

Introduction

The Donner Summit Area Association (DSAA) is convening a *community prosperity summit* in preparation for a plan for the future. Conducted in form of an all-day workshop, stakeholders are invited to express their views, to voice their needs and aspirations for the small community and to contribute ideas for improving life in the Soda Springs / Donner Summit area.

Recent community efforts toward this objective include two "Summit Summits" and an area-wide Visioning and Planning Resident Survey conducted by Godbe Research in late 2007. An Economic Development Study for Donner Summit prepared for Nevada County in 2004 provides insights in vital statistics of the area.

DSAA concluded from these efforts that the community desires to revitalize the economic and social infrastructure of Soda Springs and the Old Highway 40 corridor up to Donner Summit without sacrificing shared values.

This Community Prosperity Summit is devoted to the desired revitalization by reviewing options and by inviting participants to identify practical means for improving business opportunities and for enhancing all residents' daily lives.

Facts and Findings

The planning area extends into Nevada and Placer Counties. Area residents' interests are affected by two planning policies, two sets of regulations and are represented by County Commissioners Ted Owens and Jennifer Montgomery, respectively.

The Soda Springs Neighborhood, Rural Corridor West and part of Rural Corridor East are administered by Placer County. The eastern half of Rural Corridor East and Donner Summit are in Nevada County's jurisdiction. (Refer to attached map prepared by RPP.)

Vital statistics of interest "within a 5-mile radius" are:

Households

Households – 2008 projection	305*
Family households -	167 (55%)
Nonfamily households	138 (45%)
Year-round residences	37 (11%)
Seasonal homes	268 (88%)

* Note: There are still a considerable number of undeveloped lots in the neighborhood.

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Population

2003 estimate	613 persons
2008 projection	665 persons
Daytime population	685 persons
Peak winter weekend population	±2,500 persons
Estimated median age	41.21 years
Growth 2003-2008*	8.48%
Growth 1990-2000	4.87%

* Note: The rate of growth doubled since the last decade. While the 2007 Survey indicates that residents are about evenly divided about the rate of growth, some respondents expressed preference for the status quo and no growth.

Employment

Sales and office	28%
Professional and related occupation	22%
Service	17%
Construction, Extraction and maintenance	17%

Income

Over \$75,000	21%
\$50-74,999	25%
\$35-49,999	20%
\$25-34,999	13%
\$15-24,999	13%
Less than \$15,000	9%

Travel Time to Work

Less than 15 minutes	37%
15-29 minutes	28%
30-44 minutes	16%
45-59 minutes	11%
60 minutes +	8%

Number of Businesses by Industry

Services	46
Retail trade	19
Construction	19
Finance, Insurance, Real estate	10
Transportation, Communication, Publ. Utils	4
Manufacturing	4
Wholesale Trade	3
Agriculture	2

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Residential development is concentrated on the north side of Old Highway 40, in the Soda Springs Neighborhood. A recent field survey indicates that many homes located there are offered for sale.

Values

The survey conducted in 2007 points to the following issues that are “most important” to residents:

Regulating growth and development	63%
Protecting the environment	19%
Improving fire prevention	8%
Improving traffic flow	5%
Some other issues, each	1%

Services

The 2007 resident survey points out that while people are satisfied with the quality of their neighborhood and access to historical sites, they are only somewhat satisfied with Educational opportunities and the quality of County services and only barely satisfied with the availability of business services.

Utilities

The Soda Springs community is served by the Donner Summit Public Utilities District.

Word is out that additional building permits are not granted because the wastewater treatment plant that serves Soda Springs must be upgraded before it can offer added capacity. A 2007 engineering study prepared by Carollo Engineers evaluates four alternatives for improved and expanded wastewater treatment and effluent disposal. Estimated costs range between \$40.6 million and \$42.1 million.

Regional Setting, Natural Amenities

Located in the high Sierras, the Soda Springs area offers an exceptional regional setting:

- It is highly accessible,
- it is blessed with spectacular views of the surrounding mountains,
- it enjoys four distinct seasons,
- it is within 15 minutes drive to jobs, schools and major medical and commercial services in Truckee and
- it is close to seasonal recreational amenities.

This setting could be considered ideal if it would have:

- a few more local services,

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- a Community Center,
- a Neighborhood Park,
- a public transit link to Truckee and Auburn

and if many homes would not be exposed to the noise generated by truck traffic on nearby Highway 80.

Old Route 40

Old Route 40 serves as the life-line of the Soda Springs area. A visual survey of the travel route introduces travelers to a variety of experiences, six different environments. Each of these six environments has a different function and different character.

Soda Springs Corridor is the historic destination that was established at a point of Old Route 40 where people gathered to find relaxation and leisurely companionship. Now readily accessible from Interstate 80, the area lost its medicinal appeal and passenger rail service. Instead, it is known as an alpine and Nordic winter sports destination, drawing close to 3,000 weekend day-visitors. The character of this western entry to Soda Springs is marked by commercial services and overnight accommodations catering to our auto-oriented society.

Soda Springs Neighborhood appears to the left, nestled in the trees on the southern slope under Interstate 80. This residential area is marked by a variety of architectural styles, most of them attempting to look like inviting mountain cabins, sitting atop garages. There are many For Sales signs visible in this neighborhood. A sign of our industrial era: some residents resort to metal containers for storing their possessions (maybe cars?). The residential neighborhood faces the intersection of Old Highway 40 and the entry road to Serene Lakes and the Royal Gorge Nordic Center. This intersection is marked by commercial services catering to skiers, and reminds visitors of the old railroad depot. Beyond the rail tracks opens up the Soda Springs Recreation area.

Soda Springs Recreation represents an undeveloped opportunity for outdoor recreation. The wide open site has spectacular views of the surrounding mountain ranges and promises to serve area residents as a permanent multi-purpose recreational resource.

Rural Corridor West marks the travel experience with small, informal homes and garages along Old Highway 40 and wide open vistas of a vast valley to the south. This is a transition zone where travelers attention focuses on the beauty of nature.

Rural Corridor East developed in complement to the Sugar Bowl ski area at a time when Sugar Bowl was accessible only by the "magic carpet" suspended on cables, passing over the railroad tracks. Old Highway 40 passes at the foot of

steep hills to the north, where a number of lodges are nestled in the trees. Their signs read: Claire Tappan Lodge, CAL Lodge, etc. Ski clubs have also established their smaller overnight accommodations here.

At the new road entrance to Sugar Bowl, the Sugar Bowl Academy invites young skiers for learning and fun.

Donner Summit represents a spectacular, rocky eastern gateway to the Old Route 40 Corridor. A Mecca for rock climbers, the area serves as a dramatic entry to the historic destination of “Soda Springs – Norden.” Donner Summit offers one of the area’s small downhill ski areas with an impressive architectural statement and signage. The ski area clearly shows that management has to deal with much accumulated snow during the winter months.

Transportation

Soda Springs does not generate sufficient support for scheduled public transit services to nearby Truckee and more distant Auburn. It is also evident that “the train does not stop there anymore.” Soda Springs residents are on their own – and will be so – unless the area generates more demand for scheduled public transportation service.

Resort-based Economy

Soda Springs’ economy is seasonal, since it is based on heavy day and especially weekend traffic during the winter season and a lighter, steadier presence of summer vacationers. Accordingly, local employment is seasonal: with the exception of machine operators, mostly young, unskilled “migrant” people support the ski areas. After the snow is gone, construction jobs become available.

Employee Housing

Some of these seasonal employees require housing. Their means and needs are modest. They do not represent major purchasing power. Authors of the 2004 Economic Development Study suggest that the area would benefit from “dual-purpose” overnight accommodations built to modest standards and made available to seasonal workers at favorable terms.

Seasonality -- Any Alternatives?

The seasonality of the economy raises the question: are there any alternatives?

With major investment in visitor-serving facilities and the skills of welcoming and serving visitors, the community may wish to look for means that would help to change Soda Springs from a seasonal to a year-round destination. This would justify adding more overnight accommodations, would attract overnight guests for longer stay and would eliminate the need for closing businesses after the “season.”

Year-round visitation to Soda Springs could be based on consciously and creatively promoting the spectacular mountain environment in a way that appeals to people's interest in:

- learning more about the environment,
- contributing to protection of the environment,
- having fun while learning something new and
- being part of an effort to prevent global warming.

The credibility of such learning experience would have to be symbolized by a respected institution of environmental research or higher learning that has a visible presence at Soda Springs. A tall order, but worth trying!

Soda Springs might be also introduced as an inspiring learning center for youths and children, serving as a favorite destination for educational tours from Reno, Sacramento and perhaps San Francisco Bay area schools.

A possible way of "extending the season" and of keeping rooms full might be establishing an art school that would function from spring through fall. This would require sponsorship of a few well-known artists who are interested in teaching in a great natural setting.

Another option is to revive Soda Springs reputation as a place of "healing waters" where – interpreted in today's terminology – people would be offered "wellness" by a certified medical team and supporting staff. The Crocker have done it at a smaller scale. The area has a great history. A new year-round wellness resort could grow on the ashes of the old.

Prospects for Future Employment

It is not easy to earn a livelihood at Soda Springs. A small, isolated mountain community and seasonal ski resorts do not offer many steady job opportunities. The only way more jobs – and more business opportunities would be available if the community grows.

A growing community would generate opportunities for a stream of construction jobs, a wider variety of service jobs, and more entrepreneurial opportunities. However, the recent resident survey reveals that half of the residents would accept growth, and even those residents would accept only slow, gradual growth.

Potential Growth – Where? At what rate? At what price?

The small Soda Springs community is familiar with proposals for construction of a 950-unit Conservation Community to the south, at Royal Gorge. While plans for the new development are in embryonic stages, the thought of a major development practically "across the street" raises concerns in many. The first reaction to the concept of so many new homes in the area is a logical concern

about current residents' lifestyle and the threat of being overrun by people who regard Soda Springs their playground, rather than their cherished community.

However, there might be another side of the coin, another perspective. Looking at the investments and new energies that the new economic benefits of the proposed development – located somewhere “behind” the 1,000 residential lots of Serene Lakes – the 665 residents of Soda Springs might accept the added traffic flow and welcome the rebuilt wastewater treatment plant, the improved commercial services, the more steady flow of visitors and the promise of sustained construction jobs that might benefit them.

Nearby growth may not be all bad, especially if it happens within sufficient distance from the Soda Springs Neighborhood!

Reality Check

Economic Prosperity and Choices

There is a reason why small, isolated mountain communities are often not prosperous. Even if a community is blessed with unique natural amenities, it requires ingenuity, a will and wherewithal to introduce economic vitality into the local economy. The most difficult facts that secluded mountain communities have to accept are that (economic) vitality involves loss of privacy, that (economic) prosperity does not often allow for tranquil, secluded life, and that (economic) success requires strategic use of all available resources, should they be natural or human.

Criteria for Success

Soda Springs is blessed with several ingredients for success:

- It has excellent highway access.
- It is within 15 minutes of a colorful historic community of identity and character.
- It is within reasonable travel time distance of a population base of over 10 million.
- It has a scenic setting.
- It offers a variety of opportunities for excellent outdoor recreation.
- It benefits from a historically established identity.

The next steps in promoting Soda Springs prosperity include “putting it on the map.”

Put Soda Springs on the Map!

Improving Soda Springs' chances for success will require

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- Strategic planning (Who we want to be?)
- A program (What we must offer?)
- Key players (Who will contribute what and why?)
- A stronger (physical) presence and a more distinct identity (Make Old Highway 40 a real life-line, a great place)
- A plan of action (What needs to be done and who will do it?)
- A “business plan” (Who will fund the plan and why?)

A plan for prosperity must have three key ingredients:

- A marketable “product” (Why Soda Springs?)
- An inspiring theme (A “must” destination)
- Convincing representation (Known, respected “brand” or leaders)

A Community Center?

While the community is planning for pulling itself up with its bootstraps, it should aim to accomplish some reachable goal that would benefit the entire community, soon! A Community Center might represent such an early accomplishment. Serving the neighborhood as a child care center in the morning and catering to adults in the evening, the center might serve dual purposes and could pay for itself within a reasonable period of time.

Wastewater Management

It is not likely that the small Soda Springs community would ever be able to come up with the estimated \$40+ million to improve its wastewater treatment system. If the community is interested in improving its prospects for utilities services, it will have to consider joining forces with other sources of funding.

Funding Requirements

Planning for the future will require funds. Implementing projects to build the plan will call for investors. The first step toward securing the required monies will require preparing a thoughtful budget for the needed “soft costs” and possible professional services.

Sources of Funding?

For the time being, the community may rely on Economic Development Grants. Lacking those, it may have to find a “sponsor” of shared interest.

* * *

DONNER SUMMIT ECONOMIC REVITALIZATION

Conversations with Business Owners

May – November, 2008 (results from 19 interviews) – raw data

PERCEIVED NEEDS

- Sugar Bowl needs to increase business levels to finance the replacement of old lifts and the gondola. Presently, they must rely on real estate to help fund depreciation; cash flow from operations is not, alone, sufficient. They are selling “lots for lifts” to fund the cash flow shortfall, but do not and cannot rely on real estate to fund depreciation.
- Donner Summit needs a redevelopment authority, which would allow public funding, resulting in lower financing costs for development.
- Homeowner affiliate visitor stays
- Linkages with Donner Lake events
- Consistent customer base, year round
- Advertising, Soda Springs as a destination place, especially for the shoulder season
- Be less isolated
- Outlets – places to “get away” for youth – walkable, bikeable, SC skiable
- Things for people on the Summit to wander around and do
- Freeway signage
- For the excavation business, a development such as that proposed by Foster/Syme is beneficial.
- More business will attract more people ?
- More attention from the Truckee Chamber of Commerce for the Summit
- Supplies for business are all in Truckee; local distribution site would be helpful.
- Capacity to handle business growth – access to professional personnel and skilled people who can make themselves available
- Ability to offer employees stability with benefits, a place to live, maybe a studio
- USFS permitting process made easier for special use permit to lead hikes on Forest Service lands.
- Realization by Nevada County staff of the uniqueness of Donner Summit – snow, parking, right of way, traffic – change codes and allow for mixed use; adopt a specific plan for the area with new zoning.
- Flexibility on the part of utility and other agencies – so as to be open to new information and concepts.
- Realize the seasonality of the area and plan accordingly
- Winter access for business; leniency with regards to snow removal equipment in residential spaces.
- Allow businesses to be in homes at Serene Lakes
- More public knowledge of the Summit and Summit opportunities.

- More commerce around so people don't go all the way to Truckee – restaurants, bar, better store, etc.
- The support of the people of Donner Summit – locals to ski at our resorts, frequent our bar and restaurant
- Donner Summit needs to come back to life – get the word out about how beautiful it is and its role in history.
- The look of the area (homes and businesses) should reflect the beauty and the history.
- Exit signs for Old Highway 40 off of I-80
- Sugar Bowl Academy building declared an historic place
- Revival of community and support by community of local businesses
- A sense of a vibrant community ?
- Year-round usage of cabins/homes by the homeowners instead of such high vacancy levels.
- Bus from foothills to bring youth up for youth programs at the Summit
- More people, more public transportation

THE VISION

- The commercial business would be Old 40 and Soda Springs. This would be achieved through redevelopment
- More commercially zoned property.
- Hiking, picnic areas, history, ecotourism, heritage tourism, all available through a single mountain center
- Students involved in environmental restoration
- Interpretive signage (such as at Tunnel 6)
- Expanded teaching opportunities
- Train stops at Soda Springs and Norden, as in the old days.
- Capital invested in the area would stay in the area as foundation for future growth.
- Most enterprises are mom and pop types
- Running trails, 5-senses trails, learn to ski packages,
- Opportunities for local youth employment, so they stay here, for continuity over time.
- Cleanup of historic sites
- Longboard races
- Actors re-enacting history, re-creating Emigrant era events.
- A community commercial building.
- Buildings close to the road
- Bike corridor; minimize traffic
- Natural landscaping, including rocks, simple plants, color spots with Shasta daisies, low maintenance
- Sculptures, public art.
- High speed internet

- Simple complex for businesses to rent in, such as the Miner’s Foundry in Nevada City – weddings, catering, concerts, radio station – small but large enough to prevent failure. Emphasize use of the outdoors for events, so the building can remain cozy – lots of lawn area, patio area to be covered as needed.
- Housing where people who are interested in no frills can live and have someone else take care of the details, such as in condos.
- Laundromat
- Shops are “dressed up”
- A museum, train station, community center hub
- Summit businesses not the step child of Truckee – Chamber to promote Summit events, maybe a local chamber?
- Link clubs, businesses and activities on some kind of Summit website – what to do, where to go.
- The Summit is a summer and winter place but it is more – the fall is fantastic. Everyone should work together to promote the Summit all the time.
- Promote high school running teams to come to the Summit for high altitude training.
- Facilities for companies to run team building training and workshops
- A climbing school on the Summit
- A collaborative spirit on the part of the USFS and recreation businesses to develop opportunities to recreate in the area.
- Conventions, at such places as Ice Lakes, Sugar Bowl or Rainbow.
- Rail, reliable and efficient – the second set of tracks must be reinstalled to permit passenger traffic.
- Breckenridge model, utilizing sales tax and TOT revenues to build extensive community recreational facilities.
- Money put into the buildings to maintain and improve
- Softer impact of buildings – historical fronts
- Walking tour for history of the area
- Recreational and culturally-oriented business opportunities (guiding, education, etc.)
- Improved neighborhood-serving businesses and functions, eg., remote office, vehicle and equipment repair, hardware store, social services, emergency services, public snow removal
- Food and beverage support for construction trades
- Enhanced business opportunities for tradesmen living in the area
- New facility in Sugar Bowl Village for the Academy
- Opportunities for community service for youth
- Train access to Bay Area for Academy students to go home on weekends and vacations
- Transportation for youth – collaboration by ski areas to make this possible
- Community ski races and events involving all local ski areas
- Affordable housing
- *Tourist base*

- Commercial capitalism – sustainable economy, not extractive where the wealth leaves the economy. Caution: building is temporary – the profits go elsewhere (extractive) and the jobs are temporary. We need an economy that is sustainable and gives people permanent jobs.
- Not dinosaur development; Prius vs. Hummer development.
- Broader based economy.
- Move beyond trophy homes and tourists – maybe Google puts part of its business on the Summit. Live and work there. Attract other businesses.
- Look at the community as a system, so it is sustainable.
- Radical efficiencies in the use of resources – zero waste water, zero sewage discharge
- Brand the Summit as a destination (it has unique beauty) so the name strikes a chord in people, as does Tahoe.
- Combine community and capitalistic values, as with the Alaskan tribes – corporations own the resources and the community benefits. Corporations owned by the community with strong constitutions with checks and balances to prevent human nature from taking advantage.
- Upgrade sewer, water and traffic
- Not a Squaw Valley – it's not for everyone – go back to the Summit as it used to exist – many different businesses catering to people/families wanting outdoor recreation.
- No strip malls
- Basic services
- Family oriented services
- No Van Norden Meadow development, but rebuild the dam to recreate the lake.
- On-site management, to provide consistency; quality service employees available
- Existing facilities for “small nut” use to reduce overhead.
- Promote the area via advertising and signage to increase year-round traffic.
- Locals trade locally, year-round.
- Means to monitor auto speed on Old 40
- Not a ghost town – more businesses; keep store and post office; add coffee shop, cater to locals and visitors
- Meeting place for locals and vacationers
- Environmentally appropriate lighting
- More affordable housing and no mini-mansions
- Train access to the area via a two-track system with side-spur for overnight stays (maybe in the train car)
- Transportation facilities to and from Truckee – train, bus, etc.
- Buildings that are solar oriented and energy efficient
- Walkable shopping in Soda Springs
- Proper forest management and use of wastewood for firewood and heating
- Linkage of ski areas – both tickets and transportation

- Summer recreation – parks, lakes open to the public, places to go, other amenities
- Networking of residents/property owners to inform each other and visitors about local opportunities
- When the community gathers to make plans together, have artist available who can create a schematic as the participants give ideas, then have the participants pick out the images they prefer; the artists go back to the drawing board to clean up the picture, which people can then decide on.

A YEAR-ROUND RECREATIONAL PLAYGROUND & VISITOR DESTINATION

ACCOMMODATIONS

- *People should be able to stay and recreate.*
- *Additional skier visits and hotel stays*
- *Tourist base*
- *A larger bed base to support all Summit area businesses*
- *Lodging*
- *Simple, rustic lodging*
- *Youth hostels*
- *Little cabins for rent so there are not just high dollar rentals; like old Serene Lakes Lodge had.*
- *B&B's, centered around biking and hiking trails*
- *Warm beds = rentals, single family dwellings, fractional ownerships, hotels, condos – whatever increases occupancy and encourages people to stay overnight or longer*
- *Visitor's center = a place to gather for walks and celebrate the natural resources of the area, to display local art, to talk to local artists, to sell local authors' writings and display/sell photos of the area*
- *Outsourced activities for the various resorts, available through the business center at Soda Springs*

ATTRACTIONS

- Recreational opportunities; indoor/outdoor pool, fitness facility, etc.
- Four-season recreation opportunities
- Amenities – restaurants, recognizable name service station that would draw traffic from freeway, along with other recognizable draws such as a Starbucks
- Programmatic/educational opportunities
- Events, Soda Springs focused
- Group events – bike race, etc.

- Special events and facilities to draw people; bike races, running races, dog-sled races, camps for music, gymnastics; shoulder season events; ice skating, community center, which would include such things as an indoor pool, racquetball, weight and aerobics equipment, theater, etc.
- *Outsourced activities for the various resorts, available through the business center at Soda Springs*
- 2-3 day vacation/weekend promotions, such as in Calistoga (eg., meditation retreat with soul food, cleanse the mind and the body)
- Visitor center to celebrate natural resources – flowers, trees, animals
-

FACILITIES

- Historical component
- Bike shop that would cater to people like the Summit's rock walls cater to rock climbers – provide the attraction or publicize it.
- Good gas station at the exit from I-80
- Train Station
- A rail station at Soda Springs with a transportation hub, or at least an on-call taxi
- #1 is a train station with hotel and bar – a ski train to bring people up.
- Transportation hub – shared support and advertising by all local businesses
- Improved variety in food and beverage offerings
- Variety of businesses, including knick knack shop
- Restaurants with enhanced operating hours
- Deli/coffee shop/restaurants
- Pizza, retail shops, outdoor camping supplies, gas station, bed and breakfasts, small hotels, recreation center
- Viable general store
- Outfitters with enhanced operating hours
- A variety of retail services to meet needs of Summit visitors and homeowners
- Chinese restaurant, eg., more choices
- Coffee shops, rental stores
- Office space in Soda Springs
- Crafts gallery – something to make people want to stop on the Summit – maybe the building would include coffee, ice cream and a bakery.
- More office space
- New construction of a “commercial core” in a historic style – log construction or similar to Park Service building.
- Restored Lake Van Norden
- Rebuild Van Norden dam and recreate the campground
- Refill Lake Van Norden for fishing, swimming, biking and access to the river
- Emigrant Trail throughway ?
- Bike lanes

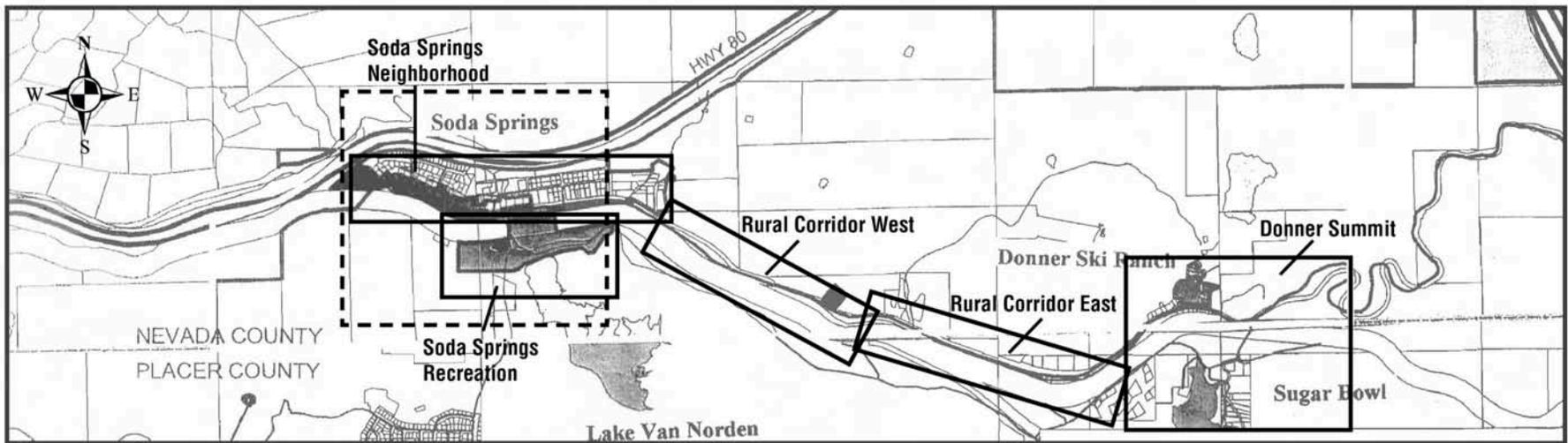
COMMUNITY CHARACTER

- Visionary land use planning – not large tracts that affect public access, as it is now. Protect large areas of land, so have clustered and concentrated development and human activity.
- Concentrated development ?
- Rather than strip development or clump development, go for pods, or energy centers/clusters to which people can walk or bike, where there are multiple activities and in between the clusters, the town “flair” is evident.
- Concentrate energy, focus commercial at Soda Springs; one center of activity
- A place where no cars are needed – people arrive on public transportation and live, work, play close by. No need to drive

POSSIBLE ROLE IN MAKING THE VISION A REALITY

- Expand bed base and create new customers for existing and future business
- Serve on a steering committee or subcommittee
- Get involved in community building
- Sugar Bowl will participate in the process
- Suggest getting a planner to work with the community to develop a plan, which then could be presented to the County.
- Mike Roger will work with DSAA – wants to be part of something larger, having seen that small businesses, the way it is now, cannot prosper any more.
- Work with the Truckee Chamber – Sue Busby has been a member for 11 years but has had no contact.
- Doing art – local crafts gallery
- Love the hub idea and would like to help with the birth of the vision – be included in the steering committee. Perhaps make a presentation at the charrette to create a framework for a vision, based on previous experiences; help with education, good politics, getting small start-up grants, work toward a nature education center or institute, work on carbon sequestration protocols. The people to do the teaching are already here. The systems need help in creating a sustainable permanence.
- We can help craft specific plans with custom zoning, and a workable document as the end product. We can help create a final vision, a “go-to” document. This company can take the notes of discussions and create a game plan and come up with a specific plan (all for below market price, as part volunteer work).
- Go to bat for a bike lane
- Participate in public forums to determine future of the area.
- Money, time and advocacy for rezoning to allow businesses to thrive
- Serve on a committee; work where needed.

- We need to remodel our own lodge building and continue to clean up our own property. We hope to put on more summer events and bring more business to the Summit.
- Support for a museum
- Help create the vision – a model of what is good and what works
- Any of my new building will be in accordance with LEEDS standards, preferably the platinum standards.



Donner Summit Study Area

1. Soda Springs Corridor
2. Soda Springs Neighborhood
3. Soda Springs Recreation
4. Rural Corridor West
5. Rural Corridor East
6. Donner Summit
7. Donner Summit General
8. Signage
9. Roadway Character/Travel Experience
10. Landmarks
11. Rural Roadway Features



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Donner Summit

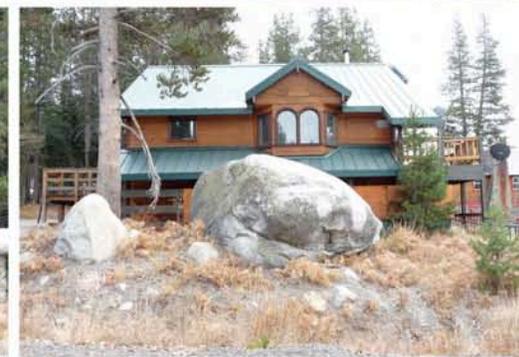
Background Documentation - Existing Conditions - October 2008

Donner Summit Background – Existing Conditions

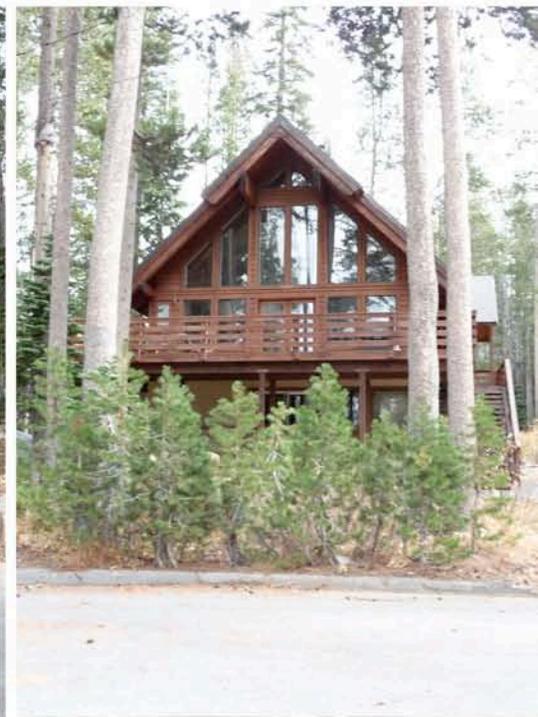
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Soda Springs - Existing Conditions



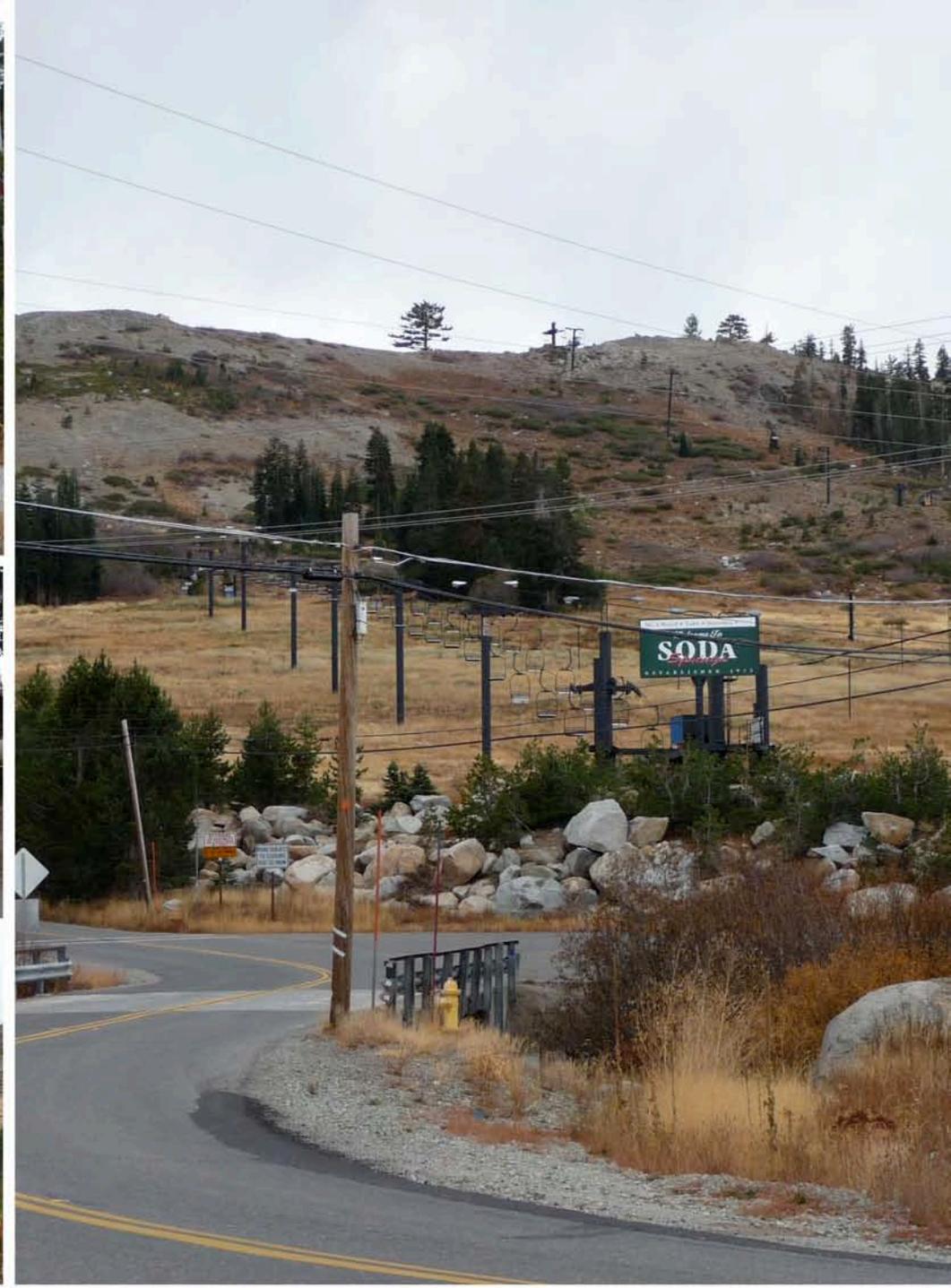
Soda Springs - Existing Conditions



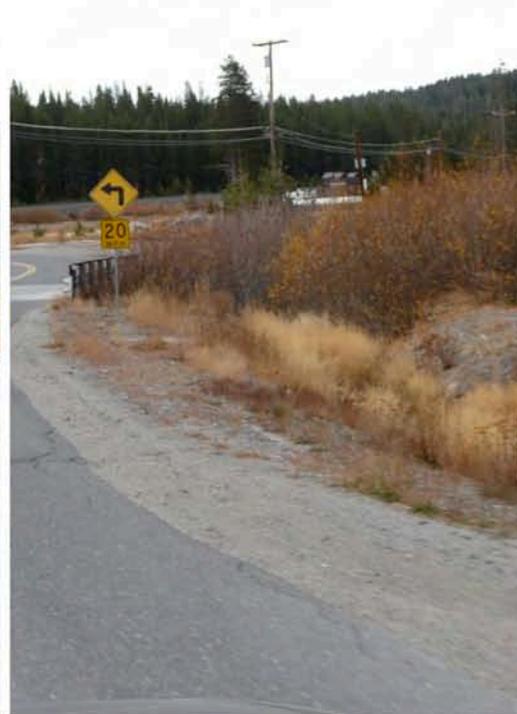
Soda Springs - Neighborhood



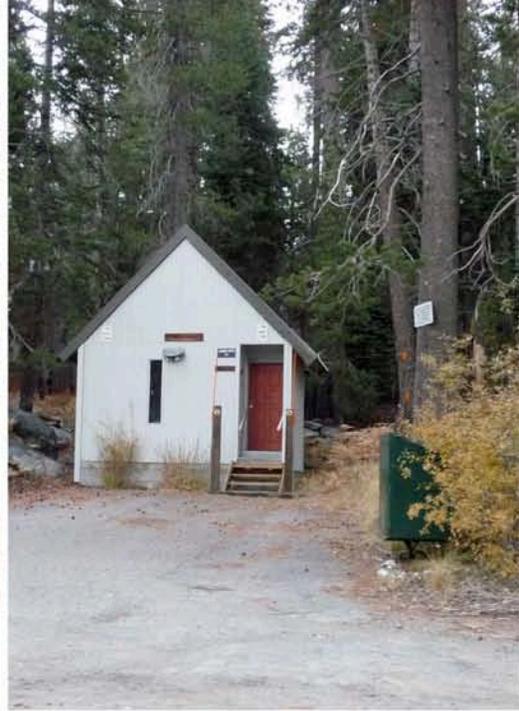
Soda Springs - Neighborhood

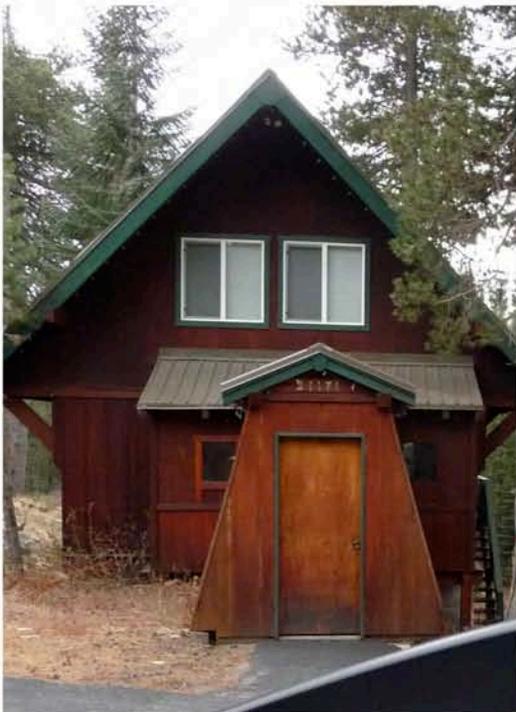


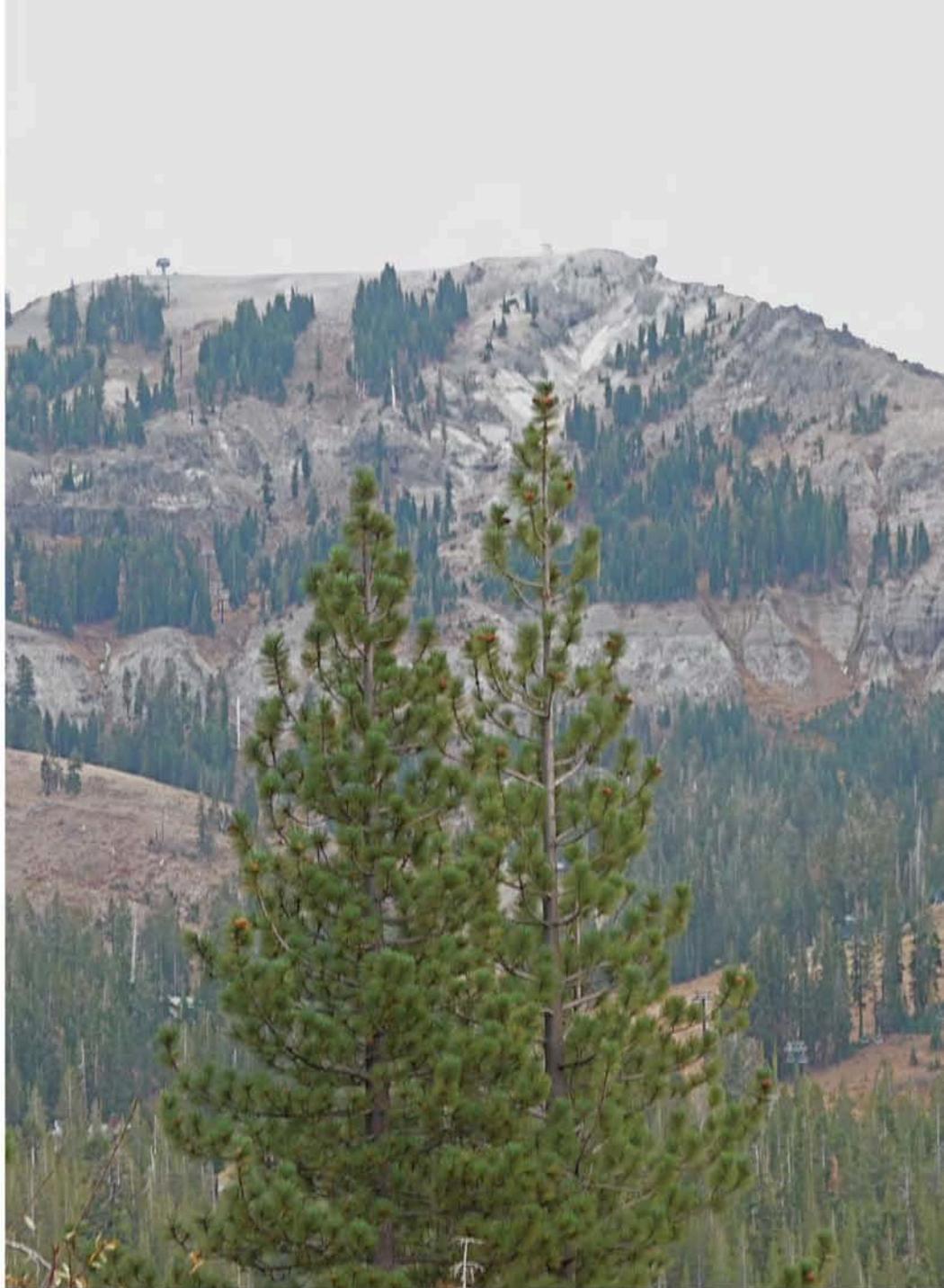
Soda Springs - Recreation



Soda Springs - Recreation







Rural Corridor - East



Rural Corridor - East

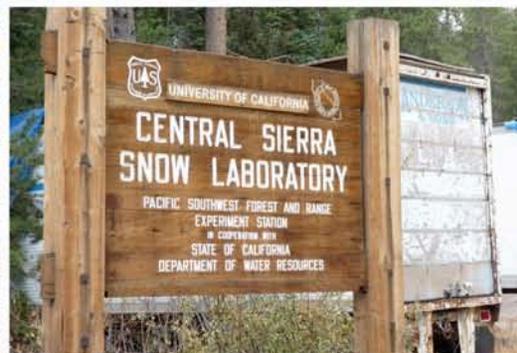




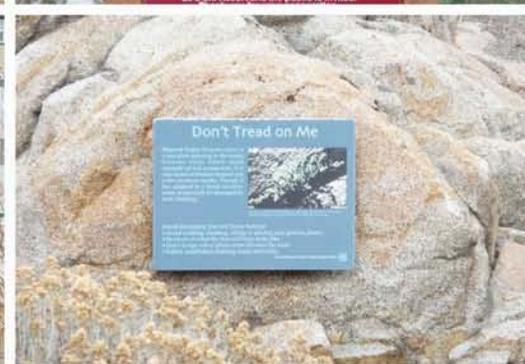
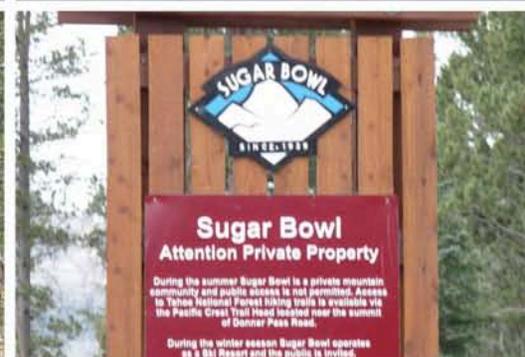


Donner Summit General Photos

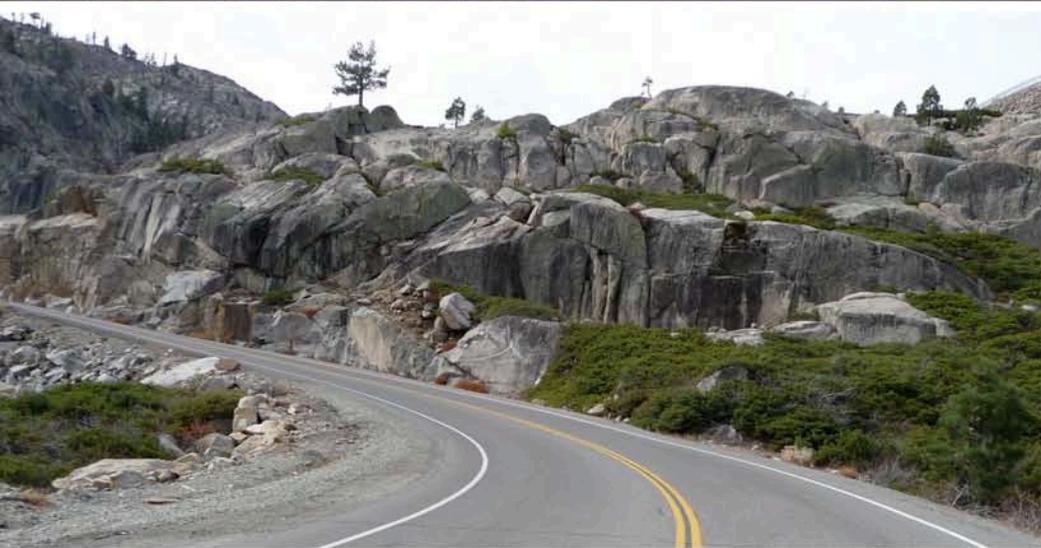




Existing Roadway Signage Heading from I80 East to Donner Summit



Existing Signage Heading East Toward Donner Summit and the Town of Truckee



Roadway Character / Travel Experience - Heading West



Roadway Character / Travel Experience - Heading West



Roadway Character / Travel Experience - Heading East



Roadway Character / Travel Experience - Heading East



Ski Areas



Roadway Features - Infrastructure Landmarks



