

Community Meeting #1- Community Feedback
March 18, 2019
Tahoe City PUD

Note: The room was divided into 5 “stations” intended to focus on various aspects of the property but the comments below reflect ALL the comments given at each station regardless if the comment, idea, thought was specific to the focus of the station. The comments are organized below by the station at which they were given, not by topic.

AGENDA TODAY

- Welcome! Agenda overview & purpose
- Where we are in the process
- Regional housing/mountain housing council
- Meet the development team
- Guiding principles for project
- Close...Community invited to talk to team members at Stations. Feedback gathered is listed below.

1. CONCEPT SITE PLAN COMMENTS

- Parking – need lots of
- Transit frequency increase
- Be sure no residential parking @ Dollar Creek shared Use trail parking lot
- Traffic Danger & Bikes
- Dog Run/Dog Park (30% increase...)

2. HOUSING FOR LOCALS DESIGN

- Hennes Flats Truckee: porch, add community feel, co living
- HOA? For sale added, included in rental
- Solar to cover parking in lots
- No parking on main road
- More garages, storage for toys (bikes, snowboards) especially for tiny homes
- Make sure enough entrances and exits
- Amenities: so people don't leave as much & create traffic
- Shared community amenities? (gym, pay if offsite, revenue generating)
- Snow removal storage/safety
- Not enough parking (1.3 is not enough)
- Keep “green belt” on highway (across from 7/11)
- Left from Dollar Hill neighborhood
- Blinking crossing not effective
- Aspen example (grade & visibility)
- Winter safety for turning/driving
- Too dense?
- Reference Dollar Hill 2? What size? 92 units?

- Tiny house, add variety
- Move for purchase housing, more than 14 needed
- More long-term locals, “working professionals”, pride of ownership & neighborhood
- Townhouses/condos/duplexes for purchase
- No for sale on highway
- Vacant 2nd homes are the issue
- Fire danger
- Launching for single units?
- Too dense, not safe
- Can’t subdivide land in basin, restricted and condo insurance is high!
- Concern that it will be a big block building, an “eye sore” like the apt building in K.B., many neighbors feel like that would be out of character for area
- Nearby zoning? Can this expand? (firestone property)
- Move single family units “missing middle” move town homes or condos instead
- place any 3 story in the middle of complex
- Dogs?
- Deed restriction:
 1. Register to vote locally
 2. Property tax exemption
- First time homeowner assistance
- Work with Placer for deed restriction, help with down payment
- Move parking because public transit inadequate
- Big picture solutions, not just housing
- Roundabout to slow traffic
- Placer help lower fees and priority
- Too many apartments
- For sale on north side of property, up to forest
- Consider name who we are serving for this project in your messaging
- Housing for workers

3. MOUNTAIN HOUSING COUNCIL

- How about partnering with local employers to sponsor employees getting units
- Clearly define criteria for occupancy, early to build neighbor support
- Big senior population here, can this project serve? Need to do senior projects
- We need more affordable housing
- Hold meetings at night on weekends, advertise to get workers/workforce to know
- Tiny houses would
- Vacancy tax idea, for unused commercial & residential
- No more mega houses, can we put a moratorium on size?

4. OPEN SPACE & FIRE SAFETY

- No commercial
- Sidewalks to village Rd.
- Circulation for children

- Fire safe building materials-fire proof siding
- Roundabout at entry
- Cut through to go left concern
- Hydrant and houses available in emergency situations
- Traffic calming

Criteria for rental/ownership: people remain employed, no sublet

- Don't do any ownership (limited property & publicly funded),
- No speculation (home prices should not be able increase much over time)
- no seasonal transient residents
- lease longer than 6 months
- Not for sale – don't subsidize ownership
- Rental for missing middle
- If for sale, the purchase/resale price should be restricted
- Families & permanent residents

Roundabouts

- 1) Dollar Drive & North Lake Blvd. (concerns are that it requires use of adjacent property)
- 2) Fabian & North Lake Blvd

-Community Space/Room: social (events, parties), recreational (gym, yoga), educational (courses, lectures), cultural (music, art, dance) Used by the community and more amenities, less offsite travel

- Parking (covered parking, solar panels on top)
- Sidewalks (need to be snow plowable)
- Safe snow shedding (safe sidewalks...snow falling, icicles, etc.)
- Good architecture
- North Tahoe Fire Dept. input: street, angles
- Connect the two trails in the bioswale (consider a bridge)
- South west corner – consider a field
- Notice meeting in the paper
- Market-fresh food or veg on site
- 6-8PM meeting time
- Housing mitigation fees – where are they, who has paid them, where do they go?
- Consider access on Village Dr, not N. Lake Blvd
- Open space & view corridor preservation key, would trade height or increased density for view corridor
- Sidewalk on Village Dr
- Like connectivity
- No dog park
- 2-3 story is okay

5. CIRCULATION & TRAFFIC

- Entrance on Fabian is a problem, dangerous already, can't handle more traffic

- People may use new project rd. to avoid intersection
- Illegal turn into Lakewood is a problem
- Left turn out of Dollar impossible
- Roundabout may work
- Roundabout at Dollar may help traffic lights, would be a major problem
- Bike parking inadequate for new trail – may spillover to neighborhood
- Why so big? Why maximize?
- Project may double population in community
- Public Transit doesn't work up here
- Concerns about parking, not enough for size of units (look at demand at DHZ)
- Move entrance from Fabian to Watson, better sight distance
- Illegal turns into Lakewood- head-on collision waiting to happen
- 30-minute transit especially morning & evening
- Parking management plan
- Parking garage: consider workers needs
- Snow storage – plan for it
- Look at two roundabouts
 - 1) Dollar or across from 7/11
 - 2) Fabian
- Emergency fire access/egress
- Eliminate trail to Polaris: Polaris will get parked on – too narrow
- Existing bike trail crossing at Dollar Drive is a problem when left turns out of Dollar
- More amenities on-site, reduce need to leave the site (gym, cultural events, etc)
- Connect dead end trails near swale at Fabian – North Lake Blvd.
- Highlands & Dollar Point already house many residents – this is a huge increase
- Tahoe City is 2,700 population adding 30% is too much
- Egress further east using old highway Right of Way for exit
- Snow storage & removal
- Dumpsters: bear problems
- Build a field for youth play (south end of property)
- Cover parking, install solar panels (will pay for itself)
- Connect project trail to new county trail at northeast end of project
- Create a workout/jogging look
- Limit VMT
- Fabian traffic is really bad
- Village traffic too fast, speed bumps?
- Extension of Polaris past high school
- Secondary exit for high school for fire evacuation