



## **BEAR VALLEY VILLAGE PARKING AND TRAFFIC IMPACT ANALYSIS**

### **PROJECT LOCATION**

Crystal Bay, Washoe County, Nevada

### **CLIENT**

Boulder Bay Resort  
P. O. Box 307  
22 Highway 28, Suite 201  
Crystal Bay, Nevada 89402

### **PROJECT MANAGER**

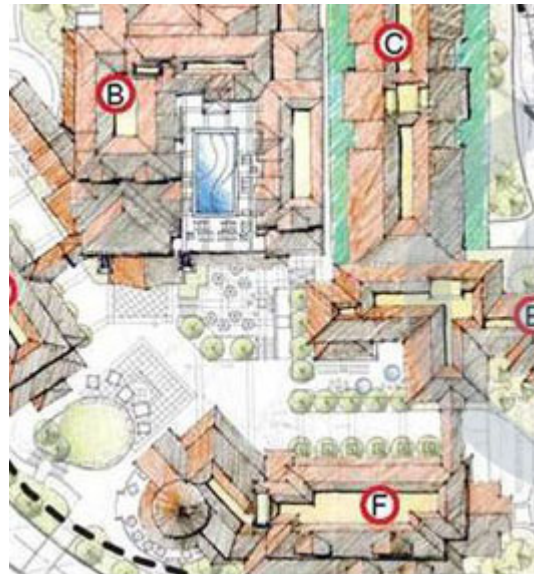
Gordon Shaw, PE, AICP

### **DATE**

2008-2010

### **REFERENCE**

Brian Helm, Executive Project Manager  
775 • 313-6903  
behelm@boulderbayresort.com



The Bear Valley Village project proposed to redevelop the Bear Valley Village Center and surrounding areas located in Bear Valley, California in the southwest portion of Alpine County. Once complete, the new Village would replace the existing Lodge and Commercial Center at Bear Valley with several hundred lodging units including lock-off units, retail, restaurant, and amenity/service space. In addition, the study proposed a chairlift that would connect the project area with the Bear Valley Mountain Resort ski area. The proposed site plan would result in reconfiguration or realignment of various local roadways as well as the addition of a new intersection with the main highway.

LSC Transportation Consultants, Inc. was retained to conduct traffic and parking impact analysis that included analysis of the impacts of the traffic generated by the project on the surrounding roadway infrastructure, on parking conditions, on operational safety, and on level of service of roadways and intersection. The study examined the full build-out of the site-generated traffic volumes, as well as other planned and potential developments in the area. The study includes operational analyses of the intersections in the Bear Valley area, as well as of the main highway (SR 4) from the project site down valley to neighboring towns. The project was subsequently approved by both the Washoe County Commission and the Tahoe Regional Planning Agency.