

FlashVote helps you make a difference in your community

Results: Redevelopment of the Old Tahoe City Firehouse Properties

Survey Info - This survey was sent on behalf of the County of Placer to the FlashVote community for Placer County, CA.

<p>436 Participants 297 of 682 initially invited (44%) Margin of error: ± 5%</p>	<p>Applied Filter: All Responses Participants for filter: 436</p>	<p>Response Time (h...</p>	<p>Started: Aug 14, 2017 1:08pm Ended: Aug 16, 2017 1:01pm Advisory Groups: None</p>
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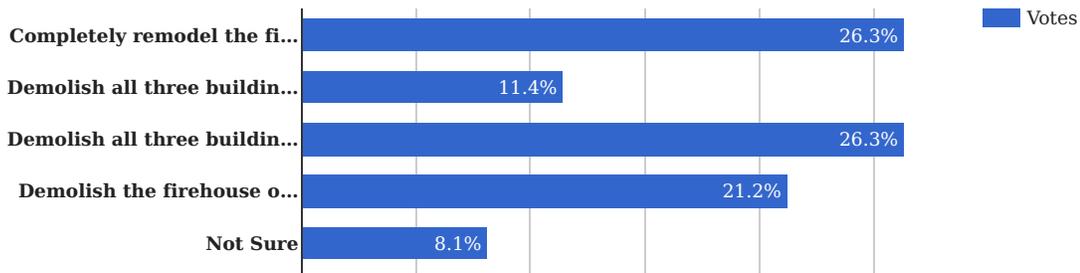
Q1

Placer County has a unique opportunity to redevelop a property that is currently home to the former North Tahoe Fire Station 51, the old Chamber of Commerce building and the Tahoe Community Center, located at the western end of Commons Beach in Tahoe City ([more info and map here](#)). We would love your input and ideas on the possibilities!

Which of these options for the former Tahoe City Firehouse and adjacent buildings do you think would work best for the community? (Select one)

(430 responses)

Options	Votes (430)
Completely remodel the firehouse and other buildings for reuse.	26.3% (113)
Demolish all three buildings and construct a new building.	11.4% (49)
Demolish all three buildings and return the site to open space and outdoor recreation.	26.3% (113)
Demolish the firehouse only, keep and remodel the old Chamber building and Community Center.	21.2% (91)
Not Sure	8.1% (35)
Other:	6.7% (29)



Unfiltered responses

- Need to see some costs for the various options.
- involve the community in more discussion about needs FIRST
- Demolish and leave as open space view. If something comes along that's a great idea later, fine.
- Swimming pool!!
- keep all buildings: keep older community center character, remodel the firehouse to match Old Tahoe
- Strip club
- Demolish and replace with green space and parking
- how in the world can we provide a meaningful reply with no information?
- Old Firehouses make fun BBQ Restaurants.
- Remodel and turn it into a preschool with an bodies play space. Great need for childcare.
- demolish and build kiosks and an amphitheater.
- Build community center with childcare and workshops
- Sell the property!!!!!! If you don't need something It costs us taxpayers money to keep it.
- Placer county IS NOT a real estate developer!!!!!! Auction properties off to someone that knows whattheyaredoing
- Keep the firehouse, it has the most character.
- remodel it for affordable housing for workers in Tahoe City. Keep the Art/Community Center
- Demolish all three buildings and rebuild on part of the site and with part of the site open space.
- Restaurant
- Badly need more parking. Suggest at street level and another beach level underneath.

Demolish and build a parking garage, RUDAT

demo FH only; remodel/update the Chamber/Community Center; new open space and rec on FH site

Conduct a full financial review of the cost of rebuilding vs remodeling. Then check for interest.

Redevelop into work force housing

repurpose the building as a maker space or art space

Visitor-focused facil. New or remodel - pick most cost-effective

build affordable housing

Turn them in to employment housing

I'm conflicted on this. But I think healthy retail space is important.

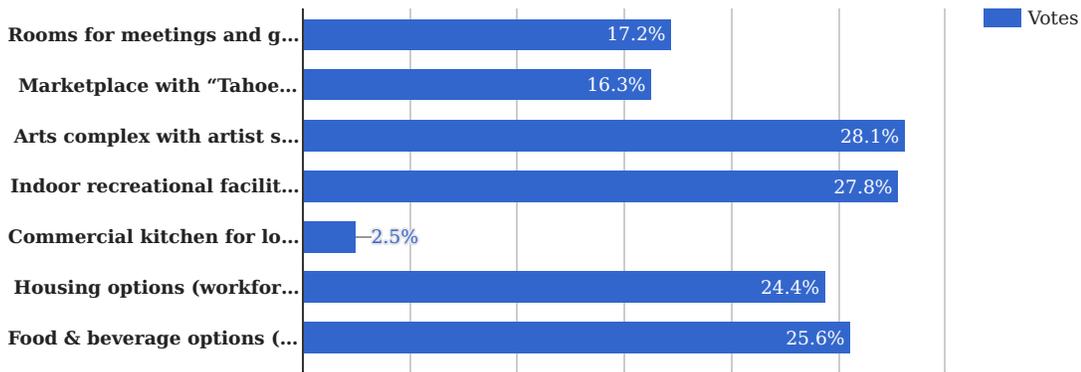
demolish and build affordable housing for local employees

Q2

Which TWO of the following indoor space options would be the most valuable addition to Tahoe City?

(406 responses)

Options	Votes (406)
Rooms for meetings and gathering space	17.2% (70)
Marketplace with "Tahoe Made" retail kiosks	16.3% (66)
Arts complex with artist studios, classes for art/music/drama, demonstrations, gallery/retail space	28.1% (114)
Indoor recreational facilities (a climbing gym, indoor golf, cross-fit, fitness classes, yoga)	27.8% (113)
Commercial kitchen for local restaurants to showcase offerings	2.5% (10)
Housing options (workforce housing, live/work space)	24.4% (99)
Food & beverage options (café, juice bar, roof-top bar, brew pub, ice cream)	25.6% (104)
Not Sure	5.2% (21)
Other:	12.3% (50)



visitor meeting option tahoe community open park
 firehouse sell tear commercial space house
 pool interpretive center see
 beach need use like level build lake top
 indoor demolish city property nice street come

Unfiltered responses

- For sale small space commercial condominiums
- some sort of community gathering center to complement the adjacent commons beach
- Remove the firehouse and return to open space does not have any Indoor Space Options
- none of these for this property
- sell to private developer for housing options
- nothing, tear it down and leave as open space
- Keep NTA
- A mtg place with kitchen for events: Rotary Club meetings, weddings, fundraising events for schools
- None of those looks great
- Multi-agency visitor interpretive center with stepped amphitheater facing the lake also darkened
- consumer materials recycling since both supermarkets eliminated theirs.
- demolish
- Tear the buildings down to open up the view corridor at the Tahoe City gateway.
- Senior housing or community center
- Sell the property!!!!!! If you don't need something It costs us taxpayers money to keep it.
- no more real estate offices!!!!!!
- See above!!!

Multi use spaces for gatherings..meetings...demonstrations.....as well as some small commercial

Community Pool for Recreation and Lap Swimming

seems like a perfect spot for a nice restaurant and bar.

Tahoe City and area history museum with lots of pictures from the 1800's showing the deforestation

Mixed use. Firehouse could be a street level brewery/restaurant with live work units upstairs and

multiuse

Work space-not necessarily combined with housing; such as shared rented workspaces. . . . if need

simple indoor swimming pool for the community .

daytime kiosk for Commons Beach with snacks and sandwiches, NO brew pub, NO roof top bar

To answer the question more details required, where and how would each be accomplished?

Indoor spaces does not go with a demolished building

What part of tear it down do you not understand you stupid survey?

Demolish the firehouse and build a nice park like Heritage Park by Syds Bagelary.

Badly need more parking. Suggest at street level and another beach level underneath.

Tahoe interpretive center or open space plaza

Park & walk with bike rental

Swimming pool

Visitor Center and/or Lake Tahoe Interpretive Center

People come to Tahoe for the outdoor activities. Consider allowing this buildings to augment this

Commercial below and residential above.

Housing- low income

More workforce housing options

I would like to see the old Fire House torn down but leave the Art Center. Open patio space.

Affordable housing is so important, I can't imagine anything else even coming in second.

What about a community makerspace like Truckee Roundhouse

Classier lodging

Interpretive center about local lake, land & sky environments, with gathering/meeting space within.

Mixed use: Do Meeting Rooms/Space on top floors and do the commercial kitchen on the ground level!

none/ open space

Not sure on other choice maybe the artistist option but def NOT housing option in that location.

See previous response

Don't need more space - don't use taxpayer money to compete with private sector!

Q3

Which TWO of the following outdoor space options would be the most valuable addition to Tahoe City?

(398 responses)

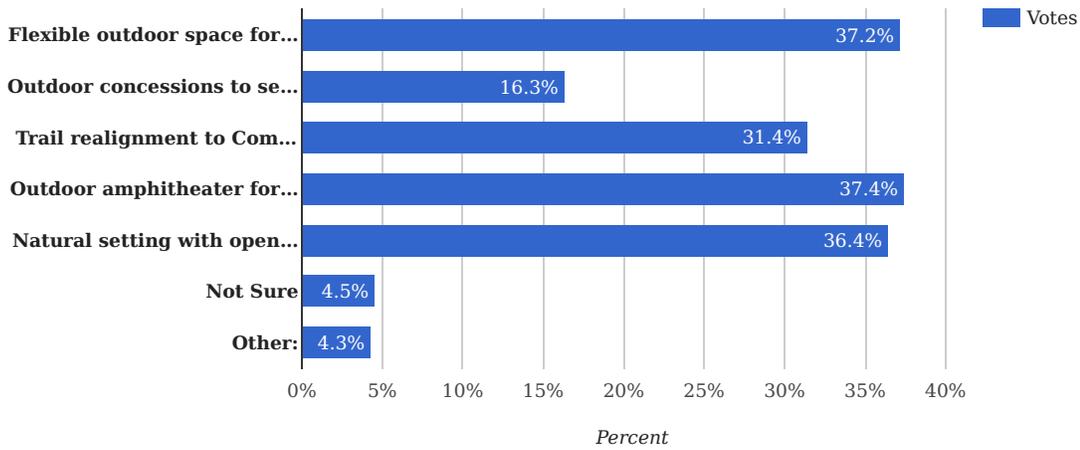
Options

Votes (398)

Flexible outdoor space for food trucks, bocce ball, corn hole, interactive displays for history and conservation

37.2% (148)

Outdoor concessions to serve Commons Beach users (kayaks, paddle boards, picnic supplies)	16.3% (65)
Trail realignment to Commons Beach and amenities for cyclists and pedestrians	31.4% (125)
Outdoor amphitheater for presentations and performances	37.4% (149)
Natural setting with open space	36.4% (145)
Not Sure	4.5% (18)
Other:	4.3% (17)



environment options already center
housesite
common
outdoor tahoe open
park space
keep

Unfiltered responses

Parking

- skate park
- Do not touch the old Library building, it has character and is historical. How could you even think
- Parking
- On the demolished fire house site only add free parking to accommodate more people at Common's Beac
- We don't to keep things that increase our taxes!!!!
- Outdoor areas for large private gatherings, i.e. birthday parties, with amenities, i.e. BBQ, tables
- remodel it for affordable housing for workers in Tahoe City. Keep the Art/Community Center
- we already have a bike trail and commons beach music. lets keep the construction confined to site.
- Paint pedestrian crossings!!!!
- Tahoe interpretive center or open space plaza
- We have plenty of open space already. We need a better built environment
- All options sound good--hard to decide
- Again, augment the natural environment.
- A second automobile thoroughfare to remove traffic from the lakefront
- Flexible outdoor space with options for concessions, food trucks, recreation

Q4

Any other comments, cool ideas, or suggestions about how this property could be designed to benefit the Tahoe region?

(142 responses)



Unfiltered responses

- That k you for your time
- Housing! Housing! Housing! Now!
- I think it would be awesome to turn North Lake going through Tahoe City into a no car zone and reroute traffic around town a bit more.
- please consider the economic redevelopment needed desperately at the Lake
- No. Thank you.
- I would like top see another restaurant option in the location of the old fire house - something with a view, outdoor dining...maybe a burgers and brew type restaurant with vegetarian options, and something that would not block the view of the lake. The NT Arts building is cute and

has an "Old Tahoe" feel and could just be updated.

if the two other buildings other than the firehouse, could be relocated, that would have value, since they do exhibit some historical charm. Extremely expensive to do but could maintain some character for our town. The Firehouse has no character. This property has no parking and is not the best place for any commercial use. Open plaza with art is best use.

The sewer connection fees were moved to the new fire dept site. New sewer connection fees will need to be paid at the fire station site.

not right now

Whatever is decided, please let it be flexible in design to accommodate a wide variety of usages. Meeting rooms, gallery space, vendor space, etc. All should be considered.

Keep the community!! Anything that brings the community together. Play Ground, Art space, Meeting space and Live performance space.

No food trucks in that beautiful space.

Preserve old buildings. Gives the town character.

An friend was talking about a maker-space, I think that would be a cool space for it. Could use the exiting buildings, no need to tear down. Although it needs work it would be a shame to see the community center torn down.

Give the property to me.

I would love to see this property benefit the entire community by incorporating multiple facilities including North Tahoe Arts, an upstairs bar/restaurant and a recreation facility.

People need more access to the lake. Less buildings please. We have a great opportunity here to make our most valuable resource more accessible and visible to the public

A view of the lake should be re-opened, whether through glass windows or by moving/adjusting height of the buildings. It should be a space to welcome visitors to the lake, and also support and promote local buisnesses.

Space for homeless residents during the winter months

Remodeling to reflect Old Tahoe. Fire Dept history, Tahoe history. Not a museum, but a great place for gatherings - charity fundraisers, weddings, etc. It could be come a way for the building to pay for itself through rentals and event planning.

I think returning the fire house location to open space would be ideal. Open that view of the lake back up!!

Lake view mixed use space for weddings, events, conferences, etc.

Outdoor art gallery for sculpture to compliment the indoor art gallery space.

Could not think of anything. Zip line from gatekeepers to old station?

More public land please!

Don't sell it to make condos!

Indoor space which can have farmer's market, meetings and gathering flexibility.

It would be nice to open that space up so people can SEE Lake Tahoe.

Flexible & usable & as natural as possible

If you want to compete with Truckee and the villages, get progressive and create vibrant small business space below, with options to include food/bev and build workforce housing above. Tahoe City needs to get some action going for younger residents, visitors and families. Think creatively and build the community and future economy into everything you consider. No more plazas, storage, vacant space and subsidy of non-profits led by people who don't live or work here in Placer County.

Parking is always a problem.

Leave the historical building, leave the character and rustic charm alone ! Do not build an ugly thing like the "transit center". Get some backbone and let us have some remaining character to our town ! Leave the firestation site as a little park.....native plants etc.....pocket skating rink ?

Take existing buildings down to become aware of site attributes and then proceed with opportunity discussions

Infrastructure services need to be located on the mountain side. County property on the lake side should always benefit open space and community use with as much outdoor feel as possible.

Parking lot and employee housing

Need to make a real bike path from Fanny Bridge to Common's Beach. Very dangerous right now having to go through parking lots, up and around to big road with no real shoulder, inadequate sidewalks for pedestrians.

Demolish all buildings and rebuild so as to serve LOCAL needs with music, art, drama, and especially INDOOR recreation. Take care of our local kids for once instead of tourists!

It is nice to have something for the tourists, but they are only here for half of the year. Please remember the locals who could use the building year round. You will also need to do something more for parking so if that sort of thing is possible, remember that too. And I think it would be ideal to have part of that space for Placer County use. Like for conferences and training since the small offices further in town does not allow for much more than 20 people at a time. And parking there is tight too.

Book Nook and coffee shop, with wifi. Section for access to and use of Virtual Reality headsets, robot demos, and other new stuff. Section for parents or older kids to read and record books for children. Volunteers to demonstrate different smartphone apps, especially ones that help with hiking, weather, etc.

Our town needs place for preschool. This building would be a great space plus indoor play area. First 5 and Placer County could possibly partner?!

Do something that will benefit the Local population and not just to please the bay area crowd. Do this without increasing taxes on the local business or residents.

A mixed use community meeting space and artist space could allow for retail, meetings, performances and many other community uses that will generate not only visitor draw, but give the locals a sense of place. This is unique opportunity to revitalize the "ghost town" of Tahoe City and make something for the Lake community that measures up to new millennial values of innovation and culture that we are seeing in Truckee & The Villages.

Housing seems to be a huge problem in the area. Unless some lower income housing options are available there won't be employees to staff anything else. Start with the firehouse and make some rooms available to rent

Work with TRUE, local (Tahoe City) strategy/ design firms in order to be most responsive to local needs and desires!

Childcare and community building space

The County needs to act like a business or a normal person and get rid of excess property !

What ever happens to the buildings please make sure the money that it generates (if any) stays in Tahoe City. We send enough money down the hill.

Either open it up for space, view of the lake or spot for a restaurant/cafe

Outdoor area could have local artists' sculptures highlighting our location - Tahoe!

Someday it would be great to have a TC Rec center & pool

We're previous comments

KEEP THE FIREHOUSE.

use this great old beast as a public multi use space...maybe include a base for some basic concessions for commons beach....it would be great to have a largish public space in TC for winter meetings/events/classes/demonstrations/concerts etc....

Community pool

I like the charm of restoring/renovating old buildings vs. building new. Keep Tahoe City charming and vintage!

The ideal would be restaurant/retail on the first floor and live/work loft type units on the second floor and/or offices if a third floor could be constructed. If a third floor can be constructed then the live/work and affordable units on the third floor.

Create a park and plant local natural trees to bring the area back to its natural glory. Theres plenty of expansion elsewhere. This would be a good spot and chance for some open space reclaiming.

Redesign with a Tahoe look.

Hope Placer County acts on the local residents wishes and needs.

Figure out the affordable housing thing

i am picturing the old fire house restaurant and bar.

performing arts complex

Make it an indoor garden to teach the community how to grow food, and get hands on experience. Create a year round Hydroponic garden that will feed homeless and families in need...*****Tahoe Food Hub Collaboration*****

Low rise and 'see thru' to maximize view. Flex space for events is a nice option.

whether or not to demolish or refurbish would depend on costs analysis and final concept for building. I do like the idea of an amphitheater since we currently use a portable stage for music in the park; if that is the final then it only makes sense to use the buildings to support entertainment like concessions with spaces available to local food and beverage establishments.

When people are in Tahoe City, time is limited, quick fun is the key.

Open the vista by removing the buildings. I can't think a better way to greet visitors to Lake Tahoe then a panoramic vista as you enter Tahoe City.

They two very unique and separate building types. The historic building is worth saving and the firehouse building is ugly but very substantial. It would need to be clad to make the exterior more fitting to the location. Tearing it all down is always an option but based on the glacial pace projects approved and built, I wouldn't recommend that!

Keep to two story height restrictions.

Paint pedestrian crossings

Insure this remains a public space. Do not cede control to private for profits.

It'd be great if this could be another theater of sorts with a stage so the community isn't limited to the small space in the Tahoe Art Haus. Also I would love it if the building could be turned into a recreation center of sorts with a pool which our community would utilize.

Give the residents a piece of this beauty. Whatever is done needs to benefit the 12 month a year community. What Tahoe City is missing is a swimming pool. Almost everyone could benefit from that.

I think it's important to consider the traffic flow and potential parking problems with the location of these properties when deciding how they should be used. Though a retail food or drink option sounds attractive, I think it's a challenging location for parking/traffic flow.

Question #2 was not clear on whether indoor space would be for that specific site or Tahoe City in general. My answers reflect TC in general, as I don't think indoor recreational facilities would have enough space at the fire department site. We still need a true Rec center in Tahoe City area! Pool needed.

An indoor swimming pool would allow the kids to get swimming lessons and have access to water during the winter. A nice alternative to skiing , a good option for people who don't ski and still want to do some exercise.

Transit hub for new public transportation system.

Definitely take down the old fire station (to highlight TC's gorgeous views of the lake) and renovate the community center. It's wonderful to have a balance of open space at street level and multipurpose rooms for the community and it's visitors to enjoy.

Public pool, permanent ice/roller skate rink, climbing gym

I think multi use for that property..

That old fire station definitely blocks the sightline from the town to the lake. The other buildings don't seem as bad.

WHATEVER IS PLANNED JUST DO NOT ALLOW ANY MORE REAL ESTATE OFFICES!!!!

Promote and preserve "Tahoe City" History in all aspects of education.

alternative transportation options for high volume summer traffic

None.

A man-made (woman-made?)natural looking and very colorful landscape. A concentration of the best of Tahoe's natural beauty. A WOW as people walk and drive by. Perhaps Granite boulders, Aspen trees, a waterfall, wild flowers, small ponds, all terracing down to the lake. While not commercial by design it could be a real visitor attraction with people saying have you seen "The best of Tahoe" at Tahoe City?

Just do a good job and make it nice.

We need more affordable and quick food options.

Whatever is decided upon, please keep it true to the natural beauty and healthy activities that fulfill the purpose of the Lake.

We need to retain the buildings and use the space to revitalize town. There is no lake view if there buildings were to be torn down. We need vision and creativity to help with economic redevelopment. .

The property should be developed and managed by truly local government, not Placer County.

Firehouse could be retail space on the bottom, and loft style apartments on top

The County's requirement that the site support itself financially severely constrains the options.

Our society is changing. No longer is there a need for a lot of "commercial" properties because of the internet. Tearing down the fire station and building a premises that could house a coffee shop, gym/climbing facility on the lower floor, and apts. on the upper floors would be the best use of these structures. One must think of the future and the changing aspects of our society.

I've co-chaired the Commons Beach Strategic Plan Committee back in 1999 and participated in all subsequent Fire House planning sessions. One theme has been consistent with those most involved through this process. And that is that this old firehouse MUST BE REMOVED. And the old Community Center building preserved for historical reasons, even if it must be moved to a new location. I will trust that the county will consider this strongly in their final decision making process. And please do not forget, Commons Beach (including the area with the Community Center and Fire House was deeded to The People of Tahoe City. The county does not own this property, they are simply the caretakers of this property. The best outcome would be to continue to have the TC PUD be given the responsibility to be the stewards of this property and be given a certain and reasonable budget to oversee it. This way the people of Tahoe City have local control of what rightfully belongs to them. Thank you.

low income housing

Outdoor facilities to serve locals and guests.

Workforce housing needs to be a priority in our community! Employers are keeping shorter hours because our employees are losing housing & therefore leaving town. Some of us want to build employee housing on our properties, but don't have the coverage to be allowed to do so. We need Placer County to lighten building restrictions and lower permit costs so that full time residents can stay here. Places like Martis Camp will not help our community. Thank you.

PLEASE, no more commercial development. Preserve the history of the area, promote environmental issues. Keep it pedestrian friendly -- from the back side there is a view of this awesome lake!!

We need better pedestrian and bike access to the lake. These buildings block prime views as well. I've been at the stop light at the Y and had people roll down their windows and ask me where the lake is. Not good for a tourist-based economy. With the re-routing of 89 and the Fanny Bridge project, seems like open space for walking/biking would be an excellent choice to me.

Don't touch the Arts Center. The fire house is not attractive, but perhaps could be made so with some clever design. The high ceilings of the old garage area lend itself to some great restaurant/pub opportunities.

no

The fire house does not need to be destroyed, just repurposed. It already has a great open space plan that can be easily and creatively modified for use and season. Having access to temporary commercial frontage space can be a great asset to Tahoe City. Pop up frontage allows for more diversity in our downtown and gives perspective entrepreneurs a chance to spread wings. The exterior of the building can also benefit greatly from public mural/art which would compliment the art gallery next door. WE do not need any more 'open space' downtown. We already have a poorly visited golf course that takes up over 90% of downtown.

what ever they decide on, it should have mixed usage and have some type of revenue source to help offset cost of operations.

This property would not work; but we need a state of the art swimming pool in or near Tahoe City.

I think indoor/outdoor juice bar, coffee, restaurant, bar would be great there! Tahoe City really doesn't have too many options for food in awesome locations

Hoping that the new traffic pattern and a pedestrian light at Fat Cat will have major impact by eliminating much of the backup and congestion at the Y and through town

Please do something about the pedestrian traffic in Tahoe City, they need to control the crosswalks with times access. This free flow of people crossing every few seconds is causing gridlock at both ends! That problem could be solved so easily, much bigger issue than everything else you propose on spend the money and build pedestrian bridges. Please, please address this issue first.

keep open for view and tourist use

No

none

Rec Center, Gym, Basketball Court

remodel existing building. provide roof top business with great view, turn lower floor into small restaurant offering, possible bar and grill

I like the idea of removing the firehouse. A large open space would be my suggestion with the ability for artists to put up their crafts temporarily. Also a place for tourist information. It would also have built in seating for tourists and locals like the space next to Syd's. Access by the bike path would be nice. Think multi-use but not concessions.

I would like to see a community indoor pool. Truckee has such great facility. We love to see a similar facility in Tahoe City.

All we really need is a Swimming pool.

Bike stations like Europe - Vélib.fr

Take the time to engage local groups and organizations in this planning process before allowing any developer to come in and take over this community space.

Whatever is done, this space should add to the vitality of the downtown, drawing people to the lake

Tahoe City needs an indoor pool!!!

The Downtown Assoc has proposed in a long-term vision document to remove as many buildings as possible along the lake waterfront to open up that side of the road to pedestrians and bike riders. Why not take this opportunity to start with these buildings? I've sat at the Y at the light and had people roll down their windows to ask where the lake is. Kinda sad for a tourist-based economy - a clear line of sight to the lake seems pretty simple.

community center with a pool? Something the community could utilize 12 months of the year?

A bike "Garage" or parking facility plus small work and repairs spot while riding around.

Would love to see a combination of artist space, made in Tahoe sales, and food/bev.

I think it should be open space for community gatherings. No retail, no food. It should not compete with our merchants. It should be another venue available for all.

The top floor of the fire house turned into a 24 hour coffee Internet cafe. With great views for all to use. Maybe a stage for open mic.

Open space or pedestrian use

Whatever you do make it mixed use. That always helps with keeping a space alive and vibrant. Oh, and always make sure part of that mixed use contains good food. Nothing brings people like good food right next to the beach!

N/A

there is very little open space where one can actually see the lake. Please no more retail..

The older smaller buildings should stay, The fire station is large, ugly and blocks what would be an amazing view.

Never destroy our heritage.

Community shared space for concerts, gatherings & interactions

I hope we come up with the perfect plan that most are in agreement on, seems to be difficult these days for that to happen. I am trying to think of what TC needs most and haven't come up with it yet but will continue to think and submit ideas. In some ways I would love to see open space with a view of the lake from that spot but on the other hand a well thought out and good use of the community center would be great as well. Think the fire station should come down, it's not an attractive building and blocks the view.

Makers space similar to the Roundhouse in Truckee

Totally opposed to both of the mega buildouts of squaw valley and northstar. What are you thinking? 50 years I've lived on the North Shore of Lake Tahoe. What you are allowing to happen is a travesty. The Lake's clarity has deteriorated over the last 50 years and it will continue to do so if there are to be no controls on expansions such as these.

I see a lot more people strolling in Tahoe City now that sidewalks and interesting areas to gather, have picnics overlooking the lake, just rest and visit have been installed. The beauty of the lake is restful for everyone including visitors strolling not only the walk areas but also out on the public piers. Wonderful improvements for Tahoe City over the 45 years of which I have resided in Squaw Valley. Placer County planners are to be commended for acknowledging the unique environments the North Shore of Tahoe presents to all. Thank you.

Thanks for your efforts

Affordable housing

An outdoor gathering space, perhaps with separate fire rings for winter time gathering as in the Village at Squaw

Any new use of this area should embrace and promote the Tahoe lifestyle and emphasize the general health and well-being of users as well as promote respect and preservation for the outdoor splendor and natural beauty of Lake Tahoe environs.