



Firehouse Properties at West Commons Beach, Tahoe City

Firehouse Properties Vicinity



Firehouse Properties Context



Firehouse Properties

Former Station 51 Building



Firehouse Properties

Tahoe Community Center Building





Firehouse Properties

Building Information

Former Station 51

- Built in 1961
- Concrete Block Construction
- 5,045 square feet

\$819,000

Tahoe Community Center

- Built in 1938
- Wood frame construction
- 2,628 square feet

\$539,000

Visitor Center

- Built as a one-room addition
- Wood frame construction
- 579 square feet

\$ 44,000



Firehouse Properties

Current Planning Documents

- North Tahoe Tourism Master Plan
- TRPA Regional Plan + Area Plan
- Commons Beach Master Plan
- Mobility Plan
- Fanny Bridge
- Tahoe City Golf Course
- Tahoe City Lodge Project



Firehouse Properties

Zoning – Permissible Uses

Minor Use Permit

- Employee Housing
- General Merchandise (bike shop or retail)
- Cultural Facilities
- Publicly Owned Assembly and Entertainment
- Outdoor Recreation Concessions
- Arts & Crafts Center or Gallery

Conditional Use Permit

- Outdoor Recreation Concessions
- Eating and Drinking Establishments (Brewery, Restaurant)
- Food and Beverage Retail Sales
- Amusement and Recreation Services
- Privately Owned Assembly and Entertainment
- Participant Sports (climbing wall and/or indoor golf)

Not Allowed: Hotel, Hostel, Professional Office



Firehouse Properties

Constraints and Opportunities

Constraints

- Zoning
- Parking
- Existing Land Capability
- Feasibility
- Costs
- Politics
- Economic Conditions

Opportunities

- Lake front views
- Parking Lots Exist Today
- On Main Highway
- On Future Bike Trail
- Economic Conditions
- County Assistance



Firehouse Properties

Community Outreach - 2017

Steering Committee

- Interested community and County Staff

Community Interviews

- FreshTracks outreach to stakeholders

Public Workshops

- June 5
- July 1



Firehouse Properties Guiding Principles

Reuse will strive to...

- Bring people together
- Provide economic benefit to Tahoe City
- Improve water quality + scenic condition
- Be feasible from cost and time perspective
- Be financially sustainable
- Link to Planning Documents
- Be innovative, creative & enhance a sense of community



Firehouse Properties

Public Workshop 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



Firehouse Properties Public Workshop Input

- Serve all ages - including Youth
- Provide a range of programs/events/retail
- Design space to adapt all day, all year
- Connect to Commons Beach - food, rentals, plaza
- Integrate with Trails + Mobility Plan
- Gathering place for community events
- Serve locals + visitors
- Provide commercial kitchen space and let local restaurants showcase their menus



Firehouse Properties

Public Workshop Input – Design Ideas

- Provide flexible space: indoor/outdoor all-season: moveable walls, seating
- Tear down fire station (create plaza), rehab community center to serve multi-use needs
- Chameleon Concept: building shape outdoor uses (weave in trails, amphitheater, plaza), day use into nightlife
- Support “live, learn, work, play”
- Incorporate natural/cultural heritage
- View the buildings as a whole
- LEED Platinum for new building

Firehouse Properties

Public Workshop Input – Art Use Ideas

- Multi-Use cultural arts center
 - Dance, gallery, theater, music
 - Weddings, speaker series, workshops for kids
 - Meeting space for local organizations
 - Make art programs interactive— don't just go with passive gallery format
- Showcase local public art:
 - Indoor - artist in residence program
 - Outdoor - sculpture garden/environmental themes, partner with local groups.
- Interim use for Fire House: summer camp + free art Saturdays
- Look at model for art space redevelopment: artspace.org



Firehouse Properties

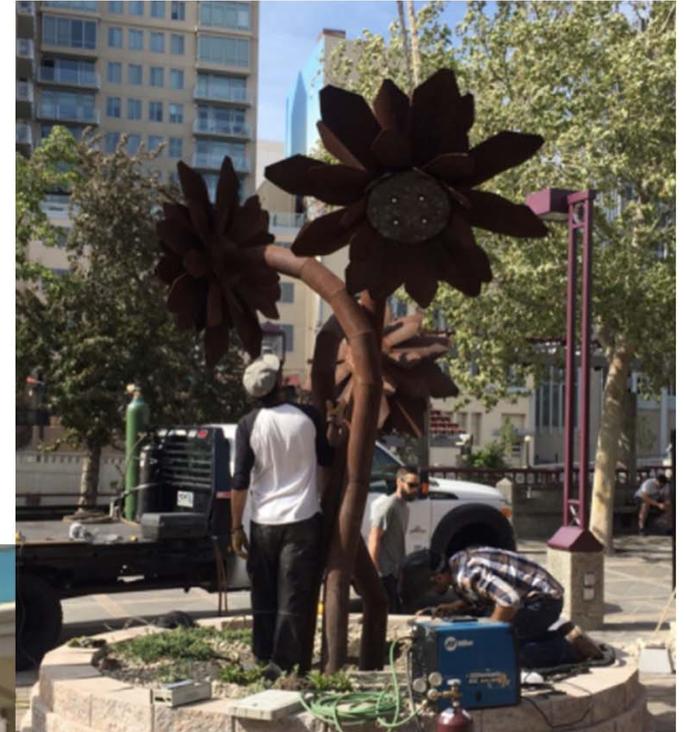
Public Workshop Input – Other Comments

- “Tahoe Made” crafts and food
- Create space for food trucks on plaza
- Implement phased approach
- Café that highlights local foods + culture
- Teen Center
- Multi-use art complex (new from ground up)
- Climbing gym/juice bar
- Take it down, open up view to beach, park



Firehouse Properties

The Eddy, Reno NV



Firehouse Properties

The Lot
Bend, Oregon



Firehouse Properties

Arts + Living Space (Artspace.org)



Our Thanks to...

FINANCING

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Firehouse Properties

Request for Information (RFI Process)

Placer County Board of Supervisors provided direction to staff to issue an RFI and invite Developers to engage in the process

EVALUATION CRITERIA

Leverage County one-time funding

Provide economic return to community and County

Provide flexible space allowing a variety of uses depending on time of year/day

Respect constraints and community vision for the property

Firehouse Properties

Always Link Back to the Guiding Principles

Contact Development Community with

- Bring people together
- Economic benefit to Tahoe City
- Improve water + scenic condition
- Feasible implementation, both cost and time
- Financially sustainable
- Link to Planning Documents
- Innovative, creative & enhance sense of community

