

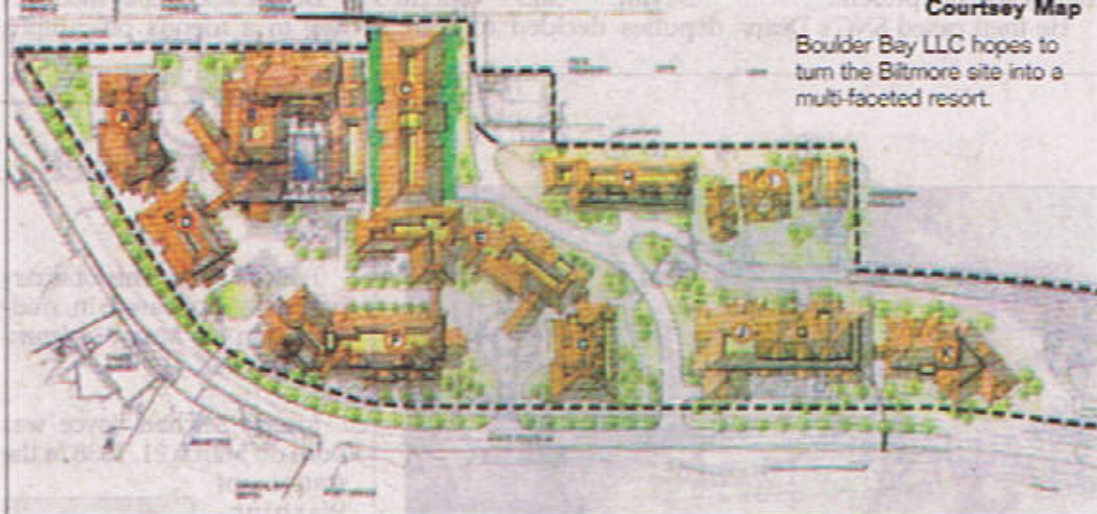
North Lake Tahoe

BONANZA

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Changing the North Shore



Boulder Bay LLC hopes to turn the Biltmore site into a multi-faceted resort.

Health and Wellness Center, retail and cuisine planned for Biltmore site

By Annie Flanzraich
BONANZA STAFF WRITER

Developers of the Tahoe Biltmore presented plans for a full-service resort community at a community enhancement plan meeting Wednesday night.

A hotel, spa, gaming facilities, condominiums, health and wellness center, retail and restaurants were part of the plan Boulder Bay LLC presented for the four acre site.

Boulder Bay, a partnership between International Supply Consortium, Shoreline Capital

Biltmore

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Kings Beach, one for the redevelopment of Homewood and the last was the Biltmore.

Projects for the community

and Scott Cos., bought the property in late June for an undisclosed price.

The project that emerges on the site will steer away from gaming and focus more on a pedestrian mountain village with plentiful dining and retail opportunities, said Roger Wittenberg of International Supply Consortium.

"Gaming used to be an engine here, but the world changes and it doesn't have the same horse power," Wittenberg said.

Under the CEP about 180,000 square feet of available commercial floor area, enhancement program will be selected based on their ability to create or enhance mixed-use Community Centers, create a multi-modal transit future, promote gathering places and economic centers, promote projects that improve the environment, and promote the transfer or rehabilitation of development.

Wittenberg said Boulder Bay's plans meet all of those goals. To promote multi-modal transit the site will include a pedestrian friendly corridor, transit pick-up locations and reduce parking by 45 percent. The project will also reduce the amount of sediments entering the lake by addressing erosion areas and other property issues.

The developers are asking to build to 75 feet, almost the current height of the Biltmore, but move the high buildings

172 tourist accommodation bonus units and about 850 multi-residential bonus units are available for projects that are selected. The CEP was created with the Tahoe Regional Planning Agency's Pathways process.

"We're trying to get the developed parts of our community up to par," said John Singlaub, TRPA executive director.

Seven projects were presented at Wednesday's meeting in Kings Beach including five for the redevelopment of

See **Biltmore - page A10** to different areas of the property.

The project will cost "hundreds of millions of dollars" and probably will not be completed for years, Wittenberg said.

"It's a big project, but how many opportunities do you have to take a disturbed area and completely rebuild it?" Wittenberg asked.

Another focus of the property would be a Health and Wellness Center that could feature seminars on healthy living.

Incline Resident Ken Ray said the project looked like a positive improvement.

"I think its a good step for the community," Ray said. "Gaming isn't as big of a draw and people come to the lake for different reasons. We have to have something more there."