

## May 2009 Boulder Bay FAQs

### Introduction

*The discussion below represents Boulder Bay's design team's most current information. As with the project changes recently announced, the numbers below may continue to be adjusted based on additional community, TRPA and County recommendations.*

### What is the maximum height and number of floors in each building in the updated project plan?

The maximum height, across the board, has been reduced from 86 feet to 75 feet. The existing Tahoe Biltmore is 76 feet tall. In the new proposal, every single building except building A has been lowered by a full floor. For the A building, we have removed an entire wing to eliminate any overlap with the Stillwater Cove units across the street.

Building	Stories	Min. Setback to SR 28	TRPA Measured Height	Original Proposal
A	4	53 ft	57 ft	58 ft
B	5-6	190 ft	75 ft	83 ft
C	4-5	66 ft	64 ft	81 ft
D	4	320 ft	75 ft	85 ft
E	4	164 ft	63 ft	70 ft
F	3-4	169 ft	57 ft	68 ft
G	2-3	47 ft	45 ft	56 ft
H	2-3	43 ft	56 ft	67 ft
<b>Biltmore</b>	<b>4</b>	<b>15 ft</b>	<b>76 ft</b>	

The project does not use a density “multiplier” to calculate the allowable number of hotel rooms or condo units for the project. The project does request a special height district consistent with the existing height of the Tahoe Biltmore but we are not requesting any type of density multiplier like the one that is used on the South Shore.

The reason that three story buildings, such as Building H, are listed, as 56 feet is because of the way that TRPA calculates building height. TRPA measures height from the lowest elevation that the proposed building hits the land to the highest point of the roof ridge. In situations where the building is located on a heavily sloped property, such as the Biltmore property, the elevation loss over the length of the building is added on to the calculated height of the building. For building H, this additional elevation loss added to the calculated height, is more than 13 feet.

### What is the number of bedrooms, lock offs, and kitchens in the updated plan?

	Units	Bedrooms	Kitchens	Lock-offs
Hotel Rooms	300	306	6	0
Condominiums	59	129	59	0
<b>Total Market Rate</b>	<b>359</b>	<b>435</b>	<b>65</b>	<b>0</b>
Workforce Units	14	38	14	0

The total number of market rate bedrooms has been reduced by 22% from 560 in the original proposal to 435 in the revised proposal.

**Is there any fractional or hotel/condo use considered with the new proposed project?**

No fractional, timeshare or condo-hotel units are included in the revised proposal. The original proposal requested 381 total market rate units including 160 timeshare units. 100% of the timeshares have been removed from the proposal.

**What are the new onsite population and resident population?**

This will be an output of the TRPA completed Environmental Impact Statement released this summer. This calculation has not yet been completed for the new proposal.

**Where is the location of the condo units? Which buildings?**

Current plans are for the condo units to be located in the A and D buildings.

**Are there massing simulations to look at?**

Yes, these are available at the design center and demonstrate simulations of the project from the Lake and SR 28 as well as 19 other TRPA selected locations. What all of the simulations clearly show is that the project is not visible from Lake Tahoe.

**What are the changes to the other alternatives?**

The other alternatives remained predominately the same as the original proposal. There were slight adjustments made to numbers of units as well as the commercial and gaming floor areas based on conceptual design analysis.

**What are the criteria for the project's workforce housing and how did Boulder Bay determine the number of units?**

Rentals will be available to anyone who meets the income criteria set forth by TRPA and County code. In addition, per the TRPA code, we used a 1.25 x multiplier that allows for an allowable density factor of 18.75 units per acre. These units will be located on site.

	<b>Units</b>	<b>Bedrooms</b>	<b>Kitchens</b>	<b>Lock-offs</b>
Workforce Units	14	38	14	0

**What is the breakout of square footage for each building that gets you to your total floor area number?**

The total building floor area has been reduced by more than 20% from 601,676 square feet to 475,080 square feet. The approximate breakdown in gross square footages is as follows:

Hotel Units including hallways and circulation	209,602 sf
Condo Units including hallways and circulation	107,572 sf
Affordable Housing including hallways and circulation	28,089 sf
Commercial Floor Area including back of house	30,715 sf
Accessory Floor Area (meeting space, mechanical, wellness, lobby, back of house, admin, etc.)	89,187 sf
<b>Total Floor Area</b>	<b>475,080 sf</b>

The average number of bedrooms per TAU is 1.02 (reduced from 1.38 in the original)  
 The average size of the TAU is 556 square feet (reduced from 628 sf in the original)

**How many parking spaces is Boulder Bay proposing?**

The final parking requirement that Boulder Bay will propose to be built will be based on the final Traffic and Transportation Study currently being conducted by TRPA as part of the EIS. The current proposal is for 556 total spaces on site, 544 of which will be located underground.

**How many hotel units is Boulder Bay proposing?**

300 units

**What are you doing with Crystal Bay motel?**

The aged motel is going to be removed and the site restored to create more open space in Crystal Bay. The 19 Tourist Accommodation Unit development rights (TAU) from this site will be used for the Boulder Bay Project.

**How much park and open space will the project create?**

Community Park Space	4.31 acres
Community Open Space	1.39 acres
<b>Total Parks and Open Space</b>	<b>5.70 acres (more than a third of the project area)</b>