



Washoe County Citizen Advisory Boards Project Review and Input Form

Citizen Advisory Board: Incline Village/Crystal Bay

Meeting Date (if applicable): 1 June 2021 — Washoe County Planning Commission

Project Name and Case Number: WPVAR 21-0001/WAB 21-0002 (Boulder Bay ROADWAY ABANDONMENT AND VARIANCE)

Washoe County Planner: Chris Bronczyk

Please address your project comments below

Compatibility of the project with the surrounding area:

The project is large for the site and surrounding area as it appears to comprise several multi-story buildings, 275 hotel rooms, 59 condos, 460 parking spaces and nearly 30,000 sf of commercial space. While a new mixed use development is a positive, the design is based on traffic studies from 2008, thus raises concern.

Traffic impacts and pedestrian safety concerns:

I have serious traffic and safety concerns owing to the (i) loss of one of two roads to use as an evacuation route for homes above Boulder Bay; (ii) possible loss of pedestrian route (at least during a prolonged construction period) for residents living above Boulder Bay; and (iii) overall design and construction in absence of traffic data collection and studies more recent than Aug-Sept 2008.

Proposed design contributes to and enhances the character of the area:

While clearly the area will benefit from high-quality mixed use commercial residential development, the variance and abandonment request in absence of more updated and relevant traffic analysis and traffic management planning is premature.

Environmental impacts:

The variance and abandonment decision should be postponed until an updated traffic study and traffic management plan can be developed to ensure we do not have essentially a parking lot on Route 28 owing to the popularity of this mixed use commercial, tourist and residential development. It will be significantly more populated than Tahoe Biltmore.

Appropriate signage:

No comment

Other issues/concerns:

Why is there no compensation to the County/public for abandonment of prime land on Lake Tahoe?
Will the proposed Wellness Way be open to traffic from the roads above Boulder Bay for access to Rte 28, especially for evacuation? Given the prolonged timeline for construction, might residents above Boulder Bay be left with inadequate access to Route 28 for years, in absence of more comprehensive study and planning?

Suggested recommendations, modifications/alternatives:

Strongly suggest a new traffic study be done in mid-summer 2021 (NOT September...) prior to variance and abandonment decision by Washoe County. This is critical to inform the design of project access, and perhaps the development itself.

Name Kathie Julian, Member **Date:** 25 May 2021

Signature: *Kathie M Julian*
(Please Print)

This worksheet will become part of the public record through the planner's staff report. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole. ****Due to Nevada Open Meeting Law considerations, please do not communicate with your fellow CAB members on items outside of the agendized discussions held at your regular CAB meetings.****