

Tahoe City Lodge Offers a Lake Tahoe Friendly Project

Project Overview

The proposed Tahoe City Lodge includes plans to redevelop an existing blighted commercial complex in Tahoe City into a 118- unit sustainable lodge resort with building heights ranging from one to four stories. In addition to tourist units, the lodge will include a ground-floor restaurant and lobby area, and a rooftop terrace with a swimming pool and bar. The project also includes improvements on the Tahoe City Golf Course that will address golf course enhancements, clubhouse expansion and relocation, shared-use parking, and stream environment zone (SEZ) restoration on 1.7 acres of impaired SEZ lands.

Tahoe City Lodge Lake Friendly Elements

- Removes current blighted property in downtown core of Tahoe City, capturing significant harmful fine sediment run-off into the Lake and the Truckee River
- Implements Best Management Practices for storm water capture on the entire property (currently not in place)
- Reduces on-site coverage including in Stream Environment Zone lands
- Promotes the restoration of 1.7 acres of lands designated as Stream Environment Zones
- Redevelops in a downtown core area, promoting walking and biking and reducing reliance on cars
- Minimizes vehicle miles traveled by adding quality lodging in the Basin: local beds = fewer day trips
- Meets LEED building and green hotel standards with significant reduction in energy, water use and greenhouse gas emissions
- Introduces innovative traffic demand management initiatives such as bus passes for employees, bicycle infrastructure to encourage employees and guests to use bicycles instead of automobiles and on-site EV charging stations
- Implements shared parking arrangement, minimizing asphalt to meet parking requirements

How the Tahoe City Lodge Aligns with Local Planning Vision

The Tahoe City Lodge aligns to the vision created by the hundreds of people who participated in local planning processes. The key principles outlined in the Tahoe City Visioning Plan directly informed the design of the Tahoe City Lodge. Following is a snap shot of how the Lodge specifically aligns with Tahoe City Vision Plan principles.

Tahoe City Vision Principle 1

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.

Lodge Alignment: As part of the project, the applicant will be installing BMPs to bring the site up to current standards. Additionally, TCL will be restoring 1.7 acres of SEZ lands.

Tahoe City Vision Principle 2

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

Lodge Alignment: The building fronting Highway 28 will contain a ground floor restaurant and be built to a pedestrian scale, helping to activate the street and encourage pedestrian activity. Additionally, the project will eliminate one of the existing curb cuts along Highway 28, making the pedestrian experience safer and more enjoyable.

Tahoe City Vision Principle 3

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 and shoulder season activities.

Lodge Alignment: By building a new clubhouse and meeting space at the golf course, the project will enhance recreation at the golf course and winter sports park, especially during shoulder seasons.

Tahoe City Vision Principle 4

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

Lodge Alignment: The project will bring much needed high quality lodging and additional visitor amenities to Tahoe City, resulting in a significant revitalization of the tourist economy.

Tahoe City Vision Principle 5

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

Lodge Alignment: Many of the project's high quality lodging units, as well as the roof top amenities will have outstanding views of the lake. Access to the lake will be improved by the project's short walking distance to the lake.

Tahoe City Vision Principle 6

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

Lodge Alignment: Many of the project's high quality lodging units, as well as the roof top amenities will have outstanding views of the lake. Access to Lake Tahoe and the Truckee River will be improved by the project's short walking distance to the lake and river.

Tahoe City Vision Principle 7

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

Lodge Alignment: The project will sit at the western entrance to Tahoe City, and will act to enhance the western gateway area. Additionally, through wayfinding signage, visitors and community members will be better able to access recreational opportunities in Tahoe City, especially at the nearby golf course and winter park.

Tahoe City Vision Principle 8

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

Lodge Alignment: By building a new clubhouse and meeting space at the golf course, the project will enhance recreation at the golf course and winter sports park. Additionally, the meeting space will be used to drive shoulder season business to the area, thereby helping to make the community more sustainable on a year round basis.

Tahoe City Vision Principle 9

Streamline permitting and planning standards to encourage new investment.

Lodge Alignment: The Applicant has worked extensively with Placer County and TRPA to streamline their permitting and planning processes. Those agencies have indicated a desire to use the processes developed during this project as a model for future development, thereby encouraging new investment.

Tahoe City Vision Principle 10

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

Lodge Alignment: This project includes a shared parking arrangement that will lead to the more efficient use of parking. Additionally, the Applicant and the TCPUD are discussing ways to accomplish joint BMPS for both properties. As stated above, the Applicant will be restoring 1.7 acres of SEZ as a part of this project.

Tahoe City Vision Principle 11

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.

Lodge Alignment: This project will be built on a mass transit bus line, with two bus stops in close proximity to the project. Additionally, by using shared access and shared parking, this will improve traffic flow and eliminate one of the existing curb cuts along highway 28.