

Vision for South Lake Tahoe

Planning Commission Recommendation Draft

December 11, 2008

In 2030 South Lake Tahoe has become a vibrant and sustainable community that is the economic and social heart of the Lake Tahoe Basin. The following transformations have made this possible.

The Transformation of the Highway 50 Corridor

The Highway 50 corridor has been transformed into an interconnected series of compact mixed-use (commercial, office, and residential) districts that serve the needs of residents and visitors alike. The corridor is the heart of the community and contains year-round sidewalks and bikepaths. The transformation of the corridor has been fueled by the cooperative efforts of local government, the Tahoe Regional Planning Agency (TRPA), and private investors who share the vision for a prosperous and healthy region.

Expansion of a Vibrant and Vital Local Economy

New public and private investment has improved South Lake Tahoe's economy and helped maintain a high quality of life while supporting environmental objectives. The city has a diverse array of locally-owned businesses that offer good wages and are consistent with the character of Lake Tahoe. This transformation has been possible due to the expansion and diversification of the local economy through new information, creative, and green technology businesses.

The Creation of Housing Variety

There are a variety of new housing types and styles suitable for different family needs and incomes. High-quality new, revitalized, and renovated housing has improved neighborhoods and helped diversify the local economy by supporting permanent and seasonal employees. Various mixed-use and mixed-income developments have helped create lively gathering places, a sense of community, and neighborhood identity.

The Creation of Mixed-Modal Transportation

Highway 50 has been redesigned into a mixed-mode corridor that connects areas within South Lake Tahoe to neighboring communities. New investment has improved pedestrian, bike, and transit facilities. There are connected sidewalks and bike routes, low-emission transit vehicles, and a parking management program. Transit centers have been built which function as popular social gathering places. There are multiple options for convenient travel between home, work, and activity centers. There is also improved water-borne transit between South Lake Tahoe and neighboring communities and Federal/State parks.

The Rebirth of Commercial and Social Centers

New and revitalized commercial and social centers serve the needs of both local residents and visitors. The Y intersection in Tahoe Valley has become a mixed-use sub-regional center and is the main gateway for people entering the city. Continued investment in recreational and commercial areas has added to the magnetism of South Shore as a premier visitor destination. The Sierra Tract neighborhood has new mixed-use commercial areas, the Lakeview Commons project has consolidated civic uses and increased access to recreation at Lake Tahoe via a new transit center, the Bijou Center has become an important community-gathering place on Lake Tahoe, and Heavenly Village is a success. Each major district in South Lake Tahoe has a unique architectural style that provides transition and neighborhood character.