

Vision for a Sustainable Tahoe Basin

Washoe | Incline Village | Crystal Bay
Community Workshop #3
 July 17, 2006

7-16-06 draft

July 2006 washoe county | incline village | crystal bay
vision summary

Washoe's Basin Community's 2007 Story

Working to build a healthy place. It is a natural, social and economic mix of environmental, community and cultural issues. It is the community that is available and connected village center where the community grows. It is the place that is the heart of the community. It is a place where the best of all worlds can be achieved and the community can thrive.

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Agenda

- Introduction
- Emerging Place-Based policy themes
- Place-based summaries
- BREAKOUT TEAMS
 - Concept discussion
 - Implementation considerations
 - BIG strategies
- Summary and next steps

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What is Pathway 2007?

The Partners
 TRPA
 US Forest Service
 Lahontan
 Nevada Dept of Environmental Protection

- TRPA Regional Plan Update
- USFS Forest Plan
- Lahontan Basin Plan Update/TMDL
- NDEP TMDL

Regional Community Visioning
 Community Plan
 Regional Desired Future Conditions

Planning Working Group PWG
 Planning Com
 Integration Meetings
 Technical Working Groups TWG
 Resource Com

Forum

NDEP TRPA Gov Bd Lahontan USFS

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Process

- Community Workshop #1: **Opportunities** (March)
- Community Workshop #2: **Alternative Futures** (May)
- Community Workshop #3: **Strategies for Success** (July)

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Place-Based Themes

- **Gathering Places**— places with social and economic gravity—and image
- **Mobility**— environmental benefit, recreational experience, quality of life
- **Housing**— “the right thing to do”, economic development necessity
- **Recreation**— life style, economy, habitat/healthy lake and forest

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Dimensions of Regenerative Planning Framework

Healthy ecology has:

- An evolutionary capacity to heal itself
- A spreading, complex growth pattern of life and death cycles
- Community, engineered global systems evolving together.

Attributed from diagrams from: Ray Clift, University of British Columbia and William Reed of Ingenuity Design Collaborative

Regenerative Planning Framework (Repositioning Response)

Regenerative Planning (net gain)

Sustainable Design (restoration)

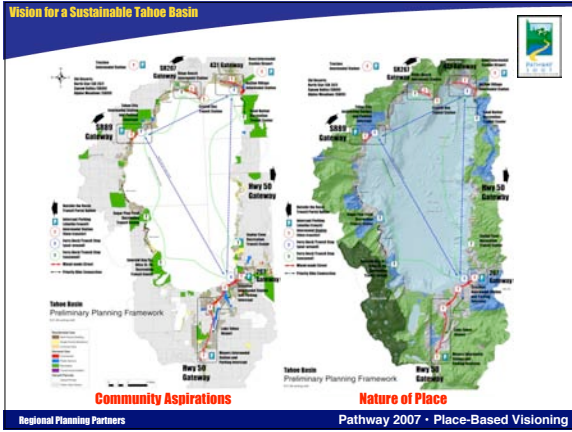
Green Design (conservation)

Societal/Community Aspirations

Nature of Place

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Forum and Planning Working Groups Workshop

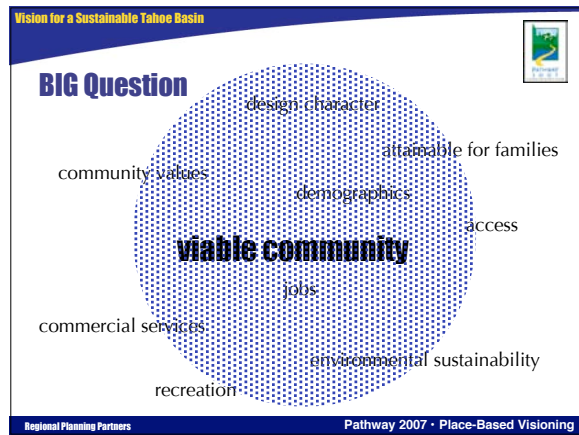
Implementation Considerations

- Strategically attracting public and private investment;
- Aligning regulations with policies and objectives for the Basin;
- Anticipating the needs of future visitors to public lands;
- Coordination of transportation services (six "F"s of transit); and
- Continuing to restore natural lands/habitat.

BIG Strategies

- Creating a "third world" transit system that accommodates the variety of visitors needs
- Connecting vibrant mixed-use centers and transit systems (and hubs)
- Create a separate transit authority for the Basin
- Preparing common sense policies and ordinances to meeting environmental, social and economic objectives for Basin

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Washoe's Basin Communities: A 2027 Story

Incline is a low-key place. It is relaxed, social and provides a rich mix of recreational, commercial and cultural choices. Incline blends into the landscape and has a walkable and connected village center where the community gathers informally and for special events. Most importantly, it's still a place for families that value small schools, active living and a strong sense of community.

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Washoe's Basin Communities: A 2027 Story

2027—Incline Village and Crystal Bay are integrated into the lakeside and forest providing recreational opportunities and design that fits into their natural setting.

2027—Traveling through Washoe County's Basin communities provides a seamless experience where views of the Lake, mountains, forest and communities are connected.

2027—Incline Village has a definable, social and economically sustainable center.

2027—The vitality of Washoe's communities is reflected in the life of its families.

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Opportunities for Investment

- **Valued Places:** Our Natural Setting
- **Areas of Opportunity:** Enhancing Central Places
- **Greatest Opportunities:** Reinvesting in Incline's Community Center

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Guiding Principles

Principle 1: Recreational Opportunities

New investments in the Washoe County's Basin communities should be interwoven with the natural setting in a sustainable way so as to enhance and expand recreational experiences.

Principle 2: Travel Experience

The rural and community settings should be considered part of the entire travel experience, creating a sense of arrivals within the Basin, announcing the civic presence of communities.

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Guiding Principles

Principle 3: Design of Community Centers

Hwy 28 should be treated as Washoe County Basin communities' "main street" where communities present walkable environments and an image compatible with the natural setting and their village scale.

Principle 4: Supporting Families

Planning for Washoe's communities should address the recreational, educational, housing and economic needs of families.

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Key Planning Concepts

Concept 1: Expand and Improve Recreational Opportunities

Recreation is an integral part of the Washoe Basin community lifestyle. New investment would provide enhanced access and facilities.

- Lake access
- Trail connections
- Cultural and educational facilities

Concept 2: Improve Mobility and Travel Experience

Planning concepts for Washoe County's Basin communities provide more transportation choices for visitors and residents, reduce environmental impacts of driving, and protect the scenic quality of traveling.

- Transit centers
- Highway 28
- 431/Hwy 28 Gateway
- Incline/Crystal Bay Gateways

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Key Planning Concepts

Concept 3: Improve Community Centers

All new investment, both public and private, would contribute to more connected and active village centers districts for Incline and Crystal Bay.

- Incline Village Center
- Crystal Bay

Concept 4: Supporting Families

Land use and facility concepts are geared to enhance family life in Incline Village and Crystal Bay.

- Affordable (family) housing
- Schools and facilities
- Connections to the global economy

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Washoe County Preliminary Concepts


- Transit and access
 - Transit centers
 - Mixed-mode Hwy 28
 - Trailhead connections
 - Bike connections to beaches/trails/communities
- Gateways
 - Natural
 - Community
- Central Incline Village
 - Master planned as a district
 - Social and connected
 - Cultural uses
 - Housing
- Crystal Bay
 - Lake access
 - Reinvestment in Stateline
 - Community reinvestment

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Assignment#1:
List three things that would make the concept plan better:

Midland County
Preliminary Concepts



- _____
- _____
- _____

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Assignment#2: Implementation Considerations

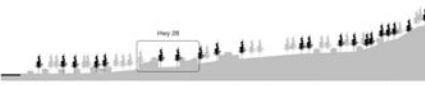
- Expand and improve beach and trail access
 - _____
 - _____
 - _____
- Improve mobility and the travel experience
 - _____
 - _____
 - _____
- Improving community centers
 - _____
 - _____
 - _____
- Supporting families
 - _____
 - _____
 - _____

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Assignment#3: BIG Strategies


Location



Land Use	Single Family Residential	Medium Density Residential	High Density Residential	Open Space	Wildland/Forest	Low Density Residential	Medium Density Residential	High Density Residential
Zone	Zone	Zone	Zone	Zone	Zone	Zone	Zone	Zone
Area	Area	Area	Area	Area	Area	Area	Area	Area
Category	Category	Category	Category	Category	Category	Category	Category	Category

Three BIG Strategies:

- _____
- _____
- _____



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Summary and Next Steps

- Forum Workshop #2
- Draft themes and organization of Goals and Policies document
- Planning Working Group meetings to review draft themes and policies
- Governing Board Presentation
- Draft Goals and Policies Document
- Starting PHASE 2: Updating Development Codes and Standards

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