

City of South Lake Tahoe Design Guidelines PUBLIC MEETING #2

PREPARED FOR
CITY OF SOUTH LAKE TAHOE
FEBRUARY 17, 2016



PREPARED BY
DESIGNWORKSHOP

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PURPOSE & BACKGROUND

DESIGN GUIDELINES

- Provide graphical representations to support and clarify the intent of the existing South Lake Tahoe Design Standards
- Provide support to guide the visual character/appearance of South Lake Tahoe

SECTIONS

- Site Design
- Building Design
- Landscape
- Lighting
- Signage



SCHEDULE

PUBLIC MEETING #1

- Community Vision
 - What is Mountain Architecture?
- January 21, 2015

PUBLIC MEETING #2

- Draft Design Guidelines
- February 17, 2016

PUBLIC MEETING #3

- Final Design Guidelines
- March 9, 2016

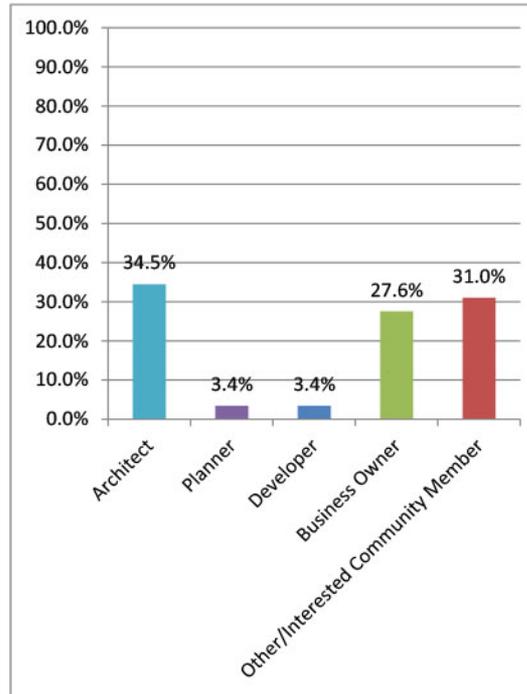


SURVEY FEEDBACK

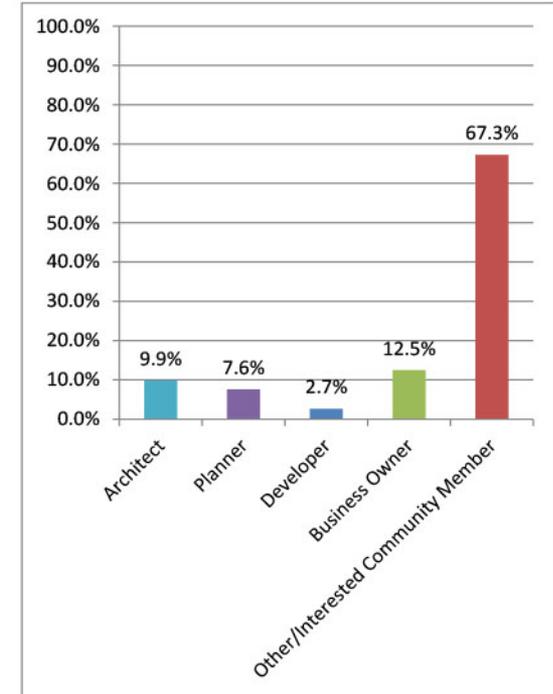
- Approximately 30 public meeting attendees
- Approximately 260 online survey respondents

QUESTION 1: WHAT IS YOUR PROFESSION?

Public Meeting Responses		
Answer	Count	Response
Architect	10	34.5%
Planner	1	3.4%
Developer	1	3.4%
Business Owner	8	27.6%
Other/Interested Community Member	9	31.0%
Total	29	100.0%



Online Responses		
Answer	Count	Response
Architect	26	9.9%
Planner	20	7.6%
Developer	7	2.7%
Business Owner	33	12.5%
Other/Interested Community Member	177	67.3%
Total	263	100.0%



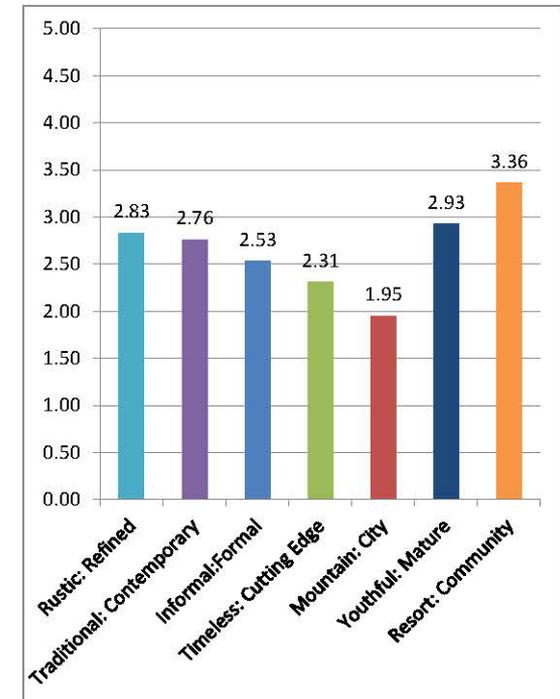
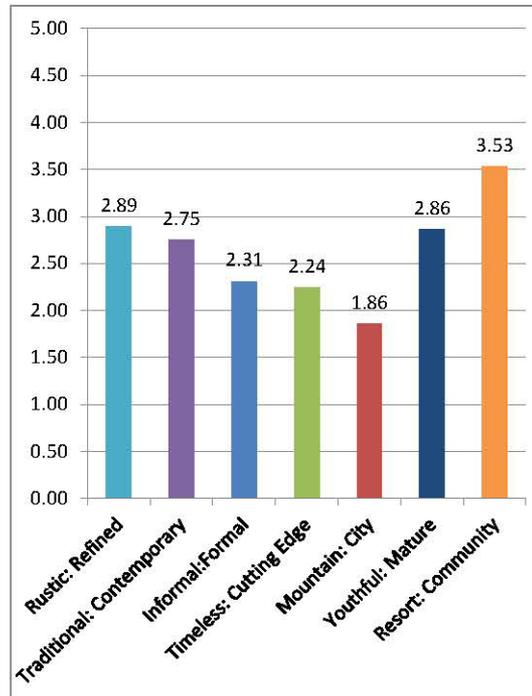
SUMMARY OF FINDINGS

- Abstract Question
 - Words may evoke different images for different people
- In General the look and feel of South Lake Tahoe:
 - Blend of traditional and more contemporary

QUESTION 2: WHAT SHOULD THE LOOK AND FEEL OF SOUTH LAKE TAHOE BE?

Public Meeting Responses		
Answer	Count	Average
Rustic: Refined	28	2.89
Traditional: Contemporary	28	2.75
Informal: Formal	29	2.31
Timeless: Cutting Edge	29	2.24
Mountain: City	29	1.86
Youthful: Mature	30	2.86
Resort: Community	28	3.53
Total		

Online Responses		
Answer	Count	Average
Rustic: Refined	248	2.83
Traditional: Contemporary	241	2.76
Informal: Formal	243	2.53
Timeless: Cutting Edge	245	2.31
Mountain: City	250	1.95
Youthful: Mature	243	2.93
Resort: Community	245	3.36
Total		



SUMMARY OF FINDINGS

Building Design

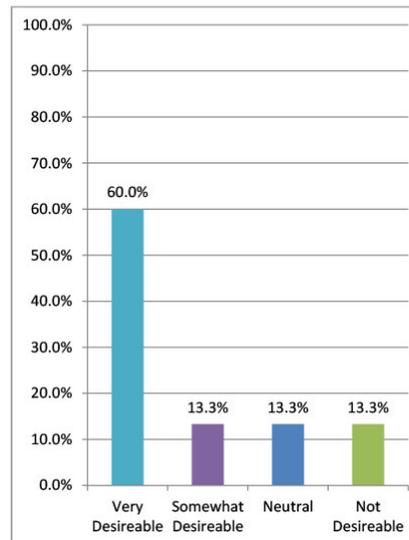
- Preferences
 - Articulated buildings (details and consistency)
 - Glass/transparency
 - Consideration for historical influence
 - Variety and openness to modern interpretations of “Old Tahoe”
 - Some shallower roof pitches where appropriate and other design elements met

VISUAL PREFERENCE - MOUNTAIN ARCHITECTURE

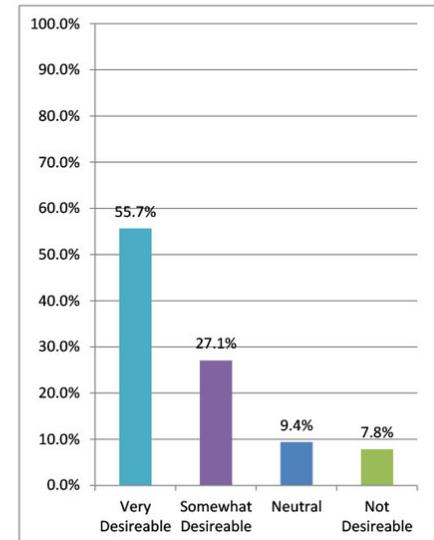


QUESTION 9: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	18	60.0%
Somewhat Desirable	4	13.3%
Neutral	4	13.3%
Not Desirable	4	13.3%
Total	30	100.0%



Online Responses		
Answer	Count	Response
Very Desirable	142	55.7%
Somewhat Desirable	69	27.1%
Neutral	24	9.4%
Not Desirable	20	7.8%
Total	255	100.0%



SUMMARY OF FINDINGS

Building Design

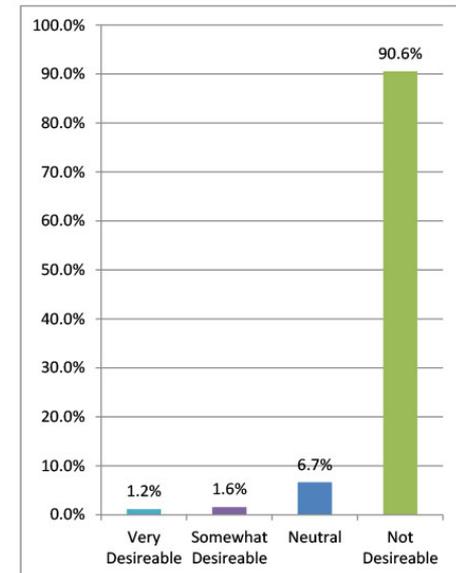
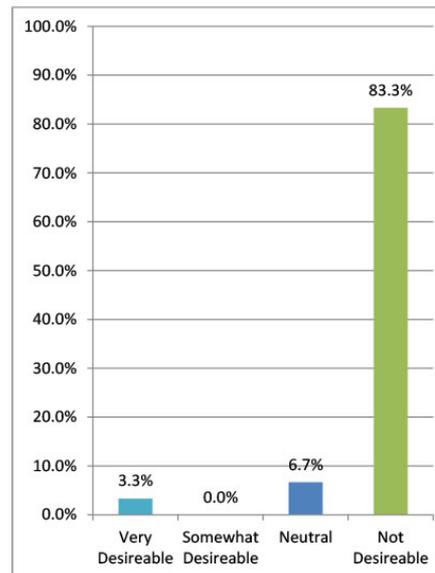
- Dislikes
 - Buildings with little or no landscaping
 - Dated architecture
 - Dark buildings
 - Height and mass not scaled to surroundings



QUESTION 17: HOW APPROPRIATE IS THE ARCHITECTURE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses			
Answer	Count	Response	
Very Desireable	1	3.3%	
Somewhat Desireable	0	0.0%	
Neutral	2	6.7%	
Not Desireable	25	83.3%	
Total	30	93.3%	

Online Responses			
Answer	Count	Response	
Very Desireable	3	1.2%	
Somewhat Desireable	4	1.6%	
Neutral	17	6.7%	
Not Desireable	231	90.6%	
Total	255	100.0%	



SUMMARY OF FINDINGS

VISUAL PREFERENCE - SIGNAGE

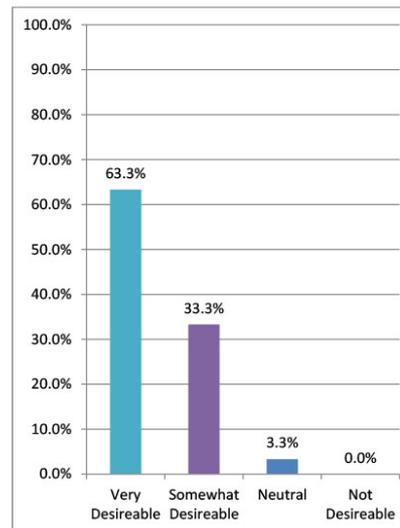
Signage

- Preferences
 - Use of stone and wood
 - Well proportioned signs (messaging area in relation to structure)
- Clear and concise messaging

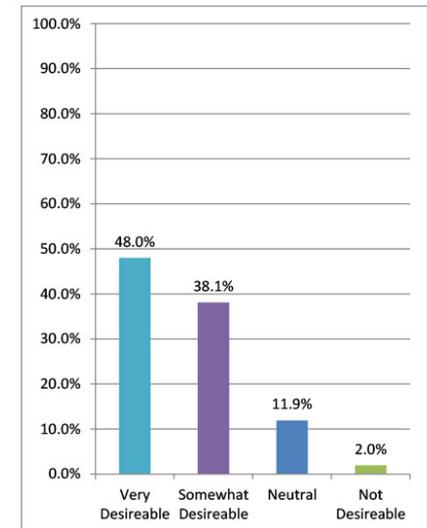


QUESTION 37: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desireable	19	63.3%
Somewhat Desireable	10	33.3%
Neutral	1	3.3%
Not Desireable	0	0.0%
Total	30	100.0%



Online Responses		
Answer	Count	Response
Very Desireable	121	48.0%
Somewhat Desireable	96	38.1%
Neutral	30	11.9%
Not Desireable	5	2.0%
Total	252	100.0%



SUMMARY OF FINDINGS

Signage

- Dislikes
 - Urban/Suburban materials
 - Dated and dark materials
 - Single pole signage with interior lit cabinet
 - Unorganized and busy messaging

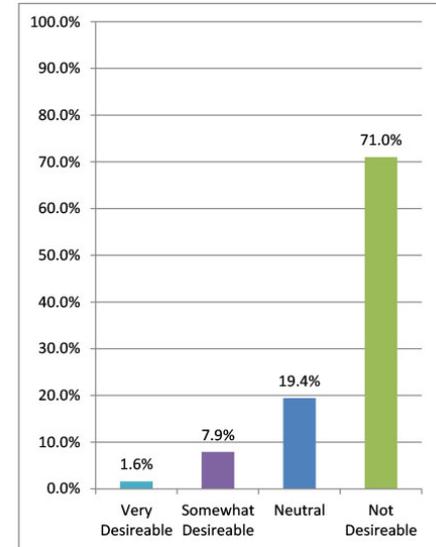
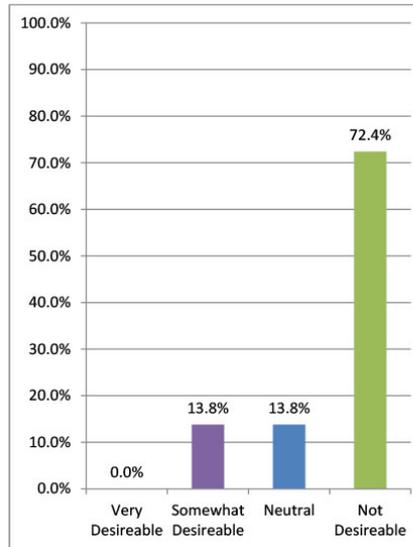
VISUAL PREFERENCE - SIGNAGE



QUESTION 32: HOW APPROPRIATE IS THE SIGNAGE IN THE IMAGE ABOVE, NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	0	0.0%
Somewhat Desirable	4	13.8%
Neutral	4	13.8%
Not Desirable	21	72.4%
Total	29	100.0%

Online Responses		
Answer	Count	Response
Very Desirable	4	1.6%
Somewhat Desirable	20	7.9%
Neutral	49	19.4%
Not Desirable	179	71.0%
Total	252	100.0%



SUMMARY OF FINDINGS

Landscape

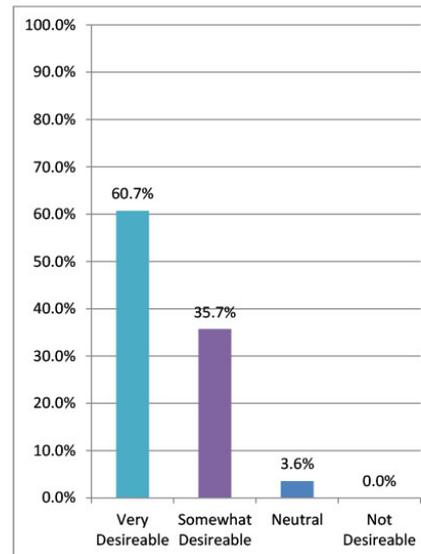
- Preferences
 - Ornamental
 - Enhanced Native
 - Native (somewhat)

- Dislike
 - Manicured
 - Desire for water conservation

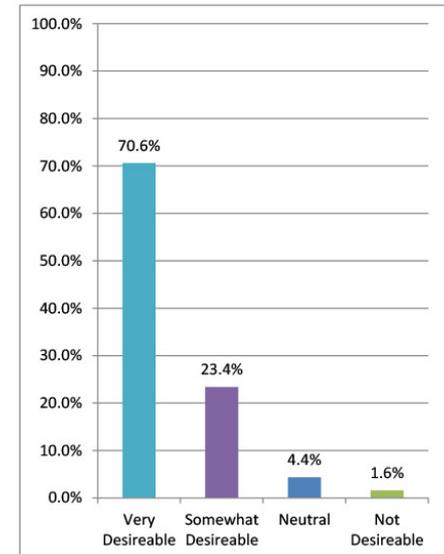


QUESTION 44: HOW APPROPRIATE IS AN ORNAMENTAL LANDSCAPE (USE OF NATIVE, ADAPTED AND ORNAMENTAL PLANTS IN FORMAL AND INFORMAL PLANTINGS), NOW AND IN THE FUTURE FOR SOUTH LAKE TAHOE?

Public Meeting Responses		
Answer	Count	Response
Very Desirable	17	60.7%
Somewhat Desirable	10	35.7%
Neutral	1	3.6%
Not Desirable	0	0.0%
Total	28	100.0%



Online Responses		
Answer	Count	Response
Very Desirable	178	70.6%
Somewhat Desirable	59	23.4%
Neutral	11	4.4%
Not Desirable	4	1.6%
Total	252	100.0%



OVERVIEW OF DESIGN GUIDELINES

SITE DESIGN

OBJECTIVE: Fit and blend man-made improvements into the topography & forest.

- Retain trees, boulders, drainage ways
- Preserve mountain views
- Minimize grading



OVERVIEW OF DESIGN GUIDELINES

SITE DESIGN

OBJECTIVE: Organize buildings and supporting features to take advantage of natural setting while reinforcing pedestrian areas and outdoor spaces.

- Building placement: set back from street
- Locate parking to the side or behind buildings
- Screen parking and dumpsters



OVERVIEW OF DESIGN GUIDELINES

SITE DESIGN

OBJECTIVE: Promote pedestrian movement and create comfortable and desirable gathering spaces.

- Provide public open space
- Enhance pedestrian circulation



OVERVIEW OF DESIGN GUIDELINES

BUILDING DESIGN: BUILDING DESIGN & ARTICULATION

OBJECTIVE: Building form, articulation, materials and colors should be compatible with the surrounding Tahoe environment.

- Break up bulky and box-like forms with projections, recesses, piers, textured materials, trim and other details
- Use brackets and overhangs
- Encourage building shadowing articulation
- Use a consistent architectural style and related detailing
- Draw from a natural palate of materials
- Detail storefronts for a pedestrian scale



OVERVIEW OF DESIGN GUIDELINES

BUILDING DESIGN: ROOFS

OBJECTIVE: Create varied sloping roof-scapes that complement natural forms and Tahoe architectural traditions.

- Roof pitch of 5:12 to 12:12 – no flat roofs
- Potential consideration for shallower roofs/ “V” roof forms
- Consider snow management
- Minimize reflectivity
- Protect public entry ways
- Screen mechanical equipment
- Vary the roof ridgeline



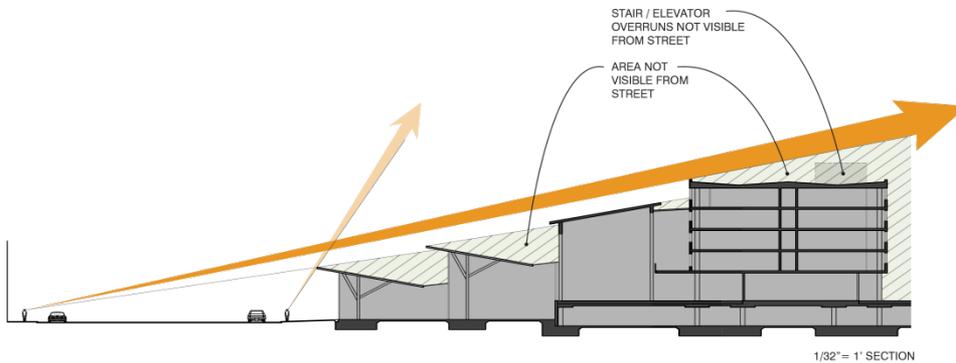
OVERVIEW OF DESIGN GUIDELINES

BUILDING DESIGN: HEIGHT AND GREEN BUILDING

OBJECTIVE: Create a built environment that preserves views and visually corresponds with the surrounding mountain environment.

OBJECTIVE: Minimize a buildings impact on the environment while reinforcing the natural harmony of the Lake Tahoe landscape.

- Relate building heights to open spaces: consider climate, enhance views
- Be compatible with surrounding development
- Step back buildings



OVERVIEW OF DESIGN GUIDELINES

LANDSCAPE

OBJECTIVE: Create an aesthetically pleasing, maintainable environment while continuously reinforcing a connection to the natural environment that defines South Lake Tahoe.

- Vegetate the area between the highway and the building
- Use vegetation to create pleasant outdoor spaces
- Consider microclimatic variations: group plants
- Create an attractive edge along the highway
- Incorporate evergreens and deciduous trees into the highway streetscape as appropriate
- Maintain clear line of site for safety
- Create a more enhanced/manicured environment in commercial/tourist centers



OVERVIEW OF DESIGN GUIDELINES

SIGNAGE

OBJECTIVE: Enhance to the city's visual environment by complementing the building's architecture and enlivening the streetscape while clearly and succinctly communicating business information.

- Complement project architecture
- Keep copy simple and easy to read
- Use indirect or diffused lighting
- Use dark colors/opaque materials as background
- Integrate into the landscape through vegetation



OVERVIEW OF DESIGN GUIDELINES

EXTERIOR LIGHTING

OBJECTIVE: Provide illumination for safety and security as well as enhancing the aesthetic appeal of a site while preserving the night sky.

- Light for safe, comfortable use
- Add to aesthetic appeal: accent architecture and landscaping
- Shield light sources
- Direct light away from adjacent properties



BREAK OUT STATIONS
FOR QUESTIONS
COMPLETE THE QUESTIONNAIRE

Online Survey:

<https://www.surveymonkey.com/r/csLtdesignguidelinesmeeting2>

THANK YOU!