

# **Part I: Guiding Principles and Significant Projects**

**This part is a summary of principles and a list of significant projects based on the policies, recommendations, and programs in Part II.**



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## **Principles**

### ***Land Use and Urban Design***

1. Direct the amount and location of new land uses consistent with the carrying capacities of South Lake Tahoe.
2. Concentrate development to create unique pedestrian friendly areas within the city that creates a strong sense of place.
3. Encourage sustainable new development by protecting open spaces, encouraging mixed use development, and providing incentives for green buildings.
4. Locate higher density residential development near services and public transit to improve walkability and land utilization.
5. Reinforce the Stateline/Ski Run area as the primary tourist district within the city.
6. Upgrade the Bijou/Al Tahoe area for high quality family-oriented recreation and public facilities including government offices.
7. Protect and enhance the South “Y” Industrial Tract as the city’s primary industrial district.
8. Transform the Tahoe Valley area into a gateway commercial district that serves both residents and visitors.
9. Provide and strengthen incentives to eliminate nonconforming, incompatible uses.
10. Make development decisions predictable, fair, and cost effective.
11. Create a transparent and efficient permitting process that eliminates redundancy with TRPA. This should include an increased delegation of permit authority by TRPA to the City of South Lake Tahoe.
12. Use the Tahoe Valley Community Plan as a model for future and updated community plans, mixed-use development, and sustainable practices.

### ***Economic Development***

1. Maintain a balance between economic health and environmental health through efficient planning.
2. Broaden the city’s appeal to visitors and residents.
3. Encourage compact commercial development to create greater shopper convenience and reduce vehicle miles traveled (VMT).
4. Expand shopping opportunities in South Lake Tahoe to serve the needs of local residents and visitors.
5. Encourage business owners to enhance and beautify their businesses to create a better sense of place and community character.
6. Diversify the local economy.
7. Support programs and activities that promote business/job retention, expansion, and new business/job development including high-tech and environmentally-sustainable businesses (e.g., LEED certification).
8. Encourage private-sector investment in South Lake Tahoe.
9. Use and evaluate redevelopment as a tool in Community Plan areas to implement the City’s revitalization objectives.

## ***Housing***

1. Create a diverse range of housing choices including single-family, multi-family, condominiums, co-housing, seasonal residences, and group housing.
2. Provide incentives to create housing opportunities for all income groups reflecting the changing demographics of South Lake Tahoe.
3. Develop workforce housing that matches the needs of South Shore employers, employees, and residents.
4. Plan and design housing to strengthen neighborhoods and create opportunities for home ownership.
5. Support development of housing near employment centers that is affordable to workers in the visitor industry.
6. Support rehabilitation of the existing housing stock.

## ***Transportation & Circulation***

1. Reduce dependency on the automobile by making more effective use of alternative transportation modes (e.g., walking, bicycling, public transportation, cabs, and jitneys).
2. Expand transit service for all residents and visitors.
3. Link residential neighborhoods, shopping districts, recreation facilities, employment centers, and schools and other public facilities with a network of safe, continuous, and attractive pedestrian sidewalks, paths, and bikeways.
4. Link city bikeways to the regional bikeway system.
5. Improve the airport for general aviation use and future regional jet air service. Provide for other uses that relate to transportation or other compatible activities such as clean high-tech development.
6. Promote expansion of ferry and other water transportation service as an alternative to private vehicle use.
7. Provide adequate parking facilities by establishing minimum and maximum parking ratios.
8. Reduce US 50 to three lanes in the Stateline area to create a pedestrian-friendly environment in conjunction with the Loop Road Project.
9. Improve snow removal on sidewalks, streets, and highways.

## ***Public Facilities & Services***

1. Provide necessary services for residents and businesses, including fire, police, and EMP, by ensuring adequate funding to support City operations, infrastructure, and future projects.
2. Design new community centers and other types of public facilities as social activity centers.
3. Encourage efficient practices that ensure water is used in a sustainable manner.
4. Upgrade water systems, when needed, to ensure efficient and sustainable water distribution.
5. Continue to export all sewage from the Basin in an environmentally-responsible way.

## ***Natural & Cultural Resources***

1. Require new projects to retain runoff on site wherever physically possible and economically efficient or, if not possible or efficient, to participate in the construction of off-site water quality measures.

2. Ensure hazardous materials do not reach the Lake.
3. Promote energy conservation (e.g., LEED certified buildings).
4. Use the best science and engineering technologies to protect and preserve open space and critical environmental areas.
5. Limit the extent of construction to provide a natural growth zone for vegetation.
6. Preserve as much vegetation as possible on site and require revegetation for all proposed development as a condition of approval.
7. Maintain natural open space meadows and stream environment zones for the preservation of natural habitat.
8. Use stream environment zone restoration and storm drainage basins to create view corridors and passive open space, particularly to help relieve the strip commercial character of major roadways.
9. Protect the shore zone of the city.
10. Preserve sites of historical, cultural, and architectural significance within the city.

### **Recreation**

1. Continue to work with public and private agencies to provide public access to existing open space, such as hiking and biking trails.
2. Maintain and improve the Bijou Golf Course, Ice Arena, Community Pool, and City beaches as community assets.
3. Increase public access to Lake Tahoe.
4. Promote the 56 Acre Project as a vibrant and sustainable community space.
5. Increase family-oriented active and passive recreation to serve local residents as well as visitors.
6. Design and develop recreational services to promote full use of recreational facilities within their design capacity.

### **Health & Safety**

1. Minimize loss of life, injury, and property damage due to wildland and urban fires through fire prevention measures, adequate water supply and pressure, and efficient fire protection services.
2. Locate new development outside Stream Environment Zones (SEZ) and 100-year floodplains.
3. Provide incentive to remove public and private development from SEZs and 100-year floodplains to reduce drainage problems and damage to public and private property.
4. Minimize the level of noise affecting residents, businesses, and visitors.
5. Ensure compliance with the Comprehensive Airport Land Use Plan for the Lake Tahoe Airport.
6. Minimize loss of life, injury, and property damage due to flooding through flood prevention measures and updating of FEMA FIRM maps.
7. Continue to periodically review and update the City's Emergency Management Plan.

## **Projects**

### ***Projects in the Construction and Implementation Phase***

- Convention Center/Hotel Project
- Tahoe Airport–improve infrastructure for general aviation use
- Signal synchronization along Highway 50
- Snow removal equipment upgrade
- Comprehensive street maintenance and repair program

### ***Projects in the Planning and Design Phase***

- Southwest corner of Highway 50 and Ski Run
- Community Enhancement Program within the TVCP area
- Triangle Redevelopment Project
- Redevelopment Project Area “C”
- Proposed new Redevelopment Project Area for Bijou/Al Tahoe and Tahoe Valley Community Plan areas
- Workforce Housing on Barbara Ave.
- Highway 50 Project–traffic calming, sidewalks, landscaping, and lighting
- Harrison Avenue reconfiguration
- Tahoe Valley Community Plan
- General Plan Update
- Joint Government Center Feasibility Study
- Comprehensive Storm Drainage, Erosion Control, and NPDES Storm Water Management Plan
- Pavement Management System
- 56-Acre Public Recreation and Access Project
- Fire Protection Master Plan
- Reconfiguration of the “Y” intersection–roundabout or improved signalized intersection
- FEMA FIRM map update
- Reagan Beach Facility Upgrades