

Governing Board Meeting

April 26, 2023

AGENDA ITEM VII.A

Waldorf Astoria Lake Tahoe

Plan Revision to the Previously Approved Boulder Bay Project

- Background
- Existing Conditions
- Revision to previously approved Boulder Bay Project
- Project Review Items
- Governing Board Discussion / Action

Presentation Lexicon

Biltmore = Prior site use

Boulder Bay = Approved Project

Waldorf Astoria = Revision to Approved Project

Project Location



Project Area



Project Area



Project History

TRPA Governing Board Certifies Environmental Impact Statement and Approves Boulder Bay Community Enhancement Project – April 2011

Construction to date:

- Water Quality Basin – 2014
- Public Park – 2015 to 2017
- 18 Condo Units – 2017 to 2019
- Partial construction of connector road – 2022
- Undergrounding of overhead utilities

Approved Boulder Bay Project Elements

Vertical mixed-use redevelopment project with:

- Tourist accommodation units
- Residential units
- Commercial floor area
- Gaming
- Affordable/Employee housing – On-site *and* off-site
- Public gathering space and pedestrian village

Approved Boulder Bay Project Improvements

- Water Quality improvements that exceed the minimum standards
- Scenic Quality improvements
- Land coverage reductions
- Vehicle Miles Travelled (VMT) reductions
- Comprehensive alternative transportation program – year-round shuttles
- Restoration of sensitive stream environment area due to transfers of development
- Creation of 38 units of deed-restricted, affordable/employee housing

Plan Revision

- EKN purchased the approved project in 2021
- Submitted a Plan Revision in October 2022 that reimagines the resort experience while maintaining conformance with the existing approvals
- Our goals are to improve and increase the quality of the project for the environment, community, and guests
- Be the catalyst for the revitalization of the Crystal Bay

Community Outreach

50+ Community meetings and presentations
with over 1,500 residents and business owners



Agency Collaboration



The Plan Revisions

- Increased environmental benefits
- Reduction in density (total units)
- Relocated arrival experience
- Creation of the Grove, a gathering place for the community
- Overall reduction in project impacts
- Same number of on-site and off-site affordable/employee housing units

Comparison



APPROVED



PLAN REVISION

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Comparison



APPROVED



PLAN REVISION

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The Grove



- Converted 23,500 SQFT of roadways into walkable, pedestrian-friendly areas
- Increased onsite food and beverage open to the public
- Host small year-round community events

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Decreased Density

THE PROJECT IS APPROVED FOR **334** UNITS

THE 2022 PLAN REVISION PROPOSES **177** UNITS

RESULTING IN A NET REDUCTION OF **157** UNITS

47%

LESS UNITS

This reduction in density allows additional space for amenities to support the level of service necessary to achieve the desired resort experience.

INCLUDES 18 UNITS FROM PHASE 1, "GRANITE PLACE" ALREADY CONSTRUCTED AND SOLD

Project Revisions

- Minor changes to building footprints
- Minor changes to building heights
- Less density/units
- Relocated hotel entry
- Converted interior road to pedestrian walkway
- Improved water quality treatment

VMT Analysis

- Traffic study confirmed VMT reduction
Approved Boulder Bay = 18,230 VMT
Revised Project = 13,733 VMT
- VMT will be reduced 24-percent from the approved Boulder Bay project
- Future traffic monitoring required
 - Additional development must be retired if traffic is higher than predicted

PEER REVIEW

- Peer review conducted by:

Dr. Jamey Volker, University of California, Davis Institute for
Transportation Studies

Dr. Scott Kelly, University of Nevada Reno Department of Geography

- Peer reviewers agreed with methodology and requested additional documentation
- Final VMT analysis revised to include additional documentation
- Final analysis confirmed revisions will reduce VMT

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Traffic Impact Study

- Revisions to the project will not decrease the Level of Service (LOS) of nearby intersections
- Traffic volume on the adjacent local streets and “cut-through” traffic is expected to be minimal

Traffic study recommended:

- Reconfiguration of the existing crosswalk across Highway 28. The reconfiguration will be made in coordination with NDOT, Washoe County and TRPA
- Class 1 bike trail along the project frontage in a location determined through coordination with NDOT, Washoe County, TRPA and applicant

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Transit

Shuttles

- A shuttle pick-up and drop-off to an area ski resort during the winter ski season.
- Beach access shuttle service.
- During busy summer days, shuttle vehicle will make round trips between the project site and nearby beaches for 12 hours a day



Reduce Auto Dependency



- Transit stop and shelter provided on Highway 28
- Overnight guest parking fee to incentivize use of public transportation and onsite amenities

Condition of Permit Requires Employee Transportation Plan to reduce vehicle trips:

- Bicycle parking, showers and lockers will be supplied for employees
- Parking spaces for a minimum of 4% of the employees will be designated as carpool parking
- Transit subsidy for employees



Scenic Quality Benefits

- Updated Scenic Evaluation Report and Balloon Study
- The revised project does not result in new scenic quality impacts
- No impacts or improvements to the scenic shoreline units will occur
- Roadway Unit 20D will see a 1.5 point improvement to the threshold rating
(One half point away from attainment!)

Scenic



Scenic



Scenic



Scenic



Water Quality Benefits

The revised project water quality treatment plan proposes:

- A better design and technology than Boulder Bay project to achieve water quality treatment
- Improved long-term operations and maintenance of WQ facilities over the Boulder Bay project
- Helps move Washoe County towards achieving TMDL reductions



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Water Quality Benefits

The revised project treats runoff from the 50-year storm event through a series of collection systems, infiltration and detention basins, drop inlets, pre-treatment vaults and underground infiltration vaults →





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Constructed Water Quality Basin



Staff Recommendation

- 1) Approve the required findings, including a mitigated finding of no significant effect (as set forth in Attachments A and H); and
- 2) Approve the proposed revisions to the project subject to the conditions contained in the draft permit (as shown in Attachment B).

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AGENDA ITEM VIII – D

Public Comment



Board Discussion

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Required Motions

In order to approve the proposed project revisions, the Board must make the following motions based on the staff report:

- 1) A motion to approve the required findings, including a mitigated finding of no significant effect (as set forth in Attachments A and H); and
- 2) A motion to approve the proposed revisions to the project subject to the conditions contained in the draft permit (as shown in Attachment B).



Adjacent Roadways





Comparison of Boulder Bay EIS Traffic Forecast With NDOT Count Data
Daily Traffic on SR 28 West of Lakeshore Drive

