



THE TRUCKEE RAILYARD MASTER PLAN VISION

Implementation of Truckee Railyard Master Plan will create an easterly extension of the existing Downtown Core that complements the historic character of the Downtown and the industrial heritage of the Railyard and Mill Site. The Master Plan goals and policies support creating a seamless transition between the new development and the historic core, developing greater diversity and intensity of activities, including retail, restaurant, local services, and entertainment uses. The Master Plan also provides opportunities to increase the Town's supply of affordable and workforce housing. Figure 2-1 provides a graphic illustration of the Master Plan Vision, and the Master Plan Guiding Goals and Policies are listed on the reverse.

The Master Plan includes a single-sided main street with three distinct Districts. The Plan relies on the realignment of Donner Pass Road to a T-intersection adjacent to the railroad tracks, creating a new gateway to the Downtown and reducing the speed of traffic entering the Downtown. The Plan allows for the natural extension of Donner Pass Road to connect with Glenshire Drive and the option of also connecting to Glenshire Drive via Church Street. Small north-south streets provide access through the site between the rail line and the Trout Creek Greenway. The Plan accommodates the existing lumberyard remaining indefinitely on the site without precluding its future redevelopment in a manner consistent within this Master Plan.

The Railyard will be redeveloped with an eclectic mix of building types and uses within an attractive, pedestrian-oriented neighborhood. Development will extend easterly from the Downtown Core. The highest development intensity will occur immediately adjacent to the Downtown Core and then decrease as development extends to the north and east. Three distinct Districts will guide and shape redevelopment of the Master Plan Area:

- The Downtown Extension (DE) District will be a physical extension of the commercial shops, restaurants and lodging now located along Commercial Row. The DE District will also provide new housing, recreation and civic uses in Downtown. The DE District will have the greatest intensity of development of the three Districts.
- The Industrial Heritage (IH) District will contain a mix of uses supporting a community of local business people, artisans, and entrepreneurs. Multi-family residential, live-in work and work-live units and commercial development will occur in the IH district. Development in the IH District will reflect historic industrial character of uses that once existed on the site including the Lumber Mill and railyard operations.
- The Trout Creek (TC) District will provide a mix of multi-family and single-family residential homes with connections to the Trout Creek Greenway. The TC District will have the lowest density of the three Districts.

The Master Plan allows for the phasing of development to utilize existing services and provide flexibility to meet changing market and community demands as the Master Plan Area develops over time.

2.1 SUPPORTING PLANNING GOALS

Four planning goals have been established to guide implementation of the Vision Statement, as

2. Vision

follows:

1. Encourage vibrant and economically sustainable redevelopment that offers diverse retail, entertainment, employment and housing opportunities.
2. Provide a connected community with places that are easily accessible to pedestrians, bicyclists and drivers.
3. Create an enjoyable public realm with a strong sense of place that complements Truckee's unique mountain town character.
4. Encourage an efficient use of resources and improved environmental health.

