

Lake Tahoe School

995 Tahoe Blvd Incline Village, NV 89451



WSUP17-0004W
May 2, 2017

Surrounded by Compatible Uses





Aerial - December 1969



Deer Ct

Tahoe Blvd

Grading for Deer Creek Underway

Tahoe Racquet Club Condos

Entry

Motel

Meeting Hall

Restaurant & Bar/
Clubhouse

Entry

Tennis Courts

Condominiums

Aerial - August 1998



Aerial - July 1999



Aerial - Jul 2016

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



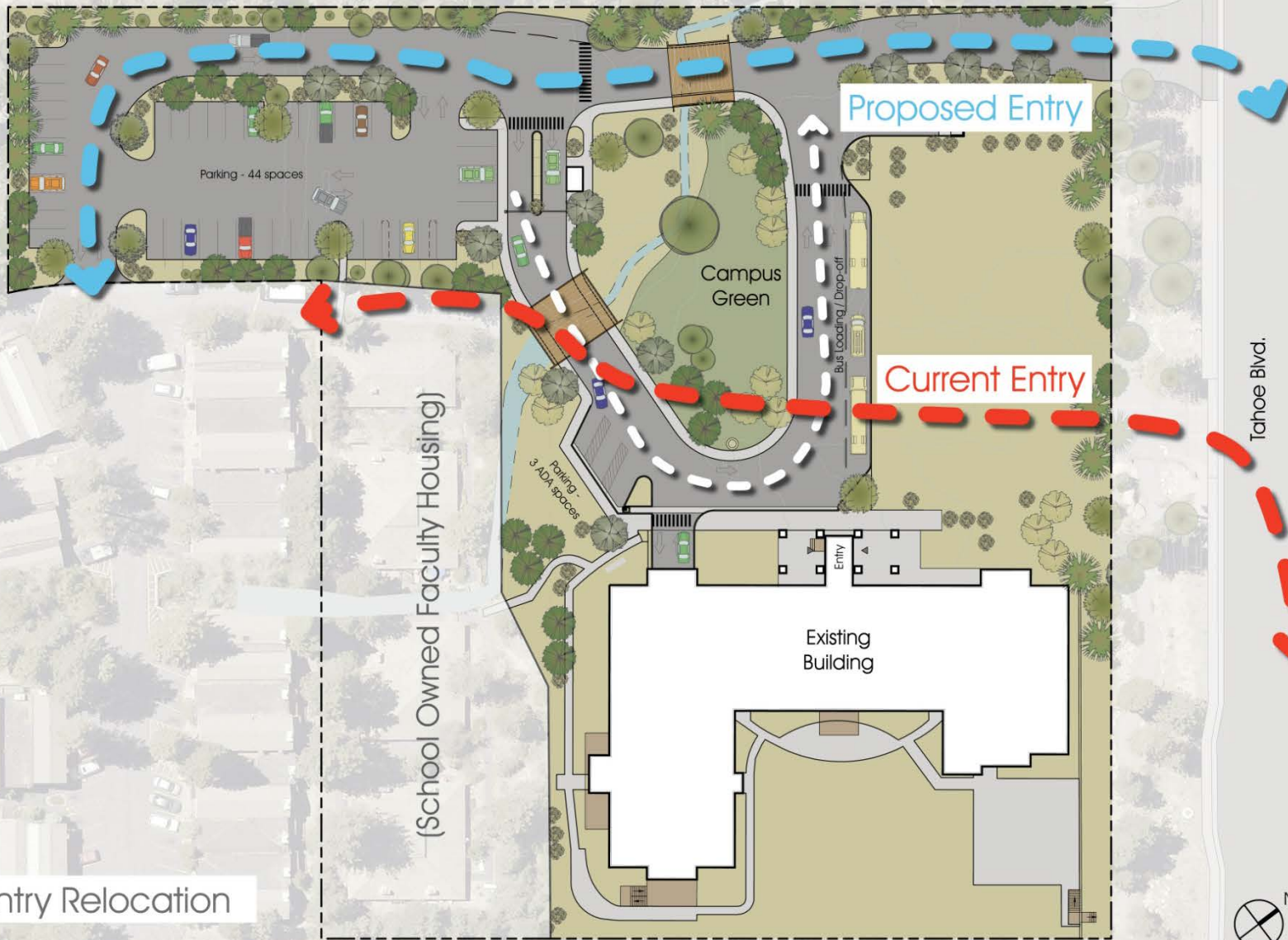
TRC residents crossing into oncoming lane to avoid LTS Traffic

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 Entry Relocation

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

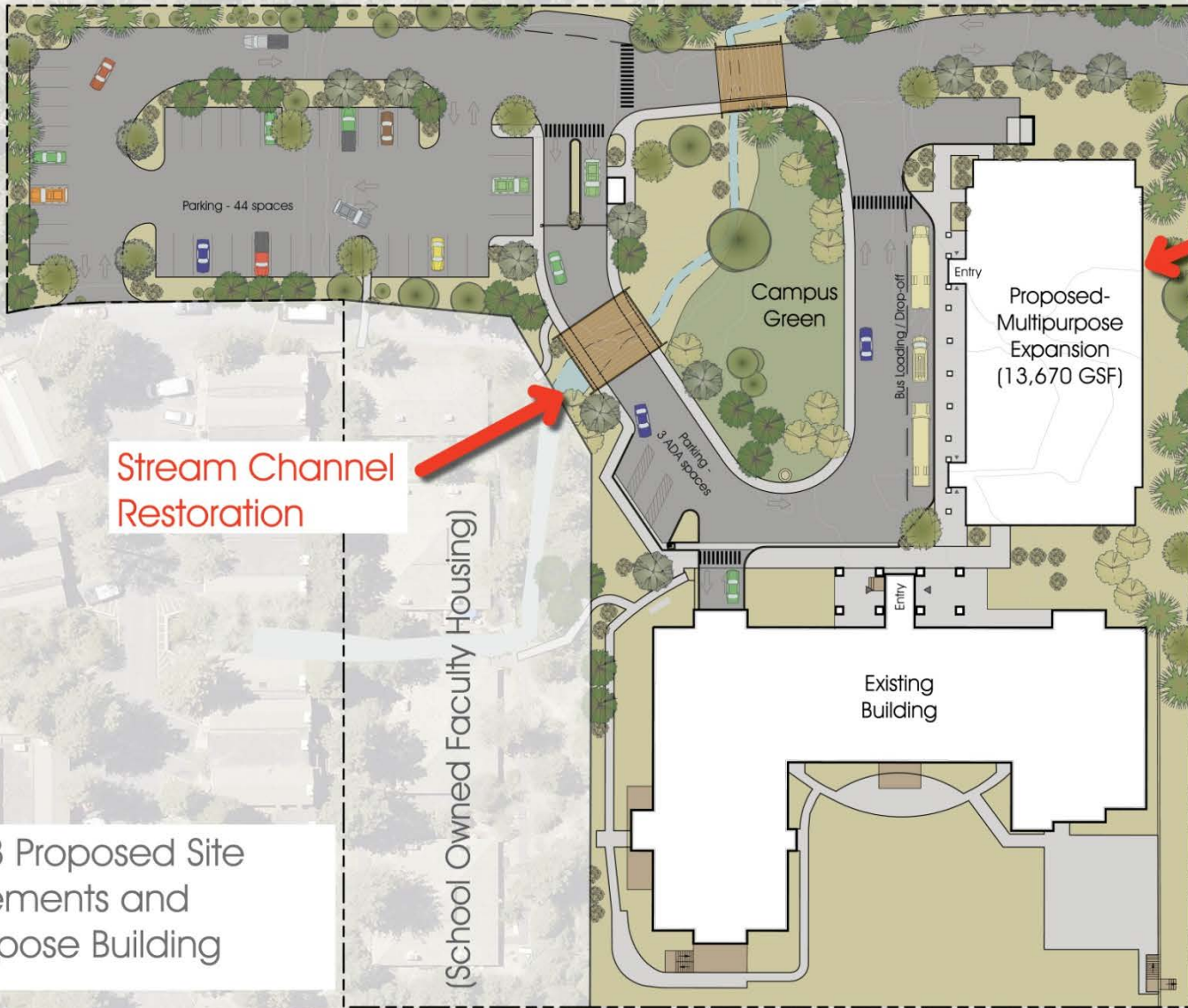
Additional Fencing
and Property Line
Landscaping
proposed



Proposed Route of
New Entrance

Current vs. Proposed Entrance





Stream Channel Restoration

(School Owned Faculty Housing)

Constructed over existing parking area with no tree removal.

Tahoe Blvd.



2017-18 Proposed Site Improvements and Multipurpose Building

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

Concern	Solution
Public Safety	<ul style="list-style-type: none">•Public safety enhanced by separating entrance ↑road from pedestrians.•Sidewalk from TRC to HWY 28 to be installed.
Environmental Impact	<ul style="list-style-type: none">•Existing site drainage issues will be corrected.•Stream channel restoration.•New BMP's throughout site.
Noise from vehicles, People speeding on new road	<ul style="list-style-type: none">•15MPH Speed Limit with multiple speed bumps.
Light from headlights of cars, building lights	<ul style="list-style-type: none">•Additional property line landscaping to screen ↑residents.•Additional fencing along property line.
Parking	<ul style="list-style-type: none">•Adequate parking will be provided for Lake Tahoe ↑School as required by Parking Analysis.
Building Too Large	<ul style="list-style-type: none">•Building size & height conform to Washoe County ↑and TRPA standards.

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

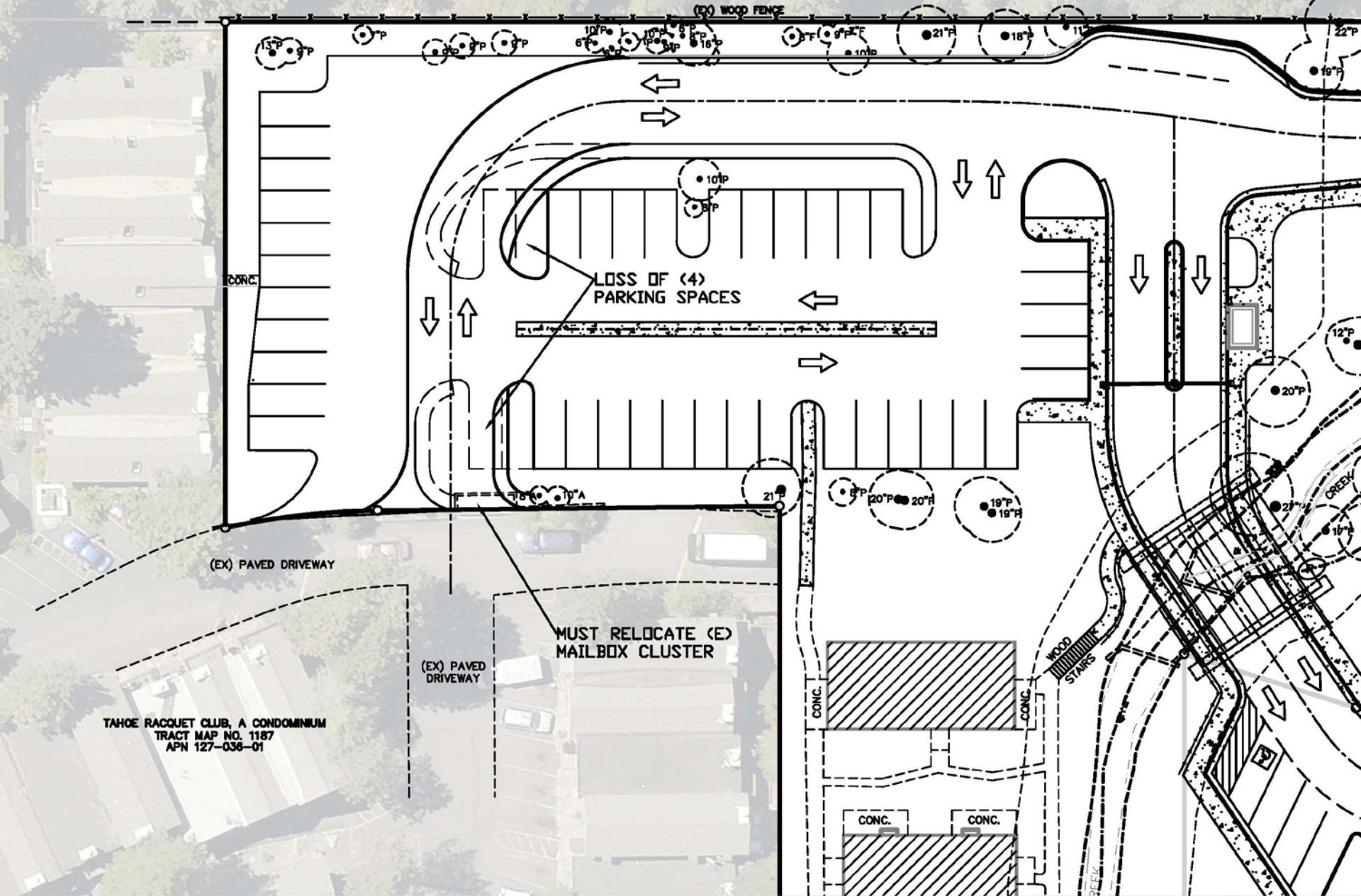


Conditions of the Parking Lots – Cont.



Conditions of the Parking Lots – Cont.





TAHOE RACQUET CLUB, A CONDOMINIUM
 TRACT MAP NO. 1187
 APN 127-036-01

