

Governing Board Field Tour, Site Summary

The August 26, 2015 GB Field Tour Begins at 1:00 PM at TRPA and features the following sites:

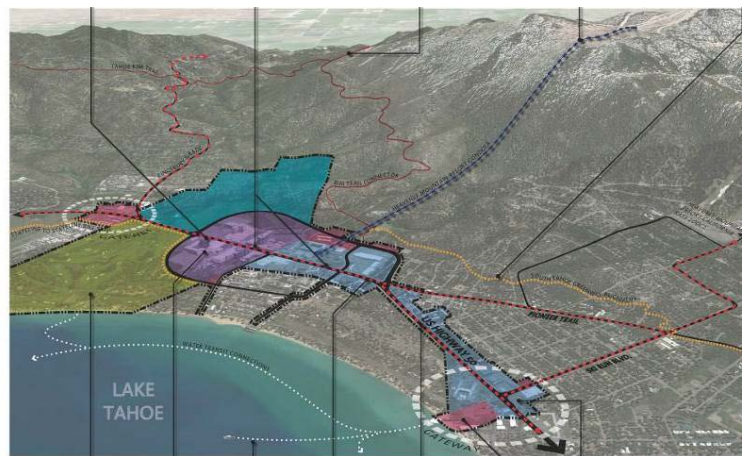
1. Heavenly Village, Transit Center with Explore Tahoe (~1:10 PM)

Explore Tahoe, Lauren Thomaselli: Explore Tahoe is an interagency visitor center and transit hub that features educational displays, public transit information, restrooms, children's art gallery, nature discovery table, and a gift store. Mission: encourage, inspire, and educate visitors and residents of Lake Tahoe to help preserve and protect this fragile resource and in doing so create a sustainable balance for future generations.



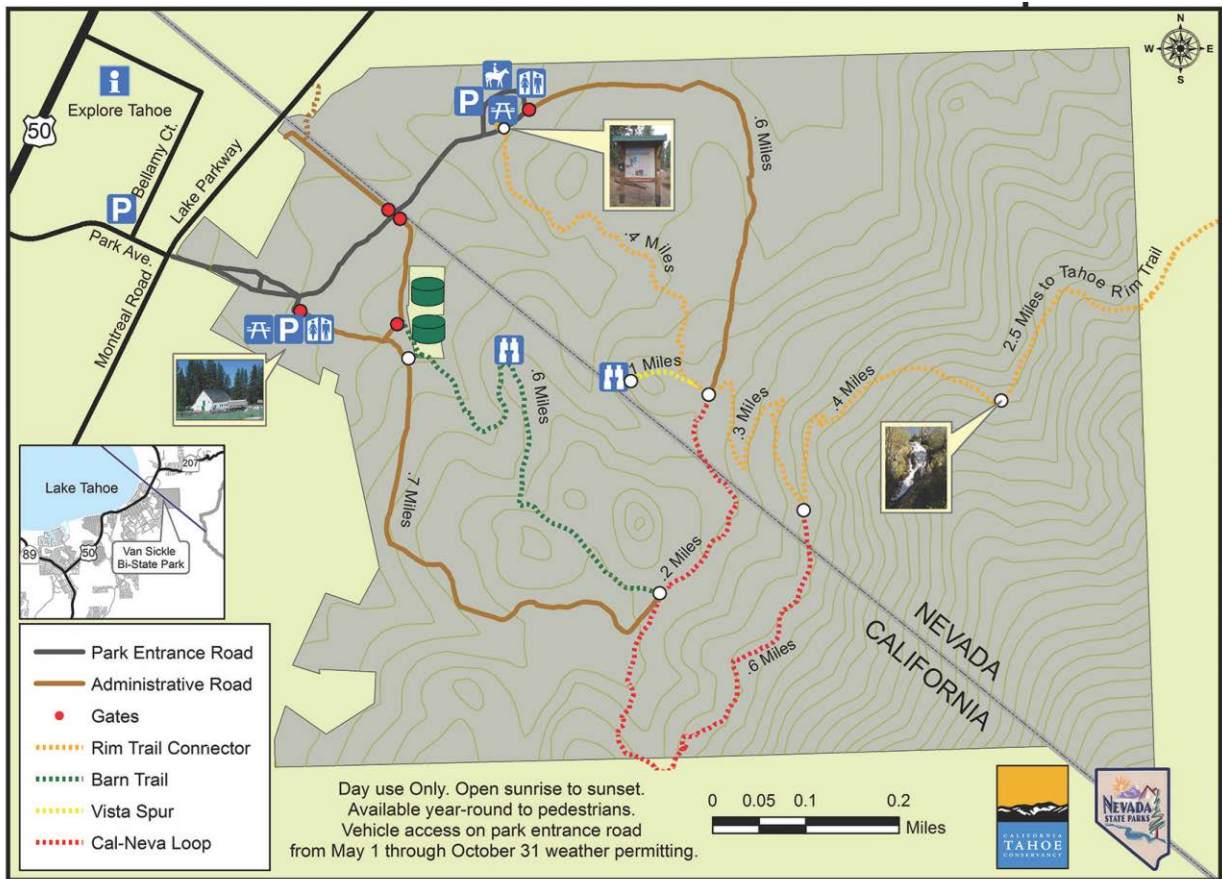
Overview of the Heavenly Village Environmental Redevelopment, John Hester, TRPA:

- Implements the South Shore Regional Center & Tourist Core Town Center Area Plans.
- Mixed uses to allow people to live, work and recreate in the same area.
- Pedestrian, bicycle, gondola, and both water borne and land based transit to create a walkable, bike-able alternative to auto transportation that connects to the lake.
- Automobile access with numerous parking structures to provide the option to park once and move around without a car.
- A number of sites to create public private partnership project opportunities for affordable housing and a gateway to the Van Sickle bi-state park.



2. **Bi-State Van Sickle Park (~1:30 PM), Liz Kingsland, NDSL**
 Depart Heavenly Village and drive up to Van Sickle Bi-State Park. NDSL/NDSP staff will discuss the success to date in linking to the urban core and the bi-state commitment to growing the facility to serve the Basin's largest bed-base location.

- The park opened in 2011 and offers hiking/biking trails (connects to Tahoe Rim Trail), historic cabins and barn, restrooms, parking, and picnic sites.



3. Aspens Apartment Complex, Affordable Housing (Drive by Visit), Shawna Brekke-Read

- The Aspens project is approved for 56 units (55 affordable rental housing units and one resident managers unit). The affordable units utilized the TRPA bonus unit program. Six units are for Mental Health Services Act (MHSA) eligible tenants and their families. The first phase of development included 47 affordable units and the manager's unit.
- Affordable units are for low and very low income families making 80% of El Dorado County's Area Median Income (AMI) or below.
- MHSA applicants are:
 - Homeless or at-risk of homelessness,
 - Diagnosed with a serious mental illness (adult) or seriously emotionally disturbed (child) as defined by the MHSA, eligible and willing to receive services through County Mental Health, or
 - Certified by El Dorado County Mental Health Department as MHSA Eligible.
- Three units within the development are fully ADA accessible and 16 additional units will be adaptable incorporating universal design features throughout all units.
- The development includes a central accessible community building which provides maintenance storage, office space, a computer room with wireless internet, common laundry facilities, a great room and kitchen for informal resident gatherings. The community room is primarily for the use of the residents but is available for other community activities such as mobile library, life skills classes, after school activities and tutoring, etc. The development also includes a playground and a centralized common area.
- The City of South Lake Tahoe (CSLT) provided a loan of \$3,000,000 in HOME Program funds. STPUD provided a fee deferral of \$550,000.



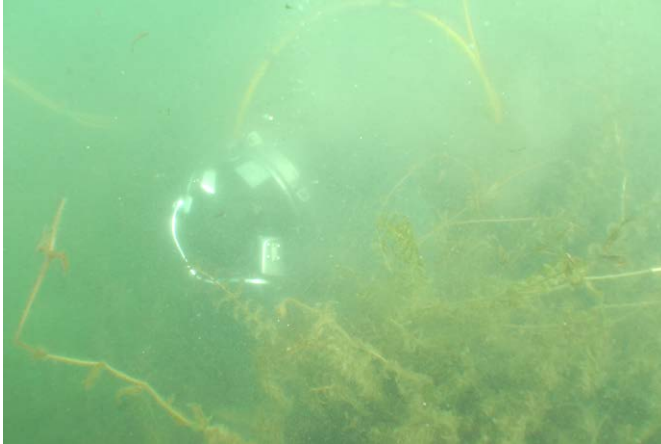
Regional Housing, Big Picture:

- Around 13-14 rental housing complexes in the Region subsidized for very low- and low-income households. Nearly all of them are located on the south shore, with only the Kings Beach Housing Now offering subsidized housing on the north shore. In all, these complexes account for 650 total units (300 of which are in the CSLT).
- Following the passage of CA Senate Bill 375, counties and cities in CA are required to prepare Housing Element updates in staggered eight-year cycles by region, starting in 2013. The CSLT adopted a Housing Element in May 2014.
- Over 41% of all households in CSLT earned under \$35,000 during 2008-2010, compared to 23.3% in the county. At the other end of the income spectrum, only 11.7% of households in CSLT earned over \$100,000, compared to 32.2% in El Dorado County. 36.11% of all households in CSLT had a housing cost burden greater than 30% during 2006-2010 (greater than El Dorado County).



4. Ski Run Marina Aquatic Invasive Species Control Project (~2:05 PM), Dennis Zabaglio, TRPA

- 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.



5. Lakeview Lookout, the former Alta Mira Professional building (Stop at Pullout, ~2:45 PM), Patrick Wright and Kevin Prior, CTC

Development Rights:

- 3,214 sq. ft. of Commercial Floor Area (CFA)
- Two 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 blank 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 and remediated small quantity of soil contaminated by fuel oil
- Parcel not BMP compliant at time of acquisition

Financial: Purchase price - \$2,500,000; CA State Lands Commission contributed \$500,000; budgeted \$311,000 in relocation and project closing costs

After Development Removal & Restoration:



6. **Regan Beach, (~ 3:00 PM)**, observe the low water level, Asian clams, algae in the nearshore



7. **Tahoe Valley Area Plan, Barton Health Care District & Health/Wellness Facility (Drive by Visit)**

- Consolidating healthcare services into one cohesive district, pedestrian friendly campus (medical uses are walking distance to hospital, bike/pedestrian connection to the meadow and the Y)
- Enhanced access to healthcare services, potential increase in healthcare related employment
- Description: The Barton Foundation was given a \$10 million gift to fund the building of a health and sports performance center on the Barton Memorial Hospital campus. The donation will fund an estimated 25,000 sq. ft. orthopedic, sports performance, and wellness center next to Barton Memorial Hospital overlooking Barton Meadow. The Robert Maloff Center of Excellence will integrate health, fitness, and medical expertise to treat the person holistically and improve a person's overall well-being. It will expand on Barton's comprehensive offerings for healthy living and preventative medicine, and build on a personalized, patient-centered experience. The Center of Excellence will house a team of Barton's medical experts, state-of-the-art equipment, and a place for patients to receive coordinated, team-based care in one location.

- Barton will host educational wellness lectures for the community and employ a Health Navigator to guide community members on their journey to optimal health.



It will also offer facilities for physical therapy, sports medicine and sports performance, and diagnosis-specific fitness and nutrition programs designed to support and enhance the lives of an active population.

Other Noteworthy Sites, we will drive by:

Tahoe Valley Commercial Stream Environment (Former Smoke Shop, Drive by Visit), Patrick Wright and 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 Area Plan
- Recreational enhancements with proposed Greenbelt

Financial: Purchase price - \$325,000

Before and After Restoration:



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. The Wildwood basins were built in the early 1990s.
- The TAUs from the motels were transferred to build the previously branded Embassy Suites Hotels at Ski Run and Stateline. These hotels included modern BMPs, environmental/scenic improvements, and pedestrian infrastructure (second from top photo).
- The site that once contained aging motels/businesses now serves as a public open space and treats storm water from the surrounding neighborhood and highway (bottom right photo).

Project Photos:

