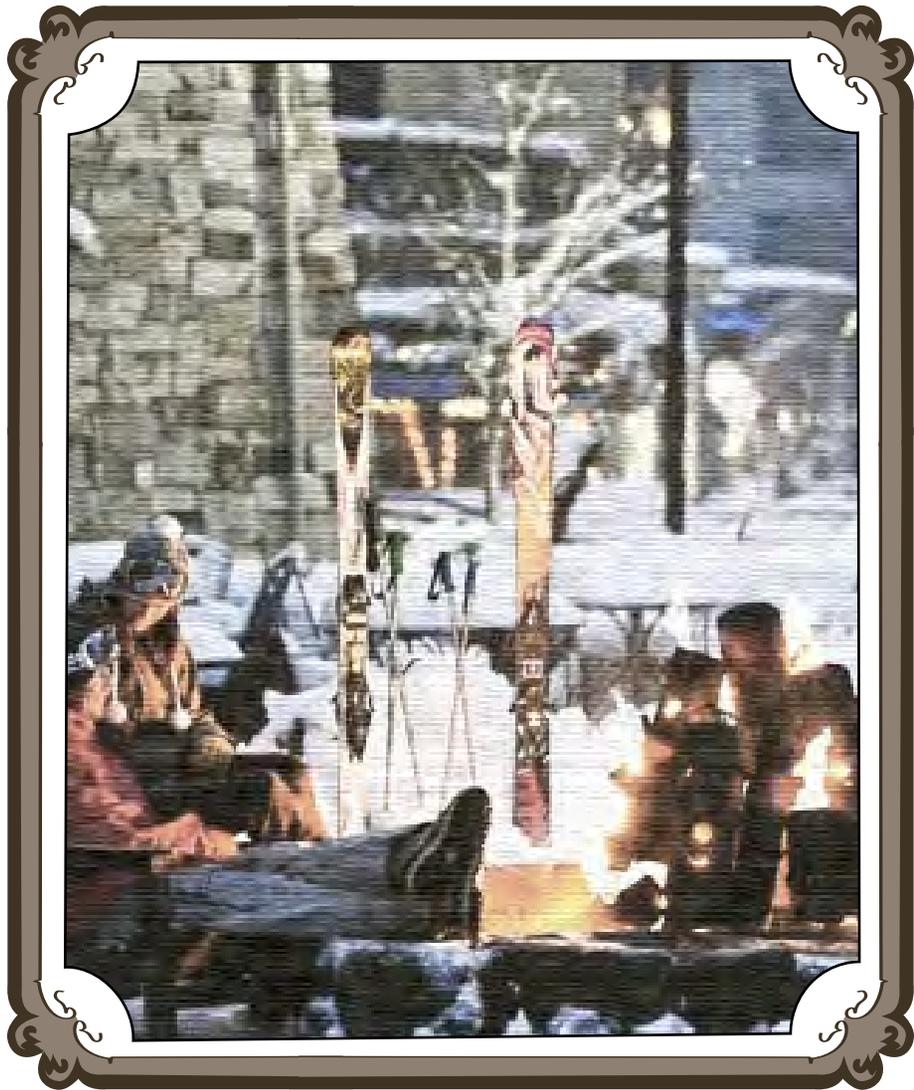


2

VISION AND PLAN



2.1 THE VISION

2.2 GUIDING GOALS





VISION AND PLAN

2.1 THE VISION

The Specific Plan envisions the evolution of a sustainable mountain resort that preserves the Olympic legacy and day skier experience while expanding opportunities for families and other visitors. The Specific Plan offers a diversity of resort-residential (such as condos used for short to extended stay lodging or timeshares), visitor accommodation, retail, health and well-being, and recreational opportunities while protecting and strengthening view corridors and ski operations, and restoring Squaw Creek.

Development within the Plan Area would be focused on a pedestrian-oriented mixed-use core at the heart of the Village, where cultural events, and commercial and recreational opportunities create an active, healthy, and vibrant resort atmosphere.

The Specific Plan consists of two main zones within the Village, organized on lands that have been largely developed or disturbed in the past:

- ✦ The Village Core – This zone is the core of the Village at Squaw Valley, with a wide mix of uses and activities concentrated in close proximity to the ski slopes and the existing Village. The Village Core includes higher density lodging, the Mountain Adventure Camp, and a variety of retail and restaurant spaces along with pedestrian-friendly paths and gathering spaces.

- ✦ The Village Neighborhoods – This zone consists of medium and high density resort-residential neighborhoods and smaller-scale neighborhood serving commercial uses.

In addition, the Specific Plan includes the approximately 8.8 acre East Parcel, located northwest of the intersection of Squaw Valley Road and Tavern Circle (across from the Squaw Valley Public Services District building and Fire Station 21), which is planned for employee housing, off-site parking, a community market, and activities that are ancillary to the Village, such as shipping, receiving and distribution.

The intent of the Specific Plan is to provide a logical guideline for growth, enhancement, and renewal in the Village area while proposing high standards of resort design that advance smart growth principles. Figure 2.1- Illustrative Concept Plan provides one conceptual example of the development that could result from implementing the Specific Plan. The Illustrative Concept Plan is consistent with the policies, land use designations, zoning and development standards and design guidelines of the Specific Plan. The actual development that occurs in the plan area could differ in one or more aspects from Figure 2.1, but any and all development must be consistent with the policies, land use designations and other requirements of the Specific Plan.

2.2 GUIDING GOALS

This Specific Plan provides a blueprint for development of the plan area for the foreseeable future. The principles set forth in the Specific Plan build on the goals and policies set out in the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO). The following Goals establish the framework for the Specific Plan:

- 1. Implement the guidelines contained in the SVGPLUO to realize a balanced, vital, year-round destination resort center that is consistent with the community envisioned in the Specific Plan, and reposition the resort to compete effectively with it’s international word-class peers and competitors.
- 2. Preserve the legacy and undisturbed lands of the Olympic Valley by focusing resort-related development in proximity to the existing Village and mountain activities and in areas that have been disturbed in the past.
- 3. Respect and honor the cultural and environmental setting by establishing a sustainable level of development consistent with the Olympic Valley’s history and current resource management and development practices.
- 4. Revitalize, enhance, and renew the Village areas to create a series of compact, tourist-related mixed-use neighborhoods that are connected, safe, and walkable.
- 5. Value flexibility and anticipate change while providing an innovative, dynamic development framework.

- 6. Reinforce community character and create a sense of place by anchoring the Village to the mountain environment through the use of a diversity of architectural expression; cohesive integration of lodging and new amenities with the mountain, and the establishment of a robust pedestrian open space network.
- 7. Create a resort with significant sustainable interests and a self-contained resort core that provides all necessary destination resort services and amenities to guests and residents on site.
- 8. Provide a comprehensive circulation, transit, and parking plan that reinforces the creation of a convenient, sustainable, and vibrant resort.

The Specific Plan achieves the above goals in a myriad of ways. New development is concentrated primarily in areas that have been disturbed in the past, such as the extensive existing parking lots within the Plan Area. The high-intensity uses and largest buildings are concentrated in the Village Core, near the existing Village and the ski area (see Chapter 3). The inclusion of retail, food service, and recreational uses will promote a largely self-contained resort, minimizing the need for additional vehicle trips.

Extensive trails and pedestrian paths are provided throughout the plan area to connect lodging and other uses, and to provide safe and efficient bicycle and pedestrian circulation (see Chapters 4 and 5). Adequate parking is provided for both day skiers and resort guests, and transit facilities and operations will be enhanced (see Chapter 5). The Development Standards and Design Guidelines (Appendix B)

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reflect the community character and mountain environment, while providing flexibility for innovative design and responses to future needs. Appendix E summarizes the many measures included in the Specific Plan that promote sustainable development and operation of the Resort.

Throughout this document, Policies are described that support achieving these Goals.



FIGURE 2.1-ILLUSTRATIVE CONCEPT PLAN

Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan. The Specific Plan provides flexibility regarding the placement and design of individual buildings. For this reason, the Illustrative Concept Plan is subject to change.

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