

# REGIONAL PLAN UPDATE

## ENVIRONMENTAL IMPACT STATEMENT ALTERNATIVES



February 23, 2012

PROGRAM ELEMENTS	ALTERNATIVE 1 "No project" No new allocations + existing conditions projected out under the 1987 Plan	ALTERNATIVE 2 Further reduced rate of development from 1987 Plan + increased regulation	ALTERNATIVE 3 Further reduced rate of development from the 1987 plan + strongly incentivized redevelopment	ALTERNATIVE 4 Reduced rate of development from 1987 Plan + incentivized redevelopment	ALTERNATIVE 5 Similar rate of development to the 1987 Plan + similar regulatory structure to the 1987 Plan	
<b>LAND USE</b>						
1	Land Use system	Plan Area Statement (with defined Community Plan (CP) areas)	Plan Area Statement (with defined Community Plan areas and Development Transfer Zones)	Local zoning subject to Regional Plan conformance review and significant project review by TRPA (with defined Town Centers, the Regional Center, and High Density Tourist District)	Transect (with defined Pedestrian and Transit-Oriented Development (PTOD) areas)	Plan Area Statement (with defined Community Plan areas)
2	Commercial Floor Area (CFA) – existing conditions	Approximately 6,416,000 square feet of legally existing CFA plus 383,600 square feet (sf) of bonus CFA allocated under the 1987 Plan but thus far unused				
3	CFA – New bonus allocations	none	200,000 sf	200,000 sf	400,000 sf	600,000 sf
4	Use CFA as incentive	<b>NO</b>	<b>YES</b> (bonus CFA available as transfer match after 1987 Plan remainder is used and 70% commercial occupancy is achieved)	<b>YES</b> (bonus CFA available for transfers to Town Centers, the Regional Center, and the High Density Tourist District)	<b>YES</b> (bonus CFA available for transfers to PTOD areas)	<b>NO</b>
5	Tourist Accommodation Units (TAU) – existing conditions	12,399 legally existing TAUs plus 342 bonus units allocated under the 1987 Plan but thus far unused				
6	TAU – New bonus allocations	none	none	none	200	400
7	TAU transfer requirements	Any size sending unit can be transferred to support development of any size receiving unit	One sending TAU equals: One receiving unit on a bedroom-for-bedroom basis, limited to no more than 550 sf per bedroom in the unit and a total unit size not to exceed 4 bedrooms and 3 baths	One sending TAU equals: <ul style="list-style-type: none"> <li>a 1,200-sf receiving unit</li> <li>an 1,800-sf/3-bedroom receiving unit (for up to 20% of a project)</li> </ul>	One sending TAU equals: <ul style="list-style-type: none"> <li>a 1,200-sf receiving unit</li> <li>an 1,800-sf/3-bedroom receiving unit (for up to 20% of a project)</li> </ul>	One sending TAU equals: <ul style="list-style-type: none"> <li>a 1,500-sf timeshare receiving unit</li> <li>an 800-sf hotel room with kitchen receiving unit</li> <li>a 450-sf hotel room without kitchen receiving unit</li> </ul>
8	New residential allocations	0 (1987 Plan remainder)	2,600 new allocations	2,600 new allocations	4,000 new allocations	5,200 new allocations
9	Residential Bonus Units	874 (total remainder from 1987 Plan)	874 (total remainder from 1987 Plan)	874 (total remainder from 1987 Plan) + 600 new bonus units for transfers to Town Centers, the Regional Center, and the High Density Tourist District.	874 (total remainder from 1987 Plan)	874 (total remainder from 1987 Plan)
10	Minimum residential density	none	none	none	8 density units/acre (du/ac) (in designated PTOD areas)	none
11	Maximum residential density in CP/PTOD areas	15 du/ac	15 du/ac	25 du/ac	25 du/ac	15 du/ac
12	Moderate Income Housing projects require allocations	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>
13	Use Form-Based design standards	<b>NO</b>	<b>NO</b>	Encouraged in Area Plans	<b>YES</b>	<b>NO</b>
14	Maximum height	Existing height standards (these allow buildings up to 4 stories in height)	Existing height standards Basin-wide except for: <ul style="list-style-type: none"> <li>South Stateline Casino Core Development Transfer Zone (DTZ): 4 stories/3 near lake</li> <li>Other DTZs: 3 stories/2 near lake</li> </ul>	Existing height standards remain in place until superseded by Area Plans. Max height permitted up to 4 stories in Town Centers, 6 stories in the Regional Center, and 197 feet in the High Density Tourist District. Existing height standards remain in place for all other areas.	New height standards that would promote desired community character, limiting height to 2 or 3 stories on the edges of town centers and allowing 4 stories in central PTOD areas. Non-conforming height would be recognized in the Casino Core areas, with a 6-story maximum in the South Stateline Casino Core.	Existing height standards (these allow buildings up to 4 stories in height)
15	Promote better massing of buildings by measuring height from the slope	<b>NO</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>
16	Maximum allowable coverage in Town Centers, the Regional Center, and High Density Tourist District (CP/PTOD areas)	70% on undeveloped/ 50% on developed parcels	50% on undeveloped/ 50% on developed parcels	70% on undeveloped and developed parcels. Non-conforming coverage grandfathered if transferred out of sensitive lands to Town Centers, the Regional Center, or the High Density Tourist District.	70% on undeveloped/ 70% on developed parcels	70% on undeveloped/ 50% on developed parcels
17	Remove Hydrologically-Related Area (HRA) boundaries from coverage programs	<b>NO</b>	<b>NO</b>	<b>YES</b> (for certain coverage transfers and mitigation fees)	<b>YES</b> (for mitigation fees and transfers from over-covered HRAs)	<b>NO</b>
18	Changes in Excess Coverage regulations	<b>NO</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>

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19	Soft coverage in Stream Environment Zones (SEZ) can be transferred and converted to hard coverage	NO	YES (when transferred to support bike trails and paths with pervious pavement)	YES (when transferred to support projects in Town Centers, the Regional Center, and the High Density Tourist District)	YES (when transferred to support projects in PTOD areas)	NO
20	Increased Transfer Ratios of residential units of use, CFA and TAUs to encourage redevelopment	NO	NO	YES (for transfers from SEZ and most remote residential neighborhoods to Town Centers, the Regional Center, and High Density Tourist District)	NO	NO
21	Bonus allocations for removing non-conforming coverage	NO	NO	YES (in Town Centers, the Regional Center, and High Density Tourist District)	NO	NO
<b>TRANSPORTATION</b>						
22	Promote walkable mixed-use communities	no	yes	yes	yes (PTOD)	no
23	Develop area-wide parking strategies	no	no	yes	yes	no
24	Projects must meet new minimum and maximum parking standards	no	yes	no	no	no
25	Projects must accommodate alternative modes of transit	no	yes	yes	yes	no
26	Encourage waterborne transit	yes	no	yes	yes	yes
27	Promote intercept lots and shuttles to town centers	no	yes	no	no	no
28	Projects must reduce emissions “per-person-per-mile”	no	yes	no	no	no
<b>AIR QUALITY</b>						
29	Woodstoves must be removed or replaced with conforming devices at point-of-sale	yes	yes (with exemptions for non-escrow title transfers and devices replaced under current program)	yes (with exemptions for non-escrow title transfers and devices replaced under current program)	yes (with exemptions for non-escrow title transfers; e.g., trusts and LLCs)	yes
30	Stricter woodstove emissions standards	no	yes	yes	yes	no
31	All non-conforming wood stoves must be replaced by 2020	no	yes	yes	yes	no
32	Use some Air Quality Mitigation Funds across jurisdiction boundaries	no	yes	yes	yes	no
33	New plans, projects, and programs must reduce basin-wide emissions for Air Quality threshold standards not in attainment	no	yes	no	no	no
34	Apply most stringent Air Quality standards and control strategies basin-wide	no	yes	no	no	no
<b>WATER QUALITY AND NATURAL RESOURCES</b>						
35	Make Regional Plan consistent with TMDL	no	yes	yes	yes	yes
36	Accelerate Best Management Practice (BMP) compliance in TMDL high-priority areas	no	yes	yes	yes	yes
37	BMPs must be installed at point-of-sale	no	yes	no (with enhanced disclosure requirements at point-of-sale)	no (with enhanced disclosure requirements at point-of-sale)	no (allow financial guarantee in lieu of actual BMP installation)
38	Streamline wet-season grading exceptions	no	yes	yes	yes	no
39	Aquatic Invasive Species Program recognized in the Regional Plan	no	yes (including project-specific reduction and monitoring requirements)	yes	yes	no
<b>Regional Plan Update Key:</b>						
	Community Plan Areas =	CP Areas				
	Pedestrian and Transit-Oriented Development =	PTOD				
	Commercial Floor Area =	CFA				
	square feet =	sf				
	Total Maximum Daily Load =	TMDL				
	Development Transfer Zone =	DTZ				
	Tourist Accommodation Units =	TAU				
	density units/acre =	du/ac				
	Hydrologically-Related Area =	HRA				
	Stream Environment Zone =	SEZ				
	Best Management Practices =	BMP				