

Nahas Property Acquisition Public Meeting Summary August 1, 2018

Meeting Overview: The Placer County Executive Office and the Mountain Housing Council co-convened a public meeting to share information about the Nahas property acquisition for achievable workforce housing. Community feedback was also received. Representatives from several community groups including the Tahoe City Public Utility District, Tahoe City Downtown Association, Chamber of Commerce, North Lake Tahoe Resort Association, the Martis Fund and Mountain Area Presentation also participated.

The meeting included a project overview with details on objectives, timeline and next steps. Additionally, there were five stations with two facilitators at each station to receive feedback and comments. Station topics included unit type and layout, site design, amenities and other topics as detailed below. This document includes station summaries with pictures of poster boards, theme tallies and participant comments. Stations were assigned a color that matched randomly-distributed comment cards to ensure participants provided feedback at all five stations. The assignments are reflected in the picture borders throughout this summary for reference.

Attachment 1 – Public Comment Themes is also attached to this document and notes the top six themes identified in the comment cards provided to the station facilitators. Those themes include the following:

1. Community Spaces
2. Housing for Locals
3. Housing for Working Professionals
4. Ingress, Egress and Access to the Site
5. Natural Project Design Consistent with Surrounding Neighborhoods
6. Traffic Congestion/Impacts to Neighborhood Roads

Welcome, Meeting Overview, & Team Introduction

Over 70 members from the public attended the meeting. The pictures below reflect participation and the meeting format which included a presentation from county staff, the Mountain Housing Council and story-telling from a stakeholder impacted by the region's housing crisis followed by public participation at all five stations.



Station 1: Unit Type & Site Layout

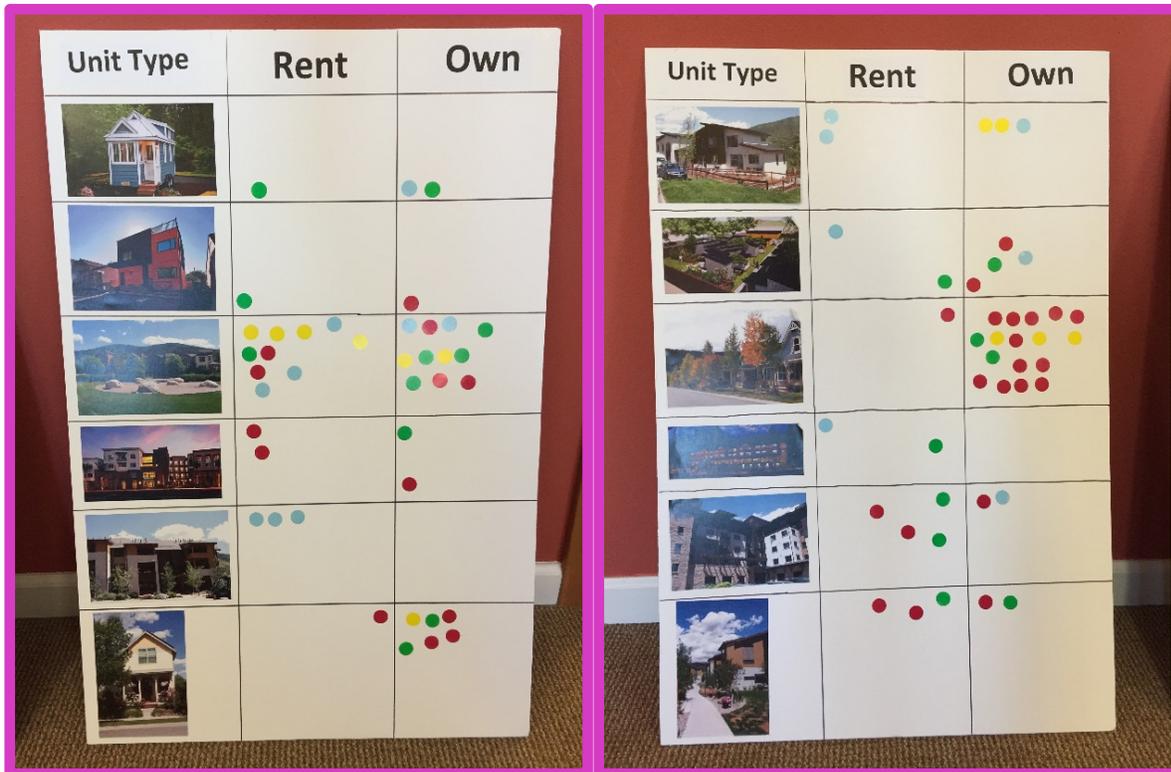
Station Summary: Participants were asked to select preferences from on several unit types including single family residences, small or tiny houses, condos and others. The vote tally is included in the table below (Table 1: Unit Type). Participants were also asked to provide feedback on whether the preferred unit type should be available for rent or purchase. The station facilitators documented additional discussion points on the site layout which are detailed on Page 5 of this document.



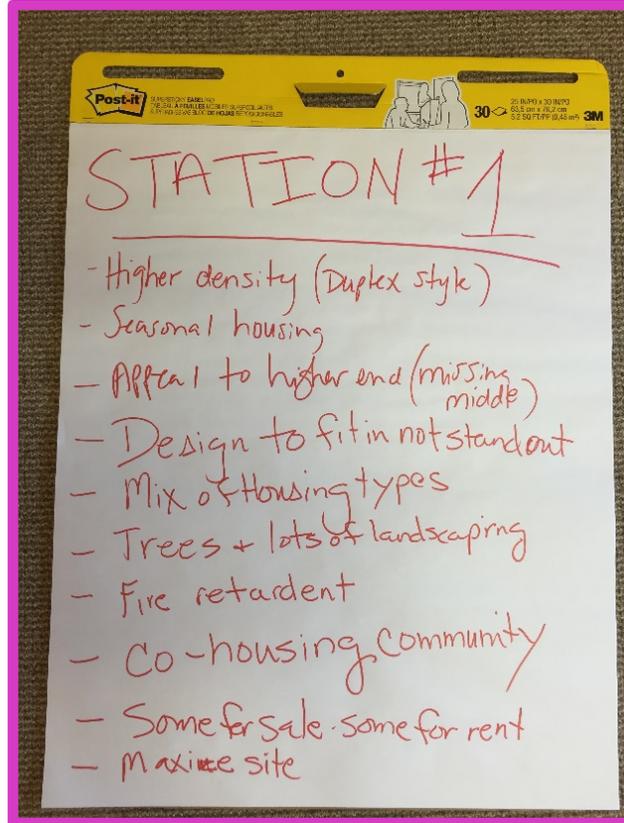
Table 1: Unit Type

The unit types are listed in rank order.

Station 1 Unit Type Vote Tally		
Unit Type	Rent	Own
Single Family (i.e. Avon)	10	11
Single Family (i.e. Breckenridge)	1	17
Single Family	1	6
Small House Community Living	2	4
Dorm Apartments Style	4	2
Condos (Type 2)	3	2
Modular Single Family	2	3
Mixed Use Apartments	2	2
Condos (Type 1)	3	0
Tiny Homes	1	2
HUD Apartments	2	0
Duplex Apartment	1	1
Total	32	50



Station 1 public comments



Station 2: Material Type and Who Should Live Here?

Station Summary: Participants were asked to provide preferred material type including cedar siding, metal, and stone. A vote tally is included in the table below (Table 2: Material Type). Participants were also asked to share thoughts on who they felt should be served by the project. Those comments are detailed on Pages 8-9 of this document.



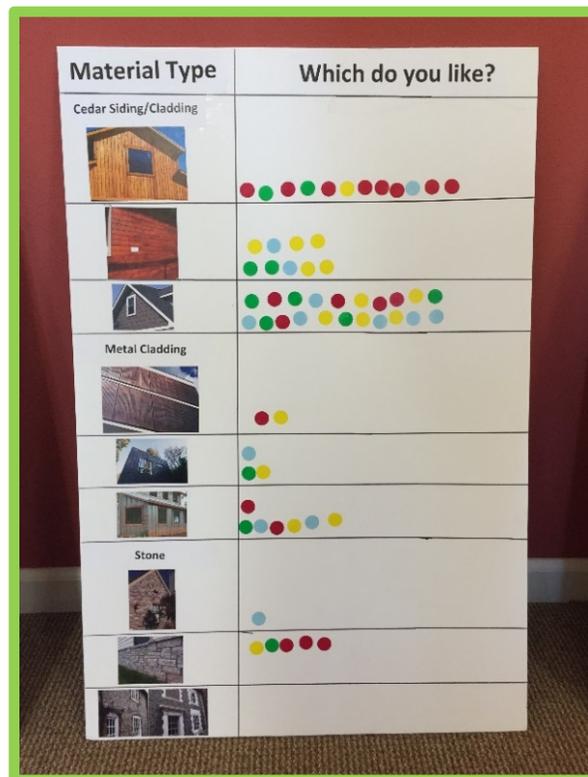
Table 2: Material Type

The materials are listed in rank order.

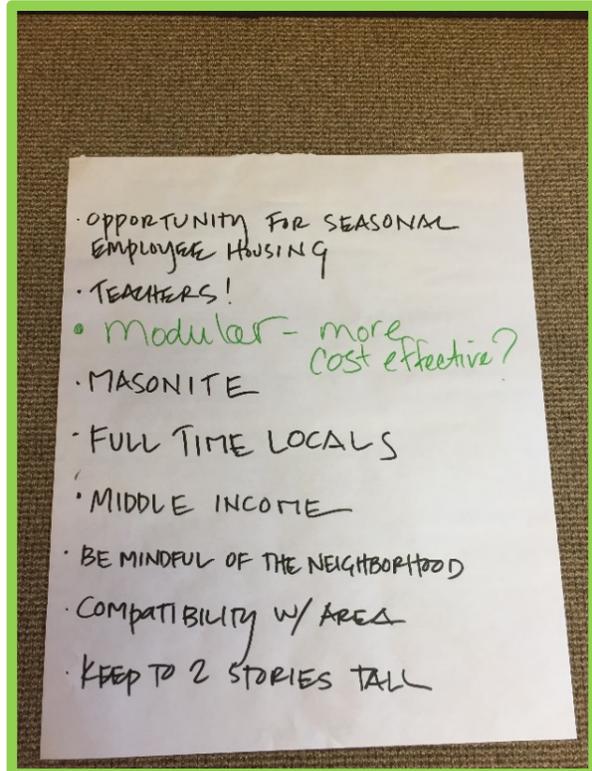
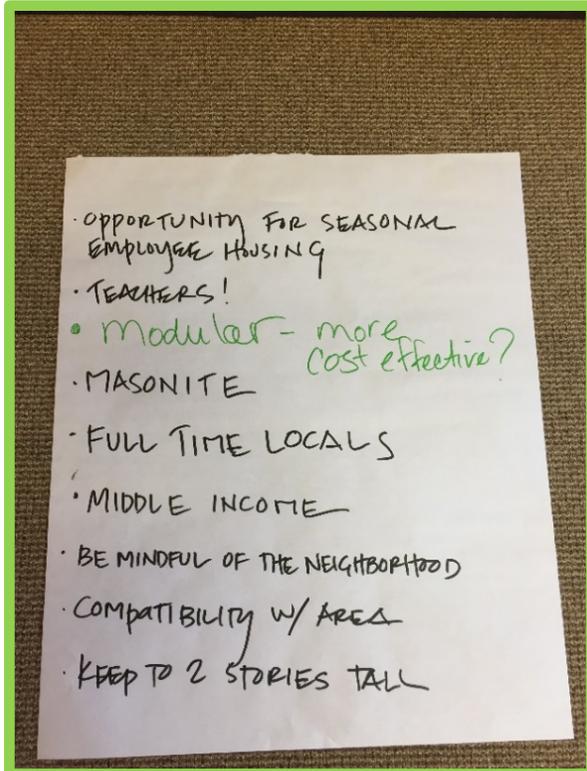
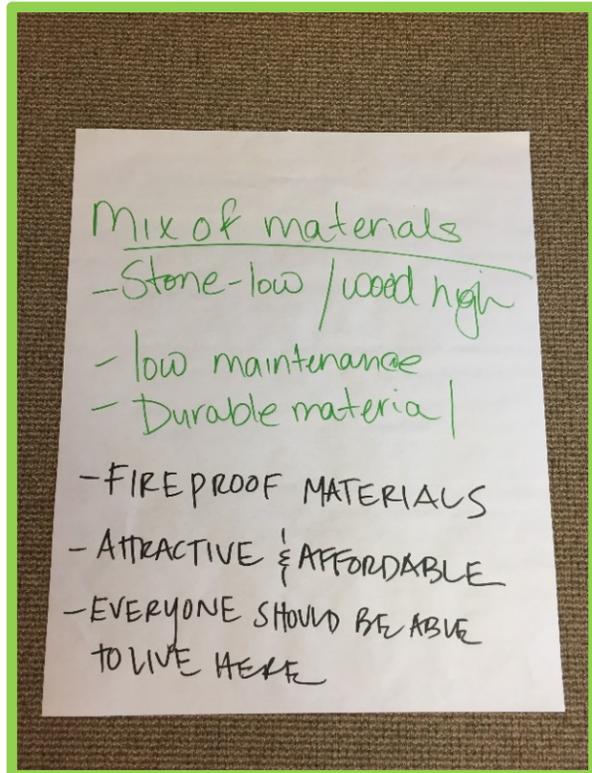
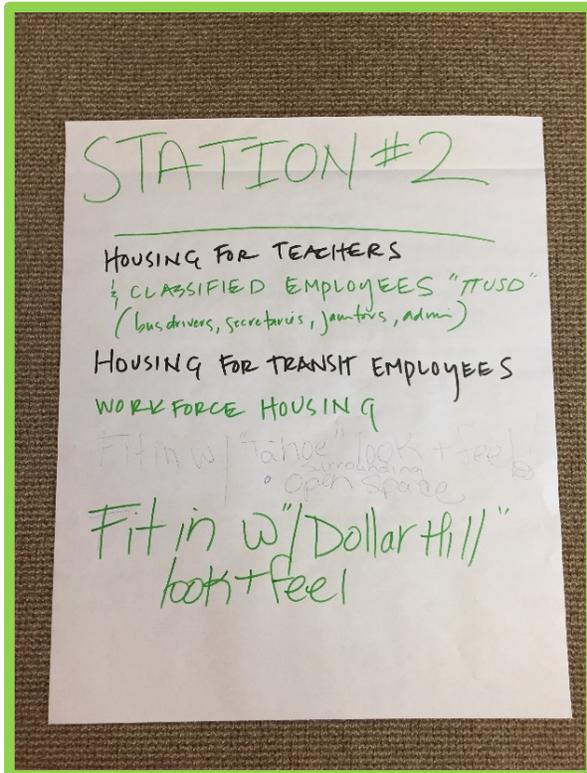
Station 2 Material Type Exercise	
Cedar Siding/Cladding	Number of Votes
Option 1	15
Option 2	9
Option 3	21
Total Cedar Siding/ Cladding Votes	45

Metal Cladding	Number of Votes
Option 1	2
Option 2	3
Option 3	7
Total Metal Cladding Votes	12

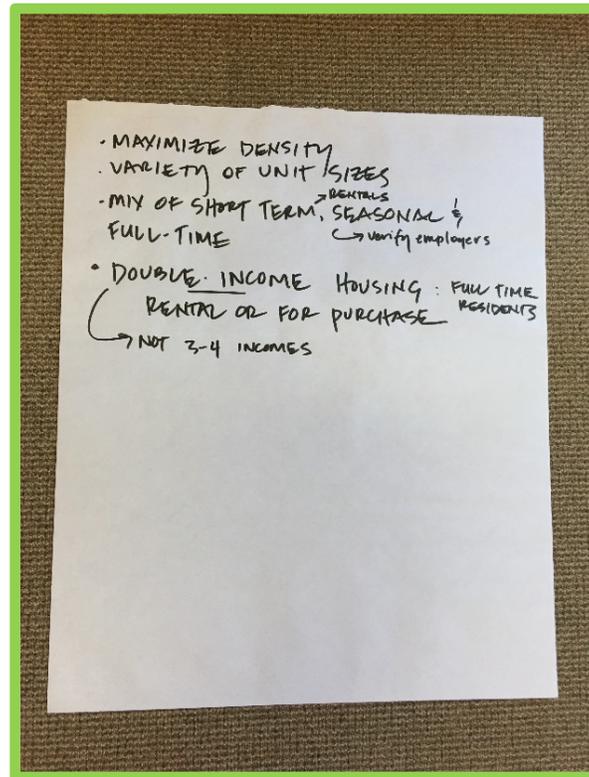
Stone	Number of Votes
Option 1	1
Option 2	5
Option 3	0
Total Stone Votes	6



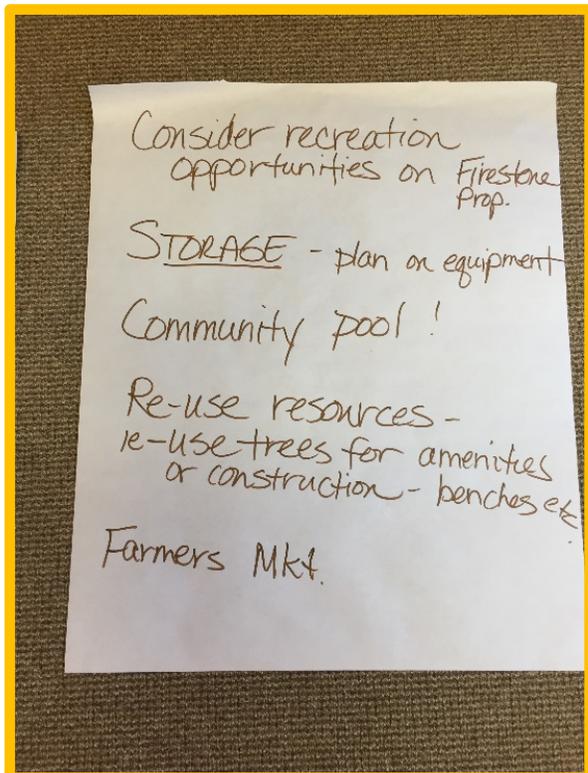
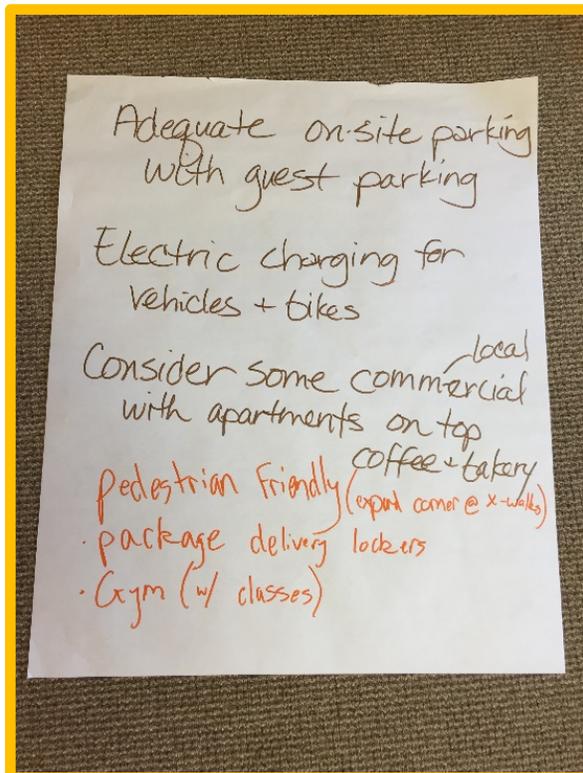
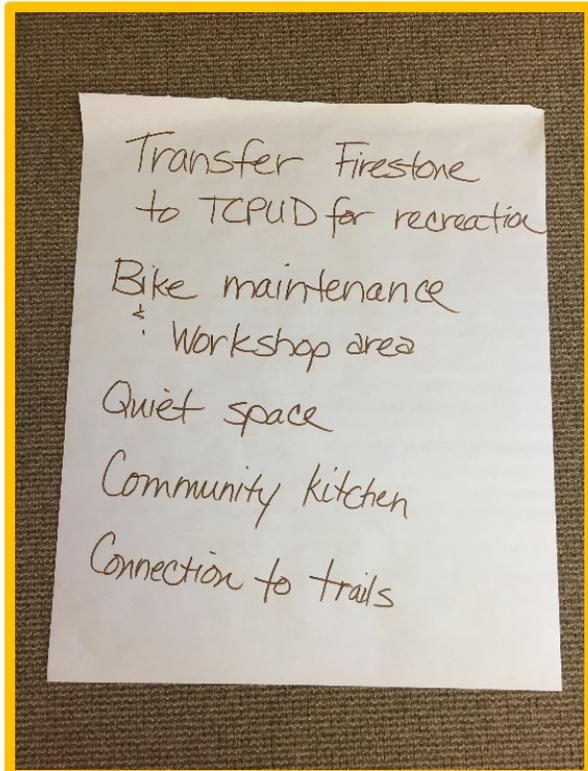
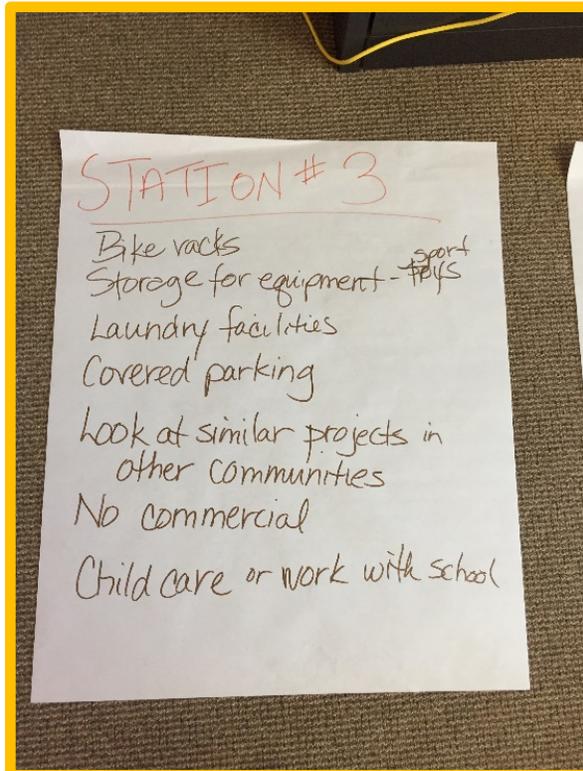
Station 2 public comments



Station 2 public comments



Station 3 public comments



Station 3 public comments

Small meeting area ^{space}
depending on TRCSEA outcome
Sidewalks on Village + Polaris
Speed bumps
Senior needs - accessibility
Common Space maintenance
Show models of housing
types
Playground - firestone prop.

Organic community
garden
Eco-friendly trails w/ interpretive
center
Gathering spot/room
Build a community
Community activities:
bike park, skate park
Build on foundations

Speed limit signs in
neighborhood
~~Ⓢ~~ Traffic signal warranted?
or Roundabout
~~Ⓢ~~ Turn Lanes
Dog-friendly - dog park
Impacts on wildlife

No Farmer's Mkt.
(too much traffic)
Don't attract outside
traffic to site with
"community activities"

Station 4: Issue and Concerns

Station Summary: Participants discussed concerns with the station facilitators. These comments are further detailed in Attachment 1 – Public Comment Themes.



Station 4 public comments

STATION #4

No commercial — just focus on housing
 - small grocery store (fresh)

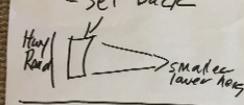
Deed Restriction

- prioritize local developers
- local developer to develop multiple developments
- consider multiple developers

RFP

- clear, criteria sidebars on what can be done
- Placer's commitment (\$, land, fees, etc)
- What is needed (# units, type, price)
- So they can do a solid pro forma.
- Market Data (value of homes)

Site layout:
 - set back



Concern → traffic, exit, entrance

Consider Mail delivery (as strategy to lower traffic to TC to get mail) **W/OUT FABIAN OR VILLAGE**

Beach access → impacts (Lake Forest) not enough parking now

Type of housing → focus on upper end of income level to draw to neighborhood.

TURNING LANES DANGEROUS

SIGNAL/ROUNDBOAT CONTROLLED

DENSITY + HEIGHT 128

171

213

- Maximize # of units onsite.
- Make project attractive — set back from road so can't see (buffer, landscaping)
- Concentrate housing up the hill.
- Put housing close to bus stop

EL LOCALS

DON'T MASTER PLAN TO PUT RESORT EMPLOYEES

Make ped friendly (within + out) through design

Concern: traffic, congestion
 Issue today + going to get worse with more people

Parking — off street within

Milner Ranch
 Chico sample
 narrow streets

- MISSING MIDDLE-FAMILIES 120 - 19590 AMI
- SCALE + CHARACTER
- NO 1960s ARCHITECT.
- WHERE ARE PEOPLE WHO THIS WILL SERVE?

Station 4 public comments

• LOST 3 EMPLOYEES
DUE TO HOUSING/
WAGE GAP. (ARCADE-CITY)

• COMMUNITY CENTERS/
ACTIVITIES/GATHERING

Look at Chico CA
E. 20th St/Bruce (well planned
+ designed)
- About creating
Community - a neighborhood

- Storage key w/ smaller living
units (garages or storage units)

- NON-2ND HOMEOWNER
HOUSING IN BASIN!

- LEFT TURN @ FABIAN
- PASSING ON L. WHEN
TURNING INTO FABIAN

Crossing Hwy big issue - today
+ in the future → can project
provide solution?

Potential partnership w/ TUSD
to create staff/teacher housing -
gets teachers/staff in our community.

Down payment assistance - 1ST TIME HOME BUYER

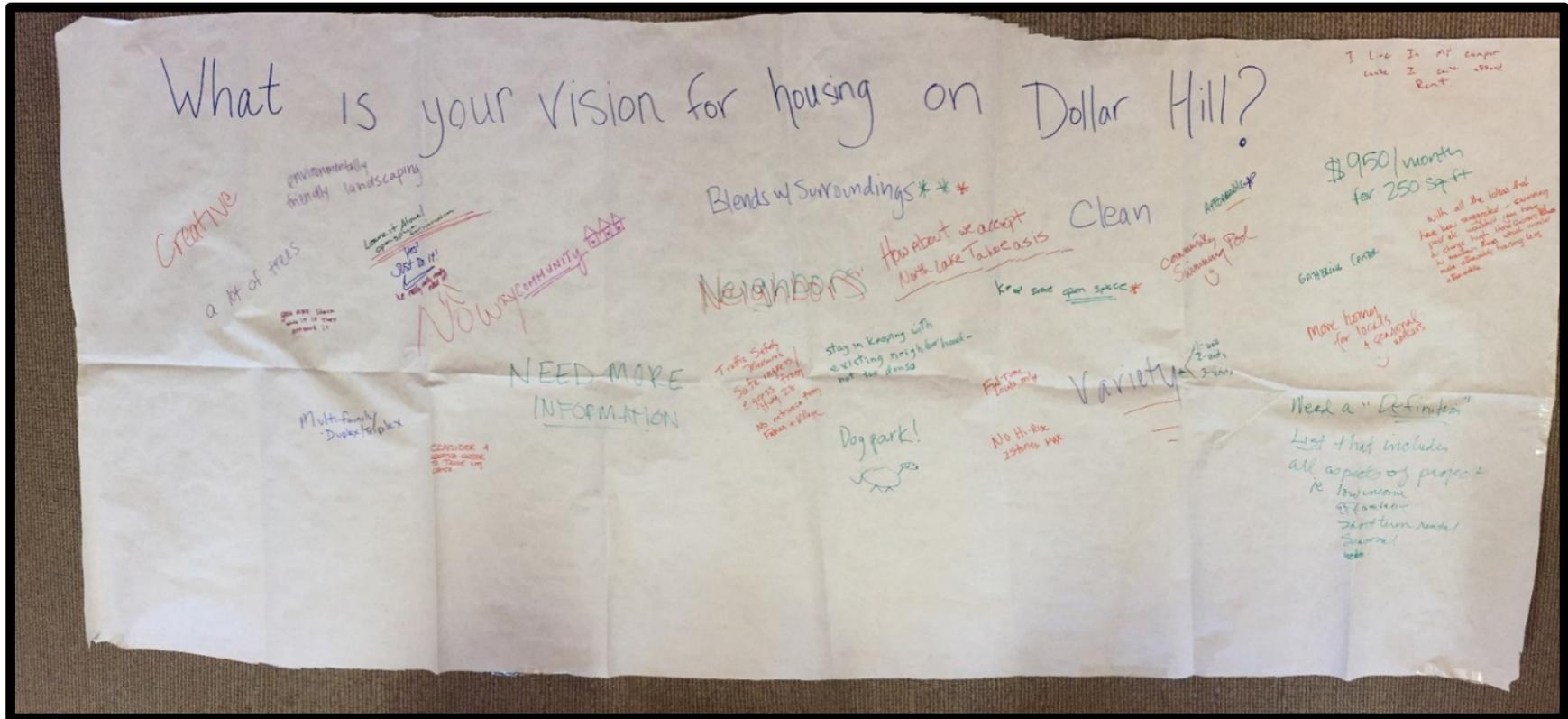
Over
about

Station 5: Vision, “What is your vision for housing on Dollar Hill?”

Station Summary: Participants shared final thoughts and suggestions for the project on the vision board. Those comments are further detailed in Attachment 1 – Public Comment Themes and also included in the pictures below.



Station 5 public comments



**Nahas Property Acquisition
Attachment 1 - Public Comment Themes**

<u>Comment ID</u>	<u>Comment</u>	<u>Community Space</u>	<u>Housing for Locals</u>	<u>Housing for Working Professionals</u>	<u>Ingress, Egress, and Access</u>	<u>Project Design</u>	<u>Traffic Congestion & Impacts to Roads</u>
1	I would like to see infrastructure improvements to the highlands to accommodate the increase in cars & pedestrians - especially on Village & Polaris Roads which are the most used due to the school. I would like to see sidewalks, speedbumps, & perhaps more stop signs to make the neighborhood safer. It is already very congested & unsafe for pedestrians on the school days. P.S. The apartments on Village currently are an eye sore. I would hope you will build something more attractive and durable!!				X		X
2	Minimal commercial. Only a small grocery store. Community garden. Walking Paths. Street lights or speed bumps on 28. Storage sheds if no garages, BIG ISSUE. Sidewalks on Village Drive. A better way to cross 28 - very dangerous now. Traffic is a big issue.	X					X
3	As part of the overall exterior improvement sidewalks on both sides of the highway 28 should be added and a crosswalk with a pedestrian walk light (meaning the pedestrians cannot just walk out into crosswalk without warning!) Sidewalks should include Dollar Point side too. Mail delivery should be provided to restrict more traffic from into town @ noon						X
4	Must conduct traffic study						
5	Maximum of 2 stories. Must blend in with surrounding neighborhoods. Minimize number of units. Must cater to missing middle class-not low income housing. Must be for full time locals. Must keep entrance on highway 28 - not Fabian or village. Must put in traffic safety measures in front of 7-11		X		X	X	
6	It would be so sad to see that beautiful natural property with buildings on it. Another concern is the impact on traffic around the lake. It is already very congested and will create more problems.						X
7	It looks like a lot of people are putting a lot of effort to destroy a very valuable piece of property. Why not put your housing development on the Tahoe City Golf Course & put the golf course on this property. Where is the traffic light going to be placed						
8	Bad turning from highway 28, onto Fabian. Consider alternative entrance.				X		
9	Integrate development with natural aesthetic of Tahoe/highlands neighborhood					X	
10	Town homes, central courtyard, market. Please be aware of the entrance. Current turn onto Fabian when traveling north is very dangerous. Consider entrance higher up across from bus stop. Great Project!	X			X		

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11	A mix of rental multifamily, small condo type ownership, and small cluster of single family. Build a community.						
12	The housing you are showing at Station 1 is a deplorable mess. Damn it don't screw up my neighborhood.						
13	We need housing for school employees and first responders. Housing for service people. Government needs to reduce the cost for the development & building of affordable housing		X	X			
14	The housing should be a Tahoe style, look & feel. Lots of trees to divide housing from street (occupants will appreciate them too -- clock sound) Not sure if there are any view concerns from existing neighborhood.					X	
15	The existing apartment buildings on Village. They are UGLY. They have not aged well. Build something durable that will age well - not junk. Enhance the neighborhood, not bring is down :(
16	Plant trees on property to make units fit in. Commination of renting and ownership. Duplexes - no apartments!!! (awful) 1 seasonal low-income building for kids and also nicer duplexes for families to buy. Combination to cover are the housing needs.						
17	Concerned with access to property & would hope it can be directly from highway. I would like to see a mix of duplex & 4plx housing (no large apartment building), up to 3 stories, from 1bdr - 3 bar. Id love to see a community pool as an option if it fit somewhere. Style, more mountain modern.	X			X		
18	Community, pedestrian focused design. A place where kids can play without fear of getting hit by car.	X					
19	Like idea of neighborhood community with PUD type development. 1) small streets with bulbs at ends, 2) off-street parking, 3) large park setting commons areas, 4) pedestrian friendly, ZERO tiny house - no way!!	X					
20	Only commercial allowance should be a small grocery store. Ingress & Egress are vitally important for the road traffic situation are residents in Dollar Point and the highlands				X		X
21	Concerned about traffic on Dollar Hill. Already bad. That area already has sooo much; dollar point, highlands, Nordic center, high school middle school, 7-11. We are NOT for this project at that site.						X
22	Have county put out very clear criteria for CEQA/TRPA to inform developed in RFP. Includes how the county will participate both financially and process wise. 2) Don't let Nimby's drive that process. The county will need to have a strong back bone to do this right thing with this valuable opportunity. We need strong leadership.						
23	Making sure the true locals are given the opportunity to house first. Make sure the process for family/person decisions are fair and well thought out with future footprint in mind.		X				

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24	1) we currently need to look at traffic particularly in winter. Adding 130 units would add to congestion..... Soooo! 2) We need a entry from High School through the Burton Creak Park Area. More permanent Residency equals more students. 3) We need there residential units proposes for the project and this location seems fitting but when (not if) our population increase, the schools will get busier and add to congestion. 4) This projects needs its own highway entrance				X		X
25	1. Concentrate housing uphill from highway where the views will be better while not intruding onto the highway or be visible from the highway. 2. Design access to the development so it will not free and traffic problem on the highway e.g. a tunnel under the road and then numerous ways uphill not visible from the highway. TRPA until want the living units to be minimally visible from the highway and the lake, so will need to expect landscaping advise.				X		X
26	Traffic - should provide USPS delivery to project. Consider adding to Highland & Dollar Point too. Pedestrian Crossing - use pedestrian cross light they have to wait. Beach access - Lake Forest is closest beach & has insufficient parking for demand. Please email/send data report showing the number of professionals vs seasonal employees needing housing. *Housing/apartments building is for sale on Village Road - have county buy them!			X			X
27	This project proposes to remove cherished amenities to the local neighborhoods, while adding unaddressed congestion issues. I do not support the intention of this land development						X
28	I have great concerns about a housing development at this property. 1. There is currently long traffic back-ups from Dollar Hill to Tahoe City. Adding 200-400 more cars on the road every day is a bad idea. 2. Dollar Hill is a steep "ice rink" in the winter. If cars are trying to access this property, there will be numerous accident, back-ups. This is already a huge problem. 3. Fire evacuation - too many people already to evacuate. 4. We do not have the infrastructure to support this increase in housing units at this site Dollar Hill. 5. No or Low density is best. 6. I understand we need housing for the working locals - I do not think this is the appropriate place for this.		X		X		X
29	1. Fire evacuation. 2. Traffic - already impossible to get into town especially during summer & winter weekends. This development could add 800 people to this mix. 3. Noise. 4. Keep our recreation area for recreation. I do understand the need for affordable housing but I feel the need will best serve seasonal employees						X
30	Great location for workforce transit oriental development! Please take into consideration the concentration of the neighboring properties with recreation facilities. The idea of the ballpark being relocated, potentially a community park/pool and really making a community focused area! Also I believe North Tahoe Fire is interested in relocating out on the highway as well.	X					

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31	Transfer 85 adjacent acres to TCPUD to develop recreation opportunities (which they are good at!) and then there would be no need for deed restriction because community trusts TCPUD more than it does the County						
32	Design - cost effective, low maintenance; - units should look different, not all the same, to keep Tahoe aesthetic. Who - teachers & year round employees to own; - seasonal employees to rent.		X	X		X	
33	you are still batting 0 for 2						
34	I think firemen, teachers, etc. want to OWN not rental; so assign percentage owned 70/30? Sensitive to context of communication/neighborhoods that surround Nahas (old county, Dollar, Highlands, Lake Forest, Chinquapin)		X	X			
35	1. Style- mountain modern not too a regular but not too "cutesy" or lodge, 2. Wood, more materials, plus stone, metal, 3. Duplex to 4plex up to 3 stories w/ small green spaces throughout, 4. Common areas with playground and community pool	X					
36	Housing for individuals - seasonal could be based on a smaller carbon footprint - no access to garage - encourage public transportation - mountain urban eco-friendly - locals have ability to have more garage and more space - amenities and convenience for both.	X	X				
37	# of units per acre 15 plus a 23% overage if the project is all low income: project must be attractive and desirable to prospective residents, common grounds maintenance and snow removal plan must be developed, and don't over build the site and wind up with a tenement situation in the future. A mix of studio apartments, one, two & 3 bedroom units? Adequate on site parking for residents and guests. I don't think any of the units should be for sale. If they were, what would the formula be for the resale of the units that still keep them affordable to the new buyer? No commercial. Seven 11 is across the street. The development should be strictly a local residential community. Multiple buildings - two story max., not one large complex. Development to conform to existing codes and coverage. No special exemptions. All units should be for rental: Residents must be employed and working in the area, If the Airport is putting money into the project, does this mean employees working in Truckee or at he Truckee Airport are eligible to rent units?. Rent based on income?: Short term or seasonal rentals? Dormitory building? Play ground for children. Paths/sidewalks through out the project. Structures should have a mountain type design and appearance that blends into the surroundings. Develop a realistic plan for where the snow removal snow will be stored. This should be a project that can be used as an example for future projects. We don't need any more monstrosities like the complex built at the base of Brockway at the east end of Kings Beach. Because of it's four story height, the properties behind the building are in the it's shadow continuously. Certainly the property owner's property values are significantly effected as well as their properties desirability in terms of re-sale and attracting of prospective tenants. I hope that Placer County will take it's time and listens to our community's input and not rush this project just to provide another affordable project that doesn't represent what we as a community need or want. I find it disturbing, as was the case at yesterday's meeting, that several of the individuals representing Placer County knew absolutely nothing about area or our community.	X				X	

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38	Suggest a mix of for lease and for sale in some project as it commonly renders a better maintained project & will help defuse "nimby" objections						
39	Lead certified - technology (smart housing, hi-speed internet), metal/wood/natural, teachers/firefighters/fulltime employed workers in Placer County/Utility District Workers		X	X			
40	1. No retail - we need housing, not retail, so focus solely on housing. (even more traffic impact), 2. Need to work firestone and Nahas together. Firestone - natural recreation only. No recreation center, no ski lodge, no buildings. 3. No retail - we don't need retail. 4. Must deal with Firestone - left hanging how does deed restriction read and can we see it? no recreation centers, no ski lodge we live around plenty. 5. Would be good for all to hear all concerns. not divided up. 6. Rushing in to this part of the process						X
41	Since my hand writing and printing is not great, I am sending my comments to you in this manner. My main concern about the proposed achievable housing plans for the Nahas property is related to traffic congestion at the intersection of Fabian and Hwy 28. That is the main ingress and egress for the school busses and it gets very busy in the mornings already. Adding the proposed development without additional mitigation would only increase the problem. I would hope ingress and egress to the development would therefore be off of Hwy 28 rather than off of Fabian. There is also a concern if the Highlands had to evacuate due to a wildfire. That would be the main way out for most residents. While Old Mill is also an way into and out of the Highlands, in an emergency, the known difficulties of traveling on that road would be a real problem. As for the development itself, I think it should be low rise single family residences and should not feature multi-story apartment complexes anywhere on the parcel. However, if – due to density requirements – apartments do up being part of the development, they should be on the opposite side of the parcel from Village so that residents facing Village and others in the Highlands do not have to face any multi-story buildings but would be beneficiaries of a gradual transition from single story residences to multi-story that would be somewhat hidden. Thank you for sending the recorded Grant Deed and, in my opinion, you have delivered on what was published as existing, i.e., a recorded Grant Deed restricting the Firestone Property to wildlife habitat or recreational use. Attorney Dean Headley is in a better position than me to determine if the wording provides sufficient protection of the Firestone Property and that will undoubtedly be an ongoing discussion for a while. Finally, I think the meeting at TCPUD last week was certainly well attended which attests to the fact this proposed project is both of great interest and great concern to nearby residents. At some point, it would be advisable to have a format where some of those concerns can be voiced by more of the people present. I know some left the meeting frustrated that such an opportunity was not presented at the initial meeting.				X		X