SITE DESIGN

General Site Design: Fit and blend man-made improvements into the topography & forest.

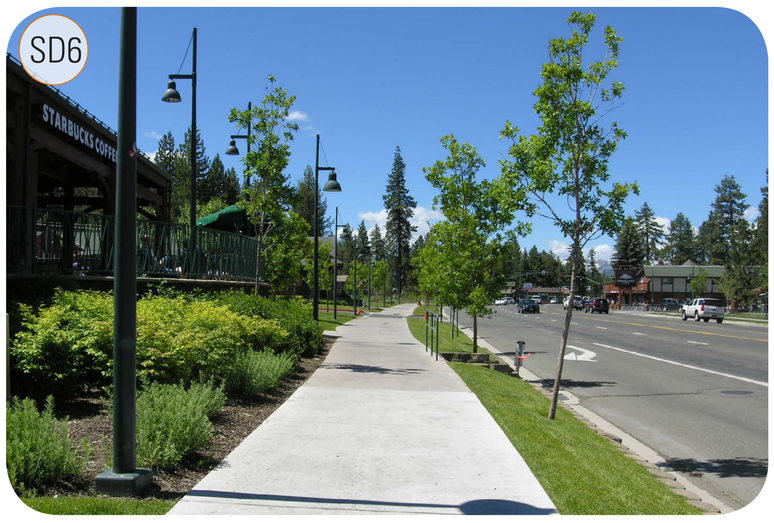
Site buildings and paved areas over existing disturbance to ensure the least amount of new site disturbance as possible.

Retain existing natural features such as rock outcrops, trees and topographic features.

Orient site features to capitalize and highlight views of the surrounding mountain and lake landscape.

Site buildings and structures to maintain views of the mountains and lake.

Organize and design buildings to maintain ridgeline and forest canopy views.



Underground new utilities along US 50.

Grading & Drainage: Work with existing topography so that built elements appear to be an extension of the existing natural forms or nestle easily within the landscape setting.

Minimize grading and work with existing topography to minimize the use of retaining walls and integrate buildings into the site.

Design graded areas to appear as natural landforms. Smoothly merge graded areas into the existing terrain. Undulate slopes to mimic the surrounding landscape.

Gracefully blend stormwater features into the look and feel of the surrounding terrain.

Natural drainage courses and existing drainage patterns should be protected.

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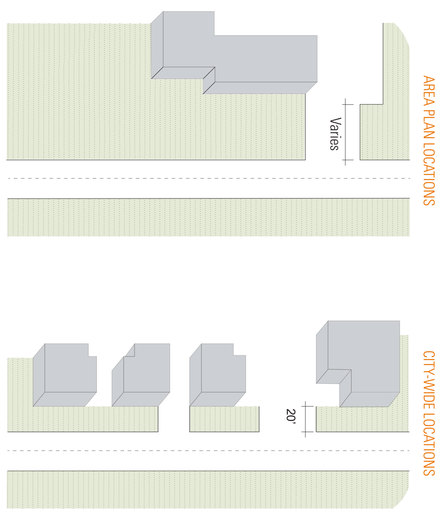
SITE DESIGN

Building Placement: Organize buildings in such a way that respond to and take advantage of Tahoe's natural setting while reinforcing the character of pedestrian and public areas in order to optimize visitor and resident enjoyment of outdoor spaces

SD11



Site buildings at setback lines to create visual interest along the road corridors, allow for substantial landscape areas and pedestrian walkways.

SD12

Building placement should not intrude on or diminish the views of mountains or the lake as seen from public spaces and US 50, Lake Tahoe Boulevard and SR 89.

SD13

Cluster buildings where appropriate to create desirable and comfortable public outdoor spaces.

SD14

Site buildings in a manner that complements adjacent buildings.

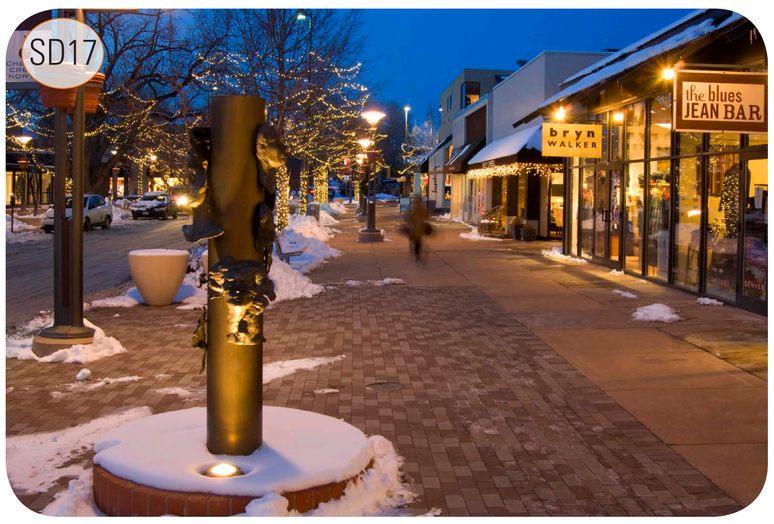
SD15

Modulate buildings to avoid creating a long row of buildings.

SD16

Site buildings so their spatial relationship provides for and promotes pedestrian access.

SD17



Place building entries and frontage toward the linear street frontage to encourage and support a pedestrian environment.

SD18

Orient the entry and major façade of commercial buildings toward the street where access is provided.

SD19

Highlight building entries through architecture and landscape.

SD20

Provide covered entries.

SD21

Locate corner buildings at the setbacks in order to create a strong street presence, define the pedestrian realm and encourage pedestrian activity.

SD22

Incorporate public plazas at street corners where appropriate.

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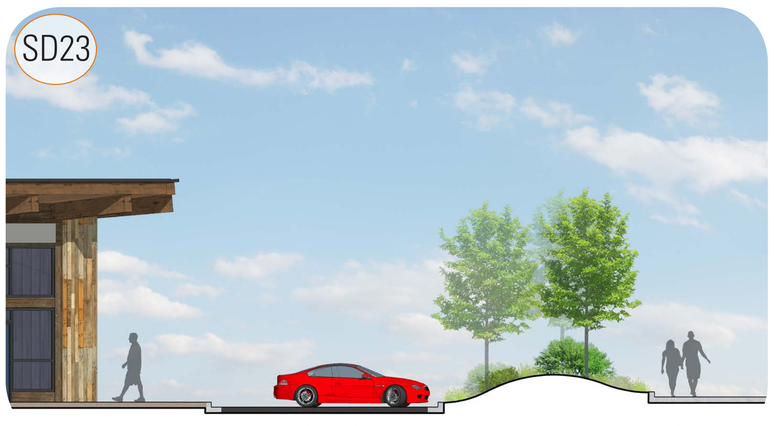
SITE DESIGN

Parking: Provide convenient parking that is not visually obtrusive and does not impact pedestrian movement.



Incorporate landscaping in the setback area to screen parking from the street. Utilize informal planting strategies to create a more naturalized appearance of landscaping.

Incorporate existing trees into parking lot design and provide adequate buffer to maintain and enhance plant health.

Incorporate islands of adequate size between parking areas to visually break up long lengths of parking as well as provide areas for snow storage that are out of the public rights of way.

Buffer parking from neighboring residential uses through fencing.

Utilize landscaping to screen underground parking that extends more than 3’ above natural grade.

Integrate landscaping and barriers that prevent parking outside of designated areas as part of the overall parking and landscape design.

Encourage walkability and a park once atmosphere by providing shared parking and shared parking access points.

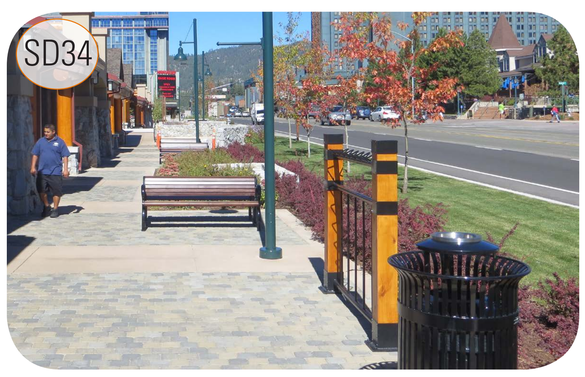
Divide parking into smaller lots to decrease the view of large parking expanses.

Locate parking behind a building or on an interior side to minimize the visual impact from the street and create a cohesive pedestrian environment and building frontage.

Bicycle Parking: Encourage active transportation use with secure and convenient facilities.

Locate bike racks within close proximity to the main building entry.

Locate bike racks so they do not obstruct pedestrian movement.



Locate bike racks so they are visible to encourage use and enhance security.

Incorporate long-term bike parking to serve people staying at a site for over four hours.

Visual Screening: Minimize visual impacts of parking and service areas.

Utilize site planning and building placement and design to minimize the visibility of parking, utilities and service and maintenance areas from public rights of way.

Design dumpster enclosures using materials and finishes consistent with the building architecture to unify the appearance of site structures and help protect visual quality.

Screen dumpster enclosures that are visible from the street with landscaping.

Utilize a combination of fencing, walls and landscaping to provide attractive visual screening.

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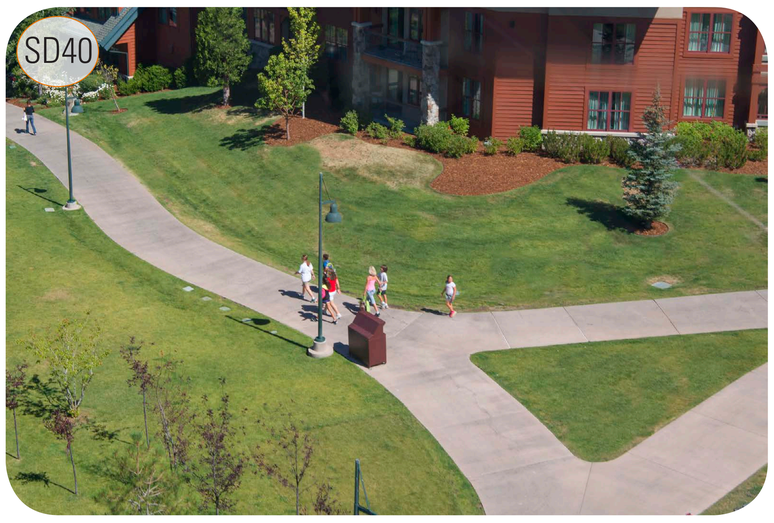
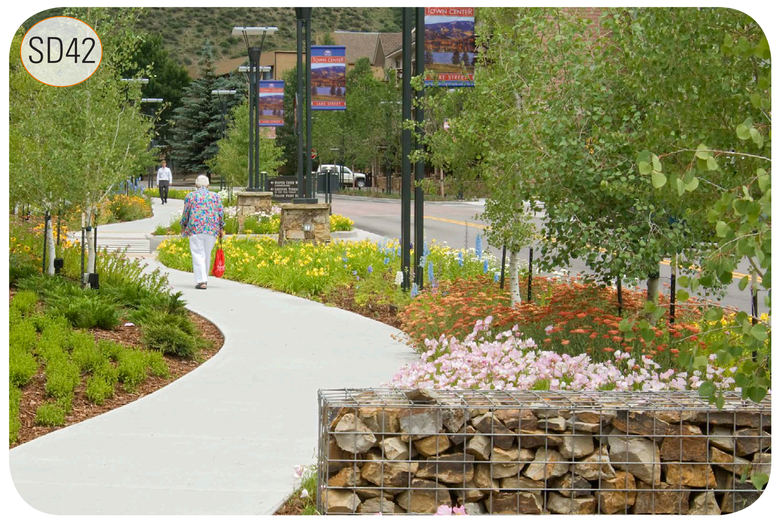
SITE DESIGN

Pedestrian Circulation and Design: Encourage safe and easy pedestrian movement within a site and between adjacent properties.

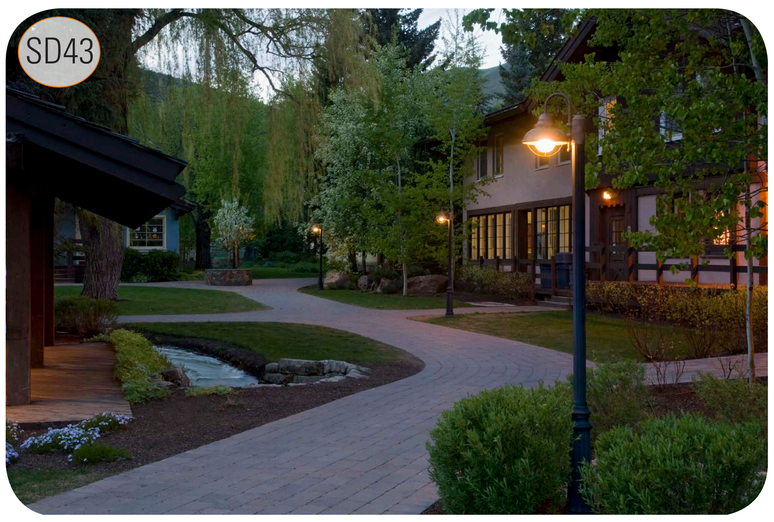


Provide for pedestrian circulation within the site and between adjacent properties

Design walkways for year-round circulation.



Create an interesting and inviting pedestrian environment with walkways that are set back from the roadway and meander through landscaped areas.



Provide internal pedestrian connectivity to buildings, parking, open spaces and public amenities.

Separate walkways from vehicular areas.

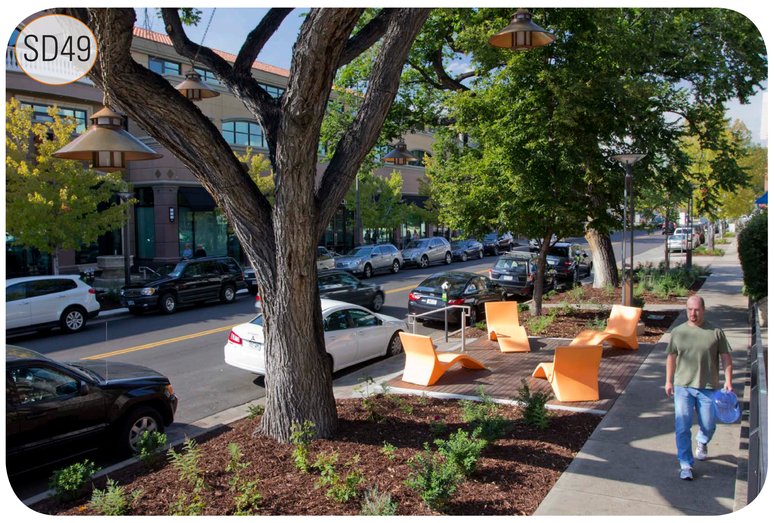
Integrate project walkways with the existing and planned active transportation network and transit.

Public Plazas and Open Space: Create comfortable and desirable public gathering spaces.

Provide desirable and comfortable public plazas. Site gathering spaces to take advantage of natural resources where possible.

Site public gathering spaces in locations with good solar exposure.

Site public gathering spaces where they are visible from the public street or other on-site pedestrian areas.



Use high quality plants and hardscape that create an inviting atmosphere.

Enhance the area's comfort and aesthetics through the use of seating, public art, shade, information kiosks and other amenities and design elements.

Provide pedestrian amenities in convenient locations, including benches and trash receptacles. Consider providing ski and snowboard racks in commercial areas near ski resorts, where appropriate.

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