

ENVIRONMENTAL/OVER-ARCHING PRINCIPLE

Principle One

Implement water quality and other environmental improvements as part of area-wide solutions that appropriately plan for development while helping to meet thresholds and protecting Lake Tahoe and other natural resources.



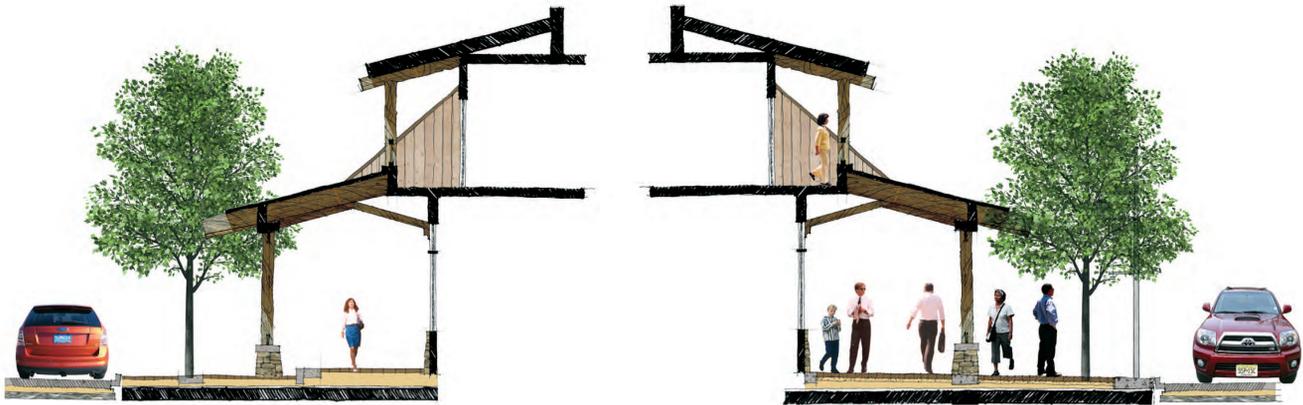
TOWN FORM PRINCIPLES

Principle Two

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

Principle Three

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.



ECONOMIC VITALITY PRINCIPLES

Principle Four

Relocate, increase, and upgrade the lodging alternatives to revitalize the tourism economy.

Principle Five

Encourage prime accommodation sites that include waterfront access and the expected views and amenities that encourage investment.



SENSE OF PLACE PRINCIPLES

Principle Six

Recognize the importance of views and access to Lake Tahoe and the Truckee River.

Principle Seven

Connect visitors to Lake Tahoe culture and experiences through enhanced gateways, wayfinding, education, recreation amenities, and interpretive facilities.

Principle Eight

Enhance and expand recreational opportunities in winter and shoulder seasons to support a year-round sustainable community.



IMPLEMENTATION & ALTERNATIVE TRANSPORTATION PRINCIPLES

Principle Nine

Streamline permitting and planning standards to encourage new investment.

Principle Ten

Develop solutions at the community scale rather than relying on a parcel-by-parcel approach. (e.g. parking, snow storage, environmental restoration, coverage, BMPs)

Principle Eleven

Enhance bicycle, transit and other alternative transportation modes as an essential part of a destination stay. Improve the flow of traffic through roadway design and community/shared-use parking.

