse of historic buildings.

CC-7.3

Community Focal Point

Enhance Downtown as a community focal point by creating a diverse array of opportunities for shopping, services, community events, entertainment, and recreation.



The Land Use Element and the Economic Development Element include additional policies and actions addressing the Downtown.

CC-7.4

Public Buildings in the Downtown

Encourage the location and retention of public buildings and civic and community-serving uses in the Downtown that offer opportunities for community interaction. These might be public uses like parks or a town square, or privately operated uses such as children's arcades, play areas

incorporated into retail stores or restaurants, mini-golf courses, and commercial uses like coffeehouses and restaurants.



Truckee Thursdays event in Downtown.

Source: Town of Truckee.

CC-7.5

Local-Oriented Services

Encourage the establishment of service uses in the Downtown to maintain a variety of businesses serving full-time and part-time residents as well as visitors.

CC-7.6**Linked Gathering Spaces**

Provide open spaces and gathering areas in the Downtown to encourage public activities. Provide an integrated pedestrian and bicycle network that links these open spaces and other destination points in the Downtown, such as Commercial Row, Jibboom Street, Brickelltown, West River Street, and the Railyard.

CC-7.7**West River Street Link to Commercial Row**

Create visual and pedestrian links between the Downtown core and the east end of West River Street.

CC-7.8**Riverfront Revitalization**

Ensure that new riverfront development and adaptive reuse of historic structures along West River Street are consistent with the historic character of the area and protect the scenic and environmental quality of the Truckee River.



Source: Town of Truckee.

Benches along Downtown Truckee street frontage.

Actions

CC-7.A**Hilltop Master Plan**

Work with property owners to implement the Hilltop Master Plan and, if needed, consider amending the plan to promote development consistent with community priorities and needs.

Responsibility: Community Development Department

Time Frame: Midterm

Goal CC-8: Gateway District

Continue improving the built environment of the Gateway District so it functions as a walkable, safe, and connected area.

Policies

CC-8.1

Gateway District Redevelopment

Encourage the redevelopment and visual appearance of the Gateway District as a cultural corridor that connects Truckee neighborhoods and destinations and invites pedestrian activity through the provision of art, design, wayfinding, public and semi-public gathering places, and opportunities for interaction.

CC-8.2

Opportunities for Community Interaction

Encourage new mixed-use development in the Gateway District that provides opportunities for community interaction, such as coffeehouses, restaurants, and places for children and families.



Commercial development in the Gateway District.

CC-8.3

Gateway Character

Create a neighborhood character specific to the Gateway District that is distinct from the Downtown through design standards, signage, and site improvements.

CC-8.4

Agency Collaboration

Collaborate with the Tahoe Truckee Unified School District, the Truckee Donner Recreation and Park District, and other agencies or special districts in the Gateway District to foster recreation, educational, and civic opportunities along the corridor, such as art spaces, museums, or recreational amenities.

CC-8.5

Innovative Building Types

Encourage new building formats and styles that support local businesses and promote economic development, including larger, more open internal formats that can be reprogrammed for a variety of users.

CC-8.6

Protection of Views

Minimize the impact of new development and improvements on the view of significant natural features on both sides of Donner Pass Road.

CC-8.7

Park-Once Environment

Encourage all existing and new mixed-use developments to create a "park-once environment" with a variety of uses within walking distance.

CC-8.8**Pedestrian and Bicycle Infrastructure**

Reference Innovate Gateway when considering modifications to pedestrian and bicycle infrastructure in the Gateway District.



Donner Pass Road pedestrian improvements.

Actions

CC-8.A**Innovate Gateway Strategy**

Amend the Development Code to incorporate select strategies from Innovate Gateway and incentivize redevelopment of key sites in the Gateway District to include a mix of uses, pedestrian-oriented design, and public gathering spaces.

Responsibility: Community Development Department

Time Frame: Short term

CC-8.B**Gateway Feature**

Explore placement of a central Gateway feature at major entrances on both ends of Donner Pass Road and at the entry from State Route 89 South.

Responsibility: Community Development Department, Public Works Department

Time Frame: Short term

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