

Martis Valley West Parcel Specific Plan

2. VISION

2.1 The Vision

The MVWPSP is designed to extend and enhance natural open space within the Martis Valley by shifting residential and commercial land use designations from the east of SR 267 to the west, and by permanently placing over 6,700 acres of land into conservation. The MVWPSP further envisions the logical extension of the existing community west of SR 267 through the creation of a residential neighborhood composed primarily of second homes with a small-scale commercial element of supporting businesses and amenities.

A key element of the MVWPSP is the extensive preservation of open spaces and enhancement of recreational resources. The entire 6,376 East Parcel, including 670 acres originally zoned for development in the MVCP, would be designated Forest and/or Timberland Production and preserved through a conservation easement and/or purchase by a land conservancy. The West Parcel would include a large open space area, over 352 acres, as well as an extensive network of trails throughout both open space areas and residential neighborhoods.

2.2 Guiding Goals and Objectives

The MVWPSP is guided in the first instance by the Martis Valley Community Plan and the TRPA Regional Plan. The first objective of the MVWPSP is to:

- Provide new residential development consistent with the vision, goals and policies of the MVCP, particularly:
 - o Conserve large, intact and interconnected areas of natural open space that contribute to the few remaining habitat linkages between the Sierra Nevada and Mount Rose Wilderness Area in the Carson Range (Policy 1.A.6).
 - o Minimize habitat fragmentation by development and roads to protect open space from human encroachment (Policy 1.A.6).
 - o Consider the regional implications of development in the Martis Valley on resources outside of the Valley (i.e., Truckee River, lake Tahoe Basin, Carson Range, and Sierra Nevada) (Policy 1.A.7).

- o Ensure that long-term conservation of important resource lands is achieved through a combination of regulatory actions, acquisition of easements, purchase of development rights, and both public and private land acquisitions (Policy 1.A.8).

- o Encourage the concentration of multi-family housing in and near village centers and neighborhood commercial centers (Policy 1.B.1).

- o Encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods (Policy 1.B.2).

- o Require residential land project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses (Policy 1.B.4).

- o Require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design (Policy 1.B.9).

- o Identify available opportunities and designate land for small commercial centers where some of the needs of local area residents can be met, eliminating the need for trips outside the area (Policy 1.C.3).

- o Encourage the sustained productive use of forestland as a means of providing open space, maintaining the quality of Martis Valley's scenic vistas and to conserve other natural resources.

- o Encourage the preservation of timber producing lands as regional open space, and protect these areas from urban encroachment (Policy 1.J.1).

2.3 Projects Objectives

Additional objectives that are specific to the MVWPSP focus on the preservation and enhancement of open space and natural resources, sensitivity to community concerns, and environmentally and fiscally sustainable development.

- Implement a density transfer and retirement by permanently retiring 600 East Parcel residential units and transferring 760 residential units and 6.6 acres of commercial uses from the East Parcel to the West Parcel while preserving in perpetuity over 6,700 acres in conservation lands.
- Minimize isolated development that leads to fragmentation of open space and natural resources by developing on lands in proximity to existing development.

- Minimize visual impacts of development by using the natural features and terrain of the project site to screen buildings.
- Limit new infrastructure and disturbance by developing on lands in proximity to existing development.
- Enhance and maintain the extensive trail system and associated recreational uses, including cross-country skiing, hiking and biking trails.
- Implement a land use plan that is responsive to community concerns, such as visual character, traffic management, parking availability, recreational facilities, environmental issues, and the desire for expanded community services and amenities.
- Reduce reliance on automobiles by providing onsite services and amenities, a transit stop and extensive cross-country skiing, hiking and biking trails.
- Develop a project that is consistent with the planning guidelines and principles of adopted plans and policies, particularly the MVCP and the TRPA Regional Plan.
- Create a development that draws upon the historic Sierra and Tahoe regional architectural traditions.
- Develop a financially sustainable project that does not diminish services to existing residents.
- Incorporate sustainable design concepts to ensure long-term preservation, the enhancement of resources, and the reduction of site impacts.
- Reinforce the North Lake Tahoe region, including the Martis Valley, as a four-season destination resort.



The MVWSP community is designed around outdoor recreation.

