

City of South Lake Tahoe Design Guidelines PUBLIC MEETING #3

PREPARED FOR
CITY OF SOUTH LAKE TAHOE
March 9, 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

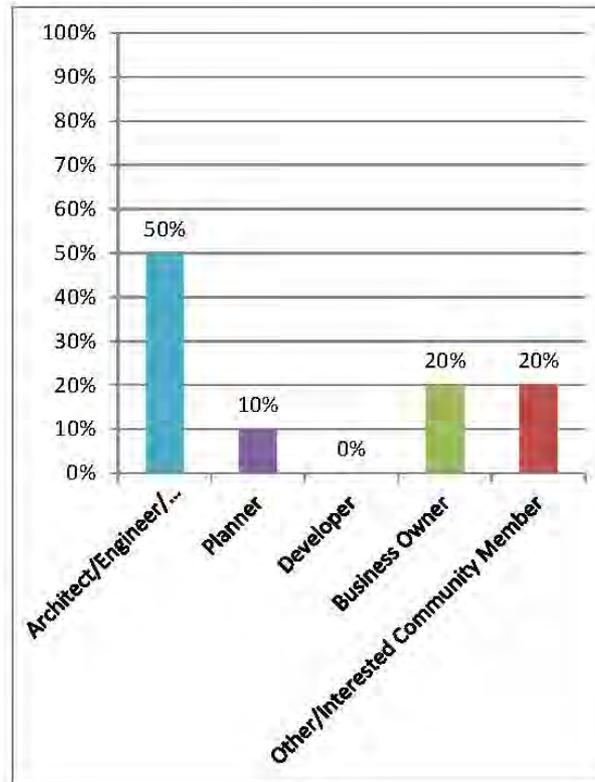


SURVEY FEEDBACK

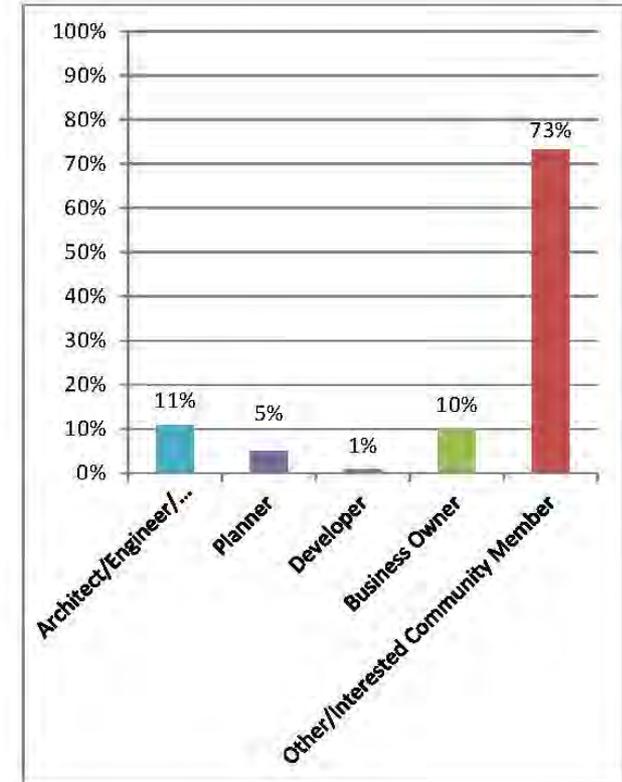
- 22 public meeting attendees/11 questionnaires returned
- 119 completed first question, 68 completed all questions, approximately 80 people completed most questions

QUESTION 1: WHAT IS YOUR PROFESSION?

Public Meeting Responses		
Answer	Count	Response
Architect/Engineer/Designer	5	50%
Planner	1	10%
Developer		0%
Business Owner	2	20%
Other/Interested Community Member	2	20%
Total	10	100%



Online Responses		
Answer	Count	Response
Architect/Engineer/Designer	13	11%
Planner	6	5%
Developer	1	1%
Business Owner	12	10%
Other/Interested Community Member	87	73%
Total	119	100%



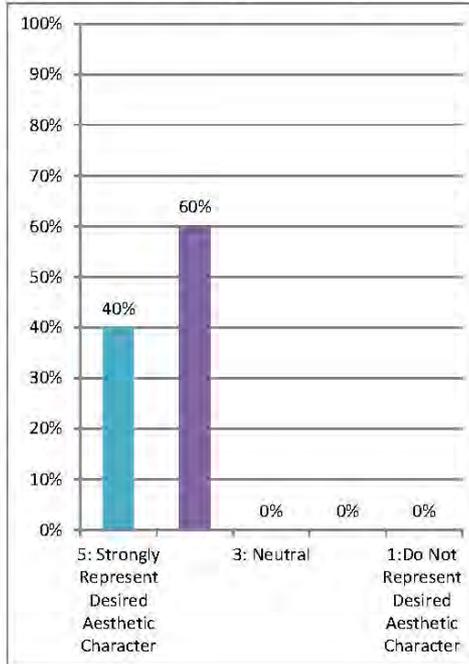
SUMMARY OF FINDINGS

- **Building Design**
 - Public Meeting: 4.5 out of 5
 - Online: 4.5 out of 5

QUESTION 2: On a scale of 1-5, how well do the Building Design images communicate the community’s vision/desired aesthetic character for “Building Design” in South Lake Tahoe?

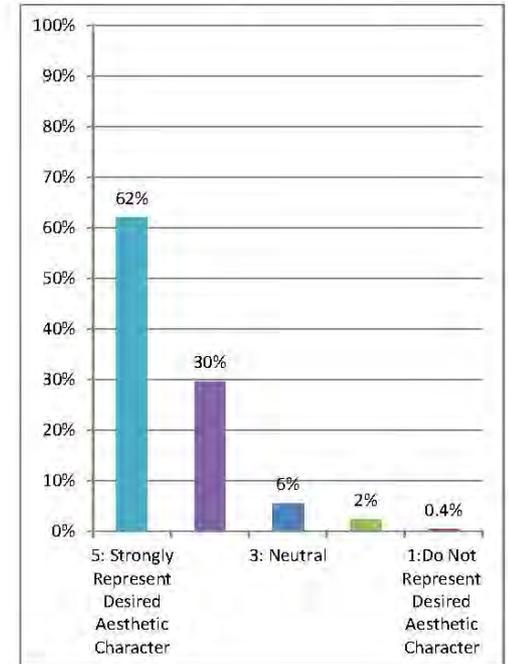
**BUILDING DESIGN RESPONSES
(CONSIDERING ALL 3 BUILDING DESIGN BOARDS)**

Public Meeting Responses		
Answer	Count	Response
5: Strongly Represent Desired Aesthetic Character	4	40%
4	6	60%
3: Neutral	0	0%
2	0	0%
1: Do Not Represent Desired Aesthetic Character	0	0%
Total	10	100%
Average Score		4.4



**BUILDING DESIGN RESPONSES
(AVERAGES ONLINE RESPONSES FOR ALL 3 BUILDING DESIGN SURVEY QUESTIONS)**

Online Responses (Averaged)		
Answer	Count	Response
5: Strongly Represent Desired Aesthetic Character	52	62%
4	25	30%
3: Neutral	5	6%
2	2	2%
1: Do Not Represent Desired Aesthetic Character	0	0.4%
Total	84	100%
Average Score		4.5



BUILDING DESIGN & ARTICULATION

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

COMMENTS

- Preferences
 - Natural materials
 - Use of shadows, details, projections and recesses
- Suggestions
 - Slight color palette revisions
 - Show comparative historical images to illustrate integration
 - Meyers Station
- Split Response: Both Likes and Dislikes
 - More modern mountain architecture building styles
 - Desire for flexibility but don't want to be "dated"

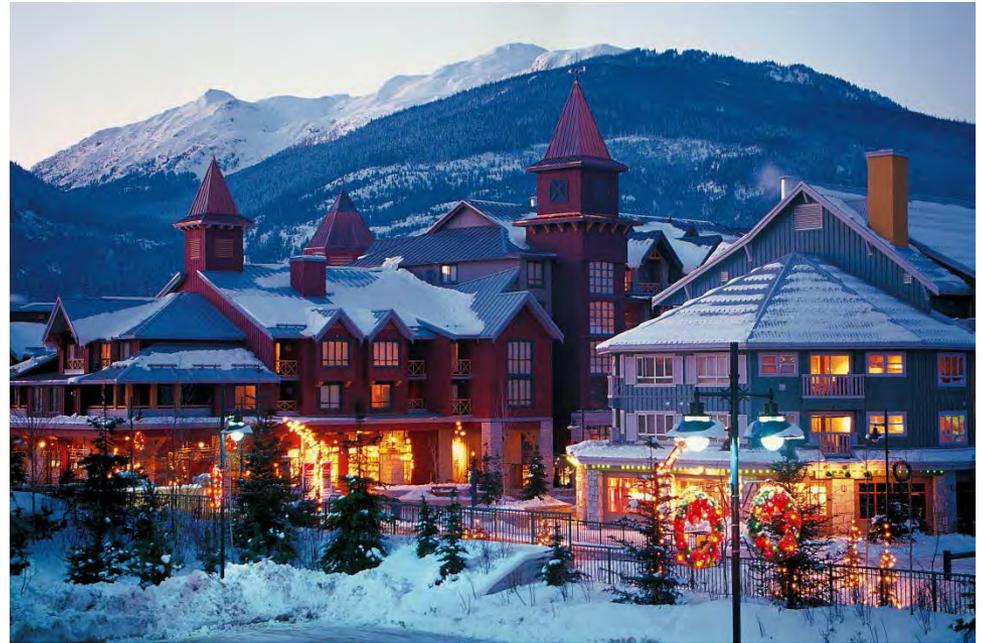


ROOFS

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

COMMENTS

- Preferences
 - Articulated rooflines
 - Dark colors
 - Pitched roofs with variations
- Dislikes
 - Minimal articulation
 - Flat roofs/Mansard roofs
 - Large A frame roof with flat roofs on sides (Bijou Center)
- Split Response: Both Likes and Dislikes
 - Butterfly roof and shallower roof pitches



BUILDING HEIGHT

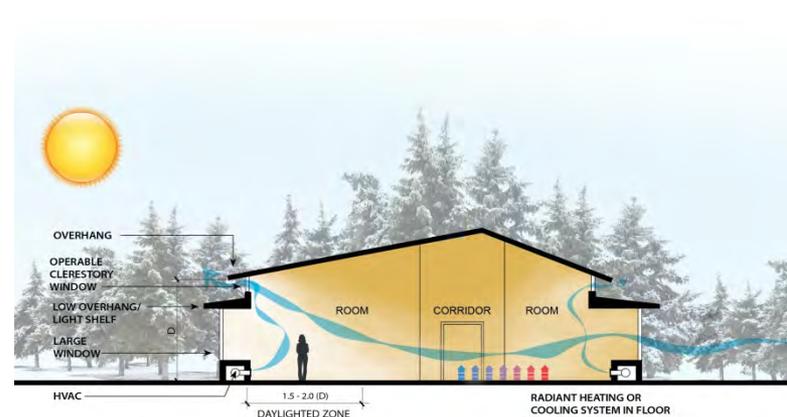
OBJECTIVE: Create a built environment that preserves views and visually corresponds with the surrounding mountain environment.

GREEN BUILDING

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

COMMENTS

- Preferences
 - Preserving views
 - 2-3 stories
 - Green building
- Dislike
 - Bulky building overhangs
- Split Response: Both Likes and Dislikes
 - Stepping back buildings: strong street presence vs. views



SUMMARY OF FINDINGS

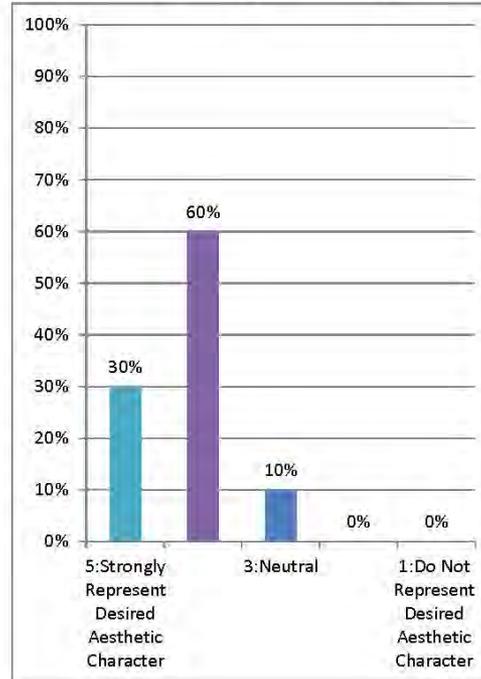
- Site Design

- Public Meeting: 4.2 out of 5
- Online: 4.6 out of 5

QUESTION 2: On a scale of 1-5, how well do the Site Design images communicate the community's vision/desired aesthetic character for "Site Design" in South Lake Tahoe?

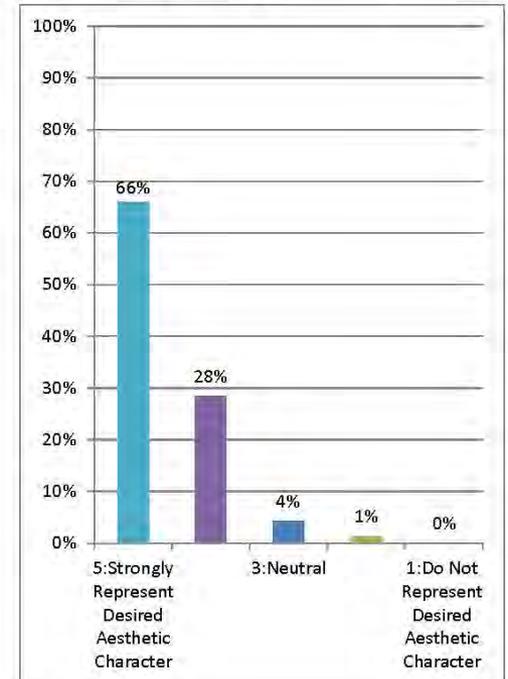
**SITE DESIGN RESPONSES
(CONSIDERING ALL 4 SITE DESIGN
BOARDS)**

Public Meeting Responses		
Answer	Count	Response
5: Strongly Represent Desired Aesthetic Character	3	30%
4	6	60%
3: Neutral	1	10%
2		0%
1: Do Not Represent Desired Aesthetic Character		0%
Total	10	100%
Average Score		4.2



**SITE DESIGN RESPONSES
(AVERAGES ONLINE RESPONSES
FOR ALL 4 SITE DESIGN SURVEY
QUESTIONS)**

Online Responses Average		
Answer	Count	Response
Strongly Represent Desired Aesthetic Character	51	66%
4	22	28%
3: Neutral	3	4%
2	1	1%
Do Not Represent Desired Aesthetic Character	0	0%
Total	77	100%
Average Score		4.6



GENERAL SITE DESIGN

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

GRADING & DRAINAGE

OBJECTIVE: Work with existing topography so that built elements appear to be an extension of the existing natural forms or nestle easily within the landscape setting.

COMMENTS

- Preferences
 - All good concepts
 - Preserving natural features
- Suggestions
 - Protect and enhance natural drainage courses
 - Drainage is important – make it work first, then aesthetics
 - Create easy to maintain spaces

SD13



Smoothly merge graded areas into existing terrain and undulate the graded surface to mimic existing landforms. Do not create sharp transitions with a flat graded surface.



BUILDING PLACEMENT

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

COMMENTS

- Preferences
 - Activated corners
 - Hiding parking
 - Modulating buildings
- Suggestions
 - Consider snow storage
 - Consider additional corner building examples and covered entry



PARKING

OBJECTIVE: Provide convenient parking that is not visually obtrusive and does not impact pedestrian movement.

VISUAL SCREENING

OBJECTIVE: Minimize the visual impacts of parking and service areas.

COMMENTS

- Preferences
 - Use of landscape for screening
 - Placing parking to rear
 - Preserving existing trees
- Suggestions
 - Make parking in the rear the first suggestion
 - Revise bike parking images
 - Do not place near road
 - Visual impact of long term parking
 - Minimize parking entry points
 - Enhance visual screening images



PEDESTRIAN CIRCULATION

OBJECTIVE: Encourage safe and easy pedestrian movement within a site and between adjacent properties.

PUBLIC PLAZAS & OPEN SPACE

OBJECTIVE: Create comfortable and desirable public gathering spaces.

COMMENTS

- Preferences
 - Public art
 - Inviting public spaces
- Suggestions
 - Don't meander walkways too much
 - Lower landscape areas between walks and roads to take stormwater
 - Thorough review of public art proposals



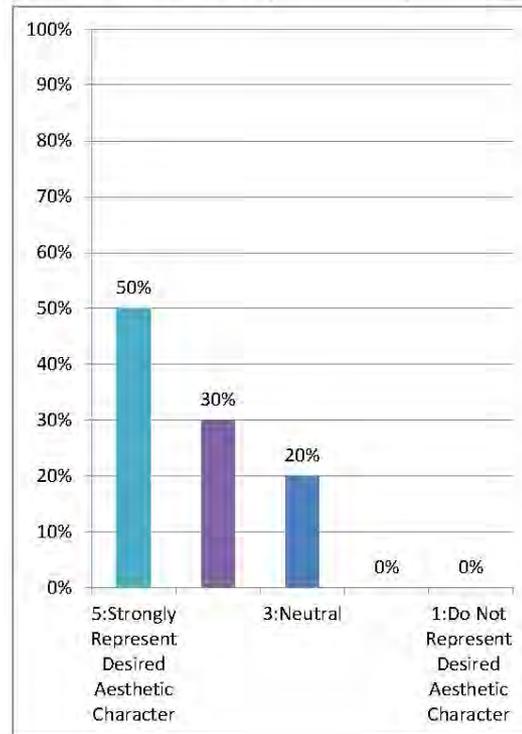
SUMMARY OF FINDINGS

QUESTION 23: On a scale of 1-5, how well do the Landscape images communicate the community's vision/desired aesthetic character for "Landscape" in South Lake Tahoe?

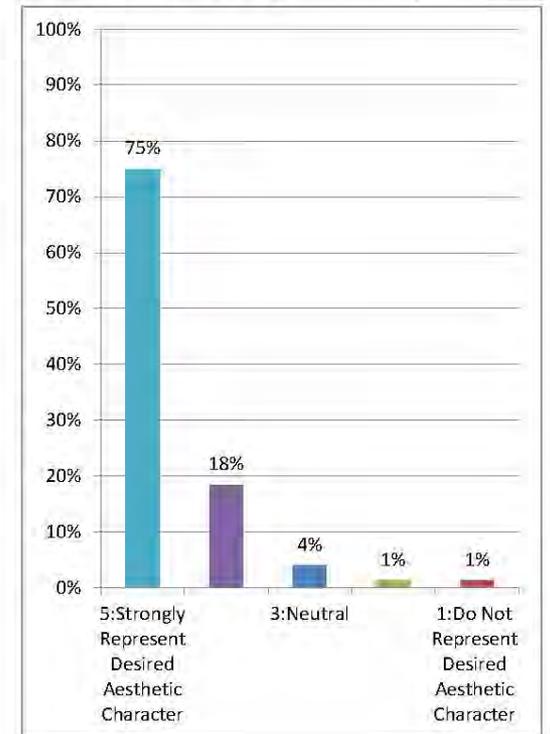
- Landscape Design**

- Public Meeting: 4.3 out of 5
- Online: 4.6 out of 5

Public Meeting Responses		
Answer	Count	Response
5: Strongly Represent Desired Aesthetic Character	5	50%
4	3	30%
3: Neutral	2	20%
2		0%
1: Do Not Represent Desired Aesthetic Character		0%
Total	10	100%
Average Score		4.3



Online Responses		
Answer	Count	Response
Strongly Represent Desired Aesthetic Character	57	75%
4	14	18%
3: Neutral	3	4%
2	1	1%
1: Do Not Represent Desired Aesthetic Character	1	1%
Total	76	100%
Average Score		4.6



LANDSCAPE

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

COMMENTS

- Preferences
 - Native vegetation and aspens
 - Naturalized plantings (not too formal)
 - Maintenance
 - Clear sight lines
- Suggestions
 - Restrict use of turf grass/minimize water use
 - Don't overemphasize use of deciduous trees
 - Winter use and durability



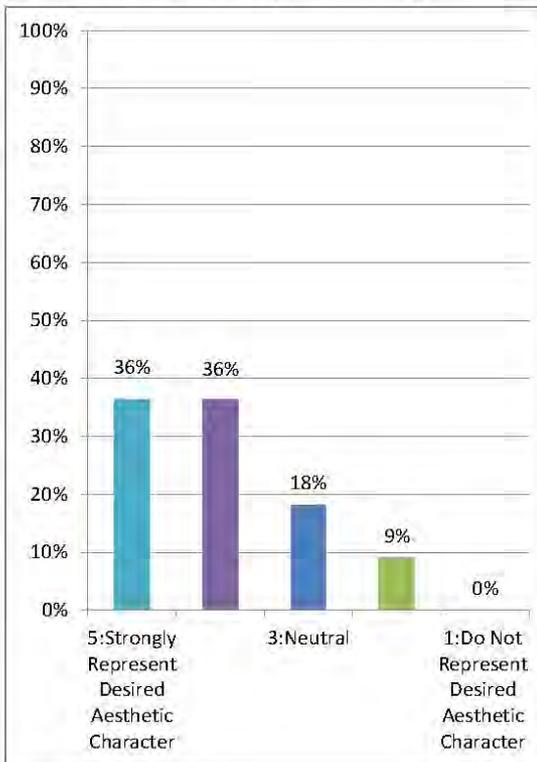
SUMMARY OF FINDINGS

QUESTION 29: On a scale of 1-5, how well do the Signage images communicate the community's vision/desired aesthetic character for "Signage" in South Lake Tahoe?

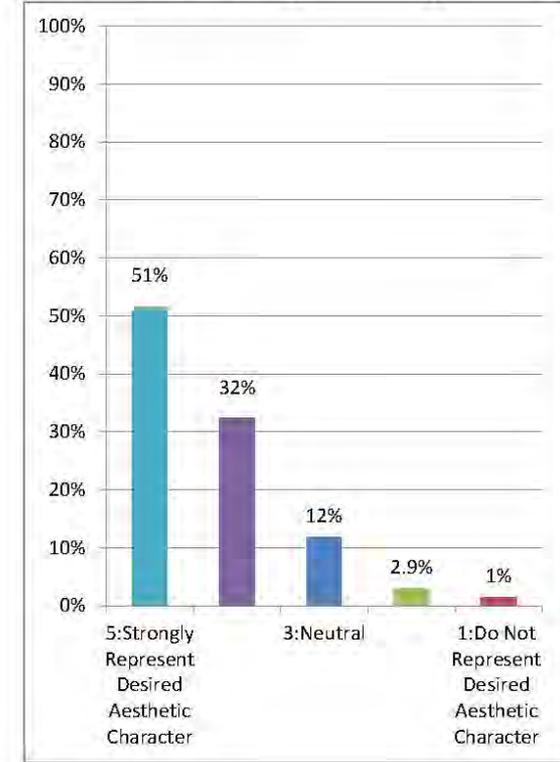
- Signage

- Public Meeting: 4.0 out of 5
- Online: 4.3 out of 5

Public Meeting Responses		
Answer	Count	Response
5: Strongly Represent Desired Aesthetic Character	4	36%
4	4	36%
3: Neutral	2	18%
2	1	9%
1: Do Not Represent Desired Aesthetic Character	0	0%
Total	11	100%
Average Score		4.0



Online Responses		
Answer	Count	Response
Strongly Represent Desired Aesthetic Character	35	51%
4	22	32%
Neutral	8	12%
2	2	2.9%
Do Not Represent Desired Aesthetic Character	1	1%
Total	68	100%
Average Score		4.3

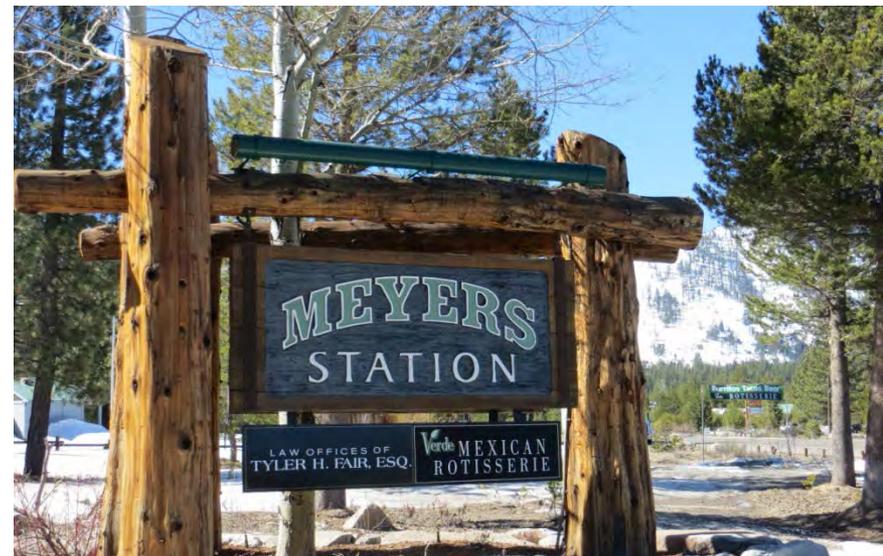


SIGNAGE

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

COMMENTS

- Preferences
 - Stone and wood materials
 - Signs incorporated into building dormers
 - Easy to read signs: fewer words
- Suggestions
 - Brand commercial centers to reduce signs on highway
 - No pink/grey colors – address color palette
 - Retain historical signage
 - Keep it simple



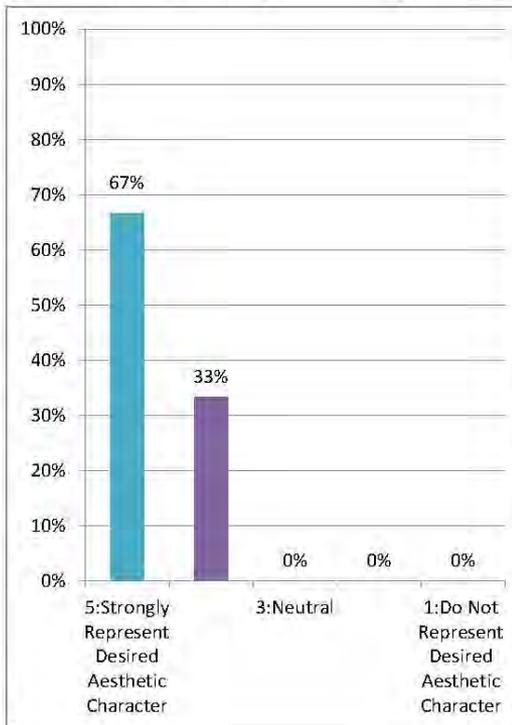
SUMMARY OF FINDINGS

- Exterior Lighting

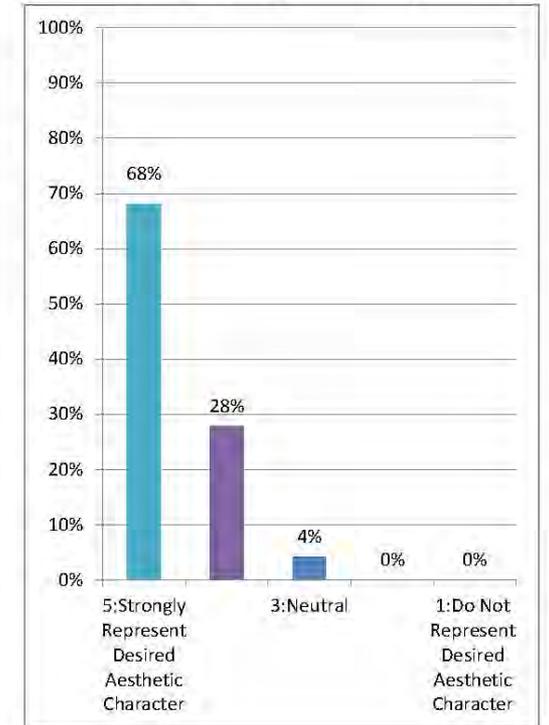
- Public Meeting: 4.7 out of 5
- Online: 4.6 out of 5

QUESTION 26: On a scale of 1-5, how well do the Exterior Lighting images communicate the community's vision/desired aesthetic character for "Exterior Lighting" in South Lake Tahoe?

Public Meeting Responses		
Answer	Count	Response
5:Strongly Represent Desired Aesthetic Character	6	67%
4	3	33%
3:Neutral		0%
2	0	0%
1:Do Not Represent Desired Aesthetic Character	0	0%
Total	9	100%
Average Score		4.7



Online Responses		
Answer	Count	Response
Strongly Represent Desired Aesthetic Character	49	68%
4	20	28%
3:Neutral	3	4%
2	0	0%
1:Do Not Represent Desired Aesthetic Character	0	0%
Total	72	100%
Average Score		4.6



EXTERIOR LIGHTING

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

COMMENTS

- Preferences
 - Night sky protection
 - Integrated wall lights
 - Consistent color rendering
- Suggestions
 - Prefer warm color over cool, blue/white color
 - Encourage LED and energy efficient lights
 - Make sure banners stay fresh and not worn
 - Provide for public safety
 - Provide pedestrian lighting along Hwy 50



OPEN HOUSE

Additional Comments

Q&A



THANK YOU!