

RESTORING *Lake Tahoe* & SUPPORTING COMMUNITIES



Regional Plan Update – Environmental Redevelopment

The term environmental redevelopment refers to older properties at Lake Tahoe undergoing significant upgrades that include upgraded buildings, state-of-the-art stormwater treatment and scenic, parking and pedestrian/transit improvements. Science tells us that 72 percent of the sediment polluting Lake Tahoe comes from our developed areas. Environmental redevelopment policies benefit our communities and the Lake.

What environmental redevelopment policies need updating?

- Current protective policies on land coverage, height, density, combined with the cap on development rights make many redevelopment projects infeasible.
- Required environmental improvements are often too costly to be offset by increased property value. As a result, the rate of reinvestment has been slow and many older non-conforming developments remain.
- Existing land coverage policies in community centers are less stringent for vacant lots than for redevelopment, even though redevelopment is often more environmentally beneficial.
- Development transfers that result in restored wetlands and marshes currently have little preference over other transfers.

TRPA has drafted complementary policies that create incentives for restoration of sensitive lands and increase the feasibility of environmental redevelopment.

What policy updates are proposed to incentivize environmental redevelopment?

- Allowing coverage amounts to be equal for redevelopment as is currently allowed for new development.
- Encouraging the development of Area Plans at the local level that provide equal or greater environmental protections while using unique planning strategies for each community.
- Area Plans that demonstrate environmental improvement to increase building height and density, not to exceed specific regional limitations.

The draft Regional Plan Update is subject to refinement. TRPA's Governing Board will be making a decision on the Plan in late 2012.



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Send questions and comments to trpa@trpa.org.

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