

## APC Field Tour Sites, August 12, 2015 Summary

Tour Begins at TRPA and features the following Sites:

**1. Lakeview Lookout, the former Alta Mira Professional building (Stop across the street at Freshies, around 10:30 AM), Kevin Prior, CTC**

Development Rights

- 3,214 sq. ft. of Commercial Floor Area (CFA)
- 2,153 sq. ft. of residential floor area or 2 existing residential units of use (ERUU)
- 9,821 sq. ft. of existing land coverage ( 9,240 sq. ft. class 7 and 581 sq. ft. class 1b)
- Existing land coverage will be used on-site for recreation improvements and bike path
- CFA and ERUU's reserved in Conservancy land bank to implement Tahoe Valley Area Plan

Environmental and Recreation

- Enhanced visual access to the lake by demolishing and removing all above ground improvements
- Excavate and removal of buried fuel tanks
- Remediated small quantity of soil contaminated by fuel oil
- Parcel not BMP compliant at time of acquisition;

Financial

- Purchase price - \$2,500,000; California State Lands Commission contributed \$500,000
- Budgeted \$311,000 in relocation and project closing costs

*After Development Removal and Restoration:*



**2. Tahoe Valley Commercial Stream Environment (Former Smoke Shop, Drive by Visit), Kevin Prior, CTC**

Development Rights

- 1,663 sq. ft. of Commercial Floor Area (CFA)
- 7,754 of existing land coverage on confirmed SEZ
- CFA and land coverage reserved in Conservancy land bank to implement the Tahoe Valley Area Plan.

Environmental and Recreation

- Improvement of water quality within the Tahoe Valley Area Plan

*Before and After Restoration:*



- Recreational enhancements with proposed Greenbelt

#### Financial

- Purchase price - \$325,000
- Budgeted \$65,000 in relocation and project closing costs



### 3. Tahoe Valley Area Plan/ Greenbelt (Stop Around 11 AM), John Hitchcock, CSLT

#### Greenbelt:

- Improved storm water system, part of City's TMDL load reduction efforts, public open space, multi-use trails, SEZ restoration.

#### Tahoe Valley Area Plan:

- The Tahoe Valley Area Plan serves as the comprehensive land use and zoning plan for the Tahoe Valley area, consistent with the Lake Tahoe Regional Plan and the City of South Lake Tahoe General Plan (General Plan). The plan is intended to realize the community's vision, assist in achieving and maintaining the TRPA's Environmental Threshold Carrying Capacities, implement the City of South Lake Tahoe Sustainability Plan, implement the Tahoe Metropolitan Planning Organization's Sustainable Communities Strategy, and implement the policy direction of both the Regional and General Plan.
- The plan area is a 337-acre area, centered on the US 50 and SR 89 "Y" intersection, in the southwest corner of South Lake Tahoe, CA. The plan area is roughly bounded by 10<sup>th</sup> St. on the north, E St. on the south, Truckee Dr. on the east, and Julie Lane on the west.
- The Tahoe Valley area developed primarily in the 1950s as a commercial corridor for highway travelers. While some of South Lake Tahoe (such as the Stateline/Ski Run area) has been transformed in the last ten years, the area has remained relatively stagnant. *(Exceptions include the Staples, Longs, Pier One, TJ Maxx, Ernie's Coffee Shop, BevMo, and Coldwell Banker where significant improvements as a result of private investment have taken place.)*
- This Plan sets a vision based on a realistic assessment of the area's potential. The Area Plan sets policies as well as implementation measures to ameliorate existing conditions and create new development and redevelopment opportunities. It describes how this area can focus the resources needed to become a vital economic center of the South Shore and the Tahoe Basin while reflecting Tahoe Valley's unique characteristics and supporting the local community's vision. Renovation of this



gateway to the South Shore is important to achieving the City's economic development goals for revitalizing the community, improving infrastructure, and diversifying the local tax base.

- This Area Plan allows for one-stop permitting process (removes duplicative permitting) and allows the City to adopt standards and guidelines that are reflective of the community vision. As part of the Vision, the following principles create a foundation for a more sustainable, economically prosperous, communal and environmental future for Tahoe Valley:
  - *Establish a land use plan and policy framework that will guide future development and redevelopment in the Tahoe Valley Plan area toward land uses that support transit ridership and economic development;*
  - *Create a diversity and concentration of resident servicing shops and services that also appeal to the visitor;*
  - *Create public plazas, gathering spaces, and active streetscapes to promote a lively market;*
  - *Encourage ground floor retail, large display windows, retail, dining and entertainment to activate the pedestrian streetscape;*
  - *Preserve or replace trees and use native landscaping;*
  - *Develop and implement urban design standards for buildings and structures that reflect Tahoe's mountain identity;*
  - *Include transit and alternative travel modes as an essential part of the Tahoe Valley experience;*
  - *Connect Tahoe Valley to adjacent residential neighborhoods with paths, trails, and sidewalks;*
  - *Locate multi-family residential development within close proximity to the Tahoe Valley Town Center; and*
  - *Develop new programs and facilities to meet the needs of residents, such as outdoor theaters.*

**4. Barton Health Campus/ Health Care District (Optional, Possible Drive By Visit), John Hitchcock**

- Consolidating healthcare services into one cohesive district
- Promote pedestrian friendly campus (medical uses are walking distance to hospital, bike/ped. connection to meadow)
- Increasing access to healthcare services
- Potential increase in healthcare related employment

***Vision for the Future Barton Health Campus:***







**5. Ski Run Marina Aquatic Invasive Species Control Project Tour (Stop Around Noon for lunch then 12:45-1:45 Project Tour)**

- Ski Run marina and channel contains both Eurasian water milfoil and curly leaf pond weed.
- Infestation area including the marina proper is over 3 acres and is an extremely dense population making control work difficult, along with high traffic patterns.
- Initial control efforts began in 2012 and 2013, and will continue in 2015.
- The recently developed Implementation Plan lists Ski Run as a high priority site due to the two weed species and also the presence of invasive warm water fish.
- Work will include the use of barriers, diver assisted suction and hand removal.
- This will provide a great opportunity to learn about the effectiveness to control curlyleaf pondweed as they reproduce/spread differently than milfoil.



**Other Noteworthy Sites, we will drive by:**

**\*Example Transfer of Development: Wildwood Basin**

- The area surrounding Wildwood Ave in South Lake Tahoe contained dilapidated motels and a substantial amount of impervious coverage on sensitive land, which contributed to water pollution (top photo).
- These motels were purchased and demolished. The site was restored and a detention basin was created to treat stormwater runoff (second to top photo). The Wildwood basins were built in the early 1990s, thus they are considered pre-2004 TMDL baseline improvements.
- The Tourist Accommodation Units (TAUs) from the motels were transferred to build the Embassy Suites Hotel. This hotel used modern Best Management Practices (BMPs), included other environmental improvements, and was located in a pedestrian friendly area (third from top photo).
- The site that once contained aging motels/businesses now serves as a public open space and improves the water quality that runs off from surrounding areas (bottom photo). This spurred the construction of Rocky Point basins upstream of the Wildwood basins in 2012.

***Project Photos:***





# LAKE TAHOE NEWS

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## Then and now: Open space replaces old hotels

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Highway 50 looking toward Wildwood Avenue. Photo/South Lake Tahoe

Sometimes it takes photographs to show progress.

Redevelopment in South Lake Tahoe has not always meant the construction of a building. The photo above shows hotels on Highway 50 near Wildwood Avenue before they were taken down in the 1990s.



Open space dots the landscape along Highway 50. Photo/Bill Kingman

Along with the scenic improvements, this area has new sidewalks, curbs, gutters and lighting. Next to the restaurant is the children's memorial. On the left side of the street is Linear Park.

- Bill Kingman

*-Tour Concludes at TRPA-*