Surrounded by Compatible Uses

- Golf Course
- TRC & Deer Creek
- Lake Tahoe School
- Rec. Center
- Higher Education
- Hyatt Regency
- Incline Beach
- K-12 Educational
- IVGID
- IVGID
- Incline Village

Educational
Recreation/Athletics
Residential
Hospitality
Existing Entrance

- Bisects School & Parking Lot
- Drivers Accessing Tahoe Racquet Club Conflict with Students/Pedestrians
- Safety Hazard for Students Entering and Exiting School
- No Safe Pedestrian Access Between Tahoe Racquet Club and Public Bus Stop on Tahoe Blvd.
Pick-up and Drop-off Traffic

April 21, 2017
Students crossing traffic to get to parking lot

April 21, 2017
TRC residents crossing into oncoming lane to avoid LTS Traffic

April 21, 2017
TRC residents crossing into oncoming lane to avoid LTS Traffic

April 21, 2017
Washoe County School District Safe Campus Guidelines

- Perimeter Security
- Pedestrian Safety
- Single Point of Entry to School
- Close Circuit TV and Intrusion Alarms
- Motion Detector Outdoor Lighting
- Emergency Lock Down of All Exterior Doors
- Code Blue Stations in Parking Lot
Proposed Entrance

Not Part of Students Path of Travel

Designated 15MPH Speed Limit with Speed Bumps

Removes Safety Hazard for Students Entering and Exiting School

Additional Fencing and Property Line Landscaping proposed

Proposed Route of New Entrance
Current vs. Proposed Entrance

School Entrance

Entrance Drive

Existing Parking Lot

Proposed Route of New Entrance
2017-18 Proposed Site Improvements and Multipurpose Building

Stream Channel Restoration

Proposed Multipurpose Expansion
(13,670 GSF)

Constructed over existing parking area with no tree removal.
Exterior Renderings

Street View - Looking South (approximate)

Street View - Looking North (approximate)
Exterior Renderings

Campus Green
Current Zoning

Current zoning allows for these normal uses without a Special Use Permit.

- Tourist Accommodation Bed and breakfast facilities
- hotels, motels, and other transient dwelling units
- Commercial Eating and drinking places
- food and beverage retail sales
- furniture, home furnishings and equipment
- general merchandise stores
- gaming – non-restricted
- broadcasting studios
- collection stations
- cultural facilities
- day care centers/pre-schools
- government offices
- hospitals
- local assembly and entertainment
- local post office
- local public health and safety facilities
- membership organizations
- social service organizations
## Surrounding Neighborhood

Lake Tahoe School is committed to addressing neighborhood concerns.

<table>
<thead>
<tr>
<th>Concern</th>
<th>Solution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety</td>
<td>• Public safety enhanced by separating entrance road from pedestrians.</td>
</tr>
<tr>
<td></td>
<td>• Sidewalk from TRC to HWY 28 to be installed.</td>
</tr>
<tr>
<td>Environmental Impact</td>
<td>• Existing site drainage issues will be corrected.</td>
</tr>
<tr>
<td></td>
<td>• Stream channel restoration.</td>
</tr>
<tr>
<td></td>
<td>• New BMP’s throughout site.</td>
</tr>
<tr>
<td>Noise from vehicles, People</td>
<td>• 15MPH Speed Limit with multiple speed bumps.</td>
</tr>
<tr>
<td>speeding on new road</td>
<td></td>
</tr>
<tr>
<td>Light from headlights of cars,</td>
<td>• Additional property line landscaping to screen residents.</td>
</tr>
<tr>
<td>building lights</td>
<td>• Additional fencing along property line.</td>
</tr>
<tr>
<td>Parking</td>
<td>• Adequate parking will be provided for Lake Tahoe School as required by Parking Analysis.</td>
</tr>
<tr>
<td>Building Too Large</td>
<td>• Building size &amp; height conform to Washoe County and TRPA standards.</td>
</tr>
</tbody>
</table>
Accommodations Proposed by Lake Tahoe School to TRC

- Thirty year extension of ingress/egress easement; same fee as in 1971 except adjusted for inflation.
  - LTS to consider perpetual easement for an increased fee

- Formal parking lease on 11 parking spaces during non-school hours.
  - Informal use of additional parking spaces

- Assistance securing an emergency entrance/exit over the IVGID Rec. Center property.

- An easement on LTS property for half of TRC dumpster enclosure.

- TRC signage on Tahoe Blvd.

- Waive ~$4,000 in fees owed by TRC to LTS

Addresses the large majority of TRC residents’ concerns
TRC HOA Board Rejected the Proposal

- “[The accommodations in the proposal] are not the priorities of the current TRC Board.” William Baker 4/12/17 email.

- “[The HOA] doesn’t want to be in the parking lot business any more.” Debi Moore to Chuck Weinberger on 3/27/17

- “Our main issue with your plan is that the [proposed access road] does not align with the entrance to our complex.” TRC HOA Board to LTS Board dated 4/21/17

TRC HOA’s concerns do not reflect its residents’ concerns
Thank You
Current Conditions of the Parking Lots
Conditions of the Parking Lots – Cont.
Conditions of the Parking Lots – Cont.