

# TAHOE REGIONAL PLANNING AGENCY

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## NEWS RELEASE

**Contact: Brenda Hunt, Community Enhancement Program Manager, x 225**

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### **TRPA AND PATHWAY PARTNERS INTRODUCE INNOVATIVE COMMUNITY ENHANCEMENT PROGRAM TO LEAD TAHOE TO THE FUTURE**

**Lake Tahoe, CA/NV**—Visions of Lake Tahoe in the year 2027 are moving toward reality with the formation of the Community Enhancement Program (CEP) by Pathway2007 partner agencies. Formerly known as the Demonstration Program for the new Regional Plan, the CEP invites developers to test their innovation in designing projects that result in environmental as well as economic gains.

The Tahoe Regional Planning Agency (TRPA), in partnership with local jurisdictions, is finishing the regional vision phase of the process to update Lake Tahoe's 20-year Regional Plan. Over the past two years more than 1,800 public workshop participants shared their vision for what they would like to see in Tahoe's urban centers. The Regional Vision document, accepted by the TRPA Governing Board in June, can be viewed online at [www.regionalplanningpartners.com](http://www.regionalplanningpartners.com).

"What we've heard from the public at numerous planning workshops is a desire for each community center around the lake to be unique and beautiful. Each community is interested in creating walkable town centers that have special gathering places, and provide transportation options that link to other communities and the surrounding environment," said Brenda Hunt, Community Enhancement Program manager for TRPA.

The Community Enhancement Program provides incentives to developers interested in creating mixed-use, transit-oriented development at Lake Tahoe. The incentives include awards of commercial floor area as well as potential modifications to current height, density and local jurisdiction parking requirements. Elements of CEP projects, like multiple transit links, combining commercial and residential uses, and open common areas can be incorporated to lead the way to the future envisioned by workshop participants.

Other CEP project criteria include:

- Provide local and regional benefits that feature public/private partnerships and investment.
- Implement priority Environmental Improvement Projects (EIP).
- Provide substantial environmental benefits (based on established threshold categories).
- Demonstrate innovation and use of new tools, including green construction methods and materials.

The CEP builds upon the Special Projects criteria established by TRPA and seeks to encourage and provide incentives for projects that facilitate revitalization and more rapid attainment of environmental thresholds.

## CEP 2-2-2

Criteria and incentives have been developed by TRPA with input from local agency partners, the Pathway Planning Working Groups and other stakeholders. Hunt said that projects entering the CEP must be within a community plan or master plan area and should focus on revitalization of downtown areas by removing substandard development and offering a mixture of uses.

“We are expecting competition to be driven by the program’s incentives and only the best will be chosen,” Hunt said. “But the real winners will be the communities because the best projects will bring work, home, recreation and services closer together. We are looking for revitalization, substantial environmental improvements and less reliance on cars.”

Applications for the program will be available on August 1, 2007. There is a four step process to apply to be a project under the program:

1. Concept Plan Review: Pre-application- does the process meet base criteria?
2. Project Review: Invitation to submit a complete plan package for review.
3. Environmental Review/Approval: Project application to TRPA Environmental Review Services and local jurisdictions for joint Environmental Review.
4. Project Delivery: On-the-ground implementation.

Developers interested in the program will need to submit a pre-application briefly describing their intentions and project concepts. There are three sessions scheduled to review concept plans and provide feedback (mid-August, mid-September and mid-October). To learn more about pre-application requirements and the program, please contact Brenda Hunt at TRPA. [bhunt@trpa.org](mailto:bhunt@trpa.org) or call 775-589-5225.

The Tahoe Regional Planning Agency cooperatively leads the effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region now and in the future.

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