

Tahoe City Public Utility District

TAHOE CROSS-COUNTRY LODGE

PROJECT UPDATE

Board of Directors Meeting - February 17, 2023



Introductions

Matt Homolka / TCPUD

Assistant General Manager

Kim Boyd / TCPUD

Director of Strategic Affairs

Sue Rae Irelan / TCCSEA

Board Member

Ben Grassechi / TCCSEA

Executive Director

Ryan Adams / TCCSEA

Board Member



Today's Outline

- Brief Project Overview

TCCSEA

- Design Changes and Progress
- Shared Parking Agreement w/ TTUSD
- Permit Process and Status
- Funding and Financing Status

TCPUD

- Neighborhood Traffic Speed/Safety Study
- Multi-Parcel Land Exchange w/California Tahoe Conservancy
- Land Lease Agreement with TCCSEA



Project Overview

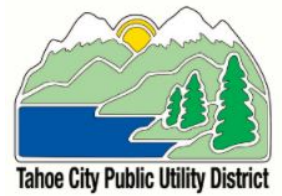
The Tahoe Cross Country Lodge Project, led by the Tahoe Cross Country Ski Education Association, will relocate, and rebuild an expanded Tahoe XC Lodge facility at a new site next to the North Tahoe High School. The Project includes repurposing the Schilling Residence, a former 1930s historic home, as a part of the main building for the new Lodge.

The Project will:

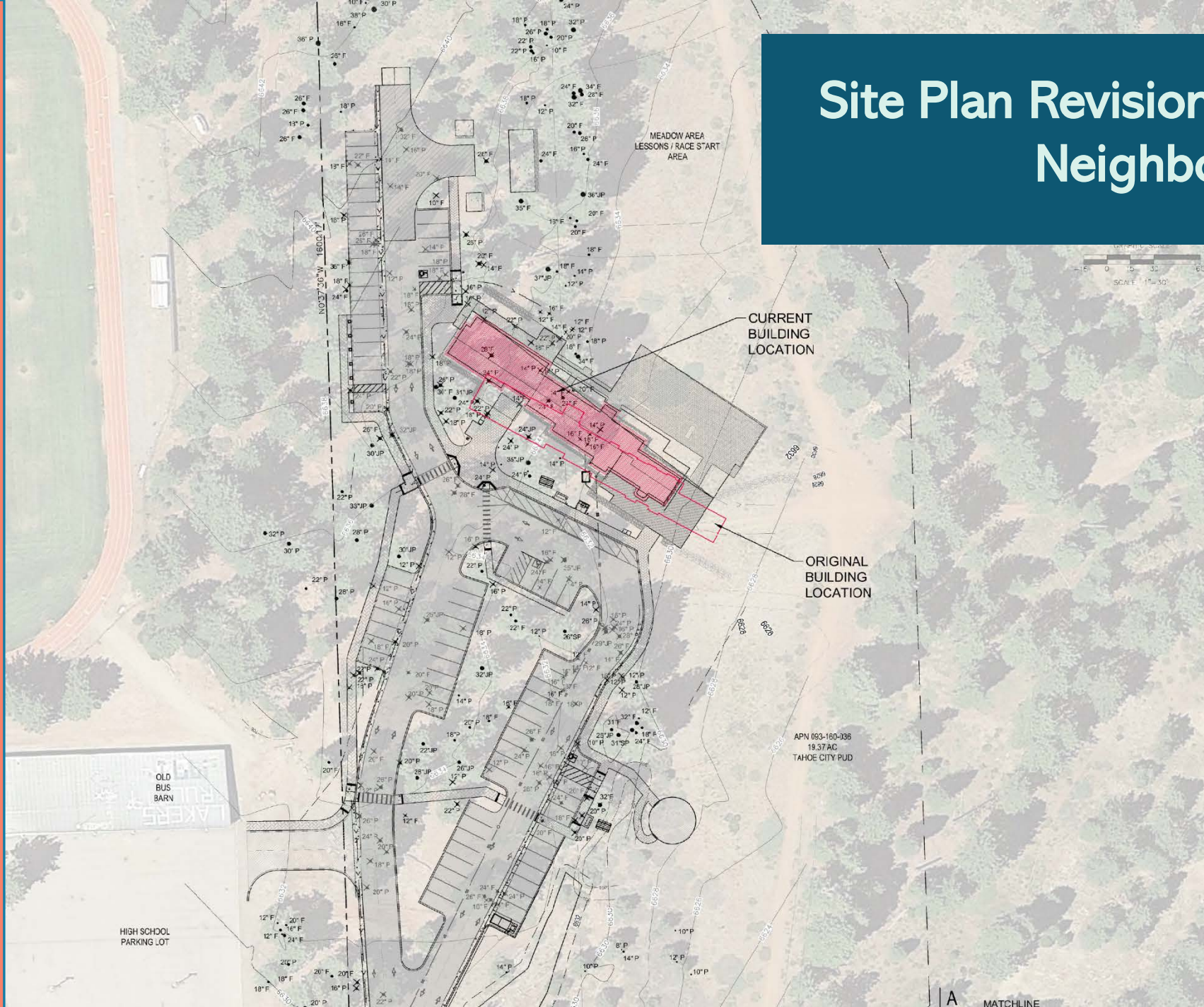
- Address operational deficiencies such as parking, circulation, and equipment storage
- Enhance staff facilities and community space
- Improve and maintain activities and programs offered to youth and adults, while creating more user-friendly access to the trail system
- Design features to minimize impacts on neighbors:
 - Landscape and grading to buffer light and sound
 - reduce the size of the parking lot through a shared parking agreement with the school
 - minimize visual impacts through orientation and site location of the building
 - limit the size, timing, and frequency of events, meetings, and gatherings.



Tahoe Cross Country Lodge Project Update



Site Plan Revisions to Address EIR and Neighbor Concerns



- Move the building 30' to the west
- Shared parking agreement with TTUSD allows parking reduction
- Reduce mature tree removal needs
- Move more of the parking away from view of neighbors and create mounding with landscaping to eliminate view of remaining parked cars
- Interpretive Plan as basis for trailhead management

Green Project Features



- Solar power generation
- Geothermal heat/cooling
- Ultra efficient building systems
- Eliminate wood burning
- Recycled building materials
- Carpool parking/EV charging
- Shared parking, pervious pavement to reduce coverage
- Low/no irrigation, native landscaping



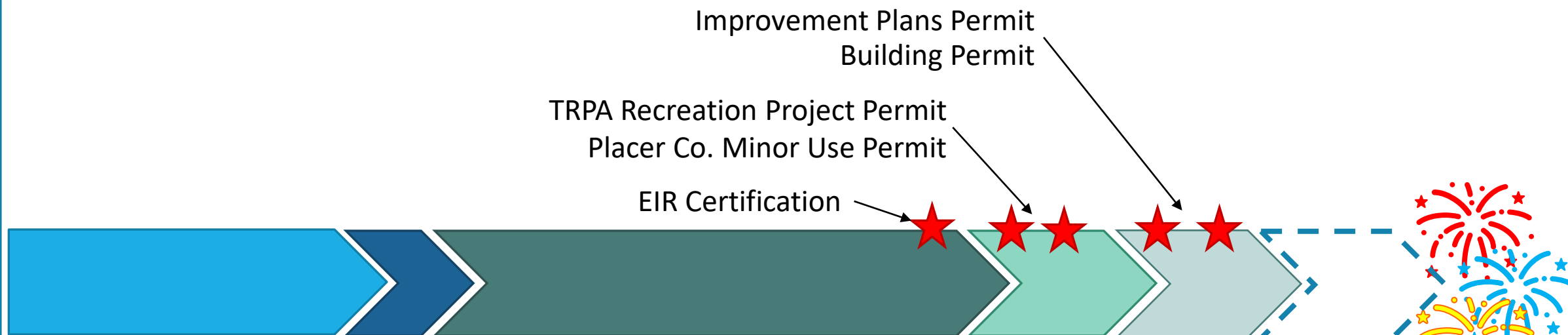






TAHOE CROSS COUNTRY

Project Progress



1999-Today

TCCSEA forms partnership with TCPUD and operates community recreation facility

2015

Building donation creates opportunity; Project Concept formation

2016-21

Project Description and development of EIR evaluation

2021-23

Entitlement Phase

2022-23

Building Approvals

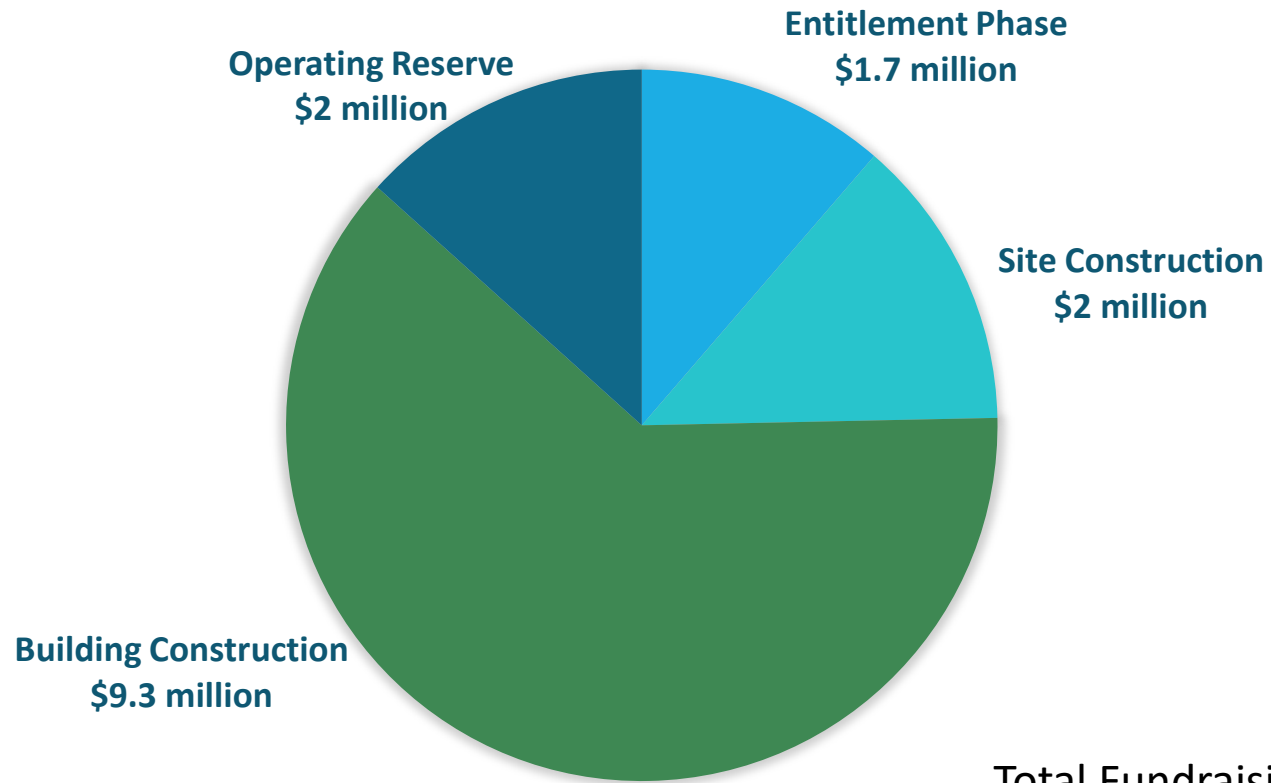
2023-25

Construction



Project Readiness

PROJECT BUDGET



Total Fundraising Goal \$15 million

Program Updates



Program Updates



Neighborhood Traffic Speed/Safety Study

The Purpose of the Study is to:

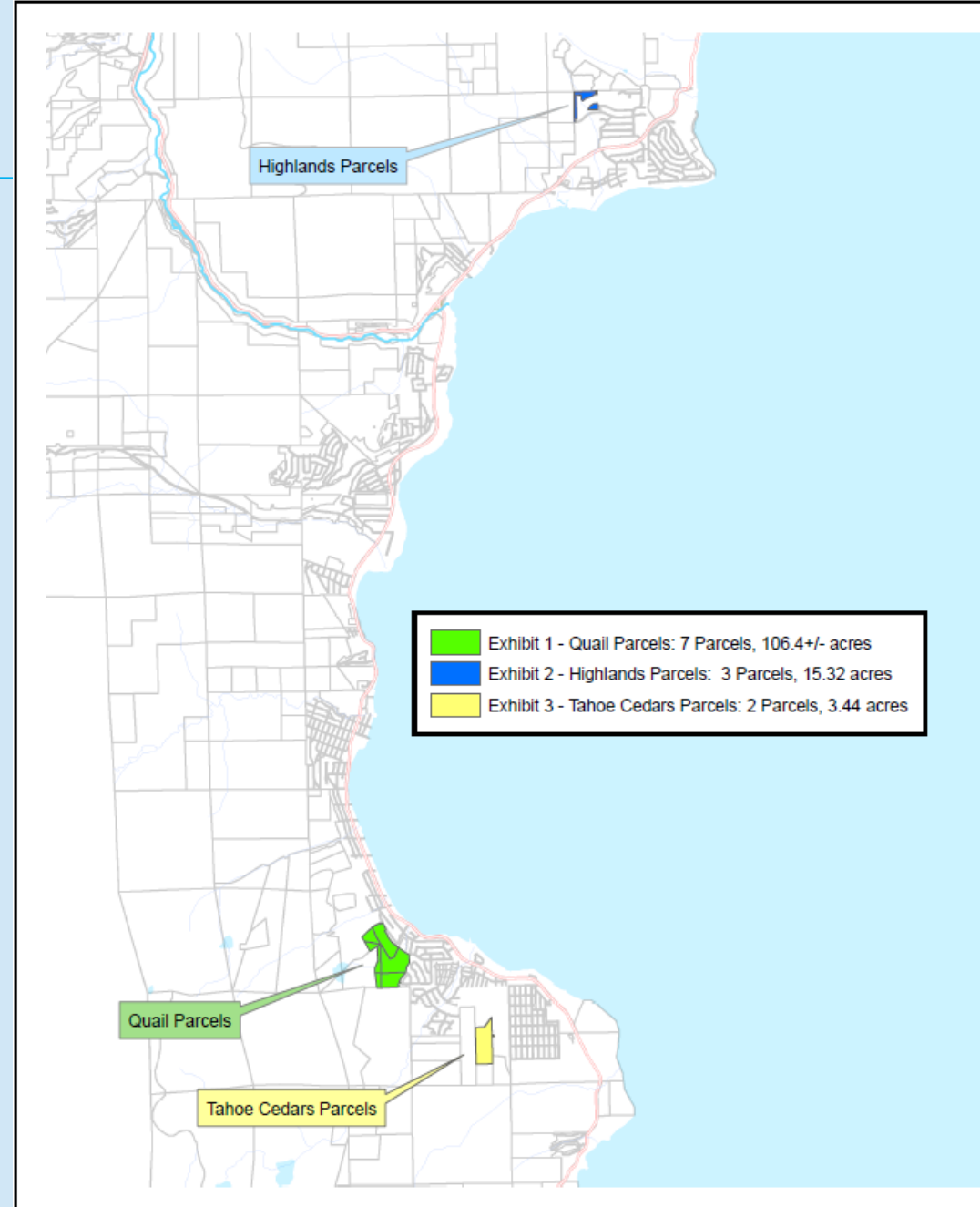
- Collect additional data within the study area (along Polaris Road between Heather Lane and the North Tahoe High School)
- Evaluate existing and future traffic volumes, speeds, and roadway safety concerns using the data collected in the Study and data from the Project's Environmental Impact Report
- Recommend a variety of potential safety improvements (such as traffic calming tools) for consideration by the neighborhood residents and jurisdictional agencies.
- Provide baseline information in support of a Neighborhood Traffic Management Plan (NTMP) currently underway with Placer County.

TCPUD and TCCSEA will be a part of the NTMP process.



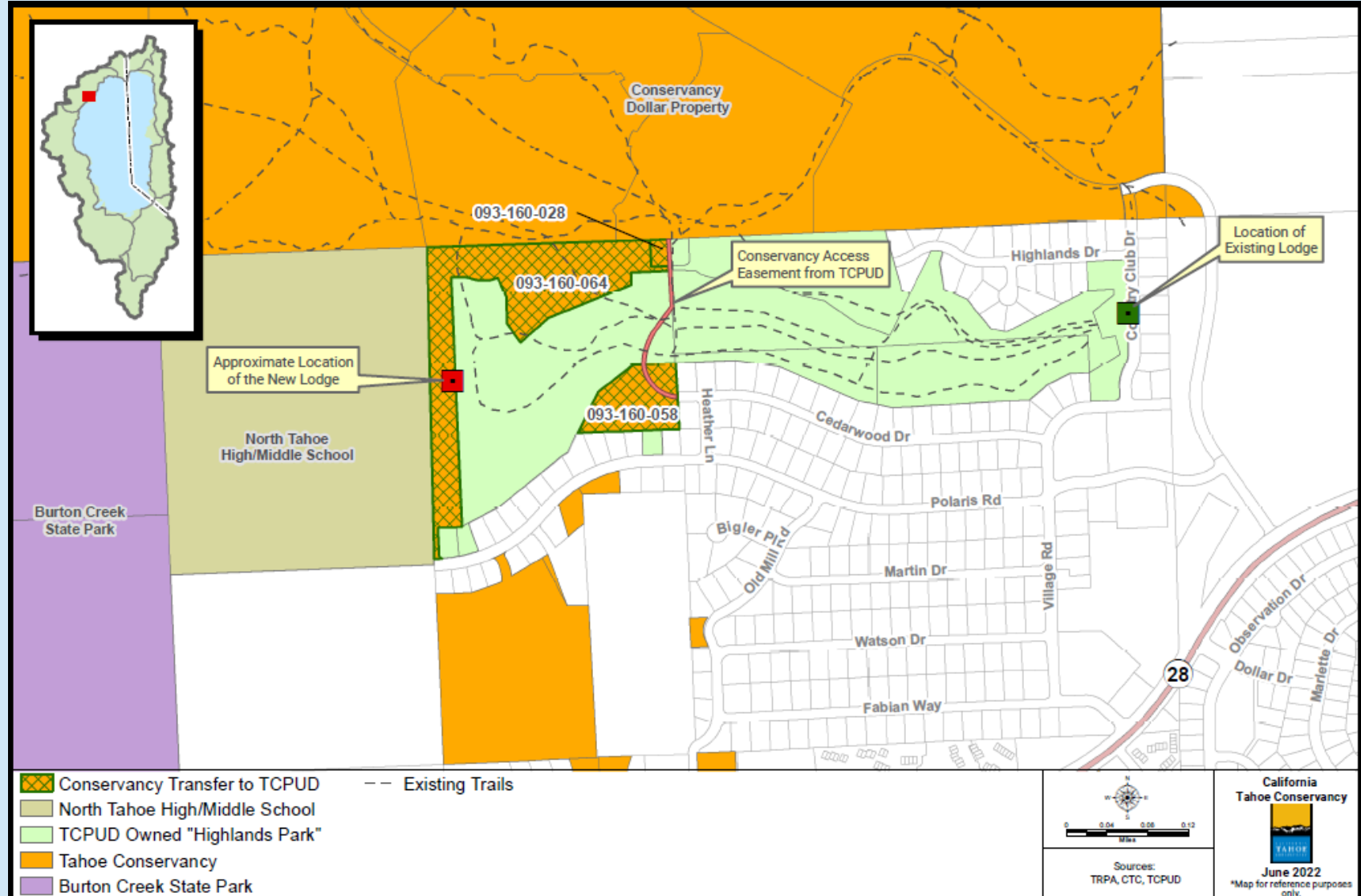
Land Exchange with CTC

- The multi-parcel land exchange will consolidate property ownership, improve land management efficiencies, and allow for development of the TXC Lodge Project
- The exchange includes parcels owned by CTC in the Highlands neighborhood and Tahoe Cedars, and parcels owned by TCPUD in the Quail Lake area.
- The CTC Board of Directors approved the exchange on June 16, 2021 – final documents are being prepared for final execution.



Land Exchange with CTC

- Highlands Parcels



Land Lease Agreement with TCCSEA

TCPUD and TCCSEA are currently negotiating the terms of a Land Lease Agreement:

- The TCCSEA would construct the Project on property owned by TCPUD
- Construction and operation of the Project on TCPUD property would be pursuant to an exclusive land lease agreement.
- TCCSEA would own the investments and improvements (i.e. Lodge building, parking lot/walking paths, grounds and landscaping).
- Maintenance and operation of the remaining trail network (outside the lease area) would continue under a Concession Agreement.
- Property access and use would remain as it is today.



Tahoe Cross Country Lodge Project

Thank you!

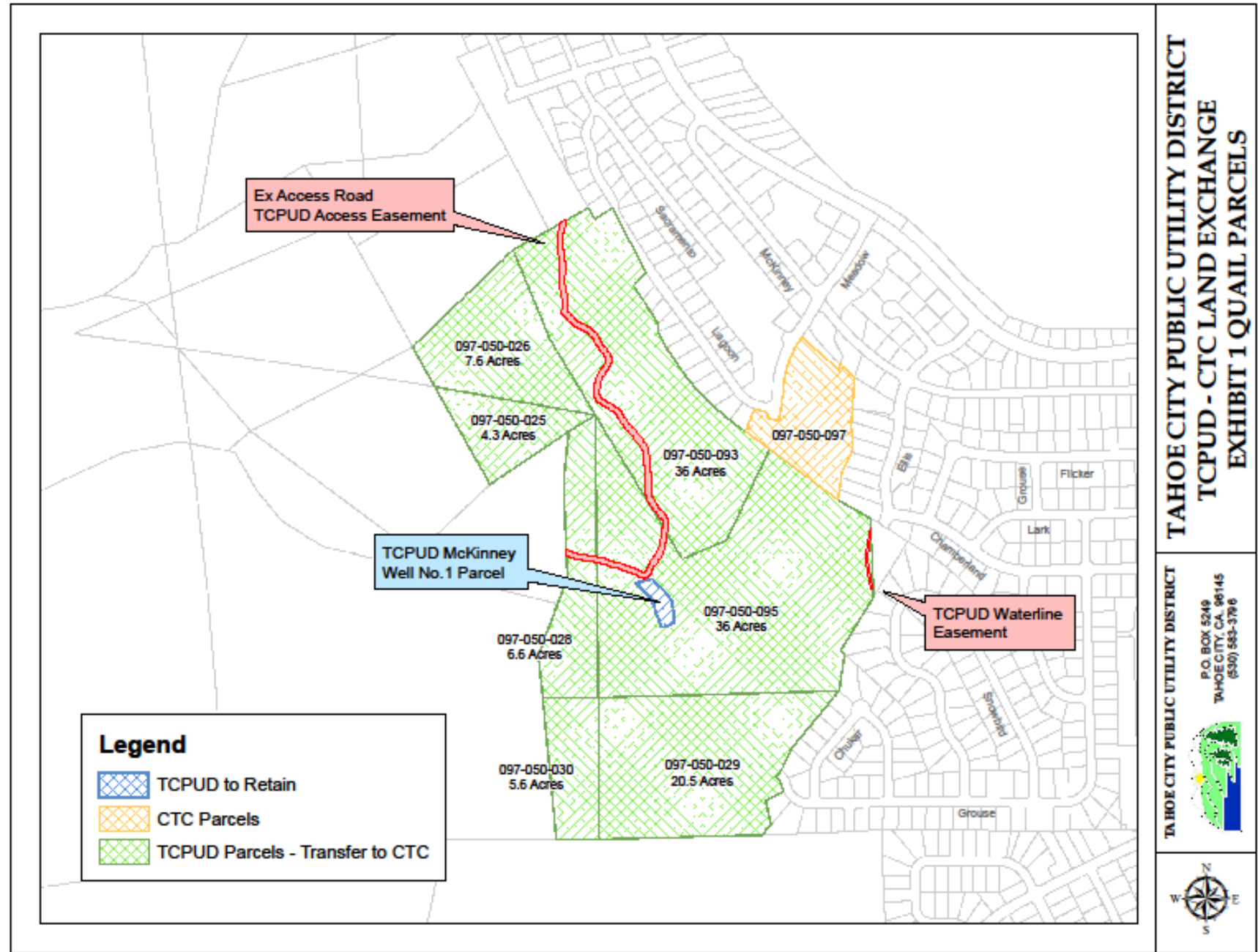


Parking Lot Slides



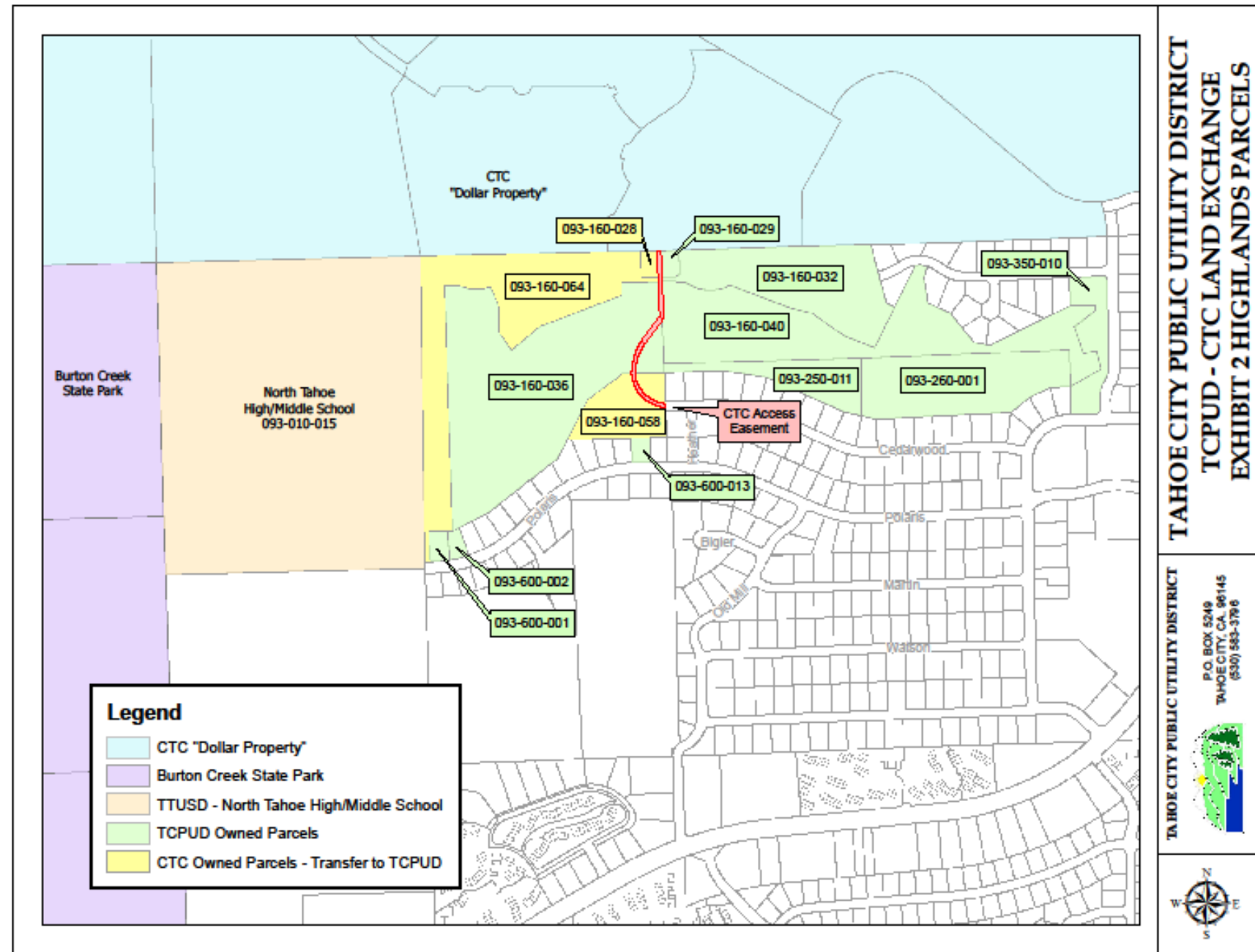
Land Exchange

- Quail Parcels



Land Exchange

- Highlands Parcels



Land Exchange

- Tahoe Cedars Parcels

