

# Greenville Town Center Design Guidebook

11.01.2023

[RE]Build Recommendations + Guidelines



Funded by:



# Acknowledgements

This project was done in support of the Plumas County 2021 Wildfire Long-Term Recovery Plan, as well as multiple individual community members and agencies.

The LMNOP 2023 summer interns' work was made possible due to a number of individuals and organizations - Bret D Cook Law Office, The Almanor Foundation and The North Valley Community Foundation. This guidebook was funded from the Dixie Fire Collaborative and the North Valley Community Foundation.

For everyone within the Greenville and the broader Plumas County area that has participated, contributed and encouraged the design team's efforts, residents and people who care about Greenville alike, the design team expresses their sincerest gratitude. Without community input, time and energy, this document would not have been made possible.

# Table of Contents

## 1. Introduction

1. Executive Summary
2. Vision + Purpose
3. Action Items and Goals
4. Community Feedback from Phases 0 and 1A
5. Maidu Community Insight
6. Methodology: Engagement and Feedback Processes
7. Supporting Efforts: Plumas County 2021 Wildfires Long-Term Recovery Plan

## 2. Historical Context

1. Historical Town Additions
2. Businesses Before Fire/Vacancies
3. Community Spaces Before Fire
4. Community Spaces/Businesses After Fire

## 3. Comprehensive Town Center Plan

1. Overview
2. Town Center Site Plan
3. Town Center Plan Elements
  - i. Gateway
  - ii. Streetscape and Revitalization Plan
  - iii. Four Corners
  - iv. Commercial Corridor
  - v. Multi-use Non-Vehicular Paths
  - vi. Future Opportunities
  - vii. Lot Types/Land Use

## 4. Town Center Design Guidelines

1. Overview
2. Mood Boards
  - i. Mood 1: Rustic Historic
  - ii. Mood 2: Scenic Country Charm
  - iii. Mood 3: Spirited Fusion
  - iv. Mood 4: Backyard Cookout
3. Visions
  - i. Main St.
  - ii. Crescent St.
  - iii. Greenville Park
  - iv. Greenville Town Center

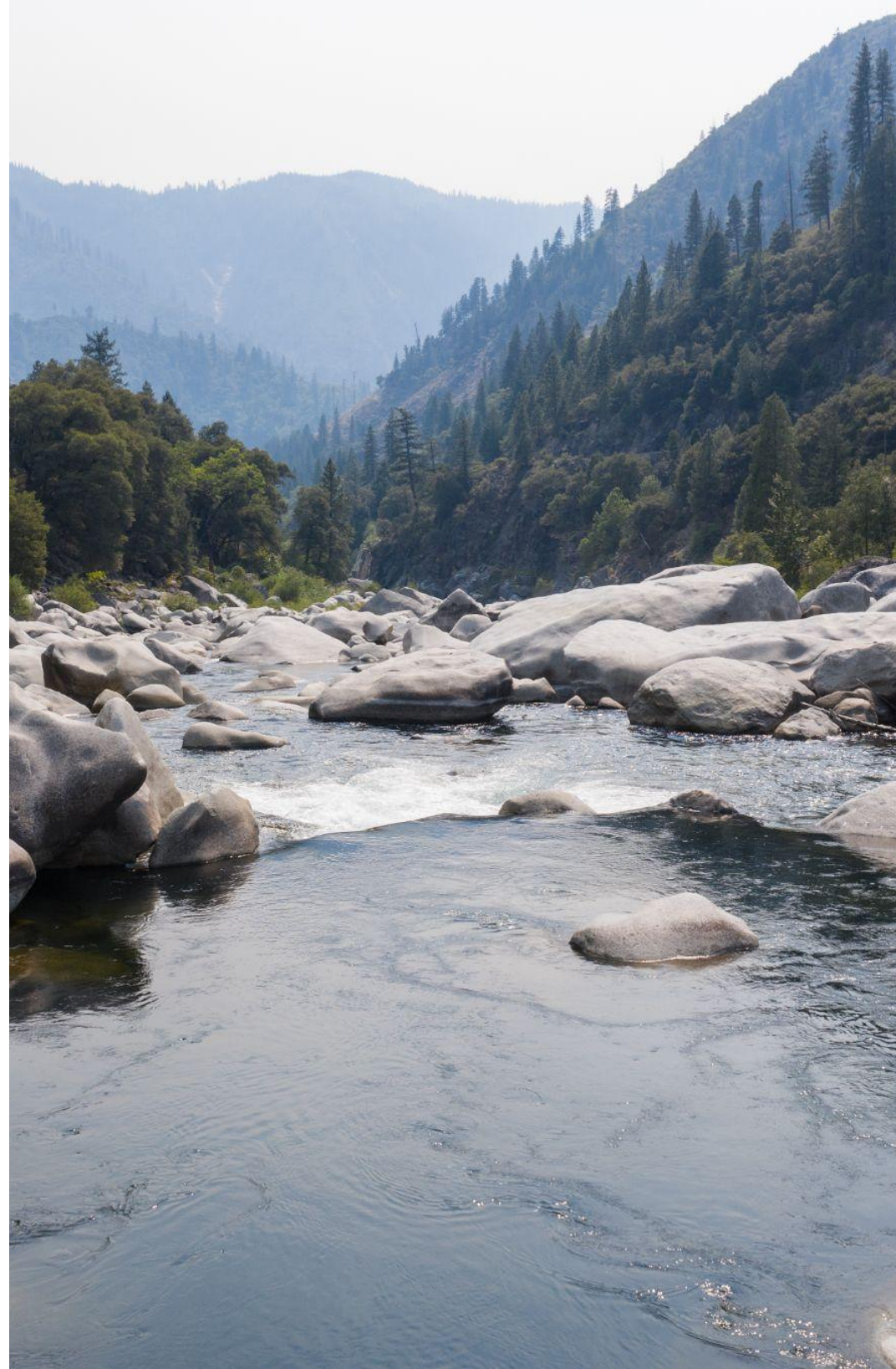


# Table of Contents

## 5. Design Guidelines - Private Landowners

- a. Overview
- b. Architecture
  - i. Facades
  - ii. Color + Materiality
  - iii. Set Back + Build-to Lines
  - iv. Roof Lines
  - v. Eaves
  - vi. Porches
  - vii. Main Entry Location
- c. Landscaping
  - i. Firewise Design
  - ii. Drought Tolerance
  - iii. Plant Palette - Trees
  - iv. Plant Palette - Shrubs
  - v. Plant Palette - Grasses + Perennials
- d. Site
  - i. Zoning Requirements
  - ii. Driveways + Curb Cuts
  - iii. Courtyards / Outdoor Seating Areas
  - iv. Parking

## 6. Appendix



# Introduction

Introduction	01.01
Executive Summary	01.02
Vision + Purpose	01.03
Goals + Action Items	01.04
Community Feedback From Phases 0 and 1A	01.05 01.06
Maidu Community Insight	01.07
Methodology: Engagement & Feedback Processes	01.08
Supporting Efforts: Plumas County Long Term Recovery	01.09

# 01

# Executive Summary

## About this report:

This guidebook summarizes the Phase 2 work completed by LMNOP Design, SERA Architects and a team of architecture interns throughout the summer of 2023, building off of Phase 0 [Discovery] and 1A [Visioning] reports as well as continued community feedback. The LMNOP team spent ten weeks on site conducting community listening sessions and developing design recommendations in response.

The interns' work was made possible due to a number of individuals and organizations - Bret D Cook Law Office, The Almanor Foundation and The North Valley Community Foundation. This guidebook was funded from the Dixie Fire Collaborative and the North Valley Community Foundation. This project was done in support of the Plumas County 2021 Wildfires Long-Term Recovery Plan [LTRP], as well as multiple individual community members.

For everyone that has participated, contributed and encouraged the design team, the community of Greenville and the design team expresses their sincerest gratitude and thanks.

## How to use this guidebook:

All of this book's content was generated from engaging with the community, and the material within has undergone review processes via outreach events with Greenville's residents. ***As the design team, we recognize that the community's wants, needs and desires come first.***

***This guidebook was created in service to the community, and is meant to provide Greenville with recommendations for building practices that are in line with community needs. You can think of these as suggestions.***

The following pages are divided into several chapters. Chapter 1 and 2 provide introductory and background information, while Chapters 3 and 4 are devoted to expressing the community's wishes via renderings, maps and other images. Chapter 5 provides suggestions for private landowners, and best practices for rebuilding on your parcel. All other supplementary information is located in the appendix.

# Vision + Purpose

By building upon community feedback, the team has prepared design guidelines that recognize and celebrate Greenville's identity, architecture, landscapes, and its people. The intent of the following guidelines is to assist Greenville's rebuilding efforts in the design of the future town and to act as suggestions to the community.

Through outreach, the design team found the following main goals expressed by the community for the rebuild. These goals are in direct alignment with what has been stated by the community through the Long Term Recovery Process. Specifically the design team continued to hear the following with regards to the Greenville Town Center:

- Fostering growth of local businesses
- Embracing Maidu Culture and Community
- Recognizing Greenville's multifaceted identity and history
- Honoring service of Greenville's Veterans and community leaders
- Repairing our relationship to the natural environment

In short, Greenville seeks to build a **healthy community, healthy economy, & healthy environment**, supported by a number of action items and additional goals seen on the following page.

# Goals and Action Items



## FOSTER GROWTH OF LOCAL BUSINESSES

Support the growth of Greenville's small businesses, ensuring they have an environment in which to thrive.

*\*shared county wide in LTRP*



## EMBRACE GREENVILLE'S CULTURE AND COMMUNITY

Encourage inclusivity and appreciation of the Maidu community and the larger community's diverse identities.

*\*shared county wide in LTRP*



## SUPPORT GREENVILLE'S YOUTH

Envision programs and community spaces that offer opportunities to learn and grow.



## INSPIRE THE COMMUNITY TO IMAGINE AND DESIGN THEIR TOWN

Listen to community voices, supporting community members to drive the rebuild's design.



## HONOR SERVICE OF GREENVILLE'S VETERANS AND COMMUNITY LEADERS

Establish spaces to honor those who served and those who continue to serve Greenville's community.



## REPAIR THE RELATIONSHIP TO THE NATURAL ENVIRONMENT

Respecting, regenerating and responding to Greenville's natural landscape and availability of resources.

*\*shared county wide in LTRP*



## HELP THE COMMUNITY HEAL AND REBUILD

Make space for the community to socialize, gather together and plan the rebuild.

*\*shared county wide in LTRP*



## PRIORITIZE RESILIENCY AND SAFETY

Offer resiliency planning and design expertise to help Greenville "become the most resilient town in America."

*\*shared county wide in LTRP*



# Community Feedback from Phases 0 and 1A



Feedback from early community conversations in Phase 0 [Discovery] of the Plumas County 2021 Wildfires Long-Term Recovery Process established the tone for much of this work to date. Community members revealed they were interested in rebuilding both the town and its economy together, with an emphasis on integrating the Maidu community into the process and outcomes.

**The icon below can be found throughout the Guidebook as an indicator of feedback from the Maidu community of how Maidu life and history can be integrated into the town of Greenville.**



Feedback from Phase 1A [Visioning] re-emphasized inclusion of the Maidu and also focused on health, leadership, and rethinking infrastructure. The wider community expressed a foremost desire to restore the health of individual community members and the surrounding natural environment, along with investments in the economic health of Greenville.

Finally, Phase 1A also expressed a need for greater representation of diverse community voices, recognizing the complexity of Plumas County's history, and the promotion of generational knowledge. Phase 1A focused on how a renewed and more expansive way of thinking about infrastructure can improve social, economic, and ecological relationships and outcomes.



### *Inspiration for the icon:*

Denise Davis

A Mountain Maidu artist who grew up in the Genesee Valley, and comes from a family of traditional basket-weavers.

# Community Feedback from Phases 0 + 1A + Plumas County Long Term Recovery Plan [LTRP]

## Community-Ranked Values for Long-Term Recovery Plan:

- Build community unification
- Prioritize public health and safety
- Develop resilient homes and businesses
- Restore the natural environment
- Promote economic sustainability
- Enhance quality of life
- Honor Maidu heritage
- Design arts and recreational opportunities
- Encourage energy independence
- Create social and cultural gathering places

## Vision for an Enhanced Quality of Life:

**Resilient and prosperous recovered communities with supportive infrastructure systems, inclusive and affordable housing types, prioritized public health and social well-being, environmental and cultural stewardship, and an active next generation of entrepreneurs and leaders with opportunities for business innovation.**

# Maidu Community Insight

As a part of a week-long outreach and engagement exercises done by the LMNOP intern team, SERA team, and other representatives, a meeting with tribal community members was held.

In addition to the **Roundhouse**, a structure in development to offer educational resources for Maidu youth, and the **Rancheria**, a two-story hub integrating medical, mental health, and pharmaceutical services, there is interest in further spaces that highlight the Maidu's knowledge and and presence, such as:

- ***Maidu Ecological Knowledge/Learning Center*** - a creekside property that offers creek restoration, space for the Big Time event and other tribal gatherings, a Maidu-native plant garden, and learning opportunities
- **Community pantry and/or garden**, as seen in Quincy's Feather River College
- **Space for Maidu education**, both for tribal members, as well as the broader community
- **Visibility in the town center** through Maidu names, stamping, and interpretive elements
- **Inclusion of sacred space** in the Community Resiliency Center

Further concerns were expressed, such as the use of Maidu concepts and ideas for non-native or non-inclusive uses, the proposed Community Resiliency Center offering some of the same resources available through the Rancheria, and trails becoming a pathway to gentrified tourism.

Overall, greater communication and sharing of imagery, developments, and information regarding the reconstruction of Greenville and the inclusion of Maidu structures, motifs, and culture is needed, specifically for the tribal community, but also the Greenville community as a whole.

The integration of Maidu knowledge, community, and culture is a great point of emphasis for the long-term recovery of Greenville and surrounding communities, and relies on door-to-door outreach and frequent and clear communication. Maidu people desire the opportunity to demonstrate their knowledge while receiving the educational, occupational, and cultural opportunities to do so.

# Methodology: Engagement & Feedback Processes

The feedback that informed the guidelines in this document has been collected over a ten-week period in the summer of 2023, building on feedback heard from Phase 1A and Phase 0. Engagement largely consisted of formal workshops, focused groups/listening sessions, dinners, and direct outreach to groups that may not have had the time or capacity to attend typical community meetings.

The LMNOP intern team spent ten weeks immersed in the Greenville community, regularly interacting with its members in informal settings. They also attended local events such as Gold Diggers Day, Silver Buckle Rodeo, and Big Time to gain a deeper understanding of the area's life and culture.

The SERA team overlapped with the intern team during their last week on site, engaging with community members and participating in listening sessions. Since then, SERA has compiled the feedback and work into the guidebook, working with the interns to ensure all feedback is collected, catalogued and integrated into this book.

# Supporting Efforts: Plumas County 2021 Wildfires Long-Term Recovery Plan



**Economy**



**Natural/Cultural Resources**



**Health & Social Services**



**Housing/Commercial Buildings**



**Infrastructure**

Plumas County has been actively gathering community input for a number of projects and efforts aimed at long-term wildfire recovery. The County’s potential housing initiatives, for example, are aimed at eliminating post-disaster homelessness, fostering affordable housing and encouraging the development of housing stock to support a growing economy. Ideas for infrastructure initiatives range from the development of microgrids, broadband improvements, electric vehicle charging stations and water/sewer improvement projects.

Potential economic projects hope to retain the sense of a tight-knit community as Greenville rebuilds, with suggestions to keep “The Spot” and find opportunities to stimulate the town’s economy. From a health and social services perspective, the County seeks to rebuild the Greenville Town Hall and library, establish a community resilience hub, and expand telemedicine services, among other ideas.

Finally, the County has a list of projects to potentially implement to support Greenville’s cultural and natural resources – habitat and watershed restoration, a post-fire watershed assessment, formation of a watershed restoration council and creation of a trail system at Wolf Creek.

# Historical Context

Historical Context 02.01

Historical Town Additions 02.02

Businesses Before Fire/Vacancies 02.03

Community Spaces Before Fire 02.04

Community Spaces/Businesses After Fire 02.05

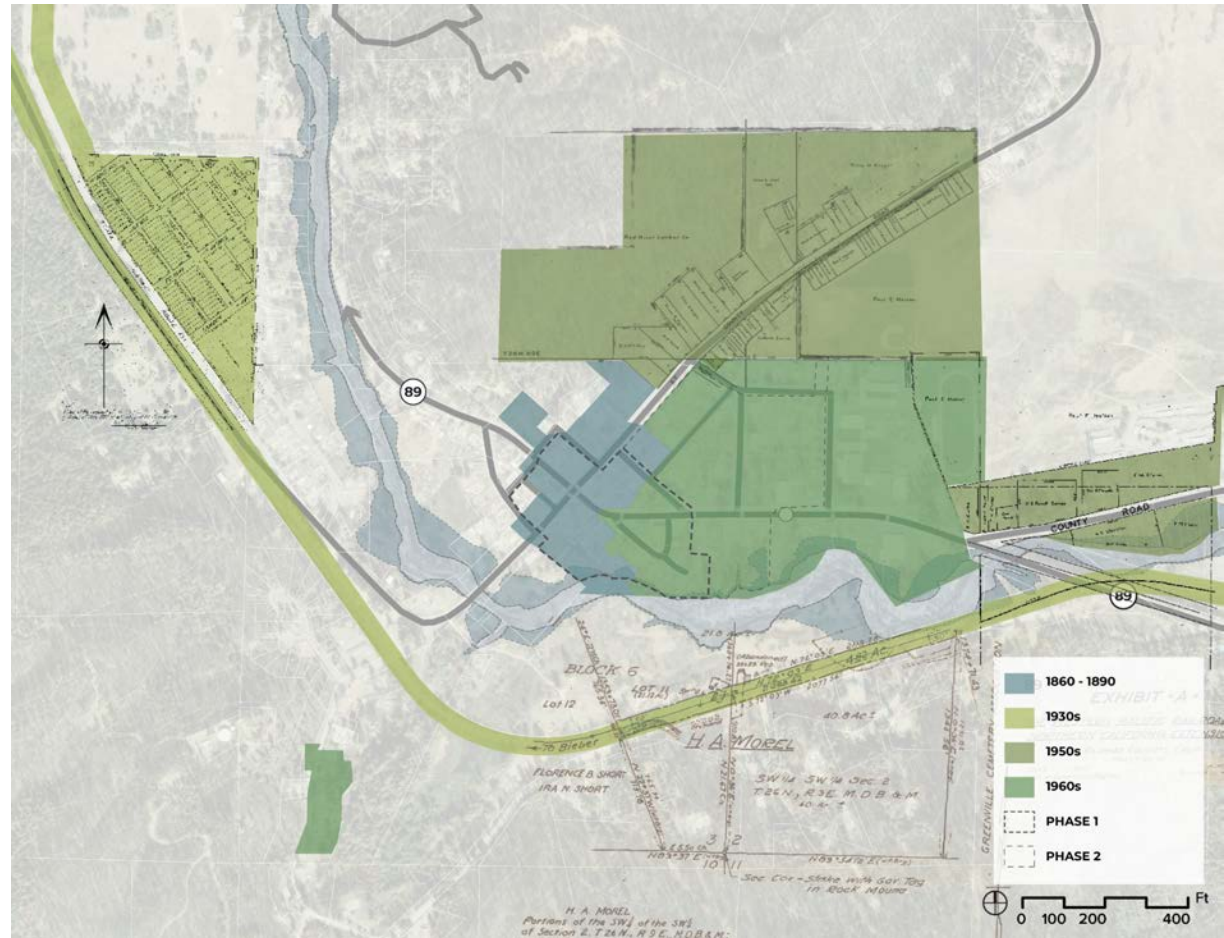
# 02

# Historical Town Additions

The Maidu people had been living in the vicinity of present-day Greenville in a village named Kotasi for centuries prior to the Gold Rush. European displacement of the Maidu saw the establishment of Round Valley initially, until it became too difficult to access and neighboring Greenville was founded. Around this time, from 1860 to 1890, the core town center of Greenville was built. By the 1870s, the town's population had doubled, and by 1880 it was around 500 residents, making it the second largest community in Plumas County.

Since then, the town has grown outwards from the town center along Wolf Creek, Main Street and Crescent Street in two main phases. By the 1930s, a Western Pacific rail line was constructed along with the Landon addition to the town. Additional additions were made as industry boomed in Greenville through the 1960's.

As the town begins to rebuild, the initial Phase 1 of construction shares much of the original town's footprint, indicating the town center's 150-plus years of prominence.



Map of Historical Town Additions Compiled Through County Maps and Documents

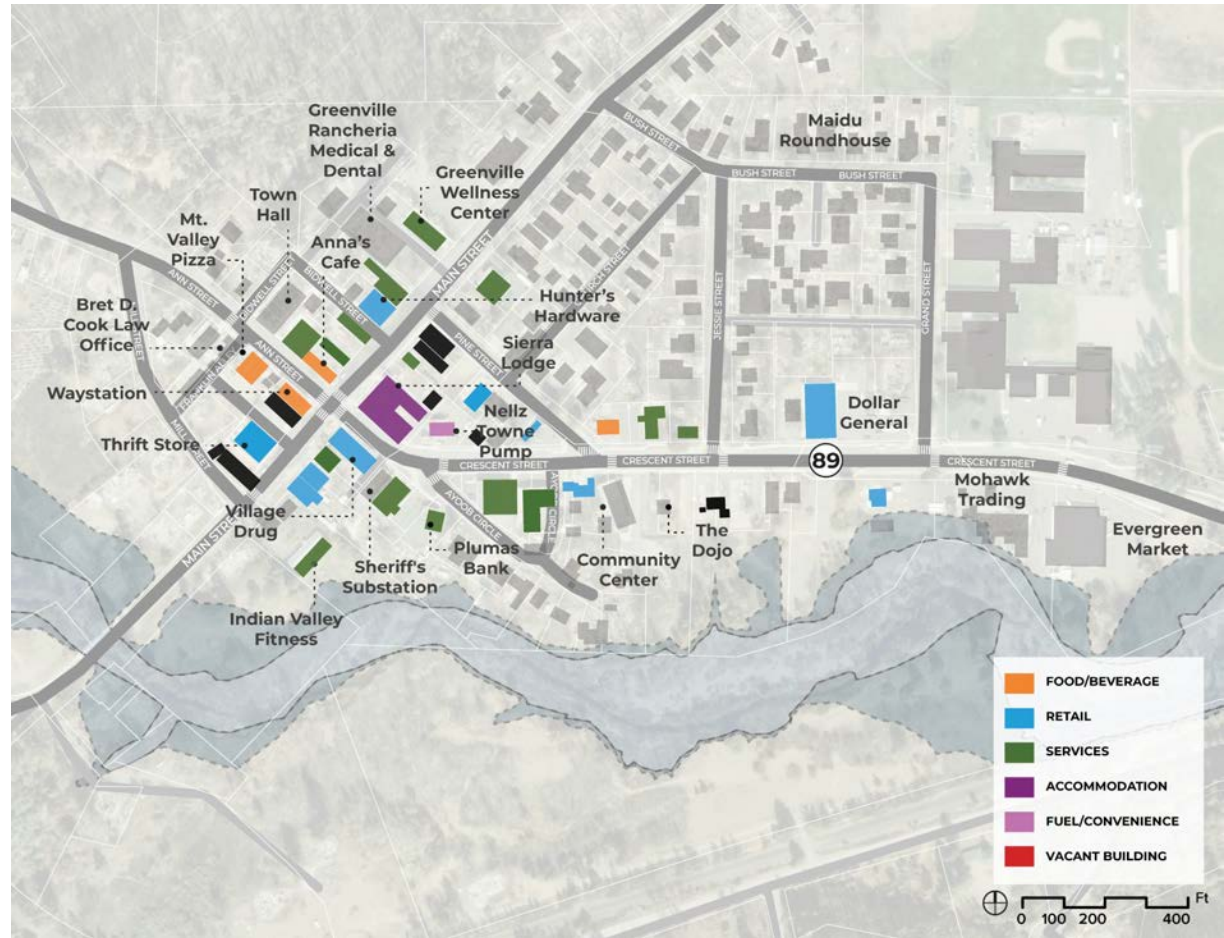
# Context - Businesses Before Wildfire/Vacancies

Prior to the 2021 Dixie Fire, Greenville had an ecosystem of small businesses in a variety of sectors. The Four Corners intersection was home to Anna's Cafe and the Waystation, with Mt. Valley Pizza a block up Ann Street. Across Main Street were the Sierra Lodge, the town's main hotel, and next to it sat Nellz gas station as well as the local pharmacy and thrift store.

Further south on Highway 89 are the Dollar General, Mohawk Trading gas station and Evergreen Market.

On the civic side, the Greenville Roundhouse building housed educational programming for Greenville's native youth, and the Greenville Rancheria building held medical, dental, behavioral and health services for the entire community.

Greenville's town hall, community center, sheriff's building/courthouse, library and bank were all destroyed in the wildfire.



*Businesses Before 2021 Wildfire/Vacancies*

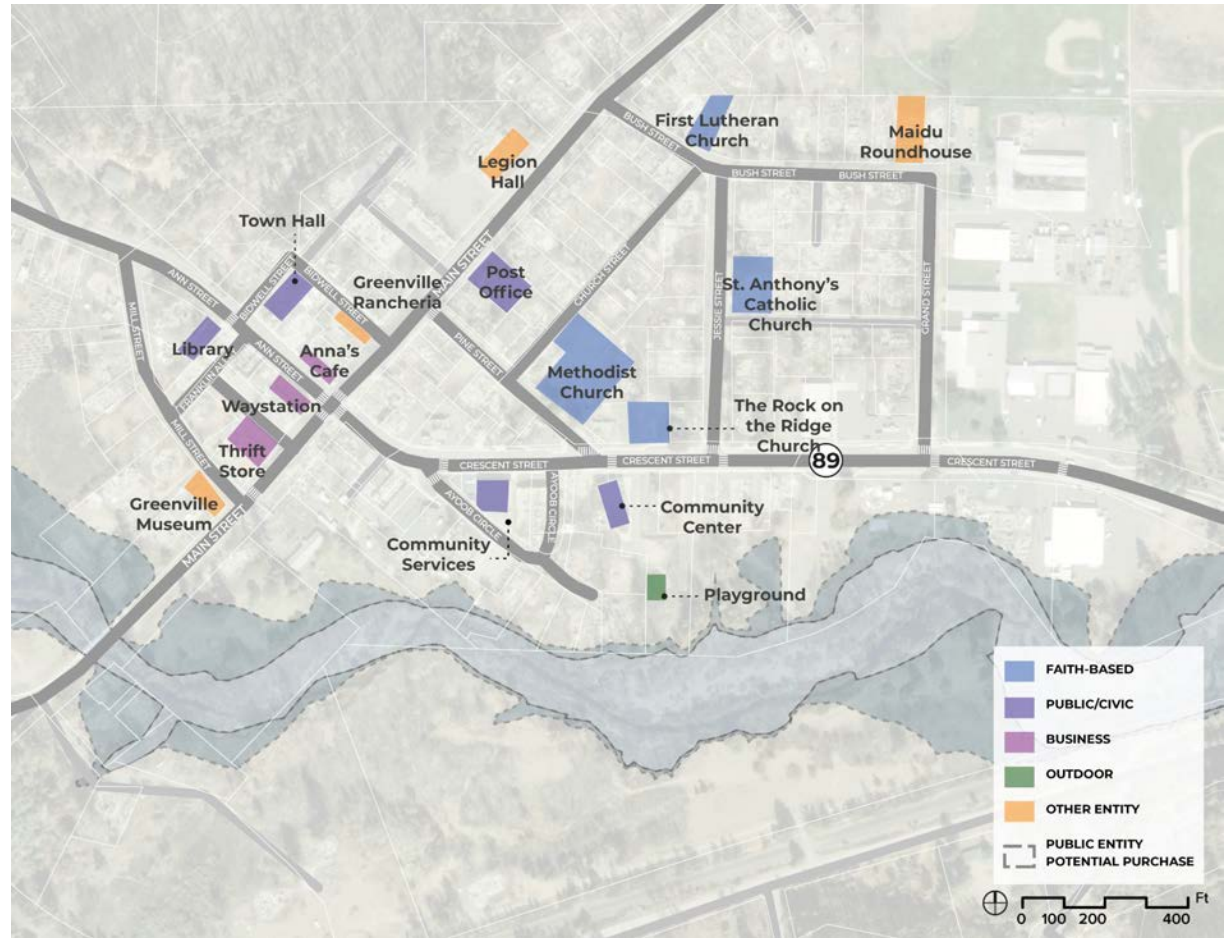


# Context - Community Spaces Before Wildfire

Greenville was also home to a number of community spaces, such as the religious spaces like the Methodist Church, the Rock on the Ridge Church, the First Lutheran Church, the LDS Church and St. Anthony's Catholic Church. Spaces such as the Greenville Rancheria, the Roundhouse Council and the Legion Hall further supported the community in numerous ways.

Greenville had one post office, and provided community services via two buildings along Highway 89. Finally, Greenville's previous playground was located adjacent to Wolf Creek and accessible via Crescent Street.

For more information about historic buildings, please visit the Appendix at the end of this document.



Community Spaces Before 2021 Wildfire

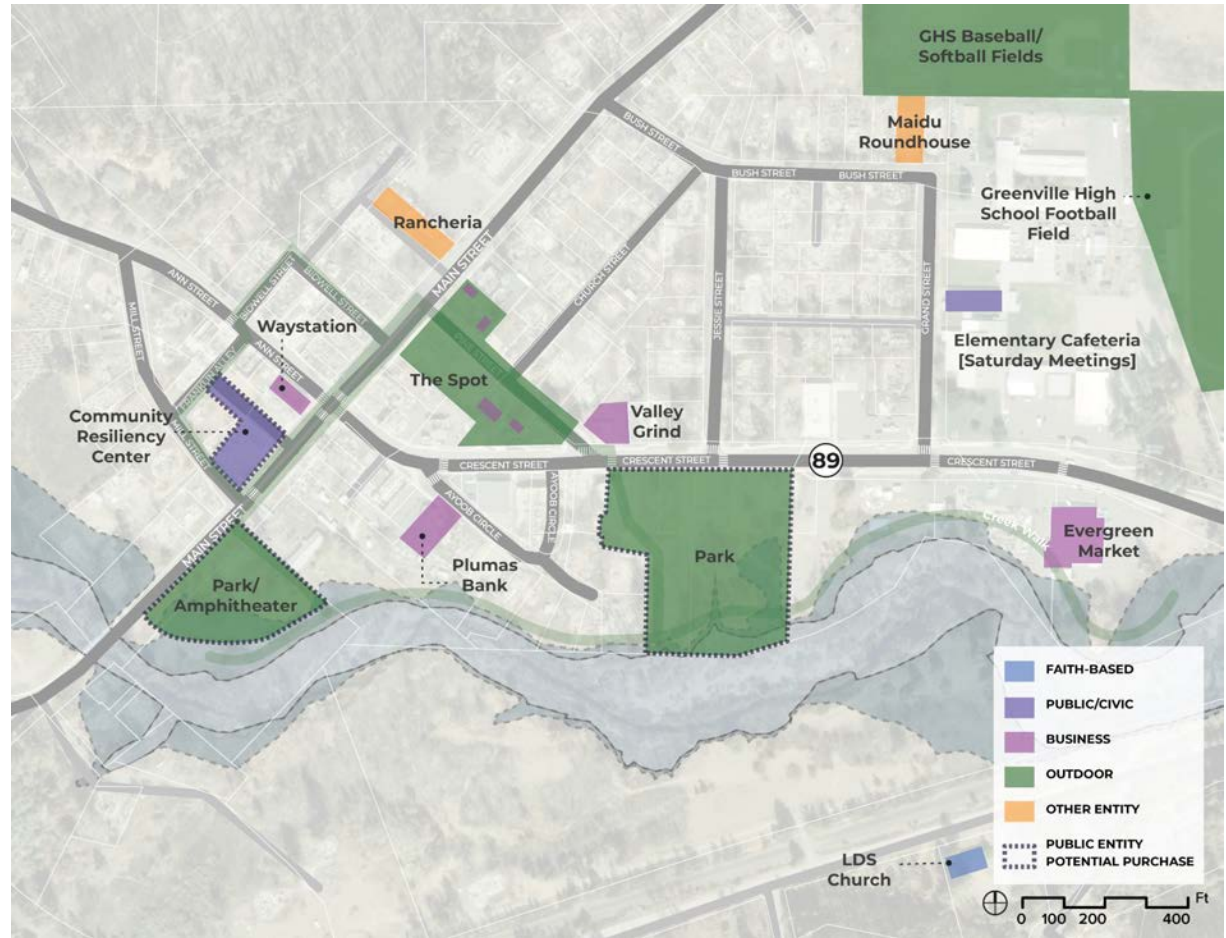
# Context - Community Spaces/Businesses After Wildfire

The Greenville area post-Dixie Fire saw the devastating loss of most of the town's buildings. While the town rebuilds and heals from the traumatic 2021 wildfire season, a number of special community spaces have popped up. Frequented by community members, these have become places for residents to naturally gather, talk, eat, socialize and celebrate.

Between Crescent and Pine Streets lies an area called "The Spot," which is occupied by a number of shaded mobile units - from food trucks, to a mobile thrift store and tool rental, to restrooms and a mobile real estate office. Across Pine is the Valley Grind, which serves coffee and breakfast to residents and visitors alike.

Both the Rancheria and the Maidu Roundhouse buildings are undergoing a rebuilding process, as is the Post Office.

At this stage, the Greenville community has outlined potential additional open spaces, such as the community park along Crescent, an amphitheater along Wolf Creek and a community resilience hub along Main Street.



*Proposed Community Spaces and Businesses After 2021 Wildfire*

# Comprehensive Town Center Site Plan

Comprehensive Town Center Site Plan 03.01

Overview 03.02

Town Center Site Plan 03.03

Gateway 03.04

Greenville Streetscape and Revitalization Plan 03.05

Streetscape Elements 03.06

Four Corners 03.07

Commercial Corridor 03.08

Multi-Use Non-Vehicular Paths 03.09

Future Opportunities 03.10

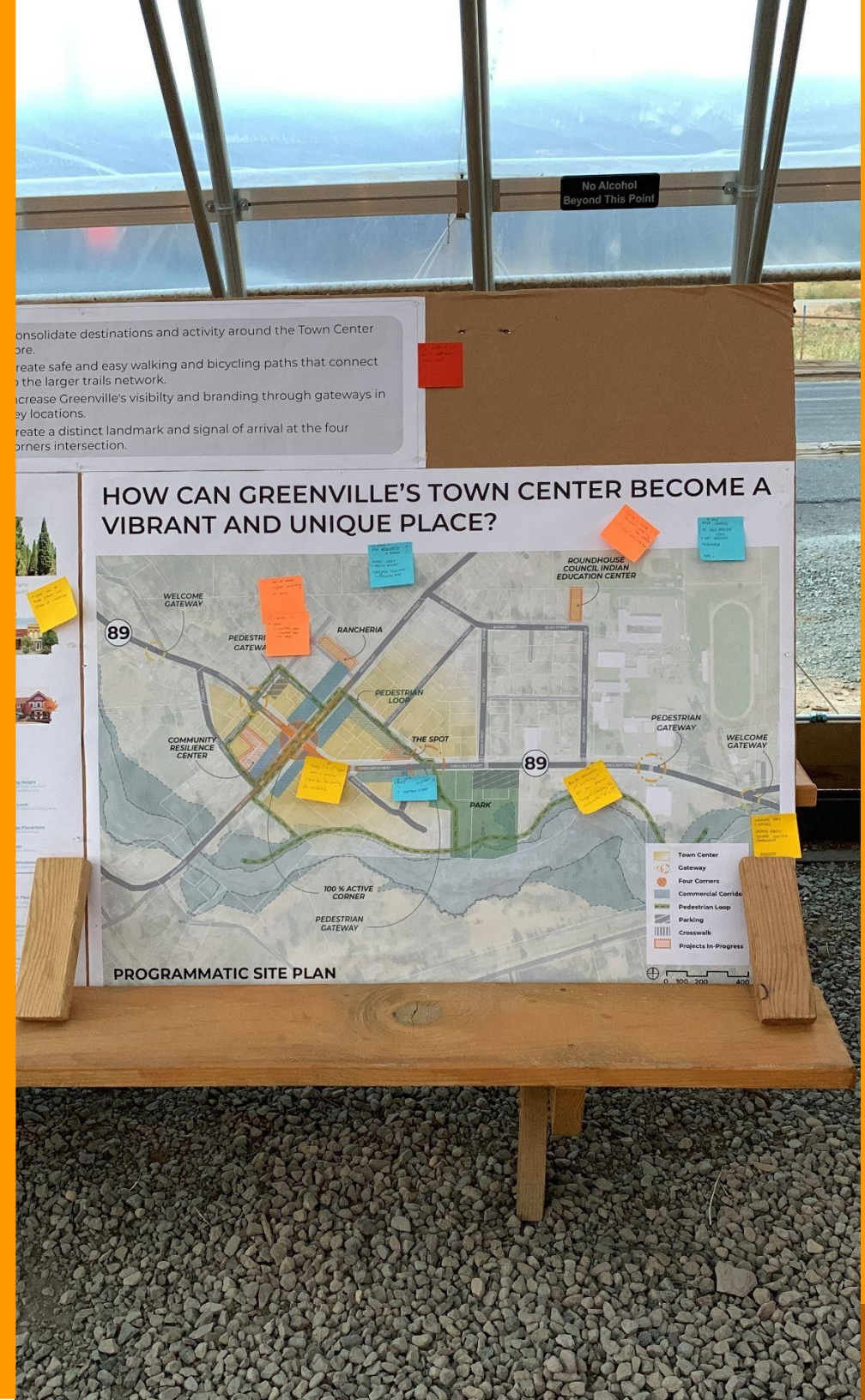
Context and Site - Lot Types and Usages 03.11



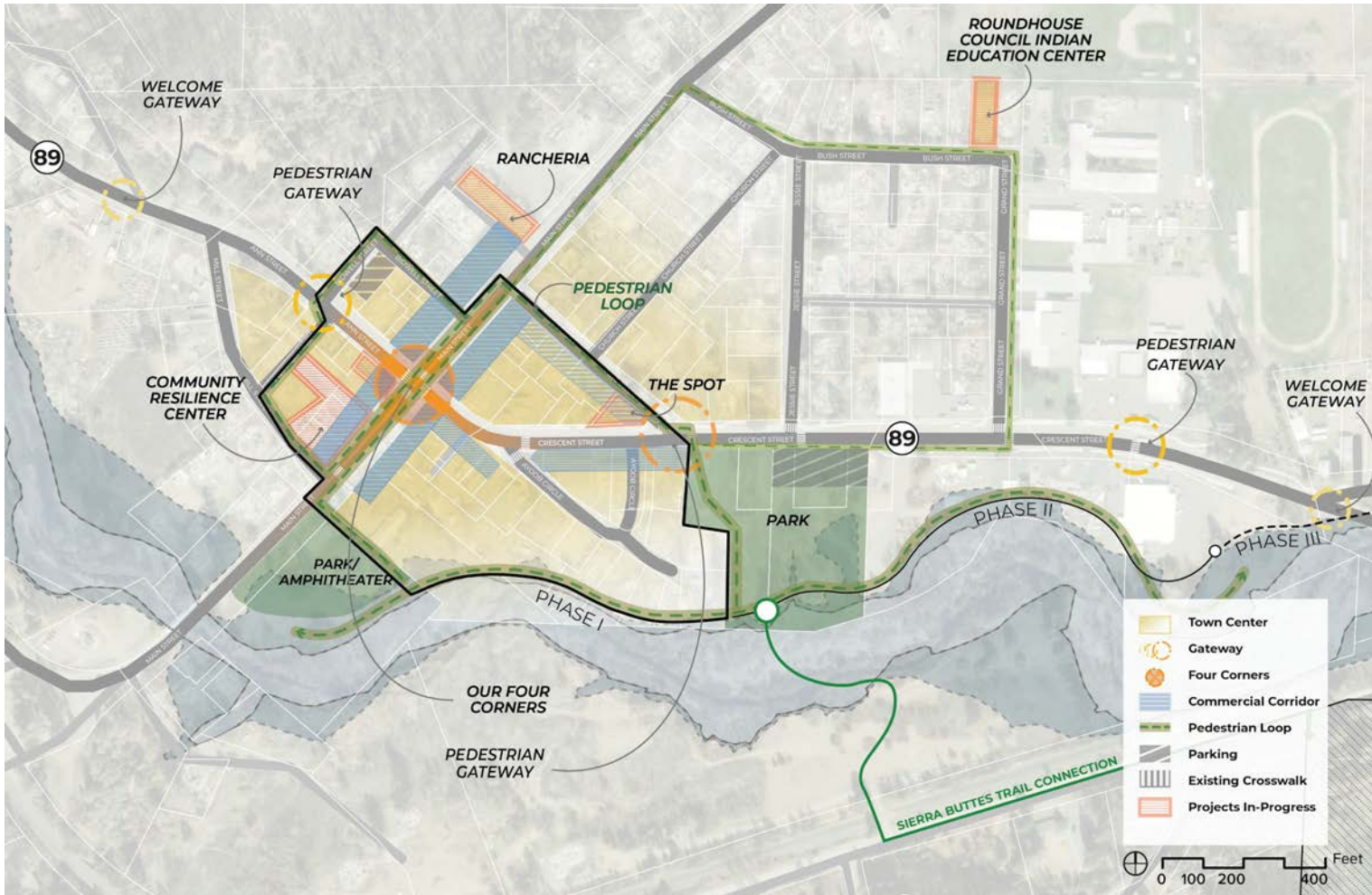
# 03

# Overview

Chapter 3 of this guidebook focuses on the overall vision of Greenville's Town Center which was developed from the community's vision and goals from Phase 0, Phase 1A, and a series of listening sessions and community events. The content in this chapter reflects planned streetscape elements along with different elements for the community to consider when they begin to rebuild different areas of the Greenville Town Center Plan.



# Town Center Site Plan



The Town Center Site Plan revolves around the Four Corners location, which has been identified as a place with cultural and economic significance in the community. The plan highlights current and in-progress projects, as well as potential locations for future parks and trails. The plan also suggests locations for Gateways to let visitors know they are entering Greenville, and encourage them to stop and visit the town when they pass through. The suggested Gateways are also a friendly reminder to community members that they are home.

Chapter 03 of the Guidebook highlights the Greenville Streetscape and Revitalization Plan, as well as the following Town Center Elements:

- Gateways
- Streetscape Elements
- Four Corners
- Commercial Corridor
- Multi-Use Non Vehicular Paths
- Future Opportunities
- Lot types/Land Use

In addition to the Rancheria and the Roundhouse, include Maidu presence at the park, the amphitheater, and a dedicated ecological institute that has been envisioned as a possible Maidu Institute of Ecology. Refer to Maidu Museum and Historic Site in Roseville, CA for references. Can teach both tribal and non-tribal youth the history of Maidu ancestors, how they survived and what they did, while having spaces for tribal-only events.



# Gateways

Three popular options for gateways are outlined below, with each option able to exist as a standalone structure or as a combination of any of the three types.

## Sculptural Gateway

An arts-focused installation that displays the town name alongside symbolic references

- Showcases local art / artists
- Incorporates symbolism of local significance

## Arch gateway

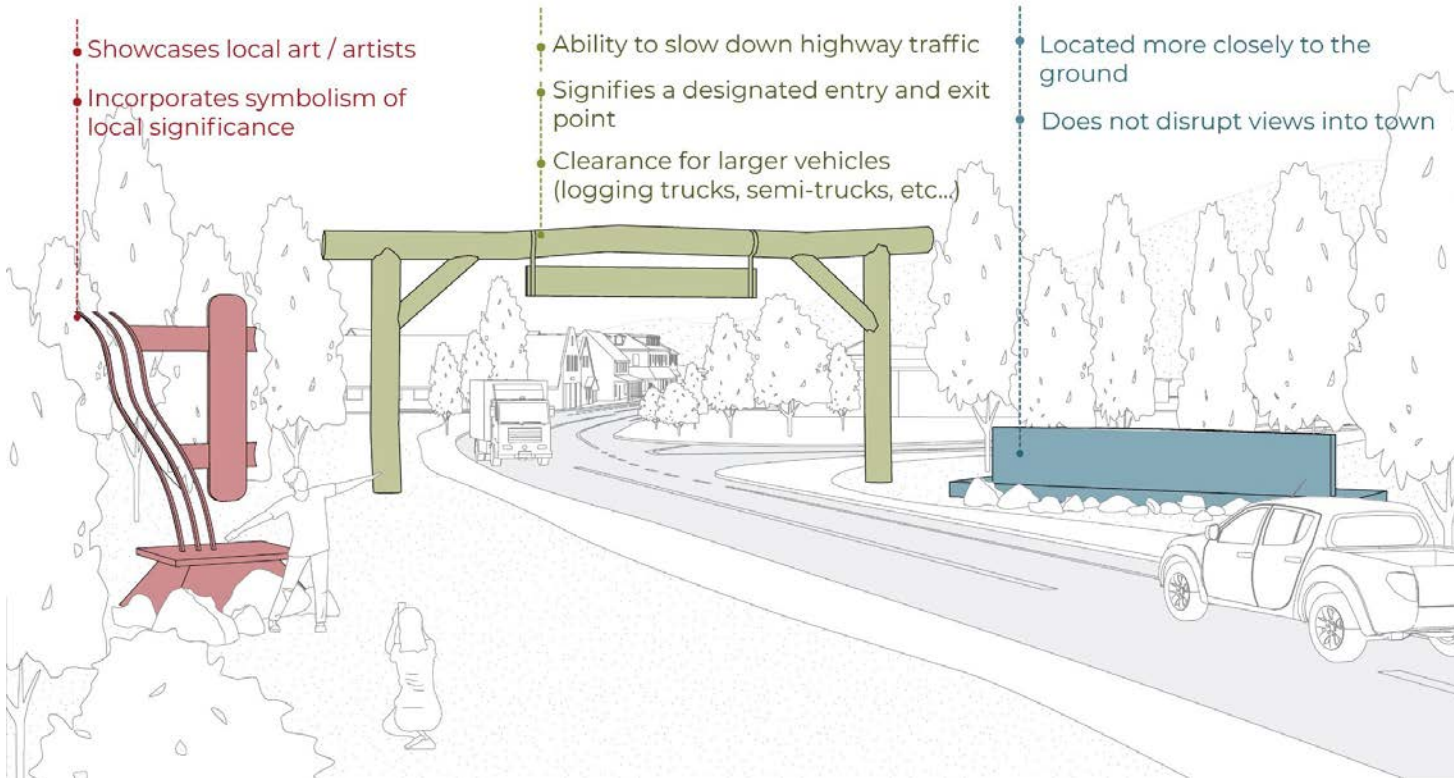
An archway or other supported structure that spans across a primary road

- Ability to slow down highway traffic
- Signifies a designated entry and exit point
- Clearance for larger vehicles (logging trucks, semi-trucks, etc...)

## Welcome Gateway

A simple gateway that clearly states the town name with minimal symbolism

- Located more closely to the ground
- Does not disrupt views into town

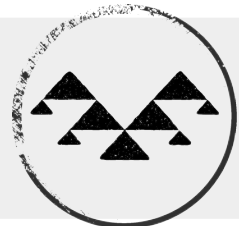


Gateways provide a great opportunity for arrival for community members, visitors, and folks passing by to get to nearby towns. From listening sessions and community events, the design team proposed several different gateway options for the community to consider as they continue to rebuild. The image on the left shows the different options and what they offer.

Riley's Gateway ("the arch should be wood and rustic, like Riley's Jerky arch") was given as a great example of an arch gateway that is a good representation of the community and highlights local materials.

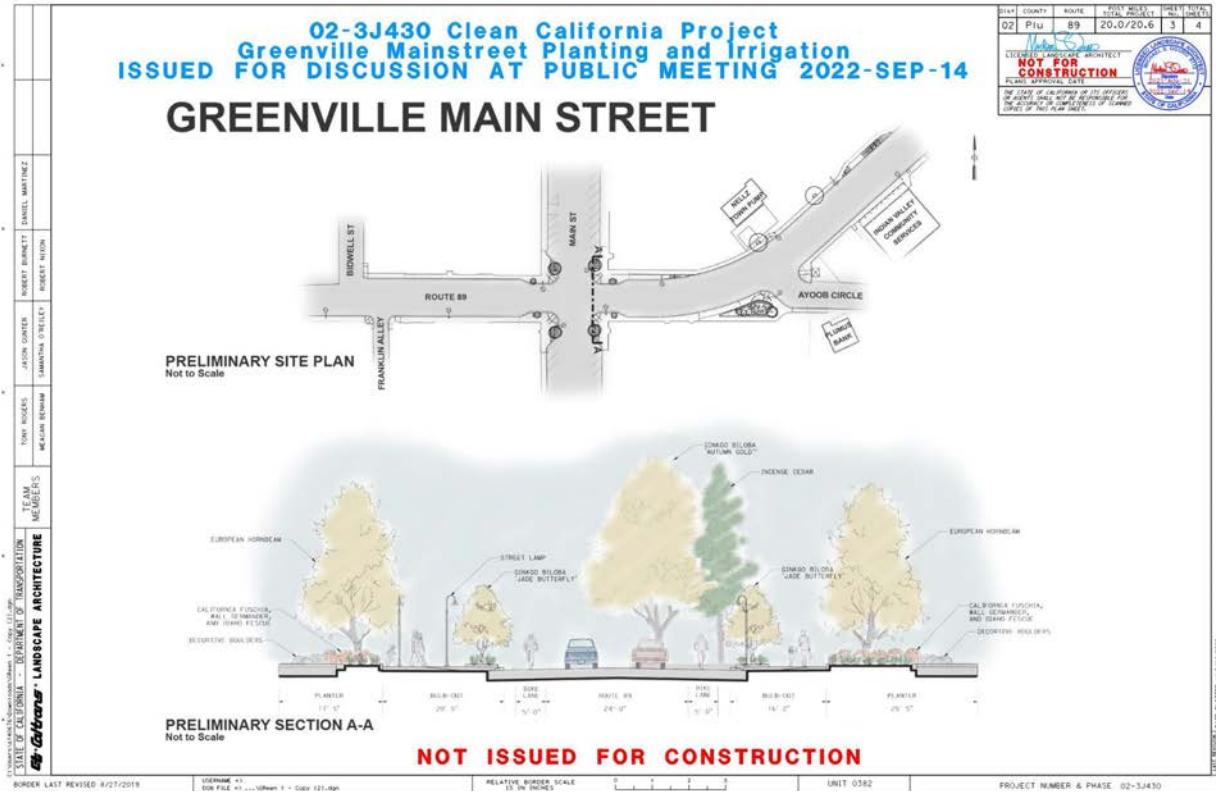
The Welcome and Sculptural Gateways are other options for the community to consider to highlight other points of interest using local materials, artists, and specialties.

*Potential gateway monuments funding through Clean California Program Funds.*



Note the original name of the Maidu village in the Greenville area, Kotasi.

# Greenville Streetscape and Revitalization Plan



As the nature of design is highly collaborative, the interns drew upon the work of Greenville’s streetscape committee to inform the visions and depictions of what Greenville’s streetscape might look like.

Through community feedback and conversations over a number of years, the streetscape committee imagined what the Four Corners intersection and the street along Highway 89 at the Dollar General could be, integrating street trees, appropriate lighting, bulb-outs, landscape buffers, and pedestrian pathways.

Further, the streetscape committee selected a number of plants appropriate to Greenville’s context that could enrich the streetscape with shade, flowering colors, and greenery. The following pages aim to show what these design changes might look and feel like.

*For more information about the Greenville Streetscape and Revitalization Plan and the committee’s work, please visit the Guidebook’s Appendix at the end of this document.*

*Note: This project was completed in Fall of 2023.*



# Streetscape Elements

## Bike Racks

Support different modes of transportation

## Vegetation Density

Enhance natural setting

## Corner Occupation

Create corner activity

## Microparks

Provide places to inhabit outdoors

## Continuous Building Frontage

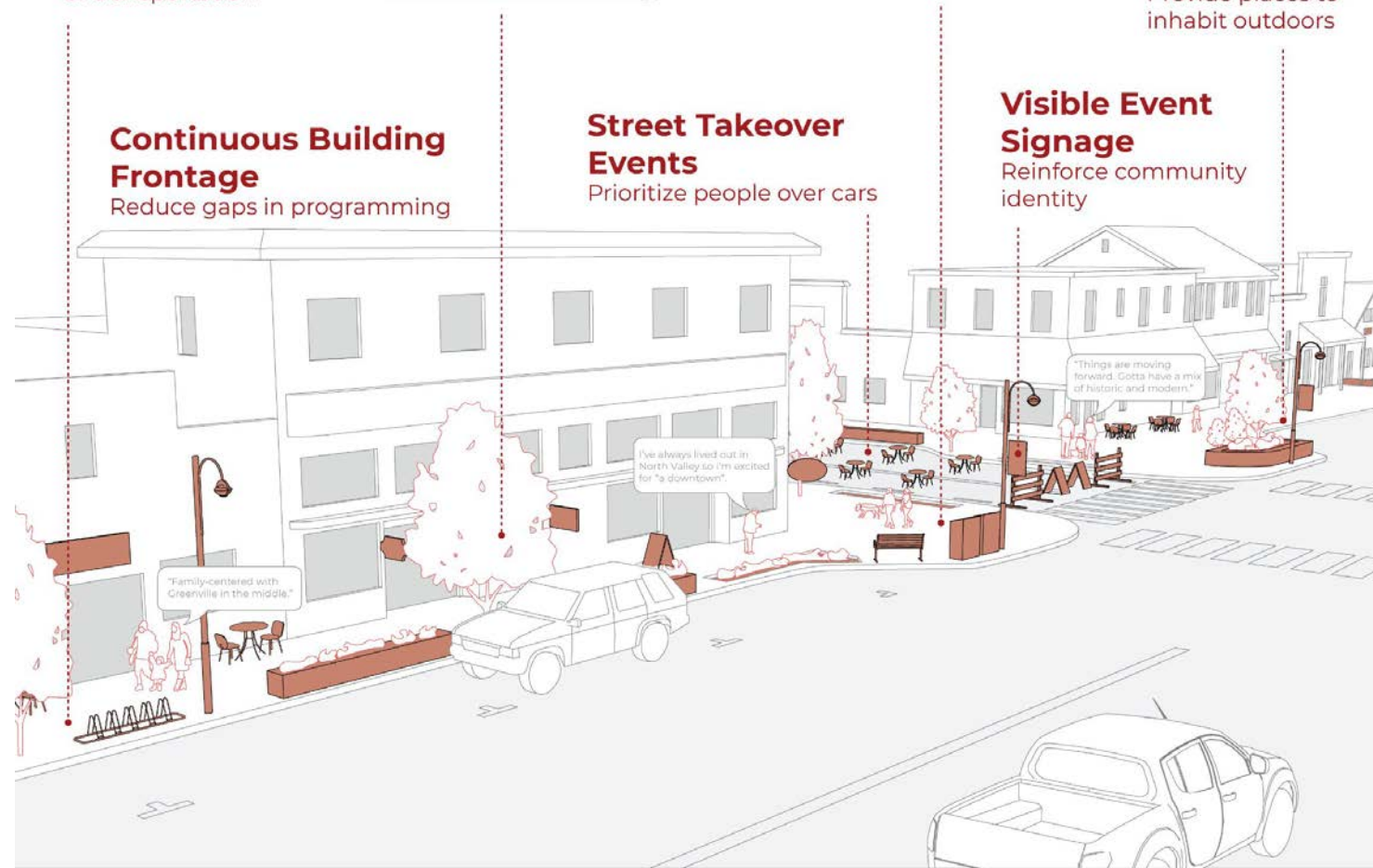
Reduce gaps in programming

## Street Takeover Events

Prioritize people over cars

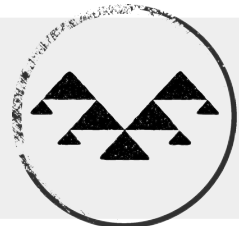
## Visible Event Signage

Reinforce community identity



The Streetscape Elements shown on the left indicates different choices and ways the community can use the open space within the Town Center Plan to encourage outdoor events and community gathering. Many of the elements shown reference the previously mentioned Greenville Streetscape and Revitalization Plan.

As businesses return and community organizations begin to rebuild the Town Center, consider each of these elements and how they can enhance family oriented events, reinforce community, and the inclusion of various modes of transportation – from pedestrians, bicycles, and cars to horses (i.e. provide hitching posts).



Include Maidu names, street names, interpretive elements and put Maidu people and culture within the downtown plan.



# The Four Corners

## Illuminated Intersection

A well illuminated intersection that can create safe path for both drivers and pedestrians

## Public Art

Public Art gives visual expressive characters to the community and supports local artists

## Outdoor Plaza

Outdoor Plaza space in the corners creates community and improvised gathering space

## Crescent Street Bike Lane

A designated route for bikers riding on 89 across Greenville creates safe transit routes

## Parking Barrier Protection

Protection for bikers and pedestrians

## Greenville History Kiosk

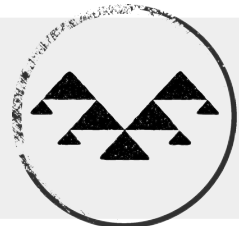
Historical Kiosk that shares the history of Greenville and community creates circulation for visitor



The Four Corners location has been known as one of the main historic and central spaces for commerce and cultural activity. The highlighted elements show different options to encourage safety, outdoor gathering, and diverse ways to share Indian Valley's history.

Because this area of the Town Center sees a lot of different types of traffic, it is important to consider these different examples of street design to encourage safe use of the area, as well as help visitors be more aware of their surroundings. Along these intersecting streets, there is opportunity to feature public art and historical kiosks around.

By emphasizing the importance of the Four Corners, there is an opportunity to slow down fast-moving traffic and encourage passers-by to experience the businesses, culture and history of Greenville.



Include Maidu stamping (i.e. on concrete) and include/make visible basket designs within the architecture/Town Center design.

# Commercial Corridor

## Facade Zone

Street adjacent facades that align with community identity.



## Commercial Corridor

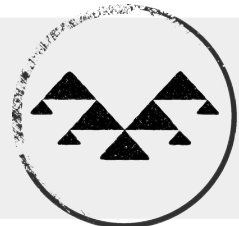
Areas that strengthen the local economy and provide opportunities for civic engagement.

The commercial corridor planned along Main St. is intended to have some of Greenville's familiar favorite places like the Way Station, Rancheria, and Anna's Cafe, along with some new buildings like Greenville's Community Resilience Center.

This section of Main St. is proposed to be an extension of the Four Corners and is meant to be a place where businesses and community activities can take place. This is also where the community can begin to dream big about what else they would like to see along this active street. For more information about the commercial corridor, please visit the Guidebook's Appendix at the end of this document.

Additionally, two green spaces, were recommended by the design team in an effort to further support and highlight the commercial corridors along Main Street and Highway 89.

*See the map on 03.03 to see the commercial corridor's relationship with these proposed green spaces.*



**What are the opportunities for affiliated tribes in the area to prosper economically (i.e. run an economic study)? Maidu foods/markets/community kitchens, selling tickets to do various activities in the area.**

# Multi-Use Non-Vehicular Paths

## Clearly Marked Intersections

Paths that intersect any form of traffic should be clearly marked for both the motorist and pedestrian

## Separated Traffic Lanes

Enhance cyclist safety by physically separating from vehicle traffic

## Connection to Economy

Support connection of visitors and residents to businesses downtown

## Generous Landscaping

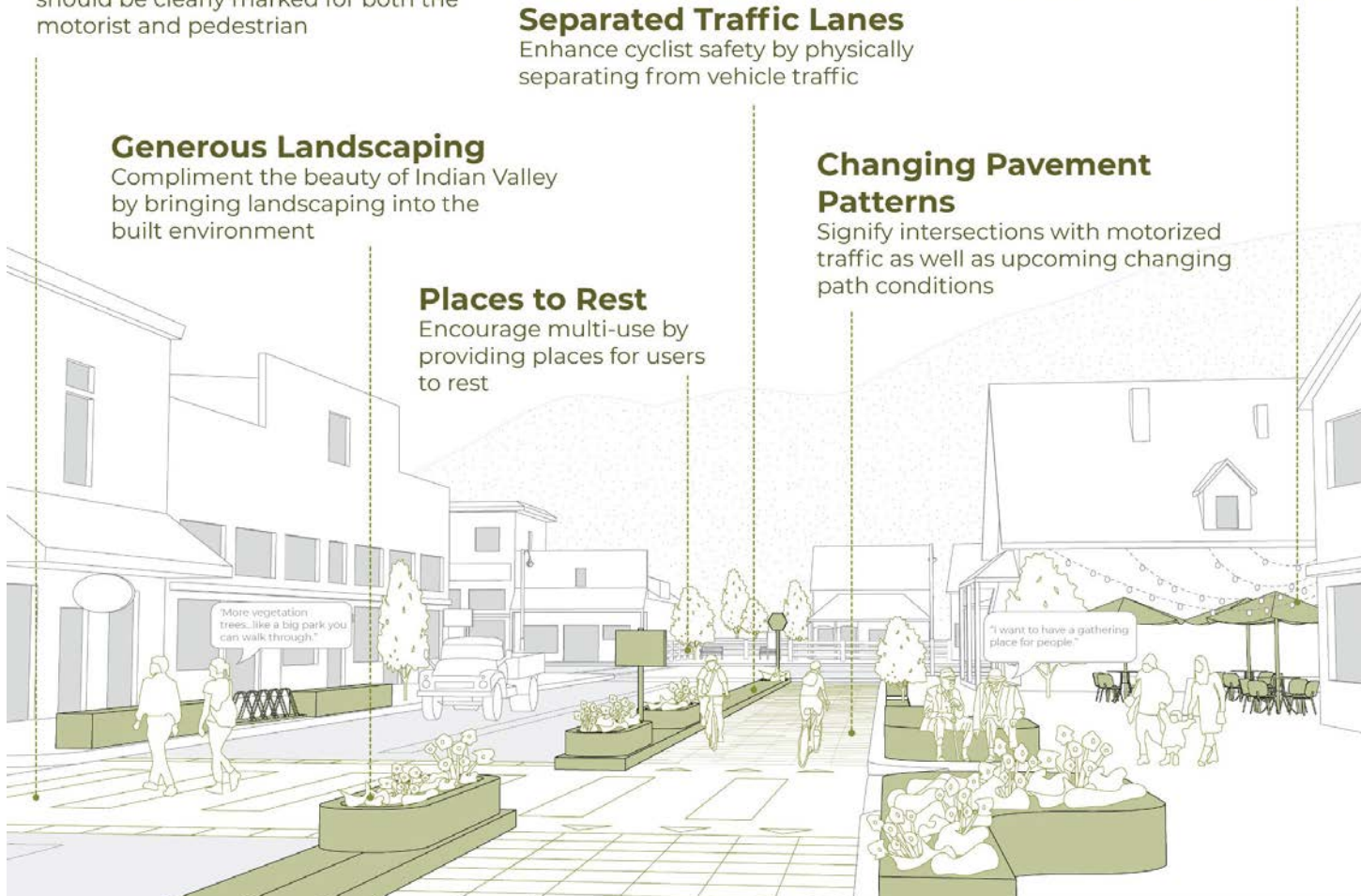
Compliment the beauty of Indian Valley by bringing landscaping into the built environment

## Places to Rest

Encourage multi-use by providing places for users to rest

## Changing Pavement Patterns

Signify intersections with motorized traffic as well as upcoming changing path conditions

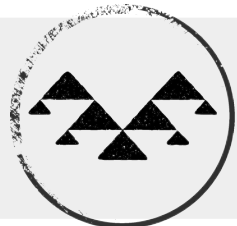


Multi-Use Non-Vehicular Paths are aimed to encourage community members and visitors to walk, bike, or even ride horses to the Town Center and adjacent parks in hopes of enhancing the connection between neighborhoods, gateways, and landmarks. If multi-use paths are desired by the community, safety features like clearly marked intersections, separated traffic lanes, and pavement pattern changes should be considered. Landscaping, such as that of the Streetscape Plan, is also a great option to protect pedestrians and cyclists from vehicular traffic.

The multi-use path is also a great opportunity to continue to support and enhance the connection of visitors and community members to local businesses in the heart of Greenville's Town Center ("and make it easy for business owners to take care of these plants!"). Imagine riding your bike or walking from your home to the Way Station to have dinner with friends and family and enjoy an evening walk along the commercial corridor.

*Potential funding through the Active Transportation Plan Grant.*

Careful consideration of existing and expanding trail systems can enhance fire protection and avoid impacting sacred Maidu sites.



# Future Opportunities



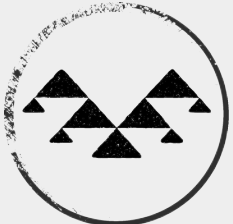
Community members have suggested a multitude of activities that aren't captured in the Town Center Plan, but are worthy of future consideration as the community rebuilds. Some of the activities can be imagined in individual buildings or spaces or can live in a series of buildings that make up a Community Resilience Center.

The following list of spaces and activities, proposed by community members, emphasizes youth activities, community-building and gathering:

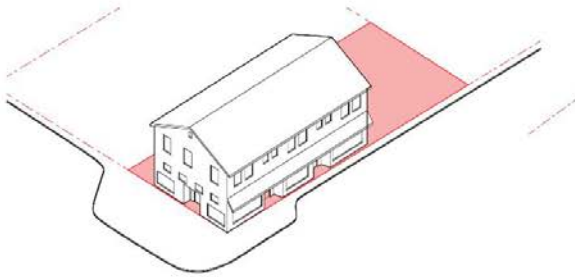
- Library
- Coffee Shop
- Multi-Functional Space for Community Members
- Community Kitchen
- Non-Denomination Space
- Visitor's Center
- Fitness Center
- Teen Center
- Skate Park
- Billiards
- Homework Space

**Community Resilience Center:** Note that the Greenville Rancheria will be a hub in and of itself. Include Maidu spaces within the Community Resilience Hub. Integrate a community pantry and Maidu garden that is based on the honor system, where one takes what you need (similar to the one in Quincy at the college).

**Outdoor Spaces:** Integrate Maidu gardens + native plants and provide places for Maidu cultural education (i.e. language learning). Build something where Maidu people can demonstrate their knowledge. Important to also dedicate space to help Maidu kids do their schooling in addition to cultural education.

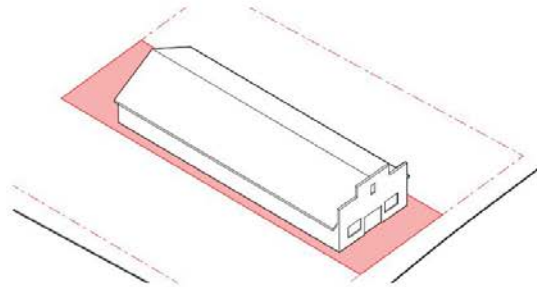


# Context and Site - Lot Types / Land Use



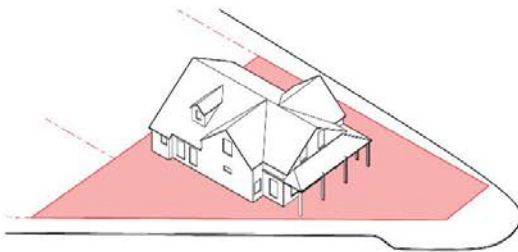
## Corner Lot

Lot with two adjacent street frontages.



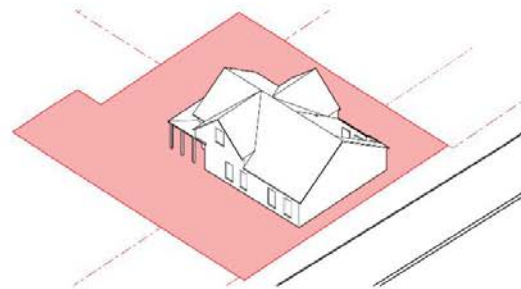
## Long & Narrow

Extended, rectangular lot with limited width space.



## Wedge

Irregular shaped lot, usually tapering towards one end.



## Infill

Lot with ample space and fewer dimensional restrictions.

Due to Greenville's parcel layout pre-wildfire, there are a number of different lot shapes that might lend themselves well to different building configurations and uses. The most common lot types are corner lots, long/narrow-shaped lots, wedge-shaped, and infill.

- Corner lots can lend themselves well to two street facing sides - maximizing a building's interface with pedestrians and drivers. Commercial uses may be well suited to a corner lot.
- Long-narrow lots can also function well as commercial space, with a distinct frontage facing a street.
- Wedge-shaped lots can support a diverse mix of uses, from commercial to open spaces.
- Infill lots, lots with a degree of flexibility, are suited for single-family homes.

*For more information about lot types, please visit the Guidebook's Appendix at the end of this document.*

# Town Center Design Guidelines

Town Center Design Guidelines 04.01

Overview 04.02

Mood Boards 04.03

Mood #1, Rustic Historic 04.04

Mood #2, Scenic Country Charm 04.05

Mood #3, Spirited Fusion 04.06

Mood #4, Backyard Cookout 04.07

Visions 04.08

Main Street 04.09

Crescent Street 04.10

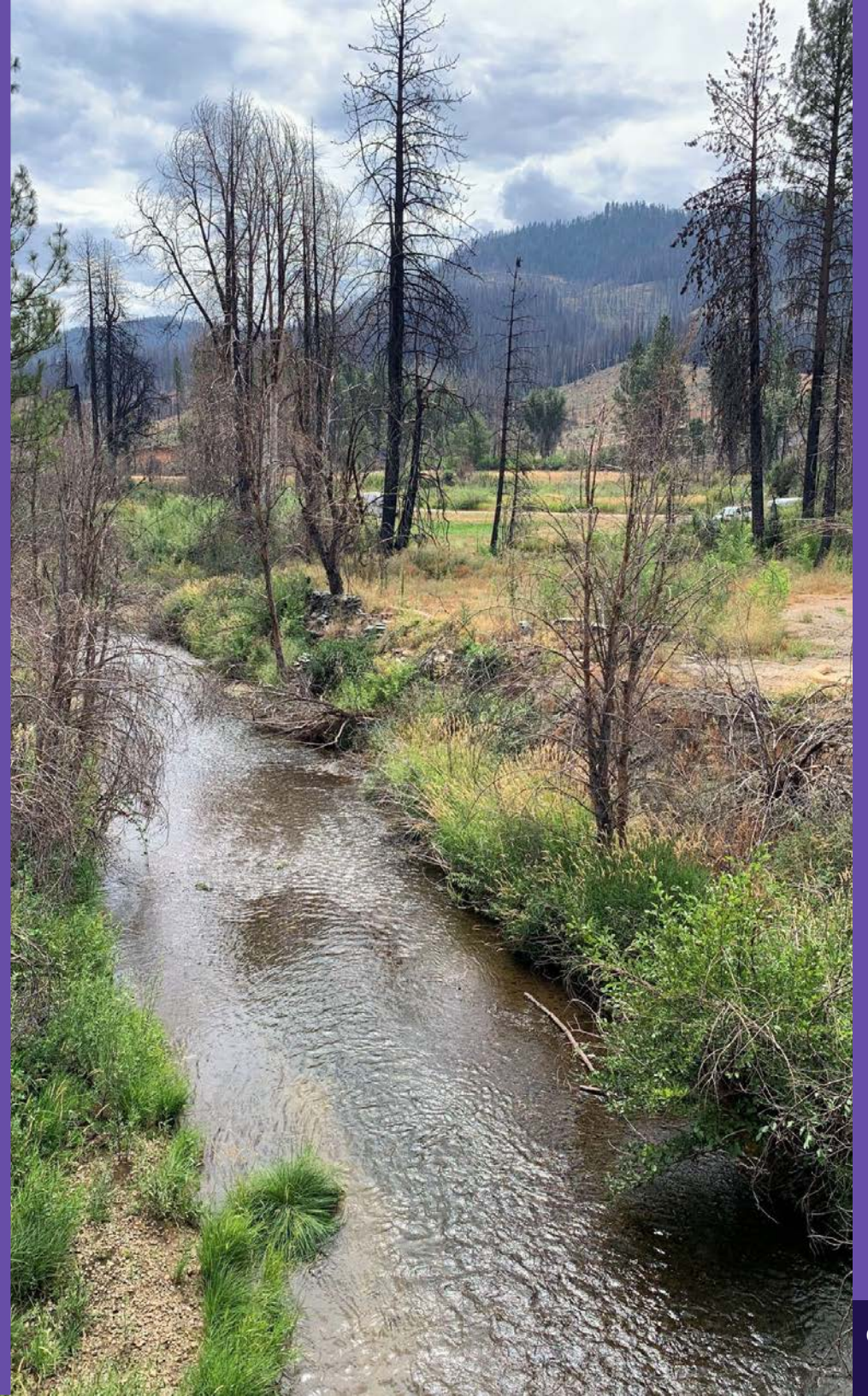
Greenville Park 04.11

Wolf Creek Corridor 04.12



# Overview

Chapter 4 focuses on the look and feel of Greenville's Town Center. After actively listening to the community's needs and wishes, the design team produced this chapter's content to reflect those desires and is intended to provide the community with ideas and spark inspiration.



# Mood Boards



The following pages contain inspiration (or “mood”) boards inspired by Greenville’s culture, natural surroundings and industry. Compiled by the design team to gain further feedback from the community, we encourage the community to use any one of these, or a combination, to help envision the aesthetics and look of Greenville’s future Town Center.

There are no right or wrong answers here – what is most important is how you, as a member of Greenville’s community, feel about the Town Center. Think about these as inspirational starting points and expand them with your own ideas or modify as you see fit. They are intended to inspire and supply the Greenville community with ideas.



# Mood #1 - Rustic Historic

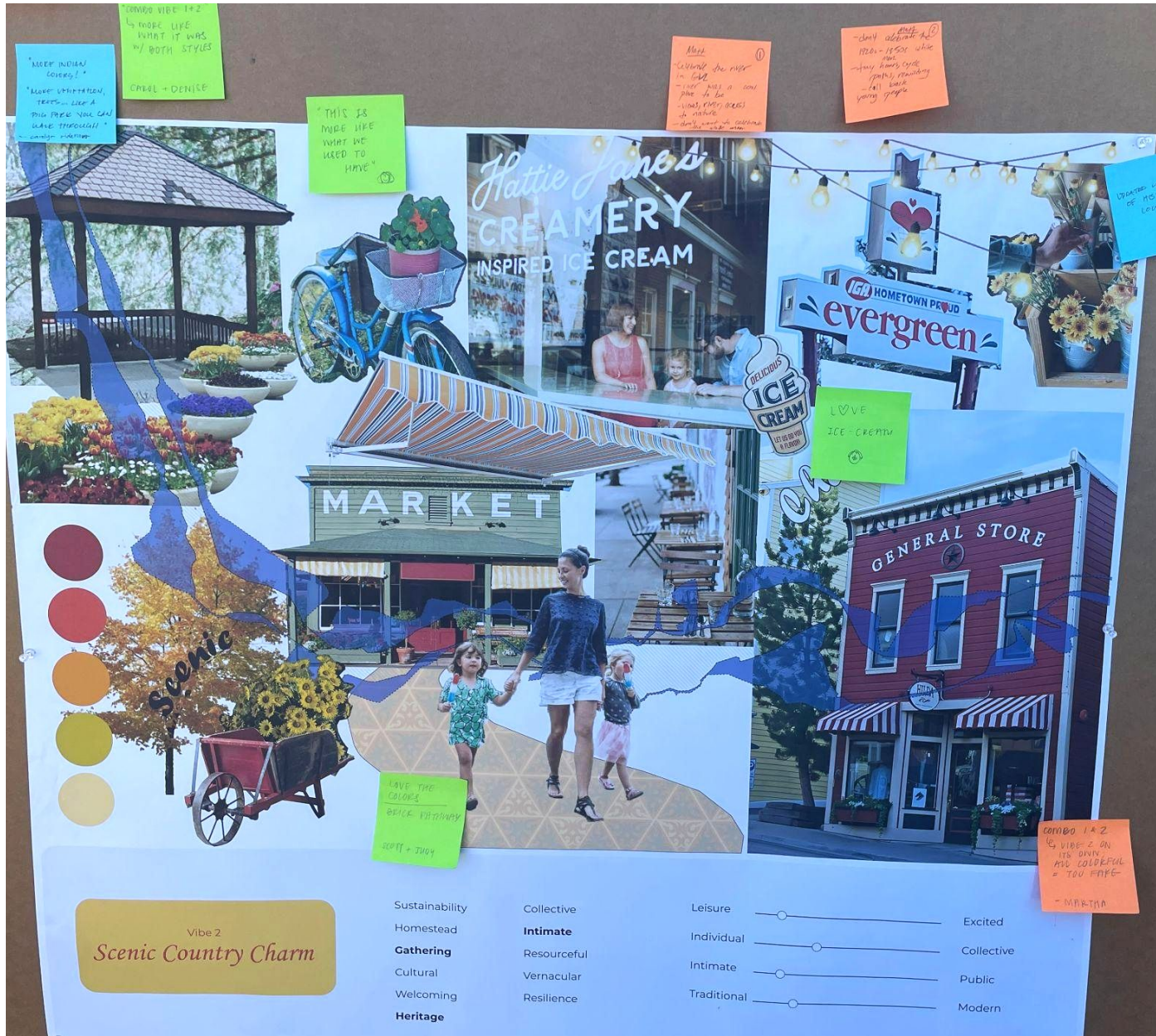


Mood board #1 aims to capture common western town elements and incorporate local ranching and historic elements into a downtown environment. Main themes center around cultural and industrial history, from ranching, mining, and logging, to dances and community of both Maidu and western origination.

Photographs of ranching and agricultural cultures imply a design tone that is rustic and earthy, incorporating woody materials and textures, worn and aged metals, and colors derived from Greenville's natural surroundings.

Architecturally, traditional western storefronts are given a contemporary twist, and details rely heavily on repurposing familiar objects such as wagon wheels, farm equipment, barrels, barn-like doors or windows and animal motifs that originate in ranch life and the surrounding environment.

# Mood #2 - Scenic Country Charm



Mood board #2 functions as a contemporary adaptation of Greenville's downtown pre-wildfire. The main themes center around nostalgia, eclecticism, family activities, a walkable downtown, and connection to the surrounding landscape.

Directly inspired by community conversations, these images envision an atmosphere that is charming, scenic, and integrates vibrant colors in order to attract visitors and residents to Greenville's Town Center. This community and family-centric vibe exudes spring days spent enjoying local small businesses, town-wide outdoor celebrations, and incorporates an array of vivid California wildflowers.

Architectural and interior design elements, such as striped awnings, brightly painted siding, complementary accent colors, casual outdoor seating, and warm toned lighting emphasize its sunny energy. Signage may rely on more playful fonts, patterns, and iconography.

# Mood #3 - Spirited Fusion



Mood #3 emphasizes Plumas County as an ideal area for outdoor recreation and youthful and active lifestyles. Main themes explore recreational activities, bar culture, and remote working opportunities.

It emphasizes aesthetic elements, colors, and textures that are commonly found in popular and successful tourist towns like Nevada City, CA and Jackson Hole, WY. More so than other vibes, this one embraces the fact that no matter the weather, there is always something to do outside in Plumas County, be it mountain biking, hiking, swimming or playing in the snow. It also highlights Greenville's status as a place many travelers pass through.

Much like Rustic Historic, Spirited Fusion integrates rustic elements and natural textures, but fuses them with a more modern tone by using cooler toned woods, darker metals and deep gray stone and brick. Interior and furniture elements skew towards a more industrial vibe.

# Mood #4, Backyard Cookout



Mood #4 addresses the community's desire for Greenville to be a place where families can continue to grow and thrive for generations. The main themes center around family, community building, multi-generational spaces and activities, gathering around food, and farmers markets.

The collage draws upon the importance of gathering in outdoor environments and creating memories with friends, family, and community. Such opportunities include, barbeques, picnics, and an array of activity and play.

This selection of images emphasizes the joy of warm weather and the promise of summer. Mood #4 evokes vacationing and leisurely weekends spent sunbathing by the pool, running through sprinklers or at a barbeque.

# Visions



Using the Greenville community's expressed vision for a healthy community, healthy environment and healthy economy as a starting point, the design team has sketched out what the public realm might look like if you were standing on a street corner. The following drawings were imagined to realize a "multicultural town with a ton of soul," honor various Greenville's veterans and leaders, and celebrate the town's identity.

As a general note, these drawings are not reflective of any final design renderings - they are simply suggestions and ideas to help your community ideate what kind of town you'd like to rebuild. Elements such as signage or building uses are meant to prompt discussion, rather than act as any final directive. It is up to you, as a member of the Greenville community, to determine what kind of future you'd like to see embodied in the rebuild of the town.

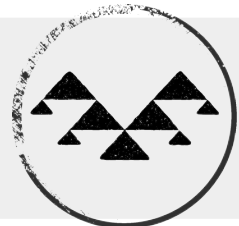
# Main Street



At the intersection of Main Street and Highway 89 is an intersection known as “Four Corners.” This intersection serves as the center of the town, historically adjacent to central functions prior to the wildfire.

Imagine if you were standing at that intersection and looking down Main Street. This vision envisions a definitive and profitable Four Corners, with:

- A potential gateway arch that solidifies the importance of the area within Greenville and “has the potential to center the town.”
- The ability to close Main street to vehicular activity and encourage events, celebrations, gatherings and farmer’s markets, for example.
- Available public/open space for gathering, rest and play.
- Large crosswalks and bike lanes with built-in accessibility features that help keep pedestrians safe.
- Planters, street trees and bollards to both beautify the public realm and help keep a barrier that protects pedestrian zones.
- Clear signage and wayfinding, so residents and visitors alike can find their way around.



**Include Maidu names, street names, interpretive elements and put Maidu people and culture within the downtown plan. Note the name of the original Maidu village in the area, Kotasi.**

# Crescent Street



Highway 89, also known as Crescent Street, is a public thruway often frequented by large logging tractor-trailers or travelers speeding through. This vision looks down Crescent, imagining how busy and vibrant the area can be with:

- A welcome center and corresponding welcome signage, that will help orient visitors and patrons to Greenville.
- Open spaces between buildings, where people can gather, host events, mill about and socialize.
- Readily available and shaded outdoor seating to eat and rest.
- Landscaping and planters that help enhance the streetscape.
- Thoughtful traffic planning that slows down travel on Crescent Street, making the area safer for pedestrians.
- Adaptive reuse of buildings for a variety of uses. In this vision, the historic Sheriff's Substation building and adjacent private properties are reimagined as a shared community space. However, please note that all ideas depicted here are just that - ideas. Any reuse planning is expected to be finalized with the input of the Greenville community.

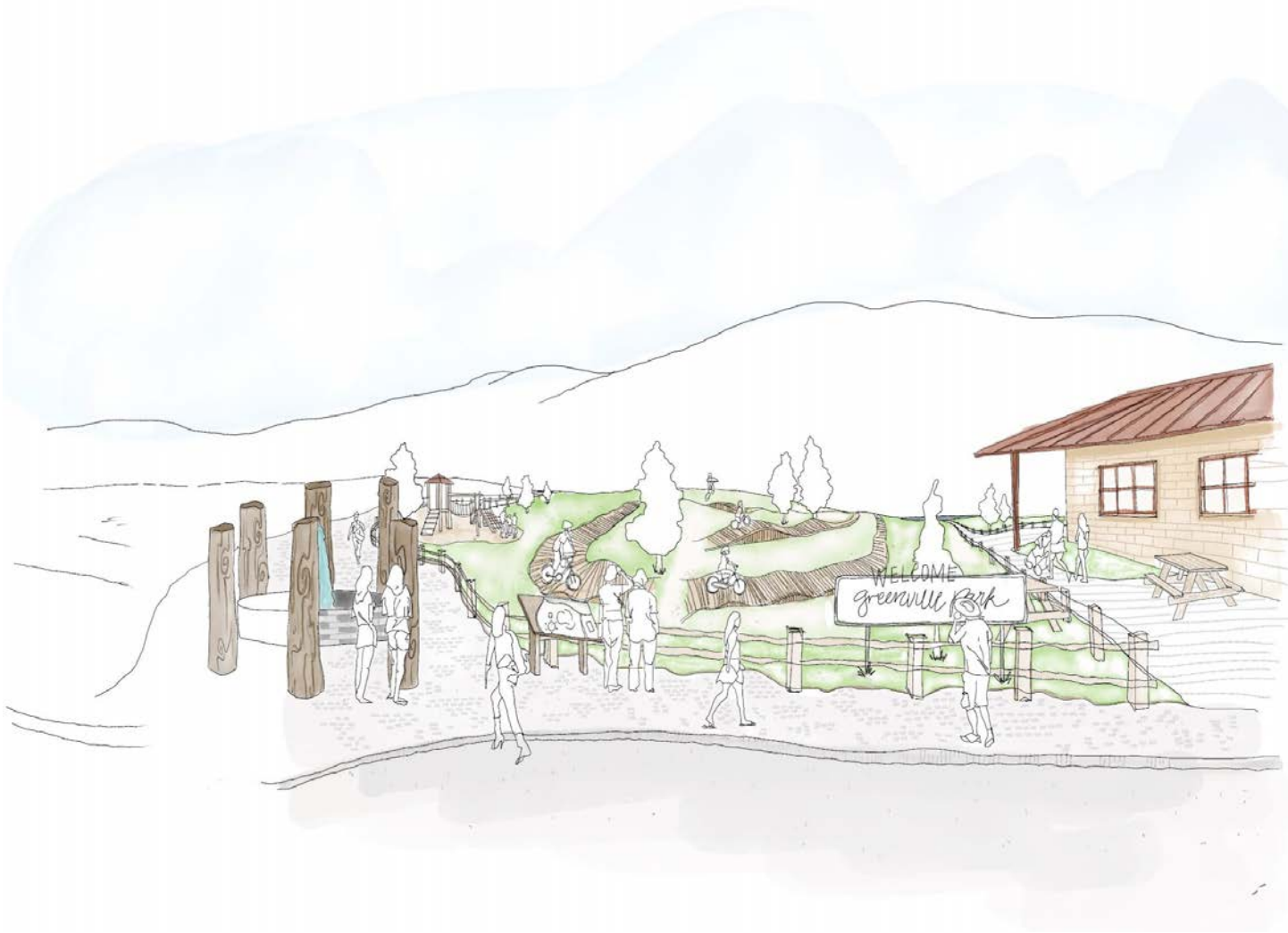
**Include Maidu names, street names, interpretive elements and put Maidu people and culture within the downtown plan. Note the name of the original Maidu village in the area, Kotasi.**



# Greenville Park



Include Maidu stamping (i.e. on concrete) and include/make Maidu designs within the landscape architecture.



Adjacent to the anticipated Wolf Creek Trail and Wolf Creek is an area large enough for a potential community park that is welcoming to all and flexible enough to accommodate a variety of uses and functions expressed by community members. “Really excited about having an accessible park. And it’s really important for kids to have a place to play and connect to a larger bike/pedestrian path network.” In that vein, this vision proposes:

- Landscape design that features and prioritizes fire-wise and drought resistant plants that are native to the area.
- Safe and accessible playgrounds for children of various age ranges.
- Interpretive or educational signage to educate visitors about Greenville’s natural surroundings, history and landscape, as well as clear signs to help orient park patrons.
- Ample amounts of seating.
- Safe and well-lit access to Wolf Creek Trail.
- A memorial space, that was designed by the a group of local youth during a KidMob workshop.
- A skate park or sport bike trail desired by members of the community.

There have been expressions of interest in owning a creekside property, which could invite the Maidu Summit Consortium, Greenville Rancheria, and Roundhouse, and focused on fisheries restoration, the riparian corridor, creek restoration and access for the school kids to adopt a creek. There is a need for gathering spaces for all tribal people in the area.





# Greenville Town Center



In terms of paths that connect to wider trail networks - trail systems done right can enhance fire protection and must avoid impacting sacred Maidu sites.



If you could cut Greenville in half, you'd probably end up with a drawing that looks like the one above. The design team drew it to help community members understand the relationships between town elements, most notably that of streets, parking, bike lanes, buildings and Wolf Creek.

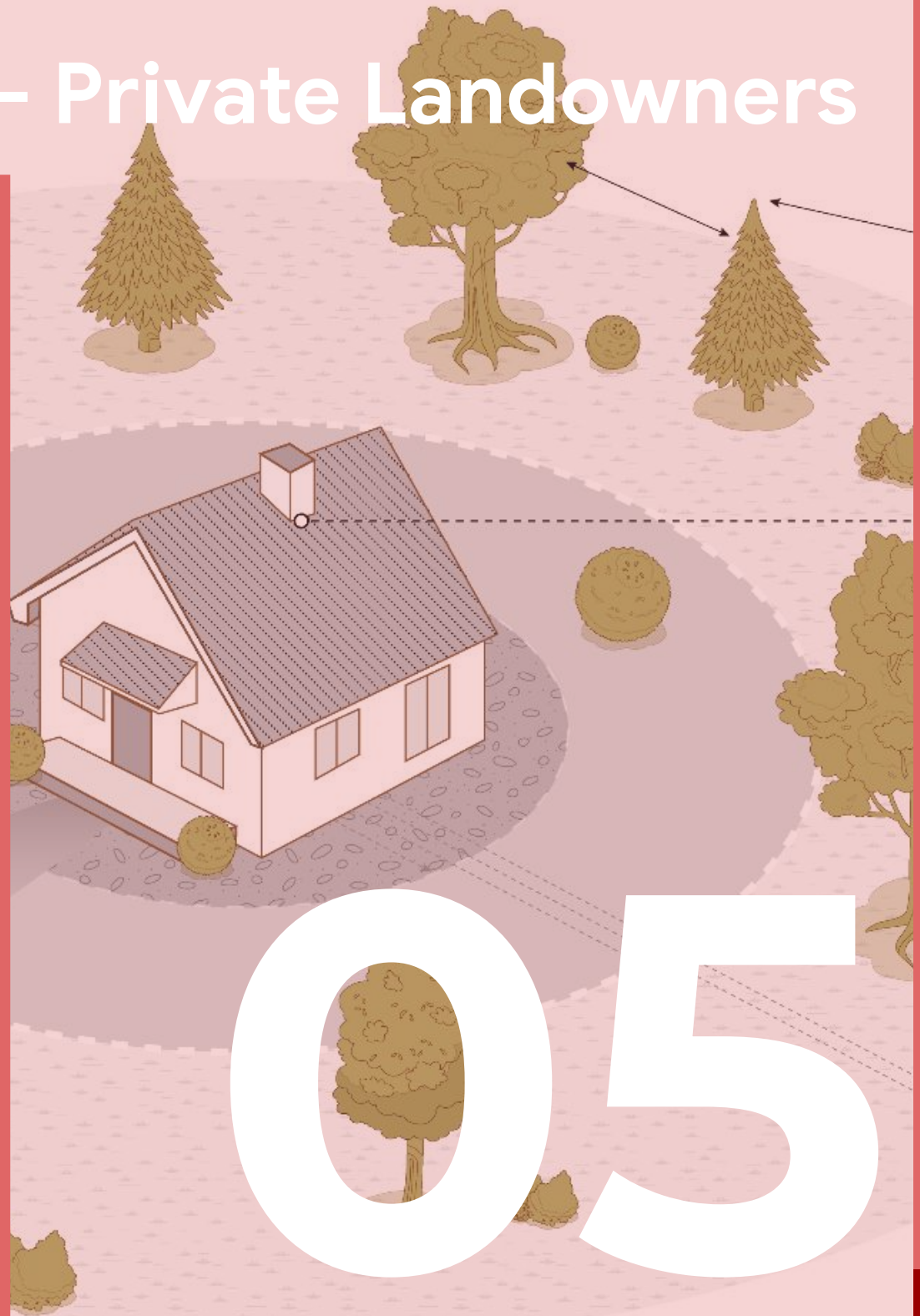
Wolf Creek and its potential trail has been imagined as a place that is accessible to the community via a trail network that is safe and open to all. It will be important to provide for people with different needs (children, those with disabilities, senior citizens, for example) as well as the safety of all trail users at crossings during the design process.

All trails impact the environment in some way, so there are additional important design considerations involved in providing public access to natural habitats and features sustainably, while making sure habitat is preserved or restored for desired species. Some greenways or trail loops integrate interpretive elements into their design, meaning signs or other installations that provide information about the ecology of the area and its biodiversity.

Additionally, good trail designs takes into account historic and cultural resources, such as bridges and landmarks. Some trail projects might go hand-in-hand with landscape restoration, which can help creek habitats thrive and mitigate flooding.

# Design Guidelines - Private Landowners

Design Guidelines - Private Landowners	05.01
Overview	05.02
Architecture	05.03
Facades	05.04 05.05
Color + Materiality	05.06
Setback + Build-to Lines	05.07 05.08 05.09
Roof Lines	05.10
Eaves	05.11
Porches	05.12
Main Entry Location	05.13
Landscaping	05.14
Firewise Design	05.15 05.16 05.17 05.18
Plant Palettes (Trees, Shrubs, Grasses + Perennials)	05.19 05.20 05.21
Site	05.22
Zoning Requirements	05.23
Driveways / Curb Cuts	05.24
Courtyards / Outdoor Seating	05.25
Parking	05.26



# Overview

The following chapter describes a set of recommended guidelines for privately owned parcels of multiple uses (i.e. residential, commercial, civic, etc). The topics cover architectural details from porches and eaves, to fire resistant landscaping, to suggested ways of laying out a parcel that makes it easier to live, work and play. Landowners are encouraged to take what they need and like from these guidelines, in the hopes of rebuilding a Greenville that is comfortable, beautiful and resilient.



# Architecture

## Rooflines

Angled for snow loads and possible solar panels installation.

## Facades

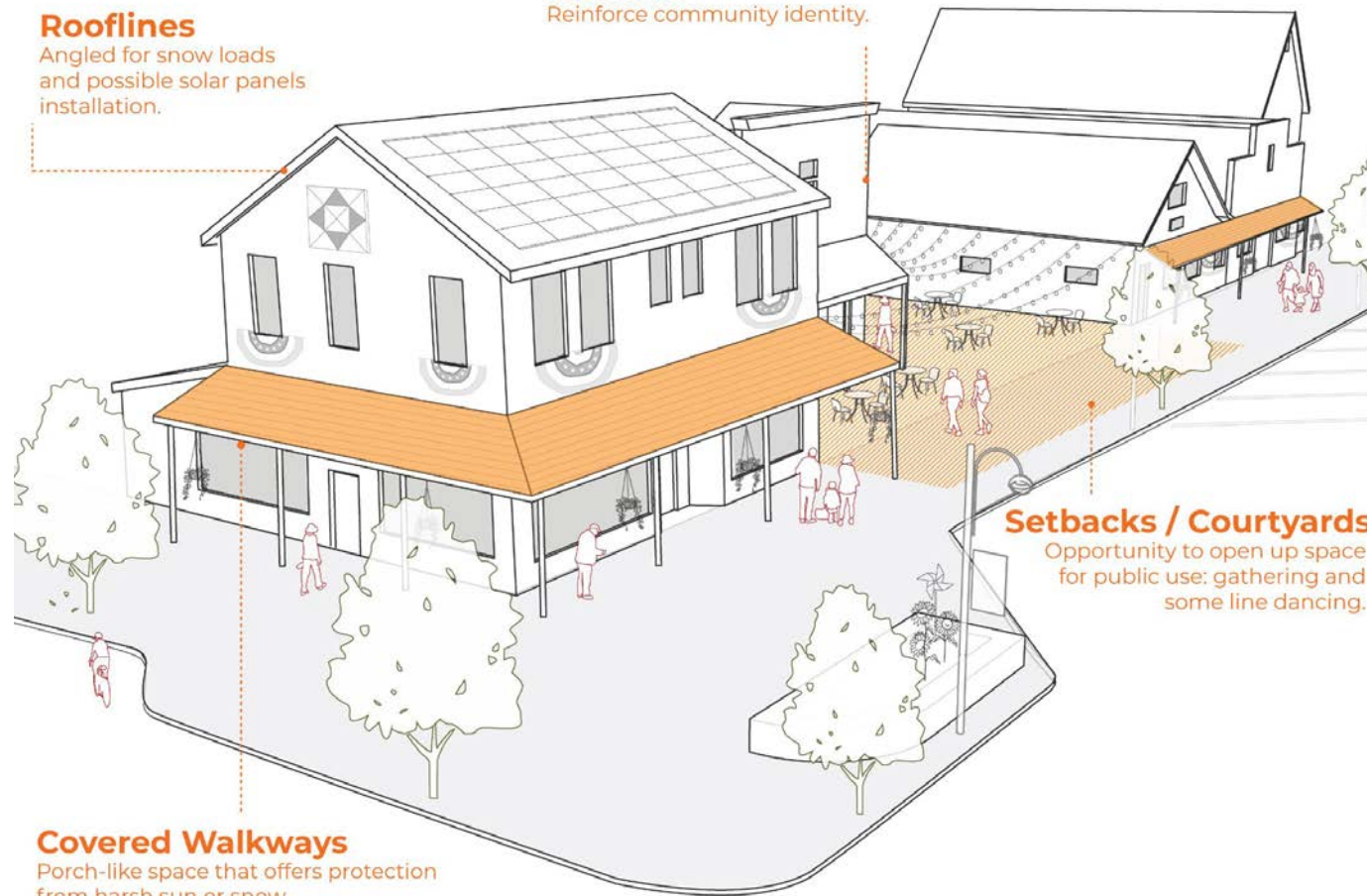
Reinforce community identity.

## Setbacks / Courtyards

Opportunity to open up space for public use: gathering and some line dancing.

## Covered Walkways

Porch-like space that offers protection from harsh sun or snow.



Architecture is a powerful way a community can express its identity, culture and values. For Greenville, rebuilding may mean a chance for the community to envision its future and embed what's important within the built environment. While what was lost can never be replaced, building back more resiliently can allow the town's residents to thrive socially, economically and culturally.

The following pages describe various architectural recommendations to help realize that vision.

# Facades



## Building Height & Windows

An effective facade can make a building more comfortable, visible and functional. A building's facade should adhere to County code (for example, Core Commercial [C-1] allows up to 35' feet, whereas Peripheral Commercial [C-2] allows up to a 40' building height), as shown in the above diagram.

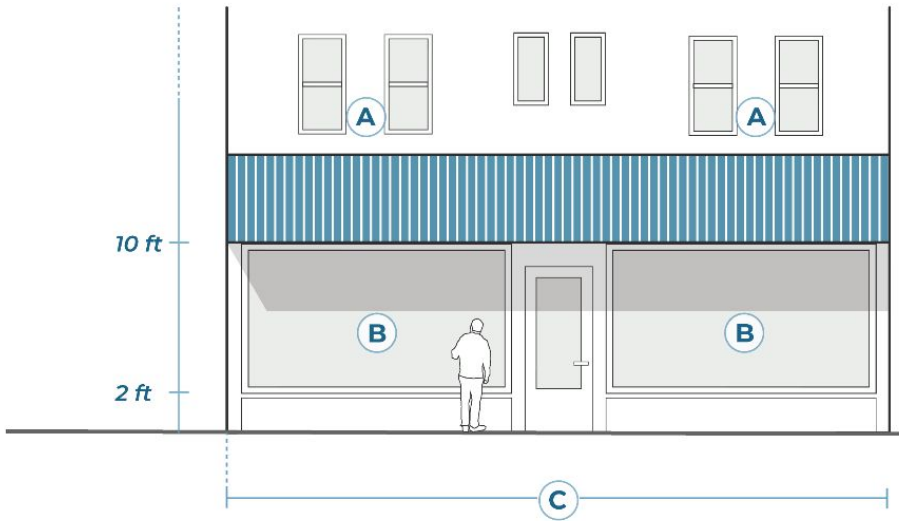
Window placement is important in making sure your design is functional from both the inside and outside of the building - keeping the bottom of the window at a 2' height is recommended. This height helps protect the building's interior from the elements, while making sure interiors are visible from the sidewalk.

## Signage Placement & Awnings

Particularly important for businesses and commercial buildings, sign placement must adhere to Plumas County code and is ideally located above any awnings or shade elements, ensuring vehicles passing through the commercial corridor can clearly see signage.

Awnings and other retractable walkway shade coverings are ideally located to allow for a 10' height clearance. This height allows for standard doors to open and close properly without going up too high on the building. Additionally, it ensures that everyone can comfortably walk underneath.

# Facades



- A Upper Floors**  
Double hung or farm style windows are desirable
- B Shopfront Windows**  
8 ft tall windows starting at 2 ft from sidewalk increases business visibility
- C Active Frontage Length**  
Optimizes frontage length with a centered and visible door, framed by large windows



## Window Sizing

Managing window sizes will help keep a building's internal room temperatures regulated. Smaller window sizes will reduce day and night-time heat loss through windows when it's cold, while reducing unwanted solar heat gain when it's hot and sunny.

As a recommended rule of thumb, smaller windows do best on upper floors. Double hung or farm style windows, as shown in the diagram above at (A), are best located on the second floor of a commercial building to keep those floors thermally regulated.

Shop front windows, located in the above diagram at (B), are often used for shops to show large window displays. They are large and designed to attract shoppers to a business and its merchandise.

Finally, you can use the length of your building's frontage to center your business' door, making it easy for people to find, and use the rest of the building's ground level facade to install large storefront windows (example located at C).

# Color + Materiality

	WINTERS	SPRING	SUMMER	FALL
COLORS				
WOOD				
BRICK				
METAL				



**BACKYARD COOKOUT**



**RUSTIC HISTORIC**



**SPIRITED FUSION**

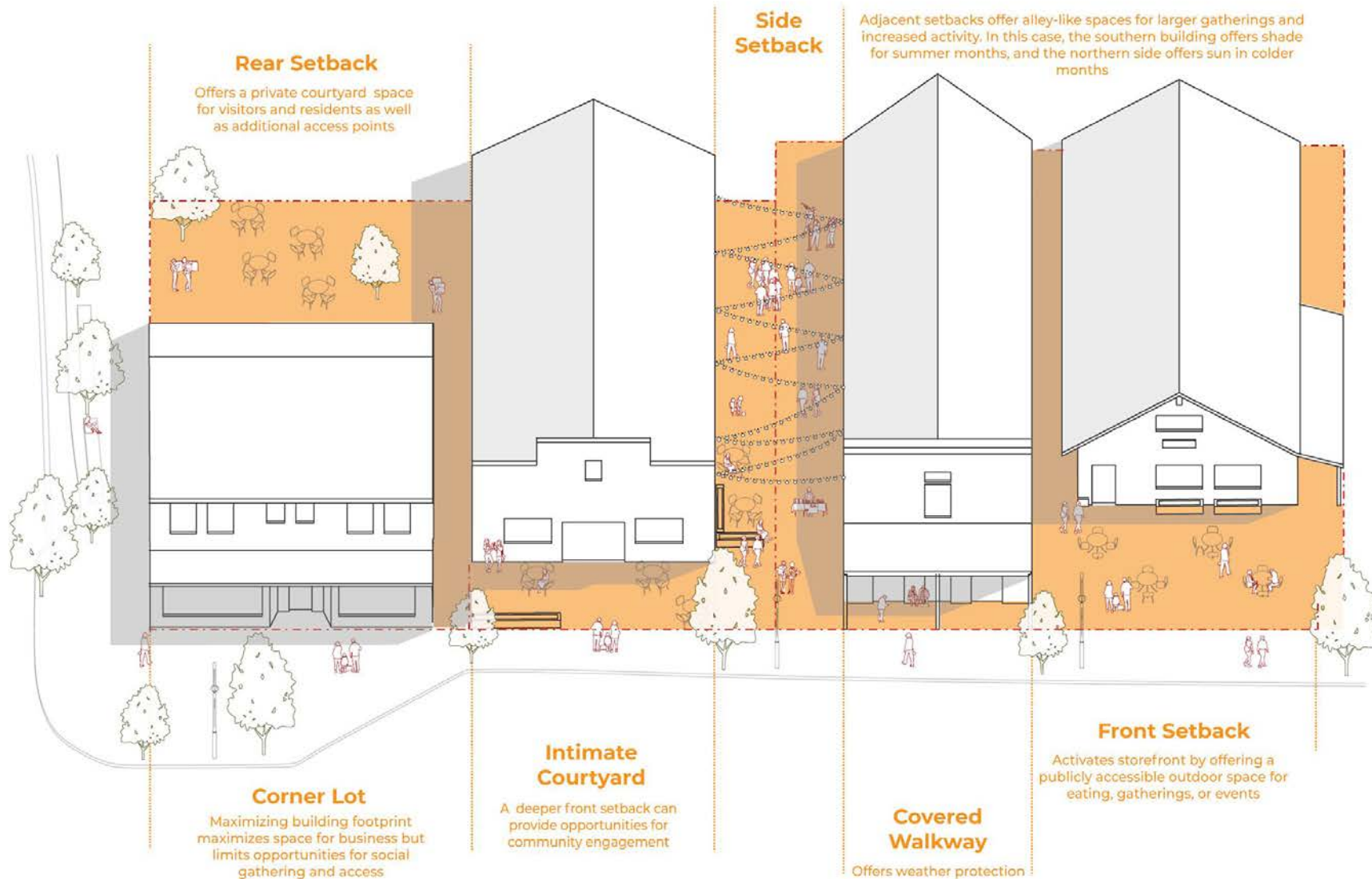


**SCENIC COUNTRY CHARM**

Inspired by Plumas County’s natural beauty during every season, the design team has put together a palette of colors and materials that can be mixed and matched in various ways to create different visual atmospheres for a building or home. The diagram above can be used as a starting point from scratch, or you can use the designs on the right to feel out which colors you like or think go together best for your particular design. Feel free to expand the palette with your own colors and materials, or experiment with different combinations.

There are no right or wrong answers here! What is most important is how you feel about your building’s design. According to the community, “colors might blend together into a monotone, so be aware of that. And it’s a good idea to match the plants color palette to streetscape and other elements.”

# Setback + Build-to Lines

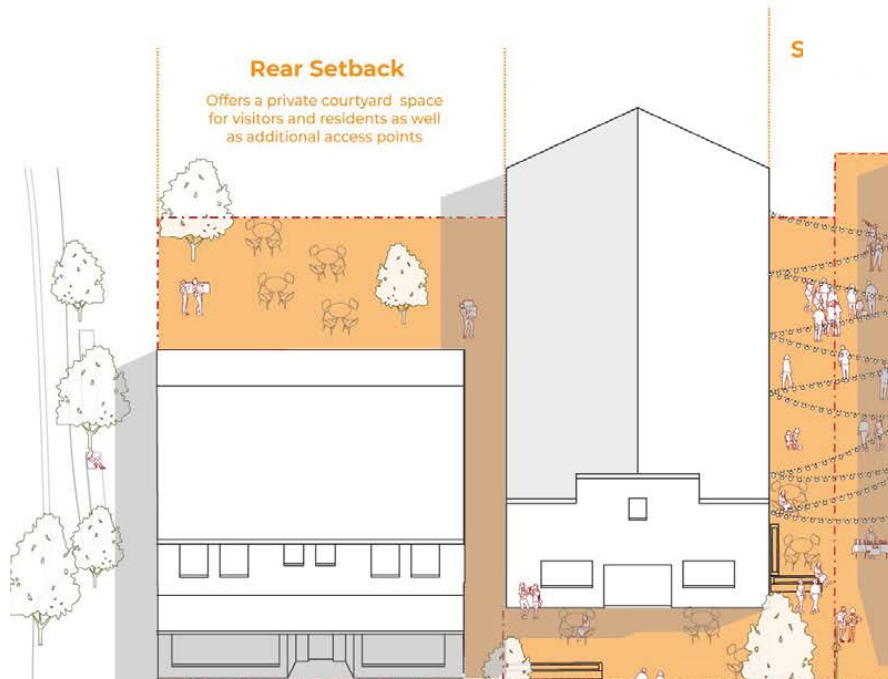


## Setbacks

A setback is the distance at which a building or other structure lies from a road, street, river, stream or other zone which is deemed to need protection. Setbacks in town design ensure Greenville's community has enough open spaces such as park space, courtyards or plaza spaces, and helps light and air reach buildings. Setbacks can also allow for public utilities to access buildings.

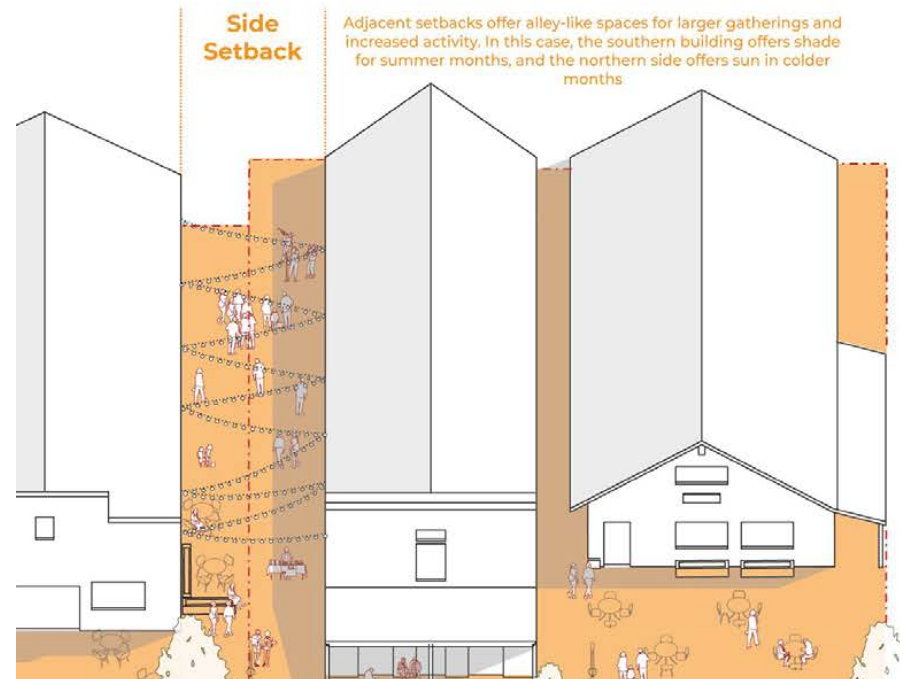


# Setback + Build-to Lines



## Rear Setback

In this above diagram, a rear setback (behind the building) is used to offer private courtyard space. Restaurants, bars and cafes, for example, use rear setbacks to provide outdoor dining areas or areas for bar games. A daycare may use a rear setback as outdoor play area. Private courtyard spaces such as these can also offer additional ways of accessing the building.

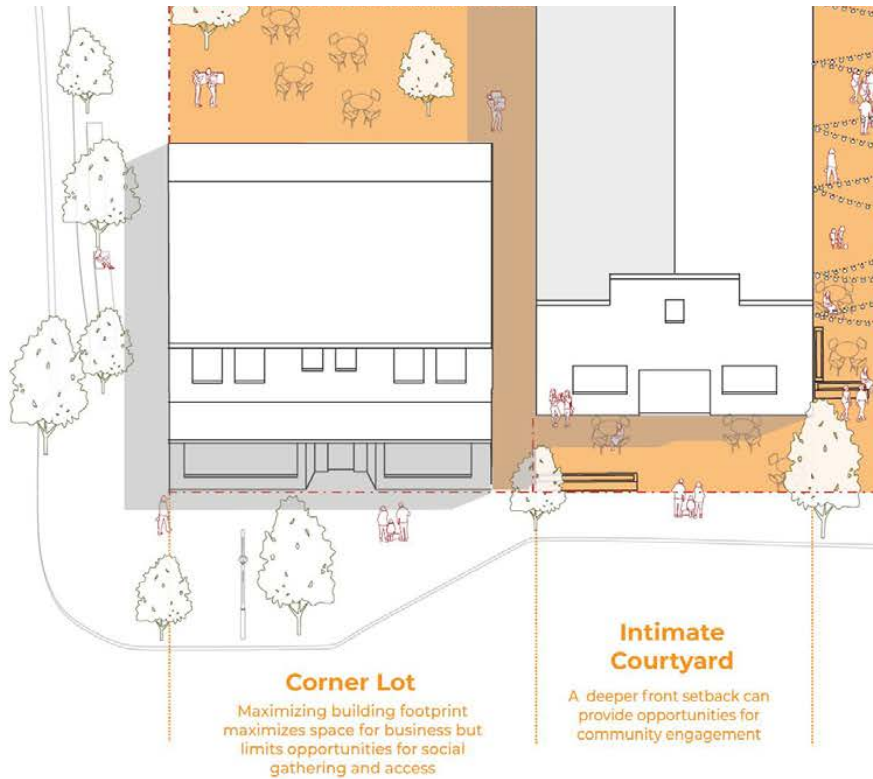


## Side Setback

Side setbacks between two buildings, like the one shown above, can offer uniquely long alley-like spaces that support a range of different activities and uses, such as additional outdoor seating for restaurants, places for vendors to set up shop, an informal art gallery (where the exterior building walls may become canvases for the community, parking or simply a way to restock businesses. Note that all landowners should review planning and building requirements.

Proper lighting, such as the string lighting shown in the diagram above, can transform an otherwise dark or unpleasant alleyway into a space that is full of warmth and light. Additionally, the side setback space can allow for needed shade in summertime and sunlight in the winter.

# Setback + Build-to Lines

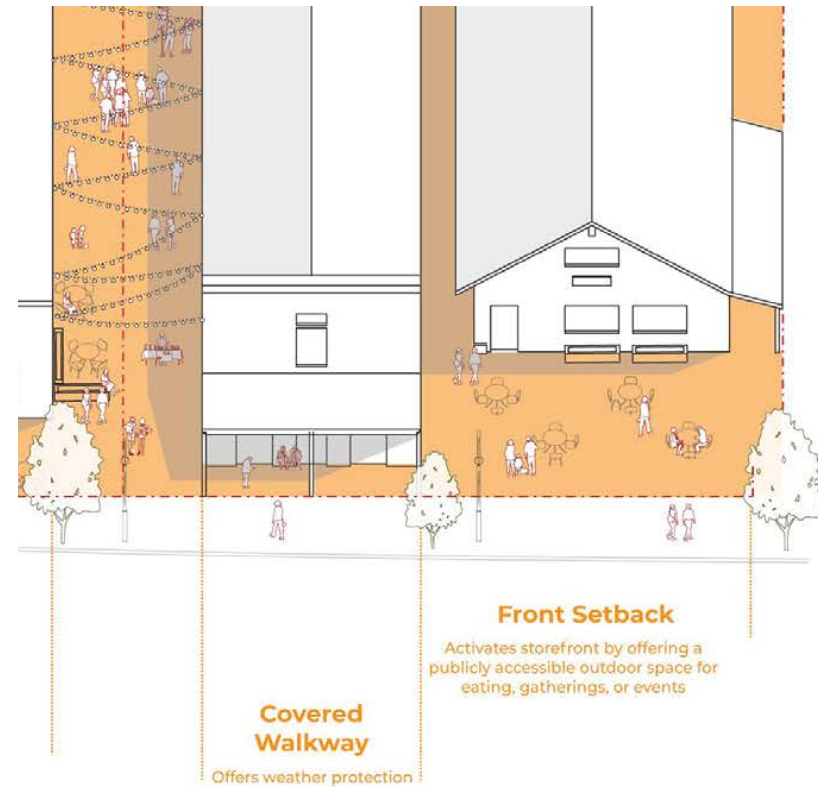


## Corner Lot

Corner lots are parcels that can support a larger building, as they offer the conditions to maximize a business' building footprint. The downside to doing so, however, is that the public spaces around the building are limited and access can be challenging. Widening sidewalks, offering appropriate street lighting and adding seating can help mitigate some of these effects.

## Covered Walkway

Awnings, whether retractable or permanently fixed onto the building, offer protection from sun, rain, sleet and snow. Covered walkways also help keep sidewalks clear of hazards and in turn make them more accessible to people of various abilities. Additionally, those who work in these buildings can move between them while staying warm and dry.



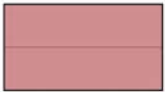
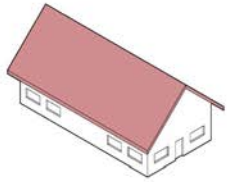
## Front Setback

Alternatively, front setbacks can offer valuable space for residents and visitors to engage with a business and its offerings. Front setbacks can also act as dining space or an area to socialize, shop, celebrate or otherwise gather, offer area landscaping and green space, as well as ensure ample light and air reaches the storefront of the building. According to Greenville residents, "in the 'new' construction, there will be space between buildings. Courtyards can perhaps incorporate our salvaged historic brick."

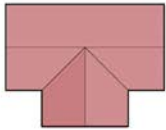
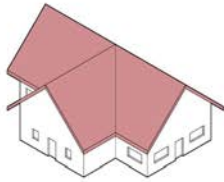
A corner lot can use take advantage of a front setback, allowing for the potential to be visible and accessible from two streets. For businesses that look to flag down those passing through on Highway 89 for example, a larger front setback might be something to consider..

# Roof Lines

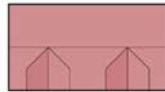
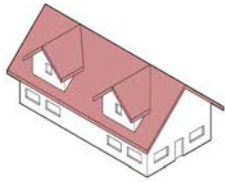
Open Gable



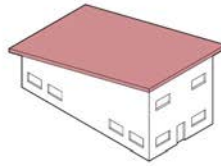
Gable & Valley Roof



Gable Roof w/  
Dormer Windows



Shed Roof



From handling snow and rain well to allowing for greater ventilation and more efficient thermal regulation inside, there are many reasons why home and business owners choose to design their buildings with angled or pitched roofs. Additionally, you can collect and reuse water more easily with an angled roof and they can handle large amounts of rain without leaking. Angled roofs also allow for an easier installation of solar panels, provide lower-cost interior space and are easier to maintain than flatter roofs.

No matter what roof type you choose, it is recommended that your roof is sloped enough to allow for appropriate drainage of water and debris, as long as it doesn't fall onto adjacent parcels!

# Eaves



An eave is the part of your roof that meets or overhangs the walls of your building. While it may seem like a small architectural detail, designing the eaves on your building for fire safety can help protect it from ignition.

If you choose to have an open eave, where the structural beams are exposed, it is recommended to use a seal to protect those beams from catching fire. It is also recommended to understand where vents are located and how to protect them. Exposed vents may allow for embers to enter, igniting attic and interior spaces from the inside. Highly fine (1/8") meshes are available to block fire from traveling into your building.

If you choose a closed or boxed eave, the beams will typically be enclosed via a panel or a fire resistant material such as stucco. In any case, it is recommended you make sure there is not combustible material within 5' of the exterior wall (i.e. plantings, highly flammable decor, etc).

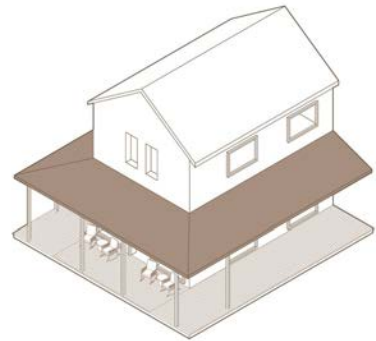
Information on this and the following pages regarding firewise design sourced from below.

<https://www.nfpa.org/-/media/Files/Firewise/Fact-sheets/FirewiseFactSheetsUnderEaves.ashx>

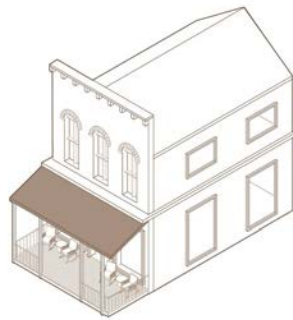
<https://ucanr.edu/sites/fire/Prepare/Building/eaves/>

<https://firesafemarin.org/harden-your-home/fire-resistant-soffits-eaves/#gsc.tab=0>

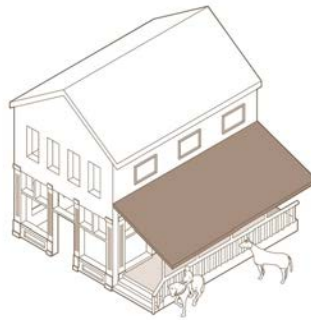
# Porches



**Ranch-Style**  
Rustic, sprawling outdoor seating area.



**Front Porch**  
Offers an inviting entry space.



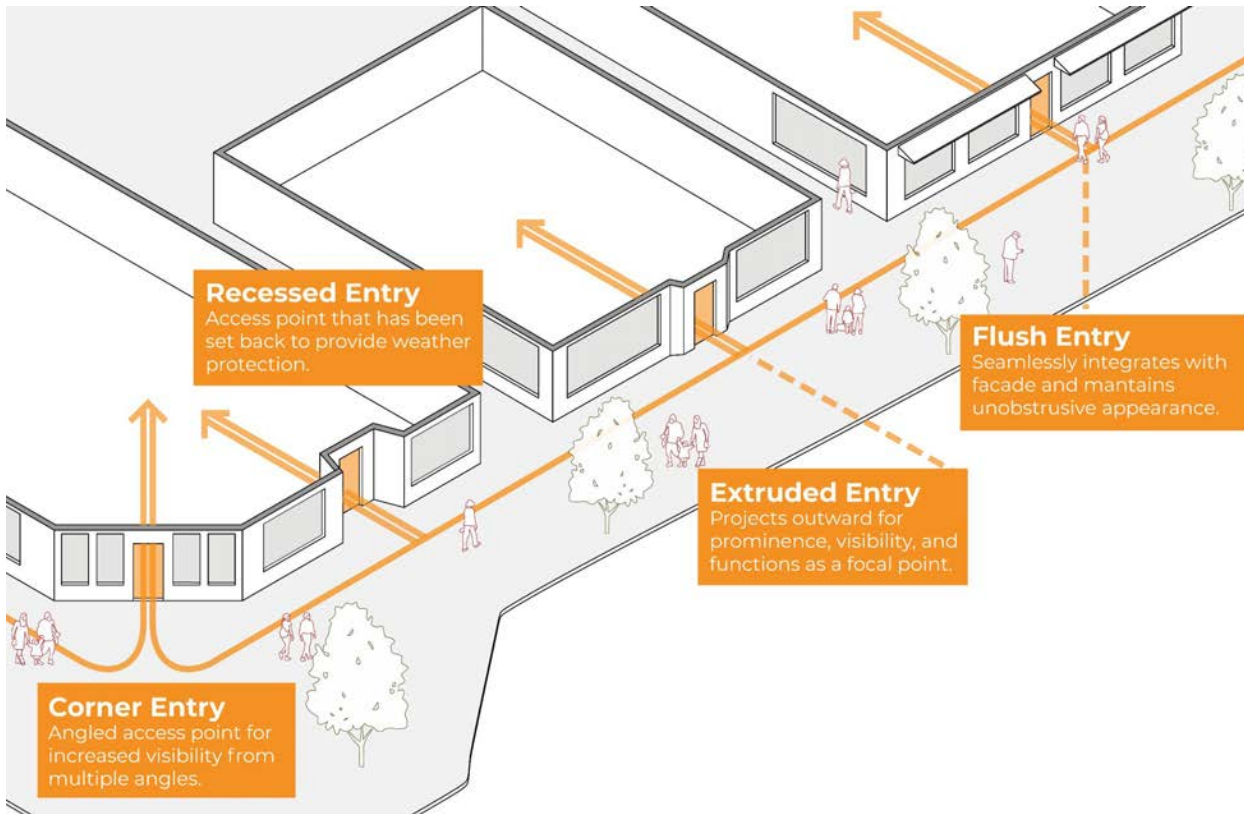
**Side Porch**  
Elevated outdoor platform with hitching posts.



Porches can appear on both commercial and residential buildings. Placed on the front or facade of a building, they often occupy the space around the main entry and allow for inhabitants of the building to wait or enjoy the outdoors while remaining protected from sun or rain. They can wrap around a building, or remain on only one side of a structure. Porches can cover walkways, or be elevated, requiring stairs and a ramp to remain accessible. The roof of a porch can have its own slope or pitch, or be hidden under an extension of a buildings main roof. Additionally, porches can integrate hitching posts, to support members of the community that get around on horseback.

While some porches are large enough to provide extra space for activities such as dining and gathering, smaller porches can act as accents, indicating to a visitor unfamiliar with the area where the front entry is. Finally, porches add architectural flair to a structure and make it easy for people to engage with one another outside of the confines of a building.

# Main Entry Location



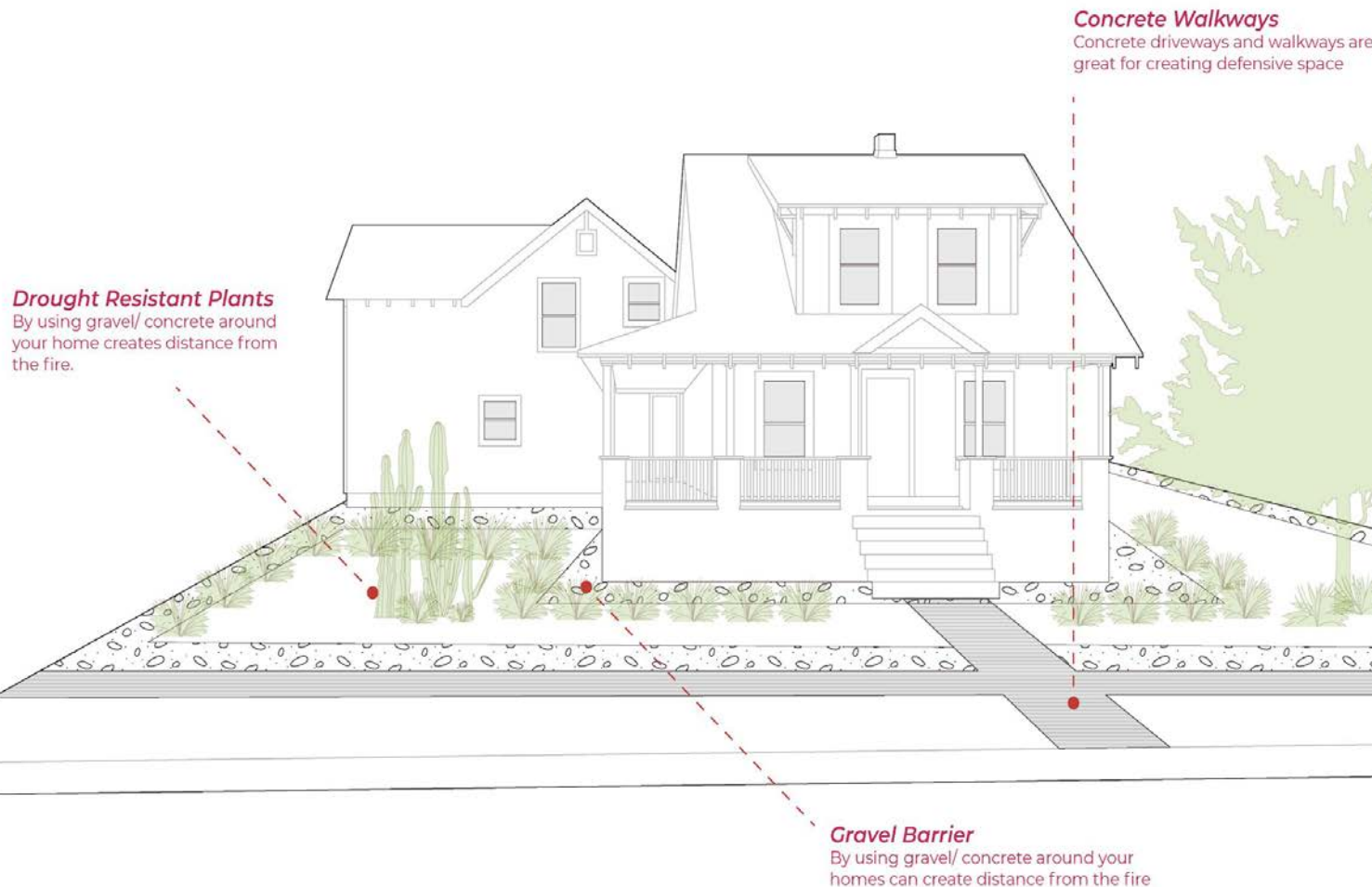
Where a building locates its main entry is important. For a business, an easily accessible main entrance is key in retaining patronage and attracting new customers. For residential buildings, a well-designed front entry is safer, allowing inhabitants to leave a building quickly or emergency services to access the inside.

For commercial, public and residential buildings, it is key to locate the entry so it relates to the existing street and neighborhood patterns, as well as the pedestrian access network. It should be clearly identifiable and calibrated to its usage. Commercial or public buildings may want to have multiple entries for different uses (i.e. patron entrance vs. employee entrance vs. waste removal, and so on).

If applicable, pedestrian visitors should have a different entry separate from a vehicular one. For residential buildings, ground floor residences should have a separate entrance than those located on upper floors.

Additionally, it is recommended to ensure the entry is of an appropriate size for its use, and is proportional to the rest of the building. It is also important to avoid creating blind spots near main entrances and to provide appropriate lighting. Providing a clear visual and physical relationship between the street and the building's entrance will ensure a safer home or building.

# Landscaping



In addition to architecture, landscape and landscaping techniques to enhance fire, flood or storm protection will help Greenville be more prepared in the face of threats. Proactive landscape design can help with resource consumption more effectively and help promote the health of the surrounding natural environment.

Landscape design can also enhance public comfort, improve air quality, reduce noise and help regulate temperature. It also serves to beautify public and private spaces, strengthen the area's biodiversity and strive towards a more sustainable future for the town of Greenville.

# Firewise Design

## TREES & SHRUBS

Vertical distance between shrub and lowest branch should be 3 times the height of the shrub underneath.

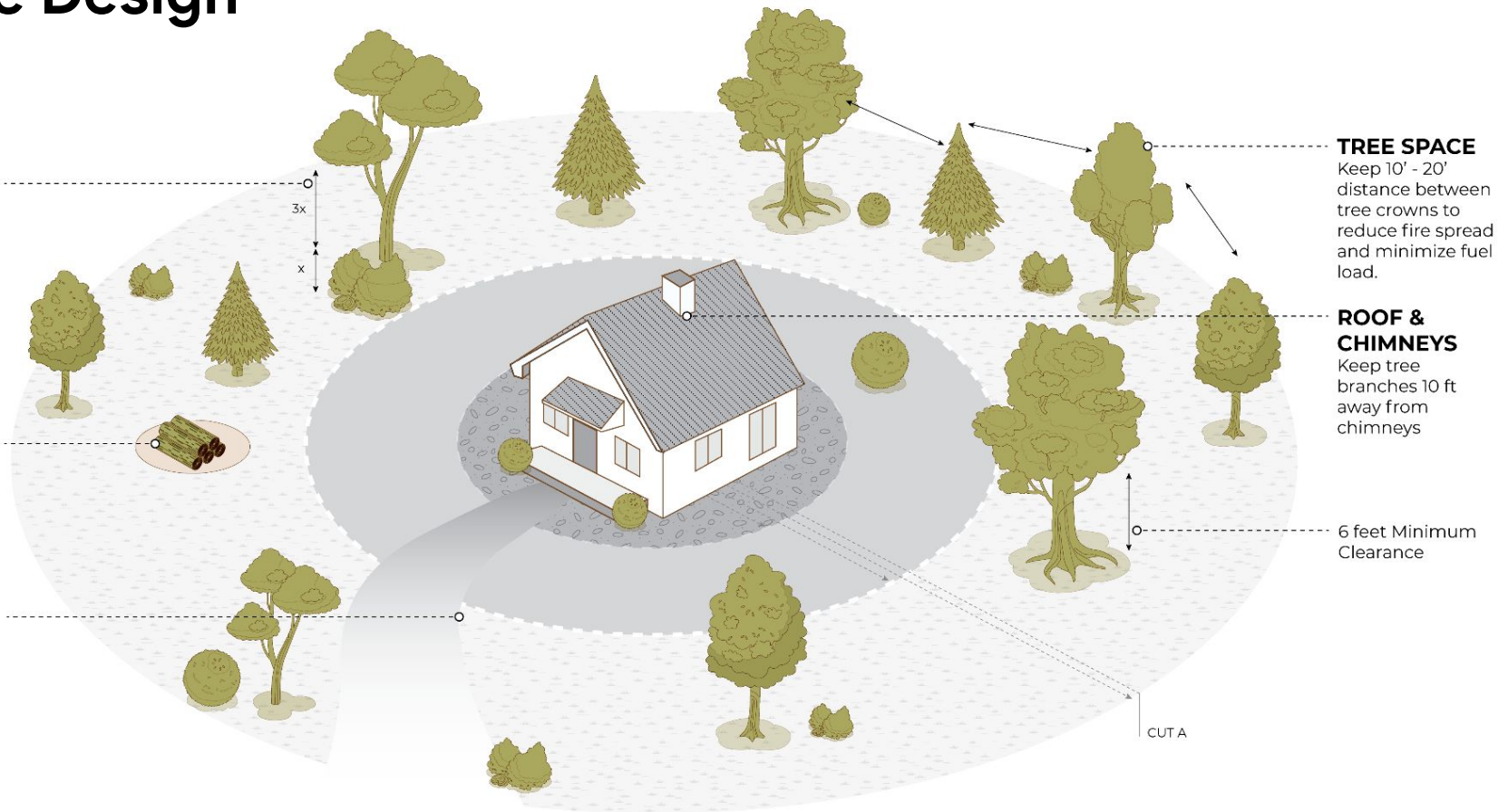
Remove lower tree limbs to reduce "fire ladder".

## WOODPILES

Exposed piles should be kept outside of Zone 1. Surround exposed woodpiles at least 10 feet of bare soil in all directions.

## VEGETATION

Reduce vegetation off the edge of the driveway and clear dried leaves away from trees



## TREE SPACE

Keep 10' - 20' distance between tree crowns to reduce fire spread and minimize fuel load.

## ROOF & CHIMNEYS

Keep tree branches 10 ft away from chimneys

6 feet Minimum Clearance

There are a multitude of ways you can help protect yourself, your property and your community from wildfire. Designing with hazards in mind and proactively managing your property can make a world of difference in a crisis. **Please note that these recommendations are just a start - there are a lot of additional things you can do to protect yourself, your family and your home via firewise design.**

It is recommended to space out trees 10' to 20' apart between tree crowns (not trunks) to minimize fire spread. Regularly pruning shrubs and removing lower tree branches to create a vertical gap 3 times the height of shrub from the bottom of the tree branches to the top of shrub will help eliminate a phenomenon called "fire ladder" (where shrubs can more easily spread fire to trees). For all other cases, it is recommended to keep a 6' minimum clearance from the ground to the bottom of the tree crown.

It is also recommended to keep exposed woodpiles a minimum of 35' from any building or structure, and surround chopped wood with a minimum of 10' of exposed soil in all directions to create a fire break.

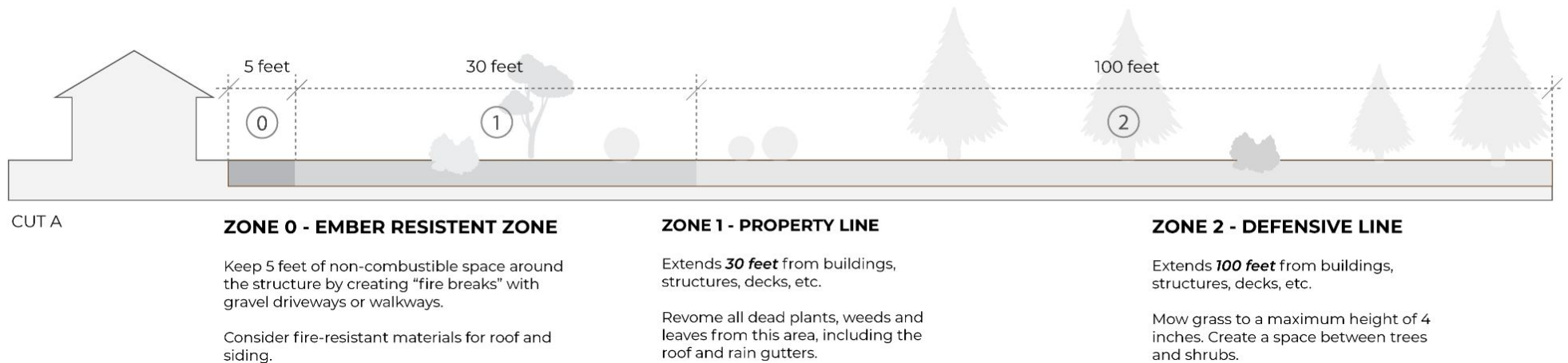
In addition to regularly clearing away dead brush, plant material and debris, it is ideal to keep all roofs, chimneys and building structures 10' away from trees and tree branches.

Information on this and the following pages regarding firewise design sourced from here:

<https://www.sfchronicle.com/bayarea/article/Protect-your-home-from-wildfire-12364180.php>



# Firewise Design



When planning a building or a home, thinking about the structure in relation to its surrounding natural elements is critical in a fire-prone area such as Plumas County. Keeping a 5’ radius of non-combustible space around the structure discourages fire from advancing via the spread of embers. It is recommended to intentionally create firebreaks using walkways or driveways. For added protection, you can use fire resistant materials for the building’s roofing and siding.

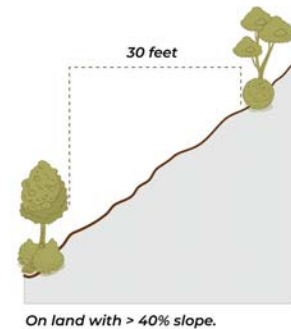
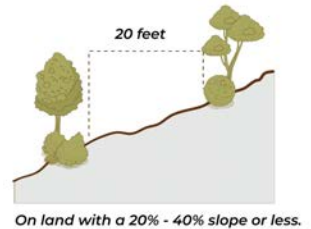
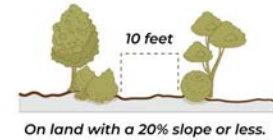
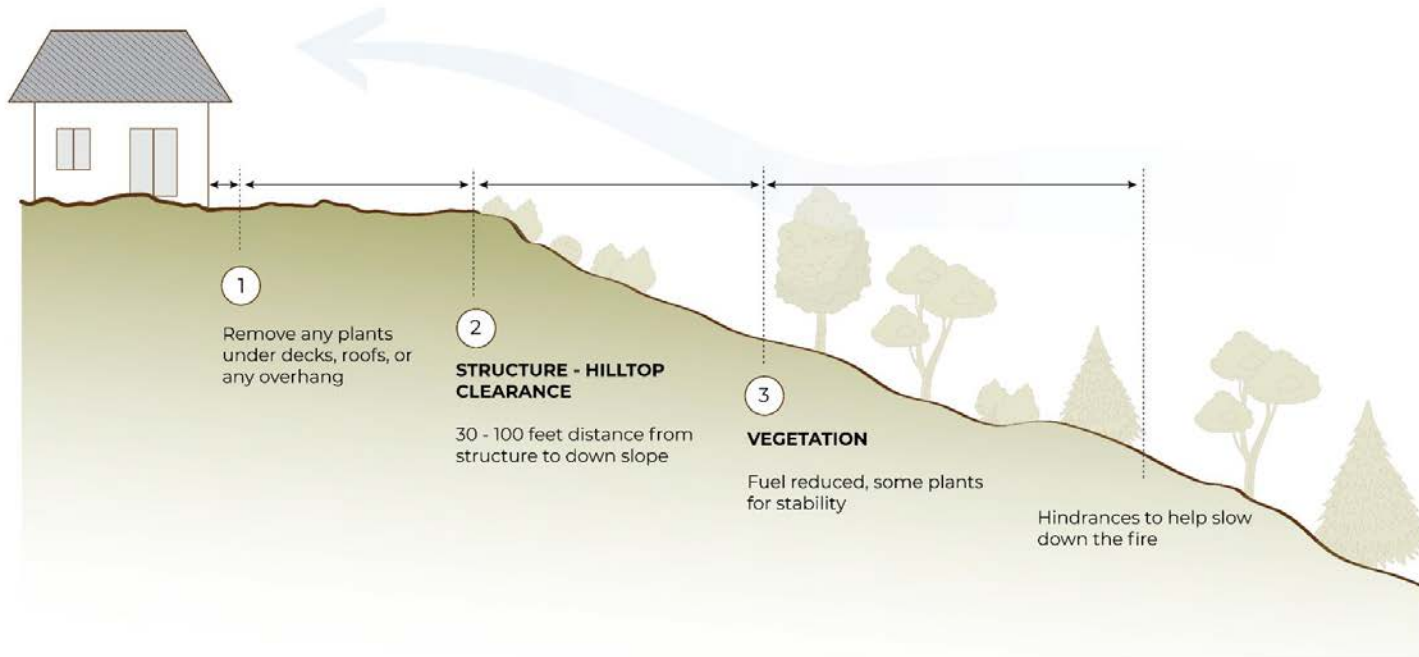
Maintenance of your home or building’s parcel includes the regular removal of dead (or dying) plants, weeds, leaves or other organic and flammable material from all roofs, gutters and the ground in a 30’ radius around all buildings.

For a radius of a 100’ surrounding any built property, it is recommended to keep grass fairly short (maximum of 4”) to manage the amount of fuel load. Spacing trees and shrubs out will also discourage fire spread. Creating defensible spaces has the added benefit of making it easier for firefighters to help during a wildfire.

*For additional information and requirements, see Public Resources Code (PRC) 4290 and 4291.*

# Firewise Design

Fire tends to travel quicker uphill.



Fire can travel at different speeds depending on the grade (or slope) or the ground underneath it. If a fire ignites at the bottom of a steep slope, it will travel quicker up the hill as opposed to downhill. As hot air rises, it preheats fuel, fuelling the fire.

If your property is at the top of a hill, it is recommended to take a number of precautions in addition to the recommendations on the preceding pages. Removing any plants under decks, roofs, or overhangs will also help protect your building or structure. Locating a home 30' to 100' away from the crest of the slope will add protection.

Reducing fuel loads towards the top of the slope may involve removing some trees or tall shrubs to make it more difficult for fire to continue its course. Keeping a balanced amount of plants will also help with erosion.

As fire behaves differently on different slopes, a variety of approaches are necessary depending on the individual site conditions. Shrub and tree placement on a slope of 20% or less is recommended to be 10' between crowns. On a slope of 20-40%, 20' between crowns is recommended, whereas on a slope greater than 40% grade, 30' is recommended.

When planning trees and using the recommended spacing, it's important to know what species is being planted and plan ahead for their expected crown sizes.

# Firewise Design



While there are no “fire proof” plants, a fire resistant landscape features plants with foliage and stems that are less likely to catch fire. Plant species such as succulentus (succulents), agave, salvias (common sage), and calandrinia purslane (redmaids) have high moisture content in their leaves, produce little or no sap/resin, and do not accumulate high volumes of needles, leaves or branches. As long as fire-resistant plants are properly maintained and watered, they will help protect your property.

Placement of fire resistant plants is also important. The overall approach for firewise landscaping is “less is more,” with plenty of space between plants, groups of plants, and structures or other built elements. The use of gravel to create walking paths is a good way to enhance your property’s defensible space and contribute to your garden’s beauty and functionality.

# Drought Tolerance



Drought exacerbates wildfire and wildfires can exacerbate drought. Therefore, it is recommended to prioritize planting drought resistant plants that do not require large amounts of water to keep.

Species such as achillea millefolium, commonly known as yarrow, are well suited to full sun and need only moderate to occasional watering. Other options include eriogonum latifolium rubescens, also known as red buckwheat, eschscholzia californica/California poppy or geranium incanum/cranesbill.

One thing to remember is that many drought-resistant plants need time to adapt and consistent watering to get started. Once many of these plants are established, many of them will thrive with no additional water, though their fire resistance may be enhanced with occasional additional watering.

# Plant Palette - Trees



Inspired by Plumas County's climate, the design team has put together a set of plant palettes that can be used as a starting point to plan your property's landscaping. The important part is to know your plants and your site well enough to choose trees appropriate to your site. All trees provide large amounts of fuel to a fire, so it is recommended they be carefully and sparingly placed. It is also recommended to avoid trees that produce sap/resin or oils. As a general note, all of the trees on this list will require moderate amounts of water.

In terms of fire resistance, hardwood deciduous species such as ginkgo biloba (autumn gold maidenhair) or quercus plustris (pink oak), have higher moisture contents and are less flammable than coniferous trees such as picea pungens (fat albert colorado spruce). Nonetheless, native coniferous trees such as calocedrus decurrens (incense cedar) on your site can be less flammable with pruning and removal of dead portions. Beyond fire safety, trees can provide shade, moderate temperature, help protect against erosion, encourage biodiversity and beautify your property. Planting wisely will help protect your business, home or ranch.

*Tree names, from left to right: autumn gold maidenhair, European hornbeam, pink oak, autumn blaze, fat Albert Colorado spruce, incense cedar*

# Plant Palette - Shrubs



Most firewise shrubs will do well in open, sunny areas typical of fire prone climates. Nonetheless, it is recommended you know your chosen plants' needs and habits so you can plan your landscaping appropriately. Some firewise plants need minimal or no irrigation to remain green and healthy; over-irrigation may harm such plants or may cause them to grow too fast and become hazardous. Other plants will need supplemental water to survive.

Deciduous shrubs such as *cercis canadensis* (eastern redbud) and *philadelphus lewisii* (glacier mock orange) have low water requirements, but will shed their leaves annually and may require removal of litter. Evergreen plants such as compact oregon grape are durable and low maintenance, while desert purple sage is highly friendly to pollinators, attracting a wide variety of bees.

*Shrub names, from left to right: eastern redbud, desert purple sage, compact Oregon grape, glacier mock orange*

# Plant Palette - Grasses + Perennials



In general, most recommended and native plants require low amounts of water and are low in pyrophytic properties (meaning they will not easily ignite or burn intensely) as long as they are properly cared for and maintained. Additionally, plants such as xerophyllum tenax (beargrass) are an important food source for wildlife such as deer and elk. If you desire color and flowering plants on your property, daffodils can be planted as bulbs and are relatively low maintenance, requiring water during the active growing season and topdressing with bulb fertilizer if necessary. Another option is epilobium canum (California fuchsia), which notably produces bright scarlet flowers in summer and autumn. It is easy to grow, does well in full sun and will typically require no supplemental water after it is established.

If you choose to plant grasses and perennials that are high pyrophytic, these plants should be planted in areas further than 15' from a structure, including any gazebos, decks or patios. It is recommended that you pay extra attention to the maintenance of these plants.

*Grass + perennial names from left to right: blue oat grass, beargrass, Idaho fescue, California fuchsia, wall germander, moonshine yarrow and daffodil*

# Site



Proactively planning your parcel sustainably and with resiliency in mind can offer better peace of mind as well as opportunities to enhance your site's features. Managing access to your site for pedestrians and vehicles, planning service areas, thinking about how you move throughout your property, laying out parking and organizing where buildings go can both make your experience easier, as well as ensure public services can help you, your family or your business both during a crisis and during the recovery period. Additionally, well-planned sites offer perks such as more ample light and air, spaces for gathering, seating and landscaping.

# Zoning Requirements



According to Plumas County zoning requirements for single family residential zones (2-R, 3-R, 7-R), residential lots are limited to a maximum of 50% lot coverage. Lot coverage maximums are intended to help protect your property against the damaging effects of heavy rain and extreme heat, making it easier for water to dissipate and minimize the amount of heat that gets trapped in asphalt or concrete.

Residential areas will often prescribe front yard minimums. Front yards also help maintain the look, feel and identity of a given neighborhood. Side and rear yard minimums ensure light and air reaches your home, helping improve the health of its inhabitants. Oftentimes setbacks will help with access to water meters or for maintenance of utilities. Finally, the setback for an accessory dwelling unit that is constructed above a garage is 5 feet.

Plumas County also describes zoning requirements for commercial lots (Core Commercial C-1 and Periphery Commercial Zoning, C-2). The maximum lot coverage for a commercial building is 70%, allowing for potential front, rear and side yard space. However, placement of the building is handled differently than on residential lots - unless a commercial building is directly adjacent to a residentially zoned parcel, there are no minimum requirements for front, side or rear yards. If it does border a residential property, the setback is a minimum of 10 feet.

Plumas County also requires commercially zoned parcels to adhere to a 60' minimum lot width. Or be designated as lawfully non-conforming.



# Driveways



It is recommended that driveways prioritize accessible entry and exit from business fronts, but should be consolidated to prioritize pedestrian safety. For example, two businesses sharing one driveway means less conflict with pedestrians or cyclists in the downtown area, making the streetscape safer for all. Additionally, it is recommended that you design your driveway to also ensure safe vehicle maneuvering and avoid impacting on-street parking used by residents, visitors and patrons.

Finally, if your site has multiple frontages, you can optimize your driveway by locating it on the street that is less busy. Please note, that depending on the road you may have to work with Plumas County or CalTrans.

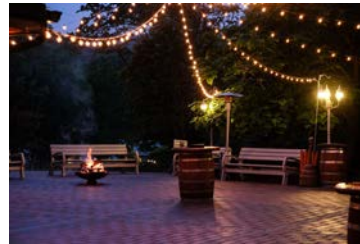
# Curb Cuts



A curb cut is a solid, usually concrete, ramp that goes from the top of a sidewalk to the surface of an adjacent street. It is designed primarily for pedestrian usage, and to allow wheelchair users, strollers, toddlers on tricycles and others to move on or off a sidewalk safely. Curb cuts can be enhanced with grooves or raised patterns to warn vision impaired pedestrians of the transition to the street. Wider curb cuts also make it a lot easier to safely navigate vehicles onto driveways without damage.

Curb cuts can also be used to mitigate water runoff and help navigate water away from sidewalks and streets.

# Courtyards / Outdoor Seating Areas



Shared outdoor seating areas can be designed to accommodate residents and visitors in the spaces between or in front of buildings, making use of setbacks. Seating areas and courtyards may include eaves or may be tucked underneath rooflines to create shelter from extreme weather. Outdoor spaces can support a variety of activities, and can include pedestrian paths, landscaped or vegetable gardens, places to rest and relax, places to play and places to gather and socialize. For businesses, designing adjacent outdoor spaces well can enhance a patron's experience and make it more likely that they will become repeat visitors. Restaurants, for example, can increase their overall seating capacity with secure and comfortable outdoor dining spaces. Please note this may affect parking requirements specific to a certain zoning.

It is recommended that you prioritize functionality and comfort when designing your courtyards or outdoor gathering/seating areas. Laying out seating, tables or other elements to ensure visitors can easily move in and out of the space is key. Providing enough lighting is important for both the safety and ambiance of your space. If you're a restaurant owner, supplying outdoor heating can extend the amount of time you can offer outdoor dining in autumn and spring. Finally, it is recommended you remain cognizant of outdoor pests such as insects and are proactive in mitigating them as to not detract from the experience of your business' patrons.

# Proposed Parking



Street parking in Greenville is proposed along Crescent Street/Highway 89, Main Street, Pine Street, Franklin Alley, Bidwell Street and a proposed alley-way that runs between Franklin and Main Street. It is recommended that a zone along Crescent that goes from Ayob Circle to the Four Corners intersection (see red area in the above map) is designated as a no parking zone on the north side of the road, and will “block off parking along 89 to preserve the view corridor” for drivers turning on the blind corner.

A number of parking lots will service Greenville residents, visitors and patrons of the area’s businesses. Five parking lots have been indicated between Crescent Street and Ayob Circle, along Highway 89 and at Bidwell Street.

Please note that as the Town Center plan proceeds, focus on snow removal and distinction of snow reservoirs must be considered.

Thank you!

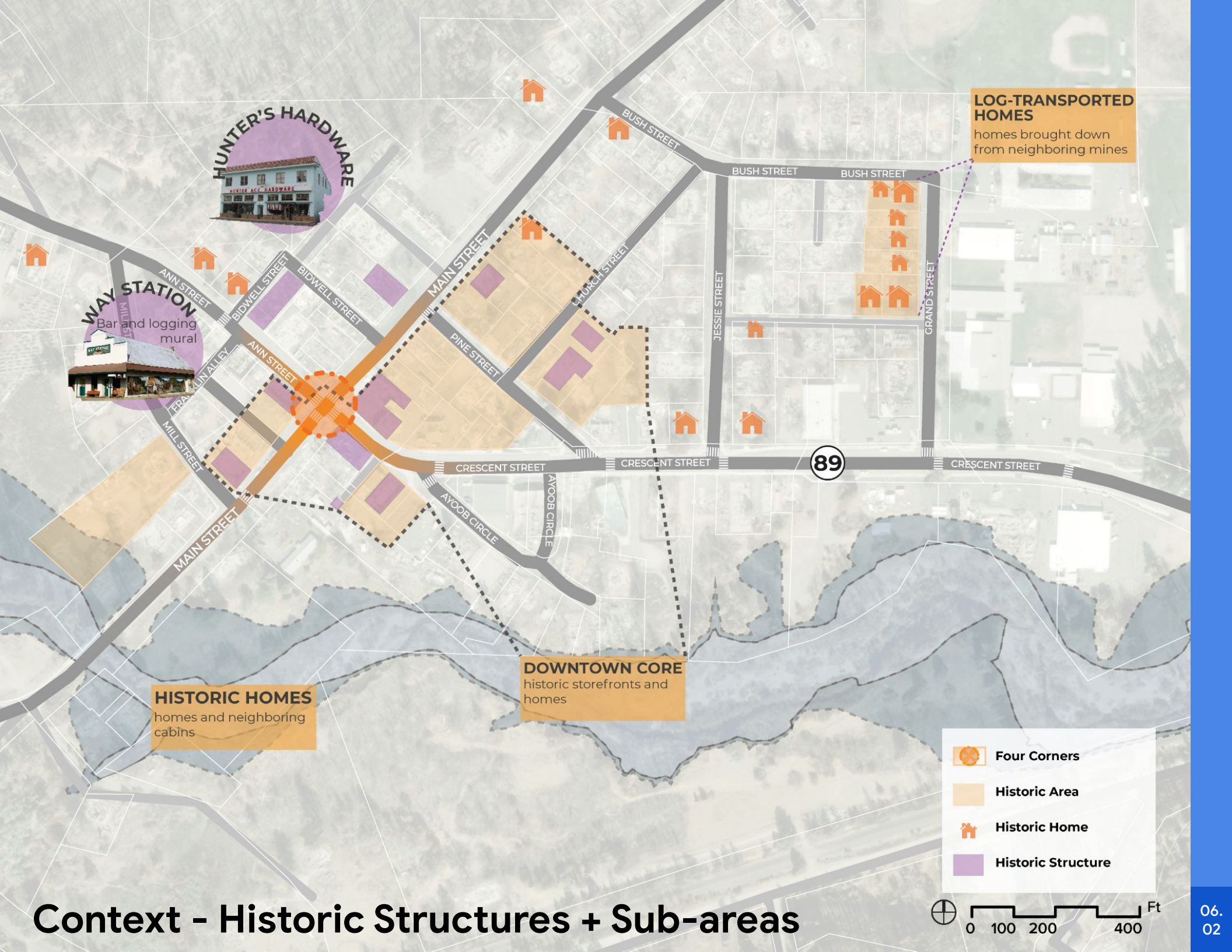


# Appendix

Appendix	06.01
Context - Historic Structures + Sub-areas	06.02
Commercial Corridor Site Map	06.03
Lot Types Map	06.04
Streetscape + Revitalization Plan - Additional Resources	06.05
Firewise Design - Architectural Resources	06.06
Firewise Design - Landscape Resources	06.07
Questions, comments or concerns? Reach out!	06.08



06



**HUNTER'S HARDWARE**



**WAY STATION**

Bar and logging mural



**LOG-TRANSPORTED HOMES**

homes brought down from neighboring mines

**HISTORIC HOMES**

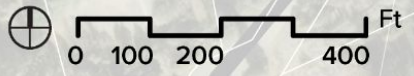
homes and neighboring cabins

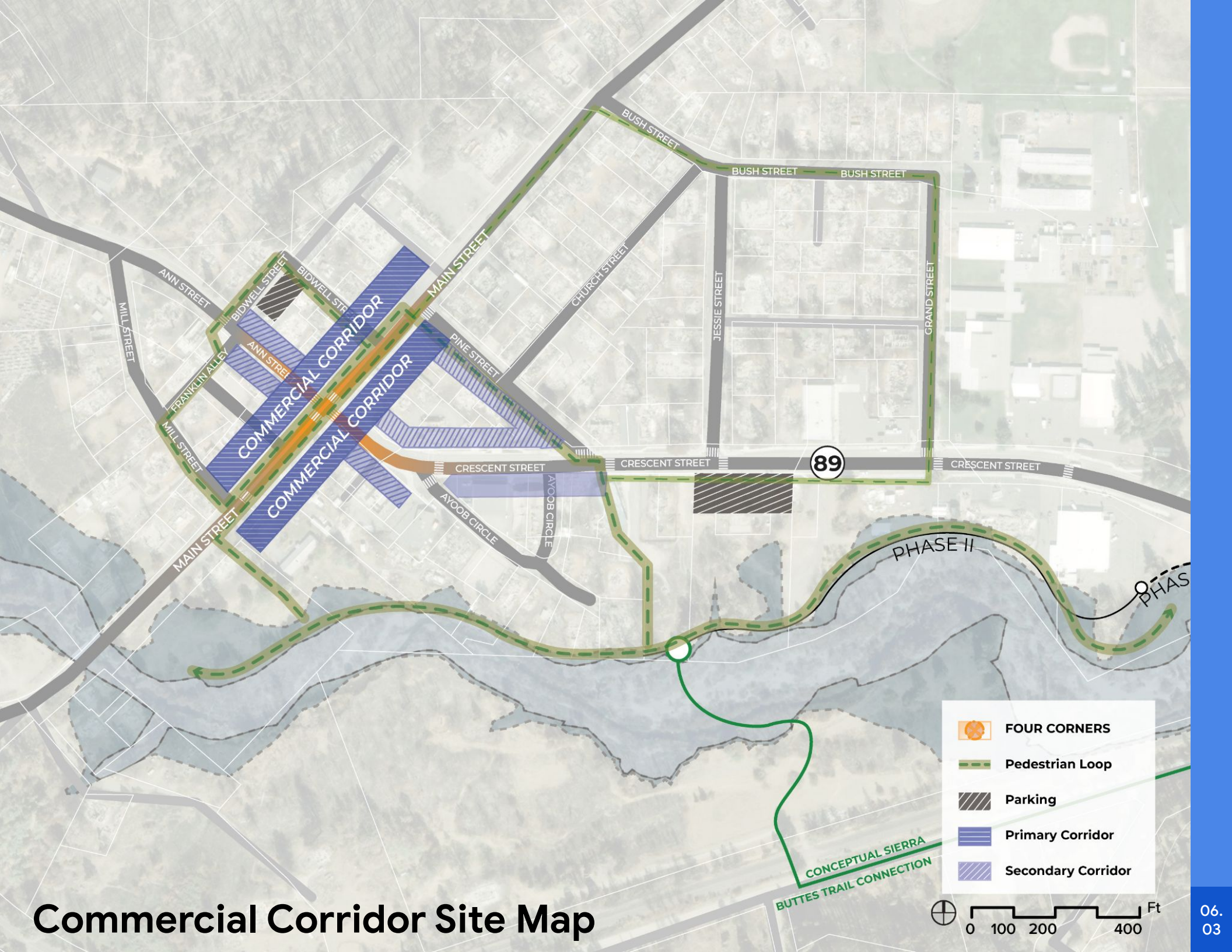
**DOWNTOWN CORE**

historic storefronts and homes






-  **Four Corners**
-  **Historic Area**
-  **Historic Home**
-  **Historic Structure**

**Context - Historic Structures + Sub-areas**

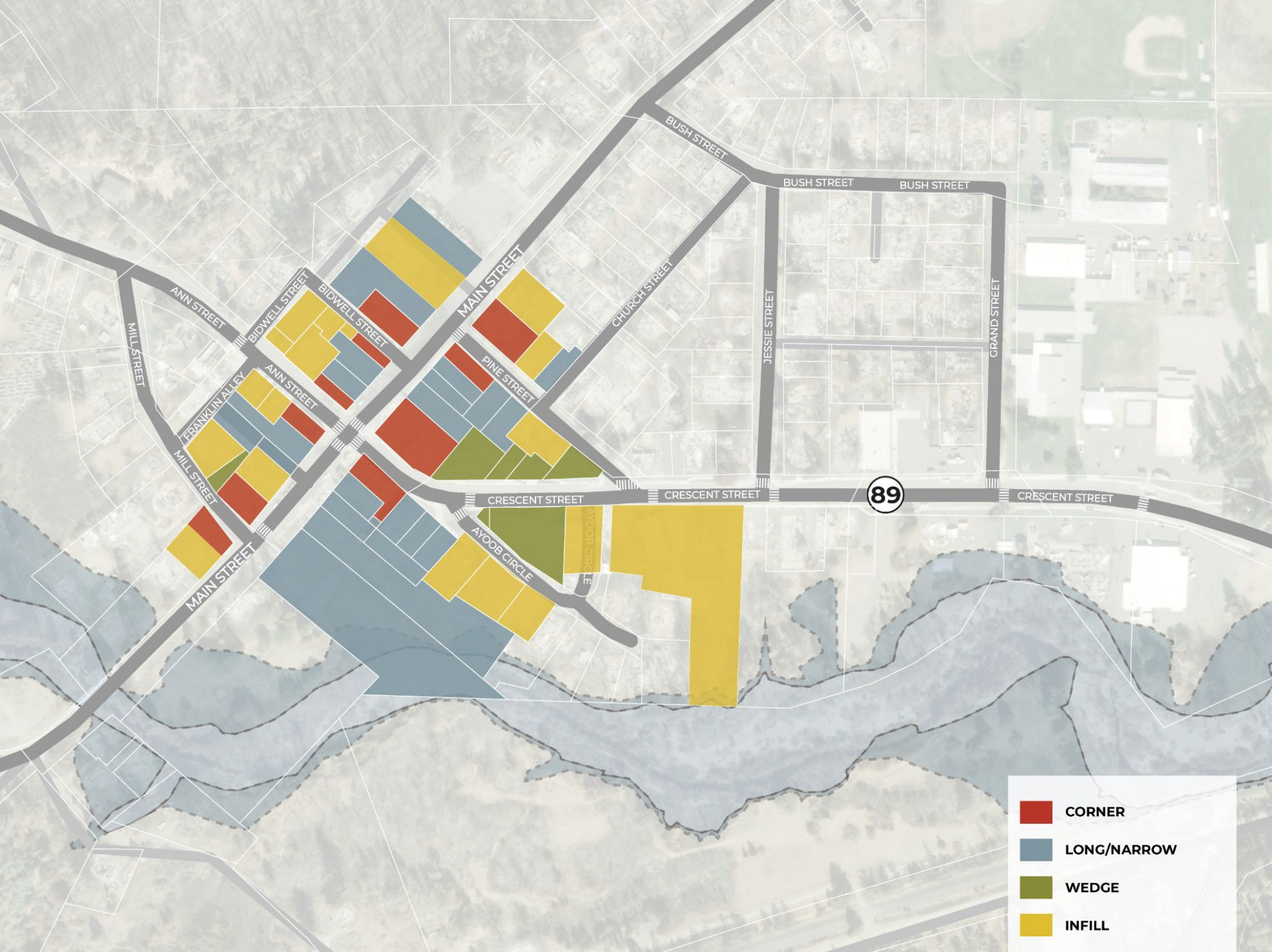




# Commercial Corridor Site Map

-  **FOUR CORNERS**
-  **Pedestrian Loop**
-  **Parking**
-  **Primary Corridor**
-  **Secondary Corridor**





# Context and Site - Lot Types / Land Use



# Streetscape + Revitalization Plan - Additional Resources

For more information about the Streetscape and Revitalization Plan, please visit the following links:

[Greenville Streetscape Plan Materials](#)

[Greenville Streetscape Plan](#)

[Plumas County Active Transportation Program Pedestrian/Bicycle Plan](#)

## Fire - Additional Resources

For more information about Firewise Design, please visit the following links:

[Plumas County Firewise Communities](#)

[Plumas County Fire Safe Council](#)

# Questions, comments or concerns? Reach out!

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