



Tahoe City Firehouse Development.

A proposal by
COLOSSUS MFG.



To Whom it May Concern,

Growing up in the Sierra Foothills, our fondest childhood memories were formed at our grandfather's cozy A-frame on Olympic Drive, just down the street from the Firehouse property. The majesticness of the lake and outdoor culture in the North Lake Region is something we've treasured throughout our lifetime - and something we feel strongly about helping to preserve for our children and future generations.

That said, we also understand the need for urban growth to sustain the evolving needs of locals and tourists alike. People in Northern California have grown accustomed to expecting exceptional food, pedestrian-friendly spaces and well-designed city center hubs wherever they travel.

With the creative concept that follows, we'll cater to this need while planning to preserve the town's unique personality, construct an economically thriving city center that builds upon the town's tight knit community, and keep sustainability as a core value throughout all that we do as we bring this project to life.

First, a bit about us. We are two brothers,

Justin and Kele Dobrinski, each with entrepreneurial backgrounds and family roots in real estate development. Our grandfather, Ron Watkins was, in his time, one of the most prominent real estate developers in the Sacramento region, and our father is a general contractor who has worked extensively on many notable commercial and residential buildings. Building and development are in our blood.

In 2003, Justin went into business with our grandfather at the Watkins Company in Sacramento, and further developed his real estate knowledge at Browns, Steven, Elmore and Sparre before launching his own venture in 2009, Adobi Ventures, a commercial real estate brokerage firm based in Newcastle. Kele went into creative industries, working on global brand design for companies such as Apple, Nike and Google. He also co-founded a social commerce tech company that was acquired by ShopStyle, a Rakuten Company, in 2014.

We have assembled a team that brings together knowledge, creative vision and local experience to create the kind of beautiful landmark development that we believe this site deserves and this town needs. Joining in this project, Jordan

Knighton of JKAE, a native of Tahoe City and someone who has been involved since the county-held charette, as our Architect of Record. And Studio Padron, a Menlo Park based architectural practice will be involved in the project as our Design Architect. Brandon Padron's past experience includes involvement in the design and construction of the new Apple campus in Cupertino, CA as well as the design of the Smithsonian National Museum of African American History and Culture in Washington, DC.

Our supporting team includes: advisor Nathan Wieler of Douglas Sierra, who is spearheading an innovative development on Donner Summit; and Mike Heller, a well-known Sacramento developer whose mixed-use projects have transformed the capital city.

With that, let us welcome you to the Commonwell.

JUSTIN DOBRINSKI

Partner, Co-Developer • Colossus Mfg.

KELE DOBRINSKI

Partner, Co-Developer • Colossus Mfg.



OUR VISION



The Commonwell.



A common love of the outdoors is what bonds locals and tourists alike, and we see this site as a destination embodying the values of all who find solace here: A place that compliments outdoor recreation, celebrates the environment and serves as a community center for the mind and body.

This proposal re-imagines the Northern entrance to the Lake as a must-visit destination that brings together food, retail, gathering spaces, and recreational opportunities.

It begins with its name: the Commonwell. A play on commonwealth, “a community of shared interests”. Not only will the Commonwell serve as a link to the adjacent Commons Beach, the word “well” evokes the idea of “wellness” and the age-old concept of a local “watering hole”, where stories and experiences are shared.

The project will involve a true public-private relationship, and the result will be a groundbreaking waterfront development that turns pavement into green space, creates local economic stability, and both visually and functionally embodies the spirit of Tahoe City.





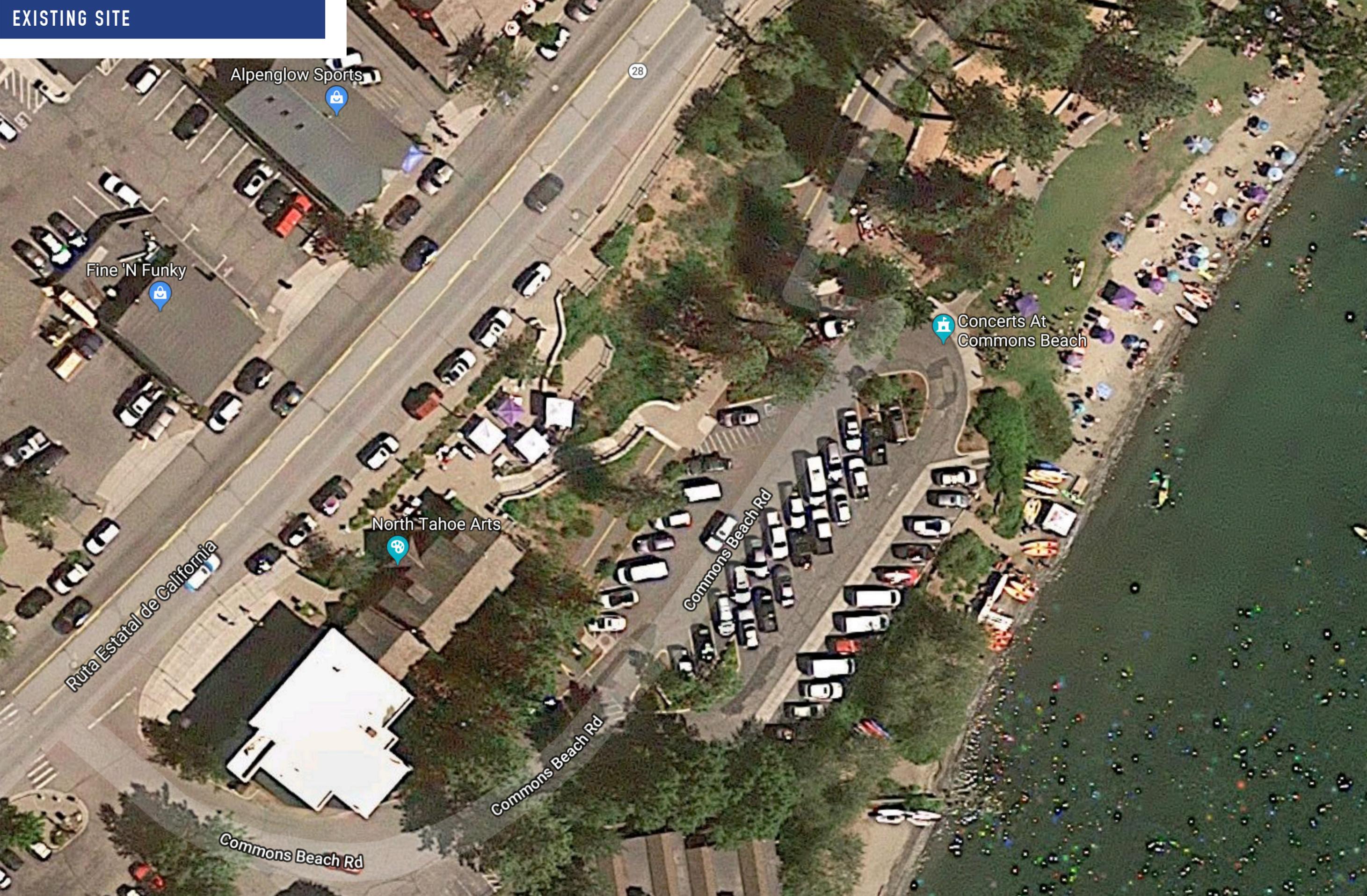
Projects that inspire us.

- THE HIGHLINE
- THE FERRY BUILDING
- THERME VALS
- THE SHED IN HEALDSBURG
- PIKE'S PLACE
- SCOTT ARBORETUM
- OXBOW PUBLIC MARKET
- EATALY
- SANTA BARBARA PUBLIC MARKET
- BLUE LAGOON IN ICELAND





EXISTING SITE



THE COMMONWELL : DEVELOPMENT PROPOSAL



PROPOSED SITE PLAN

THE COMMONWELL : DEVELOPMENT PROPOSAL





BUILDING FOOTPRINT • 20,250 sq. ft.

TENANT RETAIL SPACES • 16

UNDERGROUND PARKING SPACES • 80

LEVELS • 2 above grade, 1 below



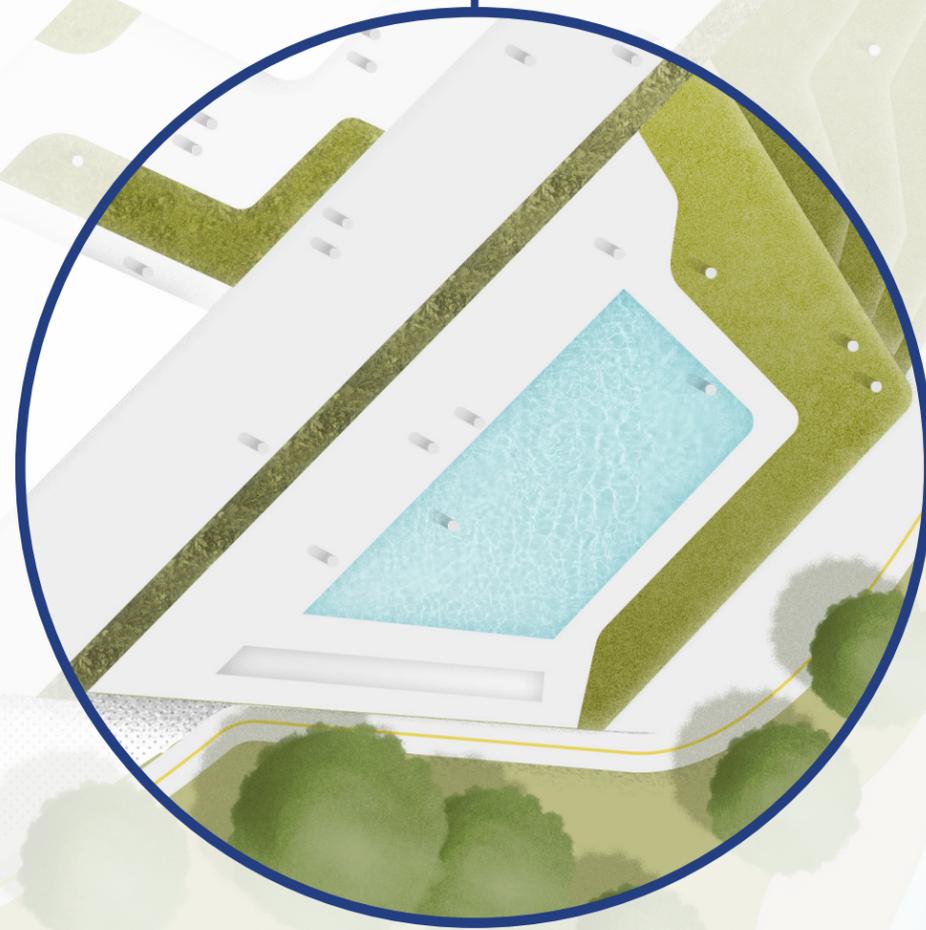
COMMONWELL MARKET HALL

Following in the footsteps of markets like the Oxbow in Napa, the Commonwell market hall will house a mix of local retailers, food purveyors and wellness concepts like a Japanese-style bath house.



COMMUNITY POOL

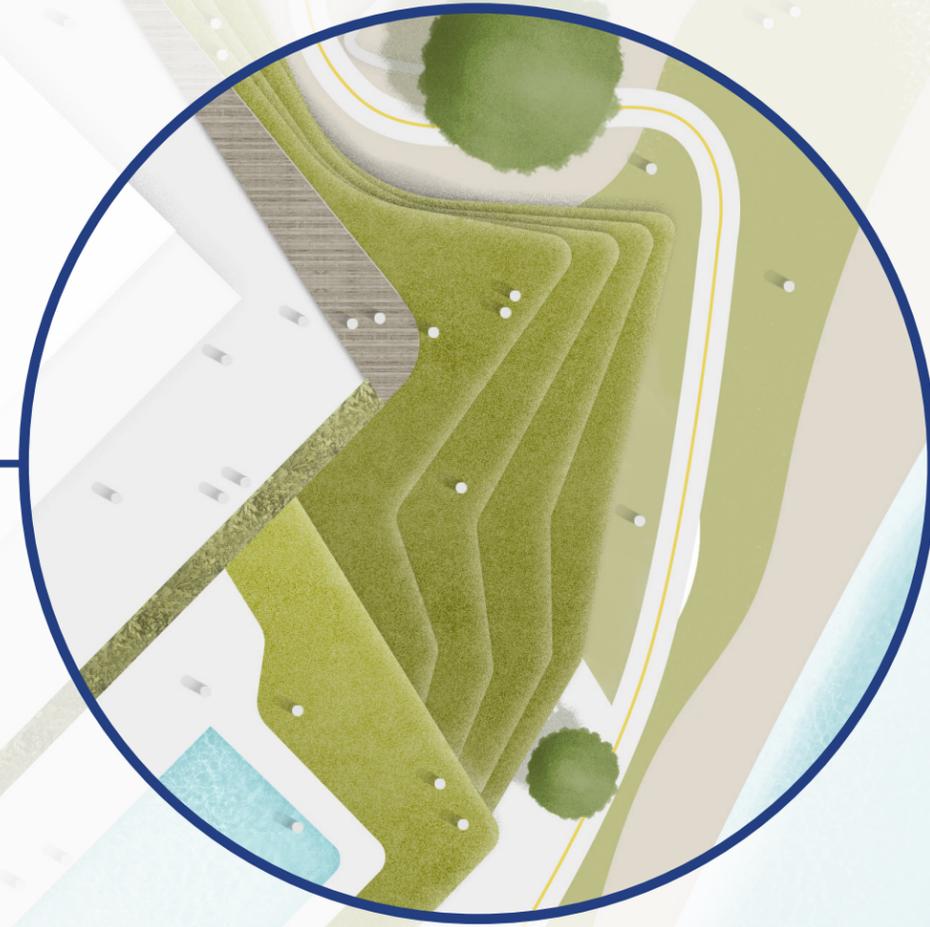
Lake levels at Commons Beach can make it un-swimable, and water temperatures are always frigid. A year-round, heated pool with an incredible view will be an amazing public amenity, and give the community access to a feature that's normally tucked away in expensive resorts.





WATERFRONT AMPHITHEATER

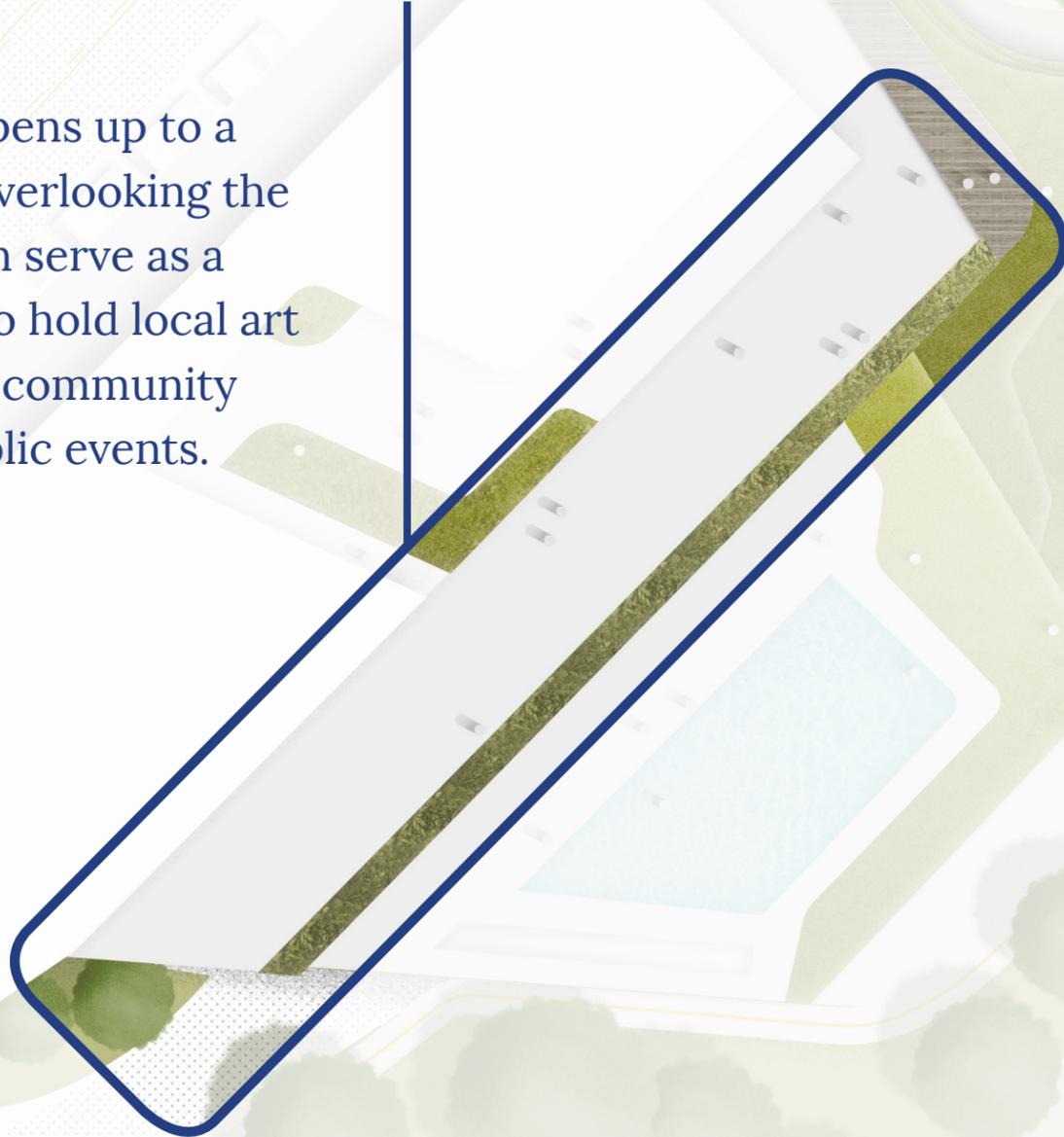
Whether it serves as a tiered seating area for concerts in the park, or just a place to sit on the hillside and look out at the lake, this creates an elevated open vista point, open to the general public.





PLAZA DECK

The market hall opens up to a large plaza deck overlooking the lake. This deck can serve as a beautiful setting to hold local art festivals, morning community yoga, or other public events.





WATERFRONT BIKE PATH

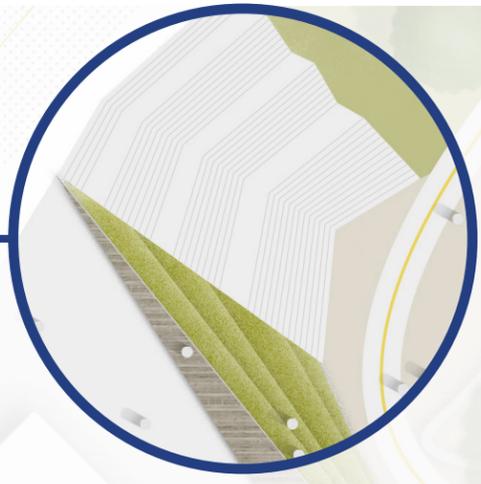
In creating a more contiguous waterfront park space, we will incorporate a bike path that more logically winds through the park and arrives at both the entrance to the market hall as well as the TART 'Y' transfer stop.





GRAND STAIRCASE

By adding a wide staircase from street level to beach level, we can emphasize the connection between the park, beach and commercial area.



A WELCOMING ENTRANCE

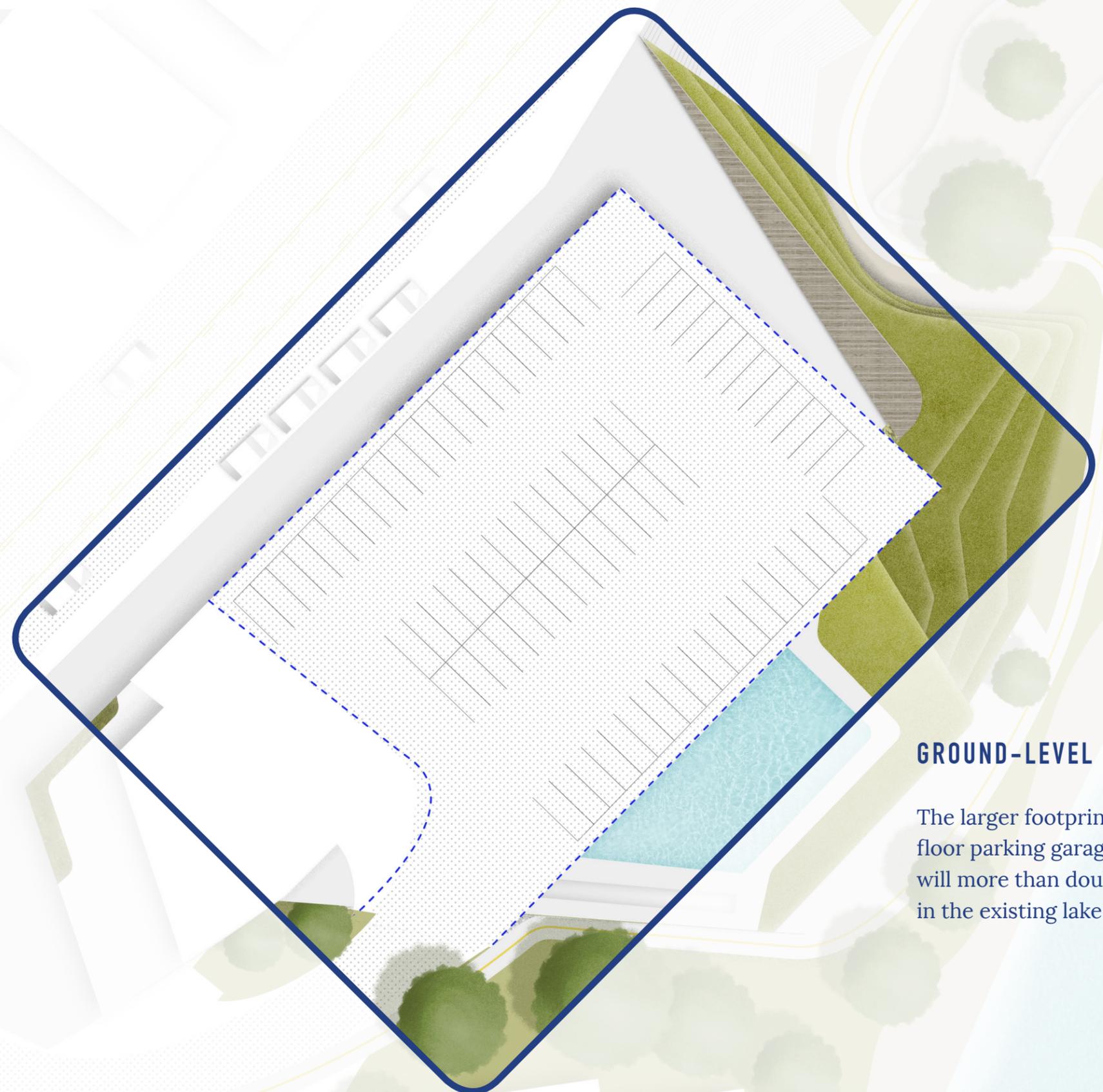
Open space at the corner of the property will allow us to create a grand entrance, and gives more functional outdoor space for markets, events, and ample bike parking.



SEASONAL LAKESIDE RETAIL

Below the pool, at the parking level, will be a permanent retail space for recreational rentals like kayaks, paddleboards and bikes.





GROUND-LEVEL PARKING

The larger footprint will allow for a ground floor parking garage with elevator access that will more than double the number of spaces in the existing lake-level lot.



EXTERIOR INSPIRATION

THE COMMONWELL : DEVELOPMENT PROPOSAL





INTERIOR INSPIRATION

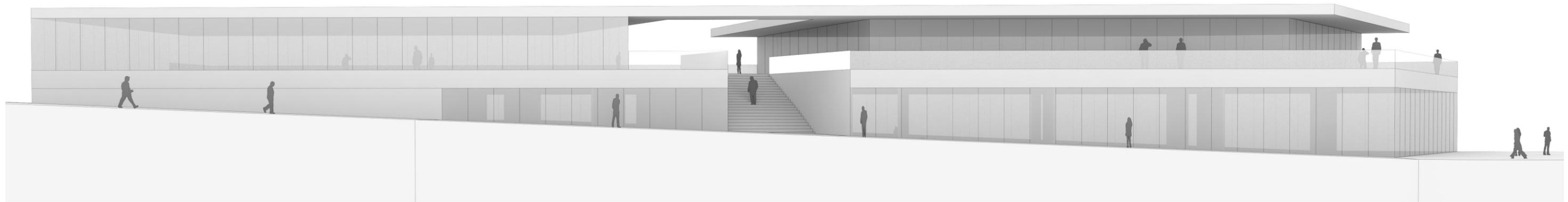


THE COMMONWELL : DEVELOPMENT PROPOSAL



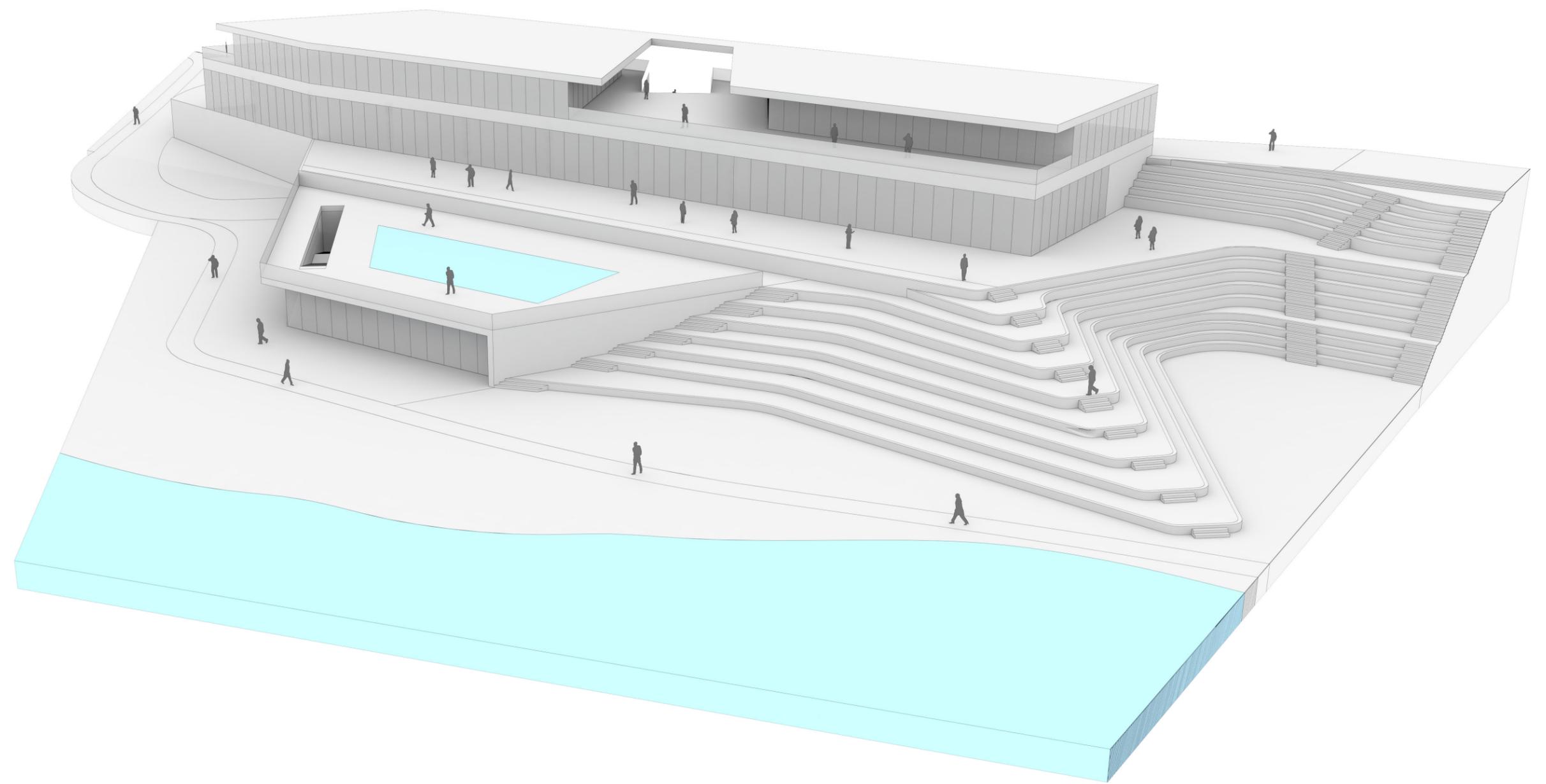
Streetside massing.

THE COMMONWELL : DEVELOPMENT PROPOSAL





Parkside massing.





Development components.

COMPLIMENT OUTDOOR RECREATION

- All-Season Heated Community Pool
- Japanese-style Bath House
- Apres Bar
- Lakeside Rental Services

CELEBRATE THE ENVIRONMENT

- Site Design Emphasizing Views & Vistas
- Abundant Added Outdoor Seating
- Lakefront Amphitheater
- Environmental Education for Kids
- Sustainable Building Practices

COMMUNITY CTR. FOR THE MIND & BODY

- Healthy, Simple Food Options
- Juice Bar / Coffee Shop
- Yoga / Meditation Spaces
- Plaza for Farmers Market
- Integrate Art w/ Nature



Targeted retailer mix.

A careful curation of the best the Sierras and surrounding areas have to offer, with a focus on local, environmentally conscious, well designed, fun brands.

FIRST FLOOR Market

- Coffee Bar
- Woodfired Pizza
- Ramen Shop
- Poke Bar
- Local Retail Shops
- Local Bakery
- Artisinal Market
- Ice cream shop
- Local cheese shop



KITKITDIZZI



HIGH CAMP HOME
TRUCKEE, CA RETAIL SHOP EST. 2002



SHOKI 

SECOND FLOOR Amenities

- Japanese Bathhouse
- Co-work/Wellness Space
- Brewery
- Restaurateur



The Assembly



Community benefits.

+84%

MORE USABLE PUBLIC SPACE

created by utilizing the existing waterfront parking lot

\$22M

IN ECONOMIC ACTIVITY

brought to Tahoe City during construction of the Commonwell

\$15M

IN ANNUAL SALES

projected for local businesses residing in the Commonwell, not including surrounding activity

+105%

MORE PARKING

by adding 40 more spaces, all tucked out of sight below public park space

MEETS COMMUNITY'S LONG-TERM STATED VISION

to include walkability, retail and mixed-use on main street

CREATES A TRUE TOWN CENTER

in Tahoe City, the center of the North Lake Basin

ENCOURAGES VISITORS TO STAY IN TAHOE CITY

complimenting the new Tahoe City Lodge to keep dollars in the community

ESTABLISHES AN ALL-SEASON DESTINATION

for locals and tourists alike to enjoy



Economic supporting data.

WELLNESS TOURISTS SPEND, ON AVERAGE, 130% MORE THAN THE AVERAGE TOURIST.

Source: 2015 North Lake Tahoe Tourism Master Plan, Research from the Global Wellness Institute

4 OF THE TOP 5 HIGHEST GROSSING INDEPENDENT RESTAURANTS IN NORTHERN CALIFORNIA FEATURE WATERFRONT VIEWS

- 1. \$16.9M Slanted Door Ferry Building, SF
- 2. \$15.5M Scomas Fisherman's Wharf, SF
- 3. \$15.5M The Cliff House Ocean Beach, SF
- 5. \$15.5M Aliotos Fisherman's Wharf, SF

Source: San Francisco Business Times; San Francisco restaurants are among the country's top-grossing

TOTAL ANNUAL VISITORS

CITY OF NAPA	3.5M	VS.	NAPA'S OXBOW MARKET	2M
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The public market draws nearly **58%** the number of visitors that the city sees as a whole.

Sources: VisitNapaValley.com, 2016 Visitor Industry Economic Impact & Visitor Profile; MecuryNews.com, What's new at Oxbow Public Market

\$70M 70%

GROSS REVENUE FROM NEW YORK'S EATALY IN ITS FIRST YEAR

PERCENTAGE OF VISITORS THAT ARE LOCALS

Sources: New York Times, Eataly exceeds revenue predictions.



Project timeline.

FEB 28, 2018

Proposal Submission

2 MO. NARROWING THE LIST OF CANDIDATES BY PLACER COUNTY

APRIL 30, 2018

Development Team Selected

MAY 1, 2018

Lease Agreement Drafted

45 DAY LEASE NEGOTIATION

JUNE 15, 2018

Lease Agreement Signed

400 DAY ENTITLEMENT PROCESS WITH TRPA, PLACER CO, AND OTHER ENVIRONMENTAL AGENCIES

JULY 31, 2019

Entitlements Received For Development

8 MONTH DESIGN AND CONSTRUCTION DOCUMENT PREPARATION

MARCH 31, 2020

Submit plans to Placer County / TRPA for Approval and Building Permits

MARCH 31, 2020

Submit Plans to Builders for Bidding Process

60 DAY PERMIT ISSUING PROCESS / CONTRACTOR BID PREPARATION

MAY 30, 2020

Receive Building Permits

JUNE 1, 2020

Begin Site / Grading Work

90 DAYS SITE WORK

AUGUST 30, 2020

Site Work Completed

SEPT. 1, 2020

Begin Vertical Construction

7 MONTH SHELL CONSTRUCTION

MARCH 31, 2021

Shell Construction Completed

APRIL 1, 2021

Start of Tenant Improvements

75 DAY TENANT IMPROVEMENT CONSTRUCTION

AUGUST 1, 2021

Opening Date of the Commonwell



Community outreach.

60 DAYS • WORK WITH TRPA/PLANNING COMMISSION ON PROJECT APPROVALS

JULY 1, 2018 Make marketing materials available to the public

SEPTEMBER 1, 2018 Hold town hall meeting to introduce the Commonwell concept to local community

18 MONTHS • ENGAGE IN ONGOING DIALOGUE WITH COMMUNITY, AS NEEDED

APRIL 1, 2020 Hold town hall meeting to present final Commonwell plans to local community

JUNE 1, 2020 Hold groundbreaking ceremony with community

ENGAGE IN AN ONGOING DIALOGUE WITH COMMUNITY, AS NEEDED

AUGUST 1, 2021 Opening Day Celebration



Additional considerations.

RELOCATING THE NORTH TAHOE ARTS BUILDING

Given its status on the State’s historic registry, we would need to relocate the building to another property in Lake Tahoe where it could ideally maintain its function while providing space for the Commonwell development.

HONOR PAST DONORS IN THE NEW PLAZA

Knowing that previous donors had made contributions to the plaza above the parking lot, we plan to continue to honor these donors by finding a portion of the new plaza to recognize their contributions.

UTILIZE THE STREET-LEVEL LOT FOR FARMERS MARKETS

By moving the Farmers Market up to the street-level parking lot at the corner of North Lake Blvd. and Commons Beach Rd., we can increase visibility while promoting the city center as a walkable and vibrant downtown.

DELIVERY ACCESS TO COMMONS BEACH

Given the need to have service access for deliveries to Commons Beach for concerts and events, the new bike path will also serve as a place for trucks or carts to bring in deliveries.

INCREASE TART FREQUENCY, PROMOTING USAGE

In accordance with the April 2016 update to the Tahoe Area Regional Transit (TART) Systems Plan, we plan to push for transit improvements to the “Resort Triangle” of the North Lake Tahoe area and increasing TART service frequency, minimizing vehicle miles travelled throughout the basin.



Our Team.





Development team.

JUSTIN DOBRINSKI

Partner, Co-Developer • Colossus Mfg.

Justin Dobrinski is owner of Adobi Ventures. Established in 2009, the commercial real estate brokerage company handles sales and leases of retail and office investment properties across northern California. Prior to starting Adobi Ventures, Justin worked with Brown Stevens Elmore & Sparre where he brokered the sale of the Crystal Cream and Butter Plant, the largest piece of land sold in downtown Sacramento in over 50 years. Previously he worked with The Watkins Company, his family's real estate development and property management company.

Justin will be the point of contact for the development team, and his role will include balancing the project's financials, working with agencies and capital partners, and managing retail agreements.

KELE DOBRINSKI

Partner, Co-Developer • Colossus Mfg.

Kele Dobrinski has over 15 years experience as a creative entrepreneur. His Sacramento based studio, Dkele Design, specializes in global branding, advertising and digital product design. Notable clients include Apple, Nike, Google, Volkswagen and Ray-Ban. In 2012, Kele co-founded PICT, a social commerce company that was backed by notable investors like Chris Sacca, Gary Vaynerchuk and Kristin Green. The company was acquired two years later by ShopStyle, a Rakuten-owned eCommerce conglomerate. Prior to that, Kele worked as an advertising Creative Director with various ad agencies in San Francisco and New York including TBWA/Chiat/Day, Weiden + Kennedy, Goodby Silverstein + Partners and Venables Bell & Partners.

Kele's roles will include the day-to-day management of all related parties as well as oversight of the design, retailer curation and sales.

CHRISTINA VALENCIA

Marketing & Communications Director • Colossus Mfg.

Christina Valencia has spent the past 14 years working in Communications and Brand Strategy in San Francisco and New York, advising some of the country's most influential thought leaders and brands on how to craft impactful and lasting narratives. As Vice President at the Outcast Agency, Christina counsels both start-ups and tech giants on high-level marketing and communications strategy, clients include: Nike, Facebook, Instagram, Nest, Lyft, Pinterest and Spotify. Before that, Christina spent seven years at Conde Nast, managing communications at WIRED, Glamour, Epicurious and Reddit. She's also helped bring highly publicized events to life, including Glamour's Woman of the Year at Carnegie Hall and Michelle Obama's Inaugural Kid's State Dinner at the White House.

Christina's roles will include managing all communication efforts with the local community, working closely with partners, future event coordination and donor relations.



Architectural team.

JORDAN KNIGHTON

JK Architecture + Engineering • Tahoe City, CA

Jordan Knighton is an award-winning architect recognized for innovative ideas and sensitive design solutions to Civic & Public Works architecture. Jordan has over 40 years of expertise in architecture and construction involving programming, design, production and construction administration for civic & public works facilities throughout NV and CA. Jordan started his first Tahoe office in Incline Village in 1984 and has decades of experience in regional high-altitude design. Jordan has an extensive background in 21st century environments, sustainable and transformational design, and community collaborative design. His expertise has led to significant recognition of client success and architectural awards on local, state & international levels.

BRANDON PADRON

Principal, Studio Padron • Palo Alto, CA

Brandon Padron established Menlo Park based Studio Padron in 2012. The practice focuses on architecture, interiors and furniture design and offers design services to residential, commercial and hospitality clients. Brandon has practiced for over 14 years as a member of esteemed international architectural design offices such as Foster + Partners, Adjaye Associates and Studio Daniel Libeskind, where he worked on projects ranging in scale and complexity from single family residences to museums and commercial buildings. Notable projects include the Smithsonian National Museum of African American History and Culture in Washington, DC (opened in 2016), and Apple's new corporate headquarters in Cupertino, CA (opening in 2017). He is a licensed architect in California, New York and Florida and a member of the American Institute of Architects.



Advisory team.

MICHAEL HELLER

President, Heller Pacific • Sacramento, CA

For more than 20 years, Mike Heller has been at the forefront of modern, mixed-use design as the founding principal of his Sacramento-based development company, Heller Pacific. His body of work is well-known throughout the west coast, notable, award-winning projects include: the Elliot Building, where his team converted a historic 80-year-old car dealership into Sacramento's first integrated mixed-use building as a public/private joint venture; the re-imagination of the Ice Blocks, a massive mixed-use, live-work-play site at the heart of Sacramento that has been heralded as a catalyst for the city's Midtown revival; and the transformation of a deteriorating warehouse into the vibrant arts/retail/restaurant seen in the MARRS building on 20th street. Heller Pacific has also led numerous residential projects throughout Northern California, including re-inventing the idea of "mountain modern" with the Flight House, a Martis Camp home which received the 2015 AIA Central Valley Chapter Design Award.

NATHAN WIELER

Principal, Douglas Sierra • Fair Oaks, CA

Nathan Wieler is the founder and CEO of Douglas Sierra, an idea-driven real estate development company working in the Tahoe region. The company is developing Norden Cross, a Scandinavian-inspired alpine village on Donner Summit. Wieler's 20+ year background as an entrepreneur spans media, technology, and real estate with a history of visionary projects. In the 2000s Wieler was the co-creator and owner of the "dwell home" project credited with sparking a national movement in modern prefab housing. He then pioneered a concept called "development supported agriculture" for his Harvest farm community project, which has become a nascent movement in real estate development. Wieler builds modern prefab homes and design communities and his projects have received national recognition and design accolades. Wieler holds a BS in chemical engineering from University at Buffalo.



Organizational chart.

DEVELOPER

COLOSSUS MFG.

ARCHITECT OF RECORD

JK ARCHITECTURE ENGINEERING

Jordan Knighton

AIA, NCARB

Architectural Team

JK ARCHITECTURE ENGINEERING

Kevin Chappell, SE
Senior Structural Engineer

Carla Sammis, PE
Senior Civil Engineer

Derek Labrecque
AIA & LEED AP BD+C Principal

Gary Davis, PE
Principal Engineer

STUDIO PADRON

Brandon Padron
AIA, NCARB

Leonardo Buendia
AIA

Consulting Team

CIVIL ENG. +
TRPA ENTITLEMENTS

**JK ARCHITECTURE
ENGINEERING**

Carla Sammis, PE
Senior Civil Engineer/
TRPA Expert

GEOTECHNICAL
HOLDRIDGE & KULL

MECH./PLUM.
SUGAR PINE ENGINEERING
Mark Schlosser

AQUATIC DESIGN
TERRACON
Matt Reynolds
Department Manager

SURVEY
ANDREGG GEOMATICS

LAND USE ENTITLEMENTS
OGILVY CONSULTING



Relevant Project Experience.





Apple Park.

BRANDON PADRON

(While at Foster + Partners)

SCOPE

Apple Park is the company's new flagship headquarters facility, with the ring building as an iconic reinvention of the corporate campus for the 21st century.

The restaurant sector provides dining and kitchen facilities to support the 13,000 employees in the ring. It consists of a 4 story dining hall that seats 1,500 on two levels, 12 individual serveries organized around different cuisines, and a 40,000 sq. ft. kitchen.

RESPONSIBILITIES

Design and development of kitchen layouts, high end front of house finishes and millwork for dining hall, 12 serveries and 30+ custom counter designs

MEPF, kitchen equipment, vertical transport and structural coordination

Extensive contractor coordination in BIM and on site

Led design-assist effort on custom fabricated kitchen components, including factory quality control inspections

Extensive site engagement, observation reports, RFIs and submittals, client and contractor meetings

Managed health department and related agency approvals process

LOCATION

Cupertino, CA

ROLES

Associate Partner (2013-2018)

Lead of Restaurant Sector, Main Ring Building

LAND USES

Corporate Headquarter Campus

DURATION OF DEVELOPMENT

2013-2017

DATES COMPLETED

2018





Smithsonian National Museum of African American History and Culture.

BRANDON PADRON

(While at Adjaye Associates)

SCOPE

The NMAAHC is the last Smithsonian museum to be built on the Washington Mall, directly adjacent to the Washington Monument and the White House. As the home for a national collection dedicated to African-American culture, the form of the building was developed out of a “Yoruban crown” into a three tiered corona. The exterior facade was derived from a study of the traditional cast metal work of Charleston and Louisiana - transforming it into a contemporary expression that bathes the public spaces inside with a dappled light.

RESPONSIBILITIES

Led competition winning design effort for Adjaye Associates

Involved in extensive agency review process of design alternatives by the National Capitol Planning Commission and Commission on Fine Arts

Schematic design planning of final scheme

Design development of facade, envelope structure, and canopy structure

LOCATION

Washington Mall, Washington, D.C.

ROLES

Project Architect 2009-2012
Adjaye Associates

PHASES OF INVOLVEMENT

Competition to Design Development

LAND USES

Museum

DURATION OF DEVELOPMENT

2009-2016

DATES COMPLETED

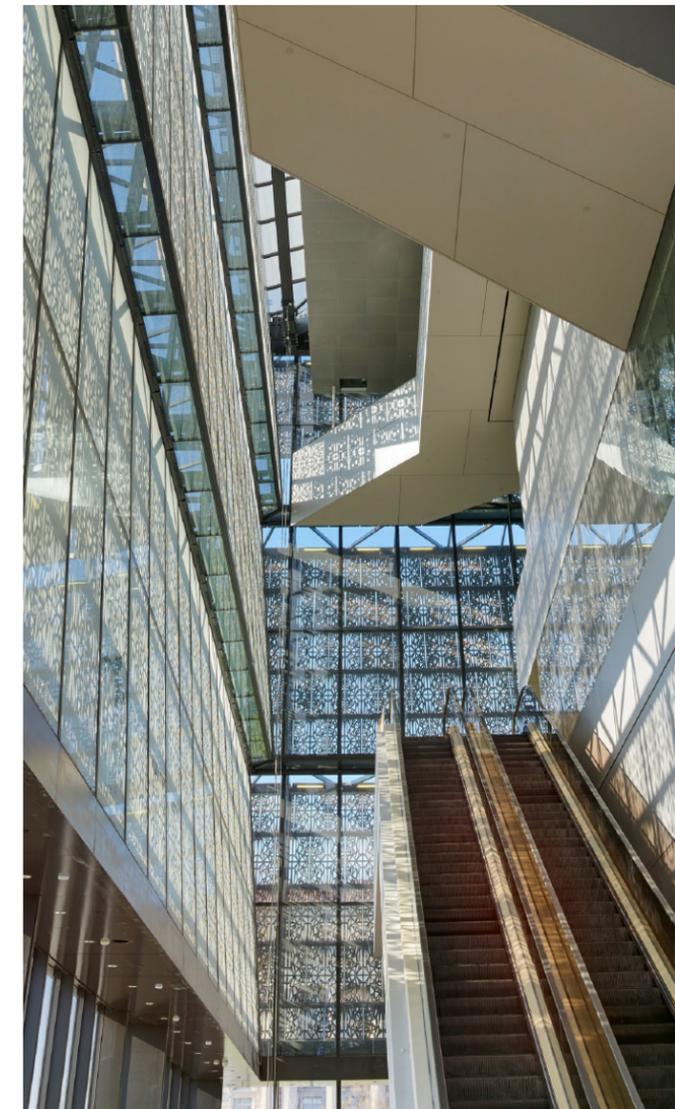
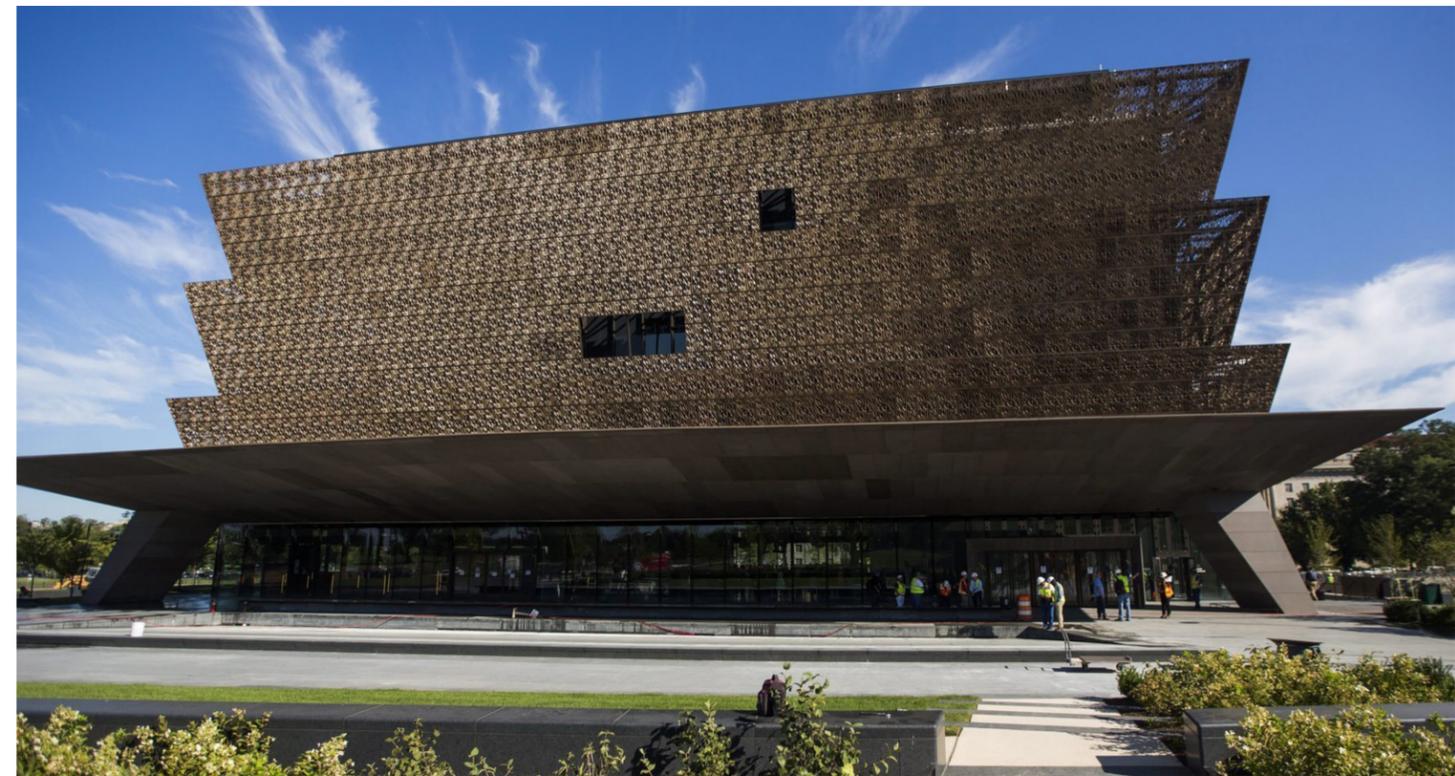
2016

FUNDING SOURCES

Combination of Public and Private Funding

COST

\$250M





Tahoe City Marina Expansion.

JK ARCHITECTURE ENGINEERING

SCOPE

JKAE provided design for both the land side and the lakeside expansion of the marina. This complex project is adjacent to and part of Lake Tahoe, which is a very highly regulated area. The site work which included parking lot reconstruction, a Marina Water Masters Office, fuel farm, BMP retrofits, historic building retrofit, grading, drainage and utility design. Permitting for this project included Placer County, TRPA, California Department of Fish and Game, Army Corp of Engineers, US Coast Guard, Lahontan, TCPUD and the California State Lands Commission. JKAE was on site for Construction Administration and Construction.

LOCATION

Tahoe City, CA

PHASES OF INVOLVEMENT

Design through Completion

LAND USES

Marina





Truckee Community Recreation Center.

JK ARCHITECTURE ENGINEERING

SCOPE

The Truckee Community Recreation Center serves the greater Truckee community. It's a year-round facility with heaviest use in the winter months when local residents can experience cabin fever. The Lobby and Grand Circulation element evoke a feeling of walking through a forest with filtered glimpses of sunlight and distant views. The clerestory windows and ample northern windows control daylighting and frame views. The circulation spine has a secondary yet important use as a community gathering area where special functions take place. The special-use areas Fremont Union HSD, Homestead High School Gymnasium include multi-use gymnasium with elevated running track, climbing wall, community meeting rooms, day care facility, and Park District administrative center.

LOCATION

Truckee, CA

LAND USES

Recreational Facility





Moana Aquatic Center.

JK ARCHITECTURE ENGINEERING

SCOPE

The Moana Springs Aquatic Center was designed to fill community need for a large swimming complex within the city limits of Reno. The project was comprised of a competition pool, kids pool, play apparatus, second level fitness center, outdoor splash pool and picnic area. The building is oriented to allow natural daylight to flood the space while limiting any direct light. A major design element was the 'glowing light wall' on the east façade. This double layer insulated glazing system provides a diffuse light to help illuminate the interior. The design features a competition lap and diving pool and a kids play pool separated by the functional spaces and fitness area on the second floor. The entry reaches out to invite the patrons into an open two story volume and is flanked on either side by the locker rooms.

LOCATION

Reno, NV





Tahoe Maritime Museum.

JK ARCHITECTURE ENGINEERING

SCOPE

Envisioned as a year-round facility, educational and cultural experience, the Tahoe Maritime Center will be a significant, regional destination; including family entertainment, educational experience and attraction that will significantly enhance tourism throughout the region. Moreover, Tahoe Maritime Center fulfills North Lake Tahoe's priority of "investing in facilities and amenities that support history and arts and culture such as museums, interpretive centers, and public art" by creating the region's only accredited Museum. Interactive education programs expanded upon with a unique cultural destination.

LOCATION

Homewood, CA

LAND USES

Museum





Cal Neva Renovation Projects.

JK ARCHITECTURE ENGINEERING

SCOPE

This civil design project may be the most complex agency processing effort ever undertaken by JKAE. Because the property is split by the state line, it lies under the jurisdiction of two states, two counties, TRPA, both CalTrans and NDOT (as well as two Public Utility Districts and assorted utility companies). JKAE provided land development leadership to the consultant team, which led to approved Tentative Map entitlements for a 240 unit condo/hotel project in both counties. We also coordinated the environmental review process between all the agencies without an Environmental Impact Review, and civil design that was approved by TRPA - all on a fast track schedule.

LOCATION

Crystal Bay, NV





Letter of Intent.





Appendix.





Litigation history.

In 2015, Adobi Ventures was fined \$5,000 by the Bureau of Real Estate for a lack of written agreement related to a property management company that was managing a small number of single family homes under a DBA with Adobi Ventures. The fine was paid by the party operating under the DBA and the relationship with said company has been terminated.



RFI Goals.

- Bring people together
- Provide economic return to community and County
- Improve water quality and scenic conditions
- Be feasible from cost and time perspective
- Be financially sustainable
- Link to Planning Documents (Tahoe City Mobility Study, Tahoe Basin Area Plan)
- Be innovative, creative & enhance a sense of community
- Leverage one-time County funding assistance
- Provide flexible space allowing a variety of uses depending on time of year/day
- Be consistent with community vision for the property

TRPA Regional Plan Goals.

- Implement water quality and other environmental improvements as part of area-wide solutions that appropriately plan for development while helping to meet Thresholds and protecting Lake Tahoe and other natural resources.
- Encourage walkable retail at ground level with appropriate mixed-use reinforcing main street vitality and pedestrian activity.
- Create a more explorable, dynamic town form with side streets, while preserving Tahoe City's unique community character and providing for increased town center recreation – including golf and winter and shoulder season activities.
- Relocate, increase, and upgrade the lodging alternatives to revitalize the tourism economy.
- Encourage prime accommodation sites that include waterfront access and the expected views and amenities that encourage investment.
- Recognize the importance of views and access to Lake Tahoe and the Truckee River.
- Connect visitors to Lake Tahoe culture and experiences through enhanced gateways, wayfinding, education, recreation amenities, and interpretive facilities.
- Enhance and expand recreational opportunities in winter and shoulder seasons to support a year-round sustainable community.
- Streamline permitting and planning standards to encourage new investment.
- Develop solutions at the community scale rather than relying on a parcel-by-parcel approach. (e.g. parking, snow storage, environmental restoration, coverage, BMPs).
- Enhance bicycle, transit and other alternative transportation modes as an essential part of a destination stay. Improve the flow of traffic through roadway design and community/shared-use parking.

Public Input.

- Give people a reason to stay in Tahoe City
- Keep Truckee and resorts from “eating our lunch”
- Huge need for community gathering space
- Tahoe City lacking a venue for creative outlets
- Reactivate and help bring vibrancy to community
- Unique central location, draws people to connect community + visitors with Commons Beach
- “Indoor” activities in unpleasant weather



Allowable Uses.

PERMISSIBLE USES WITH A MUP

- Workforce Housing
- General Merchandise
- Cultural Facilities
- Publicly owned assembly/entertainment
- Arts & Crafts Center or Gallery

PERMISSIBLE USES WITH A CUP

- Outdoor Recreation Concessions
- Eating and Drinking Establishments
- Food and Beverage Retail Sales
- Amusement and Recreational Services
- Private Assembly/Entertainment

NON-ALLOWABLE USES

- Hotel
- Hostel
- Professional Office



Thank you.

We look forward to the opportunity to discuss the Commonwell in detail.

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