

AGENDA

6:00 PM WELCOME

6:05 PM MEETING OVERVIEW

6:15 PM WHERE WE ARE IN PROCESS

6:30 PM ACHIEVABLE HOUSING

6:45 PM FUNDING GAP CHALLENGE

7:00 PM COMMUNITY FEEDBACK

7:55 PM CLOSE + NEXT STEPS

Feedback ^{or} Parking Hot Issues

• Wilderness / Urban
Interface

• Caltrans involvement?
- would review project

• ^{what is} R¹ required analysis for fire?

• Goal of a strong community

• Affordable housing for all

• Incorporated into the
community - not a separate

• Fewer units than is
(current proposal) / ^{separate} projects
for sale units



- Concern more than ~~1 bedroom~~
1 person
per room
- Oversight & management of
property is important
- Can reducing STRs address
housing issues?
- Start w/ realistic number
of people who can live
on the site and work
backwards
- Public Safety on Committee

- Only 1.4 parking spaces is not enough
- Extend Polaris?
- Think about living spaces differently
- More for Sale units!
- Not certain enough debate/discussion is happening
- Data presented not aligned w/whats best for communities

- "Keep Tahoe affordable"
- Density should be updated
- One entrance into development
- Request for information on project description
- Dev. relationship w/ US Postal Service
- Partnership will be key - "work together"
- Has an updated proposal
- been created
- were alternative uses for the property been analyzed

192 units is too much
- Dense between TC + KB

- What is included in the
traffic analysis?

- Roundabout? - Will be determined
by traffic studies & community
input

- Resorts should provide
housing.

- Example projects from
developer

• Dollar Creek trails concerns

• Evacuation plan won't
cover the issue

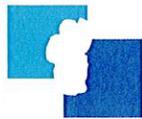
• Put ballfields and some
units

• not creating new driveway on
the road

• What work on density has
been done since May 20

• Can a lower density work?

• 9.5 units per acre is "sweet spot"



DOLLAR CREEK
crossing



Name: Rachael Swift

Email: [REDACTED]

Comments: I live on Polaris Rd. The Highschool traffic on this road is already horrible & extremely dangerous. Most cars travel at 50 mph (speed limit is 25 mph). There are no sidewalks or speed bumps. It is dangerous to walk & to pull out of my driveway. There is very little law enforcement presence on this road. If this project is built - This situation will only get worse & more dangerous. What kind of neighborhood infrastructure will be made to alleviate this?



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Name: Luonne Markowa

Luonne

Email: [REDACTED]

Comments:

- Public meetings need to be held in Tahoe City
- There is fear that T.C. has one way thru traffic ^{flow} & how do we assure that we won't have a Paradise evacuation problem?
- Is there a website &/or email update that we can sign up for?
- I like the idea that requires employee housing at the resort.
- Do guest parking on-site & not in the neighborhood?



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crossing

New



Name: _____

Richard Felick

Email: _____



Comments: _____

Provide Incentives to Homeowners



Consider giving property tax breaks
to homeowners who rent year-round
to local work force

to how does the real estate
value of homes in Anglenas + Dollar Point
get impacted with a project like this?
List other similar projects,



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new



Name: _____

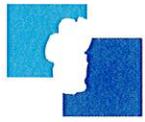
Jennifer Barwick

Email: _____

Comments: _____

*Please look at 64 Acres as an option
for Affordable Housing. Great location*

*Please consider the middle-income people
60K - 100K / year who cannot Rent / Buy*



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Limiting auto's will NOT work
People cheat!



New

Name: Jennifer Burwick

Email:



Comments: Plausible # of People living at the site? 200? 300?

of Actual People living at the site.?

Lower income people tend to double + triple up =
more cars, more traffic. evacuation Routes serious issue.

What is reasonable? Be realistic with the way
the Rentals will be filled. !!

TRPA 1987 Zoning is no longer reasonable. !!

North.

Re-zoning TATHOE is Very Busy.



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New



Name: Scott Rodde

Email: [REDACTED]

Comments: Let us know why you are not
considering land near the transit
center? look forward to your
answer on the website.



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crossing

Alu



Name: carolyn P.

Email: 

Comments: _____

Build this housing now! Any of the arguments against apply to other locations. The partnership between the County + known developer is special. Don't let all the ground work that has been completed go to waste. 7-10 int task force include Sierra Community House - FRC
Some of this land was once a gas station. Housing in a residential area is an improvement -



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Name:

Nelson Sheehy

Email:



Comments:

Anything over 80 units is too much especially with other expansion on Lakewood Ln.



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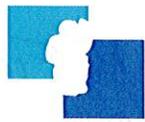


Name: CAROL OGBREN

Email: 

Comments: Why Here?!

If the state is willing to co-operate why can't they donate some land @ Sugar Pine Point?
I see this as a good thing & needed for the community but NOT here!!
Too much density & huge traffic problem here!!



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COUNTY
OF



Name: Ellie Waller

July 29,
2019

Email: [REDACTED]

1.) Comments: Very glad that there has been dealing with NT Fire. Similar to Homewood this project ~~will~~ ~~project~~ will be a shelter in place for evacuation and be requested to provide a building that qualifies to standards as did the Homewood project. Also depending on height, etc. certain setback requirements by NT Fire will be mandated, etc. for public health and safety for both residents and fire protection officers.

over → PG 1 of 2

- 1.) Public utility infrastructure in concert with NTFire
Water needs for adequate fire hydrants + fire flow.
- 2.) Roundabout alignment + buy-in with Dollar Point residents
- 3.) Traffic impacts analyzed and shared upfront w/community
- unavoidable but acceptable should not be allowed - in fees do not fix the problem either
- 4.) Real Depictions - ~~Not~~ pretty pictures - ^(larger old m/s 20) some did not
landscape, provide enough open/play area for children, etc.
- 5.) Story poles so community actually can visualize height
- 6.) Community character and density consistent with existing
residential area immediately affected not just going for
Tahoe Basin Area Plan maximums developed in the Regional
Plan update 2012. This project cannot meet + should not meet all
needs.
- 7.) All meetings in TAAAE



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crossing

Now

COUNTY
OF



Name: Marce Cronin

Email: _____

Comments:

when was the initial EIR report done —
before you released the RFP —
ditto

- ① Over 80 units is too much
- ② Too much density

Can the State donate land at
Sugar Pine Point?

How are we determining need?

- ③ Scale of Project is too large

④ Traffic / density / Safety
no sidewalks, little infrastructure
a speedbump

Roads haven't been paved in 40 years

- ⑤ Density = fire hazard / Traffic / Evacuation

Consider low square footage, high
density and efficient living without
too many frills.

Need bike storage to development +
add bus transportation stop
good ole dump - no longer

- ⑥ too high density - parking
impact on the school
Opposed as currently planned

Want a graphic - 11.2 acres



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Name: Andrew M. Straw

Email: [REDACTED]

Comments: Proposed Advisory Group: Non-homeowner, local, young professional.

I recently travelled to Japan and got to see how houses/apts. were able to mix into high density/high cost real estate areas.

I hope you can consider lower square footage, higher density, efficient living without too many American frills.

Re: Transportation concerns, add bike storage to development & add public bus transportation stop there as well (Follow Asian model to avoid car transportation). Everyone in Tahoe remembers the "good ol' days"

of driving your "personal" car around the lake, but getting that kind of traffic density back is not realistic considering tourism nowadays.

① Density/size
Snow Storage

② Density size
Ski Resorts

~~Resort~~

③ Density

More for Sale Units

⑩ Density
Bldg Heights



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Name: Tee May Dugan

Email:



Comments:

- ① Add BAP member(s) to your advisory team
- ② Can we build a fund with private \$\$ to ~~build~~ ~~fund~~ subsidize the proposed project. I want to invest in a good idea !!!
- ③ I'd like to agree w/ Andrea that the

Standards for maintenance of their projects - the bldgs in KB are some of the MOST attractive bldgs on the North Shore,



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Name:

Bob Maxwell

Email:



Comments: The project is too high density with too many apts, too little on site parking and potentially negatively impacting real estate values + offsite parking is minimally available without impacting school bus routes during the snow season -

In brief, as a resident of 3160 Cedarwood Drive, I am ~~am~~ vehemently opposed to the project as currently planned -

OVER

① Parking Ratios 4:1 \Rightarrow Office Bldg Ratio
office bldgs are served by multiple mass
transit modalities with 8-5 working hours
you need more on site parking

② Impact on Local Schools - what will the developer
- do to offsite impacts on local Student Populations
- what \$\$\$ will you contribute to expand schools,
hire more teachers



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crossing



Name: ROBERT LEE

Email: [REDACTED]

Comments: _____

DO WE HAVE A GRAMIC ~~IF~~ YOU
CAN SHOW OF THE 11.2 ACRES?



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Name:

Gail Penney

Email:



Comments:

The ~~monies~~ spent have NOT represented
the homeowners.

• more people in the Tahoe Basin = FIRE HAZARD
there are NOT enough escape ^{or} routes

• one traffic accident can clog the escape route

July 4th • 1 hr to get from Incline to Tahoe City
45 minutes from old county Rd to Kings Beach!
roundabouts have created additional backups
in Kings Beach. at fire truck got stuck on

one of them when they were 15 put in.

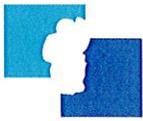
Back roads 30 - minutes to get from Fulton Crescent
Crown fire? to Hwy 267

Angora Fire? dispatch problem

next campfire?

very concerned citizen!

THANK YOU FOR YOUR TIME



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Name: Kelly Naurze

Email: [REDACTED]

Comments: _____

What is determining "Need" for housing? you mention 614 Homes "Needed" but as a teacher, waitress, Ski Resort Employee I don't know a single person who has had to move because of a lack of housing. More housing = more people = more resources = more

The scale of this project is too big. If the # of units ~~was~~ was decreased we ^{employees} _(the community) more housing

would likely be more in favor of this project.