



 **PALISADES
TAHOE**

The Vision for the Village at Palisades Tahoe

Celebrating Olympic Valley's legendary mountain



World-Class Resort

Establish a year-round, destination resort



Environmental Stewardship

Prioritize development in previously disturbed areas near the Village



Sustainable Growth

Balance development with environmental and community needs



Walkable Community

Create connected, mixed-use neighborhoods



Adaptive Framework

Maintain flexibility to innovate and anticipate future changes



Community Character

Mountain architecture that celebrates Olympic Valley's diverse history



Enhanced Village Amenities

Provide comprehensive on-site services and amenities

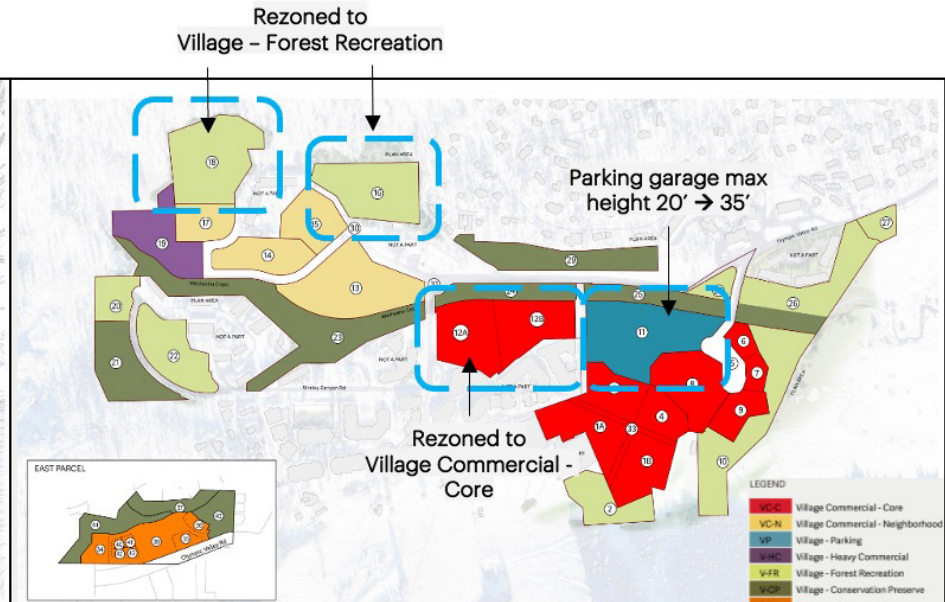
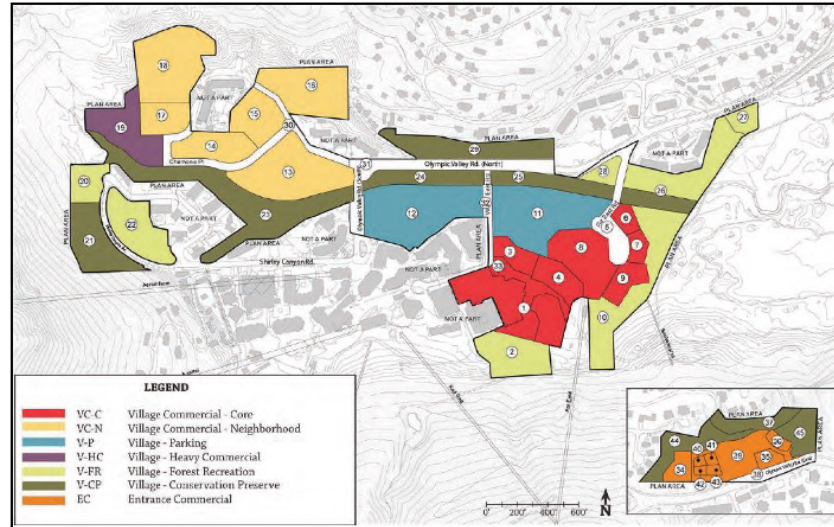


Efficient Infrastructure

Implement efficient transit, parking, and utilities

Village at Palisades Tahoe Specific Plan

Land Use Overview



DEVELOPMENT PROGRAM	2024 Approved Plan	2026 Proposed Amendment	Change
Lodging Bedrooms	1,493 bedrooms	896 bedrooms	-40%
Specific Plan Area	±93.3 ac	±93.3 ac	-
Forest Recreation, Conservation Preserve Areas	±36.4 ac	±44.0 ac	+21%+
Main Village Commercial	278 KSF	222 KSF	-20%
Mountain Adventure Camp	90 KSF	72 KSF	-20%
BUILDING HEIGHT CHANGES	2024 Approved Plan	2026 Proposed Amendment	
Mountain Adventure Camp Max Height	96'	78'	
Parking Garage Max Height	20'	35'	
Other zoning height changes	No Change	No Change	

Community Priorities & Continued Commitments

		2024 Approval (1,493 Bedrooms)	2026 Amendment (896 Bedrooms)
Employee Housing	Housing for 50% of new FTEs, plus replacement beds*	✓	✓
	\$500K Regional Employee Housing Contribution	✓	✓
Traffic & Transportation	SR-89 Lane & Signal Improvements*	✓	✓
	Parking Reservation System	✓	✓
	Peak-Day Traffic Management	✓	✓
	Employee Transportation Passes	✓	✓
	Skier Shuttle Program	✓	✓
	Transit Hub	✓	✓
	\$2M TRPA Fee	✓	✓
	2.5% Lodging Fee	✓	✓
Fire Safety & Emergency Preparedness	Additional fire personnel, equipment, facilities, including West Valley Fire Substation*	✓	✓
	Fuel Management	✓	✓
Creek & Channel Restoration	Washesu Creek and Olympic Channel Restoration	✓	✓
Village Character	Mountain Architecture	✓	✓
Regional Interests	\$800K Regional Interest Contribution	✓	✓
Creekside School	Allowable Use under VC-N, VC-C	✓	✓ Plus: Lot 16

*Adjusted to reflect amended project's impacts

2024 Adopted Specific Plan Aerial View from Shirley Canyon at Full Build-Out



THE VILLAGE AT PALISADES TAHOE SPECIFIC PLAN Note: This illustration depicts a representative design that conforms to the Specific Plan's zoning and design standards. Actual building placement and design may differ. B-4

2026 Proposed Specific Plan Amendment Aerial View from Shirley Canyon at Full Build-Out



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2024 Adopted Specific Plan Aerial View from Shirley Canyon at Full Build-Out



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2026 Proposed Specific Plan Amendment Aerial View from Shirley Canyon at Full Build-Out



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2024 Adopted Specific Plan Aerial View from Shirley Canyon at Full Build-Out



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2026 Proposed Specific Plan Amendment Aerial View from Shirley Canyon at Full Build-Out



THE VILLAGE AT PALISADES TAHOE SPECIFIC PLAN Note: This illustration depicts a representative design that conforms to the Specific Plan's zoning and design standards. Actual building placement and design may differ.

2024 Adopted Specific Plan Olympic Valley Rd Facing West at Lot 11 + Lot 12 at Full Build-Out



2026 Proposed Specific Plan Amendment Olympic Valley Rd Facing West at Lot 11 + Lot 12 at Full Build-Out



THE VILLAGE AT PALISADES TAHOE SPECIFIC PLAN Note: This illustration depicts a representative design that conforms to the Specific Plan's zoning and design standards. Actual building placement and design may differ.

2024 Adopted Specific Plan Olympic Valley Rd Facing Southwest to Lot 12 at Full Build-Out



2026 Proposed Specific Plan Amendment Olympic Valley Rd Facing Southwest to Lot 12 at Full Build-Out



THE VILLAGE AT PALISADES TAHOE SPECIFIC PLAN Note: This illustration depicts a representative design that conforms to the Specific Plan's zoning and design standards. Actual building placement and design may differ.

2024 Adopted Specific Plan Olympic Valley Rd Facing South at Lot 12 on Lot 31 at Full Build-Out



2026 Proposed Specific Plan Amendment Olympic Valley Rd Facing South at Lot 12 on Lot 31 at Full Build-Out



THE VILLAGE AT PALISADES TAHOE SPECIFIC PLAN Note: This illustration depicts a representative design that conforms to the Specific Plan's zoning and design standards. Actual building placement and design may differ. B-26

2026 Proposed Specific Plan Amendment Pedestrian Gathering Area within the Welcome Village



Today's Amendment

The Village at Palisades Tahoe Specific Plan



Shared Vision

A world-class destination with sustainable development, environmental stewardship, and strong community ties



Reduced Program

40% fewer bedrooms
20% less commercial area



Continued Commitments

Employee housing, traffic management, infrastructure improvements, fire & EMS support, Creekside School support



Thank you