

3 COMMUNITY CHARACTER ELEMENT

The Community Character Element of the General Plan is best defined as the element that preserves and builds upon 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. The image of a community is not static – it can and will change as a community grows and matures. Truckee today is in a state of evolution from a series of rural recreational neighborhoods, commercial centers and industrial areas loosely grouped around an historic center, to a community of vibrant mixed-use centers, a thriving Downtown, and connected neighborhoods each with their own unique qualities.

This Community Character Element will influence the future physical form of the community by guiding the desired 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. It also expresses a vision 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.

In many ways the Vision for Truckee is at its heart a statement about community character, defining the things that make Truckee the place that it is, and the community it wants to be in the future. Preserving the Town’s historic and scenic assets, safeguarding open space and the natural environment, providing physical and social connections within the town, and facilitating a strong and diverse economy, are all components of the Vision Statement and aspects of community character with which this Element is concerned. While many of these topics are also addressed elsewhere in the General Plan, the Community Character Element takes a somewhat different approach by looking at each topic through a place-based framework that focuses on the building blocks of the community: neighborhoods, centers, districts, corridors, and gateways.

While it is principally this Element that addresses issues of community character, several other General Plan Elements, notably the Land Use, Circulation, Conservation and Open Space, and Economic Development Elements, are also concerned with some of the important aspects that contribute to Truckee’s unique sense of place.

The Community Character Element is an optional element that is not required by State law for inclusion in a General Plan. However, Truckee has chosen to include a Community Character Element in the General Plan in recognition of the importance of preserving Truckee’s small, mountain town 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. The Element also 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: landscape, open space and scenic resources; town design; historic and cultural resources; social issues and community building; and arts and culture. Background conditions for each of these aspects is first described, followed by a series of goals, policies and actions, included in Section E, that are relevant to these various topics at hand. Guiding Principles for the entire Element are provided on the facing page.

A. Landscape, Natural Environment and Scenic Resources

Truckee’s unique natural environment defines many of the most important aspects of the town’s community character. The mountain landscape dominates the built environment in Truckee. Scenic views of surrounding mountain peaks and ridgelines, and sweeping vistas of the forested hillsides, meadows, and the river valley in which the town lies, provide an environment of uncommon beauty and a powerful connection to the natural world for Truckee’s residents.

The natural environment is also, in many respects, Truckee’s “reason for being.” First as a historic town center that evolved as a naturally-defined stopping point along trans-Sierra transportation routes, and later in the

Community Character Element Guiding Principles

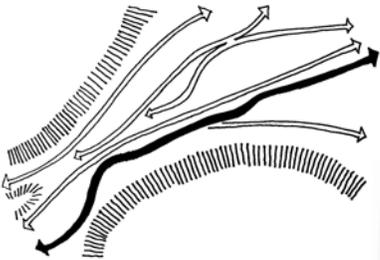
- ❖ Maintain Truckee’s unique qualities and sense of place to preserve the town’s established historic and scenic mountain town character.
- ❖ Conserve and protect the natural beauty, scenic landscapes and open space resources of the Town, including the Truckee river, Donner Lake, ridges and hillsides, scenic corridors and vistas, and views of the night sky.
- ❖ Emphasize and enhance the visual and physical connection between the town’s natural environment and the community’s quality of life.
- ❖ Promote the highest possible standards of town design, planning and architecture in Truckee.
- ❖ Strengthen Truckee’s town centers as vibrant, mixed use hubs of community life.
- ❖ Create a diverse, complementary hierarchy of mixed use and neighborhood centers to strengthen Truckee’s economic base and provide focal points for the town and its neighborhoods.
- ❖ Improve and strengthen connections between the town’s neighborhoods and centers.
- ❖ Reinforce the unique qualities of Truckee’s neighborhoods.
- ❖ Enhance Truckee’s important corridors and community gateways.
- ❖ Protect Truckee’s historic and cultural resources.
- ❖ Build a strong community in Truckee.
- ❖ Support the arts in Truckee and encourage the development of cultural amenities.

communities and neighborhoods that grew from the desire to live amidst the town's spectacular mountain environment, the landscape continues to define Truckee's identity and its economic fortunes.

Natural Setting and Landscape

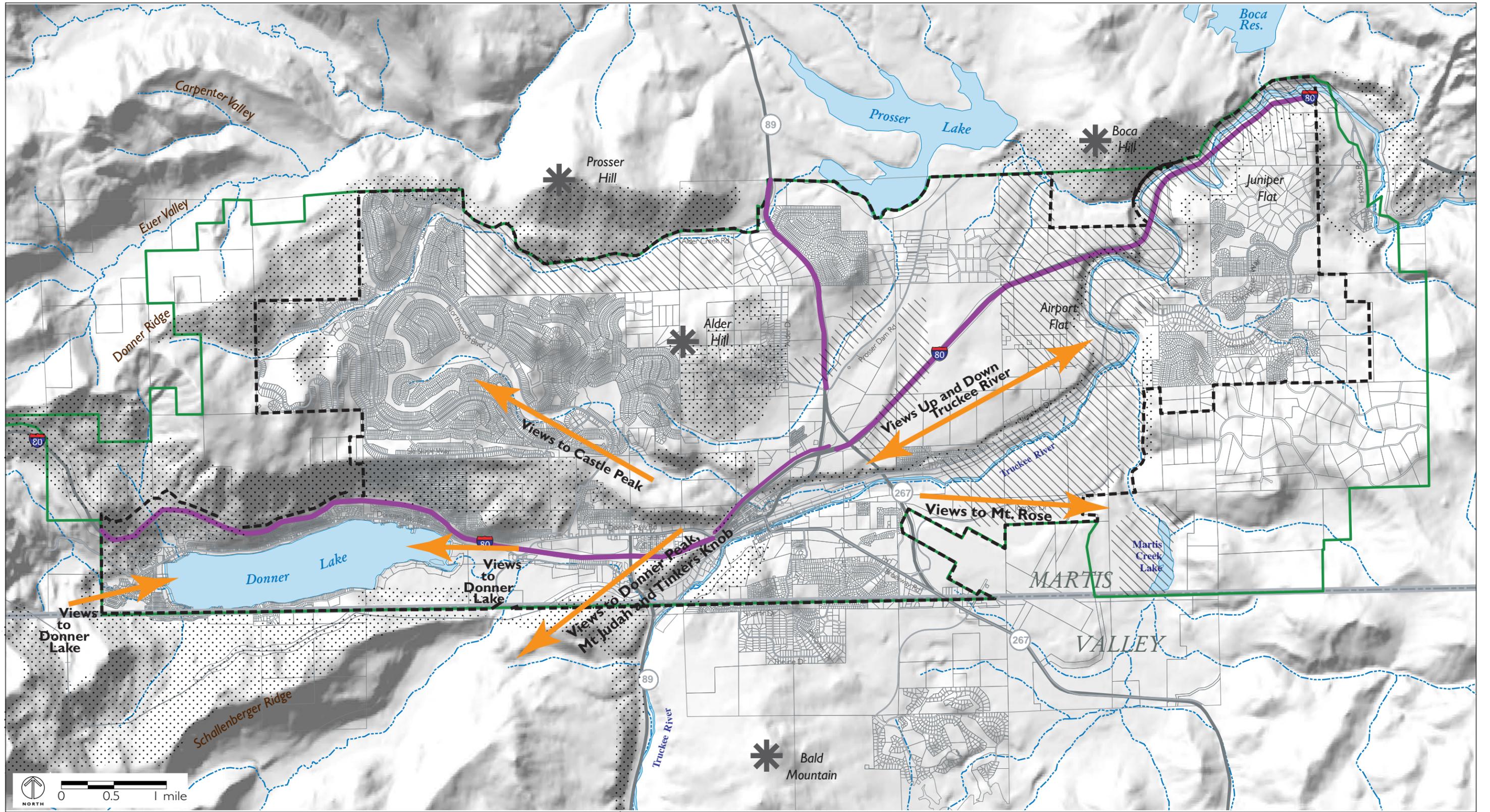
Truckee's landscape can be conceptualized as a series of distinct terrain areas, defined both by topography and vegetation. They include the high mountain peaks and ridges of the Sierra Nevada and Carson Range that lie outside the Town limits but are visible from many places within Truckee; the forested uplands lying within and bordering the Town; meadowlands; and the valleys of the Truckee River and Martis Creek watersheds. Truckee's topography and landscape are illustrated in Figure CC-1.

The mountains surrounding Truckee are a dominant landscape element in both scale and mass, dwarfing the town's built environment. Distinct ridge-lines create a sharp contrast with the sky, draw the eye and reinforce the sense of the town nestled in the Truckee River Basin, a refuge from the high, rugged mountain environment. The region's mountains and ridgelines are high in scenic quality and visual interest, thickly forested at lower elevations and rocky and often snow-capped at their peaks.



Natural features and topography define east-west patterns of movement in Truckee.

Forested upland areas within the Town limits provide definition to the town's form, and a transition to the more gentle landscapes of the Truckee River Valley and meadowland areas. Forested uplands are primarily concentrated in the north and west portions of the town, and include Alder Hill and upland areas south of Prosser Lake, Tahoe Donner's uplands, the steep slopes north of the Interstate 80 (I-80) corridor, and, on a more modest scale, McIver Hill and Hilltop in the Downtown area. More moderate terrain extends through Truckee to the east and southeast, with a landscape best described as open meadows or treed lowlands, consisting of rolling terrain, scattered trees and denser stands, and a generally more expansive visual character.



-  Truckee Town Limits
-  Proposed Sphere of Influence
-  County Boundary
-  Interstate or Highway
-  Railroad
-  Scenic Corridor*
-  Scenic Vista
-  Prominent Slope, Ridge Line, Bluff Line or Hillside
-  Creek or Drainage
-  Other Views

* I-80 Scenic Corridor applies to north side of highway only in the Downtown area.

FIGURE CC-1

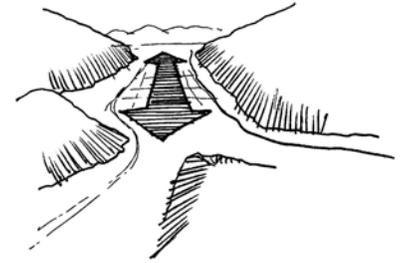
SCENIC RESOURCES

The orientation and alignment of the Truckee River valley defines a natural corridor that provides a unifying visual and physical element of the town landscape along its axis. It delimits the linear form of the historic downtown and the alignment of the railroad and the interstate as they pass through Truckee, as well as the steep escarpment that lies along the River's edge for much of its eastern reaches within Truckee.

Truckee's other riparian corridors are also important landscape components within Truckee. Waterways such as Donner Creek, Trout Creek, and Alder Creek thread their way throughout the Town, providing naturally defined corridors of open space and riparian habitat. Donner Lake provides one of the most distinctive elements of the town's natural landscape, with its open waters flanked on three sides by steep, forested mountain ridges.

Open Space

Open space is an integral component of Truckee's landscape and its community character. For the Truckee community, open space provides a critical visual, physical and spiritual connection to the natural environment. Open



The alignment of the Truckee River Valley allows views from Gateway and Downtown areas all the way to Mount Rose and the Carson Range.



The Truckee River is a dominant feature in the Town's landscape

spaces allow the town's stunning mountain scenery to be experienced both through scenic vistas as well as through outdoor recreation opportunities of all sorts. Open space also provides habitat for a rich diversity of plant and animal species, and is a critical aspect of the local and regional economy.

Issues of open space preservation in the Town of Truckee are addressed in the Conservation and Open Space Element, which defines, describes and maps a variety of types of open space in Truckee, and presents a wide-ranging series of goals, policies and actions to preserve, enhance, and connect the town's important open space areas.

Scenic Resources

Figure CC-1 illustrates significant scenic resources in Truckee, including scenic vistas and open space areas, prominent slope exposures, ridge and bluff lines, and designated scenic corridors. Each of these are defining features of the town, and a valued community assets, contributing strongly to Truckee's sense of place and its community character.

While the General Plan seeks to preserve the town's visual resources, it also recognizes that Truckee's scenic landscapes will not remain static. All development with the potential to affect scenic resources must be reviewed in the context of current conditions, and in light of the particular qualities of scenic resources as they evolve over time.

Scenic Views and Vistas

Truckee has exceptionally varied topography, ranging from a low elevation of approximately 5,540 feet near Boca to an elevation of near 7,500 feet in Tahoe Donner. The valley, hillsides and ridgelines that comprise the town's diverse landscape provide a rich array of scenic resources, and afford numerous vantage points from which scenic vistas can be gained.

Views of peaks and high mountain ridges can be experienced from numerous locations within the Town, but most obviously, when looking to the east from central Truckee, and to the east and southeast from upland neighbor-

hoods like Tahoe Donner. Some of Truckee's most sweeping open space vistas occur from north of the Truckee River looking south towards the Martis Valley. Roadways connecting into Downtown Truckee provide a different sort of scenic vista, that of the townscape of the historic center within the natural setting of the river valley and the forested hills that flank it. The new Highway 267 bridge has introduced a new, human-made landscape element to views of Truckee and provides a previously unavailable perspective on the Town to drivers crossing the bridge, 90 feet above the valley floor.

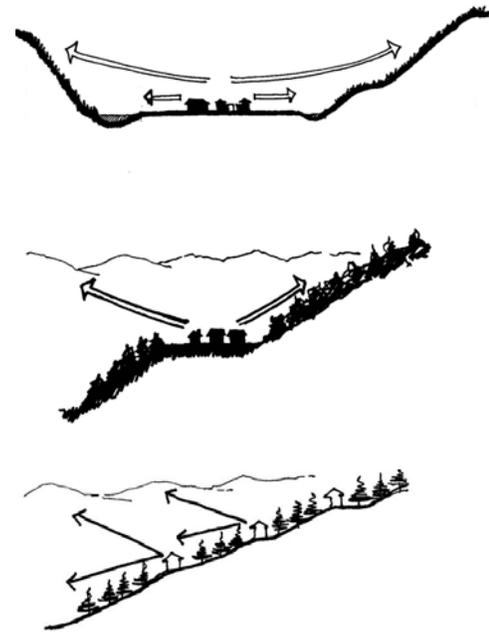
Donner Lake, its shoreline, and views across Donner Lake's open waters to forested Schallenberger Ridge to the south; Donner Ridge to the north; and the Sierra crest to the west, constitute an additional key scenic resource for the Town, as do views and landscapes associated with the Truckee River and the numerous creeks and drainages that flow through the town.

Scenic Corridors

This General Plan identifies two designated scenic corridors in Truckee, one that encompasses the length of Interstate 80 where it passes through the Town limits, and the other a portion of Highway 89 North. The scenic corridor designation recognizes the high scenic value of the landscape along these thoroughfares, and the need to actively protect the corridors from the encroachment of visually incompatible development and advertising signage that could impair the scenic quality within the roadway's viewshed. Scenic corridors in Truckee are mapped in Figure CC-1.

The alignment of Interstate 80 and its elevation above the Truckee River valley means that it affords numerous viewpoints to the south and southeast across the valley and beyond. The Interstate hugs the northern edge of the Downtown through central Truckee, providing important views of the town to the many millions of motorists that travel the highway annually.

Highway 89 North, north of Prosser Dam Road, is a designated scenic corridor in recognition of the need to protect the scenic, rural quality and character of the highway corridor. Preservation of the highway viewshed is particu-



Truckee's varied topography affords a variety of different scenic vantage points throughout the Town.

larly critical in light of development allowed under the General Plan, including the Gray's Crossing Planned Community, which flanks the roadway along much of its length within the town, and in the Prosser neighborhoods just south of the Town limit line.

Glare is the uncomfortable brightness of a light source when viewed against a dark background.

Light trespass is the spilling of light from beyond the property where the light is located.

Sky glow refers to conditions where excess and poorly designed lighting obscures views of the night sky.

Light Pollution

Light pollution refers to all forms of unwanted light in the night sky around and above us, including glare, light trespass, sky glow and over-lighting. Views of the night sky are an important part of the natural environment, particularly for a mountain community like Truckee. Excessive light and glare can also be visually disruptive to humans and nocturnal animal species, and often reflects an unnecessarily high level of energy consumption. Light pollution has the potential to become an issue of increasing concern as new development contributes additional outdoor lighting installed for safety and other reasons. Truckee is threatened not only by light pollution from development within the town's own borders, but also suffers from sky glow associated with the intensive and sprawling development of the Reno/Sparks metropolitan area.

B. 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, and the physical form of the town.

Understanding community character in Truckee comes, to some extent, through an understanding of the composite parts of Truckee's built environment, the "building blocks" of centers, neighborhoods, districts, corridors and gateways that, in addition to the open spaces described previously, comprise the fabric of the town. To provide a framework for discussing issues of community character as it relates to the form of the built environment, this

Element looks at Truckee in terms of a series of discrete places and community areas, categorized by type. These types include:

- ◆ **Centers**, the commercial and mixed use areas of the Town that serve as the focus for community life and commercial activity.
- ◆ **Residential Neighborhoods**, which constitute the majority of Truckee’s developed areas.
- ◆ **Employment Districts**, which include the relatively few places in Truckee where job-generating uses dominate.
- ◆ **Corridors and Gateways**, the linear features of the town that provide both connectivity and identity to the community at its entry points.

Truckee’s centers, residential neighborhoods and employment districts are mapped in Figure CC-2, and corridors and gateways are mapped in Figure CC-3.

Goals, policies and actions for each community area are included in Section E, below. They describe the critical land use, transportation and town design direction that can achieve the desired outcomes expressed in the Vision for Truckee: retention of Truckee’s unique mountain community feel, its quality environment and community livability, and a vibrant and sustainable local economy.

Building community character in Truckee entails strengthening both the Town’s centers and each of its neighborhoods; preserving open space and rural character where it is important to do so; defining an edge or interface between the Town and the mountain environment beyond; and, importantly, enhancing connections and connectivity within and between the various parts of the community.

Centers

Centers are the focal points of the community, and are locations that provide points of convergence and social interaction. A center acts as a nucleus

within a community area, a node of social or commercial activity that contributes to a sense of a cohesive and distinct place.

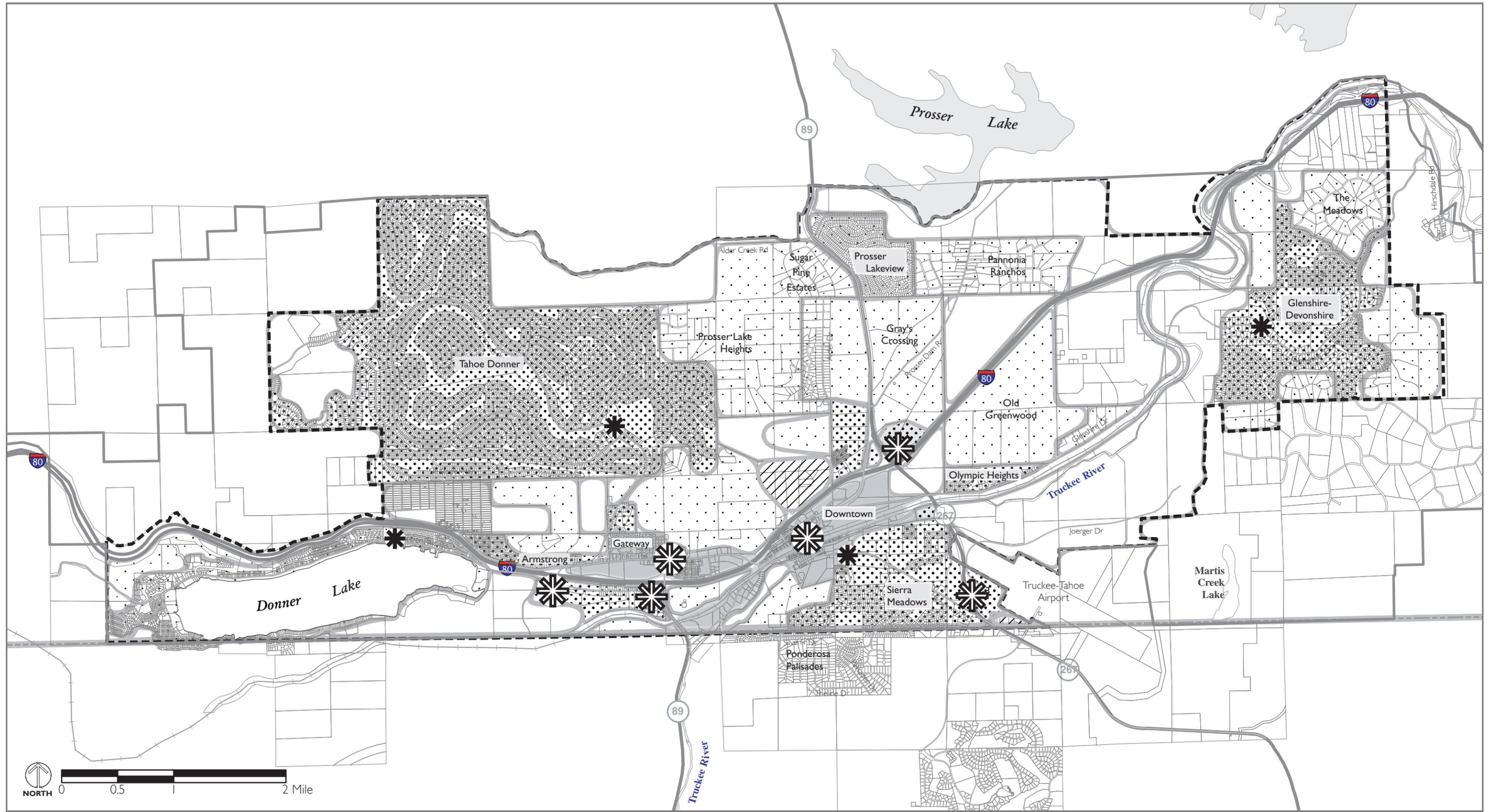
Truckee's existing and future centers, which are mapped in Figure CC-2, include centers of a variety of sizes and types, ranging from the largest, the Town center, comprising Downtown and the Gateway Area, to the smallest, which are neighborhood nodes or focal points centered on basic community amenities. The discussion addresses not only the centers that are in place today, but also new centers and nodes that could further enhance neighborhood and community character.

Downtown

Truckee's Downtown is the historic and commercial heart of the community. With a linear form defined by the Truckee River and the Railroad, the Downtown, whose boundaries are depicted in the Land Use Map in the Land Use Element, is bounded roughly by West River Street and the railroad to the south, Interstate 80 to the north, the Railyard to the east and Highway 89 South to the west.

The Downtown core contains a mix of commercial and residential uses, many of which are housed in a series of well-preserved historic buildings, and some civic uses located prominently throughout the area. Visitors and residents continue to be attracted to Downtown for many reasons: window-shopping, one-of-a-kind restaurants and stores, the architecture, historic character, and most importantly, the people. The small-scale, narrow streets and modified grid pattern of the Downtown, featuring a diversity of architecture and streetscape features, combine to create an inviting, well-connected pedestrian environment.

A key element within the Downtown, and perhaps the place most closely identified with the town center, is Commercial Row, the single-sided stretch of Donner Pass Road facing the railway station. With a compact assembly of historic storefront buildings built to the edge of the public right-of-way, wide



Neighborhoods:

- Rural Residential
- Town Residential
- Town Center

Centers

- Neighborhood Center
- Commercial/Mixed Use Center

Districts

- Employment District

FIGURE CC-2

NEIGHBORHOODS, CENTERS AND DISTRICTS

sidewalks, covered walkways, and southern exposure, the street offers visual interest and vitality, and is a well-defined center of community activity. The Truckee River, which passes through the Downtown, is a dominant physical feature of the area. Despite its centrality to the character and identity of the Downtown, the river is separated from Commercial Row by the railroad tracks. Development along West River Street and Riverside Drive limits access to the river and detracts from the natural character of this important environmental asset within the Downtown.

West River Street is addressed further in the “Corridors” discussion below.

The Downtown Specific Plan, adopted in 1997, identifies a wide-ranging series of goals and policies for the Downtown. These include redevelopment of several key sites within the Downtown, most notably the redevelopment of the Railyard site at the east end of the town center as a new mixed use district, and revitalization and improvements along the West River Street corridor.

Gateway Area Town Center

The Gateway Area is a strip commercial corridor, along with some small residential areas, strung out along the length of Donner Pass Road between



Downtown Truckee's commercial row invites pedestrian activity Photo: Darin Dinsmore

the Cold Stream Road/Interstate 80 interchange and the Central Truckee Interstate 80 interchange. Businesses in the Gateway Area primarily cater to the daily shopping needs of Truckee's local residents, and include a large grocery and drug-store complex, hardware store, and a variety of smaller businesses in a number of strip mall developments. The local-serving orientation of the corridor is reinforced by the location of many community-serving uses and public facilities, including the high school, one of Truckee's elementary schools, the Tahoe Forest Hospital, Truckee Donner PUD, fire station, and the Department of Motor Vehicles.

The character of development in the Gateway Area today stands in contrast to that of the Downtown. Commercial development along Donner Pass Road in the Gateway Area evolved through the 1970s and 1980s into a near-continuous strip of mostly auto-oriented development. The character of the development along this critical entry to Truckee from the west is, for the most part, indistinguishable from similar commercial strips found along the major arterials of many other U.S. towns and cities. Driving into Truckee through the Gateway Area, there is little sense of having arrived at someplace special or unique, and little that speaks to a sense of the town's essential character or qualities.

Most of the Gateway Area's retail developments are set back from the roadway, fronted by large parking areas, and were developed as standalone commercial developments with little attention paid either to the pedestrian environment, or to providing connections to each other. Although the numerous shopping opportunities in the Gateway Area are within a half-mile walking radius of several residential areas, and there are sidewalks and transit access along Donner Pass Road, few people walk between the shopping centers. Pedestrian crossing of Donner Pass Road and other arterials is difficult due to the width of the roadway, infrequent crosswalks and heavy traffic.

The Gateway Area today presents a tremendous opportunity for improvement and enhancement of its town-oriented character. The area possesses many assets: a central Truckee location and proximity to Downtown; a thriving

ing base of local-serving businesses, public, and civic uses; nearby residential neighborhoods; and connectedness via road and transit. Careful planning and development decisions can build upon these assets and redirect the character of this auto-oriented corridor into a cohesive town center for Truckee and a place that reinforces a positive image of the community.

Other Mixed Use Centers

Mixed use centers are defined as areas that include a mixture of residential, retail and office development. In terms of town design, mixed use centers have come to be recognized as one of the key components of traditional development that makes it vibrant and successful. They not only provide a human presence and support for commercial areas and businesses, but also provide opportunities for people to live in proximity to where they work and shop, reducing dependence on the automobile.

At present, the Downtown and Gateway Area are the only two mixed use centers in Truckee, containing a broad range of commercial and residential uses within them. However, this General Plan recognizes the importance and value of developing new mixed use centers in Truckee. As described in the Land Use Element, three new mixed use centers will be developed in Truckee, in Planned Community 1 (PC-1), Planned Community 3 (PC-3), and as part of the Gray's Crossing Planned Development. PC-1 will likely include a mixture of residential, commercial (retail and office) and lodging uses, and PC-3 will provide both a major new grocery store and new light industrial space for Truckee, as well as clustered apartments and employee housing. Gray's Crossing is to include a mixed use "Village Center" that will provide attached dwelling units as well as retail and office space.

Truckee's other existing major commercial center, which is focused around the Crossroads Plaza and includes the nearby commercial uses at the east end of Deerfield Drive and along Highway 89 South, currently provides a combination of local shopping and services, as well as some highway-oriented commercial development such as fast food restaurants, a gas station and a motel. Currently, residential development around this center is relatively limited.

Even though the Crossroads Plaza is the closest grocery shopping area for people living at the west end of West River Street, including the Donner Creek Mobile Home Park, pedestrian access along Highway 89 South to the shopping center is impeded by the dangerously narrow Mousehole railroad undercrossing. This shopping center could become a mixed use center in the future, and goals, policies and actions in this Element support that change.

Neighborhood Centers

Neighborhood centers are small local-serving centers, typically providing between 4,000 to 6,000 square feet of commercial space, although are sometimes larger when they also serve a broader customer base from drive-by trade. Uses primarily consist of a mix of convenience-oriented retail, small-business offices and residential uses. Typically located at a key intersection or along a major roadway within a residential area, neighborhood centers provide close and convenient access to the goods and services needed on a daily basis by local residents.

There are four primary neighborhood centers in Truckee:

- ◆ **Donner Pines Center**, a 4,200-square foot commercial center located at the intersection of Donner Pass Road and Moraine Road.
- ◆ **Glenshire Neighborhood Center**, a 4,200-square foot neighborhood center housed in three clustered buildings at the intersection of Glenshire Drive and Dorchester Drive.
- ◆ **Northwoods Town Center**. This 6,500-square foot center is located along Northwood Boulevard in Tahoe Donner, and primarily serves Tahoe Donner residents, as well as visitors to the Tahoe Donner golf course and ski area.
- ◆ **Martis Village Center**. The 18,000-square foot Martis Village center is located along Brockway Road at the intersection of Palisades Drive. Its strategic location along this busy corridor means that it serves as both a neighborhood center for the residential neighborhoods south of the Downtown, and also captures substantial trade from drive-by traffic on Brockway Road.

While densities in some neighborhoods may not provide a sufficient customer base to support a commercial center, all neighborhoods would benefit from the addition or strengthening of a center or focal point. Such a focal point could encompass a variety of amenities, from a small neighborhood park, to elements as simple as a newspaper stand or community bulletin board, combined with some strategically located benches and a water fountain. A small node like this would be appropriate for many neighborhoods in Truckee, providing a place to stop and rest on a neighborhood stroll or dog walk, and an opportunity for social interaction among neighbors.

This Community Character Element includes goals, policies and actions to work to establish additional neighborhood centers, whether with retail outlets or in the form of parks or community facilities.

Residential Neighborhoods

Truckee's residential neighborhoods comprise the greater part of the developed areas within the Town limits. This Community Character Element establishes goals, policies and actions that provide guidance on elements of town design associated with the various types of residential neighborhoods in Truckee.

Broadly speaking, Truckee's neighborhoods beyond the Downtown and Gateway Town Centers, which are described in the previous section, can be categorized into one of two types: town residential and rural residential. Truckee's neighborhoods are mapped in Figure CC-2.

Town Residential Neighborhoods

Truckee's town residential neighborhoods comprise most of those built in the 1960s and 1970s, including Sierra Meadows and Ponderosa Palisades, Tahoe Donner, much of Glenshire/Devonshire, and Olympic Heights. In general, these neighborhoods consist mostly of single family homes, with some duplexes and triplexes, and a few larger multi-family developments. These neighborhoods are typically built at medium densities, with winding streets and cul-de-sacs. Development is visible and obvious along roadways; homes

are built fronting the street and in relatively close proximity to one another. While, like all Truckee neighborhoods, trees and open space are scattered through the neighborhood, nature is secondary in prominence to the development that is all around. Open space is found in the form of neighborhood parks and greenways, and in the landscaping associated with individual properties.

Rural Residential Neighborhoods

Rural residential neighborhoods encompass other neighborhoods in Truckee where the natural environment dominates the built environment. Homes are set “in the trees,” and adjacent stretches of open space and large lots provide a balance between the built environment and the landscape.

Roadways within rural residential neighborhoods typically lack sidewalks, and with the exception of the connectors that serve them, are narrow, winding lanes and rural roads. Houses are frequently situated forward on their lots, although with substantial setbacks from the roadway. In the most rural context, such as in the very dispersed development areas on the outskirts of Glenshire/Devonshire, and south of Prosser Lake, homes will be screened by trees and vegetation to such an extent as to become almost invisible in the wider landscape.

Rural residential neighborhoods in Truckee include some of the residential development areas on the outskirts of Glenshire/Devonshire, such as the Meadows neighborhood, some of the Prosser neighborhoods, the Armstrong Tract, some of the Gray's Crossing neighborhoods, and much of the area surrounding Donner Lake, as well as the new development in the Old Greenwood planned community.

Employment Districts

Employment districts in Truckee encompass the relatively few places where non-retail job-generating uses, such as light industrial, office, warehousing and other commercial activity, are concentrated. They include the Pioneer Commerce Center and adjacent industrially-designated land, as well as the com-

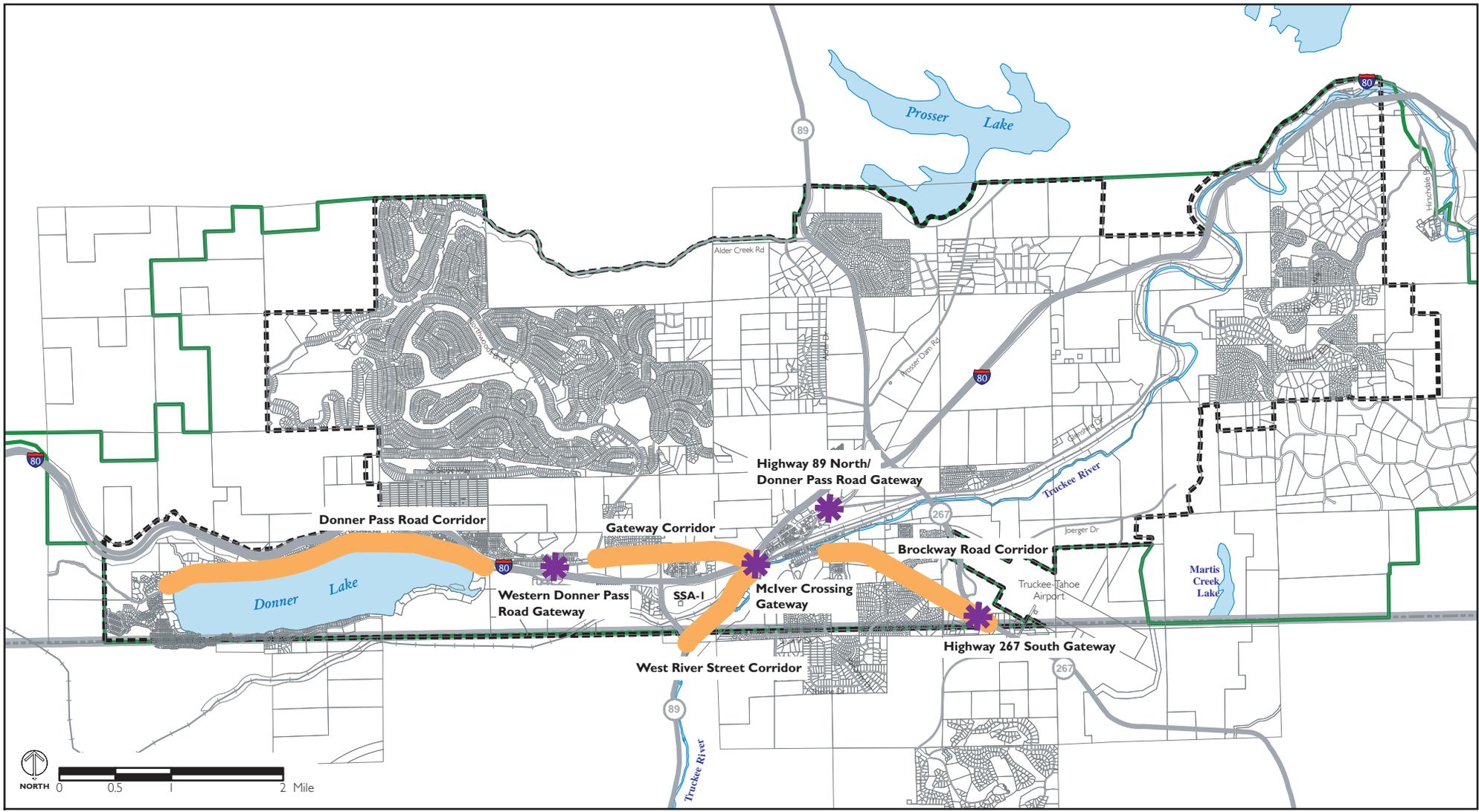
mercial and light industrial zone located near the Truckee-Tahoe Airport. Figure CC-2 maps the town's employment districts.

The Pioneer Commerce Center project was originally intended to provide a new area for industrial and service commercial type uses, but has evolved into a site with a mixture of professional offices and service commercial businesses, a satellite campus site for Sierra College, and more general commercial uses, including a fitness center. Development of land uses and the circulation network described in this General Plan, including construction of the Pioneer Trail and Bridge Street Extension, expansion of light industrial development, new residential development north of Coachland Mobile Home Park and in Gray's Crossing, and the opening of the new Alder Creek Middle School, are likely to bring changes to the character of the Pioneer Commerce Center area, which currently sits in relative isolation.

The airport commercial and light industrial areas consists of a number of office, distribution, retail and professional office buildings, located just east of Highway 267 near the Placer County line. Truckee's Town Hall is housed within this area, sharing an office building with several corporate tenants. Development in this area is predominantly auto-oriented, reflecting a variety of architectural styles. Buildings constructed in the last several years reflect the higher design standards demanded by the Town's recently adopted Development Code, whereas older development tends to reflect the more typical style of office and warehouse buildings found in many cities in the U.S., with limited detail, blocky facades and prominent parking lots.

Corridors and Gateways

Corridors are linear features, located along major thoroughfares, which connect various parts of the community. Although Truckee has many corridors associated with its roadway network, this Element focuses on a more limited number of corridors where it is felt to be most critical to define visual character and quality, particularly in light of changes that may occur in conjunction with development allowed under this General Plan. The corridors and gateways discussed in this section are mapped in Figure CC-3.



-  Corridor
-  Gateway

FIGURE CC-3

CORRIDORS AND GATEWAYS

Gateways are a particular type of corridor feature, with special status due to their important role in conveying first impressions to visitors and a sense of arrival or transition from one place to another. Gateways can also be a point of orientation for the town, providing information to motorists by directing them to areas of interest and by providing insights into the historical, cultural and economic foundations of the area. It should be noted that some of Truckee's gateways are located along the key corridors discussed in the following section, and in those cases, are addressed under the discussion of the corridor in question.

Corridors

This section describes a number of key corridors in Truckee, including the Brockway Road Corridor, West River Street Corridor, and Donner Pass Road Corridor in the Donner Lake area. Other important corridors in Truckee, including the Gateway corridor and designated scenic corridors along Interstate 80 and Highway 89 North, are addressed elsewhere this Element. Natural and linear open space corridors such as that associated with the Truckee River and other waterways, are also discussed briefly in this Element, and in greater detail in the Conservation and Open Space Element.

- ◆ **Brockway Road Corridor.** This corridor extends from the Truckee River to the new intersection with Highway 267 at the PC-3 development site. A variety of open space areas interspersed with residential and commercial developments can be found along the length of the corridor, contributing to a varied, mixed use character. Open space areas along Brockway Road include the Ponderosa Golf Course, Truckee River Regional Park, and some meadowland areas. Existing residential and commercial development varies in the degree to which it is visible, as well as in the quality of its architecture.

There are presently no sidewalks along Brockway Road, but a multi-use trail is planned along the northeast side of the corridor to connect the development along the road with the Truckee River Regional Park, surrounding neighborhoods and the Downtown, as well as PC-3 and the

Scenic and open space corridors are discussed earlier in this Element; the Gateway corridor is included in the discussion of mixed use centers, above.

Airport area. Overhead power lines are visible along most of the corridor's length.

This General Plan allows for a significant amount of development along Brockway Road, in recognition of its status as a key town arterial, and its proximity to the Downtown and Highway 267. However, the most significant change along this corridor is likely to occur in conjunction with the development of PC-3, as described in the Land Use Element. The development site is situated at the key intersection of Highway 267 with Brockway Road, and will provide a significant presence at the intersection and the south end of Brockway Road, which serves as a key gateway to Truckee from the south. The identification of an appropriate visual character for development at PC3, in keeping with the desired character of the corridor as a whole, is thus a critical concern of the goals, policies and actions within this Element.

- ◆ **West River Street Corridor.** This key town corridor connects the Downtown from Brockway Road to Highway 89 South, along the alignment of the Truckee River. Land uses on West River Street are varied, and include residential, including a mobile home park, office, commercial, mixed use, industrial and automotive repair businesses.

This General Plan and the Downtown Specific Plan include direction to implement a comprehensive revitalization strategy for the entire Downtown Truckee Riverfront, which encompasses the length of West River Street. The revitalization strategy, which the Town adopted in 2005, addresses a wide range of improvements along the corridor. These include the relocation of existing industrial uses, extension of commercial development and medium and high density housing along the length of corridor, new public open spaces, and, significantly, opportunities to improve both physical and visual connections to the River.

- ◆ **Donner Lake Corridor.** Donner Pass Road in the Donner Lake area follows the alignment of old Highway 40, connecting the Gateway Area and Downtown Truckee to Donner Summit. The corridor provides access to Donner Memorial State Park, a variety of public and private beaches, and

boat launch areas popular for fishing and summer recreation. Lakeside neighborhoods have been evolving from an area of modest cabins and cottages to one of larger second homes, permanent residences and a variety of commercial establishments. This corridor is unique in Truckee with its open and expansive views across Donner Lake to mountain ridges beyond.

Gateways

While a gateway can be defined as any major entry or access point to the community, this Community Character Element deals with a more limited number of gateways that are of strategic importance to the town. Other, more informally-defined gateways include the points of entry to Truckee along the Interstate and by means of its access ramps, as well as the State highway corridors that provide entries to Truckee from the region. In many cases, these gateways are signified by the transition from the rural mountain surrounds of the previously-traversed landscape to the more developed environs within the Town limits. On a more localized scale, the north and south entrances to the historic Downtown are defined by an abrupt shift in the topography, and character and scale of buildings, creating a strong sense of arrival into Truckee's historic center.

Important gateways in Truckee are:

- ◆ **Highway 89 North/Donner Pass Road Gateway.** This gateway delimits the entry into central Truckee from Interstate 80 and Highway 89 to the north, and from Glenshire to the east, traveling along Donner Pass Road. An important feature of this gateway is the perspective upon the Downtown that is gained as one travels downward into the river valley. With development of the Railyard site, this gateway will increase in prominence and importance since it will delimit the east end of Truckee's Downtown main street as it connects through the new Railyard neighborhood to Commercial Row.
- ◆ **Highway 267 South Gateway.** As described above, the Brockway Road/Highway 267 intersection is the most significant gateway to Truckee from the south. The development of PC-3 will help to define

the quality and character of this gateway to create a distinct and positive sense of arrival in Truckee along this important route.

- ◆ **West River Street Gateway.** This gateway marks the entry into Downtown from the south, paralleling the alignment of the Truckee River and railway. As noted in the discussion of the West River Street corridor, efforts to upgrade the visual character of this corridor have been initiated, which will provide an opportunity to enhance its role as a gateway.
- ◆ **Highway 89 South Gateway.** Passage through the Mousehole railroad undercrossing on Highway 89 South provides a distinctive entrance from Placer County into Truckee. Desired safety improvements at the Mousehole will allow for the character of this gateway to be enhanced. Additionally, if the proposed Sierra College campus at McIver Hill is developed, its primary entrance will be from Highway 89 South. Allowing for this access while preserving the scenic qualities of the McIver Hill area will provide additional challenges and opportunities within this gateway.
- ◆ **Western Donner Pass Road Gateway.** The westernmost Donner Pass Road exit from Interstate 80 serves as the gateway into Truckee from the west, providing access to Donner Lake and Donner Memorial State Park to the west, and to the Gateway Area to the east. It also provides a gateway to the major highway commercial area of the town. Opportunities to better define this gateway will be presented with development of PC-1, and with implementation of streetscape improvements along Donner Pass Road, as well as with improvements to Cold Stream Road.

C. Cultural Resources

Historic Resources

As a community, Truckee is rich in 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, rep-

resenting a diversity of architectural styles. The 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 key and symbolic chapter in the history of the West's early settlement.

A historic resource inventory for Downtown Truckee was completed by Nevada County in 1981, and updated by the Town in 2002. The inventory identifies numerous structures of historic significance in Truckee, comprising one of the highest concentrations of any community in the state. Based on the results of the inventory, which contributed to the identification of a series of nine historic "character areas" in the Downtown, the Town adopted a comprehensive Historic Preservation Program in 2003. The Historic Preservation Program includes a comprehensive series of standards and guidelines concerning preservation and demolition of historic structures, design guidelines for rehabilitation and new construction, and guidance in the application of historic preservation standards. In 2004, this far-reaching effort by the Town was recognized with a Governor's Award from the State Office of Historic Preservation, which cited the Town's creative and multi-faceted approach to historic preservation as a model for other California communities.

Archaeological and Paleontological Resources

Documentation of the presence of historic and prehistoric archaeological resources in Truckee is relatively limited, and much of the Town's area remains unsurveyed. In 1996, it was estimated that only between eight and twenty percent of the Town had been inventoried for cultural resources, as records associated with these surveys indicate more than 100 historic, prehistoric and historic-prehistoric sites within the Town limits.¹ Historic and prehistoric archaeological sites scattered throughout Truckee include elements as diverse as Native American artifacts and sites from the Martis and other cultures, 19th century charcoal production sites, Chinese work camps, and linear sections of the Overland Emigrant Trail and the Transcontinental Railroad.

¹ Town of Truckee, 1996 General Plan, Volume II: Technical Analysis.

Although a number of archaeological sites are known in Truckee, their specific locations are generally kept confidential in order to avoid disturbance. The Central Information Center in Sacramento provides site location data and/or the contents of surveyed sites only to licensed archaeologists, who are then prohibited from disclosing this information to the public. California Government Code Section 6254.10 exempts archaeological site information from the California Public Records Act, which requires that public records be open to public inspection.

Cultural artifacts tend to be unevenly distributed across the 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 moderate terrain, close to water sources. Since many areas of potential sensitivity are located throughout the town, 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.

D. Community and the Social Environment

The fourth component of Truckee's community character addressed in this Element is that of the community itself, the people of the Town of Truckee and network of social relationships that tie them together. The Vision for Truckee acknowledges that the people of the Town possess an unusually strong sense of community, manifest as a deep-felt concern to improve the quality of life and the strength of social relationships among all of Truckee's citizens, with as much commitment as is applied to preservation and improvement of the physical environment. The Town of Truckee recognizes that a strong and healthy community is a critical component in the long term sustainability and prosperity of the town.

A socially sustainable community can be built in many ways: by bringing 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. Each of these aspects serves to remind us that we are members of a wider community, along with others around us.

Although frequently encapsulated by elements that are intangible and hard to define, this Community Character Element nonetheless provides, in the following section, a series of goals, policies and actions that the Town can undertake and support in an effort to strengthen the town's social fabric and this critical aspect of Truckee's community character, the community itself.

E. Arts and Culture

Arts and culture enrich a community in many ways. Public displays of art and public performances and readings bring educational, intellectual, and spiritual benefits to residents and visitors alike. These displays, performances, and readings can also create significant economic benefits for the local community, particularly restaurants, lodging establishments, art galleries, and the real estate industry. Support for arts and culture can also lead artists and performers to move to a community, with the result that this "creative class" enhances social vitality and diversity, and even entrepreneurial spirit.

The Town of Truckee recognizes that its local arts scene could and should become a more important component of the community in the future, and that Town support and recognition could assist in making local arts and cultural activities sustainable over time. This support could include having Town capital improvement and redevelopment projects incorporate a public art component when appropriate, or it could involve having the Town support bringing together arts advocates, non-profit organizations, and governmental agencies.

F. Goals, Policies and Actions

Goal CC-1 Preserve open space in Truckee that contributes to the town’s scenic mountain community character.

Policies

Policies under Conservation and Open Space Element Goal COS-1 and COS-3 also address open space preservation in the Town.

- P1.1 Utilize the mechanisms and strategies identified in the Conservation and Open Space Element of the General Plan as a tool to actively protect open space in Truckee, including that containing or contributing to the town’s scenic mountain qualities.
- P1.2 Ensure that all new development, occurring at all scales and densities, maximizes the provision of all types of open space, including scenic open space that contributes to and enhances the town’s community character.
- P1.3 Cluster new development so as to preserve the maximum amount of desired types of open space, as identified in the Conservation and Open Space Element.
- P1.4 Create a connected network of open spaces in Truckee that is accessible to the community for outdoor recreation and other use and enjoyment, as a key aspect of local community character.

Actions

- A1.1 As a component of the Open Space Acquisition and Management Plan described under Action A1.2 of the Conservation and Open Space Element, identify and prioritize scenic open

space lands for preservation through land acquisition and other long-term preservation strategies.

Goal CC-2 Preserve the natural beauty of Truckee, including the Town’s scenic resources, views and vistas, and the visual quality of the town’s steep slopes, ridge and bluff lines and hillsides.

Policies

- P2.1 Protect views of hillsides, prominent slope exposures, and ridge and bluff lines through a clustering requirement for residential development that concentrates development on the most level and least visible portions of hillside sites.
- P2.2 Prevent development along ridge and bluff lines that disrupts the natural skyline or silhouette of the landform.
- P2.3 Prohibit intensive and visually obtrusive development on prominent hillsides, ridges, bluffs and steep slope areas in Truckee.
- P2.4 Ensure that new development in Truckee’s lowland areas, including its forested areas and meadowlands, and the Truckee River Valley, contributes to and enhances the scenic quality and visual harmony of the built environment that comprises the Truckee townscape.
- P2.5 Preserve the scenic qualities of the Truckee River and other natural waterways through setback standards, as identified in the Conservation and Open Space Element, and by ensuring that new development respects and enhances the aesthetic qualities and natural environment of these river corridors and waterways.

Development Code standards and guidelines for hillside preservation provide detailed guidance for new development in Truckee’s steep slope areas.

- P2.6 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.
- P2.7 Require electric, telecommunications and cable television facilities serving new development to be installed underground wherever possible. Where undergrounding is impractical, above ground antennae and telephone and high voltage transmission lines shall be located out of significant scenic vistas.
- P2.8 Coordinate opportunities for undergrounding existing above-ground utilities with trenching for other utility maintenance and installation, and street improvements.
- P2.9 Encourage the planting and maintenance of roadside landscaping and the use of landscaping elements where appropriate along major public thoroughfares.
- P2.10 Encourage the preservation of trees and native vegetation, including specimen trees, in development projects.

Actions

- A2.1 Review and amend the Development Code as necessary to implement Policies P2.1 through P2.7 and P2.10, above, concerning hillside, ridge and bluff line development, preservation of the town's scenic landscapes and views, and undergrounding of utilities.
- A2.2 Review and comment on proposed development within the Town's Planning Area, outside of the Town limits, so as to encourage visually compatible development on adjacent County lands and preserve the scenic qualities of lands within Truckee's viewsheds.

- A2.3 In cooperation with the Truckee Donner PUD, prioritize the undergrounding of overhead utility lines. High priorities include undergrounding of utility lines in the Downtown area, along designated scenic corridors, along Donner Pass Road in the Gateway Area, and in the Donner Lake Area. In conjunction with this effort, study and identify potential ways in which the undergrounding might be funded.

Goal CC-3 Protect and enhance public views within and from Truckee’s designated scenic corridors.

Policies

- P3.1 Regulate the visual appearance and location of development within identified buffer areas along Interstate 80 and Highway 89 North in order to protect the visual quality of these corridors and the views that are available from them.
- P3.2 Require that all buildings at the existing Interstate 80/Highway 89 North/Highway 267 interchange be substantially screened from sight from the interchange.
- P3.3 Work with Caltrans to improve the visual quality of freeway interchanges and designated scenic corridors in Truckee, including improvements to roadside landscaping and lighting.
- P3.4 Require preservation of existing vegetation on sites along I-80 to screen existing and new development visible from Interstate 80. Where necessary, require additional landscaping to screen buildings and other facilities. Accommodation shall be made to permit visibility of signage for approved Highway Commercial uses in areas where such uses are specifically permitted.

Land Use Element Policy P3.1 identifies areas appropriate for highway commercial development. They include Interstate 80’s interchanges with Cold Stream Road and with Highway 89 South.

Policy P2.4 under Goal N-2 of the Noise Element also addresses alternative approaches to noise mitigation that seek to minimize visual impacts.

- P3.5 Strongly discourage the installation of sound walls within the freeway and highway corridors. Instead, noise impacts should be minimized to the extent possible through project design and siting. When sound barriers are needed, use of earthen berms or landscaping in place of sound walls should be used whenever feasible to minimize potential visual impact.

Actions

- A3.1 Evaluate and amend the Development Code as needed to implement Policies P3.1, P3.2 and P3.4, concerning the visual appearance of scenic corridors.
- A3.2 Amend the Development Code to incorporate guidelines for installation of sound barriers within highway corridors.

Goal CC-4 Protect views of the night sky and minimize the effects of light pollution.

Policies

- P4.1 Recognize and preserve views of the night sky as an important natural and scenic resource in Truckee.
- P4.2 Require light fixtures to be designed and sited so as to minimize light pollution, glare, and light trespass into adjoining properties.
- P4.3 Encourage the removal, replacement or retrofit of light fixtures that contribute to light pollution.

Actions

- A4.1 Amend the Development Code to provide Town-wide standards for outdoor lighting that reduce light pollution more ef-

fectively than existing standards and that are consistent with, or effective as, the International Dark Sky model ordinance.

- A4.2 Conduct a study to identify the most serious instances of light pollution in the Town of Truckee, and implement a program to work with relevant public and private property owners to retrofit, remove or replace polluting fixtures.

Goal CC-5 Maintain the town’s unique community character, including a high standard of town design in all development in Truckee.

Policies

- P5.1 Ensure that planning and development decisions are oriented towards the maintenance of Truckee’s unique character, reflecting the following considerations:
- ◆ Identification of specific types of centers, residential neighborhoods, employment districts, corridors and gateways.
 - ◆ Respect for the quality, character and context of existing development within these different areas of the town.
 - ◆ Ensuring that new development enhances the desired character of each of these areas.
 - ◆ Discouraging new architecture that directly mimics or is derivative of the buildings of the historic downtown.
 - ◆ Encouraging the retrofit or rehabilitation of existing buildings to more closely comply with Town policies, standards and guidelines for high quality architecture and design.

- ◆ Consideration of the relationship of the built environment to the qualities and context of the landscape and natural environment in which it is situated.

Franchise or corporate architecture is defined as building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous and generic in nature.

- P5.2 Require all new development to incorporate high quality site design, architecture, and planning so as to enhance the overall quality of the built environment in Truckee and create a visually interesting and aesthetically pleasing town environment.
- P5.3 Prohibit franchise and corporate architecture in commercial buildings, except in special situations.
- P5.4 Prohibit gated communities in Truckee.
- P5.5 Enhance physical connections between adjacent uses and between different parts of Truckee.
- P5.6 Regulate the size, quantity, location and design of signs to maintain and enhance the visual appearance of the town.
- P5.7 Eliminate existing billboards within Town limits, and prohibit new billboards as a form of signage.
- P5.8 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.
- P5.9 Examine and pursue opportunities for planting trees and native landscaping in public spaces to help enhance and preserve the Town's unique character.

Actions

- A5.1 Consider inclusion of form-based zoning and development standards in specific plans and master plans, based on the

building blocks of centers, neighborhoods, employment districts, and corridors and gateways identified in this Element.

- A5.2 Amend the Development Code to reflect Policies 5.2, 5.3, 5.4 and 5.5, above, for design quality, franchise architecture, gated communities and connectivity.
- A5.3 Complete an inventory of signs to identify illegal signs; legal, non-conforming signs; and conforming signs, and develop an amortization schedule and procedures for property owners to bring these signs into compliance with the Sign Ordinance.
- A5.4 Amend the sign ordinance to regulate existing billboards within the Town limits, and develop and adopt a program to phase out existing billboards.

Goal CC-6 Maintain Downtown as the pre-eminent Town center in Truckee, with a vibrant Main Street, mixture of uses, and rich diversity of historic resources.

Policies

- P6.1 Focus community investment and resources in the redevelopment of the Downtown as Truckee’s primary town center.
- P6.2 Preserve Downtown’s rich legacy of historic buildings and sites, and ensure that new development respects the character and context of those resources.
- P6.3 Enhance Downtown as a community focal point by creating a diverse array of reasons - shopping, services, community events, entertainment, and recreation - for people to come to the Downtown area.

Historic resources, which are most densely concentrated in the Downtown, are addressed under Goal CC-18 in this Element.

Examples of public or community-serving uses that might be appropriate in the Downtown include a library, Town offices, theater, recreation center, post office, and places of worship.

- P6.4 Encourage the location and retention of public buildings and civic- and community-serving uses in the Downtown that provide 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 coffee houses and restaurants.
- P6.5 Promote new mixed use and infill development in the Downtown, including at the Railyard and Hilltop sites.
- P6.6 Improve amenities for Downtown residents, such as pocket parks, in the Downtown area.
- P6.7 Support the development of local-oriented services in the Downtown area to balance out seasonal fluctuations in trade associated with the retail sector.
- P6.8 Discourage ground-floor office uses in buildings in the Downtown core.
- P6.9 Provide open spaces and gathering areas in Downtown to encourage public activities. Provide an integrated pedestrian and bicycle network that links these open spaces and other destination points within the Downtown.
- P6.10 Create pedestrian and bicycle connections in the Downtown that encourage people to walk between different activity centers such as Commercial Row, Jibboom Street, Brickeltown, West River Street and the new Railyard area.
- P6.11 Enhance pedestrian and bicycle connections between the Downtown and to adjacent neighborhoods, the Hilltop area, and the Cemetery area, and enhance the important physical and visual connection to the Truckee River.

Connections to the Truckee River along the West River Street corridor are addressed under Goal CC-15.

- P6.12 Preserve existing housing and encourage new housing in the Downtown, including through incorporation of housing in projects within the Mixed Use district.

Actions

- A6.1 Review the Downtown Specific Plan and amend it as necessary to reflect Policies P6.1 through P6.11 above.

Goal CC-7 Develop the Railyard as a vibrant, mixed use district within the Downtown area.

Policies

- P7.1 Redevelop the Railyard site as an extension of the Downtown that complements and enhances the entire Downtown area.

Actions

- A7.1 Develop and implement a Master Plan for the Railyard that addresses the following components:
- ◆ Detailed design guidance for specific “character areas” identified within the project area.
 - ◆ Design that is sensitive and responsive to the site’s context, historic heritage, and the community vision for the Downtown and for Truckee as a whole.
 - ◆ Design that is authentic and original, and that does not replicate that of the historic Downtown area.
 - ◆ A high quality pedestrian and bicycle environment.
 - ◆ Civic and public facilities.
 - ◆ Housing.

- ◆ Extension of Truckee’s Downtown Main Street along Commercial Row through the Railyard to connect with Glenshire Drive, thereby creating a new community gateway and reinforcing Trout Creek as the northeastern boundary of the Downtown.
- ◆ Design and improvements that enhance Trout Creek as a valuable asset for Downtown and for Truckee as a whole.

Goal CC-8 Improve the character and urban design quality of the Gateway Area so that it becomes a true Town Center for Truckee.

Policies

- P8.1 Encourage the redevelopment of the Gateway Area from an auto-oriented, strip-commercial dominated corridor, to a place that invites pedestrian activity and provides gathering places and opportunities for interaction.
- P8.2 Reinforce the commercial and mixed use qualities that contribute to the “town” orientation of the Gateway corridor.
- P8.3 Avoid future strip commercial development in the area, and encourage the rehabilitation of existing strip commercial development to improve pedestrian access and activity, and visual appearance.
- P8.4 Improve the pedestrian- and bicycle-friendliness of the corridor through sidewalk and streetscape improvement that address issues such as sidewalk continuity, paving materials and signage, links between adjoining properties, and connections to the town’s network of trails and bikeways.

- P8.5 Encourage design oriented to the pedestrian realm through the following measures:
- ◆ Building design along Donner Pass Road that is proportionate to the width of the street that it fronts, is oriented to the street, and minimizes setbacks from the public right-of way.
 - ◆ Appropriate design and siting of parking facilities to minimize their visual impact and break up their massing.
 - ◆ Design of facades and building frontages that provide 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.
- P8.6 Create new public spaces along the Donner Pass Road corridor.
- P8.7 Encourage landscaping of private properties, and planting of street trees along the public right-of-way so as to facilitate an overall “greening” of the corridor.
- P8.8 Encourage new mixed use development in the Gateway Area, particularly projects that incorporate both a residential and commercial component. Uses that support and provide opportunities for community interaction should be encouraged, such as coffee houses, restaurants, and places for children and families.
- P8.9 Utilize needed street and intersection improvements as an opportunity to incorporate streetscape enhancements and improvements for pedestrians and cyclists, as well as automobiles. Roadway improvements shall be implemented with consideration of the need to balance the need for efficient traffic movement with the other broad goals for the corridor.

- P8.10 Work with local government agencies and special districts with facilities located along Donner Pass Road in the Gateway Area to improve the visual appearance of their properties along the road frontage.

Actions

- A8.1 As directed in Action A6.6 under Goal LU-6 in the Land Use Element, prepare and implement a comprehensive land use and urban design plan for the Gateway Area, incorporating Goal CC-8 and its accompanying policies, above, as well as Policies 5.1 and 6.3 in the Land Use Element.

Goal CC-9 Create mixed use centers that can provide local shopping, services and employment in proximity to housing.

Policies

- P9.1 Promote redevelopment and infill of existing auto-oriented commercial centers and corridors with pedestrian-friendly mixed use development.
- P9.2 Encourage all existing and new mixed use centers to create a “park once environment” that provides a variety of uses within walking distance.
- P9.3 Require new mixed use centers to provide housing of a variety of types and affordability, including employee housing, unless determined to be incompatible.
- P9.4 Enhance pedestrian connections from nearby residential areas to local shopping centers so as to enhance the mixed use quality of Truckee’s commercial centers and their surrounding

Goals, policies and action of the Land Use Element and the Circulation Element also support pedestrian-oriented mixed use development in Truckee's new and existing mixed use centers. This includes policy guidance for such features to be included when Specific Plans are developed for significant new community areas like PC-1 and P-3.

residential areas; reduce the need to drive to access daily needed goods and services; and provide safe and convenient pedestrian connections.

- P9.5 Require new 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, as well as pedestrian-scale design features.

Actions

- A9.1 Conduct a “pedestrian-shed” study aimed at all residences located within a quarter-mile radius or ten minute walk of an existing or future mixed use center, and use the results of the study to determine appropriate design solutions and implementation strategies to improve the pedestrian safety and accessibility of each center.

Goal CC-10 Strengthen and enhance Truckee’s neighborhood centers, and create new centers where they do not exist today.

Policies

- P10.1 Encourage existing neighborhood centers to develop from small convenience shopping centers to become viable mixed use centers that incorporate housing, office and retail uses.
- P10.2 Create new neighborhoods centers or focal points in neighborhoods where they do not currently exist. Such centers may include small commercial convenience centers like those found in Glenshire and Tahoe Donner, or may be fo-

Non-commercial community serving uses include a range of elements that encourage congregation and community interaction. They might include a tot lot or pocket park, community bulletin board, newspaper stand, or improved landscaping and amenities such as benches or a water fountain.

cused around non-commercial community-serving uses such as those described in the sidebar opposite.

P10.3 Seek opportunities to add or incorporate non-commercial community-serving facilities within existing neighborhood centers.

P10.4 Improve pedestrian connections and ensure that facilities such as bike racks are provided at all neighborhood centers.

Actions

A10.1 Complete a neighborhood centers study to determine where and what type of new centers could be developed in neighborhoods where they do not currently exist. Components of the study should include:

- ◆ A market study for each of Truckee's neighborhoods that do not have an existing commercial center, to determine if such a use could be supported.
- ◆ For locations where a commercial center could not be supported by the existing market, identification of locations and facilities appropriate to create a new non-commercial focal point for the neighborhood.
- ◆ For locations where market conditions could support a new commercial center, identification of locations and strategies that could facilitate the development of a new commercial or mixed use center.
- ◆ For existing commercial centers, identification of strategies to strengthen and enhance those centers.
- ◆ A program of implementing actions.

**Goal CC-11 Strengthen and improve the character of
Truckee’s town residential neighborhoods.**

Policies

- P11.1 Encourage new residential developments adjacent in appropriate locations (e.g. planned community areas) and with appropriate site conditions to include the use of neo-traditional site design and architectural elements. These encompass elements such as a grid, or modified grid street layout, narrower streets, street trees, detached sidewalks, and neo-traditional house designs in keeping with Truckee architecture and design.
- P11.2 Discourage architectural monotony between individual units within a suburban subdivision or residential development project.
- P11.3 Regulate the design of new development in residential neighborhoods in the Downtown area to ensure compatibility between the new development and the existing residential areas.
- P11.4 Encourage residents and property owners to maintain their properties in good condition.
- P11.5 Create a clearly defined transition or edge between the “town” and “country” in all Truckee’s town residential neighborhoods.
- P11.6 Encourage preservation and creation of open space areas within town residential neighborhoods, particularly in the form of small neighborhood parks, pocket parks, trails, and greenways.

Actions

- A11.1 Evaluate and amend the Development Code as needed to implement Policies P11.1 through P11.6.

Goal CC-12 Enhance the character of Truckee’s rural residential neighborhoods.

Policies

Soft edges can be created with buffer zones, such as large setbacks and landscaped areas, as a means to separate town-oriented from more rural areas.

- P12.1 Preserve the open space and natural features that contribute to the character of rural residential neighborhoods through the clustered development requirement and other strategies described in the Open Space and Conservation Element.
- P12.2 Require new rural residential development projects to incorporate materials, color schemes and architectural styles that allow it to blend into the landscape and rural and mountain environment and be less visible from adjacent roadways. The use of rustic and natural material such as stone and wood, and color palettes that reflect the natural environment should be encouraged.
- P12.3 Create “soft” or feathered edges to rural residential neighborhoods that transition into adjacent undeveloped open space areas. Soft edges provide a gradual spatial shift from the built to the natural environment at the urban fringe (e.g. a home with formal landscaping close to the residence that shifts to a more "natural landscape" and ultimately to undeveloped areas beyond) rather than the "hard edge" or more abrupt transition created by buildings edges or walls.
- P12.4 Provide sidewalks along at least one side of major roadways in Truckee’s rural residential neighborhoods, except those of the

most rural character, where sidewalks should be minimized and pedestrian connections enhanced instead through development of off-road trails.

- P12.5 Retain an expansive open space and mountain landscape quality as the dominant feature of Truckee’s rural residential neighborhoods.

Actions

- A12.1 Evaluate and amend the Development Code as needed to implement Policies P12.1 through P12.5.

Goal CC-13 Ensure that Truckee’s commercial and industrial districts are safe, well-designed and accessible areas that are positively integrated with other parts of the town.

Policies

- P13.1 Sustain high design standards for new commercial development in employment districts, particularly where development is visible from along major arterial and roadways.
- P13.2 Ensure that new development within Truckee’s light industrial areas and employment districts is designed in a way that is sensitive to adjacent residential development.
- P13.3 Create live-work opportunities, as appropriate, within employment districts.
- P13.4 Coordinate with the Truckee-Tahoe Airport District and Placer County to ensure visually compatible development of

light industrial and office uses located within the town around the airport.

Goal CC-14 Enhance the character and qualities of the Brockway Road Corridor as a gateway to Truckee.

Policies

- P14.1 Preserve and enhance the open character and qualities of the Brockway Road Corridor by including appropriate buffering and screening from the road corridor, and interspersing development areas or nodes with green space.
- P14.2 Encourage property owners to provide additional landscaping and screening for existing development along Brockway Road.
- P14.3 Ensure that the design quality and character of the PC-3 development is compatible with the gateway qualities of the south end of Brockway Road.

Actions

- A14.1 Prepare a streetscape design plan for the Brockway Road Corridor, incorporating the elements identified in Policies 14.1, 14.2 and 14.3, above.
- A14.2 Implement the development of a pedestrian path and Class I Bikeway along Brockway Road, as identified in the Trails and Bikeways Master Plan.
- A14.3 Design and install a formal gateway element at or near the Brockway Road/Highway 267 intersection, including a

monument, signage, or other landmark element that announces this key gateway to Truckee from the south.

Goal CC-15 Improve the character of the West River Street corridor to extend the positive qualities of the Downtown and to enhance physical and visual connections to the Truckee River.

Policies

- P15.1 Ensure that new riverfront development along West River Street protects the scenic and environmental quality of the Truckee River.
- P15.2 Develop a trail or greenway along West River Street from the Donner Creek confluence to Downtown that provides connection to Downtown and adjacent open space areas and provides for access to the Truckee River.
- P15.3 Encourage the reorientation of the West River Street corridor from a location for industrial uses to a mixed use commercial and residential area, particularly at West River Street's east end. Where industrial uses continue, encourage these businesses to improve the appearance of their properties where they front on to West River Street.

Actions

- A15.1 Implement the Riverfront Revitalization Strategy which includes, as a key component, guidance for the streetscape and town design quality of West River Street, and its connections with the Truckee River.

A15.2 Develop and implement an effective strategy to encourage industrial businesses located along the south side of West River Street to relocate to more suitable locations in Truckee.

A15.3 Amend the Development Code to prohibit visible outdoor storage along West River Street and prohibit outdoor storage adjacent to and visible from the river corridor.

Goal CC-16 Preserve the scenic qualities of the Donner Lake area.

Policies

P16.1 Regulate development in the Donner Lake area to avoid or mitigate the visual impacts created by construction of large homes on small lots along the lakefront and within adjacent neighborhoods.

P16.2 Regulate the design character of new discretionary development along Donner Pass Road in the Donner Lake area, to ensure compatibility with the character and scenic quality of the wooded lake shore, its rustic cabins, and the lake waters.

Actions

A16.1 Develop and adopt design criteria to prevent construction of oversize homes, disproportionate to the scale and character of surrounding development and the size of their lots, along the Donner Lake shoreline and within adjacent neighborhoods.

Goal CC-17 Preserve and enhance all entryways and gateways to the Town to create a distinct sense of arrival and a positive image of Truckee.

Policies

- P17.1 Design gateway design treatments for key entryways into the Town that incorporate landscaping, signage, public art, and/or structural elements that communicate a sense of arrival in Truckee. Gateways for which such treatments should be applied include:
- ◆ Donner Pass Road where it enters Downtown Truckee, near the Highway 89 North intersection.
 - ◆ At the Brockway Road/Highway 267 intersection, as described in Action A14.3, above.
 - ◆ Along West River Street.
 - ◆ Along Highway 267 South, near the Mousehole.
 - ◆ At the western Donner Pass Road freeway interchange.

Actions

- A17.1 Develop and adopt a gateway improvement strategy that identifies suitable gateway treatments at each of the gateways listed in Policy P17.1, including design recommendations and themes and specific locations for installation of the gateway improvements.

Goal CC-18 Preserve and enhance the town’s historic and cultural resources.

Policies

Examples of sources for funding and tax credits include the Mills Act, which provide property tax relief for owners of historic properties engaged in sensitive restoration; Federal Historic Rehabilitation Tax Credits; and grants and loans available through the National Trust for Historic Preservation.

- P18.1 Require evaluation of impacts to historic resources for projects which involve substantial site disturbance, or demolition or alteration of known historic buildings.
- P18.2 Encourage appropriate reuse of historic structures for housing, including affordable housing, public recreation and commercial uses that does not compromise their historic character.
- P18.3 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.
- P18.4 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.
- P18.5 Work with California State Parks, the Tahoe-Donner Recreation and Parks 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.

- P18.6 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.
- P18.7 Encourage adaptive re-use of historic structures in accordance with federal, State and local guidelines.

Actions

- A18.1 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.
- A18.2 Develop a local awards program to recognize outstanding efforts to preserve, conserve, rehabilitate, or provide education about, the elements of Truckee’s historic past.
- A18.3 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.

Goal CC-19 Identify and protect archaeological and paleontological resources that enrich our understanding of Truckee’s early history and the early cultures and environment of the region.

Policies

- P19.1 As part of the development review process, require proper archaeological or paleontological surveying, testing, research,

California Senate Bill 18, which went into effect in January 2005, requires consultation with Native American tribes to aid in the protection of cultural places through the land use planning process.

documentation, monitoring and safe retrieval of archaeological and cultural resources.

- P19.2 Require an archaeological survey by a qualified professional whenever there is evidence of an archaeological or paleontological site within a proposed project area, is determined to be a high likelihood for occurrence of such sites, or where a project involves substantial site disturbance.
- P19.3 Consult with representatives of the Native American community whenever necessary to ensure the respectful treatment of Native American sacred places.

Actions

- A19.1 Prepare guidelines concerning surveying and treatment of sub-surface cultural resources, and for consultation with Native American tribes during planning processes, in accordance with applicable State regulations.

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| <p>Goal CC-20 Strengthen the social fabric of the Truckee community.</p> |
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Policies

- P20.1 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.
- P20.2 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.

P20.3 Support the work of community institutions, government agencies and non-profits that provide support services to Truckee residents.

P20.4 Encourage and support community-wide and cultural events, including performing arts, that bring Truckee's population together.

Goal CC-21 Support arts and cultural activities and amenities in Truckee.

Policies

P21.1 Support public art in Truckee, including elements such as murals, sculpture, art installations, and temporary art that enhances the visual quality of the town environment, and communicates Truckee's sense of place and community character.

P21.2 Consider including, where appropriate, public art in Town capital improvement and redevelopment projects.

P21.3 Support and facilitate art exhibits and performances on Town-controlled property.

P21.4 Collaboratively support a summit between artists, arts organizations, members of the community, the Chamber of Commerce, the Truckee Tahoe Community Foundation, and local governmental agencies to discuss ways to promote the arts in the Truckee area.

P21.5 Encourage the inclusion of public art or publicly-accessible display space in private development.

P21.6 Explore innovative ways to provide public financing for local arts programs.

P21.7 Explore the need for a Town arts master plan.

Actions

A21.1 Review the Capital Improvement Program and Five-Year Re-development Plan to identify opportunities where public art and/or art display space can be incorporated into public projects and facilities including existing facilities such as Town Hall.

A21.2 Amend the Development Code to add incentives for development to include public art of publicly-accessible display space.

A21.3 Consider the preparation of a Town arts master plan.

A21.4 Facilitate forming a citizens advisory committee that will serve as an advisory body on arts and cultural amenities and activities.