



Placer County  
Tahoe Basin Community Plan Update  
Tahoe City Town Center  
**VISIONING OPTIONS**  
Public Workshop

*August 2013*

# Agenda for Tonight

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- Tahoe Basin Community Plan Update & Visioning Work
- Tahoe City Downtown Stakeholders Overview
- Consultants Presentation
  - Existing conditions
  - Challenges & ideas heard
  - Principles
  - Concept Ideas
- Open House Comments & Q&A on Visioning Options Principles

# Overview

- July 2011 Placer BOS direction to initiate update of the Tahoe Community Plans
- Community Plan Update process includes robust public outreach to ensure that the Update process reflects the participation and feedback of the Community Plan stakeholders
- As part of the Public Outreach Strategy, the County established citizen advisory groups to assist County by offering input and feedback regarding the future of the North Lake Tahoe Communities.
- Those citizen advisory groups - Plan Area Teams - consist of 9 members
- The Greater Tahoe City Plan Area Team represents Tahoe City, Lake Forest, Dollar Point and the Truckee River Corridor communities
- Team has worked over last year to address land use & community scale (building height) within the Greater Tahoe City area



# Overview

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Area Plan Team's Vision Statement:

*Tahoe City, at the headwaters of the Truckee River, is the hub of the Lake Tahoe region and a vibrant commercial center, where visitors and residents are stewards of Tahoe's precious natural environment and rich cultural heritage. Tahoe City businesses thrive as residents live and recreate in close proximity to their jobs.*



# Purpose

- Tahoe City Town Center Visioning Options was created in 2012 by Tahoe City downtown stakeholders as a way to generate ideas about the future of Tahoe City
- The intent of the visioning options process was that the generated ideas could be used to help inform County planning efforts
- Visioning options process was not a County led process but resulted in some visioning concepts and principles that the County believes are worth further review
- This workshop is conducted to engage in a dialogue with the public regarding the principles and concepts identified by the Tahoe City downtown stakeholders in the visioning options; and to explore whether or not some of these concepts and principles should be carried forward by the County for consideration
- Public input received during the workshop may result in modifications/augmentation to the visioning options and will help to inform the County's Community Plan Update and the Tahoe City Area Plan



# Workshop & Community Plan Update Next Steps

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- Consultants will summarize public input and provide to County staff and County's Plan Area Team for consideration
- After review of input received, County staff and Plan Team will work consultants on possible modification or augmentation to visioning options
- Summary of input received from workshop and any modification or augmentation of visioning options will be posted to County's website: [TahoeBasinCPU](#)
- Town Hall Meeting September 11, 2013 - staff to provide report and materials on Kings Beach Vision Plan & Tahoe City Town Center Visioning Options Plan and seek input
- Summary of input and modification/augmentation will be presented to County Planning Commission in fall 2013 for consideration
- Report to NTRAC at its regular September meeting
- Series of topical policy workshops September – November 2013

# Why a Vision?

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## ***Timing***

RPU, Area Plan, West Commons, Golf Course; Concern for the decline and overall health of Tahoe City

## ***Proactive***

Long time residents and business owners wanted input into planning process

## ***Community Survival***

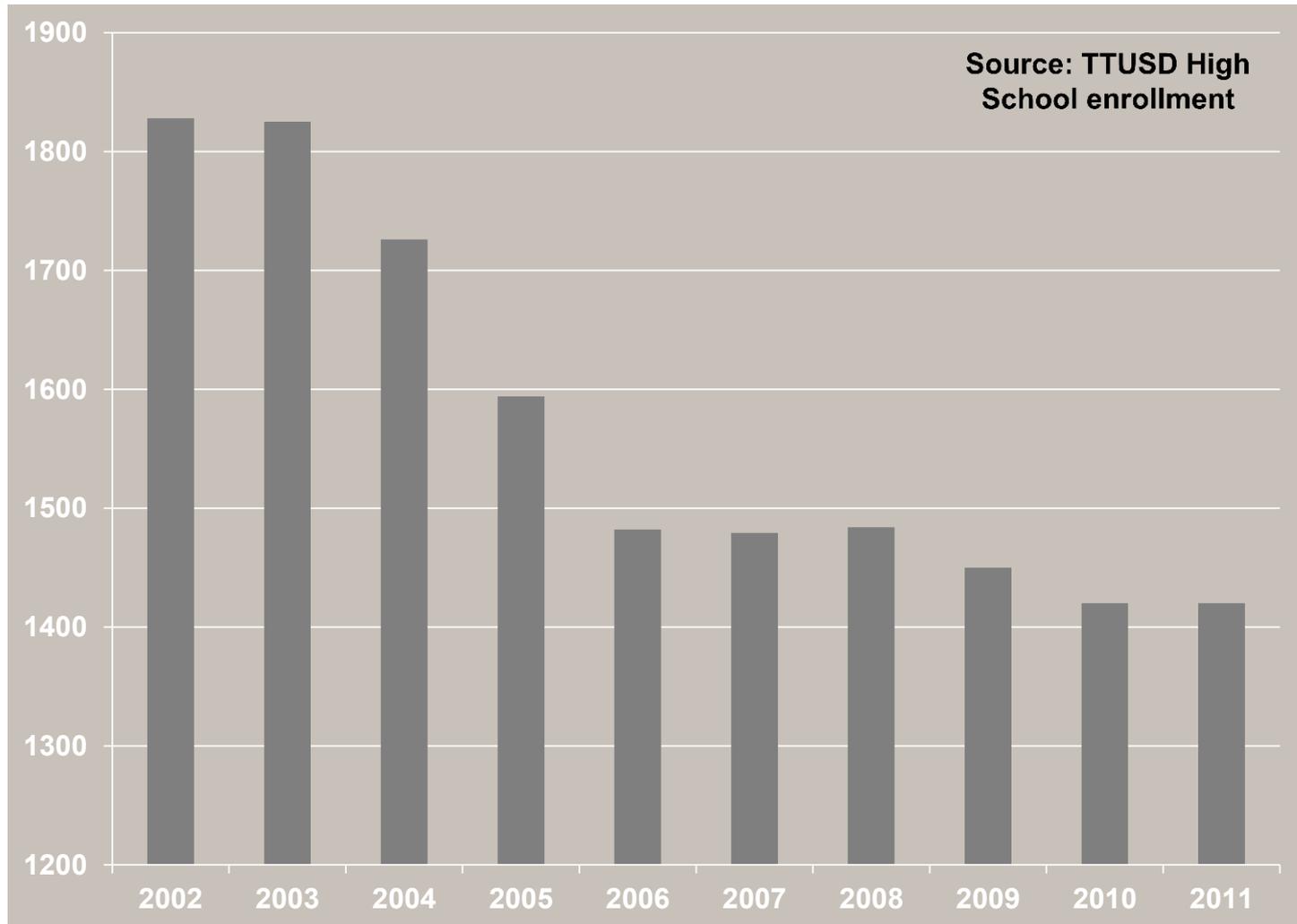
History of community driven success with Pomin Park, Sidewalks, Commons Beach, Heritage Plaza

## ***Economic Sustainability***

Loss of population, loss of business; need to create year round economy for working families and ability for children to grow up and remain here

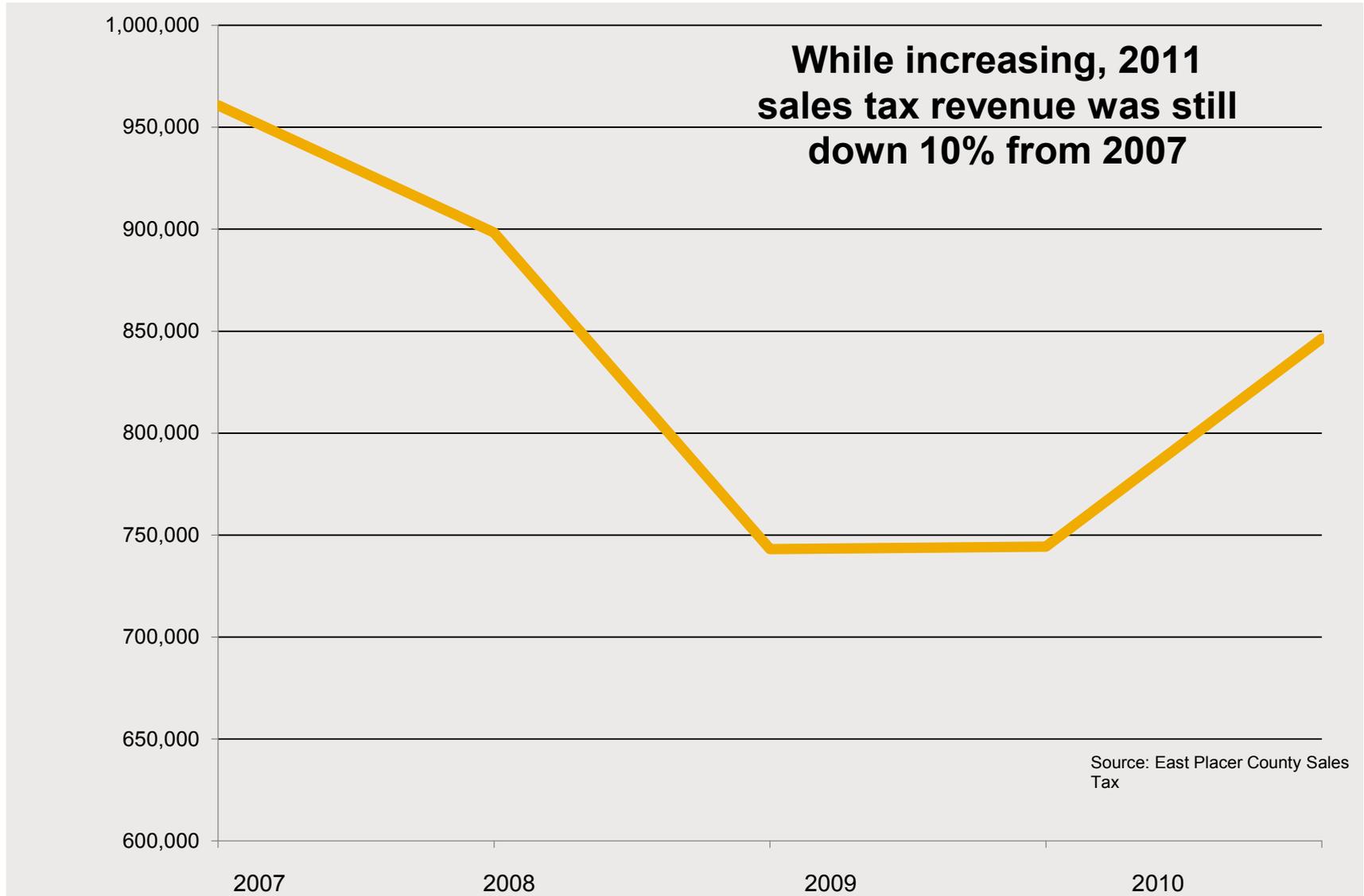
# Why a Vision? – Address Fundamental Challenges

## TTUSD Lakeside Enrollment – Ten Year Decrease



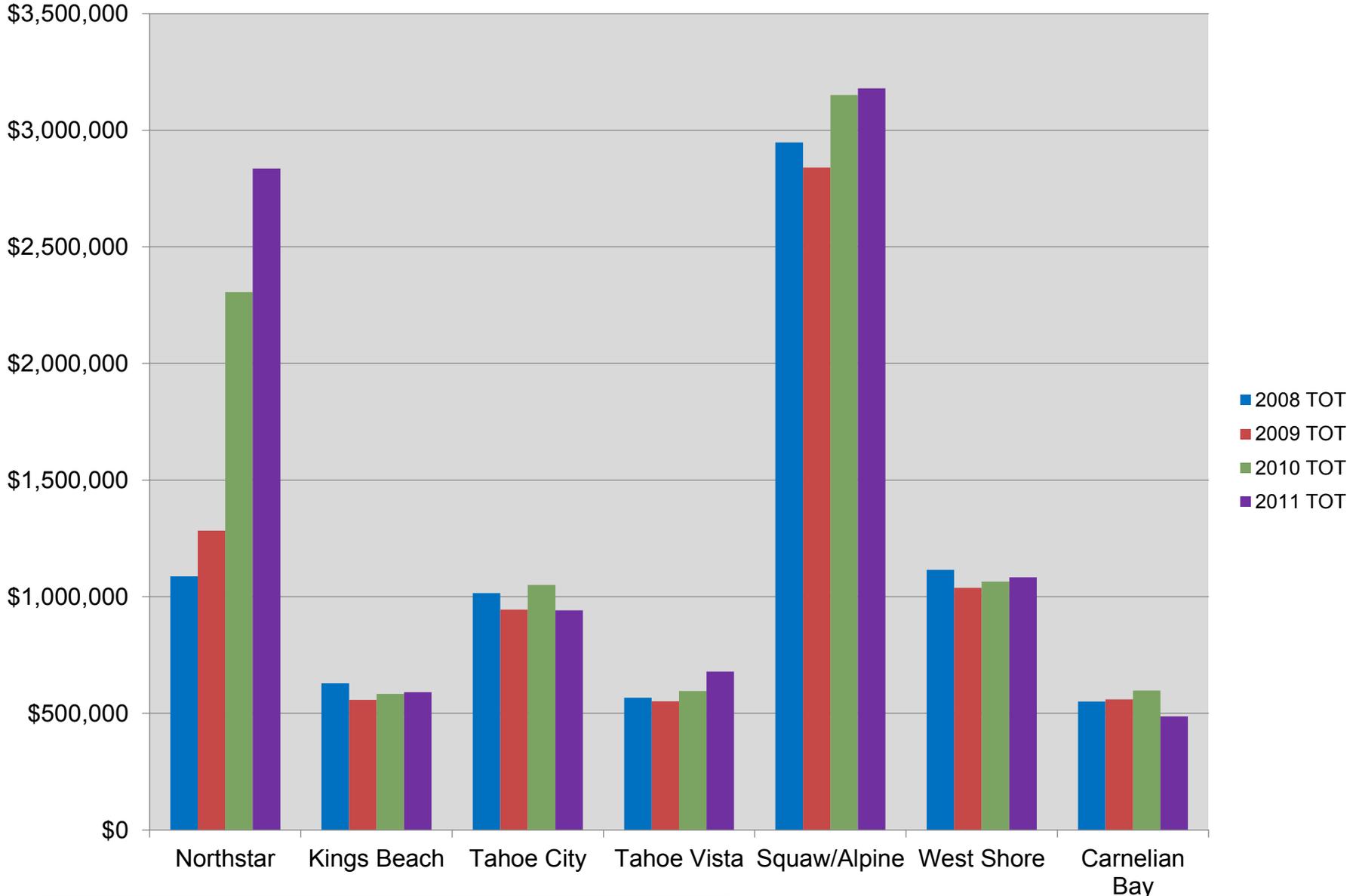
# Why a Vision? – Address Fundamental Challenges

## Tahoe City Sales Tax – 2007-2011



# Why a Vision? – Address Fundamental Challenges

## TOT 2008-2011



# Guiding Principles

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1. Encourage walkable retail at ground level with appropriate mixed use reinforcing main street vitality.
2. Create a more explorable, dynamic town form with side streets and village form while preserving Tahoe City's unique community character and providing for increased town center recreation - including golf and winter, shoulder season activities.
3. Move/increase bed base in Town Center to incorporate possibilities for tourism stays – upgrade the lodging alternatives and stabilize the tourism economy.
4. Encourage prime accommodation sites on Lake Tahoe that carry waterfront access and the expected views and surrounding context that make investment possible.
5. Preserve views and access to Lake Tahoe.

## Guiding Principles Cont.

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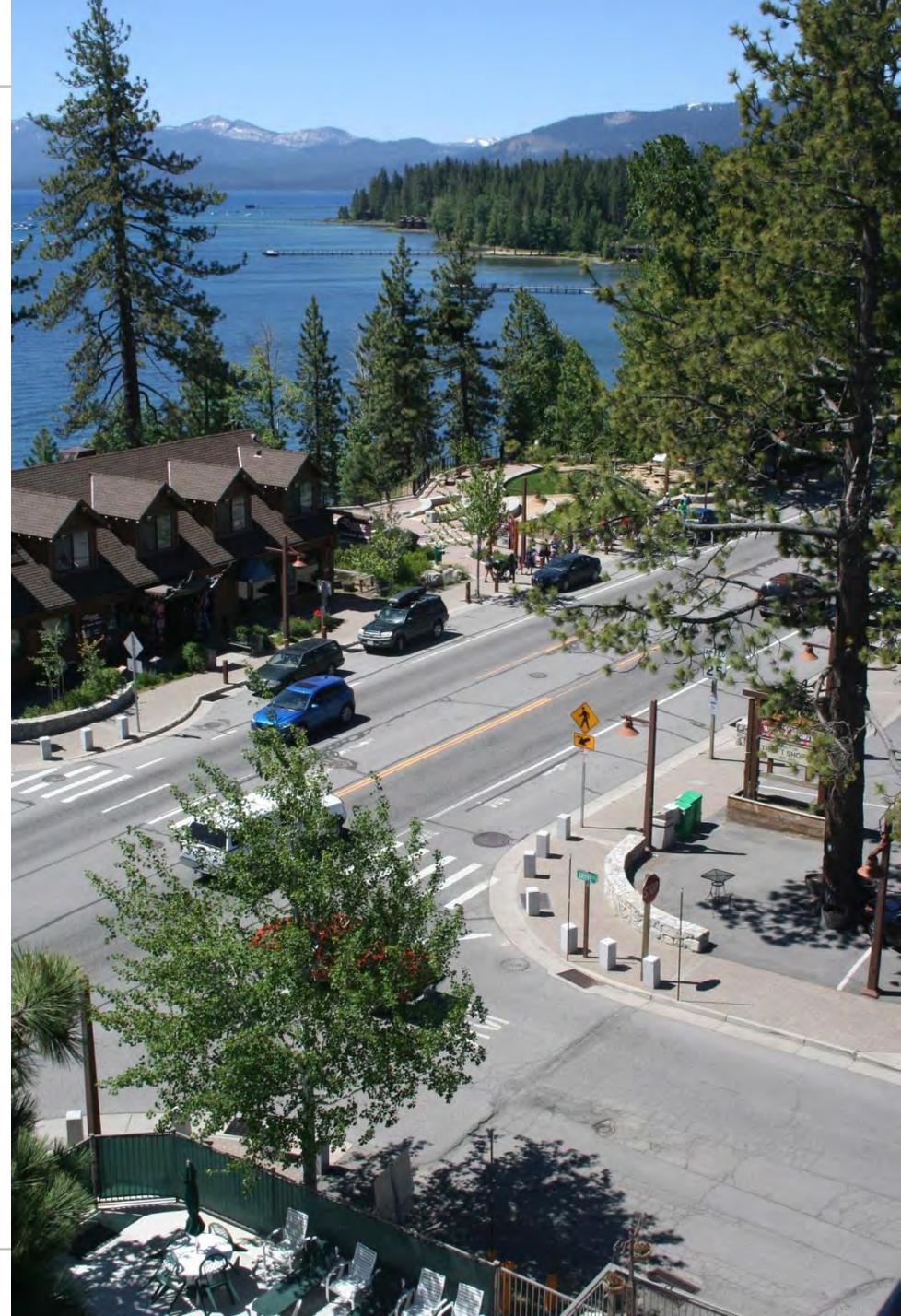
6. Connect visitors to Lake Tahoe culture and experience in the form of education and recreation facilities and visitor center.
7. Enhance and expand Town Center recreational opportunities in winter and shoulder seasons.
8. Streamline infill and redevelopment permit and planning processes so they become expedited and allow for site by site improvements.
9. Enhance transit and alternative transportation modes as an essential part of a destination stay and environmental improvement.

**NOTE: While all the stakeholders did not agree on the concepts nor all the renderings, there was consensus on these principles.**

# Visioning Options: What it is

## IS

- Focus on issues & possibilities
- Aspirational plan that illustrates possibilities (new ideas and ideas part of existing plans)



# Visioning Options: What it is NOT

## NOT

- Regulatory plan
- Official planning document
- Detailed project design

*Receiving input today to understand how the principles might be incorporated into the Community Plan update.*



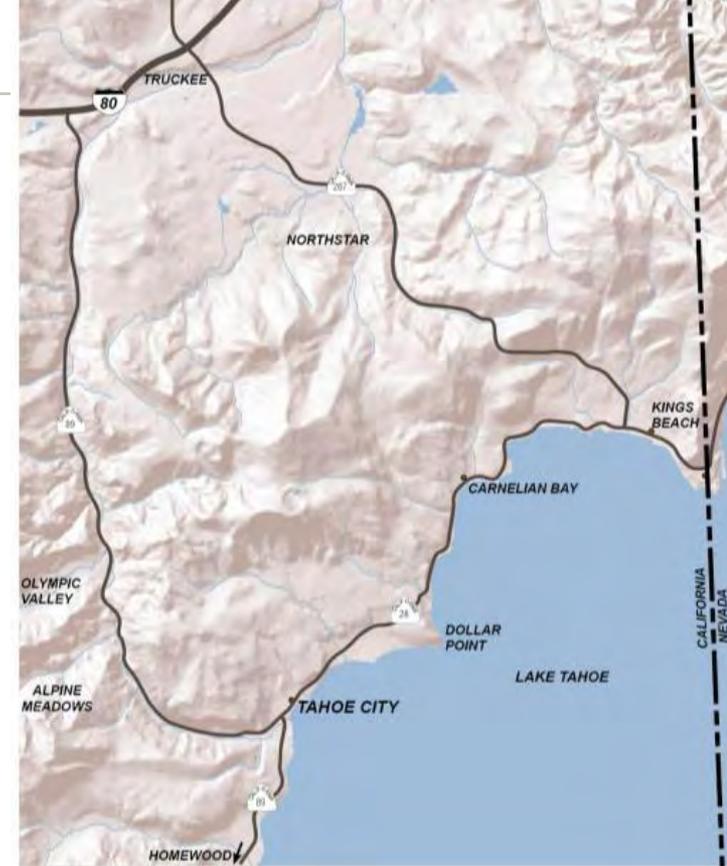
# Visioning Process Overview

- Visioning study area
  - Caltrans maintenance yard to Tahoe State Recreation Area on SR 28
  - South on SR 89 to Granlibakken Drive
  - Includes Tahoe City Golf Course
  - Overlaps with Community Plan Area Boundary



# Considering the Context

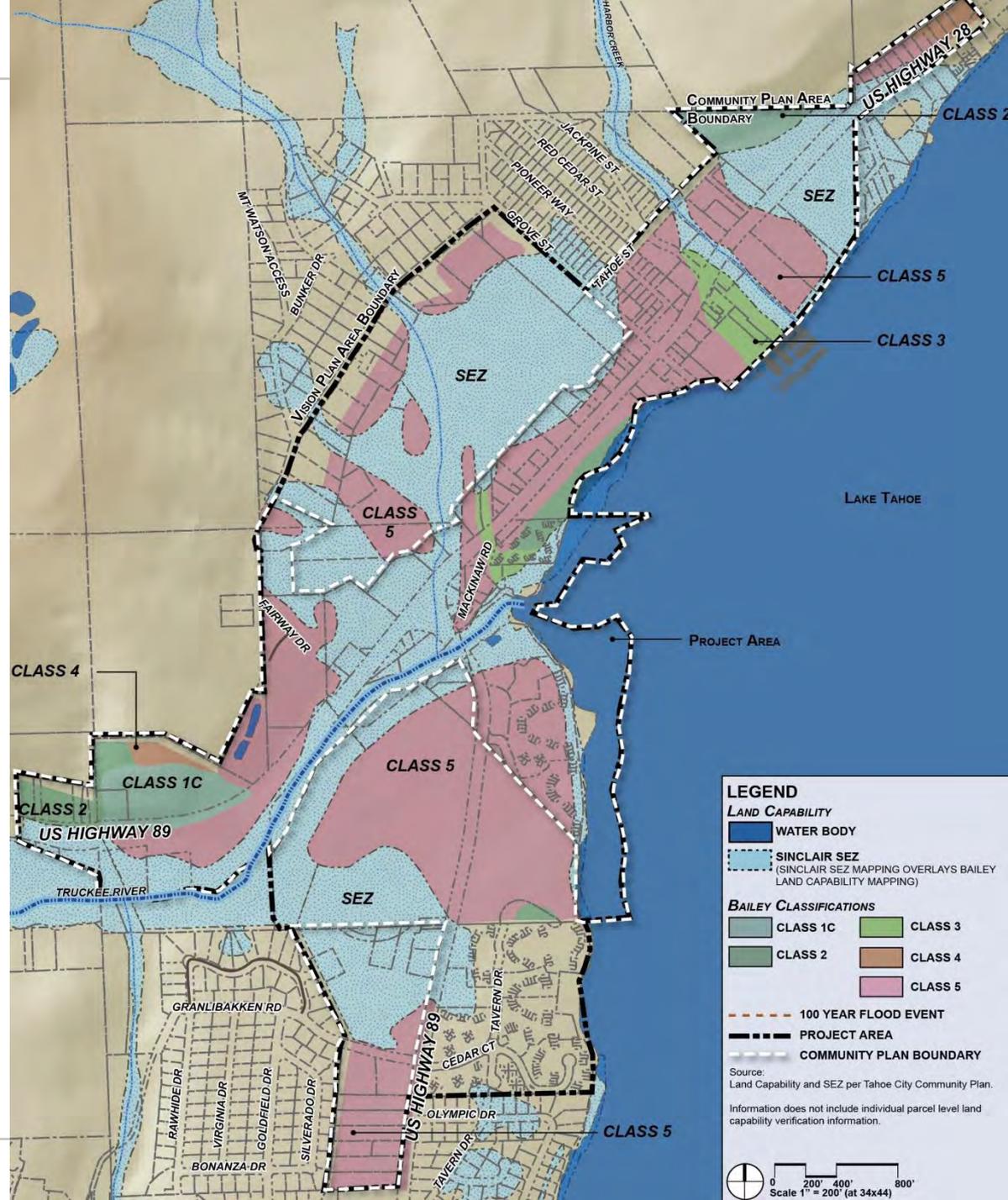
- Recreation
- Transportation
- Land Uses
- Economics



## Visioning Options

# Project Context

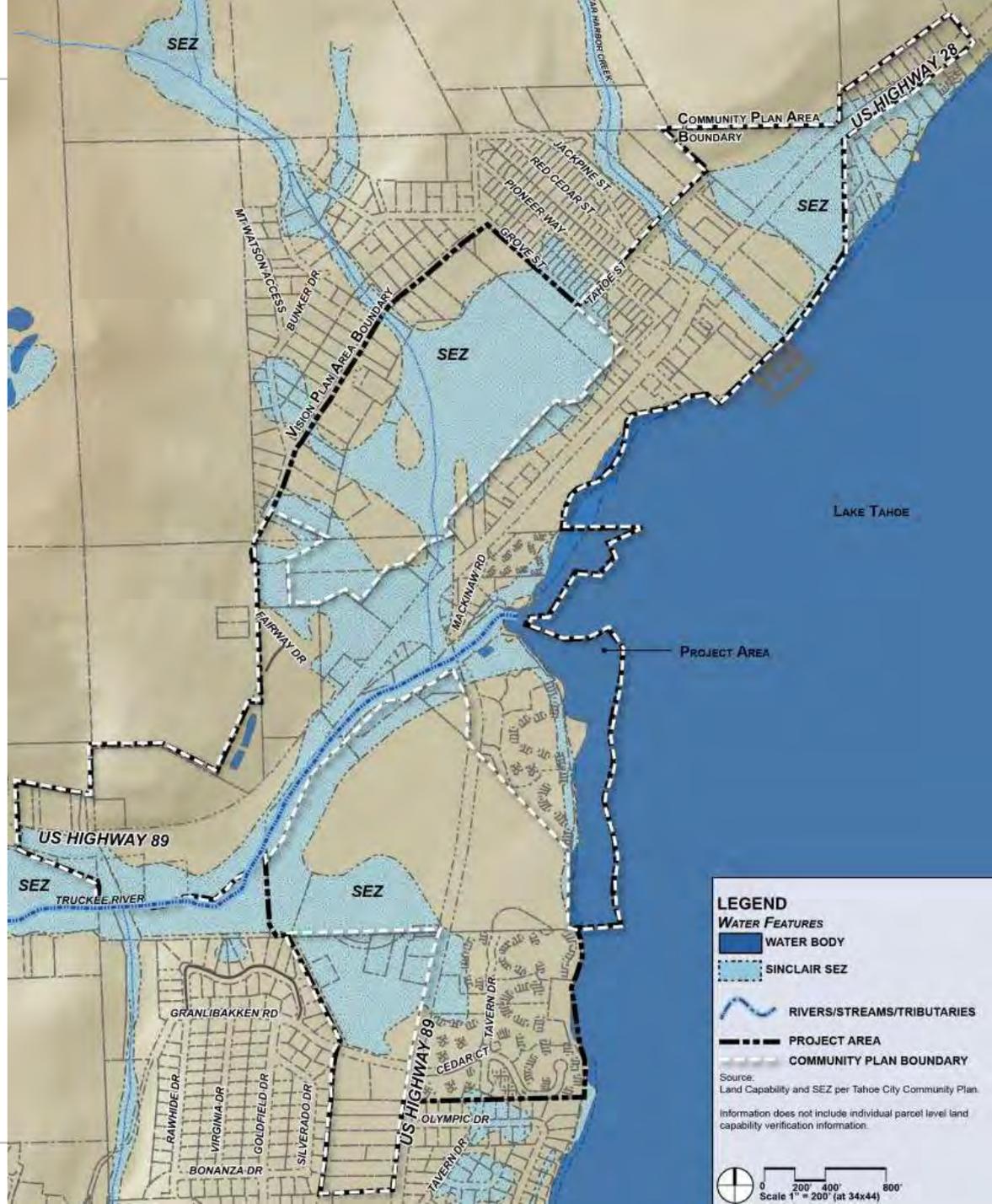
- Land capability & hydrology
  - Truckee River
  - 100 year flood events
  - Riparian setbacks
  - Beach front views and access
  - Large amount of low land capability areas



## Visioning Options

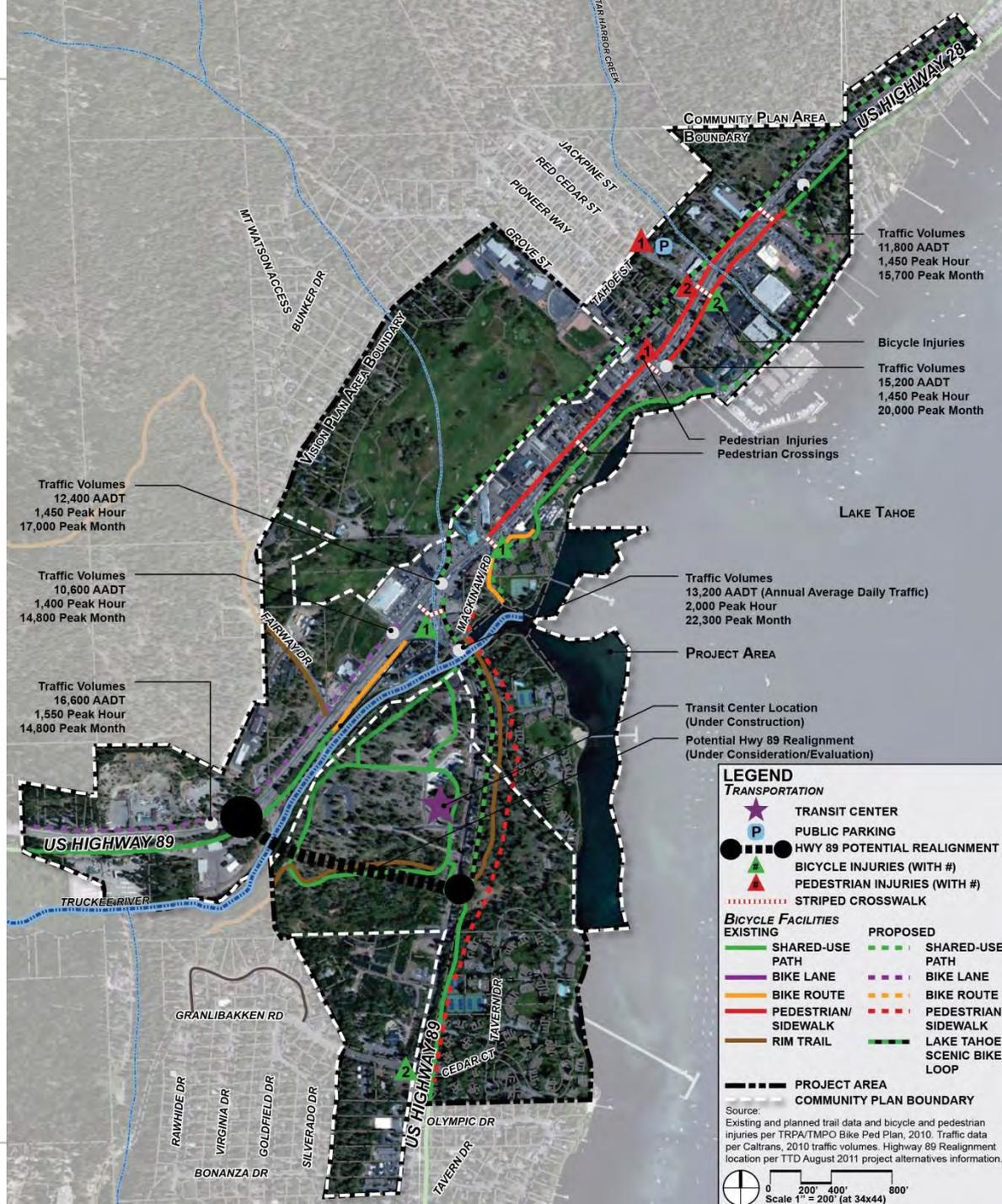
# Project Context

- Stream Environment Zones
  - Large areas within downtown area
  - Limiting factor in redevelopment
  - New Regional Plan Update may provide opportunities
  - Recent golf course acquisition may provide opportunities



# Project Context

- Transportation
  - Established pedestrian and bicycle facilities in downtown core
  - Future bike and ped facilities planned
  - Transit Center provides critical link for all seasons
  - SR 89 Realignment



# Project Context

- Ownership
  - Commercial / Public Service
  - Recreation
  - Residential
- Parcels
  - Small parcel sizes limit effects of individual improvements

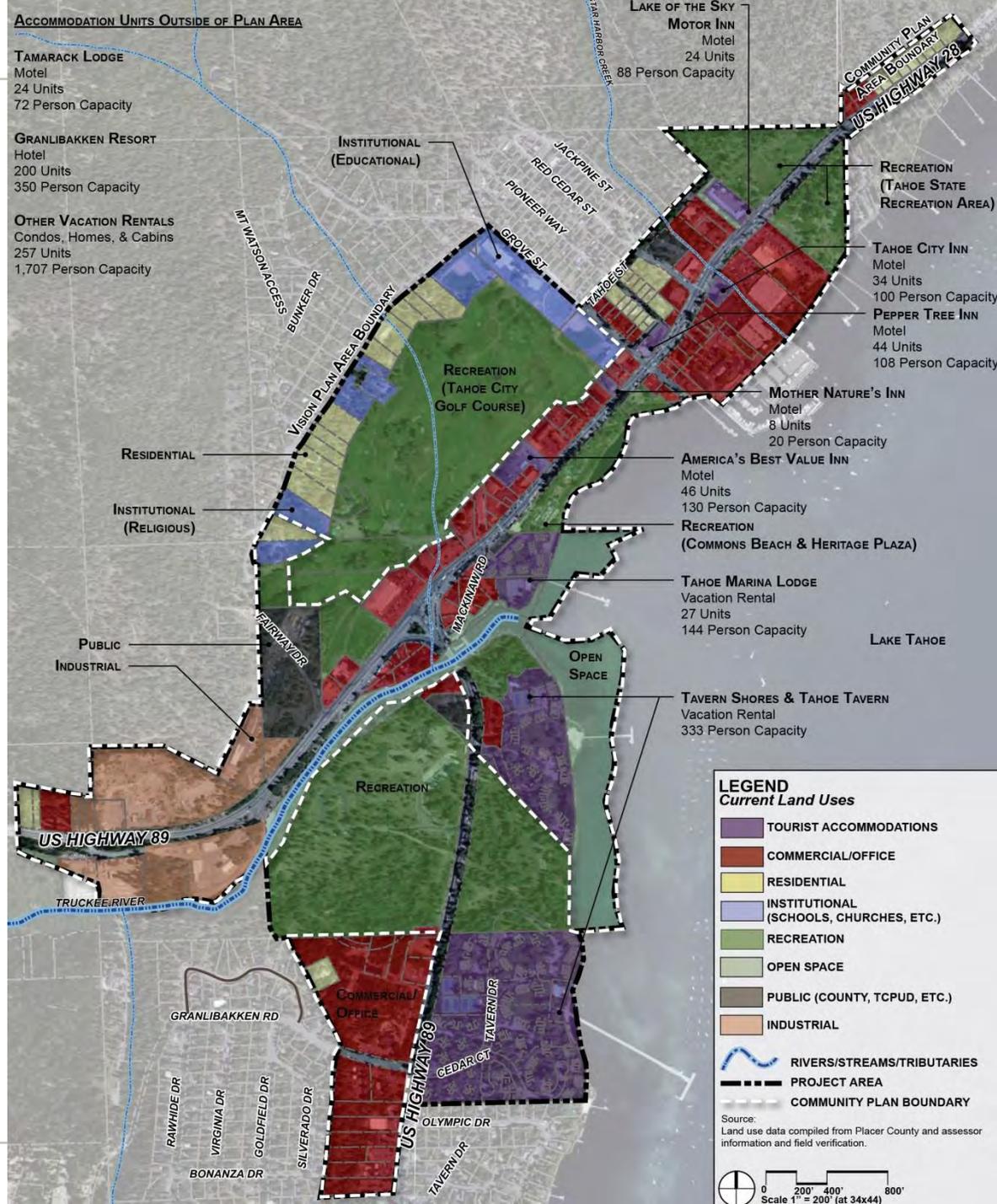


## Visioning Options

# Project Context

## Existing Uses & Bed Base

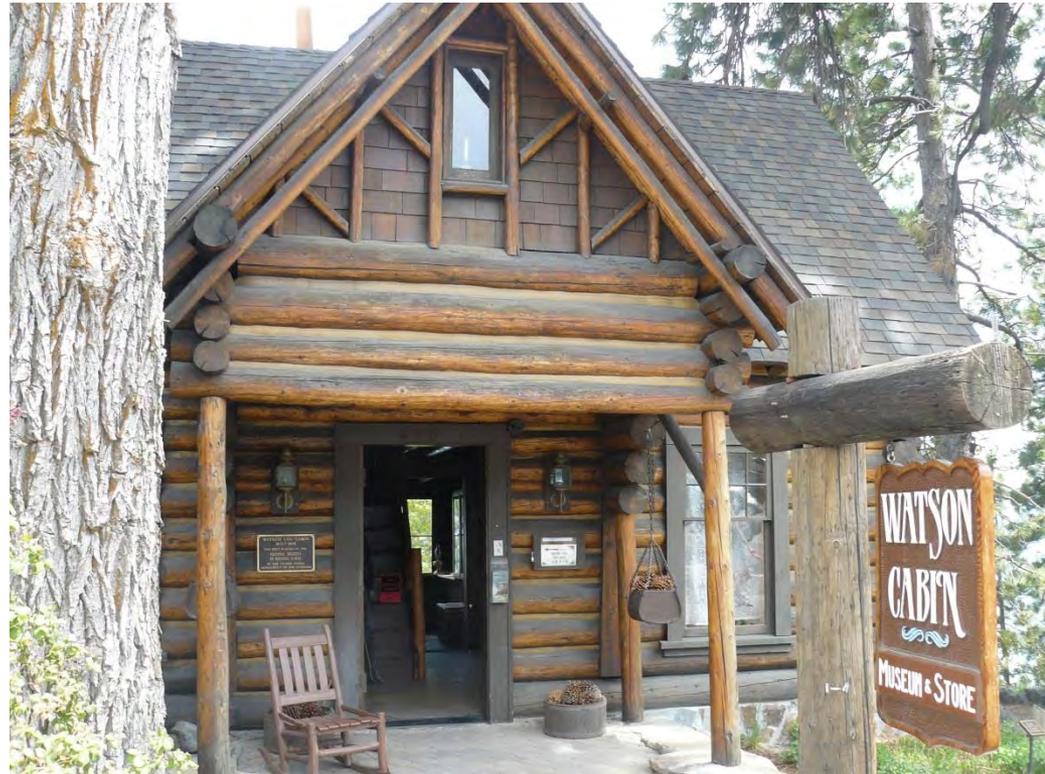
- Limited bed base facilities in downtown core (354 units, 923 pillows).
- Aged motels – less competitive with newer lodging opportunities built in the region
- Opportunities:
  - Golf course acquisition
  - Fire station relocation
  - SR 89/Fanny Bridge



- Key Concepts for Tahoe City
  - Historic key entry point to Lake Tahoe
  - Center of commerce and social life; community gathering places and facilities
  - Need for newer, contemporary lodging
  - Major cultural, recreational and tourist center - visitor destination



- Key Concepts for Tahoe City
  - Transportation hub
  - Place where residents and visitors can demonstrate stewardship of the environment and Tahoe City's rich cultural heritage
  - Key community characteristics: vibrant, sustainable, thriving, prosperous
  - Look broader than individual properties to make an impact



# Public Input

- Stakeholder interviews
- 3-day charrette
- Comment cards
- Comment letters
- Follow-up conversations
- Evolved visioning options presented on Sept. 27<sup>th</sup>



# What We Heard

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## Fundamental Challenges Facing Tahoe City

- Large amounts of SEZ reduces development opportunities
- Significant decline in full-time population – e.g. employment, housing
- Lack of bed base located in prime areas
- Declines in market share
- Visitors stay elsewhere



# What We Heard – Previous Meeting and Stakeholder Interviews

## What are the impediments to development?

- Regulatory impediments
- No economic incentive for redevelopment
- Existing parcels are too small
- Lack of representation from the County – lack of leadership & empowerment
- ADA and other req's make retrofits difficult
- Majority of land is owned by a very small number of people



# What We Heard – Previous Meeting and Stakeholder Interviews

## What is Tahoe City's Future About?

- Strengthen connections to resorts and recreation
- Create authentic and vibrant year-round resort community
- Focus on the lake
- Allow for housing above commercial areas in the core
- Provide for housing for young families
- Utilize the assets – the lake, the golf course, transportation
- Encourage a variety of businesses and interests in commercial core
- Create a seamless commercial core



# What We Heard – Previous Meeting and Stakeholder Interviews

## Ideas

- Address peak period parking issues (e.g. cluster, add to a road between retail core and golf course)
- Transit system & physical connection to Alpine, Squaw Valley, & Northstar
- Leverage water transit opportunities
- Leverage opportunities with Hwy 89 realignment



# What We Heard – Previous Meeting and Stakeholder Interviews

## Ideas

- Orchestrate events (e.g. concerts, farmers markets, night life) – be known for something
- Encourage businesses and services that attract locals year-round
- Expand winter-time attractions
- Leverage existing opportunities (golf, marina, waterfront)
- Highlight the river district
- Create unified messaging and brand
- Understand your target market



# Vision Principles

- 1 Encourage walkable retail at ground level with appropriate mixed use reinforcing main street vitality.



2 Create a more explorable, dynamic town form with side streets while preserving Tahoe City's unique community character and providing for increased town center recreation - including golf and winter, shoulder season activities.



- 3 Relocate and increase the bed base to incorporate possibilities for tourism stays – upgrade the lodging alternatives and stabilize the tourism economy.



## Vision Principles

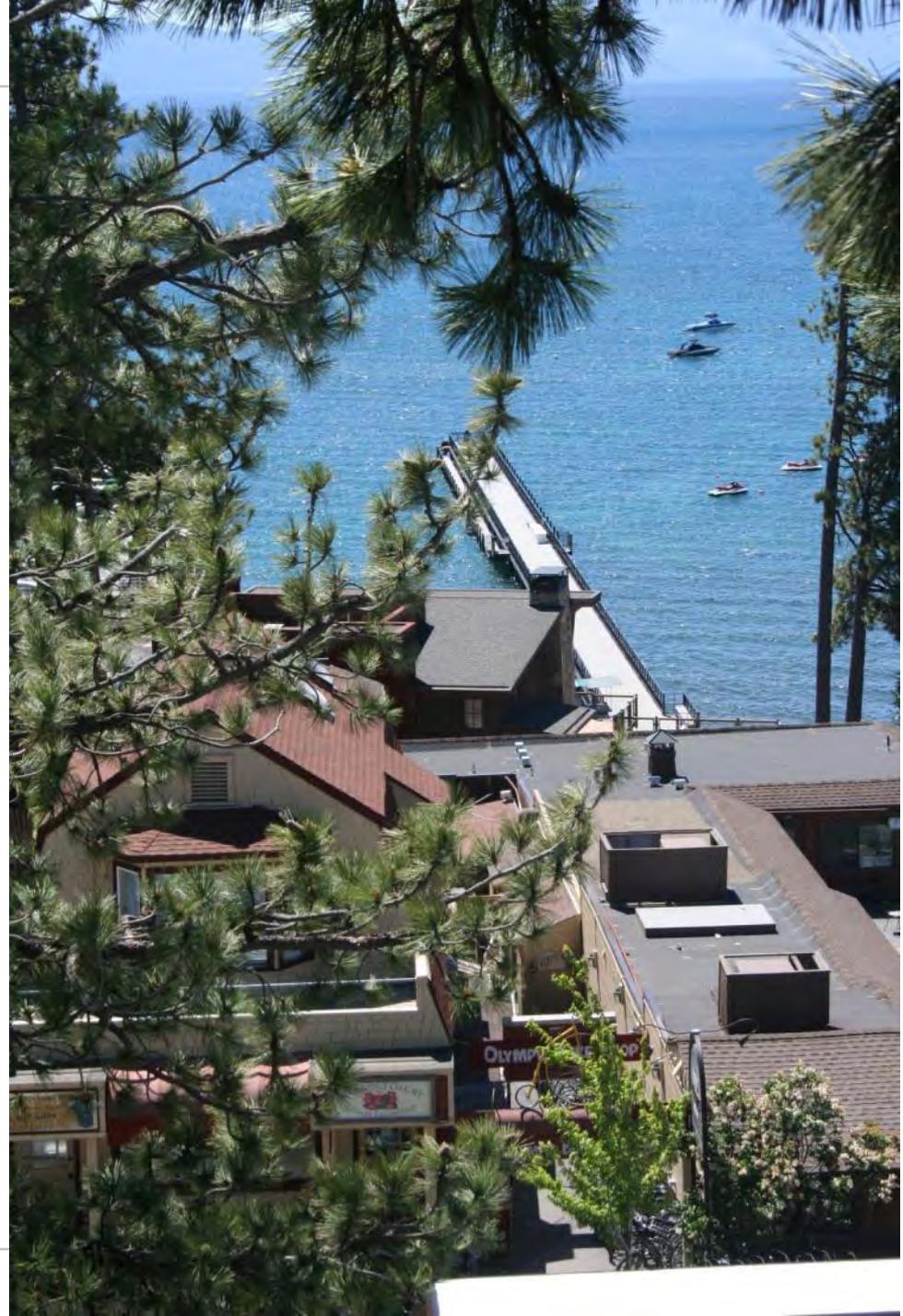
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- 4 Encourage prime accommodation sites on Lake Tahoe that carry waterfront access and the expected views and surrounding context that will make investment possible.



# Vision Principles

**5** Preserve views and access to Lake Tahoe.



- 6 Connect visitors to Lake Tahoe culture and experiences through education, recreation facilities and visitor center.



## 7 Enhance and expand recreational opportunities in winter and shoulder seasons.



## 8 Streamline infill and redevelopment permitting and planning processes.

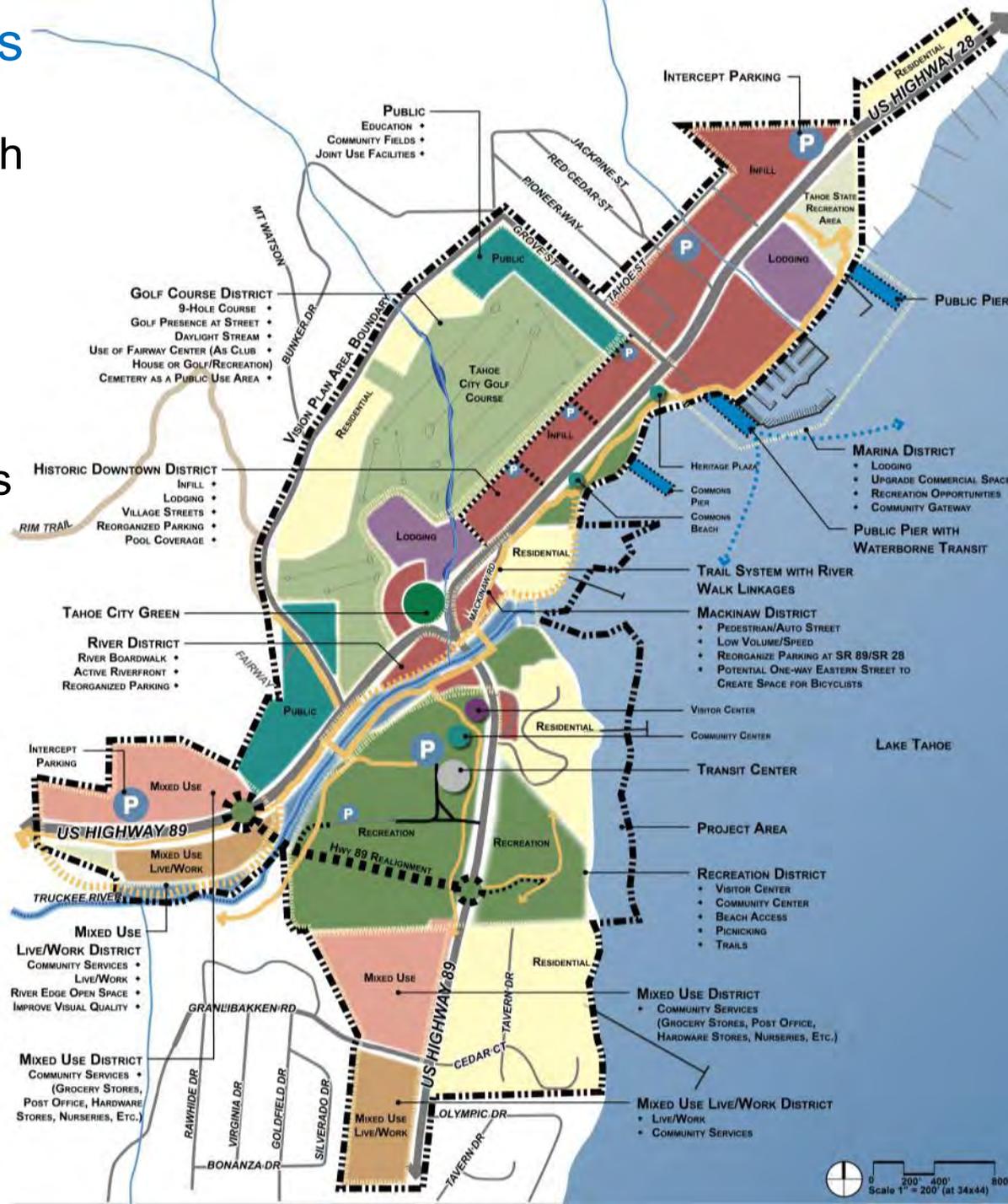


- 9 Enhance bicycle, transit and alternative transportation modes as an essential part of a destination stay.



# Visioning Diagram Ideas

- Golf course integrated with the Town Center
- “Two front doors” – explorable town form
- Lodging in prime locations with public amenities
- Improved town entry with views of the Lake
- Mixed use development and infill
- Lakeside Trail linked with a Truckee River Trail



# Golf Course Integrated in Town Center – Visioning Options

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- Part of the town fabric & sense of place



# Golf Course Integrated in Town Center – Visioning Options

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- Part of the town fabric & sense of place



# Two Front Doors Idea – Visioning Options



# Two Front Doors Idea – Visioning Options

- Two front doors -- 1 to Lake Tahoe and 1 to the Golf Course



**ALLEY ROADWAY  
(Golf Course Views)**



**HWY 28  
(Lake Tahoe Views)**

# Lodging in Prime Locations – Visioning Options

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- Integrated with public amenities



# Lodging in Prime Locations – Visioning Options

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- Integrated with public amenities



# Improved Town Entry – Visioning Options

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- Re-establish Tahoe City as the gateway to Lake Tahoe



# Improved Town Entry – Visioning Options

- Highlight views of the Lake and Truckee River



# Improved Town Entry – Visioning Options

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- Highlight views of the Lake and Truckee River



# Mixed Use Development & Infill – Visioning Options

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# Mixed Use Development & Infill – Visioning Options

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- Examples from Crystal

# Mixed Use Development & Infill – Visioning Options

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- Examples from Crystal

# Lakeside Trail & Truckee River Trail – Visioning Options

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- Connecting the Lakeside Trail & Truckee River Trail



# Lakeside Trail & Truckee River Trail – Visioning Options

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# Lakeside Trail & Truckee River Trail – Visioning Options

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- Connecting the Lakeside Trail & Truckee River Trail



# Clarifications

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- Comments/Q&A at Individual Stations

