



**PATHWAY**

A VISION FOR TAHOE'S FUTURE

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# Tahoe Basin Regional Vision Summary

Based on Pathway Public Process



## Tahoe Basin 2027: A Look into the Future

In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region's ecosystem healthy, and natural sounds evident. Within communities, the economy is strong and sustainable, the population diverse and vital, the richness of everyday life is obvious.

Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors, and governments alike to work together to maintain the Lake's value as a national and international treasure. Lake Tahoe is a truly unique and special place. (Forum)

**Vision from 2027**

**Purpose and  
Process**

**Values and  
Thresholds**

**Planning Principles**

**Planning Concepts**



## Tahoe Basin 2027: A Look into the Future

### Overall Regional Themes:

- Improve Lake Clarity and water quality
- Reduce the risk of catastrophic wildfire
- Reinvest and revitalize communities
- Accelerate attainment of Environmental Thresholds
- Plan for area-wide improvements

### Overall Planning Concepts:

- Strengthen gathering places and economic centers
- Improve mobility, an enhanced travel experience, and a variety of transportation options
- Provide a variety of housing and lodging choices to meet the needs of locals and visitors
- Improve recreation opportunities
- Restore degraded watersheds, habitats, and other important natural areas

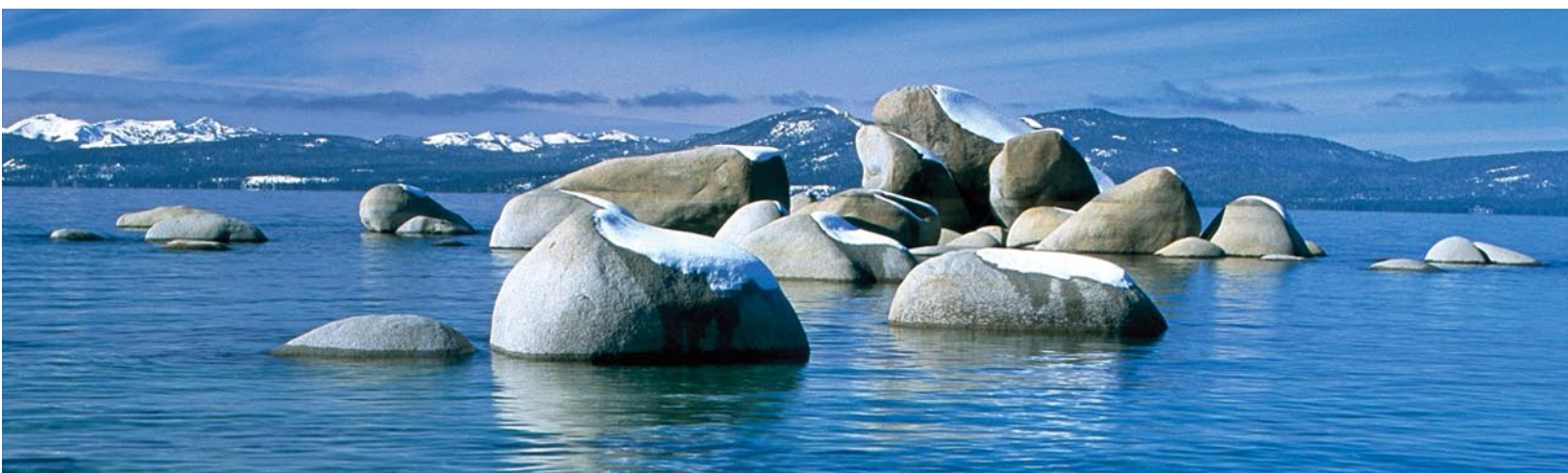
The Tahoe Basin is a shining example of regional and national cooperation that protected and then accelerated restoration of its unique environment. For the past 20 years, investment in a healthy forest and sustainable communities has reversed previous decades' development patterns and practices that were not sensitive to the Basin's watersheds, forests, and design traditions.

In 2007, the nation and the Basin's communities celebrated the tenth anniversary of concerted efforts to invest in the Environmental Improvement Program (EIP) and Best Management Practices (BMPs) for enhancing Lake clarity. This event was heralded as a major commitment and set the tone for two more decades of watershed restoration and redevelopment of underutilized and disturbed land to accelerate attainment of Environmental Thresholds called for in the Compact. Collaboration among local, state, and federal agencies and the public was unprecedented at the time. The shift to more emphasis on area wide planning and design, while leveraging private investment for environmental benefits has led to significant environmental improvement.

### In 2027, the Lake is clear and blue.

There have been measurable improvements in the environment due to urban water quality improvements and restoration of degraded watersheds, habitats, and other important natural areas.





**In 2027, the Basin's communities have sustainable economies and a variety of neighborhoods that benefit from a healthy forest and Lake clarity.**

Over the past 20 years, new investment has provided a stronger sense of place in the Basin communities. You can see and feel this sense of place as you travel around the Lake. Reinvestments made reflects the Sierra climate and cultural traditions while blending into their forest and beach settings. New mixed-use projects have been designed to improve water quality, make communities' main streets healthy and more social, support transit, and benefit local and Basin economies. A variety of housing has been made available to support the needs of families and the local workforce.

**In 2027, the Tahoe Basin has a diversity of convenient transportation options that enhance the travel experience and lower congestion with less environmental impact.**

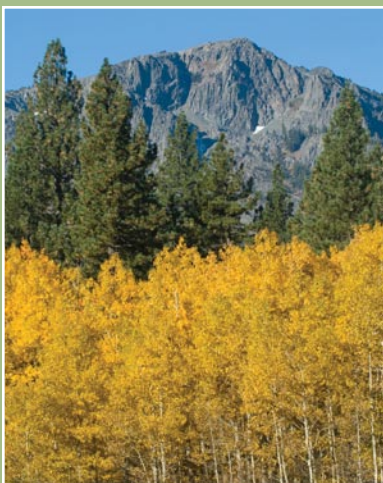
An arrival at Lake Tahoe is breathtaking. The expansive views of the blue Lake, mountains, and forest are followed by an ordered pattern of mixed-use village centers and neighborhoods nestled in the trees around the Lake. The highways transform into pedestrian-friendly main streets as they pass through vibrant communities. Alternative fuel vehicles shuttle visitors to and from the Basin and numerous transportation options including boat ferries, trails, and regional transit vehicles are used by both residents and visitors.

**In 2027, there are a wide range of recreational opportunities and choices that feature the natural beauty and ruggedness of the Basin while protecting it for future generations.**

Tahoe has maintained its appeal for year-round visitors and for outdoor lifestyle-oriented residents. High quality recreation opportunities are available that emphasize the seasons and the natural features that make the region special. Public land visitation is managed to protect both the recreational experience and the environment. Tahoe's cultural history, strong educational opportunities, and availability for artistic expression are present.

*Our Vision is what we aspire to be. By describing Lake Tahoe in the year 2027, it helps to guide our strategic planning and actions over time.*

**Vision from 2027**



# Purpose and Process

## Purpose of the Regional Vision Summary

The Tahoe Basin Regional Vision Summary is an overview of principles and concepts that frame a desired direction for Tahoe Basin built and natural environments over the next 20 years. The Vision Summary is the result of outside of the basin surveys, the Pathway Forum, and the Place-Based Planning process—representing a variety of local, regional, and national interests. The process engaged local community members, second home owners, and visitors in the development of the next 20-year plan for the Lake Tahoe Basin.

*The Regional Vision captures community values and outlines regional themes, principles and concepts that move us to action. This document will inform the development of the goals and policies designed to accelerate attainment of the environmental thresholds and desired conditions.*

## PATHWAY 2007: A Collaborative Process

PATHWAY partner agencies include the Tahoe Regional Planning Agency, the USDA Forest Service (Lake Tahoe Basin Management Unit), the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection. The agencies are working together to update important resource management plans for the Lake Tahoe Basin. These regional plan updates will guide land management, resource management, and environmental regulations over the next 20 years.

## Forum

In 2005 and 2006, the Pathway Forum process provided an opportunity for the public to help shape desired environmental conditions for the Basin. The Pathway Forum is comprised of approximately 40 individuals representing constituent groups around Lake Tahoe and the region. As a driving force behind the Pathway process, the Forum met to discuss and provide input on the Lake's future. The Forum worked with staff and technical experts and came to consensus on numerous Vision statements and Desired Conditions for resource topics before embarking on a joint June 2006 workshop with the Planning Working Groups. This workshop provided significant input on potential regional concepts, implementation considerations, benefits, and strategies. The Forum met again in April 2007 to review the Regional Vision and discuss benefits for implementing the planning concepts.

The results of the Forum's efforts can be found at:  
<http://www.pathway2007.org/forum.aspx>





*ABOVE: Over 1,800 people attended community workshops and meetings in the Pathway process. Their participation, guided by the representative Forum and Planning Working Group, has been the basis for the Principles and Concepts in the Regional Vision Summary.*

## Place-Based Planning

The Place-Based Planning process set out to identify the values, vision, and interests of local communities in the regional planning process. A series of interactive workshops took place in March, May, and July of 2006 as part of Place-Based Planning for Pathway. Workshops were held around the Lake and focused around helping community members envision opportunities for the future.

There were three sets of community workshops. The first focused on opportunities, the second on alternative futures, and the third on implementation. The workshops took place in four locations and were sponsored by Planning Working Groups (PWGs) comprised of citizens and public agency staff appointed by local officials and public agencies. Place-Based sponsors included Washoe County, Placer County, South Lake Tahoe Partnership (Douglas County, El Dorado County and City of South Lake Tahoe), the Lake Tahoe Basin Management Unit, a division of the USDA Forest Service, and State Parks.

Each of the Planning Working Groups assisted in the preparation of vision summaries that documented the Place-Based Planning process. The summaries, with the Pathway Forum input, were used as a basis for a draft Regional Vision summary. An additional public workshop was held during April 2007 in both North Lake Tahoe and South Lake Tahoe to review the Regional Vision and help identify any ideas or concepts that were not already included.

The Place-Based Planning vision summaries and all workshop summaries can be downloaded at: <http://www.regionalplanningpartners.com>

## Governing Board and Advisory Planning Commission (APC)

Several updates were provided to the Governing Board and APC during the Place-Based Planning process in 2006. A joint meeting of the Governing Board and APC was held in April 2007 to review the draft Regional Vision and discuss leading regional issues that will shape the future of Lake Tahoe.

A summary of the joint meeting can be found at: <http://www.regionalplanningpartners.com>

## Next Steps: Updating Regional Plans and Policies

The planning principles and concepts were reviewed with the Planning Working Groups, the TRPA Resource Team, the Core Planning Team of local and agency staff, the Forum, and the TRPA Governing Board. The Vision Summary will contribute to an overall regional planning framework for the Tahoe Basin. Its overall themes and organizing ideas represent countless hours of efforts by policymakers, citizen volunteers, agency staff, and others. These themes will be integrated into the TRPA Goals and Policy document and Codes and Ordinances; public land plans, and resource and environmental agency plans.

## Purpose and Process



## Values and Thresholds

The Tahoe Basin Regional Plan is comprised of Goals and Policies, related Codes and Ordinances, and a land use classification system. The Regional Goals and Policies document will be updated to capture community aspirations while integrating the requirements of the Bi-State Compact to define, maintain, and achieve environmental thresholds.

### TRPA Regional Plan Organization

The Tahoe Regional Planning Compact calls for TRPA to adopt and enforce a regional plan and implement ordinances which will achieve and maintain Environmental Threshold Carrying Capacities while providing opportunities for orderly growth and development consistent with such capacities.

**Environmental Thresholds Carrying Capacities** set environmental goals and standards for the Lake Tahoe Basin and indirectly define the capacity of the Region to accommodate additional land development.

The **Regional Plan Goals and Policies** document presents the overall approach to achieving and maintaining the Thresholds. The Plan identifies goals that depict the desired ends or values to be achieved and policies that establish the strategies necessary to achieve the goals. Key components of the Plan are Land Use, Transportation, Conservation, Recreation, Public Services and Facilities, and Implementation.

The **Land Use Element** of the Plan identifies the fundamental philosophies directing land use and development in the Lake Tahoe Basin. It addresses topics like suitable development locations; maintenance of the environmental, social, physical, and economic well being of the Region; and coordination with local, state, and federal requirements. It includes the following Sub elements: land use, housing, noise, natural hazards, air quality, water quality, and community design. The Land Use sub elements intend to establish land use goals and policies that will

ensure the desired equilibrium and attain and maintain the Environmental Thresholds within a specific time schedule.

The **Transportation Element** of the Plan identifies improvements needed to meet transportation related goals of the Regional Plan. It addresses the requirements of the Compact to reduce dependency on the automobile, increase the capacity of the Region's transportation system through public transportation projects and programs, and provide for the integrated development of a regional system of transportation.

The **Conservation Element** of the Plan identifies the fundamental philosophies for the preservation, development, utilization, and management of the scenic and other natural resources within the Basin. It indicates how to minimize the threat that increasing urbanization has on the ecological values of the Region and the public opportunities for use of public lands. It includes the following Sub elements to cover the range of Lake Tahoe's natural and historical resources: vegetation, fisheries and wildlife, soils, shorezone, scenic, open space, stream environment zone (SEZ), cultural, and energy.

The **Recreation Element** of the Plan provides for the development, utilization, and management of the recreational resources of the Region, among which include wilderness and forested lands, parks, playgrounds, riding and hiking trails, beaches, marinas, ski areas, and other recreational facilities.

The **Public Services and Facilities** of the Plan identifies supporting infrastructure including water, sewer, and public

## Existing Environmental Threshold Capacities for the Lake Tahoe Region

**Water Quality** – Reduce nutrient and sediment loads from surface runoff, groundwater, and atmosphere to meet 1960s level of algal productivity and water clarity.

**Soil Conservation** – Preserve natural stream environment zones (SEZ), restore 25% of disturbed SEZ (1100 acres), reduce total land coverage in Region.

**Air Quality** – Achieve strictest of federal, state, or regional standards for carbon monoxide, ozone, and particulates; increase visibility; reduce U.S. 50 traffic; and reduce vehicle miles of travel.

**Vegetation** – Increase plant diversity in forests, preserve uncommon plant communities including deepwater plants, enhance late seral forests, and maintain minimum populations of sensitive plants including Tahoe Yellowcress.

**Wildlife** – Provide minimum population sites for special interest species, prevent degradation of habitats of special significance.

**Fisheries** – Maintain 180 miles of good to excellent stream habitat, achieve nearly 6000 acres of excellent lake habitat, and attempt to reintroduce Lahontan cutthroat trout.

**Scenic Resources** – Maintain or improve 1982 roadway and shoreline scenic travel route ratings, maintain or improve views of individual scenic resources, and maintain or improve quality of views from public outdoor recreation areas.

**Noise** – Minimize noise disturbance from single events, and minimize background noise disturbance in accordance with land use patterns.

**Recreation** – Preserve and enhance a high quality recreational experience including preservation of undeveloped shorezone and other natural areas, and maintain a fair share of recreational capacity for the general public.

health and safety programs in order to provide adequate level of public services and facilities consistent with the environmental thresholds.

The **Implementation Element** of the Plan provides for commitment and coordination of effort, a development management and financial program, and incorporation of a monitoring program to measure progress of Plan implementation. It also includes a schedule for attaining environmental thresholds consistent with the programs, strategies, goals, and policies of the Regional Plan.

A number of regulations are needed to implement and enforce policies identified in the Plan. The **TRPA Code of Ordinances** compiles all of the regulations needed to implement the Goals and Policies.

Related to the Code are **Plan Area Statements and Community Plans**. Plan Area Statements provide a description of land use for particular areas in the Basin. The Lake Tahoe Region is divided into more than 175 separate Plan Areas. For each Plan Area, a “statement” is made to define how that particular area should be regulated to achieve environmental and land use objectives. Community Plans are similar to Plan Area Statements, but focus on specific urbanized areas. (Source: TRPA website.)

## Valued Places: Our Natural Setting

The Place-Based Planning process provided an opportunity for participants to express their values and desires for their communities, public lands, and waterways. Community input has been incorporated in the Regional Vision Summary and is intended to inform and guide the Goals and Policies document and the update of Community Plans.

## What Are Thresholds?

The Compact calls for TRPA to set environmental threshold carrying capacities (thresholds), which set environmental goals and standards for the Lake Tahoe Basin and indirectly define the capacity of the Region to accommodate additional land development. The nine thresholds adopted by TRPA in 1982 are water quality, soil conservation, air quality, vegetation, wildlife, fisheries, scenic resources, noise, and recreation.

Parallel with the Forum and Place-Based Planning process, TRPA staff (Resource Teams) have been reviewing the science and data to inform the update of the Environmental Threshold Carrying Capacities. These thresholds were reviewed by the Forum and others through the Pathway process.

*The brief paragraph summaries (left) were prepared by the TRPA Resource Team.*

## Values and Opportunities





## Planning Principles

### Planning Principles

The planning principles were distilled from the Place-Based Planning process principles and related Vision Summaries and Forum process and desired conditions. Each principle has been written as a Basin-wide principle and includes a note that identifies its source in parentheses.

**PB**—Place-Based process

**Forum**—Forum process

**PB-PLW**—Public Lands and Waterways

Place-Based process

**PB-Washoe**—Washoe Place-Based process

**PB-SLT**—South Lake Tahoe Partnership Place-Based process

**PB-Placer**—Placer County Place-Based process

**THE 2027 VISION** – In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the Basin's eco-system is healthy, and natural sounds evident. Within communities, the economy is strong and sustainable, the population diverse and vital, the richness of everyday life is obvious.

Planning principals have been organized within three topic areas: Protecting and Enhancing Lake Tahoe Basin's Diverse Environments and Ecosystem, Supporting a Vital Local and Regional Economy, and Enhancing Social Wellbeing of Lake Tahoe's Communities.

### Protecting and Enhancing Lake Tahoe Basin's Diverse Environments and Ecosystem

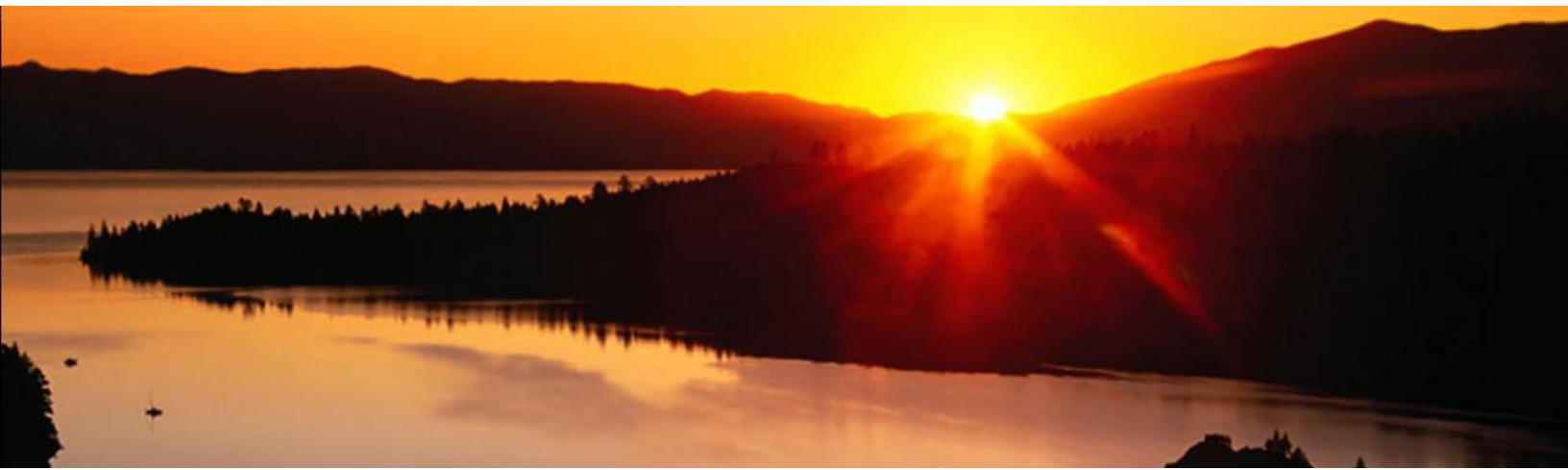
#### Conservation and the Environment

- Coordination among local, state, and federal governments with a stake in Lake Tahoe should occur at all levels. (Forum)
- Any new development in the Basin should fit within the context of the appropriate area and should be required to be "green" certified. (Forum)
- Regional agencies (TRPA, Lahontan, NDEP, and USFS) local jurisdictions, and private sector partners should invest in

the restoration of Lake Tahoe watersheds, meadows, and forests. (PB SLT)

- New investment should safeguard and improve water quality by planning at a broader, area-wide scale. (PB Placer)
- Developed and natural gateways to the Lake Tahoe Basin should be enhanced. (PB Placer)
- Rural and community settings should be planned as part of a broader travel experience in the entire Basin, creating





a sense of arrival within the Basin, and announcing the civic presence of communities. (PB Washoe)

- Highways in the Basin's communities should be planned and designed to support local community character objectives. (PB Washoe)
- Forest composition and structure should be restored to natural conditions so forests retain a low probability of spreading a catastrophic wildfire. (PB PLW)
- Shoreline, stream, and wetland habitats should be protected and restored for the benefit of native plants and animals. (PB PLW)
- Cultural and historical areas should be protected as integral parts of the Tahoe environment. (PB PLW)
- The natural scenery of the Lake Tahoe Basin should be protected, restored, and visually accessible. (Forum)
- The built environment should be compatible in scale and design with the natural landscape of Lake Tahoe. (Forum)
- The built environment should reflect the character, culture, and natural systems of local communities. (Forum)
- Wildlife and fisheries habitat should be maintained and restored. (Forum)
- There should be a sufficient reduction in loading of fine particulate, nitrogen, and phosphorus to Lake Tahoe to restore clarity. (Forum)
- Forest restoration efforts should use management techniques that reduce erosion and protect natural levels of nutrients supporting plants and animal habitats. (Forum)
- Impacts to soil resources in urban settings should be minimized. (Forum)
- Elevated forest fuels should be reduced to levels that protect human life and permit the re-establishment of sustainable ecosystems. (Forum)
- Watersheds should be restored to achieve natural functioning of streams, marshes, and riparian areas. (Forum)
- Air quality should be maintained at healthy levels while protecting the Basin's scenic qualities. (Forum)
- Noise levels should be controlled to protect wildlife as well as human enjoyment of the natural serenity of the area. (Forum)
- Development within sensitive lands should be identified and removed to appropriate locations through targeted incentives. (Forum)

### Land Use and the Environment

- New mixed-use and residential development should be sustainable. The development should be within walking distance of transit and utilize green construction methods. (PB SLT/PB Placer)
- Economic development should be in harmony and complementary to the unique natural environment of the Basin. (Forum)

## Planning Principles

- Development should minimize the ecological footprint of residents and visitors while maximizing their quality of life. (Forum)
- Urban and historical influences should be mitigated to attain sustainable aquatic and riparian habitats and environments. (Forum)
- Highways should be designed as mixed-mode “main streets” in communities providing walkable and transit-friendly facilities. (PB Washoe)
- Basin transportation plans and projects should improve air quality. (Forum)

### Transportation and the Environment

- Transportation system investment in the Basin should include “clean-fuel” transit options as well as non-auto connections in the Basin. (PB Placer)
- Sustainable alternatives to the private automobile should be enhanced to improve the mobility, environmental and economic health of the Tahoe Basin. (Forum)
- A comprehensive system of auto, pedestrian, bike, and transit facilities should be planned throughout the Basin. (PB SLT)

- A regional agency should manage the transportation system in the Basin benefiting both residents and visitors. (Forum)

### Recreation and the Environment

- Recreational opportunities and facilities should be consistent with their environmental setting and the land’s ability to support them and respond to evolving user expectations. (Forum)
- Public recreational properties should provide a variety of ways to access the Basin’s nationally significant recreational areas. (Forum)

## Supporting a Vibrant and Vital Local and Regional Economy

### Land Use and the Economy

- Public and private interests should cooperate at a local and regional level to connect in- and out-of-the Basin economies. (PB Placer)
- Investment and revitalization of existing centers should be a priority. (PB Placer)
- The economic vitality and image of the Basin’s gateways should be enhanced. (PB SLT)

- A diverse economy should be fostered that is in harmony and complementary to the unique natural environment of the Basin. (Forum)
- Investment should include clean industries utilizing green technology compatible with the Basin’s environment. (PB Washoe)
- Local, small business opportunities and economic incentives should be implemented to keep the Basin economy diverse. (Forum)





## Housing and the Economy

- Investment should provide a variety of housing choices that strengthen neighborhoods, contribute to the local economy, and support local business. (PB SLT)
- Housing should be provided that is economically attainable for the Basin's workforce. (PB Placer)

## Recreation, Environment and the Economy

- Diverse year-round recreational opportunities, both in urban areas and on public lands, should be provided in the Basin. (PB PLW/Forum)

- Access to public lands and waterways should be improved and/or increased for both residents and visitors. (PB PLW)
- Public transportation should be provided and promoted to high-use recreational areas with traffic congestion problems. (PB PLW)
- Recreational areas without capacity problems should be promoted for use by residents and visitors. (PB PLW)

# Enhancing Social Wellbeing of Lake Tahoe's Communities

## Conservation and Social Wellbeing

- Facilities, trails, and locations of interest for recreation should be restored or rehabilitated to improve environmental conditions and users' experience. (PB PLW)
- Single event and community noise levels should be managed to preserve the serenity of the community and neighborhood and provide abundant quiet recreation areas. (Forum)
- Air quality should be maintained at healthy levels while protecting the Basin's scenic qualities. (Forum)

## Land Use, Housing and Social Wellbeing

- Investment should include housing for the Basin's working families. (PB Placer)
- Investment should result in the creation of places for gathering in communities. (PB SLT)
- Investment in commercial gateway areas should enhance them as gathering places and create new public spaces. (PB SLT)
- Community planning and investment should address the recreational, educational, housing and economic needs of families. (PB Washoe/Forum)

## Transportation and Social Wellbeing

- Transportation services should be provided for the disabled and senior residents in the Basin. (PB Placer)
- Transportation should support the needs of the Basin's low-income families. (PB Placer/PB Washoe)

## Culture, Recreation and Social Wellbeing

- Investment should provide community access to Lake Tahoe and other public spaces. (PB SLT)
- Planning and investment should enhance and expand year-round recreational experiences and facilities for communities, including residents and visitors. (PB Washoe/Forum)
- Cultural facilities, events and education should be included in community planning efforts in the Basin. (PB Washoe)
- Historic, artistic, and cultural opportunities should be enhanced wherever possible in community planning efforts. (Forum)

## Public Services, Facilities and Social Wellbeing

- New community centers and other types of public facilities should be constructed as social activity centers. (PB SLT)

## Planning Principles



## Planning Concepts

### Overall Regional Themes:

- Improve Lake Clarity and water quality
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### Overall Planning Concepts:

- Strengthen gathering places and economic centers
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**Planning Concepts are big ideas designed to implement the Regional Vision and are intended to provide significant benefits to multiple environmental threshold areas. Implementation of the concepts for the Tahoe Basin will require coordinated public and private input and knowledge to improve the natural and built environment.**

### Net Gain Investments

A central objective of the Regional Vision is the collaboration of regional agencies, local jurisdictions, and their private sector partners. This collaboration will deliver a “net gain” in economic, environmental, and social benefits.

In order to accomplish a “net gain,” investments would strive to:

- Accelerate attainment of environmental thresholds;
- Provide a reasonable economic benefit to private sector investors;
- Assist in implementing community plan goals to accomplish environmental and social objectives;
- Further the aspirations of the Basin’s diverse communities; and
- Support economic diversity as well as sustainability.

### Gathering Places

Strategic investment in traditional and future community centers, gateways, and main street districts was a popular objective

expressed by participants in the regional planning process. Reinforcing existing districts and creating new gathering places will strengthen the social fabric of the Basin’s communities.

A comprehensive investment strategy will result in places that bring communities together. Each community and location will require a context sensitive plan to create a sense of place including:

- Commercial and cultural uses that provide the social gravity that make them relevant;
- Design that reflects desired community character;
- Environmental improvements based on the community’s urban and natural setting;
- Appropriate access and connections to the community; and
- Other local objectives, such as workforce housing.

### Improved Transportation Systems

Mobility was an important regional planning theme that emerged from both the local



# Concept



**Ski Resorts:**  
North Star (SR 267)  
Squaw Valley (SR89)  
Alpine Meadows (SR89)

Truckee Intermodal Station **T** **P**

**SR267 Gateway**

**431 Gateway**

Reno Intermodal Station/Airport **T** **P**

Incline Village Intermodal Station **T** **P**

Sand Harbor Recreation Transit Center **T**

**SR89 Gateway**

Tahoe City Intermodal Station and Parking Intercept **P** **T** **T**

Crystal Bay Transit Station **T**

**Hwy 50 Gateway**

**Outside the Basin Transit Portal Option**

**P**

Intercept Parking (shuttle/transit)

**T**

Intermodal Station (time transfer)

**T**

Ferry Dock/Transit Stop (year-around)

**T**

Ferry Dock/Transit Stop (seasonal)

**Mixed-mode Street**

**Priority Bike Connection**

Sugar Pine Point Recreation Transit Center **T**

Emerald Bay/D.L. Bliss St. Pk. Recreation Transit Center **T**

Zephyr Cove Recreation Transit Center **T**

**207 Gateway**

Stateline Intermodal Station and Parking Intercept **T** **P**

Lake Tahoe Airport and Parking Intercept **T** **P**

Meyers Intermodal Station **T**

**Hwy 50 Gateway**

## Tahoe Basin Planning Framework

### Residential Use

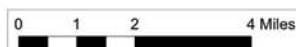
- Multi Family Dwelling
- Single Family Residence
- Common Area

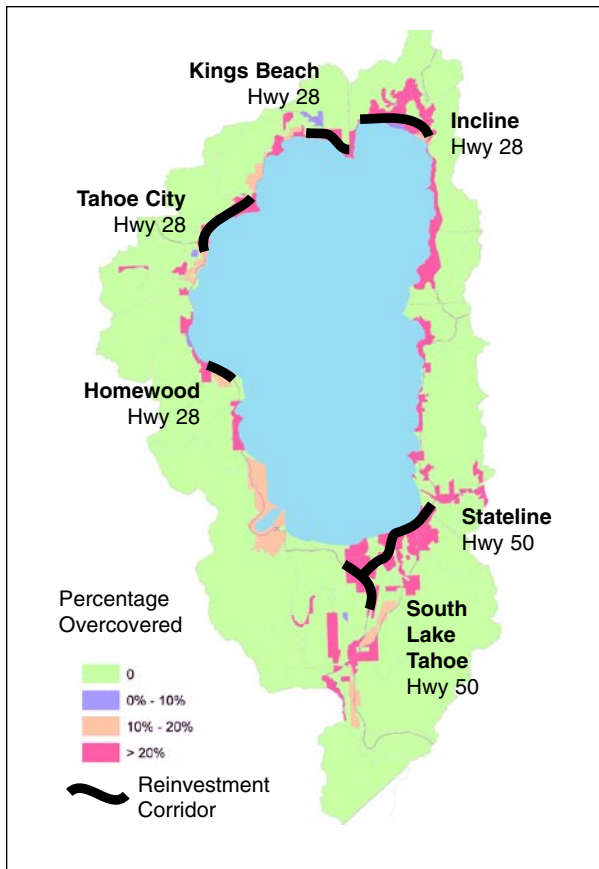
### General Use

- Commercial
- Public Service
- Recreation
- Tourist Accommodation

### Vacant Parcels

- Vacant Private
- Public Open Space





## ENVIRONMENTAL CONCEPT 1: Urban Environmental Improvements

### Concept:

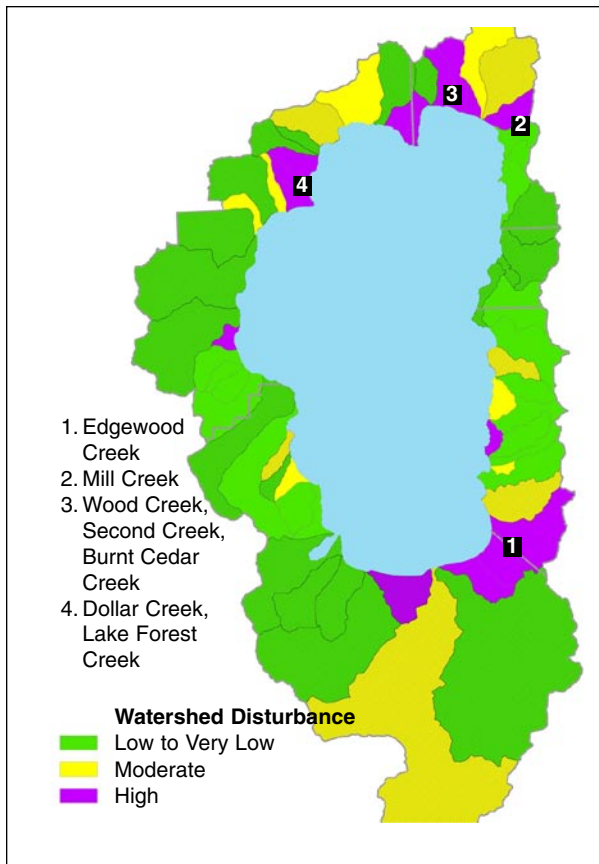
A combination of public and private sector investments would be utilized to implement environmental improvements in urban areas currently characterized by dated facilities and extensive coverage. Development incentives and a collaborative planning process would target projects that integrate green building design, improve pedestrian amenities, reduce existing coverage, and enhance the scenic character of the natural and built environment.

### Benefits & Opportunities:

Investment in older low-density commercial strip areas of the Basin provides an opportunity to accelerate attainment of Environmental Thresholds by:

- Emphasizing green, sustainably designed development;
- Reducing coverage and/or improve water quality treatment;
- Increasing functional open space and natural landscapes in places of development within sensitive lands;
- Developing densities and uses that support transit systems;
- Enhancing scenic and community character of urban areas; and
- Improving mobility thus reducing traffic volumes.

*Left: This map shows areas with opportunities for significant environmental improvements in high density urban cores (NC)*



## ENVIRONMENTAL CONCEPT 2: Watershed Improvement and Restoration

### Concept:

The water quality and aquatic and wildlife habitat conditions in Lake Tahoe, its tributaries, and water bodies within the Tahoe Basin are directly influenced by the condition of the watersheds. Environmental improvements would seek to improve water quality, watershed function, Lake clarity, wildlife habitats, and corridors. Stream and meadows would be restored to their natural functions. Sediment and nutrient sources would be controlled through road and trail water quality improvements and revegetation of disturbed areas. Environmental improvements in urban areas would minimize run-off and improve filtration.

### Benefits & Opportunities:

Restoration of Lake Tahoe's watersheds require investment in natural, developed lands and roadways as well as public education. Some of the benefits include:

- Greater public participation in restoration efforts (through education);
- Restored and enhanced streams and wetlands;
- Improved lake clarity and water quality;
- Restored aquatic and wildlife habitats and corridors;
- Functioning soils with stable populations of sensitive plant species; and
- Enhanced scenic values of the natural landscape.

*Left: The map indicates the 18 (64) separate watersheds in the Tahoe Basin and priority restoration areas, with priority based on need for impervious coverage in watershed (LB)*



## ENVIRONMENTAL CONCEPT 3: Healthy Forests and Fuels Reduction

### Concept:

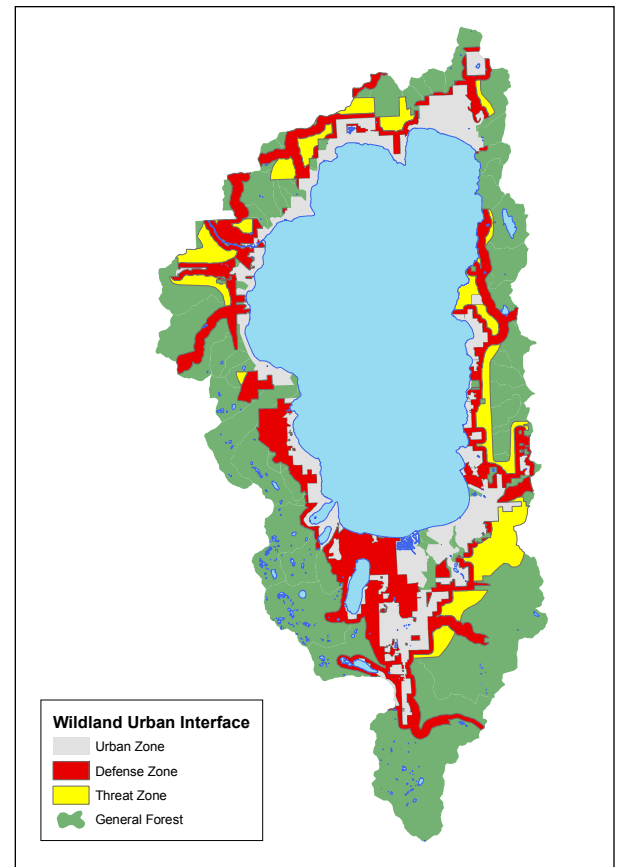
Fuels reduction in the Basin would be managed to improve the entire forest system. Forest and other plant communities within the Lake Tahoe Basin would exhibit diversity, structure, and function that represent natural conditions. Areas of significant disturbance would be restored through revegetation and best management practices. Forest fuel reduction would provide for fire intensity levels within the wildland-urban interface (WUI) that facilitate the protection of communities while maintaining scenic quality, proper soil and watershed function, water quality, and wildlife habitat.

### Benefits & Opportunities:

Action in the urban wildland interface is needed to provide communities with greater protection from a wildfire by restoring the health of the forest. Benefits include:

- Reduction in the scale and damage caused by wildland fires to the forest and the Basin's communities;
- Opportunity to use alternatives to prescribed burning that utilize cutting for bio-mass alternative fuel programs;
- Improvements to water quality by revegetating disturbed areas;
- Restored and improved habitats for fish and other wildlife; and
- Elimination of invasive species and infestations.

*Right: This map shows wildlands and urban interface areas.*



## ENVIRONMENTAL CONCEPT 4: Sustainably Designed Communities

### Concept:

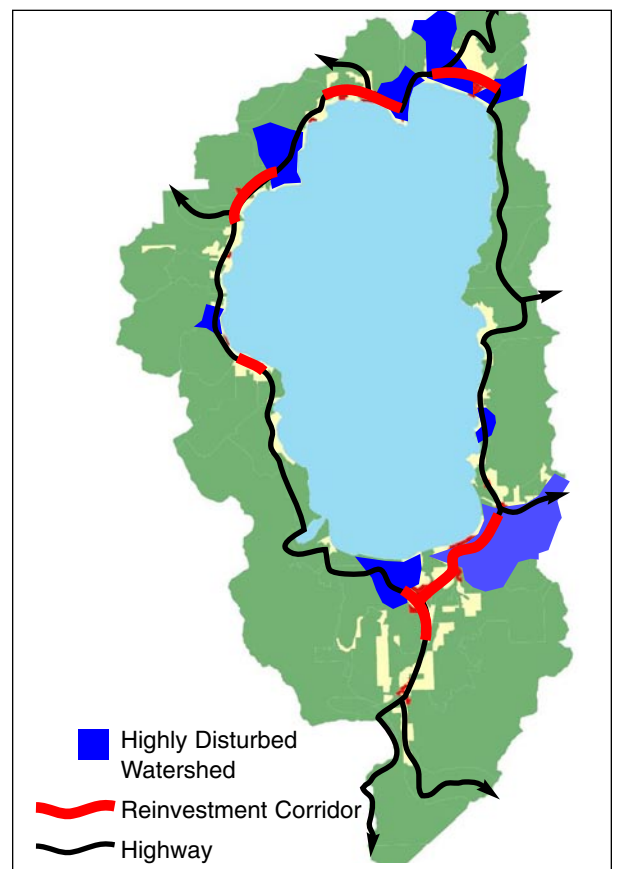
New investment in the Basin's communities would "set the green bar high" demonstrating the Region's leadership in sustainable design. This would include green construction methods, emphasis on low and zero-emission transit, and infrastructure that improve water and air quality. New investment would be designed to last and would be maintained to ensure its high-performance features through the life of the project.

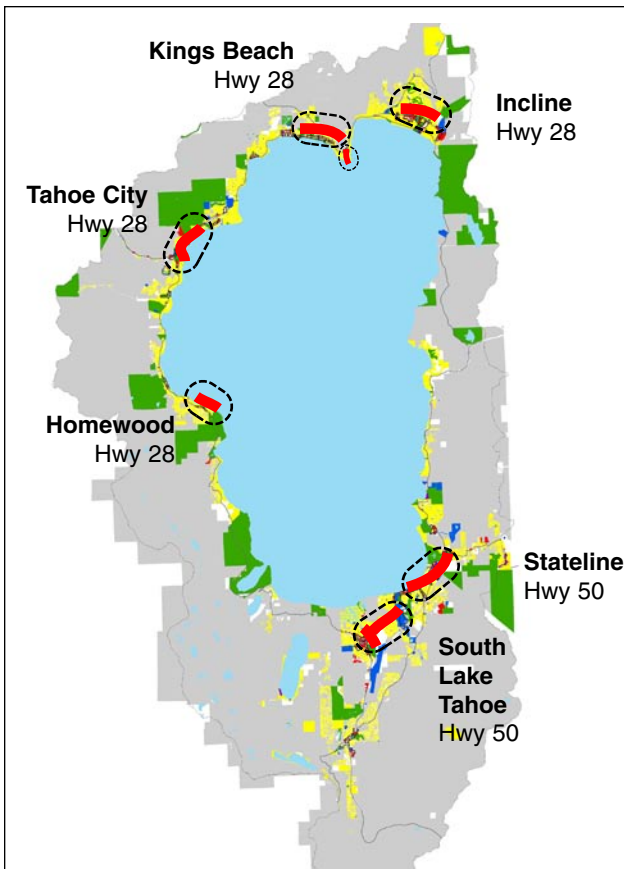
### Benefits & Opportunities:

Investment in the Basin would demonstrate the Region's international leadership in environmentally sensitive planning and design that reduces our impact on climate change. Examples include:

- Supporting Green transit that sets the green bar high;
- Focusing on a mix of land uses that support transit use;
- Emphasizing infill instead of Greenfield development;
- Using alternative energy sources including bio-mass from forest fuel reduction programs;
- Supporting and creating more recycling programs;
- Incorporating "Cradle to cradle" design solutions for new construction; and
- Identifying and instating a transit system that uses low/zero-emission vehicles.

*Right: This map indicates reinvestment nodes / corridors, watersheds and transitway systems that would improve the environmental performance of the Basin's built environments.*





## LAND USE CONCEPT 1: Mixed-use Town Centers and Nodes

### Concept:

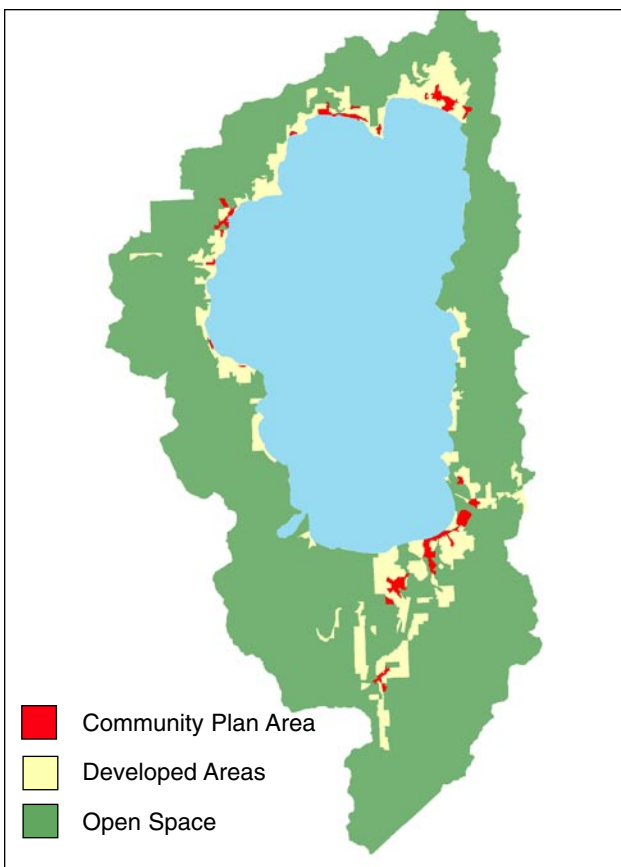
Town centers would incorporate concepts that minimize environmental impact such as mixed-use and green design. Thus, these centers would provide a space for diverse businesses, public facilities and amenities, and natural landscapes. Streetscapes would integrate pedestrian and non-auto oriented facilities to reduce automobile traffic and related emissions, increase pedestrian safety, and provide opportunities for community interaction. Building design would embrace the scenic character of the Basin, highlight scenic viewpoints, and be scaled in harmony with the community.

### Benefits & Opportunities:

A focus on improving existing main street districts and older low density corridors of the Basin provide:

- Increased opportunity for community interaction;
- Local housing opportunities for employees;
- Opportunities for area-wide water quality improvements;
- Reduced traffic volumes and improved year-round mobility;
- Improved scenic and community character of urban areas; and
- Consolidation of dispersed businesses, yielding increased open space, and reduced coverage.

*Left: This map shows where mixed-use main streets would be located in the Basin.*



## LAND USE CONCEPT 2: Socially and Economically Sustainable Communities

### Concept:

Basin communities would provide quality cultural and recreational opportunities for both visitors and residents. Neighborhoods would be designed to be diverse in both character and population to promote a sense of community. Integration of recreation and transportation would support a healthy lifestyle. Improvements to existing structures and green development would ensure that communities are sustainable environmentally, economically, and socially. Seeking affordable solutions to local housing would help keep a healthy workforce in the area, contributing to a vibrant local community and economy.

### Benefits & Opportunities:

The sustainable communities' concept acknowledges the advantages of comprehensive planning that supports families and residents. The resulting benefits include:

- Strengthened communities that are involved in shaping their futures;
- Stable school systems;
- Safe and walkable neighborhoods accessible by transit and trails;
- Affordable housing solutions that allow people to live in their community and reduce the need for commuting;
- Public places designed to bring people together; and
- A healthy relationship with the natural environment.

*Left: This map shows the locations of the many community plans in the Basin. Each of these plans contributes to the livable community ideal.*

## TRANSPORTATION CONCEPT 1: Mixed-mode Streets and Bike Trail Connections

### Concept:

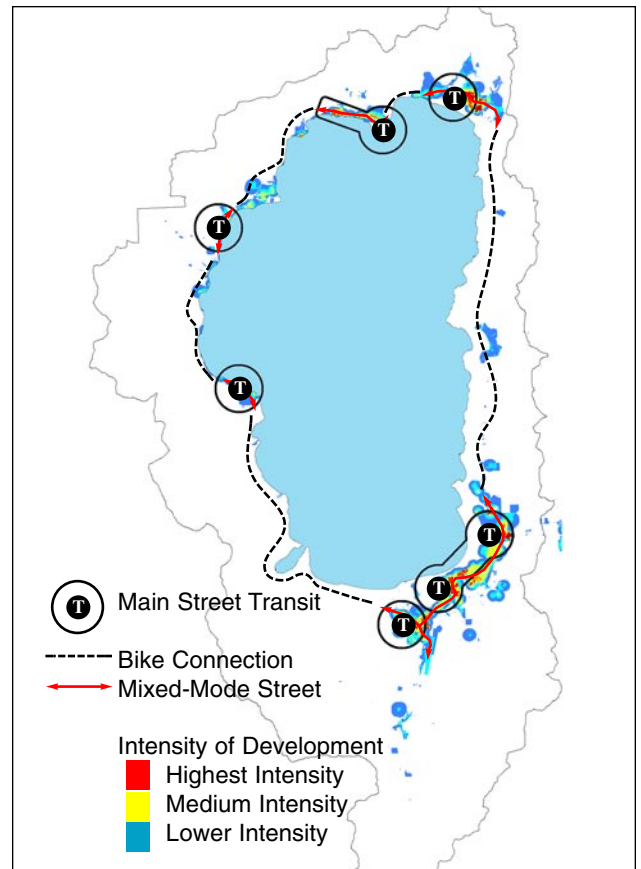
Mix-mode streets and related urban environmental improvements would be supported by mixed-use centers, nodes, and neighborhoods. These streets would be tailored to meet the needs of each community. Mixed-mode streets would provide on-street parking, transit services, comfortable and safe walking paths, and regional bicycle connections as identified in regional and local plans. Mixed-mode streets would be connected to neighborhoods with bike trails and sidewalks. Businesses would front the sidewalks, with parking in the back. Transit would run frequently.

### Benefits & Opportunities:

The key benefits provided by mixed-mode main streets include:

- Support for community centers and a connected bicycle and pedestrian network;
- Increased pedestrian safety and transit access;
- Enhanced pedestrian-oriented streetscape elements such as bus shelters and benches, wide sidewalks, appropriate lighting, shared driveways, and back parking areas;
- Reduced traffic volumes and improved year-round mobility; and
- Enhanced visitor experience.

*Right: This map shows where mixed-mode main streets could be created in the Basin.*



## TRANSPORTATION CONCEPT 2: Mobility and Access

### Concept:

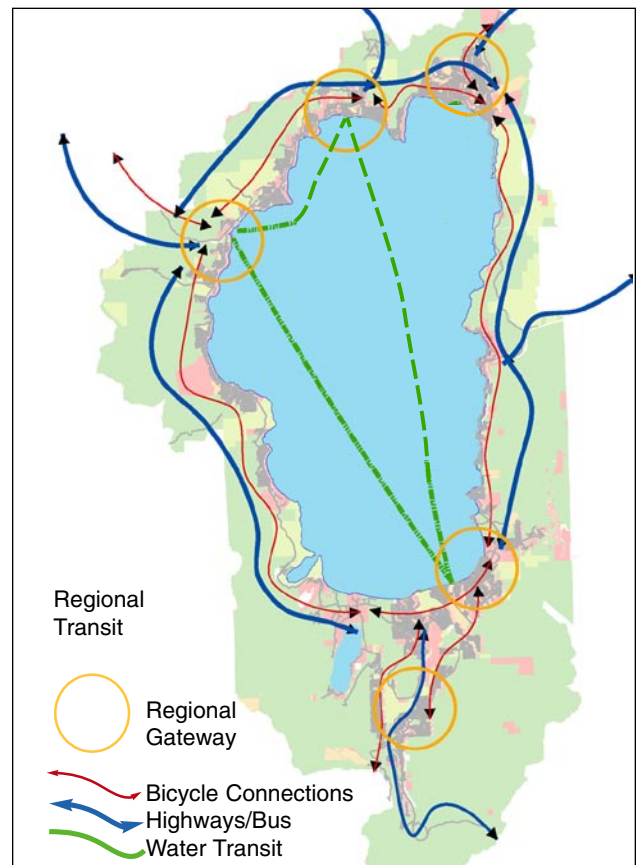
Basin communities and recreational destinations would be served by a centrally managed transportation system. Consolidation of automobile travel for both visitors and commuters would be facilitated by various transportation options. Parking would be managed to encourage walking, bicycling, and transit use. Parking would be located in shared lots behind buildings. Parking standards would respond to specific needs of each Basin community.

### Benefits & Opportunities:

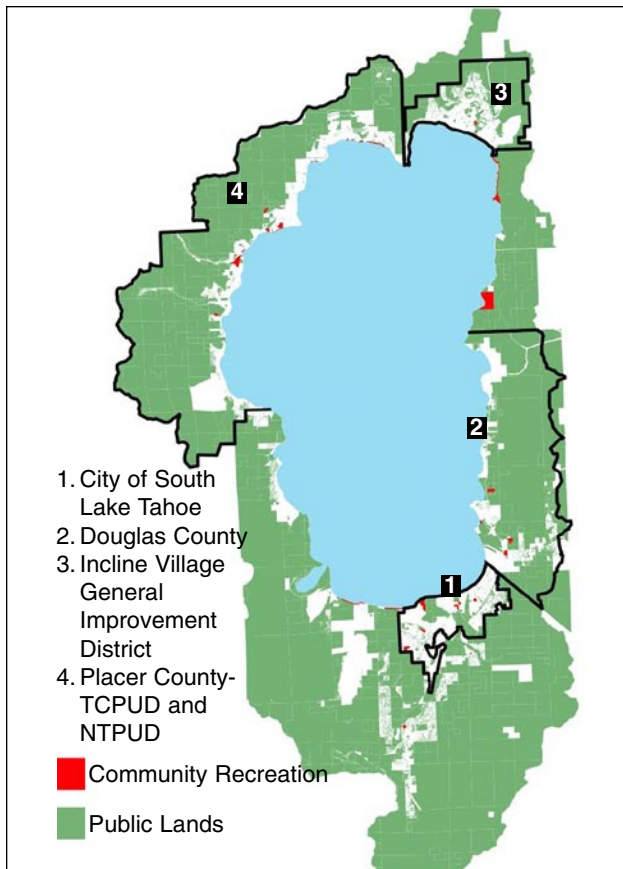
Key benefits of a coordinated regional highway, transit, and parking system include:

- Measurable environmental improvements to air and water quality;
- Reduced congestion and parking related issues at popular recreational access points during peak visitor seasons;
- Reduced traffic volume and improved year-round mobility; and
- Enhanced visitor experience.

*Right: A comprehensive multi-modal transit system for the Basin is shown on the map.*







## RECREATION CONCEPT 1: Community Recreation

### Concept:

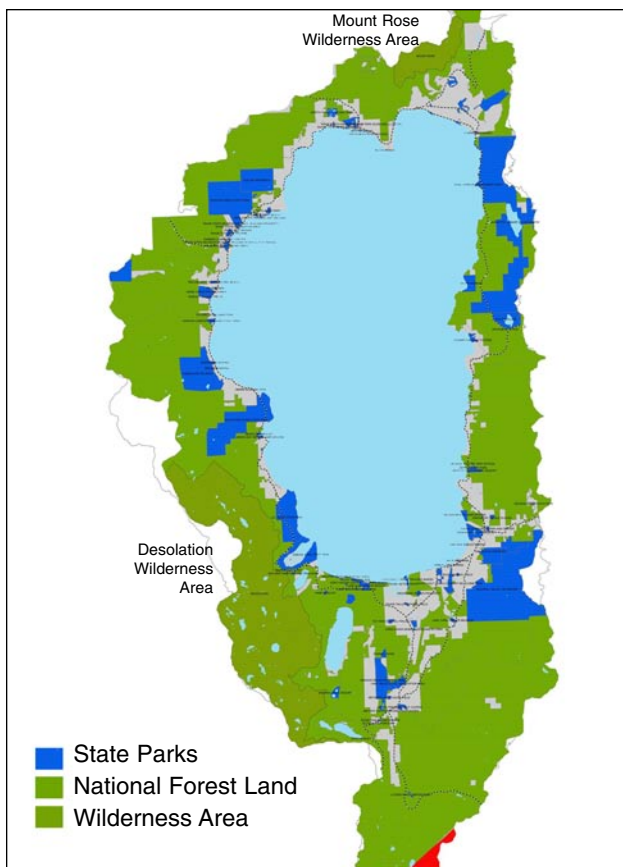
Recreation would be a vital component of well-rounded Basin communities. Recreation would be a primary contributor to the quality of life for local residents and would complement the variety of other regional recreation amenities. Community recreation facilities would be located in urban areas and would be primarily funded by local governments, including special districts.

### Benefits & Opportunities:

Key benefits of community recreation activities and facilities include:

- Neighborhood parks for under-represented communities that may not have vehicles or adequate backyard space for play and gathering;
- Gathering spaces at beaches and parks for family and community;
- Multi-use fields, recreation and swim centers, ice skating rinks, disc golf, and playgrounds; and
- Alternative mode travelways (such as bikeways) to key destinations.

*Left: Map of public lands and community facilities managed for recreation.*



## RECREATION CONCEPT 2: Public Lands Recreation Uses and Access

### Concept:

The Basin would include a diverse spectrum of high-quality, year-round outdoor recreation and interpretive settings and experiences. Recreation opportunities would be consistent with the resiliency of the ecosystem, desired recreation setting and user experience. Land managers would engage with visitors to maintain recreation quality in the face of increasing demand and changing user trends.

### Benefits:

Key benefits of recreational use and access planning include:

- Access to a spectrum of recreation experiences, from wilderness to developed resorts areas;
- Availability of dispersed recreational opportunities, such as trails, and developed facilities;
- Well-managed recreational uses that are dependent on the natural features of the region;
- Land managers' emphasis on improving recreation sites and quality of the experience; and
- Lifestyle opportunities for dispersed "backyard" recreation access for area residents.

*Left: Map indicates public lands managed for recreation.*

community and public lands workshops. People felt a need for a flexible transportation system that provides choices for residents, visitors, and employees during peak and off-peak seasons; while providing an opportunity to make significant environmental improvements.

At a regional scale, there are a number of elements that need to be considered in order to make improved mobility a reality. An important consideration would be how a basin-centric transportation system would be managed and funded. A Basin-wide transportation system would consider:

- Mixed-mode main streets that support the need for parking, pedestrian facilities, and transit access in community centers’;
- A parking management program that manages the parking resources in the Basin;
- Intercept parking in peak season that provides an alternative to driving into congested areas and destinations;
- Bike trail systems that make it easy and safe to circumnavigate the Basin;
- Intermodal stations for time transfer buses, parking, and trail access; and
- Water transit opportunities.

### **Variety of Housing and Lodging Choices**

Communities cited a need to provide a variety of housing that strengthens neighborhoods, contributes to the local economy, and supports local businesses. Three-quarters of the Basin’s economy depends on visitor spending, the need for workforce housing, and continued reinvestment in a diversity of lodging choices.

Housing concepts include the development of:

- Housing in mixed-use projects and districts;
- A spectrum of housing types that provide opportunities for primary home ownership for all income levels;
- Housing that matches the needs of employers and employees; and
- Housing that strengthens neighborhoods.

Lodging concepts include:

- The creation of a variety of lodging facilities, from affordable to upscale;
- The Integration of facilities into existing downtowns and community centers; and
- The inclusion of accommodations as part of mixed-use projects.

### **Improved Recreation Opportunities**

Public lands recreation concepts for the Basin focus on access, recreation, capacity, and restoration. These key concepts are defined as follows:

- **Access** – Create access opportunities to the Lake and Basin’s trails while managing use of popular, highly congested recreation areas;
- **Recreation** – Provide diverse, year-round access where conflicts and facilities would be managed to improve user satisfaction;
- **Capacity** – Protect popular winter and summer peak destinations from over use and encourage use of less impacted areas; and
- **Restoration** – Rehabilitate recreational facilities, trails, and locations of interest to improve the environment and the user experience, preserve natural settings, and restore cultural and historical areas.

### **Restoration of Natural Places and Communities**

Public discussion about the future of the Basin revealed a common theme: Our natural setting and environment is a shared value and its protection and restoration is our highest priority. Basin protection and restoration is an integral part of land use, transportation, and recreational concepts.

Key restoration concepts include:

- Restoration of watersheds;
- Restoration of forest plants and soils;
- Restoration of wildlife and fish habitat;
- Reinvestment in older commercial districts with more effective and sustainable site planning and architectural solutions;
- Development of transportation solutions that reduce traffic and improve the water quality performance of streets and roads; and
- Management access to recreational settings and sustainably designed facilities.

The Environmental Improvement Program (EIP) for the Basin will continue to address a wide range of projects. Projects will improve water quality, forest health, habitats, recreation, scenic resources, and watersheds. The EIP projects will combat invasive species, protect sensitive species, improve air quality, and will acquire public land necessary for environmental improvements.

# Acknowledgements

These are the people who dedicate their time to crafting the vision and goals for the future of the Lake Tahoe basin. To be leaders in creating a sustainable future for Tahoe, we must continue to work together to implement these ideas, collaborate for success, and set the bar high.

## TRPA Governing Board

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South Shore Partnership Working Group  
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North Tahoe Public Utility District  
South Tahoe Public Utility District  
Tahoe City Public Utility District

## Regional Agencies

California State Parks  
California Tahoe Conservancy  
Carson City  
El Dorado County  
Lahontan Regional Water Quality Control Board  
Nevada Division of Environmental Protection  
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## National Agencies

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## Basin Community Members

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## Our Volunteers

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