

## ATTACHMENT 2

### 2070 LAKE TAHOE BOULEVARD PROJECT REQUIREMENTS

The Conservancy acquired the 3.67-acre parcel (Assessor’s Parcel Numbers 023-231-01 and 023-231-03) with \$232,999 of 8(g) funds in 1988 as part of a bulk purchase from the Dayton lumber family under the Conservancy’s Coverage Program. It was the site of a former lumberyard and contained 18,300 square feet of hard coverage and 30,000 square feet of soft coverage. It contains developable class 7 high capability land as well as a small portion of stream environmental zone (SEZ). At the time of acquisition, the planning staff at the Tahoe Regional Planning Agency (TRPA) and the City of South Lake Tahoe (City) asked that the Conservancy leave open the possibility that it would consider uses on a portion of the site consistent with the future community plan for the area.

Conservancy staff developed this document to communicate the Conservancy’s list of project requirements, project outcome performance measures, and development options and/or metrics with Sutter Capital Group, TRPA, the City, and the community.

Project Requirements	Project Outcome Performance Measures	Development Options and/or Metrics
<b>Requirement 1: Project Area</b>	Development on both parcels that would not otherwise be feasible as a stand-alone project	<ul style="list-style-type: none"> <li>• Shared parking</li> <li>• Minimize coverage on 2070 Lake Tahoe Boulevard</li> <li>• Maximize coverage and commercial activity on The Crossing parcel</li> <li>• Development on 2070 Lake Tahoe Boulevard promotes non-vehicular circulation to Tahoe Valley Crossing site</li> <li>• Limit number of residential units backing to Greenbelt (limit walled-off view)</li> <li>• Direct connection from “Y” intersection through The Crossing elbow to the Greenbelt</li> </ul>
<b>Requirement 2: Mixed Use</b>	<ul style="list-style-type: none"> <li>• Workforce housing</li> <li>• Commercial along U.S Highway 50</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed Uses</li> <li>• Promote workforce housing – LTUSD teachers, Barton Hospital, recreation and tourist industry</li> </ul>

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<b>Requirement 3: Minimize Coverage</b>	Coverage below 70 percent and preferably below 50 percent on 2070 Lake Tahoe Boulevard	<ul style="list-style-type: none"> <li>• Coverage</li> <li>• Public gathering space</li> <li>• Views</li> <li>• Greenbelt access</li> </ul>
<b>Requirement 4: Grant of Easement</b>	Permanent easement granted to Conservancy over area required for water quality and Greenbelt projects in City's vision, SEZ areas and public plaza and amenity areas on parcel	<ul style="list-style-type: none"> <li>• Easement recorded</li> </ul>
<b>Requirement 5: Greenbelt Construction and Maintenance</b>	City Greenbelt vision built and maintained on parcel as part of the project	<ul style="list-style-type: none"> <li>• Greenbelt designed and built as shown in the December 14, 2016 Cardno/Design Workshop Greenbelt document or more recently modified versions. As Greenbelt project evolves, alternate agreements may be reached (i.e., payment of fee to City, etc.)</li> </ul>
<b>Requirement 6: Open Space Enhancements</b>	<p>Public gathering space and amenities connecting Greenbelt, The Crossing "elbow" and mixed uses on parcel built and maintained as part of the project</p> <p>Back-on residential units or other development not present along Greenbelt; all views to Greenbelt and Mount Tallac and access to Greenbelt maximized</p>	<ul style="list-style-type: none"> <li>• Public gathering space amenities</li> <li>• Views</li> <li>• Public art</li> <li>• Playgrounds</li> <li>• Outdoor seating</li> <li>• Food truck accommodations</li> <li>• Limit number of residential units backing to Greenbelt (limit walled-off view)</li> </ul>

Project Requirements	Project Outcome Performance Measures	Development Options and/or Metrics
<b>Requirement 7: Connectivity of Project Area and Greenbelt</b>	<p>Provide additional connection(s) between the parcels</p> <p>Provide pedestrian, bicycle and transit amenities</p> <p>Provide a ped/bike connection from the Y-intersection through The Crossing “elbow” to the Greenbelt</p>	<ul style="list-style-type: none"> <li>• Connections between the parcels</li> <li>• Pedestrian, bike, transit amenities</li> <li>• Transit stop with bus pull off</li> <li>• Connection from “Y” to Greenbelt</li> <li>• Limit number of residential units backing to Greenbelt (limit walled-off view)</li> </ul>
<b>Requirement 8: SEZ Restoration and Tree Preservation</b>	<p>Restore SEZ (0.047 acres) on southeast corner</p> <p>Save and provide way for all possible trees to thrive, especially in Greenbelt, SEZ, and public gathering space</p>	<ul style="list-style-type: none"> <li>• A minimum of functioning SEZ restoration (0.047 acres on south east corner), in conjunction with City’s Greenbelt and water quality project.</li> <li>• Trees (thriving—permeable area equal to the dripline around tree, avoid disturbance within dripline during construction) especially large trees on north east and south west boundary lines and follow TRPA Code 33.6.</li> </ul>
<b>Requirement 9: Architecture</b>	Meet the design standards in Appendix C of the Tahoe Valley Area Plan	<ul style="list-style-type: none"> <li>• Appendix C Development and Design Standards</li> </ul>
<b>Requirement 10: City of South Lake Tahoe Green Building Program</b>	Meet all the recommendations in Appendix D of the Tahoe Valley Area Plan, including achieving the equivalent of the highest, feasible Leadership in Energy and Environmental Design (LEED) rating (official certification not required) or an Energy Star Label	<ul style="list-style-type: none"> <li>• Energy Efficiency recommendations for residential and commercial projects</li> <li>• LEED standards (highest feasible level)</li> <li>• Energy Star Label</li> </ul>
<b>Requirement 11: Performance Bond</b>	Developer and contractor construct project and meet all development requirements in project area	<ul style="list-style-type: none"> <li>• Performance Bond to ensure construction Permit, California Environmental Quality Act, Development Agreement, and all other lead permitting agency requirements met</li> </ul>

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<b>Requirement 12: 2017 Regional Transportation Plan</b>	Incorporate into the development elements of transit, trail, and technology goals of the plan	<ul style="list-style-type: none"> <li>• Transit stop in project area</li> <li>• Connectivity to Greenbelt</li> <li>• WiFi updates on transit routes</li> </ul>
<b>Requirement 13: Regional Plan Compliance</b>	Comply with 2012 Regional Plan Update and all related Plans	<ul style="list-style-type: none"> <li>• Comply with: <ul style="list-style-type: none"> <li>○ 2012 Regional Plan Update</li> <li>○ Tahoe Valley Area Plan</li> <li>○ Tahoe Sustainable Communities Strategy</li> <li>○ Statewide Planning Goals referenced in the Conservancy's enabling statute</li> </ul> </li> </ul>