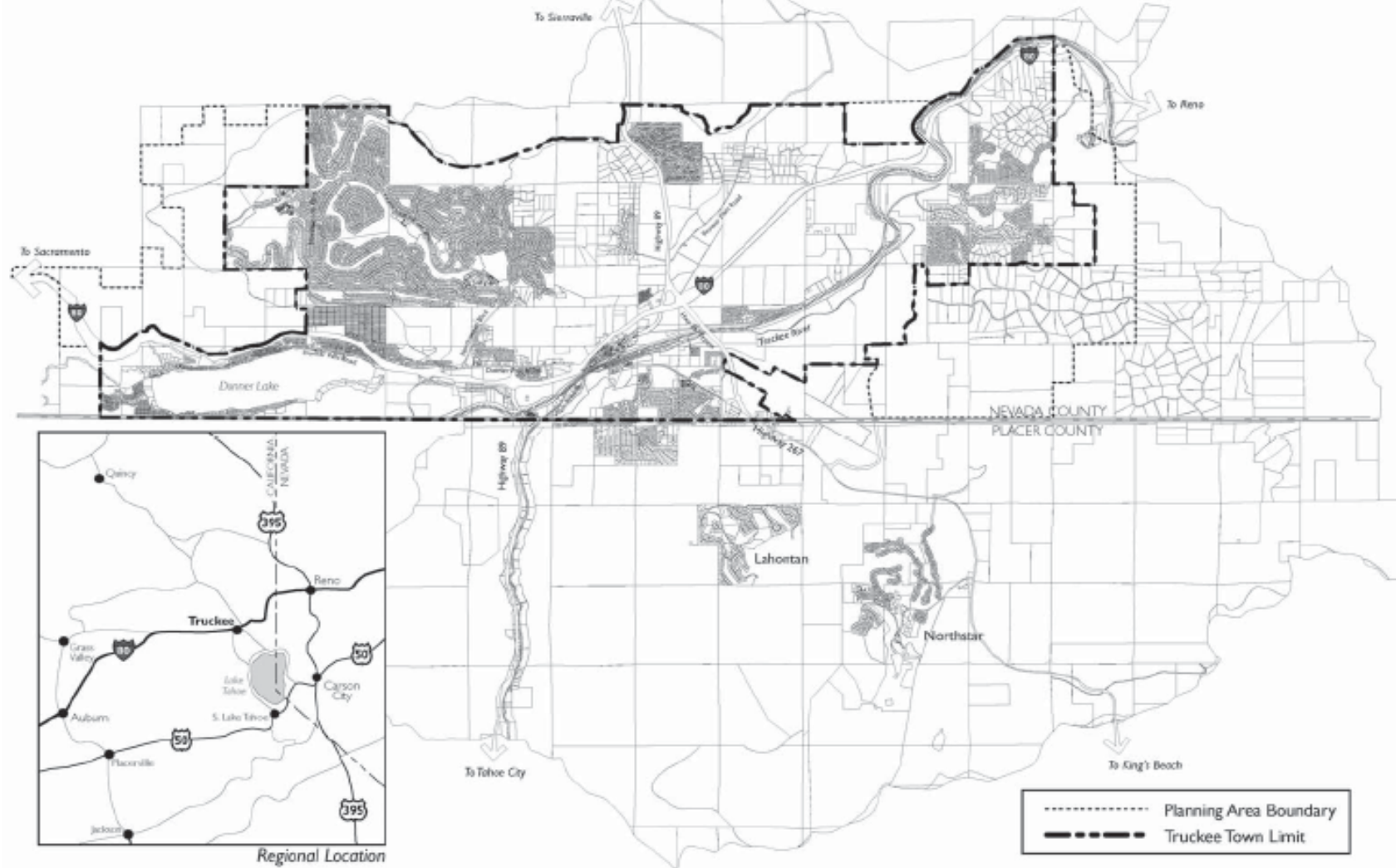
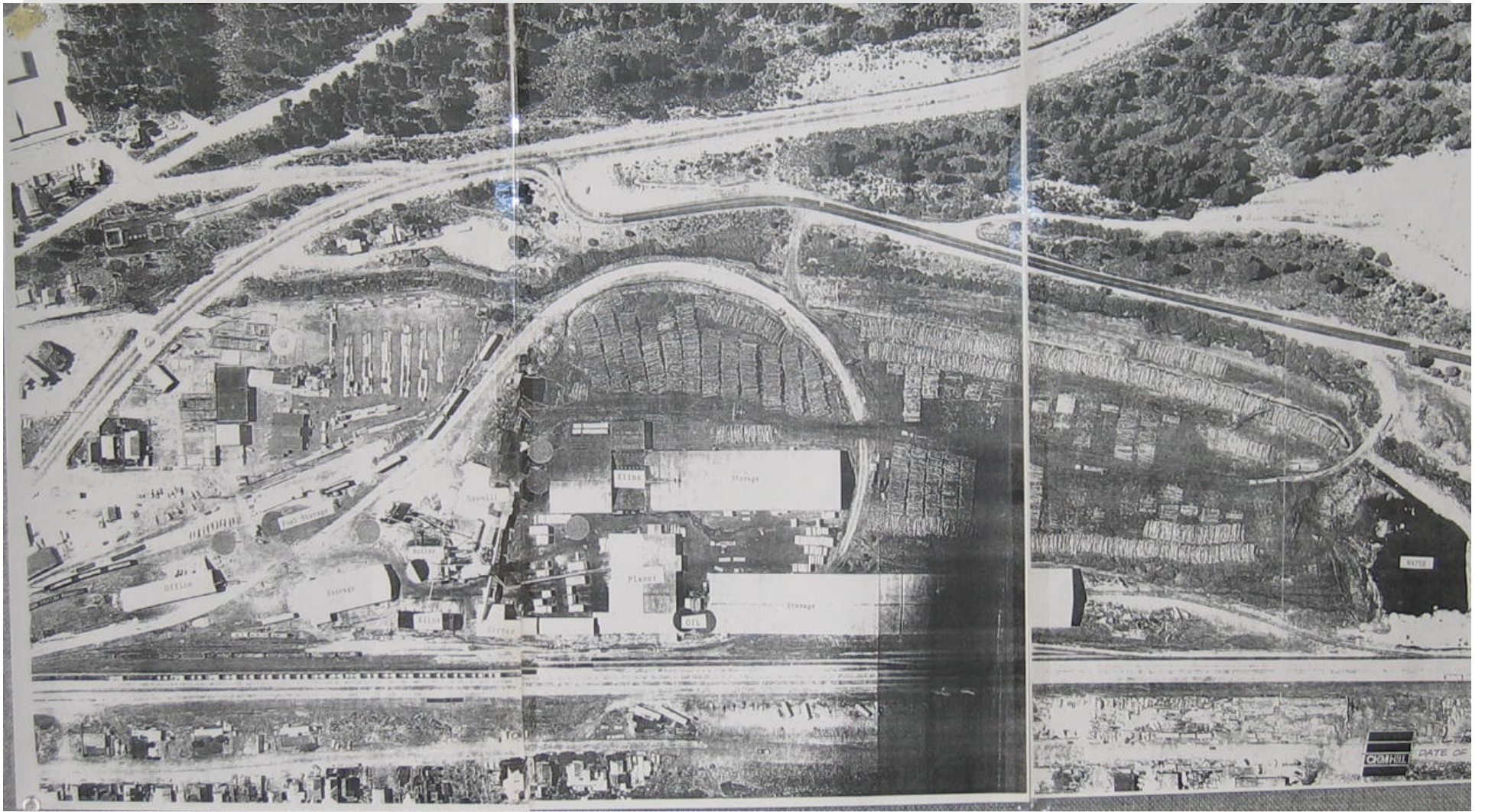


INFILL READINESS- THE TRUCKEE EXPERIENCE



TOWN OF TRUCKEE

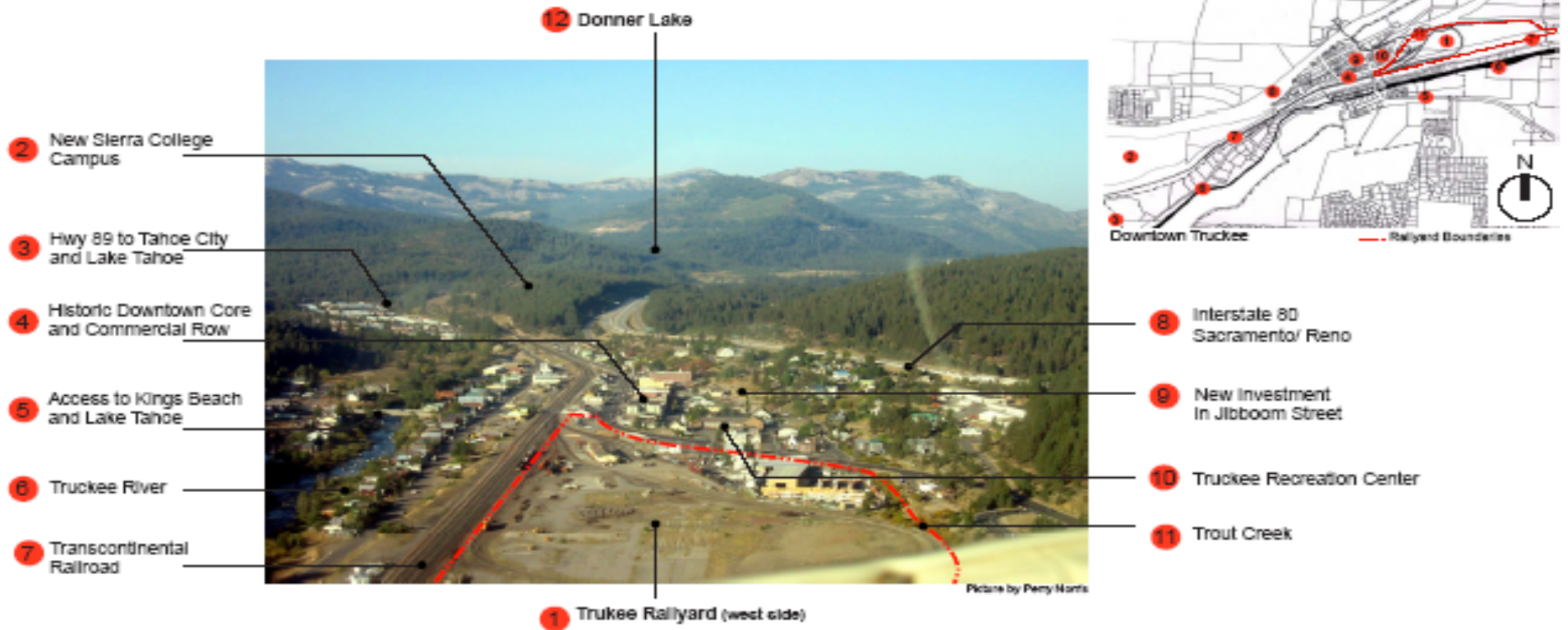




CLOSURE OF SAWMILL LEAVES GAPING HOLE IN DOWNTOWN

Truckee Downtown: Assets and Opportunities

05-02-05

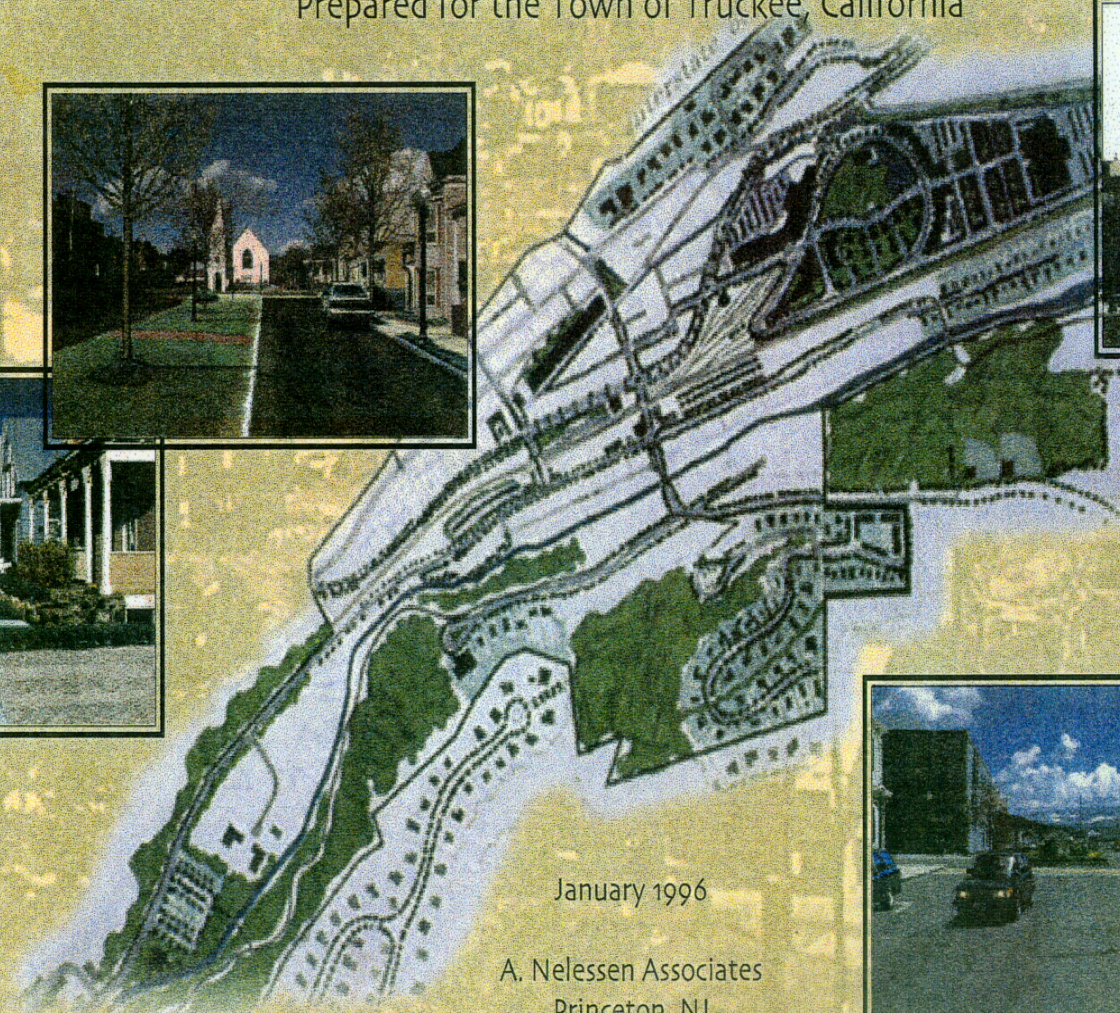
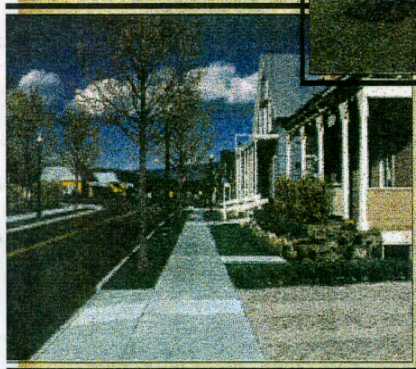


PLANNING FOR INFILL IN TRUCKEE

- Truckee's incorporation in 1993 was driven in large part by a desire to seize control of planning and growth- signaled a strong community will for good planning
- General Plan and downtown specific plan developed in tandem
- The opportunity to double the size of the existing downtown on the recently closed saw mill site was catalyzed by citizen involvement during this process

Truckee Downtown Vision Plan

A Vision for the Development and Redevelopment of Downtown Truckee
Prepared for the Town of Truckee, California



January 1996

A. Nelessen Associates
Princeton, NJ

LAYING INITIAL GROUNDWORK AND THEN FOLLOWING THROUGH WITH DETAILS

- General Plan & Downtown Specific Plan identified railyard as key opportunity site. Set initial policies for infill, mixed use and higher density/intensity of use on site
- Plans directed pursuit of redevelopment as a key strategy to encourage infill and to eliminate blight- plan was adopted in 1998
- Change in railroad ownership stymied plans for at least 5 years
- Town re-invigorated the effort by successfully competing for a Sustainable Communities grant from the State Treasurer (2003)- caught the attention of UP Railroad (seller) and Holliday Development (buyer)- master plan developed in a partnership between Town and Holliday.
- After much community process and fanfare, Railyard Master Plan adopted in 2009
- Master plan provides for appropriate density and flexibility related to land use and parking to encourage infill and provide flexibility for future needs

RECESSION AND FUNDING WOES STALL PROJECT

- Prop 1-C funding (infrastructure for affordable housing) for project denied on a “technicality”
- Redevelopment terminated
- Persistence pays off!
 - Town uses other tools to help push project forward
 - Traffic impact fees targeted to key intersection and roadway improvements supporting infill
 - Use of redevelopment funds and other resources to complete downtown streetscape projects solidifying commitment to downtown area and infill
 - Pursued every possible infrastructure grant opportunity in partnership with developer- many failures but a few big WINS!

TRUCKEE RAILYARD PHASE 1



CALIFORNIA PLANNING ROUNDTABLE INFILL PROJECT

- CPR is an organization of experienced planning professionals who are members of the American Planning Association (APA). Membership is balanced between the public and private sectors and between Northern and Southern California. CPR acts as a policy research and development resource for the California planning profession to enhance the sustainability and livability of California's communities. CPR addresses emerging policy issues with cutting edge solutions that can be widely applied in planning practice.
- New CPR project underway focused on examining obstacles to infill including community acceptance, infrastructure, use of impact fees, parking, social equity and regulatory barriers.
- New website will be populated with a series of articles addressing these topics- www.cproundtable.org/infill