

# **Boulder Bay Community Input Session September 18, 2008**



## **I. Overview**

On September 18, 2008, Boulder Bay hosted a community input meeting at the Tahoe Biltmore to garner feedback from the community on their views of success for the redevelopment site. Streamline Consulting Group, a local firm specializing in community input, facilitated and recorded the feedback from the meeting. Following are the recorded notes from the community. Approximately 50 community members attended the evening session.

All attempts were made to capture comments, questions and responses as accurately as possible.

**Boulder Bay plans to use the following input from the community to help shape and influence project plans over the next 6 months.**

## **II. Process/Purpose**

The purpose of the meeting was to garner ideas from the community on what a successful redevelopment project would mean for them.

To get this feedback meeting attendees were asked to answer the question "What would success look like for you if you owned the site." A small group format was used in order to solicit as many ideas as possible.

Four professional facilitators from Streamline Consulting Group recorded ideas from the community for approximately 1 hour. Using the small group format, over 200 ideas were collected.

## **III. Summary of Community Input**

In small groups, the community was asked, "What would success look like for you if you owned this site?" In summary, the 200+ comments fell into 6 distinct areas:

- 1) Environmental benefits: transportation, parks, design, etc.
- 2) Community benefits: amenities, events, and bike/pedestrian friendly
- 3) Building design: additions, changes, green design elements
- 4) Compliance Issues: TRPA, Community Plan
- 5) Scope of Project: size, density, height, and roads
- 6) Financial Viability: for community, for developer

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**IV. Total Community Input**

**Question**

**What would success look like for you if you were the owner of this redevelopment project?**

**Community Ideas**

- Financial feasible project of appropriate size and amenities. – range of recreational, eateries
- Gaming included
- Lodging: 210 total units- “fewer timeshares= community
  - included lodging and affordable housing, condo
  - occupancy on full ownership condos- limit 90 day and similar to Squaw Valley to reduce pressure local services
- Spaces for community art
- Continued public (close to reservoir road) access to northbound 28
- A real public road for those who live in Crystal Bay
- Lower density, half to 30% of size of current, proposed project
- Design- old Tahoe aesthetic, small town north shore feeling
- Outdoor activities
- Dictated project by North Stateline Community Plan
- Family oriented
- Maintain existing height
- Pedestrian walkways on roads, especially to lookout
- Financially feasible on scale appropriate to Crystal Bay area and conforms to community Plans and TRPA codes and standards
- About half the size
- Environmental and social equity throughout basin (do not change standards)
- Equitable arrangement between developer and community
- Enhance property values
- Enhance recreation with government agencies, public agencies
- Noise reduction
- Appropriate employee housing (only seasonal employees- single)
- Livable wage
- Families in Incline Village
- Tear down the Tahoe Inn and make it the park
- Farmers’ Market
- Something the community supports (also financially)
- Follow current laws/codes/regulations
- Less coverage
- Parks
- Retail

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- Reduce Density
- Houses for purchase/retail
- Restore main Biltmore building/retain historical value
- Public Transportation for workforce in and out of area (maybe in lieu of workforce)
- Gates on public streets (haha)
- No parking signs for public/residential streets
- No low lights at night
- Ice rink
- Hotel rooms
- Workforce housing (regardless of number of units) and amenities
- Parking area by lookout trail
- Bike share program
- Carbon neutral
- Ensure proper water runoff for 100-year flood
- Public face
  - Pedestrian friendly an inviting and appealing to people driving by to get out of car and go to a café
  - Attractive and welcoming (not a line of condos) to all passersby's
  - How is it drawn?
  - Practical retail- cafes, post office, something pretty, community art gallery
- Not destination resort BUT
  - Way station for road bikes
  - Shuttles available to residents beyond Boulder Bay residents (i.e., to Tahoe City)
  - Bike rental
  - Coordination with ski resorts (shuttle)
  - Hourly duty transportations
  - Transportation at core of plan> forward thinking and out of the box
- Formalize road bike and trail access to Kings Beach and Incline Village (preserve local gems for locals i.e., look out trails and Buck Beach)
- Preserve architectural integrity of Biltmore building and modify other building plans to be similar to Biltmore building
- Theater to accommodate family entertainment i.e., outdoor musical amphitheater with musical theater
- Keep current Wassou Road idea where wellness and Wassou connect
- Something new here
- Everything slopes up
- Restaurant on top floor of casino with a deck and view (high end) with an elevator
- Coffee shop
- Open space park= public
- Park- public

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- Dog friendly
- Bike paths
- No BBQ facilities
- Artificial stream
- Doggie Park
- Benches
- Garbage Cans
- Restrooms
- Water fountain
- Stop for road bikers
- Terrace where gravel pit used to be
- Rocks
- Sledding in winter
- Ice-skating rink
- Swimming pool
- Places to eat
- \$ Café (garden setting for summer)
- \$\$ Sophisticated
- SLO minded restaurants (Sustainable Living Organizations)
- Community garden- with native plants (in terraced area- gravel area now)
- Farmers Market
- Ample garbage cans and recycling together
- Shuttle to Reno (airport shuttle)
- Enhance current transportation systems
- Community liaison > resident ongoing staff position
  - Troubleshoot neighborhood problems that arise because of development
  - Educate future plans of process
  - Develop communication systems (i.e. website)
- More manageable plan keeping in compliance with current community plan and present legal restrictions
- Half density and bulk of proposed plans
- Place to get milk, newspaper, community bulletin, and eggs
- More things to make it destination, things that will keep people here, ice-skating
- Move post office here
- Local rates for restaurants and amenities (massage)
- No timeshares, more employee housing, things that will keep people here and build community
- Day care for employees
- Urgent care as part of wellness center
- Some access to waterfront but not in Crystal Bay
- Constant, dedicated transportation- 'on call'
- Dog park- enclosed and off-leash

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- Loop road
- Bike friendly
- Great restaurants
- Create a village for a family experience
- No more gaming, get rid of it all together
- Height: 2 stories on Blvd, 3 stories in the back
- Walking access to beach at Kings Beach
- Don't build on the Mariner site
- Take into consideration neighboring homeowners
- Daycare for guests
- Don't destroy residential views
- Blend in with environment, keep it tasteful, natural
- Don't make us South Shore
- After school supervision for working families
- Tons of activities on the property
- Rotating community art/gallery space
- Mix of surface and underground parking (efficiency)
- No timeshares
- We are glad they are here
- Residents need to know scope of vision for all Crystal Bay NOW and in the future
- Under road pedestrian tunnel (access inside and outside front of buildings)
- Take out light
- Parking garage available to nonresidents who are using facility
- Fewer buildings same height or shorter buildings across the board, less density
- Use varied perspectives to ensure integrity (i.e., from Lake)
- Need blow up photos of site from lake now (TRPA) and compare future site proposal
- Attention to how roofs look from above
- Zeroscaping- mapping landscaping to what is native, no petunias in baskets
- Needs to work for and with the community
- Green building practices and environmentally friendly products, similar to the Sierra Nevada college building
- Electric bikes (segue) for guests to keep them out of their cars
- Limit condo usage to 90 day continuous use so owner's give up voting rights, and right to send kids to local schools like Squaw Valley Lodge condos at Olympic Valley
- Provide local transportation shuttle bus in area
- Make a dog park, not just doggie friendly (off leash area)
- Neighborhood friendly
- Wedding chapel- cute, though non denominational for community use
- Large banquet and facility and smaller meeting rooms

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- Financial success
- Add value to the community as successful as the other old college res. Project
- Resolve parking issue at Fire Road (possible Universal Access)
- Possible widening of "28" opposite Biltmore
- Compliance and regulation- height, density
- TRPA compliance and regulation
- Not to change rules
- Not to change public right of way to build on (Road)
- Not to remove public right of way
- Walking/Biking access to Kings Beach- resolve>Placer County idea or parallel back of subdivision
- Pedestrian control- avoiding residential through traffic
- Increase size of units- less space more \$\$, large =less units
- Pedestrian control- tunnel on "28"
- Improvement on traffic flow- beyond current condition
- Improvement on traffic access
- 2 or 3 stories
- Activity for workforce kids- center
- Park has restroom, play equipment, barbeque pit, K-6
- Sediment fixed