

# Olympic Meadow Property Acquisition



Bill Hudson – Board Member, Squaw Valley Public Service District

Perry Norris – Executive Director, Truckee Donner Land Trust

Larry Young – Principal, Ward Young Architecture & Planning

Mike Geary – General Manager, Squaw Valley Public Service District

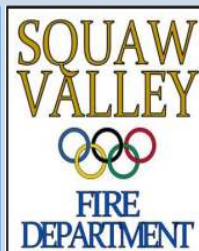








- Background (Location, History)
- Project Goals
- Advantages to Public Ownership & Conservation
- Project Phasing & Schedule
- Community Engagement & Brainstorming
- Cost
- Q&A



**Tonight's  
Discussion**



**Bill Hudson**  
Board Member, SVPD



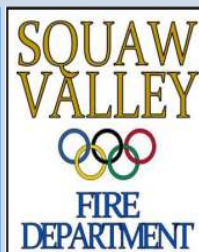
**Larry Young**  
Principal, Ward Young Architecture



**Perry Norris**  
Executive Director, TDLT



**Mike Geary**  
General Manager, SVPD

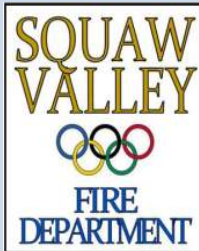


**Tonight's  
Presenters**



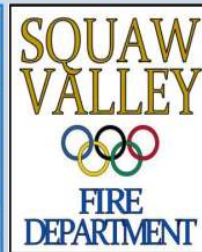


- Some terms of the Purchase and Sale Agreement are confidential until prior to the election, at the request of the seller
- We anticipate holding an election for the Revenue Measure on November 5, 2019
- The asking price was \$15M
- Appraisal of the property is underway



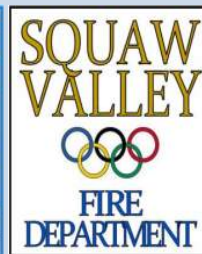
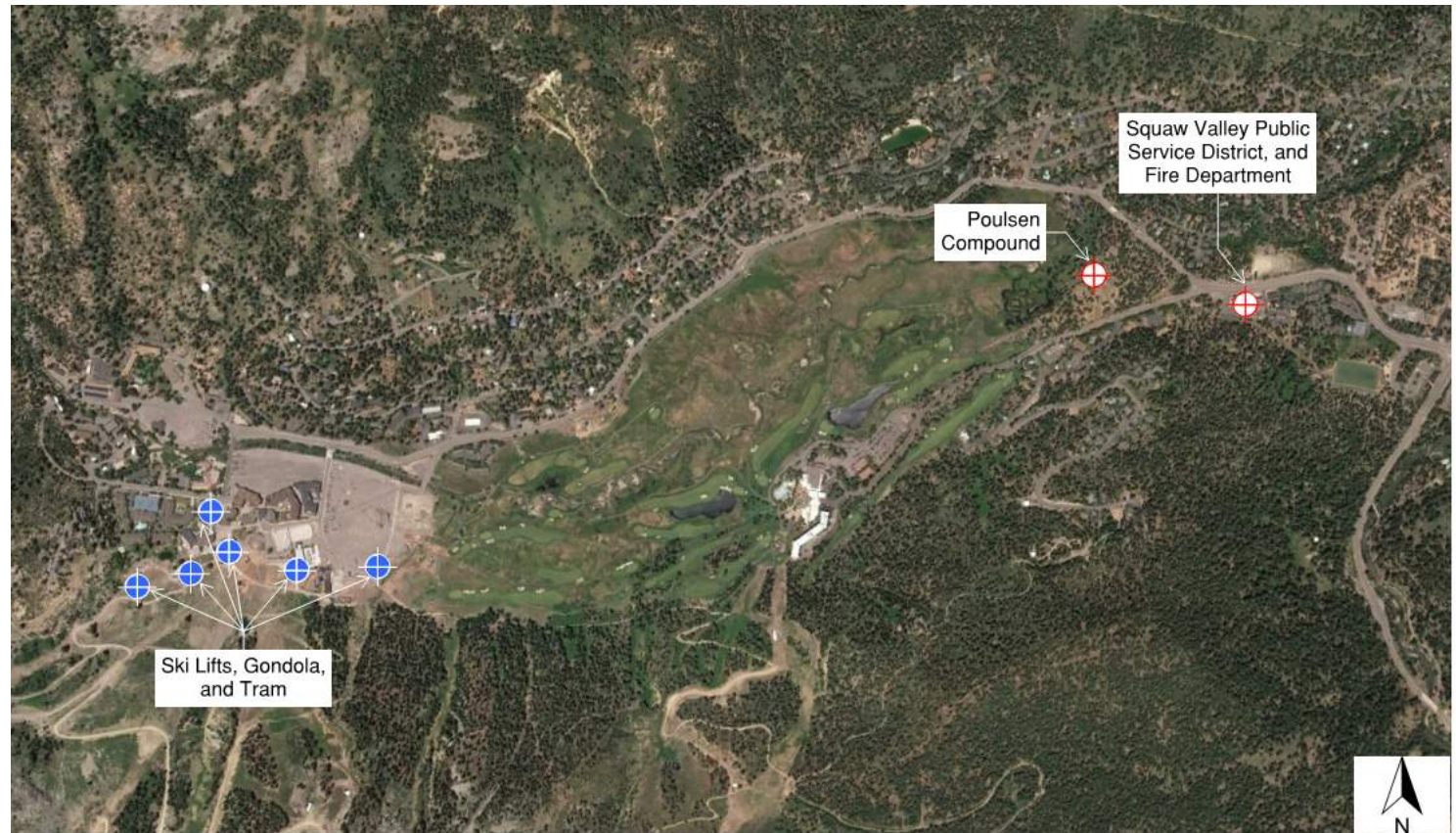
**Current Status**





## Background Property



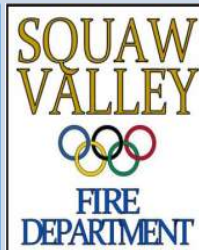
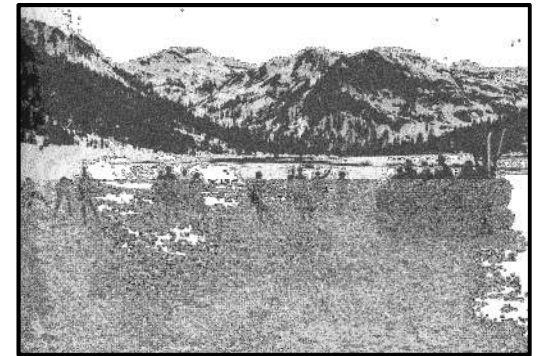
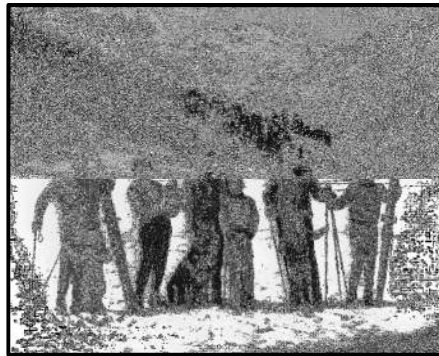


## Background Location





- Home to Wayne and Sandy Poulsen, founders of Squaw Valley.
- Land includes the campsite they lived as newlyweds
- In advance of the 1960 Olympics, Wayne and Sandy fought to protect the iconic Squaw Valley meadow.



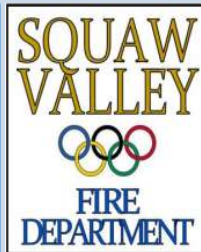
## Background Property History





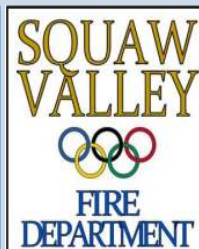
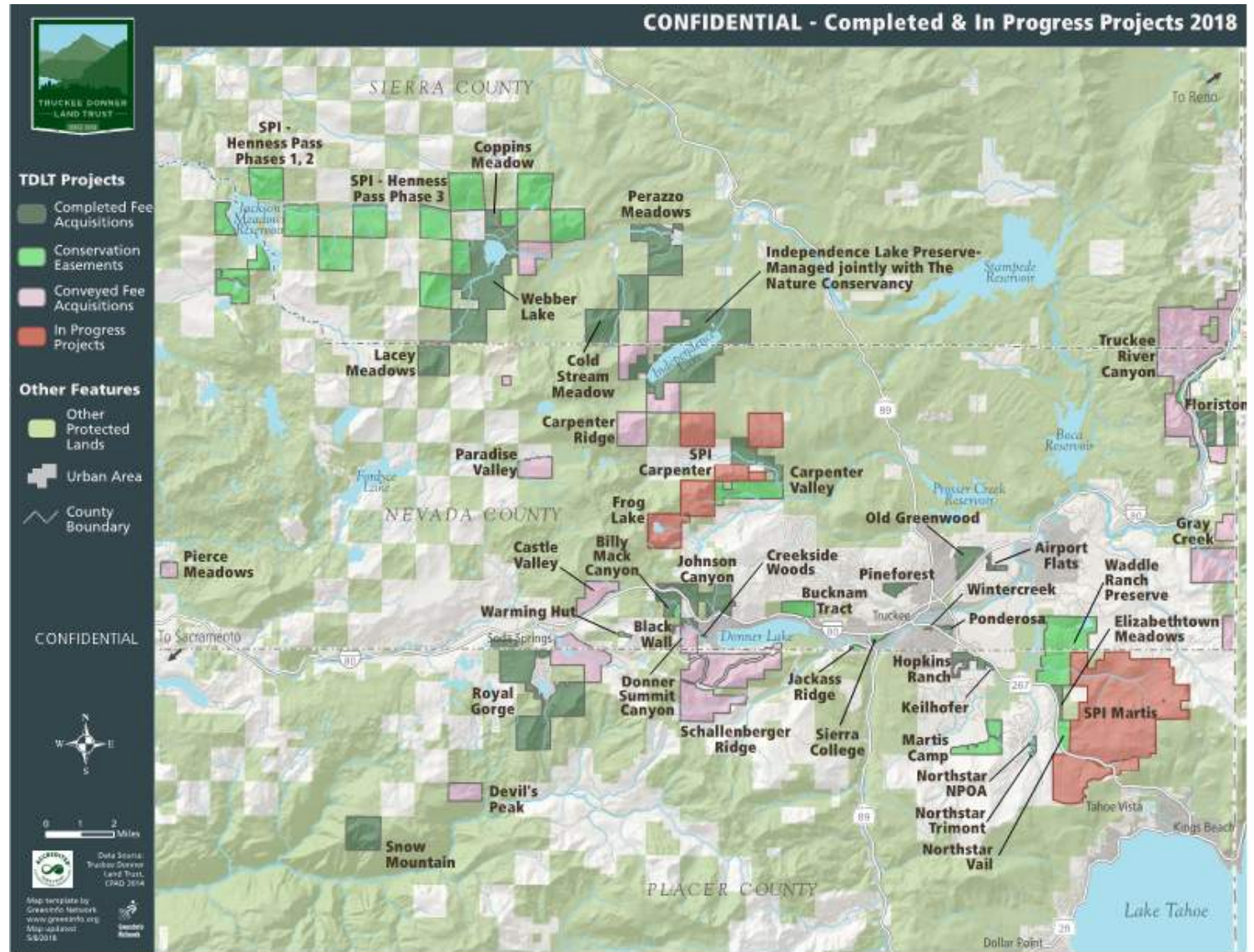
The project will:

- Work to restore Squaw Creek and the meadows in the low-lying portion of the site;
- Improve forest health and minimize wildfire risk;
- Create trails and picnic areas to promote recreation on public lands to compliment private recreational opportunities in the Valley;
- Modernize the house for community benefit; and
- Develop signage and incorporate educational opportunities for all ages.



## Project Goals



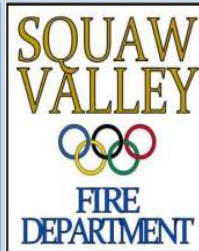
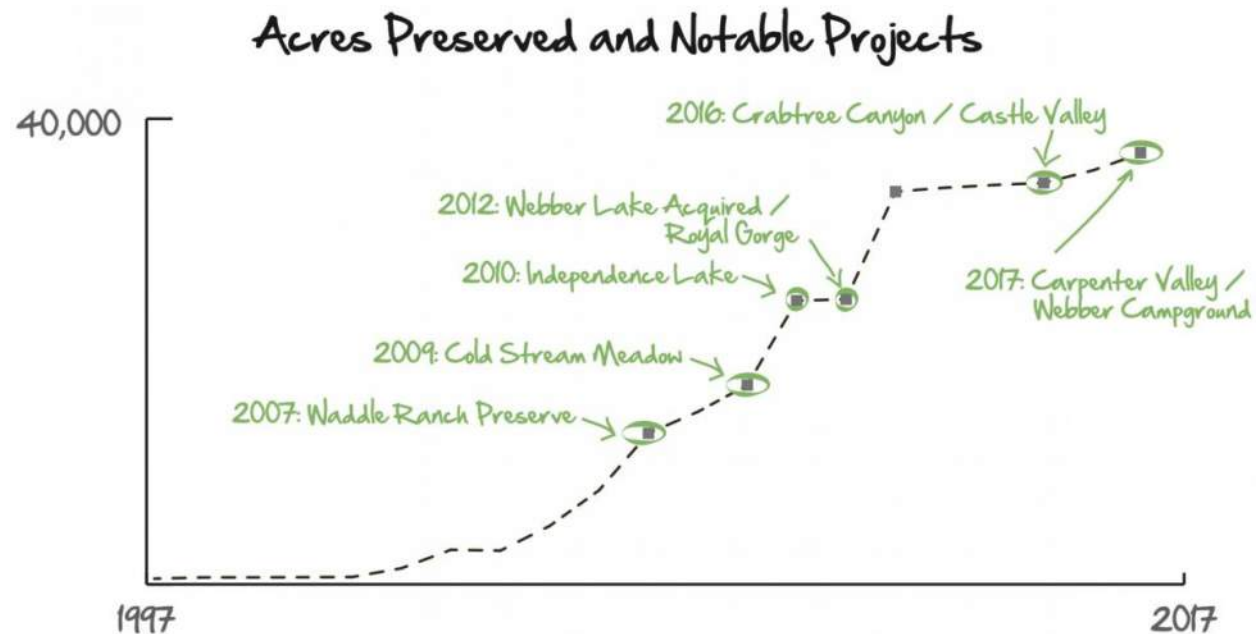


# Truckee Donner Land Trust





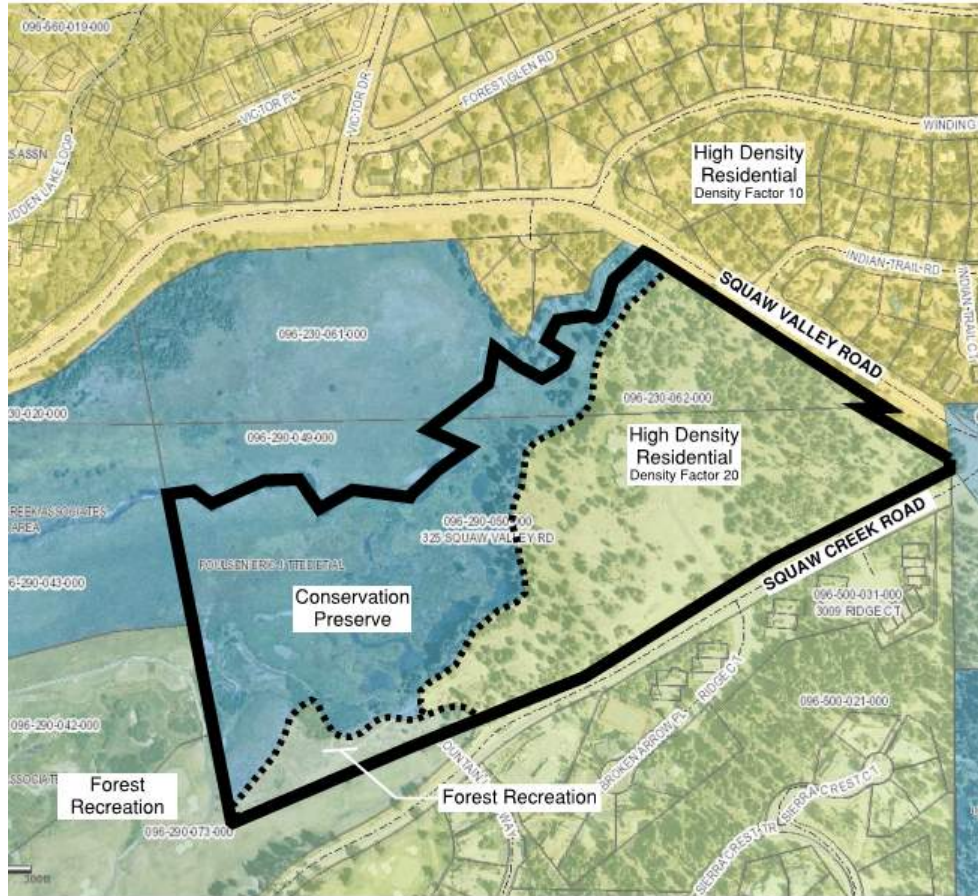
- Value of Sierra Meadows
  - Carbon Emissions/Sequestration
  - Aquifer
  - Biodiversity



**Conservation  
Benefit**



## 30-acres at 325 Squaw Valley Road



**14-Acres**

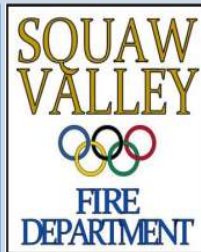
Conservation Preserve

**15-Acres**

High Density Residential

**1-Acre**

Forest Recreation

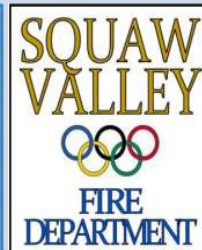


# Zoning



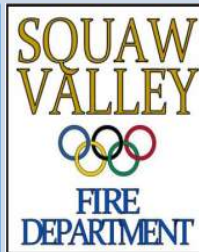


- 5,435 SF
- 4 bedrooms
- 4.5 baths
- Indoor Pool Structure
- 2-car garage
- Caretakers unit with 2-car garage



## House + Amenities





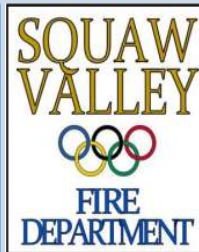
## House + Amenities





*“The one thing that will not happen on the property is another subdivision or massive development project.” – Perry Norris*

- Control of the site and development
  - Parcel is zoned for development of almost 300 bedrooms
- Open and transparent public process for community benefit development opportunities
  - 2019 - Phase 1 – Existing Facilities / Passive Recreation / Low-Cost
  - 2020 - Phase 2B - Master Plan
- Open space for public access



**Advantages to  
Public Ownership**





Jan '19

#### Phase One: Acquisition

- Community engagement via SVPSD meetings
- Fundraising (private, commercial, grant)
- Schematic design of phase one improvements
- Revenue Measure Election

Dec '19

#### Phase Two A:

##### Phase One Construction

- House modernization for public use
- Trail development
- Picnic/parks amenities
- Parking/security improvements

#### Phase Two B:

##### Master Plan

- Master planning process to determine long-term vision
- Extensive community engagement (Olympic Meadows Forum)

Nov '20

#### Phase Three: Master Plan Fundraising

- Identification of funding for future improvements and programming

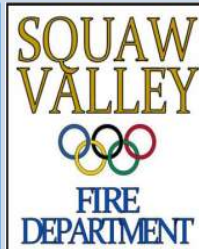
Dec '21

#### Phase Four: Master Plan Design and Construction

- Implement master plan, possibly with a phased approach

Nov '23

Disclaimer: The Olympic Meadow Property Project is in very preliminary stages; schedule and phasing subject to change.



# Phasing





Feb '19

Awareness / Kickoff:

- Community engagement via SVPSPD meetings
- Consultant on-boarding
- Begin architectural feasibility study

Mar '19

Visioning + Voter Analysis:

- Community visioning exercise
- Initiate fundraising campaign
- Voter analysis
- Preliminary financial modeling
- Voter survey

May '19

Revenue Measure Development:

- Refine financing
- Develop ballot wording
- Adopt ballot measure

July '19

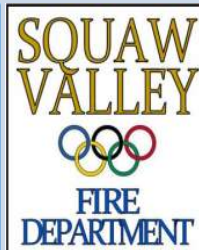
Advocacy Campaign *\*not funded with public dollars\**

- Develop campaign plan and budget
- Develop ballot arguments and rebuttals
- Collect endorsements
- Remind people to vote

Nov '19

Election Day, Close Escrow if Successful

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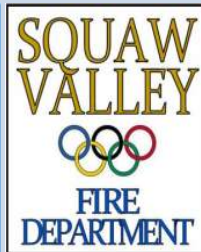


# Phase 1 Schedule





- Community Meetings
  - Meetings will be noticed as “Parks and Recreation Committee Meetings”
  - #1: Saturday, February 23, 2019 at 1:00 p.m.
  - #2: Tuesday, February 26, 2019 at 6:00 p.m.
- Stakeholder Group
  - Invitation only
  - Local and regional leaders
  - Guide the fundraising & election strategy



**Community  
Engagement**





Purchase Price

\$ \_\_\_\_\_

+

Consultant Expenses

\$ \_\_\_\_\_

+

Phase 1 Improvements

\$ \_\_\_\_\_

+

Annual Operating Budget

\$ \_\_\_\_\_

+

Capital Replacements

\$ \_\_\_\_\_

-

Private & Corporate Donations

\$ \_\_\_\_\_

-

Grants

\$ \_\_\_\_\_

Total Cost for Revenue Measure

=

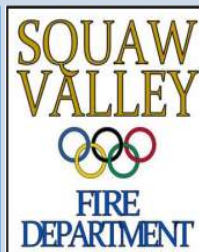
\$ \_\_\_\_\_

Residential % x Total ÷ Parcels

\$ \_\_\_\_\_

Commercial % x Total ÷ Parcels

\$ \_\_\_\_\_

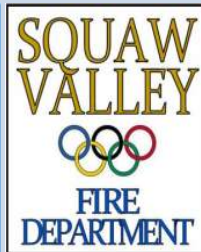


**Costs**





- Parcel Tax – commercial and residential property owners in Olympic Valley
- Revenue measure to pay for acquisition, capital improvements, Capital Replacements and other Operations & Maintenance Expenses
  - This establishes and provides 100% of the PSD's Parks and Recreation Department Budget
- All of the approximately 600 voters registered in Olympic valley are eligible
- 2/3 majority of all votes cast required to pass

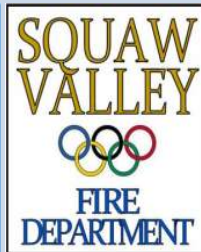


**Election  
November 5, 2019**





- SVPD Board Meetings: OMP is a standing agenda item. Last Tuesday of the month – 8:30 a.m.
- Community Meetings at SVPD
  - #1: Saturday, February 23, 2019 at 1:00 p.m.
  - #2: Tuesday, February 26, 2019 at 6:00 p.m.
- TDLT Website – Give donations earmarked for OMP
- SVPD Website – More information coming soon!
- Email [OMPinfo@svpsd.org](mailto:OMPinfo@svpsd.org) to be added to our distribution list for the project.



**More Information  
Questions?**