



**TAHOE
REGIONAL
PLANNING
AGENCY**

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Scoping Notice for the Tahoe South Events Center Project Tahoe Douglas Visitor's Authority Douglas County, NV

The Tahoe Douglas Visitor's Authority (TDVA) and Tahoe Regional Planning Agency (TRPA) is seeking public scoping comments on the TDVA's proposal to construct the Tahoe South Events Center (Events Center). The Events Center will be a publicly owned assembly event and entertainment venue located in Stateline, Douglas County, Nevada. The project area would consist of portions of two parcels currently owned by Edgewood Companies, one is the site of the MontBleu Resort Casino and Spa and the other is an adjacent undeveloped parcel located immediately east of the existing surface parking area. Although both parcels have been used to define the project area, the proposed improvements associated with the Events Center will be situated within a 13.3-acre boundary that fits almost entirely within the existing MontBleu surface parking lots.

TDVA will be responsible for the planning, construction and eventual operation of the Events Center. A subdivision of the land consistent with Tahoe Regional Planning Agency policies (TRPA Code of Ordinance, Chapter 39) is anticipated for the purpose of conveying the newly created parcel to TDVA. The newly created TDVA parcel will function completely independent from the Edgewood Companies parcels through the acquisition of utility and access easements necessary for the Events Center to operate as a standalone facility.

The Events Center will consist of an entirely new approximately 88,420 square foot building positioned at the corner of U.S. Highway 50 and Lake Parkway within the High-Density Tourist District (TRPA Regional Plan, 2012 and South Shore Area Plan, 2013). Related project improvements include an adjacent outdoor gathering space, reconfigured surface parking lots and internal circulation, multimodal and pedestrian circulation enhancements along U.S. Highway 50 and improved stormwater treatment facilities designed to capture and treat runoff associated with the proposed improvements.

The following project summary describes the proposal in detail, and corresponds with the attached maps.

EXISTING CONDITION

The South Shore of Lake Tahoe currently lacks a year-round venue necessary to attract conventions, trade shows, special events and entertainment. The need for such a facility was reconfirmed by the Douglas County Board of County Commissioners on February 16, 2017 when they authorized Ordinance 2017-1480 amending Douglas County Code, Title 3, Chapter 3.70 – Transient Lodging License Tax, Sections 3.70.020, 3.70.030, 3.70.070, 3.70.110, and 3.70.120, to impose an additional 1 percent Transient Lodging License Tax on all transient lodging businesses within the Lake Tahoe Township effective May 1, 2017, for the purpose of studying the feasibility of, planning for, and/or funding economic redevelopment projects within the Lake Tahoe Township, and providing for other properly related matters.

DESIRED CONDITION

The desired condition is a high-quality public assembly and entertainment venue for residents and visitors to the south shore of Lake Tahoe. There is also a desire to reinvent the built environment, animating the street with retail, dining, entertainment and events, providing aesthetic and environmental enhancements and improving the area's market position and visitor experience.

PROPOSED ACTIVITIES

Facility Design

The proposed Events Center building consists of two levels: an event floor level and a suites and offices level. The building footprint is approximately 88,420 square feet and the total floor area is approximately 138,550 square feet. The facility's design offers the flexibility of hosting a wide variety of events including conventions and conferences, sports, trade shows, performing arts and musical concerts. Maximum seating capacity is approximately 6,000, which includes floor seating for a concert or performing arts event. During trade shows, ice skating shows, and sporting events, such as hockey, basketball and volleyball, up to 4,200 seats will be available. In addition, the Events Center will be designed as a shelter-in-place for use as an emergency shelter should a natural disaster occur in the area.

Patrons will arrive for events via the ground level concourse or the event floor level. Fixed, telescopic seating is arranged in a horseshoe pattern around the event floor with the event stage at one end. This ground level concourse also includes restrooms, concessions, ticketing, first aid and entry vestibules. The second level includes fixed loge seating, 13 suites, press boxes, spectator concourse, support facilities, meeting rooms, conference space, offices and restrooms. Office and meeting spaces are designed to accommodate event center administration, the TDVA and the Tahoe Chamber. It is anticipated that community meetings such as the Douglas County Board of County Commissioners would be held in one of the meeting rooms.

Based on the market analysis prepared by Conventions Sports and Leisure (Feasibility Study for a New Multi-Purpose Entertainment and Conference Center Development on the South Shore) it was estimated that the Events Center could host approximately 130 events per year at forecasted operating efficiency, with most of the events likely occurring in spring, early summer and fall months. The majority of events will consist of corporate and association meetings and banquets and receptions, serving up to 1,200 attendees. This type of event typically occurs midweek (e.g., Sunday through Thursday) and during the spring and fall months.

The Events Center exterior design is in response to the prominent location the facility has along U.S. Highway 50 and its position as the gateway to the casino core. Through a combination of building materials, colors, façade articulation and setback from the roadway, the Events Center will incorporate architectural design strategies and site planning principles to upgrade the character and quality of the nearby built environment. The building height has been minimized to the extent possible to comply with the maximum heights defined in the South Shore Area Plan (Tahoe Area Plan, 20.703.080 South Shore Area Plan Development Standards) and to aid the transition from the Resort Recreation District to the casino towers in the High-Density Tourist District.

The proposed design repurposes the existing surface parking between the Events Center and MontBleu for use as an event lawn, public plaza and pedestrian paths connecting the Events Center with the adjacent streetscape. The event lawn is flexibly designed to accommodate outdoor activities associated with the Events Center and other community events. Direct pedestrian connections are provided from the street level to the Event Center to enhance the walking environment and create interesting gathering spaces. A key feature of the enhanced streetscape design is a transit pull-off with shelters to maximize the benefit of public transportation opportunities.

Circulation

The Tahoe Transportation District (TTD) recently released the Draft U.S. 50/South Shore Community Revitalization Project EIR/EIS which proposes to realign U.S. Highway 50 around the casino core thereby enabling the creation of a pedestrian-oriented, “Main Street” through the middle of the existing tourist core, where the highway is now located. The alignment of the new U.S. Highway 50 will generally follow Lake Parkway on the mountain side of the Events Center project boundary. The design for the Events Center has accounted for the roadway improvements associated with the various project alternatives (as well as the no project alternative) being considered, including the potential roundabout at the Lake Parkway/U.S. 50 intersection.

The design gives special attention to transit. A proposed 100’ long transit pull-off is located on U.S. Highway 50 and new transit shelters are incorporated in the project design. Conveniently located near the Events Center main entrance, the transit facilities encourage transit use and help reduce congestion during events. Accessible routes also provide access from the transit stop to the Events Center.

To support the full range of events anticipated for the Events Center special attention has also been given to the circulation requirements necessary to accommodate truck access to the loading and delivery area. The majority of trucks will arrive along the current route used to service the casino via the existing driveway along Lake Parkway. The loading area for trucks servicing the Events Center has been designed to facilitate large vehicle turning movements, including specific slope tolerances required for loading and unloading vehicles. As a result of the changes required for truck access, the overall parking and circulation system for MontBleu and the Events Center needs to be reorganized. In the proposed design the new parking areas have been upgraded to conform with the Douglas County standards for parking lots (Douglas County Design Criteria and Improvement Standards, Sections 20.692.050 and 20.692.080). Among the benefits afforded by the redesign are reduced driveway slopes, increased parking lot landscaping and more clearly defined routes for pedestrians to access the existing and proposed facilities.

Parking

Existing parking for MontBleu totals 1,494 parking spaces (including all surface and garage lots). The Events Center proposes to reorganize the surface parking areas and would reduce the number of available spaces by 468. As currently done for large events (e.g., Harvey’s outdoor concerts), parking for Events Center uses will be coordinated with the surrounding Casino Core properties to allow for shared parking to meet peak parking demand. Existing and proposed parking numbers for the project vicinity are provided below.

Total Parking Spaces Within Casino Core, Heavenly Village’s City garage, street parking and the rear lot at Raley’s (2017 LSC Peak Summer Parking Counts):

Available Spaces: 8,123

Peak Parking Demand During Sold Out Concert on August 16, 2017: 4,798

Total Parking Spaces at the Other Three Major Stateline Gaming Properties (2016 LSC Parking Study):

Non-Winter: 5,613

Winter: 5,991

Existing Parking Spaces Within Project Area

Existing Surface Parking Spaces within the Events Center Project Area: 834

Existing Garage Parking Spaces within Events Center Project Area: 660

Total Existing Parking Spaces within the Events Center Project Area: 1,494

Proposed Parking Spaces Within Project Area

Eliminated Surface Parking Spaces within the Events Center Project Area: 468

Total Parking Spaces at Buildout within the Events Center Project Area: 1,026

(Includes 96 valet surface parking spaces and 14 surface ADA spaces, 4 of which are van spaces)

A 2017 Peak Summer Parking Counts study completed by LSC Transportation Consultants demonstrates that the parking supply in the core substantially exceeds parking demand with or without a concert. MontBleu's 1,027 spaces after construction of the Event Center would meet demand for the 753 occupied spaces during a peak day and sold-out concert event on August 12, 2017 and on August 16, 2017 (assuming the additional parking demand generated by the Event Center during those timeframes does not exceed 273 spaces).

Water Quality

The Events Center will benefit area wide water quality by reducing overall land coverage and by reducing the amount of stormwater runoff associated with surface parking. The existing surface parking area within the project boundary consists of approximately 366,650 square feet of land coverage. The proposed project includes approximately 351,930 square feet of land coverage, equating to a roughly 5 percent reduction in overall land coverage. Post project water quality will improve because the runoff generated from clean surfaces, such as the Events Center roof, contribute almost no fine sediment or vehicular-based pollutants, and is considered to have a lesser impact to water quality than the existing surface parking that it would replace.

HOW TO COMMENT AND TIMEFRAME

TRPA requests your comments on the scope and content of the Environmental Assessment to be prepared for the Events Center project. Comments would be most helpful if received by February 5, 2018. You may provide comments by mail, fax, or email to either agency contact provided below. Acceptable formats for electronic submissions include email message, plain text (.txt), rich text format (.rtf), Word (.doc or .docx) or portable document file (.pdf). Submit hand-delivered comments to the Tahoe Regional Planning Agency during business hours (9:00 a.m. to 12:00 p.m. and 1:00 to 4:00 p.m.) on Monday, Wednesday, Thursday or Friday, excluding holidays.

CONTACTS:

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Attachments: Project Location and Conceptual Site Plan
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TAHOE SOUTH EVENTS CENTER

TAHOE DOUGLAS VISITORS AUTHORITY

Stateline, Nevada 89449

APN 1318-27-002-006

APN 1318-27-001-007

TRPA PERMIT APPLICATION

ISSUED: DECEMBER 15, 2017

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Property Owner:

EDGEWOOD COMPANIES

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Tel: (775) 588-5900

Project Applicant:

TAHOE-DOUGLAS VISITORS AUTHORITY

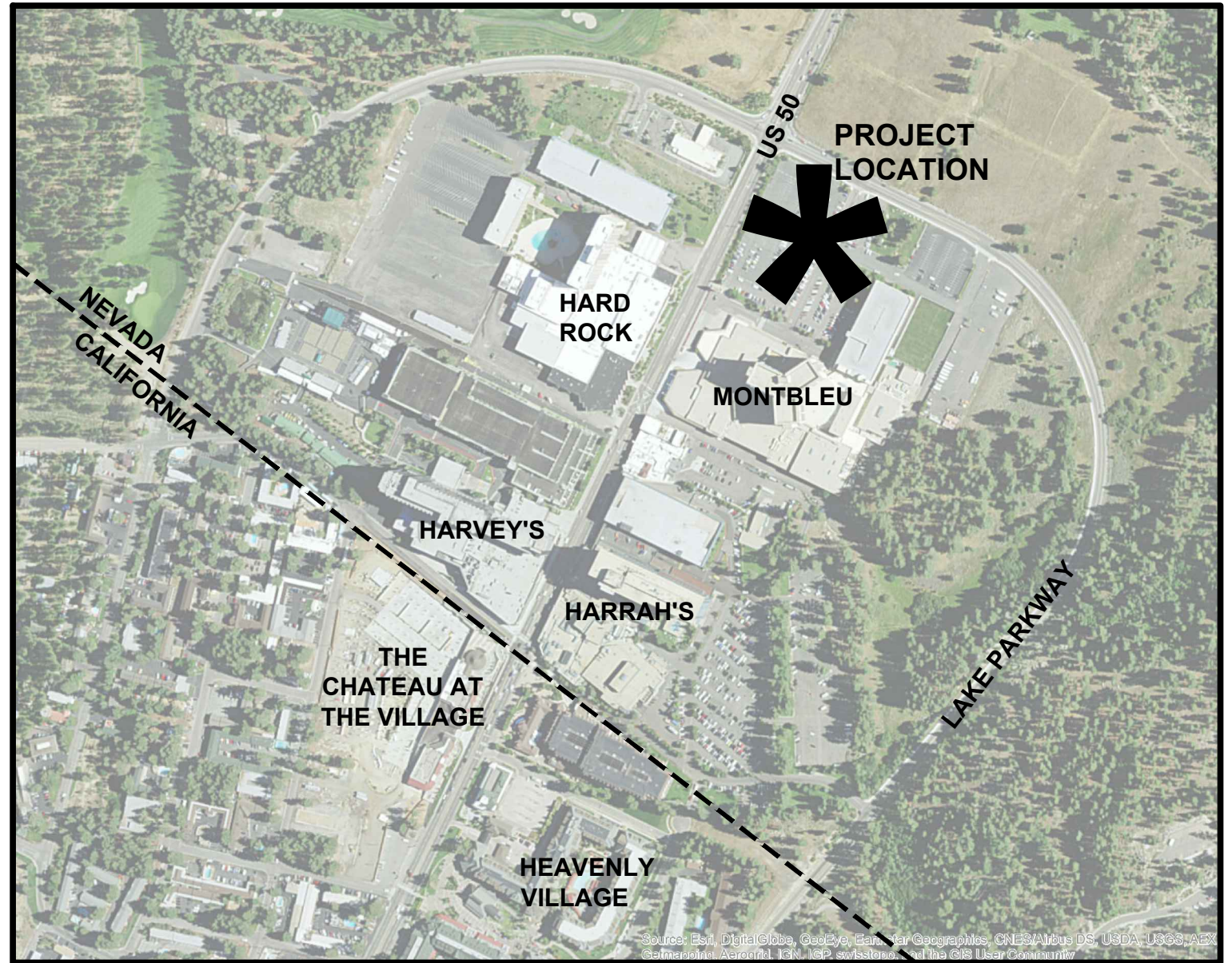
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Location Map



Project Description:

The proposed Tahoe South Events Center (Events Center) will be a publicly owned assembly event and entertainment venue located in Stateline, Douglas County, Nevada. The project area consists of two parcels (APN's 1318-27-002-006 and 1318-27-001-007) owned by Edgewood Companies. APN: 1318-27-001-007 is a developed parcel that is currently the site of the MontBleu Resort Casino and Spa and APN: 1318-27-002-006 is an adjacent undeveloped parcel. The project applicant is the Tahoe Douglas Visitors Authority (TDVA). TDVA will be responsible for the planning, construction and eventual operation of the Events Center.

The proposed Events Center building consists of two levels: an event floor level and a suites and offices level. The building footprint is approximately 88,420 square feet and the total floor area is approximately 138,550 square feet. Overall seating capacity is approximately 6,000, which includes floor seating for a concert or performing arts event. On the ground level fixed, telescopic seating is arranged in a horseshoe pattern around the event floor with the event stage at one end. This ground level concourse also includes restrooms, concessions, ticketing, first aid and entry vestibules. Support and storage facilities are also located at ground level and are directly accessed via the exterior loading and service bays. The loading and service area is located behind the building and below Lake Parkway's elevation, screening it from view. The second level includes fixed loge seating, 13 suites, press boxes, spectator concourse, support facilities, meeting rooms, conference space, offices and restrooms.

The area surrounding the Events Center will be converted from surface parking into an event lawn, public plaza and pedestrian paths connecting the Events Center with the adjacent streetscape. A new transit pull-off with shelters will be located along U.S. Highway 50. The remaining surface parking and driveways will be redesigned to County standards. The existing parking garage will be slightly modified to create a new ingress/egress that works with the overall site grading concept. Subsurface waterquality treatment facilities will capture runoff from the building and paved areas for treatment prior to being discharged to the Stateline Stormwater Treatment System.

LAND USE ATTORNEY:

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PLRM:

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3351 Lake Tahoe Blvd., Suite 4
South Lake Tahoe, CA 96150

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GENERAL NOTES:

1. THE LINEWORK SHOWN FOR THE PROPOSED U.S. 50/SOUTH SHORE COMMUNITY REVITALIZATION PROJECT REPRESENTS ALTERNATIVE B. REF. TAHOE TRANSPORTATION DISTRICT GEOMETRIC APPROVAL DRAWINGS, APRIL 2013.
2. ACCESSIBLE PARKING SPACES BASED ON 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 208 PARKING SPACES. A TOTAL OF 1031 PARKING SPACES ARE PROVIDED REQUIRING A TOTAL OF 21 ACCESSIBLE SPACES INCLUDING 4 VAN ACCESSIBLE SPACES.
3. SIGHT DISTANCE TRIANGLE IS BASED ON AASHTO: "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", CASE B INTERSECTION WITH STOP CONTROL ON MINOR ROAD WITH A DESIGN SPEED OF 35 MPH.

SS MANAGEMENT LLC
APN: 1318-27-002-003

HARRAHS LAKE
TAHOE LLC
APN: 1318-27-002-005

MONTBLEU

OWNERSHIP: EDGEWOOD COMPANIES
APN: 1318-27-001-007
21.16 ACRES

OWNERSHIP: EDGEWOOD COMPANIES
APN: 1318-27-002-006
15.68 ACRES

EDGEWOOD
COMPANIES
APN: 1318-27-001-006

EDGEWOOD
COMPANIES
APN: 1318-27-001-005

EDGEWOOD
COMPANIES
APN: 1318-00-002-006

DESIGNWORKSHOP

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TAHOE SOUTH EVENT CENTER
TAHOE DOUGLAS VISITORS AUTHORITY
STATELINE, NEVADA

ISSUE DATE: DECEMBER 15, 2017

REVISIONS

#	DATE	DESCRIPTION
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DRAWN: REVIEWED:

TRPA PERMIT
APPLICATION

PROJECT NUMBER: 5787

SITE PLAN

SHEET NUMBER

L1-00

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