

**STATELINE / SKI RUN COMMUNITY PLAN
STANDARDS
Checklist**

Project name and number: _____

Planner: _____

Date: _____

CHAPTER 3: Stateline / Ski Run Community Plan Standards

Purpose

The purpose of the Stateline/Ski Run Community Plan Design Standards is to establish special design standards that will enable this community plan area to achieve its desired urban form.

Design standards are based on area themes rather than use as identified by the following matrix.

LANDUSE MATRIX/THEME/SECTION

district	land use theme	section
1a Lakeside	Tourist Accommodation	1
1b Van Sickle	Tourist Accommodation	1
1c Montreal	Tourist Accommodation	1
1d Midway	Tourist Accommodation	1
1e Tahoe Marina Hotel	Tourist Accommodation	1
1f Lower Ski Run South	Tourist Accommodation	1
2a Stateline Pedestrian	Tourist Related Retail	2
2b Lower Ski Run South	Tourist Related Retail	2
3a Crescent V	Local Serving Retail	3
3b Ski Run Village	Local Serving Retail	3
4a Van Sickle	Recreation	4
4b Basin "E"	Recreation	4
4c Osgood Basin	Recreation	4
5a Upper Ski Run North	B & B & Prof. Offices	5
5b Upper Ski Run South	B & B & Prof. Offices	5
6a Van Sickle	Affordable Housing	
6b Pentagon	Affordable Housing	6
6c Upper Ski Run	Affordable Housing	6
7 Transportation Corridor		7

Applicability

All projects within the Stateline/Ski Run Community Plan Area shall meet the standards. In addition, all projects within this Community Plan are required to meet the City-wide Design Standards as well. Should a conflict occur between the City-wide standard and the Community Plan standard, the Community Plan standard shall apply.

SECTION ONE - TOURIST ACCOMMODATION AREA THEME

DISTRICTS

- Lakeside
- Van Sickle
- Montreal
- Midway
- Tahoe Marina Hotel
- Lower Ski Run - West

MAP & USE MATRIX IDENTIFICATION

- 1a
- 1b
- 1c
- 1d
- 1e
- 1f

YES / NO / NA

PERMITTED USES:

Standard See Stateline/Ski Run Community Plan for the use matrix for each District for permitted uses.

YES / NO / NA

HEIGHT:

Standard For all districts refer to the TRPA Code of Ordinances Chapter 22; and

YES / NO / NA

Special The following special height standards apply to **Tahoe Marina Hotel (1e) District**: Refer to South Tahoe Redevelopment Demonstration Plan Design Element, Section 2.12

YES / NO / NA

BULK:

Standard For **all districts** refer to the Redevelopment Design Element, Section 1.12

YES / NO / NA

COVERAGE:

Standard For **all districts** refer to the TRPA Code of Ordinances Chapters 15 and 22.

YES / NO / NA

SETBACKS:

Standard For **all districts** refer to the Redevelopment Design Element, Section 1.30;

YES / NO / NA

Special The following special setback standards apply to the **Montreal (1c)** and the **Tahoe Marina Hotel (1e)** Districts

Tahoe Marina Hotel (1e): Refer to South Tahoe Redevelopment Demonstration Plan Design Element, Section 2.12

YES / NO / NO

Montreal District (1c): All new buildings shall be setback 50 feet from the Loop Road ROW

YES / NO / NA

SITE DESIGN:

Standard For **all districts** refer to the City wide Design Manual

YES / NO / NA

ARCHITECTURAL TREATMENT:

Standard For **all districts** refer to the South Tahoe Redevelopment Design Element, Section 1.60

YES / NO / NA

SIGNAGE:

Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline / Ski Run Community Plan. Note: The CP has

its own specific set of standards in addition to the Citywide standards.

- YES / NO / NA **PARKING:**
Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.
- YES / NO / NA **PUBLIC IMPROVEMENTS:**
Standard For all districts refer to the Redevelopment Design Element, Section 1.69; and the Citywide Design Manual.
- YES / NO / NA Special The following special public improvement standard applies to the **Lakeside (1a)** District only.
- Lakeside (1a):** Those properties fronting on US 50 shall conform to the concept Streetscape Plan (see Exhibit 3 in the Stateline/Ski Run CP)
- YES / NO / NA Special Within the following districts, those properties which front on U.S.50 shall have metal halide High Intensity Discharge street lights:
- YES / NO / NA **1A** Lakeside (incl.Park Ave.)
- YES / NO / NA **1B** Van Sickle **Option B**
1D Midway **Option B**
1E Tahoe Marina Hotel (include. Ski Run Blvd.) **Option A**
- Special The Street Lights shall be:
 Sentry Electric Corporation
 185 Buffalo Avenue
 Freeport, New York 1152-4707
- YES / NO / NA **Option A**
Pole: AL-WA-12
Arm: ALPBS -2 (Twin Mounting Arm)
Luminaire: SBP-175MH (two required)
Wattage: 175
- YES / NO / NA **Option B**
Pole: AL-WA-10
Luminaire: SBP-175MH
Wattage: 175
- YES / NO / NA **Color:** "Midnight Green" Enduro Shield IV Tnemec Semi Gloss High Build Acrylic Polyurethane Enamel No. 75J7751 or approved equivalent and installed per specification.

SECTION TWO - TOURIST RELATED RETAIL AREA THEME

DISTRICTS

- Stateline Pedestrian District
- Lower Ski Run-South

MAP & USE MATRIX IDENTIFICATION

- 2a
- 2b

YES / NO / NA

PERMITTED USES:
Standard See use matrix for each district.

YES / NO / NA

HEIGHT:
Standard See TRPA Code of Ordinances Chapter 22 and 15; and

YES / NO / NA

Special The following special height standard applies to the **Stateline Pedestrian** District.

Stateline Pedestrian (2a): Refer to South Tahoe Redevelopment Demonstration Plan Design Element, Section 2.11.

YES / NO / NA

BULK:
Standard See Redevelopment Design Element, Section 1.12; and

YES / NO / NA

Special The following special bulk standards apply to the **Stateline Pedestrian and Lower Ski Run - South (2b)** districts:
Stateline Pedestrian (2a)

1. Those properties fronting on the Mountain side of US 50, from the California/Nevada state line to Park Avenue shall have a maximum wall height equal to two floors (approx. 20 feet) at the back of the sidewalk as depicted in Exhibit 4 . The building and roof structure shall respect the "Winter Shading Zone".

YES / NO / NA

2. Those properties fronting on the Lake side of US 50, from the California / Nevada state line to Park Ave, shall have a maximum wall height equal to two floors (approx. 20 feet) at the back of the sidewalk as depicted in Exhibit 4. The third floor shall begin a minimum of 20 feet from the back of the sidewalk.

Guideline: It is encouraged that the building height vary at the back of the sidewalk from one to two floors. This guideline applies to both Standards.

YES / NO / NA

Lower Ski Run - South (2b)
The property fronting US 50, from Ski Run Blvd. , extending westerly a distance of approximately 400 feet (the southwest corner of Ski Run and Highway 50) shall be exempt from the Winter Shading Zone due to the sloping topography , the mature trees at the US 50 property line, and the mature stand of trees along the back property line that effectively blocks the sun .

In lieu of this requirement, the building wall height shall conform to the following table:

setback (feet)	Max. building wall height (feet)
30	20
40	21
50	22
60	23
70	24

YES / NO / NA
Manual.

Any roof placed on the building wall, shall conform to the standards within the Design

YES / NO / NA Any building greater than 70 feet shall maintain the maximum building wall height of 24 feet.

COVERAGE:

YES / NO / NA Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 and 20.

SETBACKS:

YES / NO / NA Standard For all districts see Redevelopment Design Element, Section 1:30; and Special The following special setback standards apply to Stateline Pedestrian district.

Stateline Pedestrian (2a):

Except for Section 1.33.1 of the Redevelopment Design Element , those properties fronting Highway 50, from the California/Nevada state line to Park Avenue, shall have the following setbacks in conformance with the Stateline streetscape plan (refer to Exhibit 4 in the Stateline/Ski Run CP):

- YES / NO / NA 1. Mountain side of US 50 : 30 feet from property line
- YES / NO / NA 2. Lake side of US 50 :10 feet from property line

SITE DESIGN:

YES / NO / NA Standard See City Design Manual

Special The following special site design standards apply to Stateline Pedestrian District and Lower Ski Run-South district.

YES / NO / NA **Stateline Pedestrian (2a):** The urban design concept for this area is to create a continuous window/ door, window/door retail streetscape permitting the pedestrian to window shop and enter the shops from the sidewalk. To accomplish this, the following site design standards are required;

- YES / NO / NA 1. building frontages shall be located at the back of sidewalk, with three exceptions:

- YES / NO / NA a. Setbacks to accommodate outdoor dining and paseos, provided that such setbacks do not exceed a depth of one-third of the lot depth, or 60 feet, whichever is smaller. The maximum linear frontage used for such setback shall be 50 feet.

A paseo may exceed the above requirements if;

- YES / NO / NA 1) the paseo is for a public gathering place such as a plaza or transit queing area, and

- YES / NO / NA 2) it is a part of a project area over 5 acres which will have adequate space to create alternatives that will maintain the window /door concept.

YES / NO / NA

b. The creation of the 50 foot facade modulation, in which case the sidewalk shall be extended to the building facade.

YES / NO / NA

c. Landscaping shall not be permitted between the back of the sidewalk and building facade unless such landscaping does not exceed one foot and is placed adjoining the building facade

YES / NO / NA

d. buildings shall occupy 100% of their lineal frontage, except for areas required by code for vehicular access.

e. patios and dining areas be visually attractive and visible from the pedestrian streetscape, by incorporating landscaping, street furniture, and pedestrian oriented amenities.

YES / NO / NA

Lower Ski Run South (2b): The SW and SE corners shall be developed with a public plaza at each corner of the intersection of U.S. 50 and Ski Run Boulevard within the required setbacks and subject to the design review process (rev. 12/20/2000).

YES / NO / NA

ARCHITECTURAL TREATMENT:

Standard The City Redevelopment Design Element 1.60; and

Special The following special architectural treatment standards apply to the **Stateline Pedestrian** district.

YES / NO / NA

Stateline Pedestrian District (2a): Modulation of facade: building walls shall be well articulated. Major changes in the facade, e.g. walls and roof lines, shall occur on a 50 foot module to maintain the pedestrian character of the street.

YES / NO / NA

1. The ground floor elevation of a building facing the sidewalk shall be visually and physically "penetrable" with transparent window surfaces, and entry points at frequent intervals, usually one per 50 feet.

YES / NO / NA

2. Incorporate architectural elements to provide visual interest and relief from flat surfaces, such as, textured materials, offset planes, differentiated piers and columns, recessed entries and windows, and awnings.

YES / NO / NA

3. Particular attention shall be given to the craftsmanship and detailing within the pedestrian's range of touch and view, such as the use of special store-front detailing, facade ornamentation, and flower boxes to reinforce the pedestrian character of the street.

YES / NO / NA

4. Ground floor activities shall be limited to those which contribute to a pedestrian environment, such as retail and restaurant uses.

SIGNAGE:

YES / NO / NA

Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note:

The CP has its own specific set of standards in addition to the Citywide standards.

PARKING:

YES / NO / NA

Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski

Run Community Plan.

PUBLIC IMPROVEMENTS:

YES / NO / NA

Standard For all districts refer to the Redevelopment Design Element Section 1.69 and the City-wide Design Standards

YES / NO / NA

Special The following special public improvements standards apply to Stateline Pedestrian District (2a):

Stateline Pedestrian (2a): Those properties fronting on US 50 shall conform to the concept streetscape plan; (see exhibit 3 of the Stateline/Ski Run CP).

YES / NO / NA

Special Within the following districts, those properties which front on U.S.50 shall have metal halide High Intensity Discharge street lights:

YES / NO / NA

2A Stateline Pedestrian (incl. Park Ave.)

Option B

YES / NO / NA

2B Lower Ski Run -South (incl.Ski Run Blvd)

Option B

Special

The Street Lights shall be:
Sentry Electric Corporation
185 Buffalo Avenue
Freeport, New York 1152-4707

YES / NO / NA

Option A

Pole: AL-WA-12
Arm: ALPBS -2 (Twin Mounting Arm)
Luminaire: SBP-175MH (two required)
Wattage: 175

YES / NO / NA

Option B

Pole: AL-WA-10
Luminaire: SBP-175MH
Wattage: 175

YES / NO / NA

Color: "Midnight Green" Enduro Shield IV Tnemec Semi Gloss High Build Acrylic Polyurethane Enamel

No. 75J7751 or approved equivalent and installed per specification.

**SECTION THREE
LOCAL SERVING RETAIL THEME**

DISTRICTS

- Crescent V
- Ski Run Pedestrian District,

MAP & USE MATRIX IDENTIFICATION

3a

3b

YES / NO / NA

PERMITTED USES:
Standard See use matrix for each district.

YES / NO / NA

HEIGHT:
Standard For all districts refer to the TRPA Code of Ordinances, Chapter 22.

YES / NO / NA

BULK:
Standard For all districts refer to the Redevelopment Design Element, Section 1.12.

YES / NO / NA

COVERAGE:
Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 and 20.

YES / NO / NA

SETBACKS:
Standard For all districts refer to the Redevelopment Design Element, Section 1.30; and

Special The following special setback standard applies to **Crescent V**

YES / NO / NA

Crescent V (3a): In addition to the required 30 foot setback along US 50, a 30 foot setback along Park Avenue and along the Loop Road shall be required.

YES / NO / NA

SITE DESIGN:
Standard For all districts refer to the City Design Manual

YES / NO / NA

Special The following special site design standard applies to the **Crescent V** district.

YES / NO / NA

Crescent V (3a): That the rear offsite parking lot used for Casino parking (Harrah's) not to be extended beyond its current lease. (Extensions, if applicable, not be granted.)

YES / NO / NA

With the vacation of the offsite parking, the area shall be utilized for the local serving customer, with the creation of through walkways at convenient locations.

YES / NO / NA

Future buildings constructed along the frontages of Highway 50 and Park Avenue, shall have parking behind the buildings as a part of the consolidated parking lot. Pedestrian access to the parking lot with secondary access from the streets. These secondary accesses should be combined as a part of a paseo or plaza to reinforce the independent character of the buildings and to provide character difference from the Stateline pedestrian district.

ARCHITECTURAL TREATMENT:

YES / NO / NA Standard: For all districts refer to the Redevelopment Design Element, Section 1.60;

YES / NO / NA **SIGNAGE:**
Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note: The CP has its own specific set of standards in addition to the Citywide standards.

YES / NO / NA **PARKING:**
Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.

YES / NO / NA **PUBLIC IMPROVEMENTS:**
Standard For all districts refer to the Redevelopment Design Element, Section 1.69.

Special The following special public standards apply to the **Crescent V and Ski Run Pedestrian** Districts.

YES / NO / NA Special **Crescent V (3a):** That portion of the property fronting Highway 50 shall conform to the concept streetscape plan, (see Exhibit 3 of the Stateline/Ski Run Community Plan).

YES / NO / NA **Ski Run Pedestrian (3b):** Property owners to participate in the under- grounding of utilities along Ski Run Blvd., including provisions for overhead decorative street lights.

YES / NO / NA Property owners participate in the formulation and implementation of an assessment district to design and construct street improvements along Ski Run Blvd. including, curb, gutter, sidewalk, landscaping, median strip, etc. consistent with the Ski Run Blvd. streetscape Plan, (see Exhibit 6 of the Stateline/Ski Run Community Plan).

YES / NO / NA Special Within the following districts, those properties which front on U.S.50 metal halide High Intensity Discharge street lights:
3A Crescent V (incl. Park Ave.) **Option B**

The Street Lights shall be:
Sentry Electric Corporation
185 Buffalo Avenue
Freeport, New York 1152-4707

YES / NO / NA **Option A**
Pole: AL-WA-12
Arm: ALPBS -2 (Twin Mounting Arm)
Luminaire: SBP-175MH (two required)
Wattage: 175

YES / NO / NA **Option B**
Pole: AL-WA-10

Luminaire: SBP-175MH
Wattage: 175

YES / NO / NA

Color: "Midnight Green" Enduro Shield IV Tnemic
Semi Gloss High Build Acrylic Polyurethane Enamel
No. 75J7751 or approved equivalent and installed per
specification

**SECTION FOUR
RECREATION AREA THEME**

Location	Map & Matrix Identification
<input type="checkbox"/> Van Sickle	4a
<input type="checkbox"/> Basin "E"/SR Marina	4b
<input type="checkbox"/> Osgood Basin	4c
YES / NO / NA	PERMITTED USES: Standard See use matrix for each district.
YES / NO / NA	HEIGHT: Standard For all districts refer to the TRPA Code of Ordinances, Chapter 22.
YES / NO / NA	BULK: Standard For all districts refer to the Redevelopment Design Element, Section 1.12.
YES / NO / NA	COVERAGE: Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 & 25; and
YES / NO / NA	Special The following special coverage standard applies to Basin E / SR Marina District .
YES / NO / NA	Basin "E" /SR Marina District (4c): For coverage of that portion of Basin "E" /SR Marina District on the lakeside of US 50, see Tahoe Marina Hotel Project Plans and EIR/EIS.
YES / NO / NA	SETBACKS: Standard For all districts refer to the Redevelopment Design Element, Section 1.30; and
YES / NO / NA	Special The following special setback standard applies to Van Sickle district .
YES / NO / NA	Van Sickle (4b): That portion of the property adjoining the Loop Road shall have a 30 foot setback from the right-of-way.
YES / NO / NA	SITE DESIGN: Standard For all districts refer to the City Design Manual, and
	Special The following special site design standards apply to Van Sickle, Basin "E" /SR Marina and Osgood Basin Districts
YES / NO / NA	Van Sickle (4b): Site access shall be from the "T" intersection of Park Avenue and the Loop Road. Uses within the district shall be screened from Loop road.
YES / NO / NA	Basin "E" /SR Marina (4c): See approved Tahoe Marina Hotel Project Plans and approved Drainage Basin "E" Plans.
YES / NO / NA	Osgood Basin District (4d): The frontage along Ski Run Blvd. be designed to facilitate the pedestrian traffic flow from

the Ski Run/US 50 intersection up Ski Run Blvd. Any landscaping for the basin shall provide screening at the perimeter of the basin with the balance of the property to the right-of-way line, landscape with a clean edge.

ARCHITECTURAL TREATMENT:

YES / NO / NA Standard For all districts refer to the Redevelopment Design Element, Section 1.60.

SIGNAGE:

YES / NO / NA Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note: The CP has its own specific set of standards in addition to the Citywide standards.

PARKING:

YES / NO / NA Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.

PUBLIC IMPROVEMENTS:

YES / NO / NA Standard For all districts refer to the Redevelopment Design Element, Section 1.69.

YES / NO / NA Special Within the following districts, those properties which front on U.S.50 metal halide High Intensity Discharge street lights:
4B Basin E /SR marina

YES / NO / NA		Basin E	Option B
YES / NO / NA		SR marina (incl. Ski Run Blvd.)	Option A
YES / NO / NA	4C	Osgood Basin	Option B

The Street Lights shall be:
 Sentry Electric Corporation
 185 Buffalo Avenue
 Freeport, New York 1152-4707

YES / NO / NA **Option A**
 Pole: AL-WA-12
 Arm: ALPBS -2 (Twin Mounting Arm)
 Luminaire: SBP-175MH (two required)
 Wattage: 175

YES / NO / NA **Option B**
 Pole: AL-WA-10
 Luminaire: SBP-175MH
 Wattage: 175

YES / NO / NA **Color:** "Midnight Green" Enduro Shield IV Themic Semi Gloss High Build Acrylic Polyurethane Enamel No. 75J7751 or approved equivalent and installed per specification

**SECTION FIVE
 BED & BREAKFAST AND PROFESSIONAL OFFICE AREA THEME**

Location	Map & Matrix Identification
<input type="checkbox"/> Upper Ski Run North	5a
<input type="checkbox"/> Upper Ski Run South	5b
YES / NO / NA	PERMITTED USES: Standard See use matrix for each district.
YES / NO / NA	HEIGHT: Standard For all districts refer to the TRPA Code of Ordinances, Chapter 22.
YES / NO / NA	BULK: Standard For all districts refer to the Redevelopment Design Element, Section 1.12.
YES / NO / NA	COVERAGE: Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 & 25.
YES / NO / NA	SETBACKS: Standard For all districts refer to the Redevelopment Design Element, Section 1.30.
YES / NO / NA	SITE DESIGN: Standard For all districts refer to the City Design Manual standards
YES / NO / NA	Special The following special site design standard applies to Upper Ski Run North and Upper Ski Run South districts
YES / NO / NA	Upper Ski Run North (5a) & Upper Ski Run South (5b): The concept is to have all commercial uses fronting Ski Run Blvd. at the 20 foot setback with the additional parking provided to the rear of the property.
YES / NO / NA	ARCHITECTURAL TREATMENT: Standard For all districts refer to the Redevelopment Design Element, Section 1.60; and
YES / NO / NA	Special The following special architectural treatment standard applies to Upper Ski Run North and Upper Ski Run South districts.
YES / NO / NA	Upper Ski Run North (5a) & Upper Ski Run South (5b): The conversion of the residential units and new construction shall keep the small cabin character of the street, with a limit of two stories and steeply pitched roofs (5:12 to 12:12).
YES / NO / NA	SIGNAGE: Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note: The CP has its

own specific set of standards in addition to the Citywide standards.

PARKING:
YES / NO / NA Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.

YES / NO / NA Special The following special parking standard applies to **Upper Ski Run North** districts;

YES / NO / NA **Upper Ski Run North (5a) & Upper Ski Run South (5b):**
Onstreet parking will be permitted on the side streets subject to the installation of curb, gutter, and sidewalk provisions. Said parking shall count as meeting a portion (if not all) of the parking requirements.

PUBLIC IMPROVEMENTS:
YES / NO / NA Standard For **all districts** refer to the Redevelopment Design Element, Section 1.69.

YES / NO / NA Special The following special public improvement standard applies to **Upper Ski Run North** and **Upper Ski Run South** districts;

YES / NO / NA **Upper Ski Run North (5a) & Upper Ski Run South (5b):**
Property owners to participate in the undergrounding of utilities along Ski Run Blvd., including provisions for overhead decorative street lights. Property owners participate in the formulation and implementation of an assessment district to design and construct street improvements along Ski Run Blvd. including, curb, gutter, sidewalk, landscaping, median strip, etc., consistent with the Ski Run Blvd. concept streetscape Plan (see Exhibit 6 of the Stateline/Ski Run Community Plan).

SECTION SIX - AFFORDABLE HOUSING AREA THEME

Location	Map & Matrix Identification
<input type="checkbox"/> Van Sickle	6a
<input type="checkbox"/> Pentagon	6b
<input type="checkbox"/> Upper Ski Run	6c
YES / NO / NA	PERMITTED USES: Standard See use matrix for each district
YES / NO / NA 22.	HEIGHT: Standard For all districts refer the TRPA Code of Ordinances, Chapter 22.
YES / NO / NA	BULK: Standard For all districts refer the Redevelopment Design Element, Section 1.12
YES / NO / NA	COVERAGE: Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 & 25.
YES / NO / NA Section 1.30; and	SETBACKS: Standard For all districts refer to the Redevelopment Design Element, Section 1.30; and
YES / NO / NA	Special The following special setback standards apply to the Van Sickle, Pentagon and Upper Ski Run districts;
YES / NO / NA	Van Sickle District (6a): That portion of the property adjoining the Loop Road shall have a 30 foot setback from the right-of-way.
YES / NO / NA	Pentagon District (6b): That portion of the property adjoining the Loop Road shall have a 150 foot setback.
YES / NO / NA	Upper Ski Run District (6c): See City of South Lake Tahoe Zoning Ordinance.
YES / NO / NA	SITE DESIGN: Standard For all districts refer to the City Design Manual.
YES / NO / NA	Special The following special site design standards apply to the Van Sickle, Pentagon and Upper Ski Run districts;
YES / NO / NA	Van Sickle (6a): Site access shall be from the "T" intersection of Park Avenue and the Loop Road. Uses within the district shall be screened from the Loop Road.
YES / NO / NA	Provisions for onsite play space are subject to the design review process for size, equipment, and location.

YES / NO / NA

Pentagon (6b): Parking for the district shall not be located between the Loop Road and the future buildings. Site access shall be from Pentagon or Pioneer Trail.

YES / NO / NA

Upper Ski Run District (6c): Provisions for onsite play space, subject to the design review process, for size, equipment, and location.

ARCHITECTURAL TREATMENT:

YES / NO / NA

Section 1.60; and

Standard For **all districts** refer to the Redevelopment Design Element,

YES / NO / NA

Special

The following special architectural treatment standard applies to the **Pentagon** district;

YES / NO / NA

Pentagon (6b): That portion of a building facing the Loop Road shall be designed consistent with the Redevelopment Design Element.

SIGNAGE:

YES / NO / NA

own specific set of standards in addition to the Citywide standards.

Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note: The CP has its

YES / NO / NA

PARKING:

Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.

YES / NO / NA

PUBLIC IMPROVEMENTS:

Section 1.69.

Standard For **all districts** refer to the Redevelopment Design Element,

SECTION SEVEN - TRANSPORTATION CORRIDOR AREA THEME

Location:

Transportation corridor

Map & Use Matrix Identification

7A

YES / NO / NA

PERMITTED USES:

Standard See use matrix for each district.

YES / NO / NA

HEIGHT:

Standard For all districts refer to the TRPA Code of Ordinances, Chapter 22.

YES / NO / NA

BULK:

Standard For all districts refer to the Redevelopment Design Element, Section 1.12.

YES / NO / NA

COVERAGE:

Standard For all districts refer to the TRPA Code of Ordinances, Chapters 15 & 25.

YES / NO / NA

SETBACKS:

Standard For all districts refer to the Redevelopment Design Element, Section 1.30.

YES / NO / NA

SITE DESIGN:

Standard For all districts refer to the City Design Manual

YES / NO / NA

ARCHITECTURAL TREATMENT:

Standard For all districts refer to the Redevelopment Design Element, Section 1.60.

YES / NO / NA

SIGNAGE:

Standard For all districts refer to Signage, (Part II) in Appendix B of the Stateline /Ski Run Community Plan. Note: The CP has its own specific set of standards in addition to the Citywide standards.

YES / NO / NA

PARKING:

Standard For all districts refer to the Citywide Driveway, Parking, and Loading Space (Part III) in Appendix B, of the Stateline / Ski Run Community Plan.

YES / NO / NA

PUBLIC IMPROVEMENTS:

Standard For all districts refer to the Redevelopment Design Element, Section 1.69.

YES / NO / NA

Special

Within the following districts, those properties which front on U.S.50 shall have metal halide High Intensity Discharge street lights:

7A Transportation Corridor **Option B**

The Street Lights shall be:

Sentry Electric Corporation
185 Buffalo Avenue
Freeport, New York 1152-4707

YES / NO / NA

Option A

Pole: AL-WA-12
Arm: ALPBS -2 (Twin Mounting Arm)
Luminaire: SBP-175MH (two required)
Wattage: 175

YES / NO / NA

Option B

Pole: AL-WA-10
Luminaire: SBP-175MH
Wattage: 175

YES / NO / NA

Color: "Midnight Green" Enduro Shield IV Tnemec
Semi Gloss High Build Acrylic Polyurethane Enamel
No. 75J7751 or approved equivalent and installed per
specification