



# TAHOE CITY VISIONING OPTIONS

*September 2012*

Tahoe City Public Utility District  
North Lake Tahoe Resort Association

**DESIGNWORKSHOP**  
Sustainable Community Advocates

- Long-time local property owners and businesses are concerned
  - Highest vacancy factors in decades
  - Declining revenues
  - Declining full-time population
  - Declining tax base
  - Lack of private investment
- Community efforts needed to address these issues, can't be done parcel by parcel
- Upcoming decisions on Fire station and golf course use
- Raised money and requested assistance from NLTRA and TCPUD
- Hired Design Workshop because of their extensive background and breadth of knowledge of resort communities and specifically Tahoe
- Wanted to provide more specific input to TRPA and Placer County

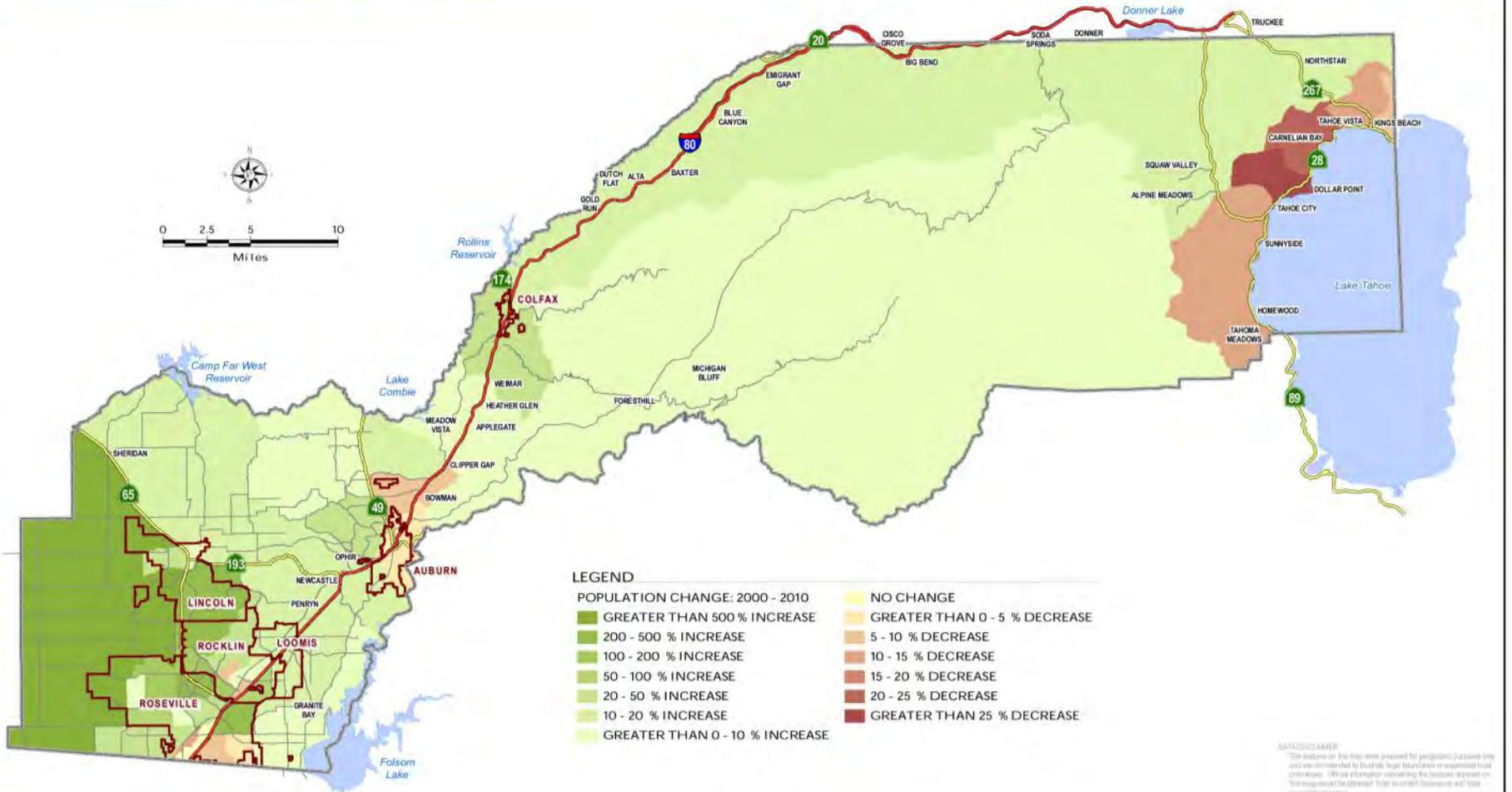


## Decline in full-time population



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY  
GEOGRAPHIC INFORMATION SYSTEM DIVISION  
3091 COUNTY CENTER DR., AUBURN, CA 95603

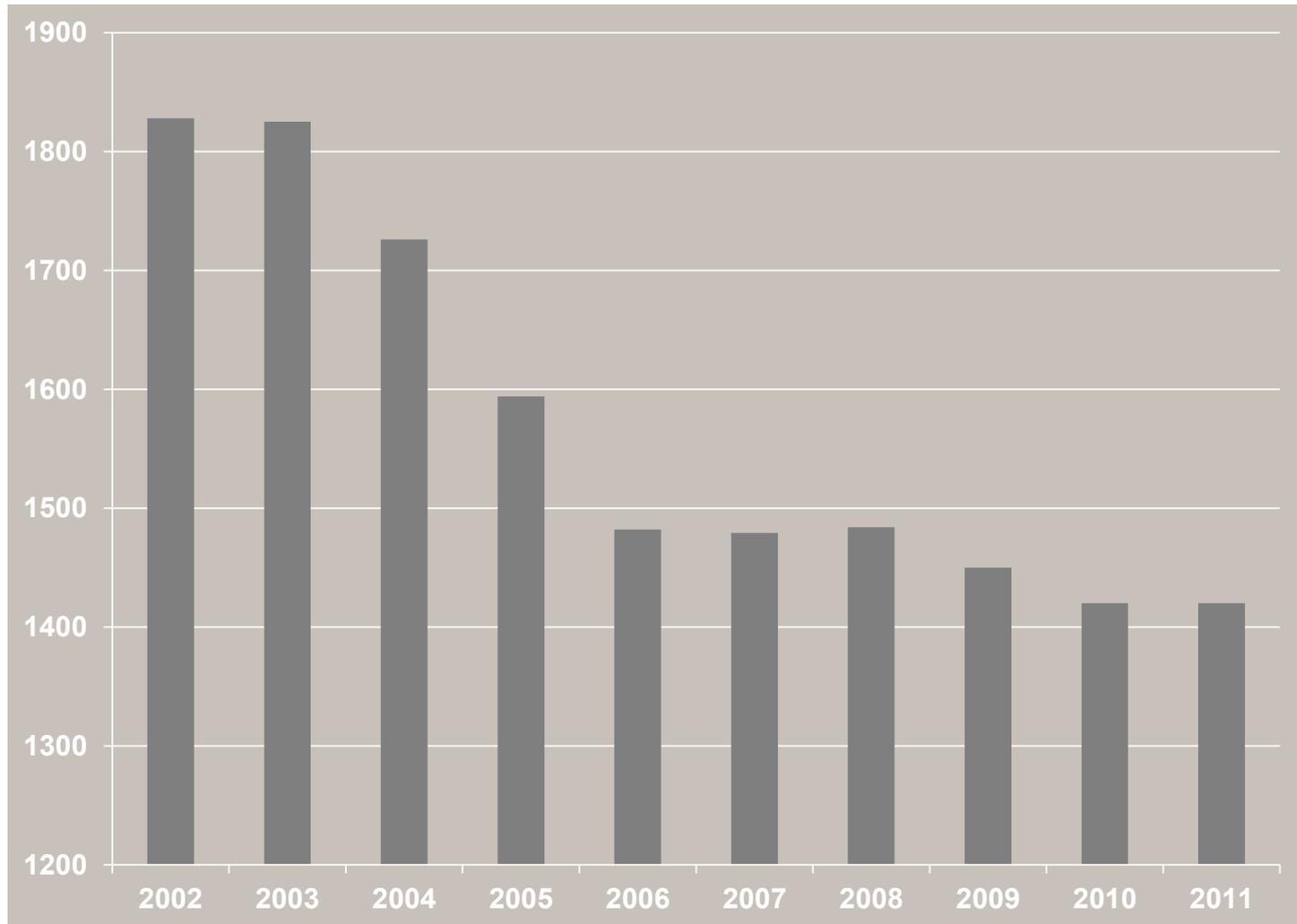
Population Change  
By Census Tract  
2000 - 2010



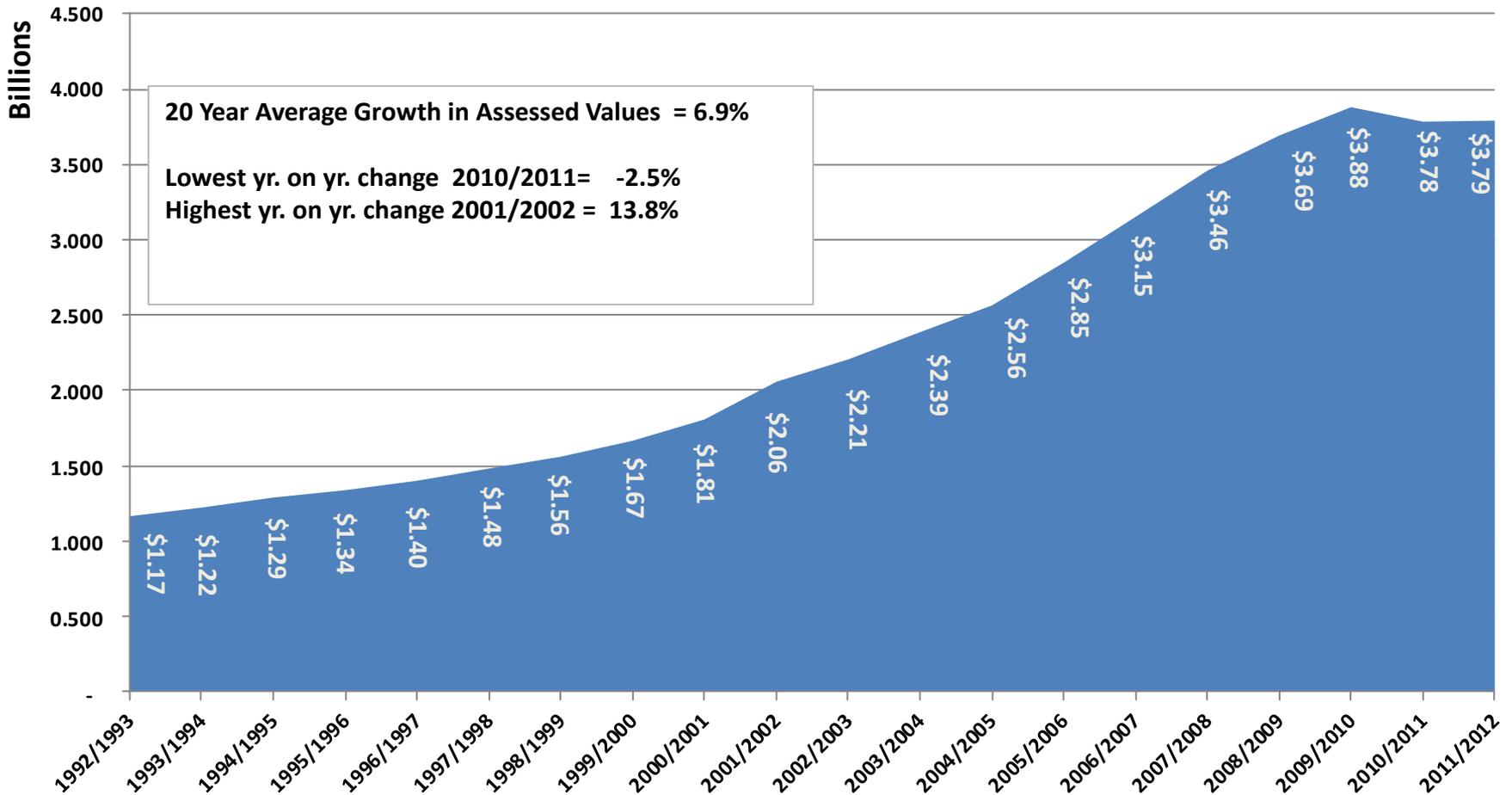
**DATA SOURCES:**  
The data on this map were prepared for geographic purposes only and are intended to provide legal boundaries or approximate land ownership. Other information concerning the boundary system on this map should be obtained from accurate historical and/or planning agencies.

**DOCUMENT LOCATION:**  
S:\GIS\PROJECTS\2010\2010\_CADMAP\WORKBOOK\_TIFF\PopChange\_TIFF.mxd

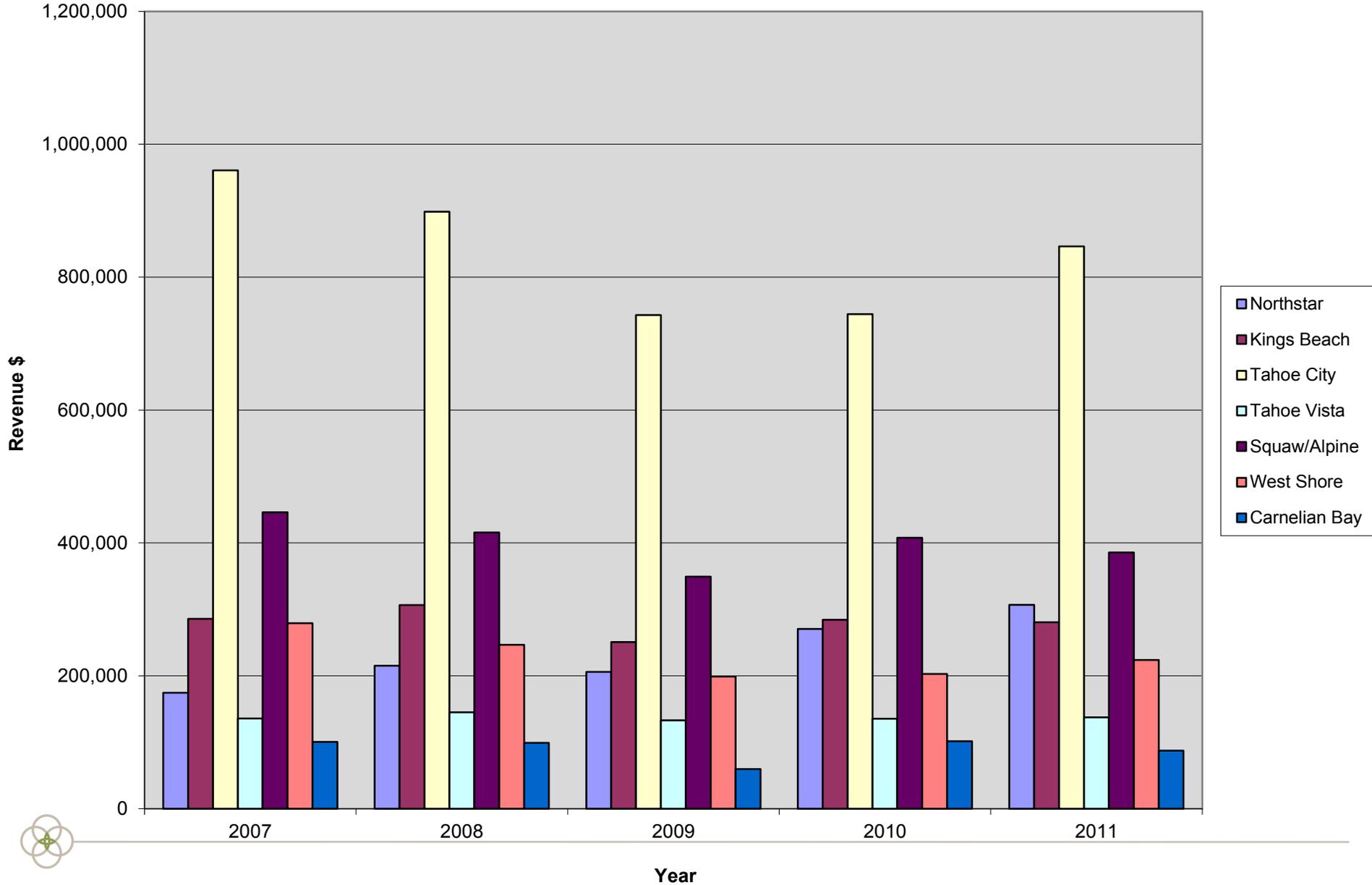
## TTUSD Lakeside Enrollment – Ten Year Decrease



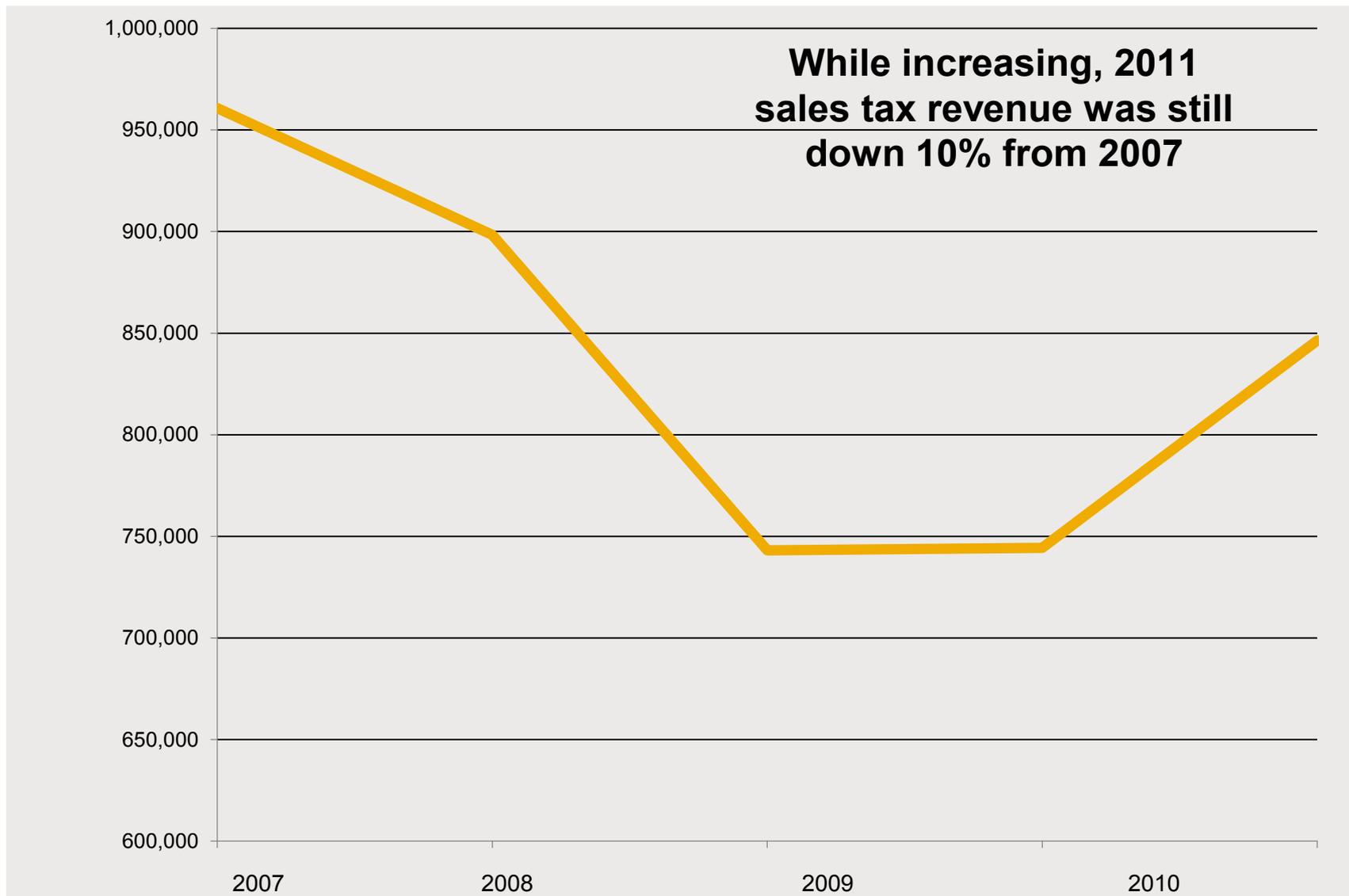
## Assessed Values - Declining



## Sales Tax Revenues 2007-2011

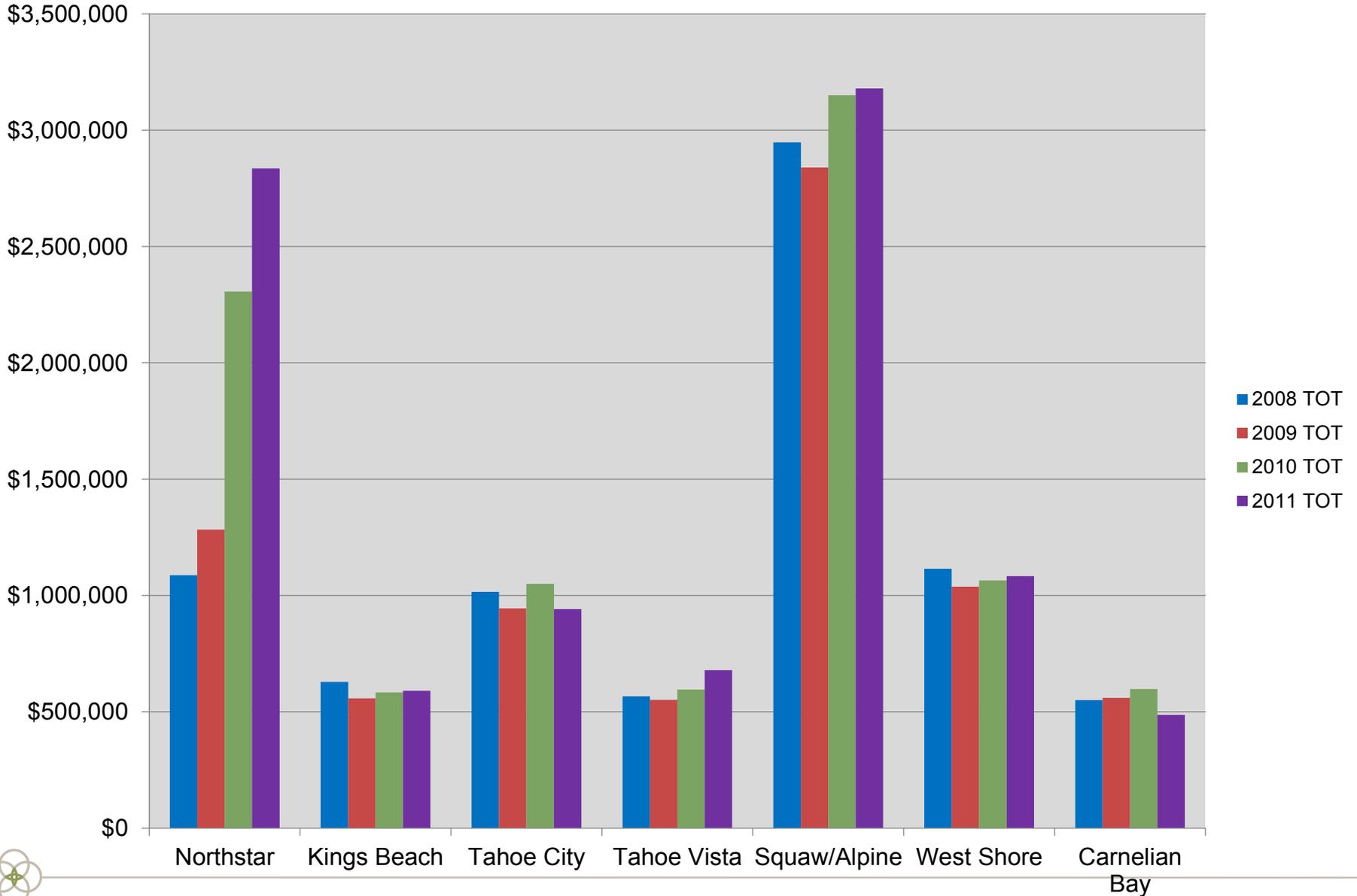


## Tahoe City Sales Tax – 2007-2011

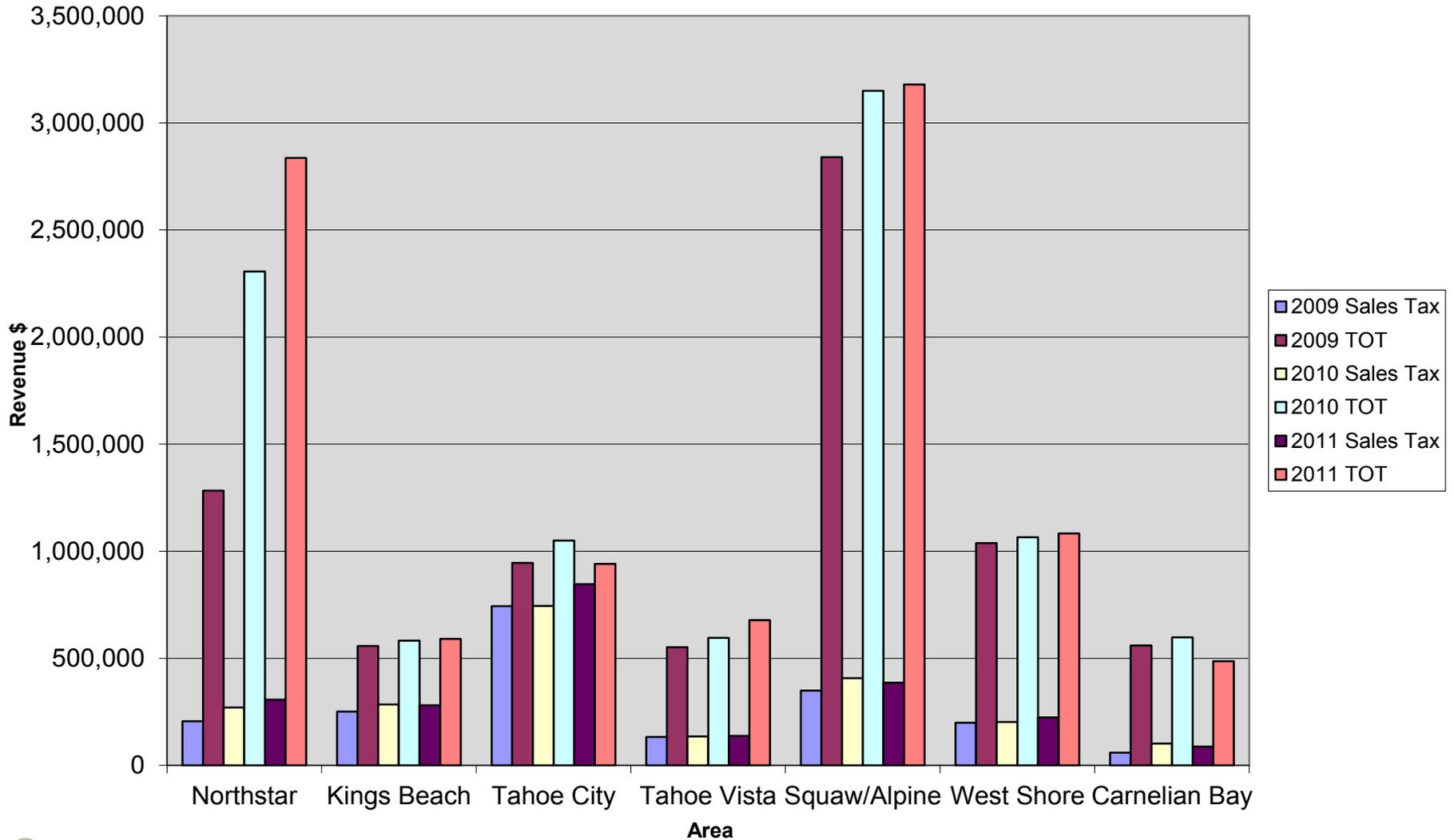


# Why Visioning Options? – Address Fundamental Challenges

## TOT 2008-2011



## Sales Tax and TOT Comparison 2009-2011



## TRPA Regional Plan Update

- Potential for a new planning context
- 5 Alternatives
- A launching point to go beyond previous visioning efforts
- Alternatives aimed to eliminate regulatory barriers to stimulate redevelopment of aged buildings and achieve environmental goals



# REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY

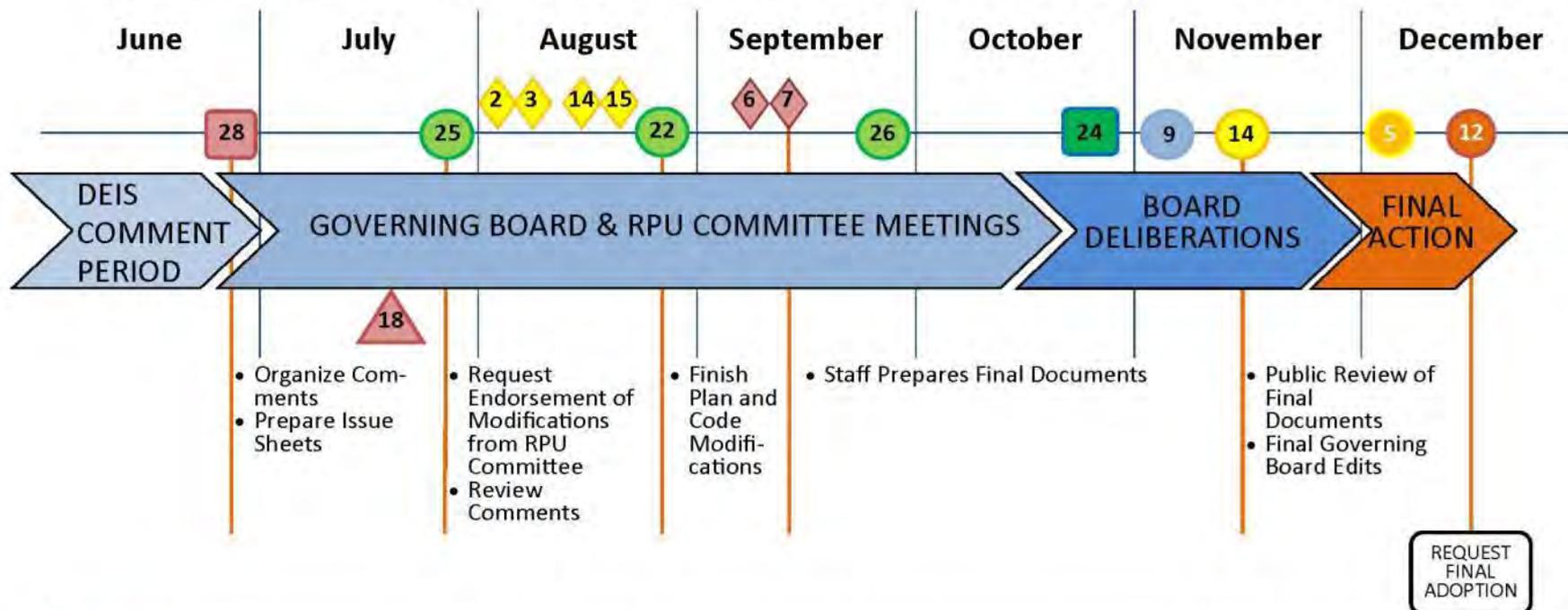
|| *Lake Tahoe*



REGIONAL PLAN UPDATE  
COMMITTEE  
PUBLIC REVIEW DRAFT  
APRIL 25, 2012



## LAKE TAHOE REGIONAL PLAN UPDATE – SCHEDULE OF PUBLIC MEETINGS



	RPU DEIS COMMENT PERIOD ENDS -Final Public Hearing on Draft Documents	<b><u>GOVERNING BOARD &amp; ADVISORY PLANNING COMMISSION MEETINGS</u></b>	<b><u>REGIONAL PLAN UPDATE COMMITTEE MEETINGS</u></b>
	BI-STATE CONSULTATIONS		
	RELEASE FINAL EIS, RPU, RTP/SCS & CODE		

GB Status Report and Input  
 Joint GB/APC Review Plan & Final Edits  
 Tahoe Transportation Commission Meeting on RTP/SCS  
 APC Review & Recommendations  
 Governing Board Final Adoption  
 Review Comments/Endorse Modifications  
 Contingency Meetings

# Visioning Process Overview

- Visioning study area
  - Town Center
  - Overlaps with Community Plan Area Boundary
  - Includes Tahoe City Golf Course



## TAHOE CITY VISIONING OPTIONS

Tahoe City Public Utility District  
North Lake Tahoe Resort Association

## Project Area

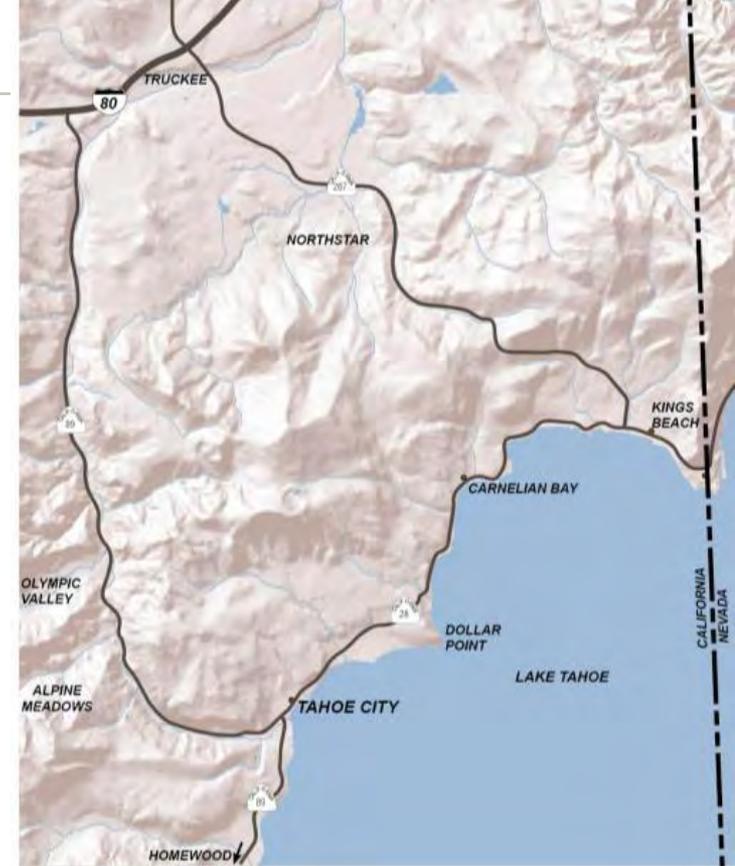
September 2012  
DESIGNWORKSHOP

Sustainable Community Advocates



# Considering the Context

- Recreation
- Transportation
- Land Uses
- Economics

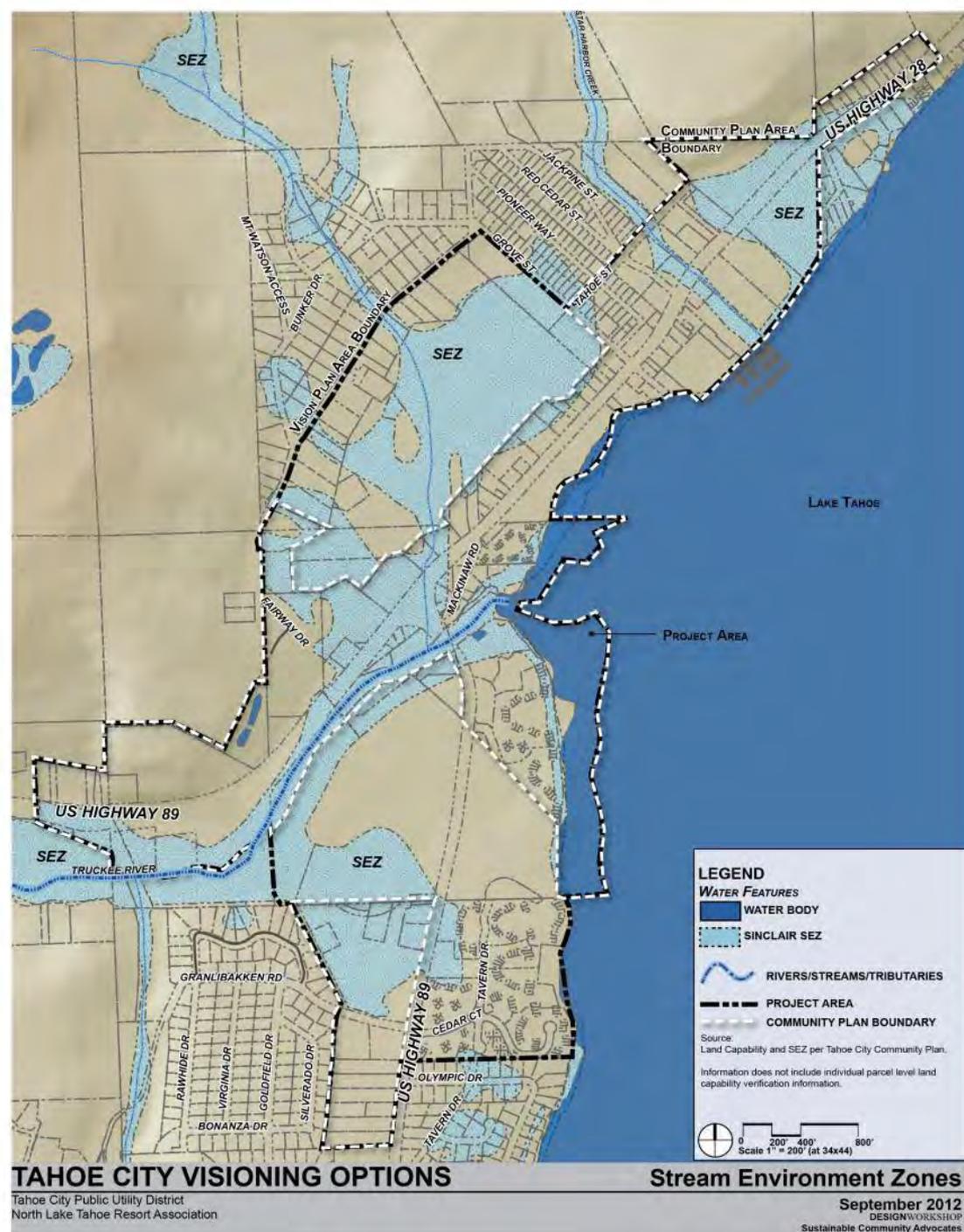




## Why Visioning Options?

### Fundamental Challenges Facing Tahoe City

- Large amount of SEZ significantly reduces development opportunities for small property owners
- Significant decline in full-time population – e.g. employment, housing
- Lack of bed base located in prime areas
- Declines in market share
- Small parcels with separate ownership



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



### What is Tahoe City's Future About?

- Encouraging private property improvements
- Strengthen connections to resorts and recreation
- Combine current community character with options for improvements to create a renewed vibrant year-round community
- Focus on the lake and environmental improvements
- Transportation hub



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.



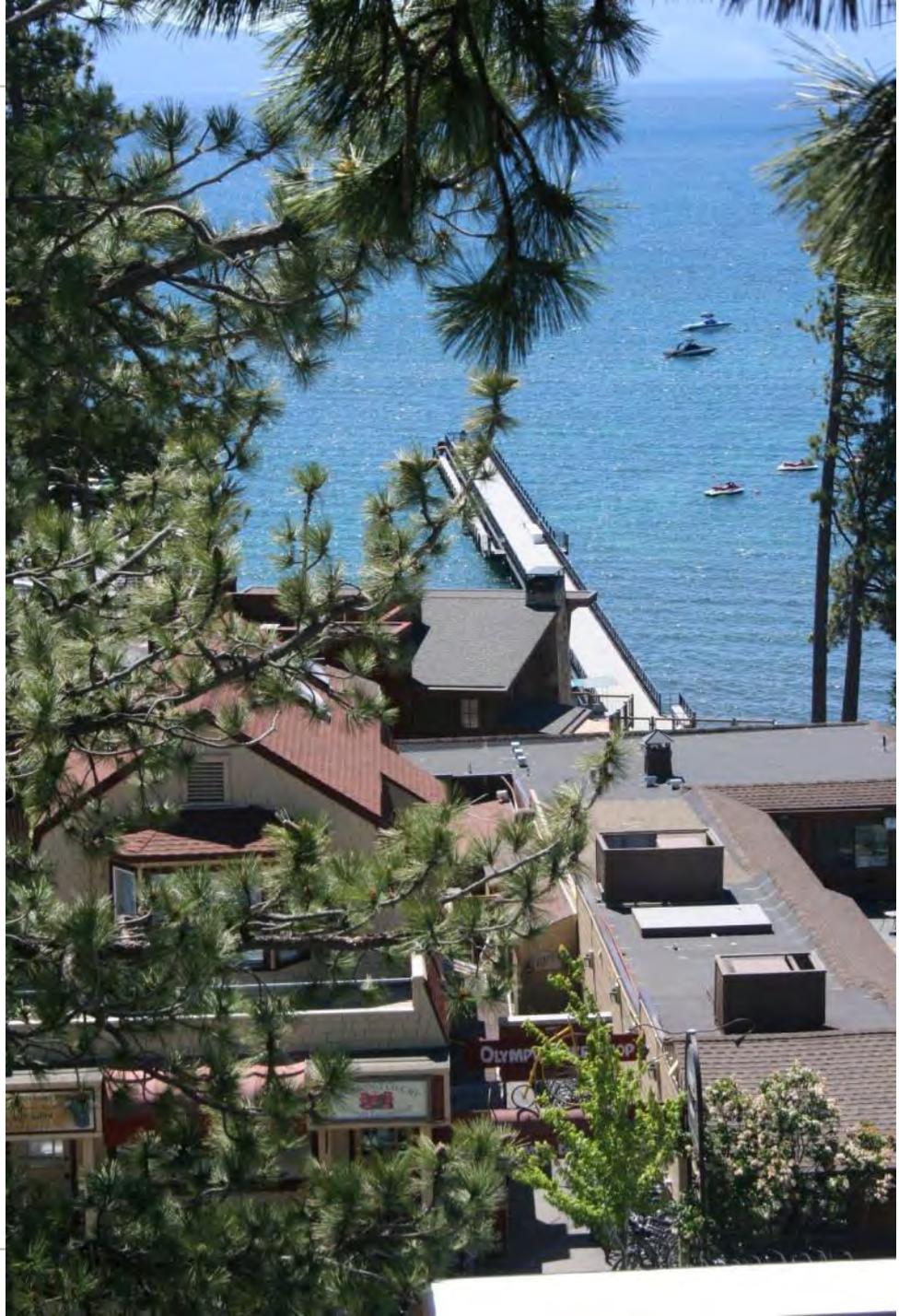
3 Relocate and increase the bed base to incorporate possibilities for tourism stays – upgrade the lodging alternatives and stabilize the tourism economy.



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



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.

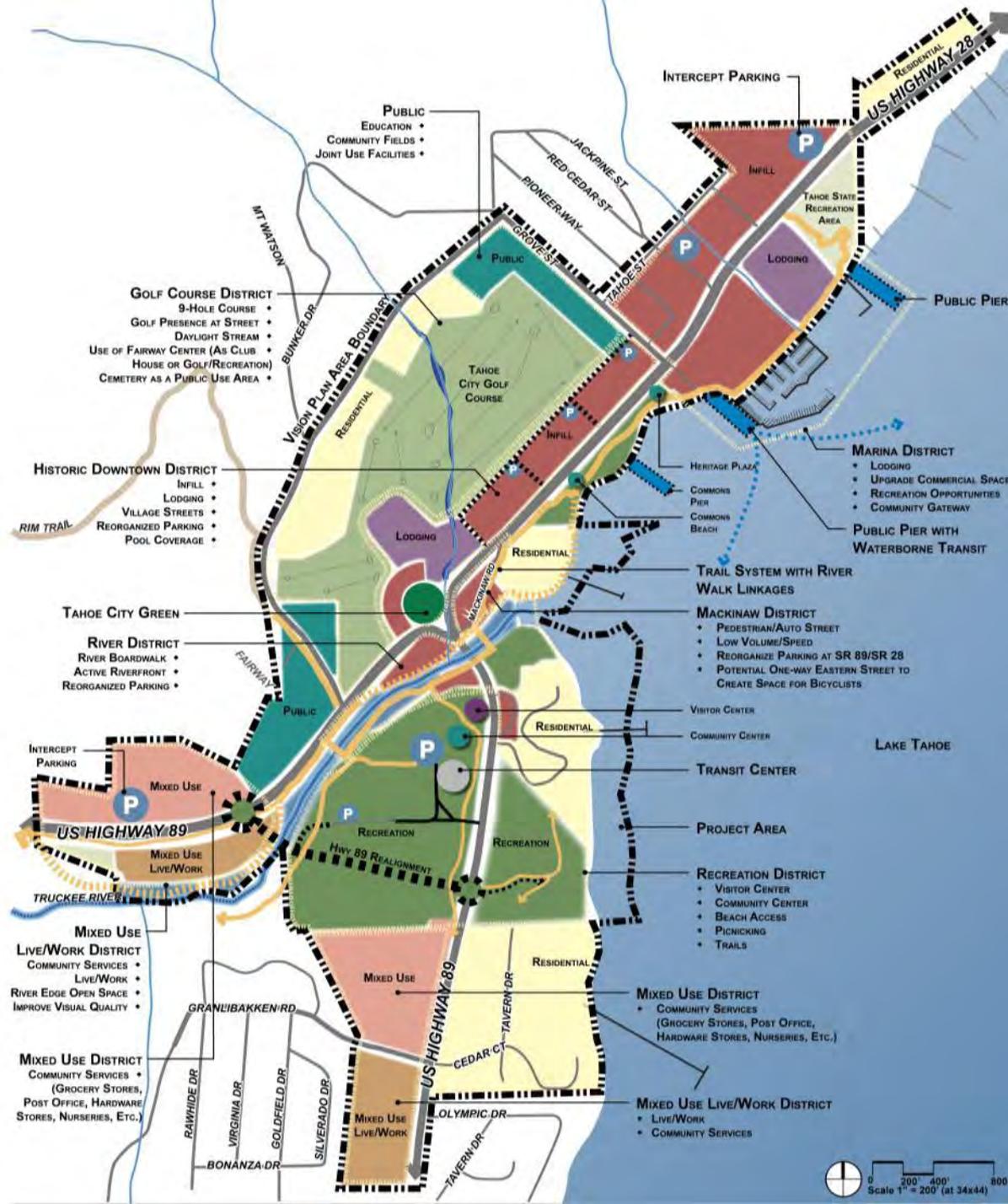


# 9 Enhance bicycle, transit and alternative transportation modes as an essential part of a destination stay.



# Visioning Options Diagram

- Marina District
- Golf Course District
- Historic Downtown District
- Tahoe City Green
- Recreation District
- Mixed Use Districts



## Marina District – Principles

- Move/increase bed base in Town Center
- Encourage prime accommodations on waterfront access & views of Lake Tahoe
- Preserve views and access to Lake Tahoe
- Enhance transit and alternative transportation modes



# Visioning Options

## Marina District

- Hotel Opportunity – views, access to the lake, expected surrounding context
- Upgrade commercial space
- Recreation Opportunities
- Infill Development
- Public Pier with Waterborne Transit



# Marina District – Visioning Options

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# Marina District – Visioning Options

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# Marina District -- Visioning Options

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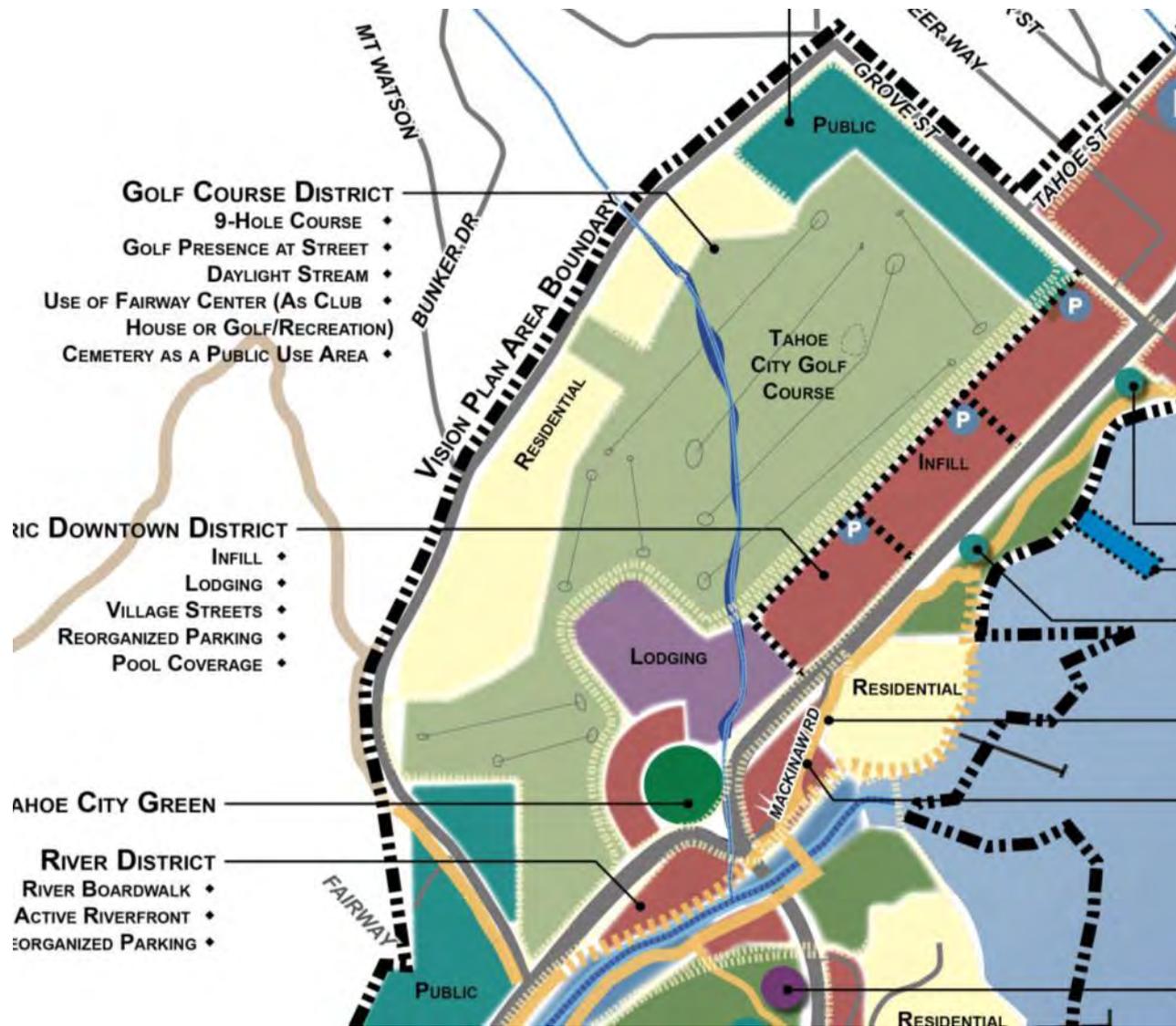
## Golf Course District – Principles

- Enhance and expand Town Center recreational opportunities
- Preserve Tahoe City's unique character



## Golf Course District

- 9-Hole Course
- Potential for Winter Recreation
- Daylight Stream
- Coordinate with Environmental Restoration Improvements
- Public Facilities include Play Fields



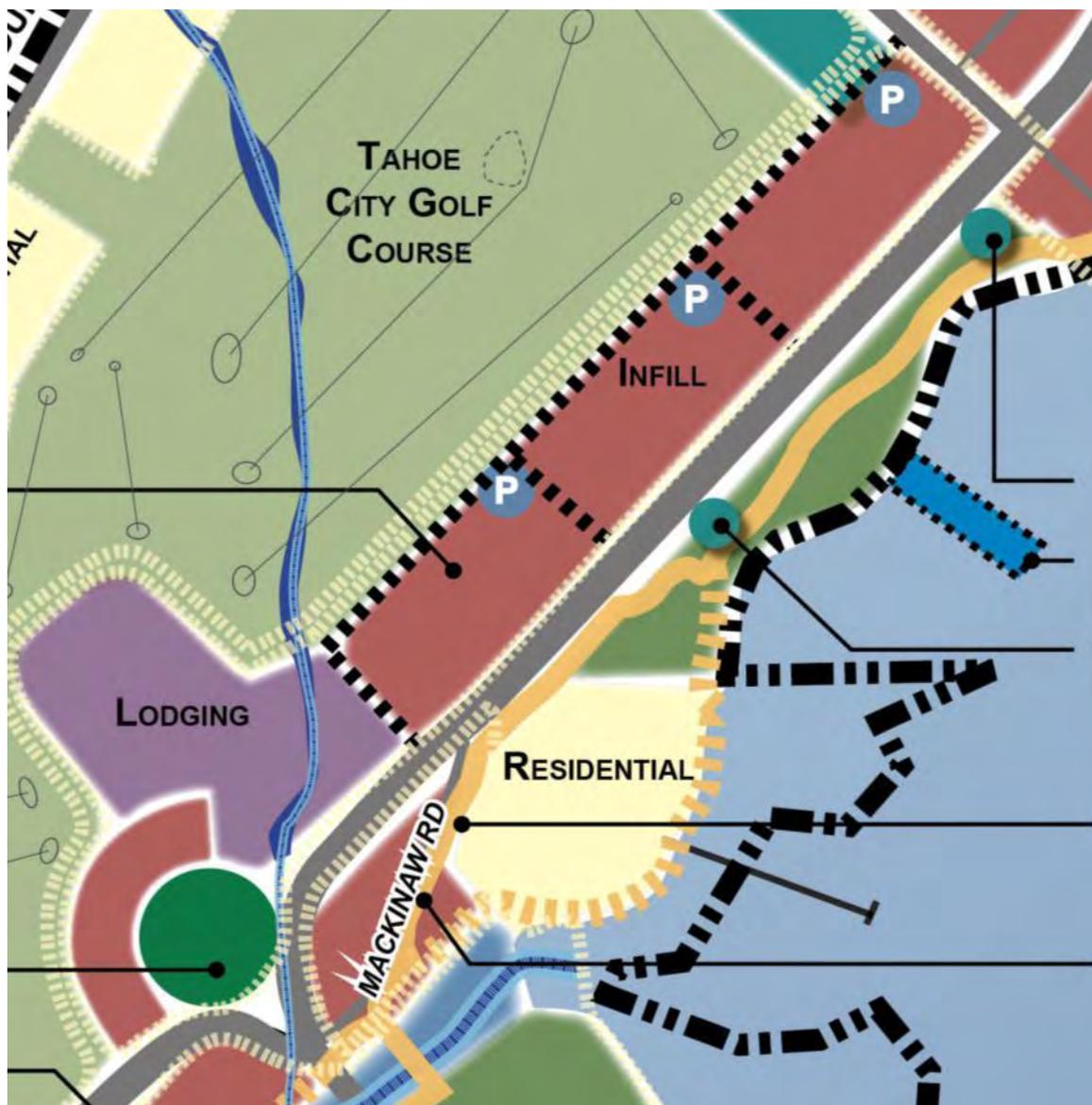
## Historic Downtown District – Principles

- Encourage walkable retail
- Create explorable town form and preserve Tahoe City's unique community character
- Preserve views and access to Lake Tahoe
- Move/increase bed base in Town Center

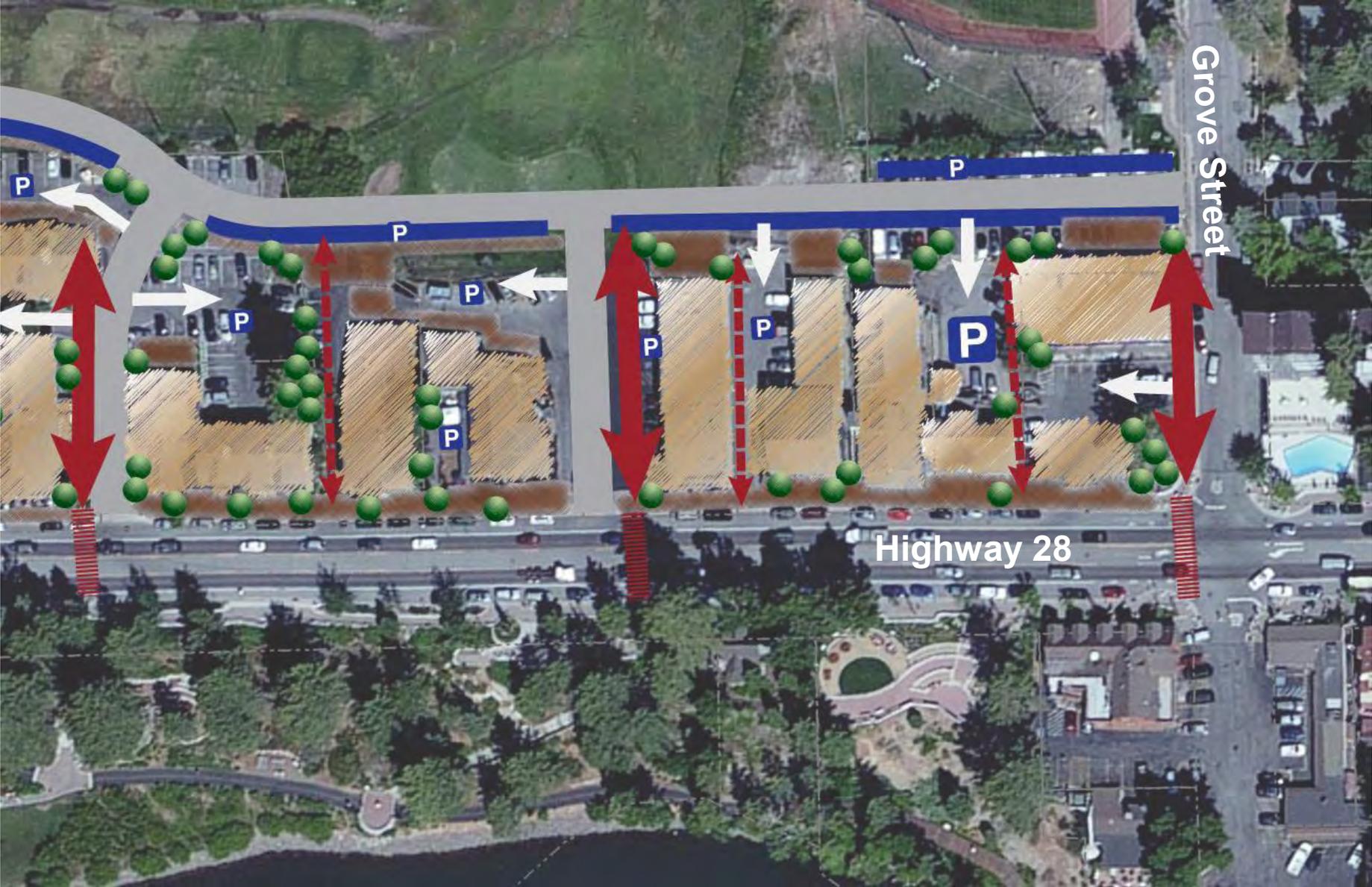


## Historic Downtown District

- Lodging
- Village Streets
- Infill Development
- 2 front doors
- Reorganized Parking
- Pool Coverage
- Tahoe City Green (grocery store could be remain)



# Historic Downtown District – Visioning Options



# Historic Downtown District – Visioning Options

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



**ALLEY ROADWAY  
(Golf Course Views)**



**HWY 28  
(Lake Tahoe Views)**



# Tahoe City Green – Visioning Options

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# Tahoe City Green – Visioning Options

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# Tahoe City Green – Visioning Options

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# Tahoe City Green – Visioning Options

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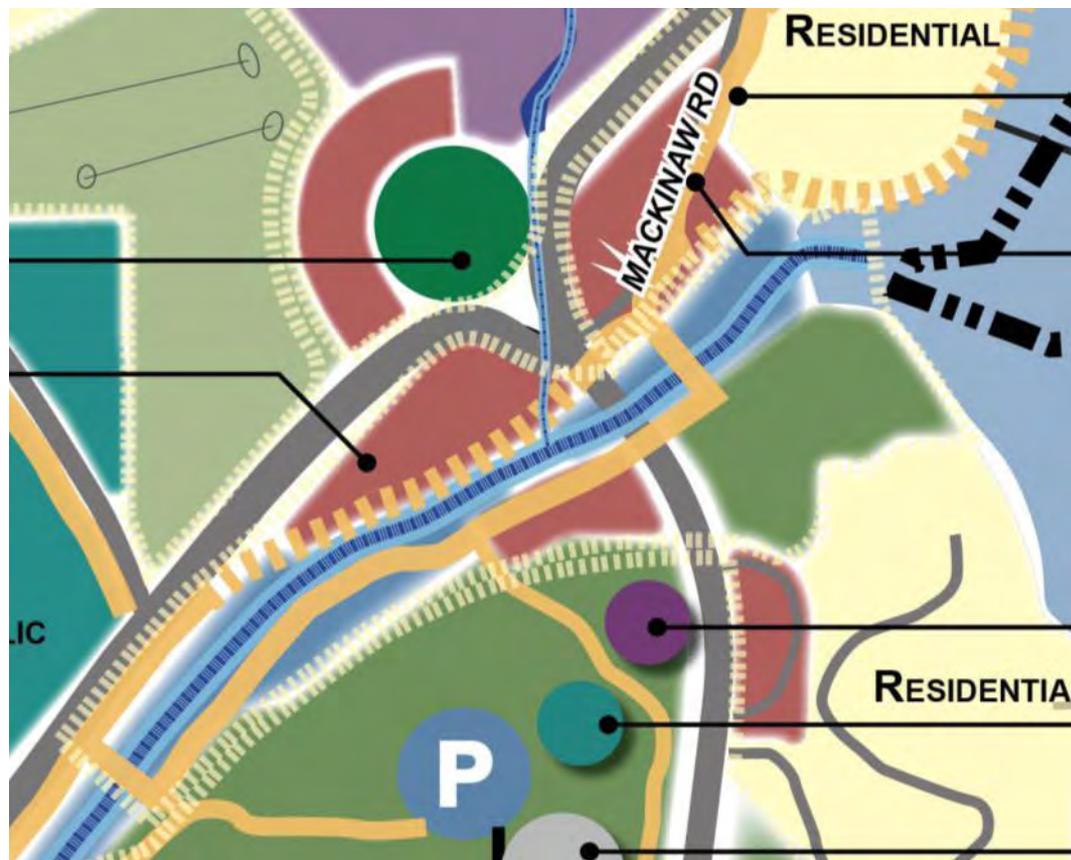
## Mackinaw District – Principles

- Encourage walkable retail
- Preserve views and access to Lake Tahoe
- Create explorable, dynamic town form while preserving Tahoe City's unique character



## Mackinaw District

- Pedestrian and Auto Oriented Street
- Potential one-way eastbound street (increase bicyclists room)
- Low Volumes/Speeds
- Reorganize Parking at SR 89/SR 28
- Enhance trail connectivity and access to river and lake



# Mackinaw District – Visioning Options

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# Mackinaw District – Visioning Options



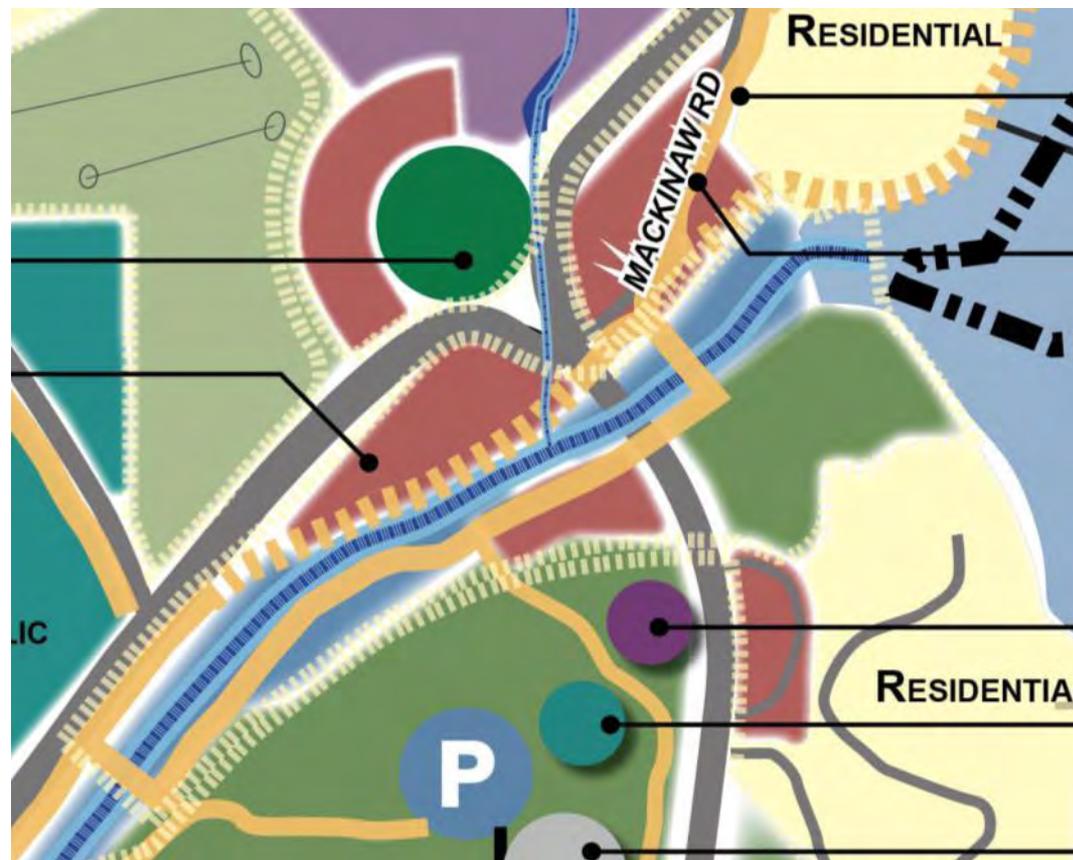
## River District – Principles

- Encourage walkable retail
- Create explorable town form while preserving Tahoe City's unique character
- Preserve views and access to Lake Tahoe



## River District – Principles

- Riverfront Boardwalk
- Active Riverfront
- Reorganized Parking



# River District – Visioning Options

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# River District – Visioning Options

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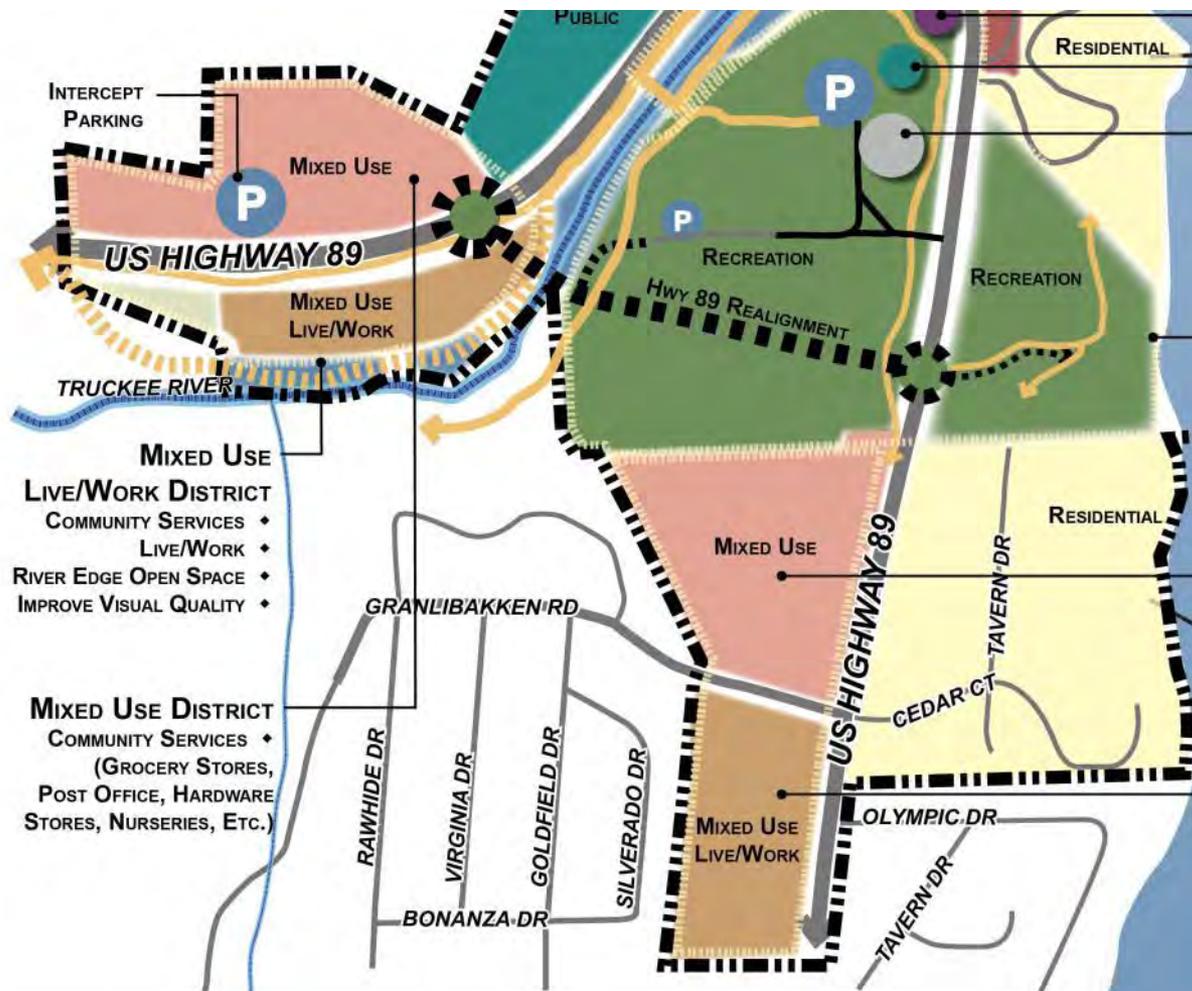
## Mixed Use Districts – Principles

- Enhance transit and alternative transportation
- Encourage walkable retail by moving larger community services to town center edges in mixed use centers
- Preserve views and access (riverfront)



## Mixed Use Districts

- Community Services
  - Grocery Stores, Post Office, Hardware Stores, Nurseries, etc.
- Live-work accommodations
- River Edge Open Space
- Improve Visual Quality
- Intercept Parking



## Recreation District – Principles

- Preserve views and access to Lake Tahoe
- Connect visitors to Lake Tahoe culture – rec. facilities & visitor center
- Enhance and expand Town Center recreational opportunities
- Enhance transit and alternative transportation modes





## Community Ownership

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- |   |   |   |
|---|---|---|
| 1 | Encourage walkable retail at ground level with appropriate mixed use reinforcing main street vitality.  | Property Owners,<br>County, TRPA                  |
| 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. | Placer County,<br>TCPUD                           |
| 3 | Move/increase bed base in Town Center to incorporate possibilities for tourism stays – upgrade the lodging alternatives and stabilize the tourism economy.  | Placer County,<br>NLTRA, Property<br>Owners       |
| 4 | Encourage prime accommodation sites on Lake Tahoe that carry waterfront access and the expected views and surrounding context that make investment possible.  | Property Owners,<br>County, NLTRA                 |
| 5 | Preserve views and access to Lake Tahoe.  | Property Owners,<br>TRPA, County,<br>NLTRA, TCPUD |



## Community Ownership

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



## Next Steps

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- Outreach to all partners to share vision and gain understanding on principles and responsibility.
- Establish communication mechanism to share updates, gather input, provide information, and develop pro-active strategies with public and private property owners/investors.
- Coordinate with Tahoe City Community Plan Team and Placer County Planning Department to integrate principles into Area Plan and with TRPA on the Regional Plan.
- Present principles to Tahoe City Golf Course MOU partners for consideration in planning for the Golf Course.
- Present principles to North Tahoe Fire and Placer County for consideration in planning for the old fire station.



## Thoughts



- Contacts:
  - Cindy Gustafson: [cindyg@tcpud.org](mailto:cindyg@tcpud.org)
  - Sandy Evans Hall: [sandy@puretahoenorth.com](mailto:sandy@puretahoenorth.com)
  - Stephanie Grigsby: [sgrigsby@designworkshop.com](mailto:sgrigsby@designworkshop.com)

