



Tahoe Transportation  
DISTRICT



SR 28 Corridor Solutions

# Background and Update on Use of Old Elementary School Site in Incline Village

- Tahoe Transportation District has been using the site at 771 Southwood in Incline Village as a seasonal intercept and transit transfer point for Sand Harbor patrons since 2012
- The transit use of the site is part of the larger effort to ameliorate the traffic and parking problems on the SR 28 corridor especially in the summer
- Other infrastructure includes off highway parking and a paved shared use path for safe access (East Shore Trail)
- Trail head parking has been established with the new trail adjacent to the Ponderosa Ranch site
- TTD, Washoe County, and Nevada State Parks have been working cooperatively as part of a larger agency team to address corridor issues
- TTD's long range transit plan identifies a number of intercept locations to shift use of personal vehicles to alternative modes for access to Lake Tahoe

# Background Continued

- The trail head, Spooner Summit, and the old Incline elementary are three of those locations
- In September 2020 the Washoe County School District Board approved sale of the school site to TTD
- TTD has secured grant funds from the Federal Transit Administration through the Nevada Department of Transportation to purchase the site
- Match funds are required for the federal funds





**JOHNSON | PERKINS | GRIFFIN**  
REAL ESTATE APPRAISERS & CONSULTANTS

## **SUBJECT AERIAL MAP**







**Enlarged Aerial**



## Synopsis of WCSD Appraisal of Old Incline Elementary School Site

**6.41 acres** maps attached

279,220 sq. ft. total property

12, 433 sq. ft. SEZ

266,777 sq. ft. exclusive of SEZ

### Allowable Coverage:

124 sq. ft. SEZ Allowable Coverage

80,033 sq. ft. Class 6 Coverage

**80,157 sq. ft. Base Allowable Coverage**

**184,070 sq. ft. Existing Coverage (School built in 1965 grandfathered)**

School Buildings comprise 49,459 sq. ft., report notes that asbestos is probable throughout the building in the sheetrock, wallboard, flooring, boiler and pipe, etc.

All utilities are available on site.

### Appraised Value

\$3,500,000 value (\$12.50/sq. ft. x 279,220 sq. ft.)

-1,150,000 deduct for asbestos building removal; determined by staff and Marshall Valuation.

**\$2,350,000 Appraised Value**

## **Exhibit B**

### **Operations and Maintenance Responsibilities**

#### **I. Incline Village to Sand Harbor**

##### **A. Tahoe Transportation District**

1. TTD will continue applying for federal, state and local funding for transit services within the SR 28 corridor. Currently, 60% of the total cost of the service comes from federal funding with a required match of 40% of the total cost of the service coming from state or local sources. Transit service is critical to meet the peak-season ridership demand in the SR 28 corridor from approximately June 15 until Labor Day.
2. TTD will operate and maintain the busses, bus shelters or benches and bus information signs for the transit service as long as federal, state and local funding is available.
3. TTD will continue seeking annual agreement with Washoe County School District for intercept lots in Incline Village and will assist in the planning efforts to provide permanent intercept lots in Incline Village and near the intersection of SR 28 and US Highway 50.
4. TTD will be responsible for the management of the grants, fee collection and fiscal compliance for the transit service.
5. TTD will provide any routine survey information on transit services or visitor experience to the Parties.

##### **B. Nevada Department of Transportation**





# Next Steps

- Establish Public Engagement Process for Project Development with Community
- Concurrently Complete the Purchase Process with the Washoe County School District
- Develop Project Concept for Transit and Co-Located Facilities Like a Judicial Center
- Develop Demolition Plan for School Buildings



Questions?



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