

STONEBROOK WEST

LAZY 5 SLOPE EASEMENT

JEFF BORCHARDT, AICP, MURP
LAND ENTITLEMENT MANAGER
TOLL BROTHERS, RENO

Toll Brothers[®]



PROPOSAL

- Construct a landscaped slope into the park
- Preserve existing mature trees
- Improve the existing trail per park Master Plan



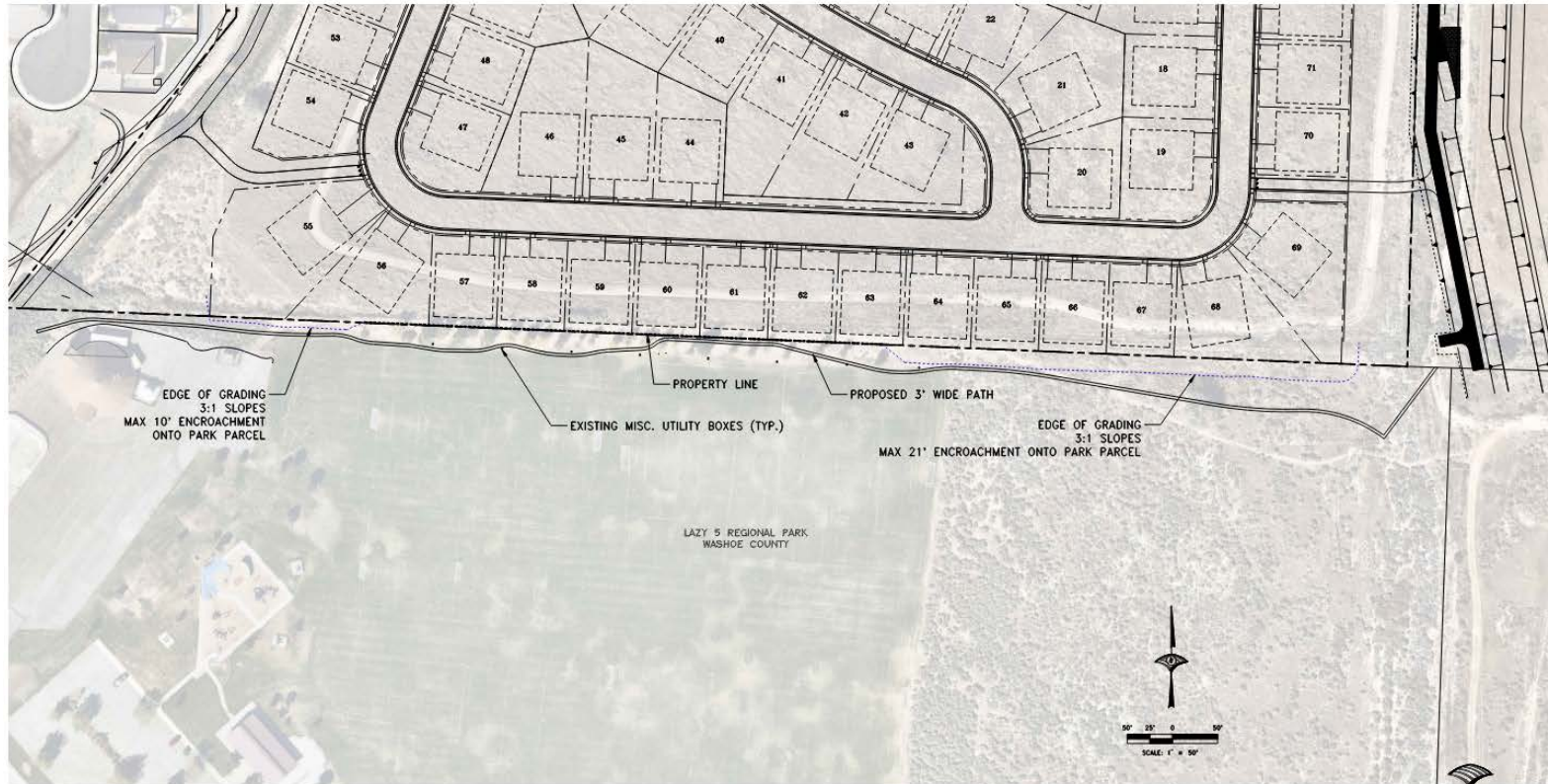
STONEBROOK WEST VILLAGE 2

TOLL BROTHERS

SPARKS

NEVADA

AUGUST 2021



WOOD ROOPS
LANDSCAPE ARCHITECTURE AND PLANNING, INC.
2841 Westwood Blvd. Sparks, NV 89435
Tel: 775.288.4000 Fax: 775.288.4001

Toll Brothers

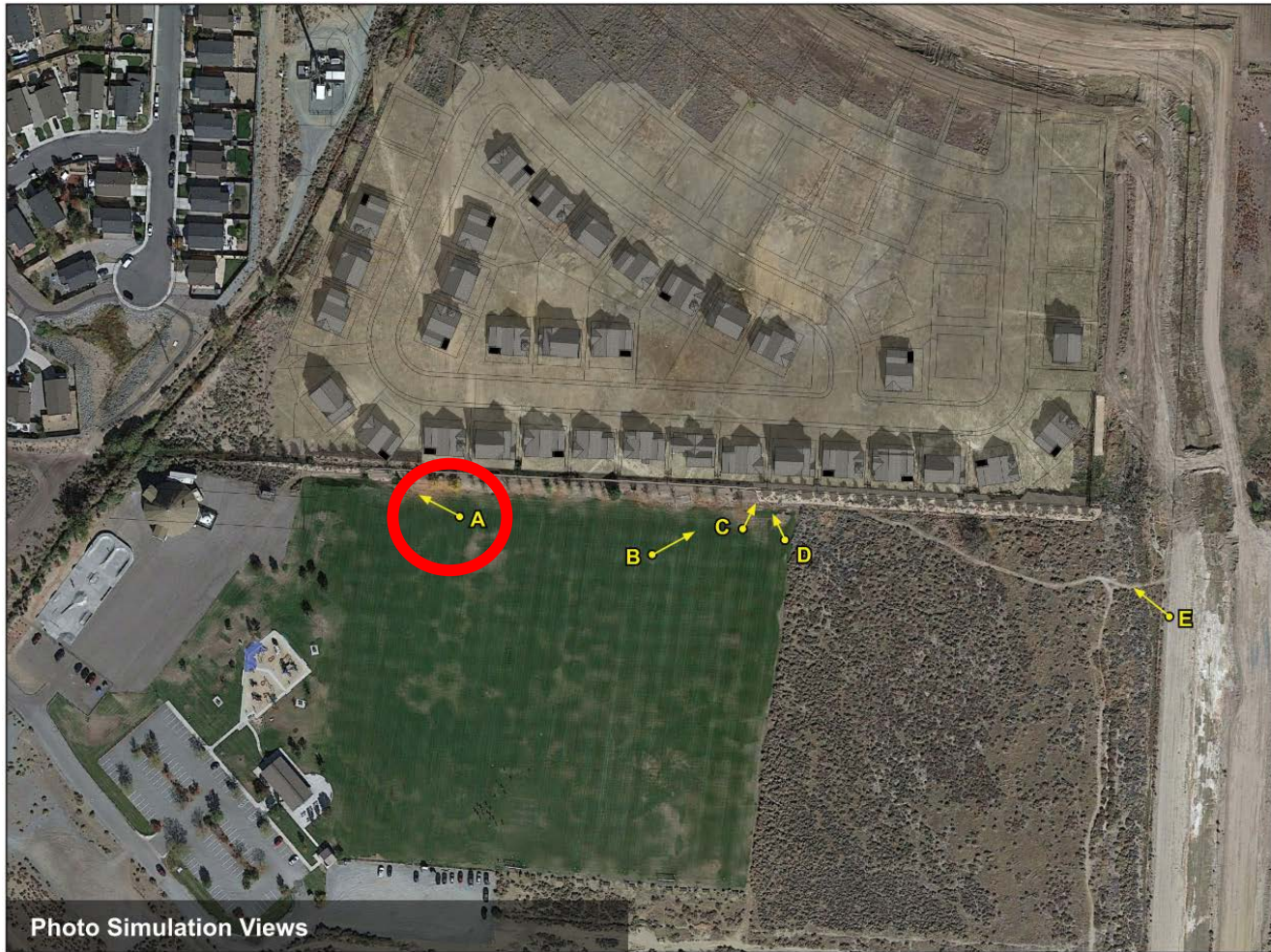


Photo Simulation Views



View A: Existing Conditions



View A: Wall Option



View A: Slope Option with Landscaping

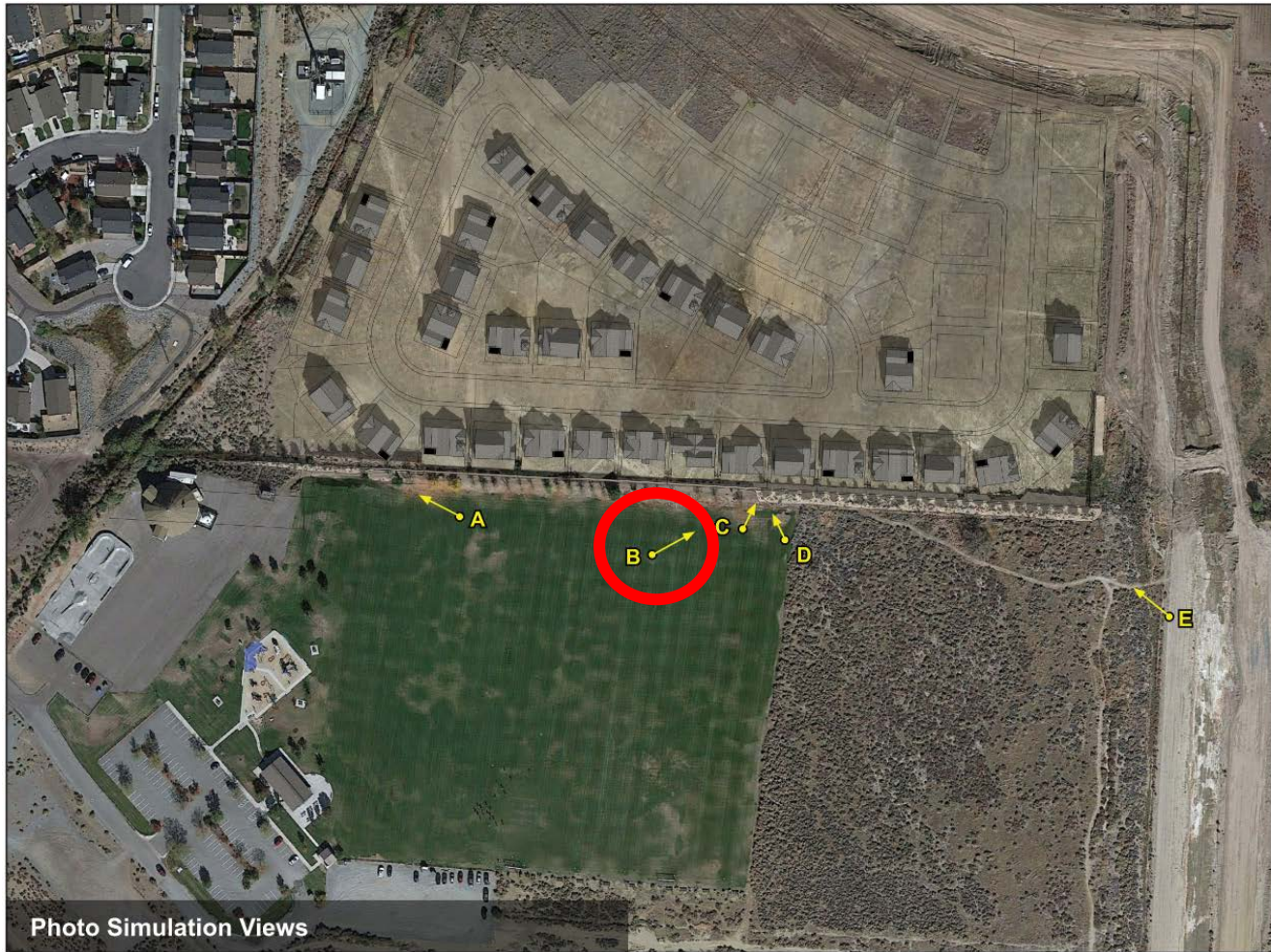


Photo Simulation Views



View B: Existing Conditions



View B: Wall Option



View B: Slope Option with Landscaping

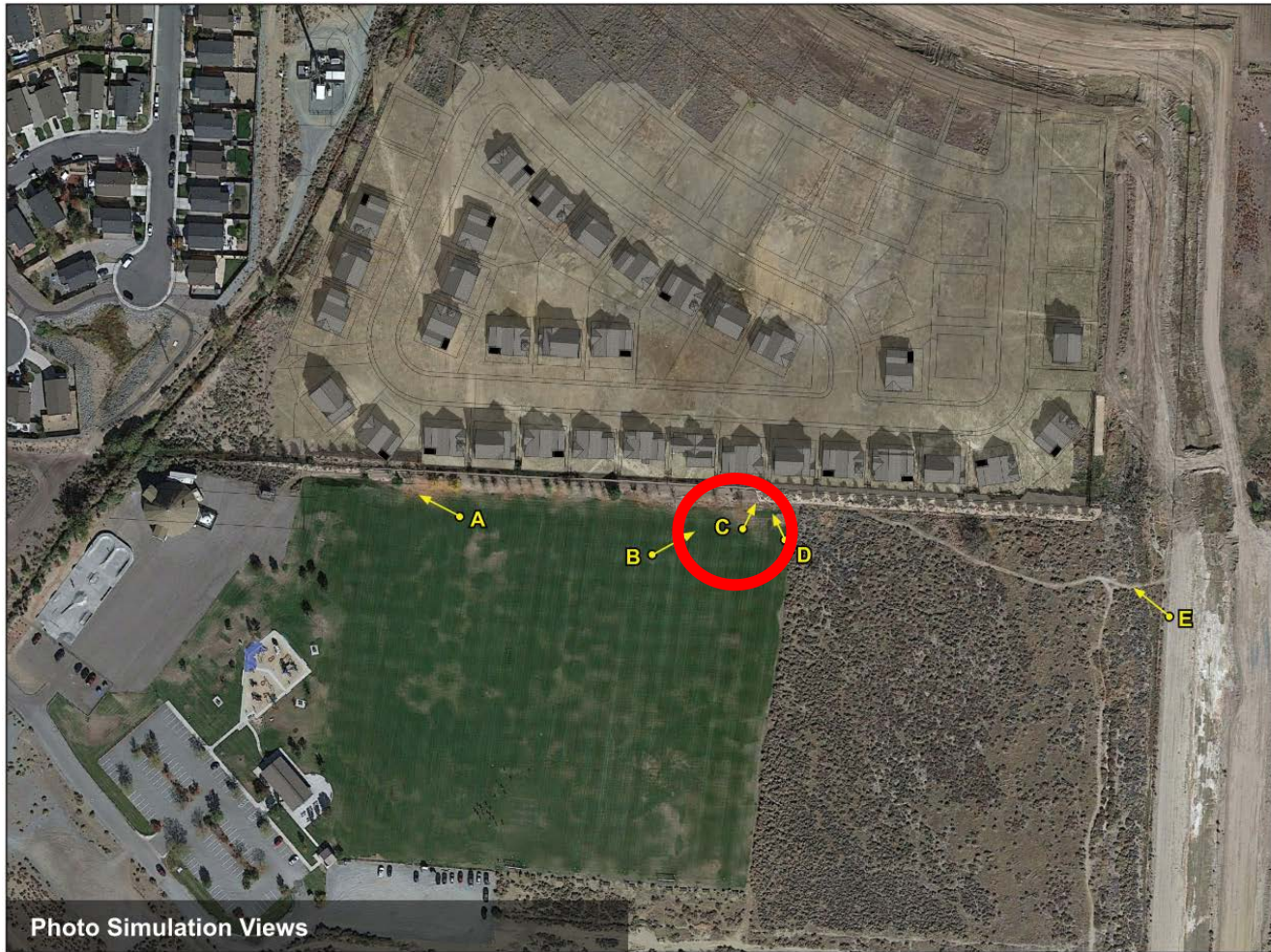


Photo Simulation Views



View C: Existing Conditions



View C: Wall Option



View C: Slope Option with Landscaping

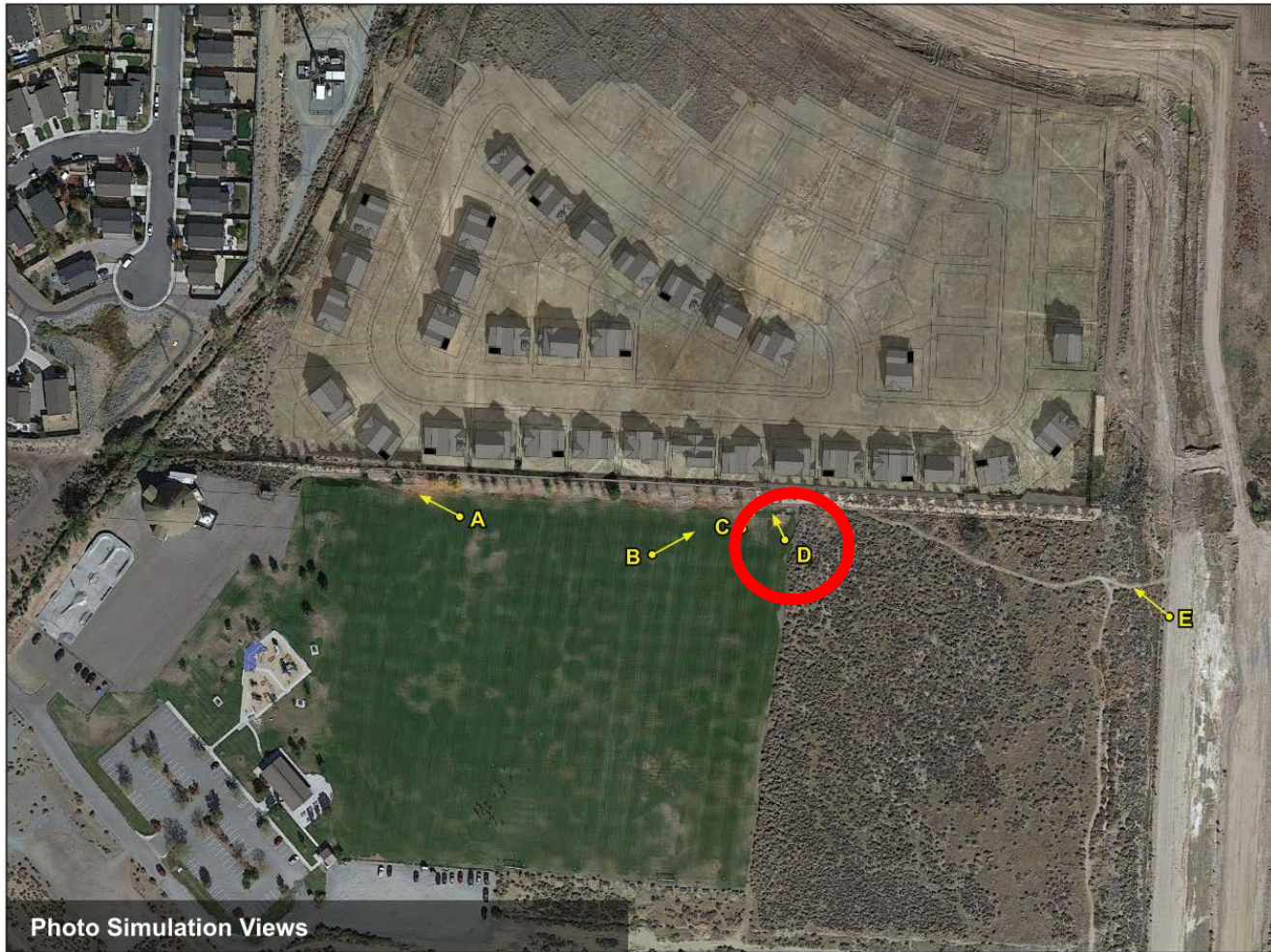


Photo Simulation Views



View D: Existing Conditions



View D: Wall Option



View D: Slope Option with Landscaping

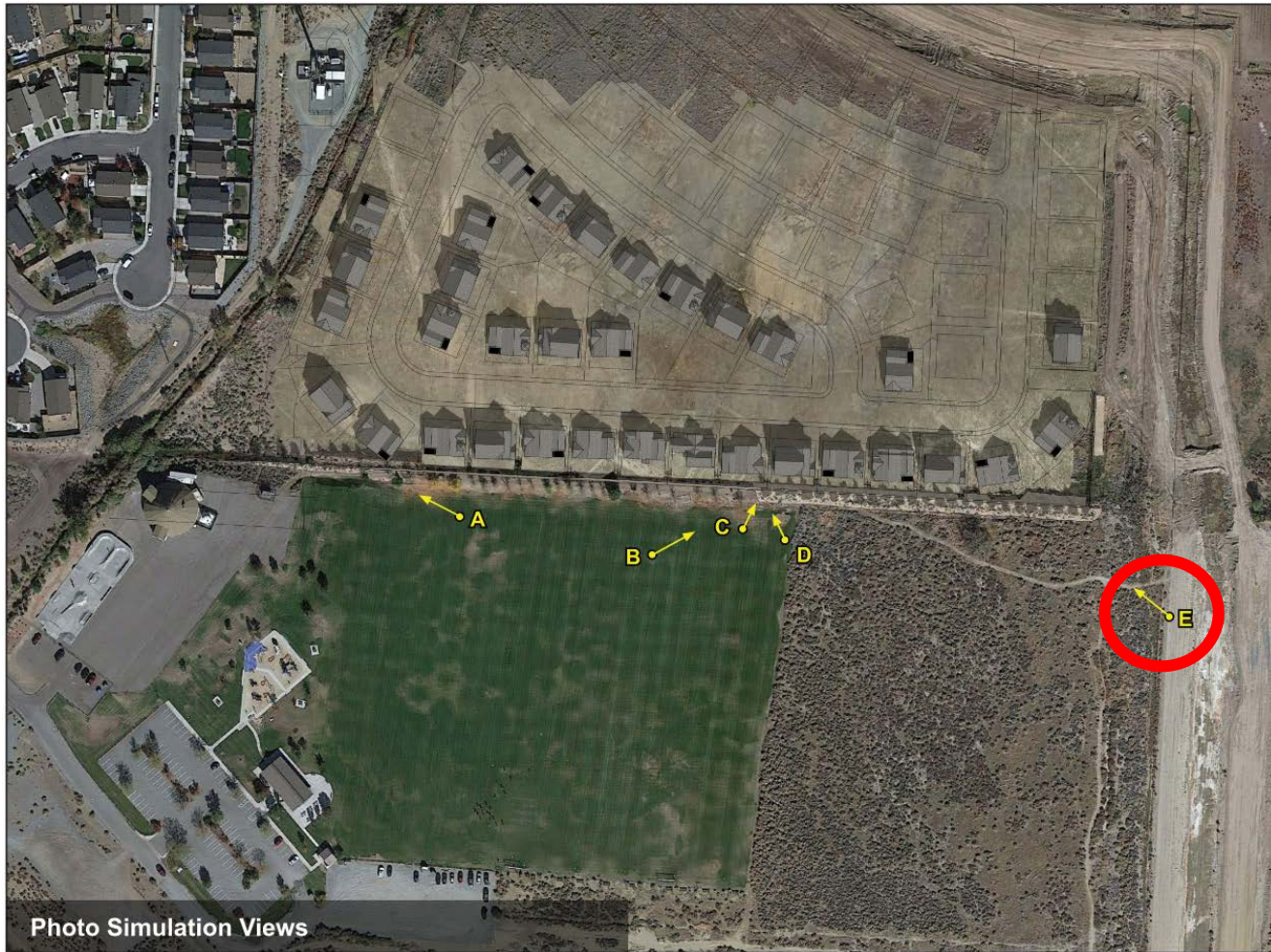


Photo Simulation Views



View E: Existing Conditions



View E: Wall Option



View E: Slope Option with Landscaping

A modern living room with a blue color overlay. The room features a large, light-colored sectional sofa with several pillows, a dark wood coffee table, and a large window overlooking a mountainous landscape. The ceiling has a grid pattern with recessed lighting. The text "HOW DOES THIS MEET THE PARKLAND EASEMENT POLICY?" is overlaid in white, bold, sans-serif font.

HOW DOES THIS MEET
THE PARKLAND
EASEMENT POLICY?

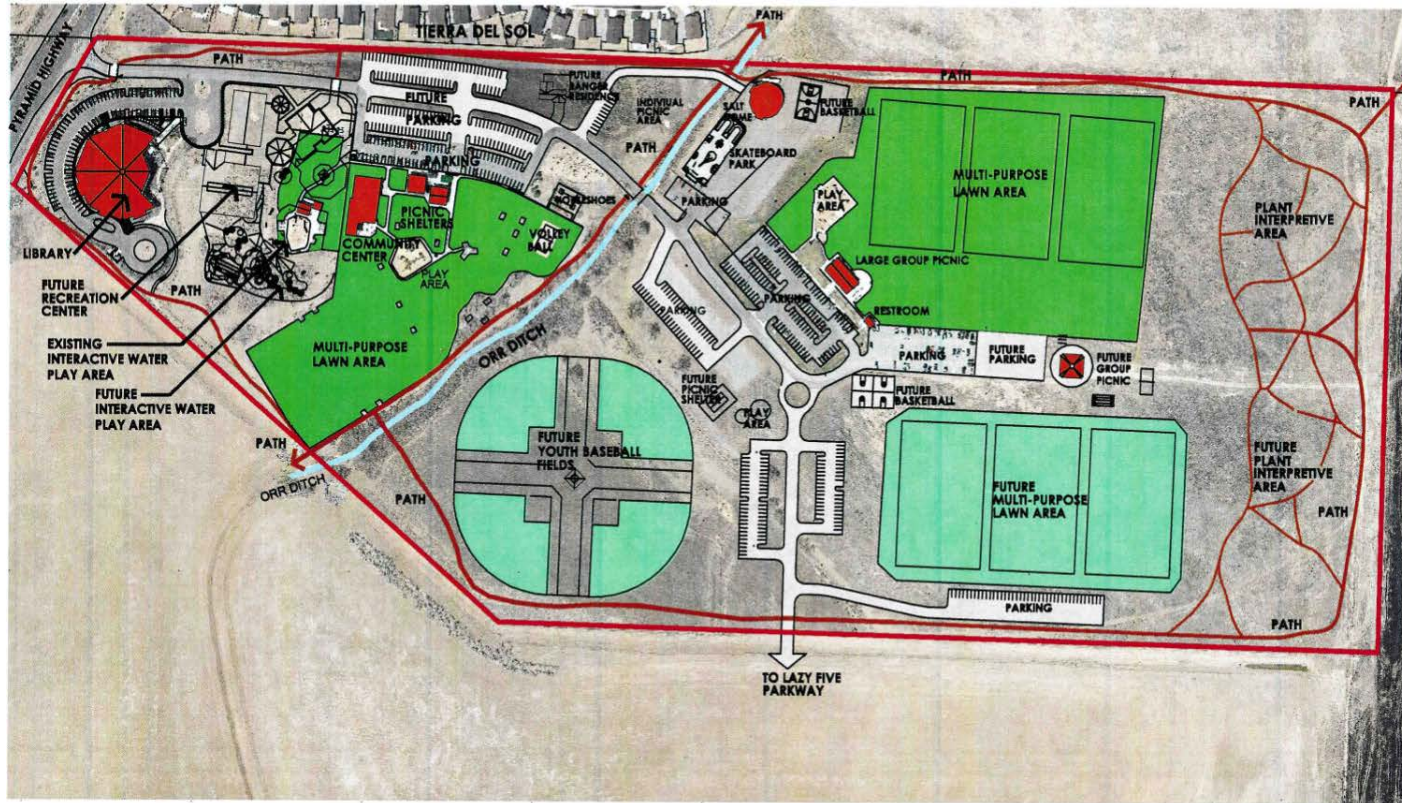
PARKLAND EASEMENT POLICY

EVALUATION CRITERIA*

- Project is complimentary with other planned or existing park uses at the subject site; or
- There is no feasible or prudent alternative use to the park lands for the specific purpose; or
- Such transfer can be shown to provide a substantial long-term benefit to the County Park System; or
- Project will benefit the general public.

*non-applicable evaluation criteria not analyzed.

LAZY FIVE REGIONAL PARK MASTER PLAN





BENEFITS OF THE SLOPE PROPOSAL

A “WIN-WIN” FOR THE PARK

As Approved (Wall Option)	As Requested (Slope Option)
Harsh edge condition	Softer visual impact
No landscaping	Added trees and natural vegetation
No trail improvements	Trail improvements
No added connectivity	Increased connectivity to park
Preserved Trees	Preserved Trees



THANK YOU

Any questions?