

# Proposed Project Benefits

## ✓ Creating Jobs & Stimulating the Local Economy

**\$43.4M** of economic activity comes into the community during construction

**\$8.6M** annual infusion into the local economy via taxes, jobs and visitor spending (including \$500,000 in transient occupancy taxes per year)

**393 jobs created** with 76 annual ongoing and 317 one-time construction jobs

**Boosts local economy** by increasing visitor spending in town

**Inspires new & upgraded business** revitalization in Tahoe City

**First lodging project** on the North Shore in a town center in more than half a century

## ✓ Achieving Environmental Gains

**Removes current blighted property** to improve visual and water quality

**Reduces vehicle miles traveled** by adding quality lodging in the Basin: local beds = fewer day trips

**Achieves significant environmental benefits** for many TRPA thresholds

**Meets LEED** building and green hotel standards with significant reduction in energy, water use and greenhouse gas emissions

**Promotes the restoration** of lands designated as Stream Environment Zones

**Reduces on-site coverage** including in Stream Environment Zone lands

## ✓ Delivering Community Benefits

**Meets community's long-term stated vision** of creating an infill hotel development with walkability, retail and mixed-use on main street

**Rebuilds Tahoe City Golf Course Clubhouse** with an improved Pro Shop as well as meeting and event space for public and private use

**Creates sense of arrival** at gateway and eliminates existing blighted commercial property

**Increases property values** for neighbors

**Improves downtown parking** through a joint-use strategy with Tahoe City Golf Course

**Leverages transit options** with regular bus stops in front of the property and bike racks to encourage use of trails

**Encourages more destination visitors** to Tahoe City evening festivities



Photo by: Tahoe City Downtown Association

Out the back door of the Tahoe City Lodge is the Tahoe City Golf Course. Tahoe City Lodge, in partnership with TCPUD and Placer County, will improve golf course facilities and enhance year-round recreation.



artist rendering

## Tahoe City Lodge Fast Facts

- 118 total units, comprised of 40 hotel units and 78 one-bedroom and two-bedroom suites
- Roof-top deck, bar and restaurant
- Conference and meeting facilities
- On-site recreational amenities (pool, rec room and hot tub)
- Enhanced local public year-round recreation opportunities
- Environmental restoration work in Stream Environment Zones
- Expanded parking through partnership with Tahoe City Public Utility District

Commons Beach sits right outside the front door of Tahoe City Lodge



Photo by: Tahoe City Downtown Association

## A Catalyst For Sustainably Revitalizing Tahoe City

Currently many visitors pass through Tahoe City and do not stay overnight due to a lack of adequate quality lodging options. Tahoe City Lodge will boost local business and help Tahoe City return to its reputation as a leading destination for overnight visitors who come to enjoy beautiful views, a pedestrian friendly commercial district and a lakefront park.



Tahoe City Lodge will complement a vibrant pedestrian-friendly downtown experience. Just steps away from shopping, restaurants, Tahoe City Golf Course and Commons Beach, the Lodge will help revitalize Tahoe City.

Learn more & share your ideas  
[www.tahoecitylodge.com](http://www.tahoecitylodge.com)

EXISTING



PROPOSED

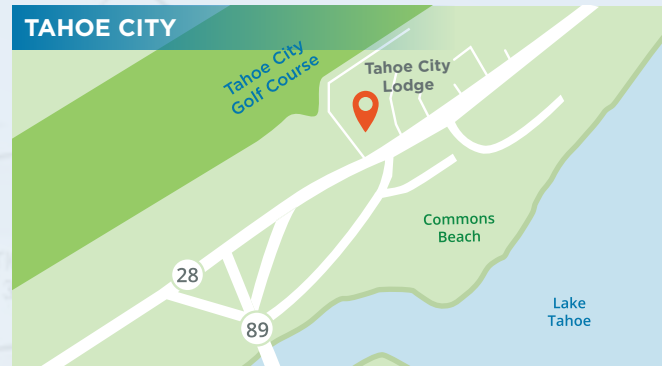


## VISION

The Tahoe City Lodge will reflect the character and values of the region and serve as a catalyst for environmental, economic and community revitalization. Our vision is to create an exceptionally high quality, sustainably built and operated Lodge.

## GATEWAY LOCATION

Set at the entrance to Tahoe City with a front door to Commons Beach and a back door to Tahoe City Golf Course, Tahoe City Lodge is ideally located for easy access to a variety of activities including skiing, hiking, biking, golfing, boating, dining, and shopping.



## TIMELINE + PROCESS

- **2013 - ongoing**  
community outreach and concept development
- **2014**  
property purchased
- **2014 - 2015**  
public meetings, applications filed, Notice of Preparation released, economic and environmental impact studies conducted
- **2015 - 2016**  
public process continues with Placer County's release of environmental documents and public hearings
- **2016 - 2017**  
anticipated project approval by Placer County and TRPA

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Learn more & share your ideas  
[www.tahoecitylodge.com](http://www.tahoecitylodge.com)

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NATURAL GROUND ELEVATION-6245  
(PER TRPA CODE SECTION 37.3.2)