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STAFF REPORT

Date: January 18, 2023

To: TRPA Governing Board

From: TRPA Staff

Subject: Presentation on the Waldorf Astoria Project, State Route 28, Crystal Project, Bay, Nevada, Assessor's Parcel Number 123-051-02, et.al, TRPA File Number ERSP2022-0138-01

Summary and Staff Recommendation:

TRPA and the project applicant will give presentations on the project which is scheduled for Governing Board review and action at the February 2023 meeting. The staff report is not requesting formal action from the Governing Board on this item and is informational only.

Background:

This project is a proposed plan revision to the Boulder Bay Project that was approved as part of the TRPA Community Enhancement Project Program at the April 2011 Governing Board meeting. The Governing Board action included certification of an Environmental Impact Statement (EIS).

The site of the Boulder Bay Project currently consists of the four-story Tahoe Biltmore Lodge and Casino, six cottages, a two-story administrative building, two former hotel cottage units now vacant, and a storage building. The project area also includes two parcels located across Highway 28 from the Biltmore. The two parcels include the Crystal Bay Motel, the adjacent office building, and an overflow parking lot. The Boulder Bay Project area consists of a total of 16.26 acres on 13 separate parcels. The project area slopes from southeast to northwest - rising approximately 40 feet in elevation from the southern frontage along State Route 28 to the rear (north) of the current Biltmore parking lot and rises 80 feet in elevation to the intersection near Lakeview and Reservoir roads.

The Community Enhancement Project Program (CEPP) was designed to seek out "net environmental gain" solutions for the Lake Tahoe Basin by implementing environmental improvements. The focus of the CEPP was to encourage revitalization projects in town centers and recreation areas that demonstrate substantial environmental, as well as social and long-term economic benefits. Commodities such as Tourist Accommodation Bonus Units were awarded to projects in exchange for a project constructing environmental improvements above and beyond mitigation requirements. The Boulder Bay project was one of nine mixed-use, redevelopment proposals which were accepted into the CEPP in February 2008 by the TRPA Governing Board.

Boulder Bay, LLC, the original project applicant, received a permit to redevelop the existing Tahoe Biltmore Hotel and Casino site into a mixed-use resort. The proposed project was designed to replace the existing facilities, which are substantially past their life cycle. The

proposed project included the following EIP projects; Nevada Utility Undergrounding Projects - Phase I, Brockway Residential Water Quality Improvement Project, and North Stateline Community Plan Lake Vista Mini-Park. The proposed project also include onsite infiltration galleries and detention basins sized to capture, treat and infiltrate peak flow volumes from a 50-year, 1-hour storm event and reduce existing land coverage by 15.8% within the community plan area.

The project area is approximately 16 acres, and the approved project consists of eight new buildings to be used for hotel, residential, gaming and commercial use, in addition to underground parking facilities, pedestrian village, community park and open space, and an integrated on-site stormwater treatment system. Specifically, the approved project consists of the following elements:

- 275 tourist accommodation units;
- 59 whole ownership condominiums;
- 14 "on site" affordable employee housing units (14 two-bedroom units) and 10 "infill" affordable housing units in one- and two-bedroom units to be located within a 10-mile radius of the project for a total of 38 deed restricted affordable housing bedrooms;
- 18,715 square feet of commercial floor area within a two-acre public gathering space and pedestrian village);
- 67,338 square feet of hotel and accessory uses
- 10,000 square feet of casino (reduced from 29,744 square feet of existing gaming area);
- 460 total parking spaces (450 in underground structures);
- 5.7 acres of open space with 1.87 acres designated for two public parks to be built and maintained by Boulder Bay and 1.20 acres for passive hiking trails and scenic overlook; and
- Pedestrian paths, hiking paths, and bicycle lanes.

Since the project was approved the following project elements were constructed:

- A public park located immediately east of the project site,
- A large stormwater basin located across Highway 28 near the CalNeva Hotel which will not only collect project storm water but also collects and treats NDOT, CalTrans, Placer and Washoe County stormwater flows and has abated neighborhood flooding,
- Eighteen attached condominiums known as Granite Place at Boulder Bay Lake Tahoe located on Highway 28 on the eastern side of the project area, and
- Partial construction of a connector road between Lakeview Avenue and Wassou Road

Construction of these approved project elements represents diligent pursuit of the project and therefore the project permit remains valid.

Revised Project Description:

The proposed plan revision to the approved Boulder Bay project permit involves full build-out of the remaining approved project with changes. All environmental improvement projects previously approved as part of the original project will also be incorporated into the revised project.

The mix and type of units have been refined and vary in size and count. The revised project reduces the number of hotel units from 275 to 76 and increases the number of residential

condominium units from 59 to 79 which includes the previously constructed 18 units in the building that fronts Highway 28. This results in a net reduction of 157 units, a 47 percent reduction in density. Of the 61 residential condominium units remaining to be built, up to 22 will include lock-off options. This reduction in density allows additional space for amenities to support the level of service necessary to achieve the desired resort experience. There is no change to the approved gaming, commercial or employee housing components.

The revised project does not reduce the number of approved buildings, and their configuration remains substantially unchanged. It does involve slight changes to footprint size, placement and architectural design. The approved project's architectural character has been refined with orientation of the roof shapes and additional features that are consistent with the recently adopted Tahoe Area Plan. Height and massing are consistent with the approved project evaluated in the EIS.

The approved project's internal driveway (Boulder Way) has been eliminated and the size of one of the buildings is reduced to expand the public plaza (the "Grove") in the middle of the development and add a guest arrival area. These revisions allow for an outdoor plaza and include preservation of a collection of mature pines creating a "grove", an amphitheater placed into the grade change to reduce vertical terracing toward the hotel, opportunities for year-round events (concerts, plays, etc.), retail focused inward rather than outward toward Highway 28 and a central gathering place open to the public as well as to guests and residents of the development.

As a result of the decrease in density, vehicle miles traveled will be reduced from the approved project and the existing condition. The primary entrance to the approved project has been moved from Highway 28 to Lakeview Avenue. The approved road (Wellness Way) that has yet to be constructed that will extend from Highway 28 to Wassou Way, will be a road open to the public to provide an alternative access to the neighborhood since Reservoir Drive, located in the middle of the project area, will be abandoned to provide room for the development.

The drainage plan has been updated to incorporate improved technology which will enhance treatment. The plan also increases water quality treatment and storage on-site. New infiltration basins, water quality improvement methodology, and techniques for low-impact development are retained to achieve the approved sediment reduction. To improve accessibility for maintenance, the water quality facilities have been reconfigured. Land coverage and open space are unchanged compared to the approved project.

Contact Information:

For questions regarding this agenda item, please contact Paul Nielsen, TRPA Special Project Manager, at (530) 318-6025 or pnielsen@trpa.gov.

Attachment:

- A. Waldorf Astoria Project

Attachment A

Waldorf Astoria Project