

PART III Neighborhood Priority Lists

INTRODUCTION

South Lake Tahoe is made up of a series of unique and distinct neighborhoods. The General Plan public outreach program focused on the needs of individual city neighborhoods and what it would take to make each neighborhood a “Complete Neighborhood.” The “completeness” of a neighborhood is determined by the extent to which daily needs can be met within, or immediately adjacent to, a defined neighborhood. Mixing residential uses with places of work, education, shopping, and recreation, and connecting these places for pedestrians and bicyclists reduces automobile dependence, encourages sustainability, and improves the quality of life for residents in these neighborhoods.

Residents and stakeholders identified which features make up a “Complete Neighborhood” during workshops and meetings held as part of the General Plan update process. Common themes that emerged from these discussions included:

- Mix of housing types and affordability;
- Workforce housing;
- Neighborhood services and facilities;
- Social gathering spaces;
- Sustainable designs and “green” infrastructure;
- Attractive landscaping;
- A sense of personal safety;
- Convenient access to public transportation; and
- Well-maintained housing and public facilities.

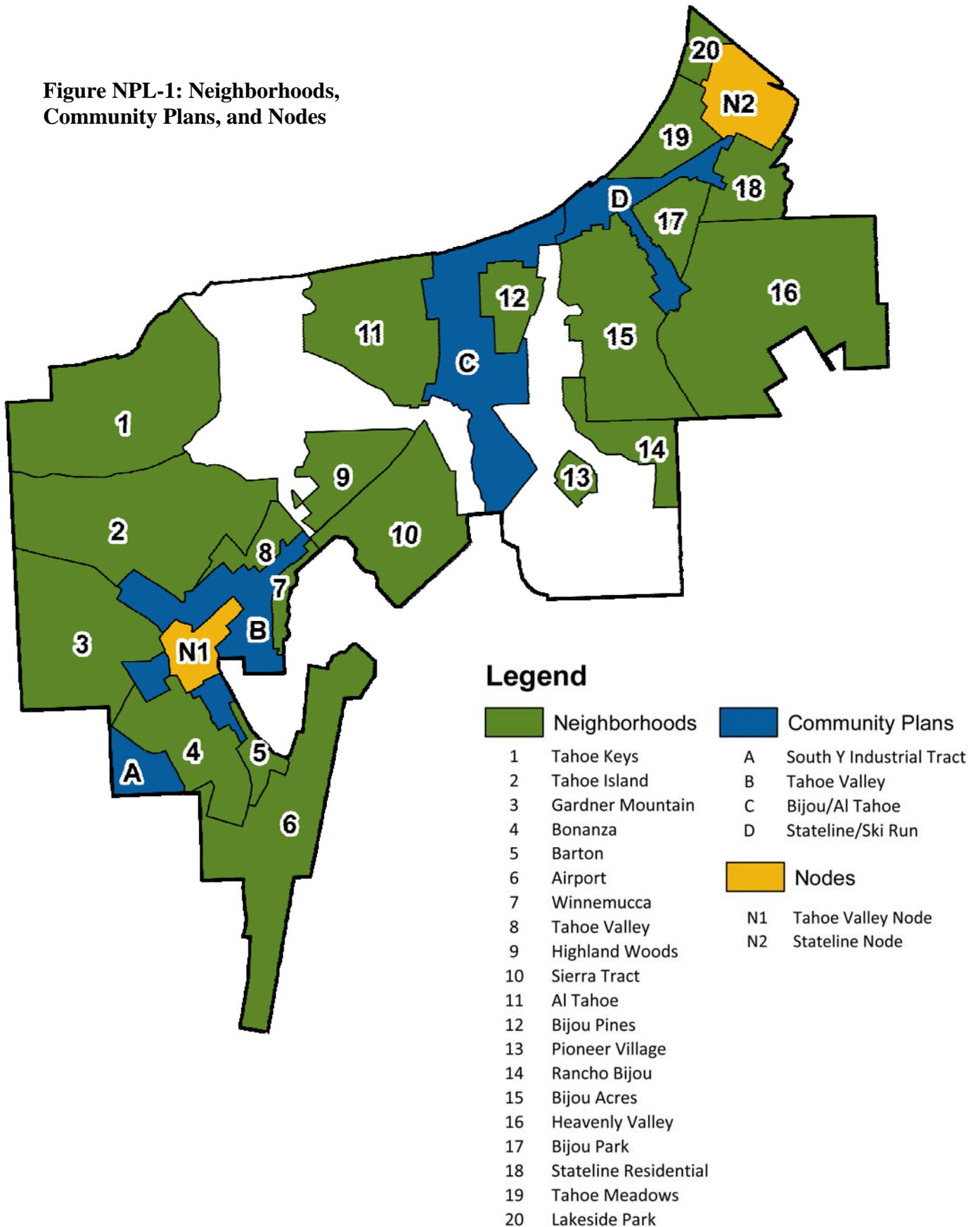
Residents and stakeholders also identified the features that were missing from their individual neighborhoods and created a list of priorities for neighborhood improvements. In a small city such as South Lake Tahoe, individual neighborhoods may not be able to provide all of the needs of its residents; however, connectivity to nearby commercial centers can serve the needs of residents.

The following is a summary of the four Community Plans areas and 20 residential neighborhoods in South Lake Tahoe (Figure NPL-1). The Tahoe Valley and Stateline/Ski Run Community Plans also include Nodes, which are summarized separately. Each summary also includes an insert of the land use diagram for that particular area (*note: the complete Land Use Diagram is located in the Land Use and Community Design Element labeled Figure LU-1*). Each of these summaries includes a list of amenities and actions that neighborhood members say are needed to make each neighborhood a vibrant, livable, and complete neighborhood. The following legend applies to the inserts of the land use diagram.

Legend

 Neighborhoods	Neighborhood Features
 City Limits	 Economic and Tourist Center
 Sphere of Influence	 Citywide Social Center
 State Border	 Mixed-Use Development
Land Use Category	 Workforce/Affordable Housing
 Conservation	 Neighborhood Gathering Place
 Recreation	
 Low Density Residential	
 High Density Residential	
 Neighborhood Center	
 Town Center	
 Tourist	
 Special District	

Figure NPL-1: Neighborhoods, Community Plans, and Nodes



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Community Plan Area Priority List A – South “Y” Industrial Tract Community Plan	
	
Community Plan Area Description	Community Plan Area Priority List
<p>The South “Y” Industrial Tract is located at the edge of the city limits, about one mile southwest of the “Y” intersection. The neighborhood is the main industrial area for South Lake Tahoe. Commercial and industrial uses in the area include materials storage, warehouses, automobile repair and storage, a glass company, a propane company, an asphalt plant, and a shipping company. The neighborhood also includes a many vacant sites and there is also no distinct architectural style.</p>	<ul style="list-style-type: none"> • Expand role as an economic center for South Lake Tahoe.

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Community Plan Area Priority List
B – Tahoe Valley Community Plan

	
<p>Community Plan Area Description</p>	<p>Community Plan Area Priority List</p>
<p>The Tahoe Valley Community Plan area is centered on the “Y” intersection of Highways 50 and 89 and Lake Tahoe Boulevard. Tahoe Valley is an important commercial center and gathering place for local residents. The area consists of a mixture of commercial, tourist, residential, and public service uses, and includes Barton Hospital and associated medical services. Most of the commercial development in the area is located in strip malls along Highway 50.</p>	<ul style="list-style-type: none"> • Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways. • Develop parks and community gathering places. • Encourage mixed-use development that includes affordable housing and commercial/professional services.

Node Priority List
N1 – Tahoe Valley Node

	
<p>Node Description</p>	<p>Node Priority List</p>
<p>The Tahoe Valley Node is located at an important gateway to South Lake Tahoe: the “Y” intersection of Highways 50 and 89. The Tahoe Valley Node, which serves as a regional commercial area for the city, contains grocery stores, a factory outlet mall, and several other retail uses. The node is predominately auto-oriented and lacks adequate pedestrian facilities. There is currently no uniform architectural style in the node.</p>	<ul style="list-style-type: none"> • Expand role as an economic center for South Lake Tahoe. • Encourage mixed-use development that includes affordable housing and commercial/professional services. • Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways throughout the node. • Plant more native landscaping and trees in parking areas and along streets.

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**Community Plan Area Priority List
C – Bijou/Al Tahoe Community Plan**



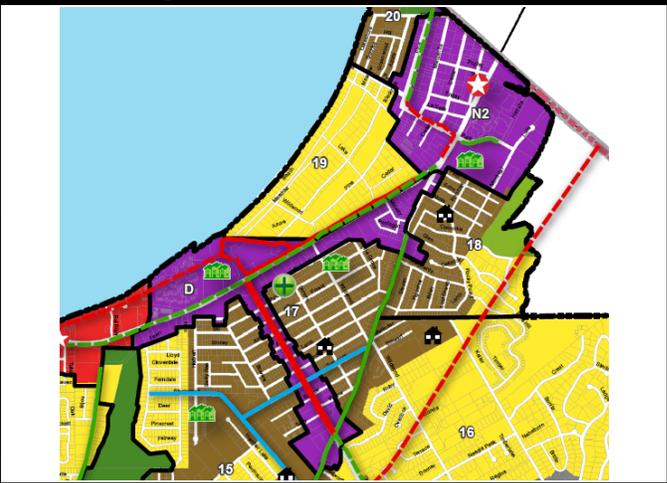
Community Plan Area Description

The Bijou/Al Tahoe Community Plan area is located along Highway 50, adjacent to Lake Tahoe, in the center of the city. Land use patterns in this area vary widely, although much of the area consists of public service uses such as the South Tahoe Middle School, library, and the Lakeview Commons project. There are also many retail-oriented businesses located in strip malls along the highway. The area has excellent beach access at El Dorado Beach, as well as recreational opportunities at the South Lake Tahoe Recreation Area, which the City of South Lake Tahoe Parks and Recreation Department maintains and operates. The Lake Tahoe Community College is also located in this community plan area.

Community Plan Area Priority List

- Expand role as an economic center along Highway 50 and at the Lake Tahoe Community College.
- Develop new social centers in places like Lakeview Commons and Lake Tahoe Community College.
- Construct a new government center in the Bijou/Al Tahoe Community Plan Area.

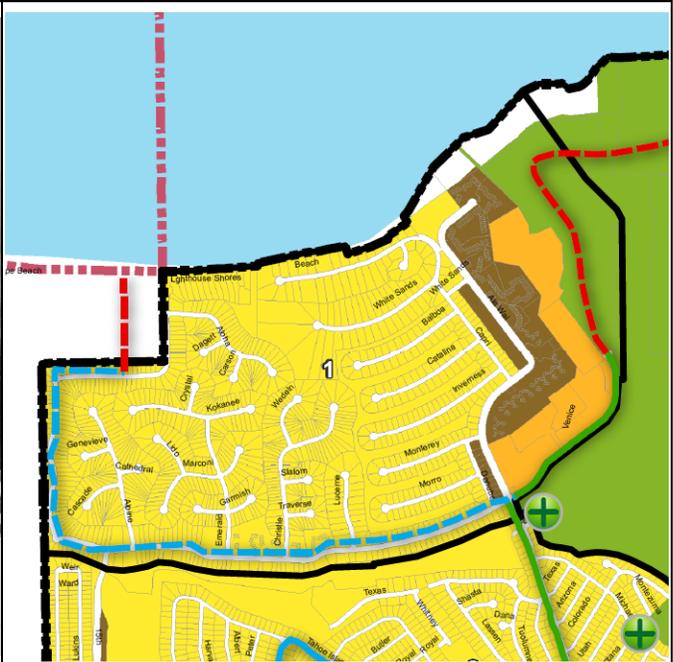
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Community Plan Area Priority List D – Stateline/Ski Run Community Plan	
	
Community Plan Area Description	Community Plan Area Priority List
<p>The Stateline/Ski Run Community Plan area is located in the northeastern part of the city along Highway 50 and Ski Run Boulevard. The area is a popular tourist destination and contains many tourist-oriented uses, such as motels, hotels, restaurants, and retail shops. The area has excellent access to the Lake at Timber Cove Beach and Marina.</p>	<ul style="list-style-type: none"> • Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways throughout the community plan area. • Encourage mixed-use developments that include affordable housing and commercial/professional uses. • Improve and maintain Ski Run Boulevard.

Node Priority List N2 – Stateline Node	
	
Node Description	Node Priority List
<p>The Stateline Node, which is located at the eastern edge of the city at the base of Heavenly Mountain, is the most popular visitor area in South Lake Tahoe. The Node consists primarily of large hotels, tourist-oriented shops, the Heavenly Gondola, and restaurants. The node is also adjacent to the casinos located across the state line in Nevada. There have been numerous recent redevelopment efforts in this node, and it now displays a consistent “mountain” architectural style.</p>	<ul style="list-style-type: none"> • Expand role as the primary visitor economic center for South Lake Tahoe. • Develop additional visitor services and housing.

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**Neighborhood Priority List
1 – TAHOE KEYS**



Neighborhood Description

The Tahoe Keys neighborhood is located in the northwestern corner of South Lake Tahoe. The neighborhood is developed around a man-made lagoon adjacent to Lake Tahoe and publically-owned open space.

The neighborhood has a strong nautical theme and includes almost 300 single-family homes with direct waterfront access and boat docks. Most of these homes have a modern design and are located on large lots, laid out in a traditional suburban pattern. The neighborhood also includes multi-family housing, a neighborhood commercial center, the Tahoe Keys Marina, small employment uses related to boat maintenance and repair, and public tennis courts and swimming pool.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, curbs, gutter, and underground utilities.
- Develop sidewalks and bike paths along Tahoe Keys Boulevard, and Venice Drive.
- Develop pedestrian and bike “boardwalks” between Tahoe Keys and Pope Beach Road, and between Tahoe Keys and Al Tahoe.
- Develop a park/gathering space at the southeast corner of Tahoe Keys Boulevard and Venice Drive.
- Work with BlueGo to provide better transit service through the neighborhood.
- Develop more park and recreational opportunities on publically-owned vacant parcels to create a better sense of community.
- Work with the local Homeowners Association to develop a property upkeep ordinance.
- Develop a roundabout at Tahoe Keys Boulevard and Venice Drive.
- Develop better and safer street lighting.

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**Neighborhood Priority List
2 – TAHOE ISLAND**



Neighborhood Description

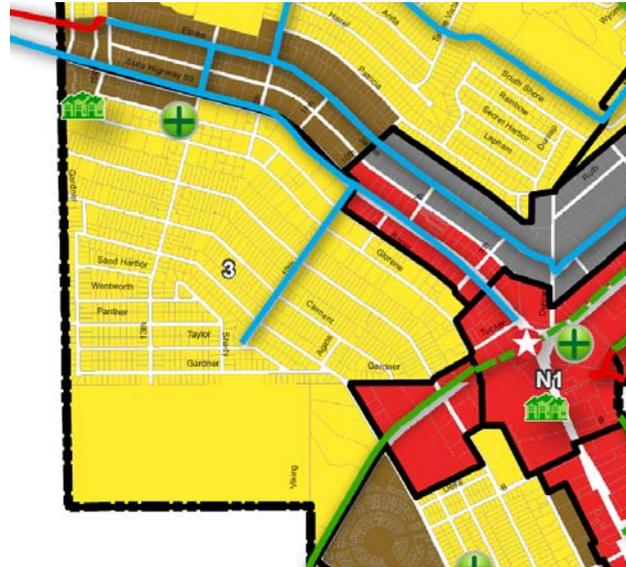
The Tahoe Island neighborhood is located north of the “Y” and south of Tahoe Keys. The neighborhood consists primarily of single-family homes with a few apartments and duplexes in the north-western portion. Open space in the western portion of the neighborhood is mostly Federally-owned, while the State or City own most of the open space in the central portion. The Tahoe Valley Elementary School is located in the neighborhood. Most of this neighborhood has a traditional suburban architectural style and land use pattern.

Neighborhood Priority List

- Develop bike lanes and sidewalks along Tahoe Keys Boulevard that connect to surrounding neighborhoods.
- Improve safety in the neighborhood through traffic improvements and more frequent police patrols.
- Improve infrastructure throughout the neighborhood, including drainage, curbs, gutter, and underground utilities.
- Reduce fire risks.
- Develop community gathering places, parks, and recreation areas.
- Develop a neighborhood park in the eastern part of the neighborhood.
- Maintain safe roads with frequent snow removal.
- Improve public access to trails, rivers, and meadows.
- Work with BlueGo to provide better transit service through the neighborhood.
- Develop better and safer street lighting.

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**Neighborhood Priority List
3– Gardner Mountain**



Neighborhood Description

The Gardner Mountain neighborhood is located northwest of the “Y” on the lower end of Gardner Mountain. The neighborhood consists primarily of large apartment complexes and single-family homes. Portions of the neighborhood slope up steeply towards Angora Ridge to the South. The neighborhood includes a mix of small older cabins and new large single family homes. There is currently no uniform architectural style in this neighborhood.

Neighborhood Priority List

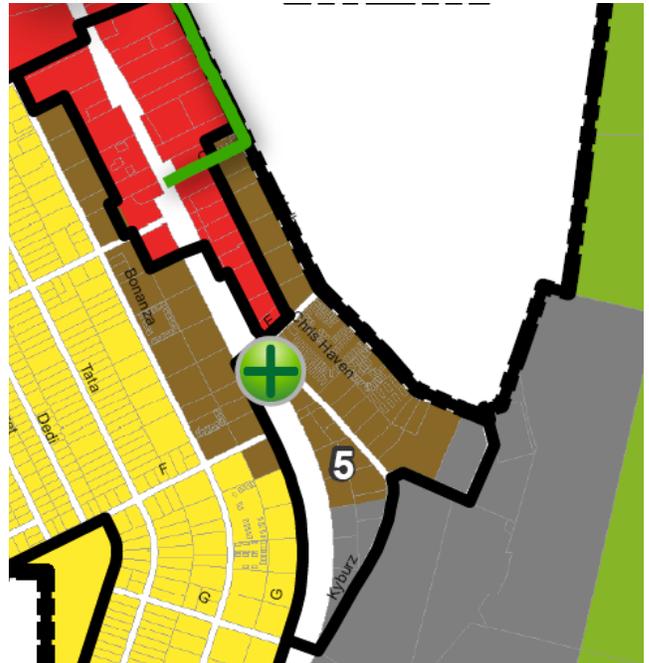
- Promote a walkable and bikeable neighborhood with shopping, schools, public transit, and services.
- Improve public services throughout the neighborhood, including storm drainage and snow removal.
- Improve neighborhood safety through improved street lighting.
- Promote a sense of community by developing new community gathering spaces, neighborhood parks, and open space with recreational opportunities.
- Develop mixed-use projects with affordable housing.
- Provide for a greater mix of uses, including commercial and social services (i.e., health and other professional services)
- Develop sidewalks and crosswalks along Highways 50 and 89, 10th Street, and 13th Street.
- Develop on-street roadway buffers along Highways 50 and 89 to calm traffic and create safer streets.
- Improve intersections at Julie Lane and Gardner Street and other main thoroughfares with motion sensor lights.

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Neighborhood Priority List 4 – Bonanza	
	
Neighborhood Description	Neighborhood Priority List
<p>The Bonanza neighborhood is located adjacent to the South Tahoe “Y”. The neighborhood consists of mostly residential uses including single-family residences, apartments, and a few mobile home parks. Tahoe Verde Mobile Home Park (the largest mobile home park in the city) is located within the neighborhood at Julie Lane. Most of the neighborhood is a collection of older cabins and single family homes.</p>	<ul style="list-style-type: none"> • Develop new parks and community gathering places in the center of the neighborhood.

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**Neighborhood Priority List
5 – Barton**



Neighborhood Description

Barton is located at the southeast corner of South Lake Tahoe adjacent to the Lake Tahoe Airport. It is one of the first neighborhoods encountered when entering South Lake Tahoe heading north on Highway 50. The neighborhood consists largely of small apartment complexes, with some older single-family homes. Tahoe Senior Plaza, an affordable housing complex for seniors, is also located in this neighborhood. There is currently no uniform architectural style in this neighborhood.

Neighborhood Priority List

- Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways throughout the neighborhood.
- Develop new parks and community gathering places.

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**Neighborhood Priority List
6 – Airport**



Neighborhood Description

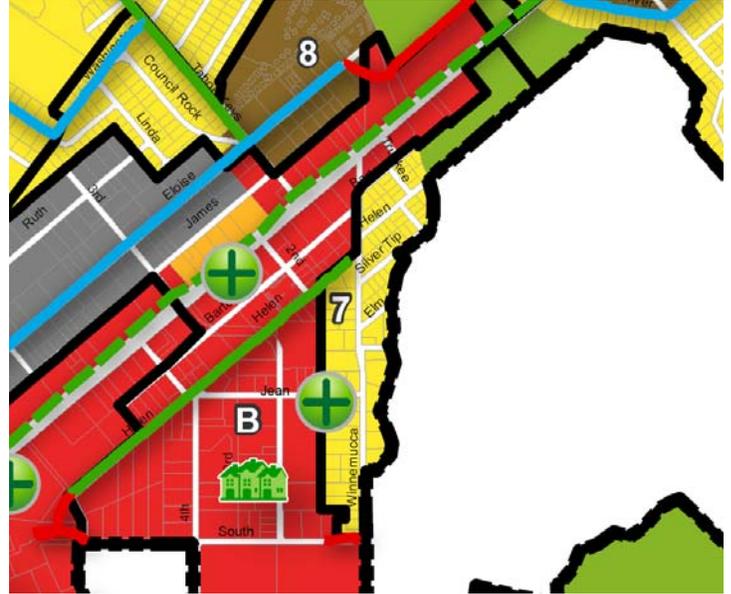
The Airport neighborhood is located in the southern-most part of the city, and borders the Bonanza and Barton neighborhoods. The neighborhood primarily consists of the Lake Tahoe Airport and some industrial uses. The neighborhood also includes Federally-owned conservation land and the Truckee Marsh in the northeast corner; as well as Federally-owned open space (Twin Peaks) in the western portion of the neighborhood.

Neighborhood Priority List

- Expand resident and visitor services at the Lake Tahoe Airport.

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**Neighborhood Priority List
7 – Winnemucca**



Neighborhood Description

The Winnemucca neighborhood is located south of Highway 50 adjacent to the meadow surrounding the Upper Truckee River. The neighborhood consists largely of vacant land and a small portion of single-family residential. Little open space exists within the neighborhood, but the adjacent Upper Truckee Meadow offers passive recreation opportunities.

Neighborhood Priority List

- Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways throughout the neighborhood.
- Develop new parks and community gathering places.

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**Neighborhood Priority List
8 – Tahoe Valley**



Neighborhood Description

The Tahoe Valley neighborhood is a small neighborhood located north of the “Y” and southeast of the Tahoe Island neighborhood. The neighborhood consists primarily of multi- and single-family homes. The neighborhood is somewhat isolated, since it is surrounded by commercial uses along Highway 50 and the Tahoe Island neighborhood.

Neighborhood Priority List

- Improve walkability and bikeability by developing sidewalks, crosswalks, and bikeways.
- Develop a new park and community gathering place in the north part of the neighborhood.

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**Neighborhood Priority List
9 – Highland Woods**



Neighborhood Description

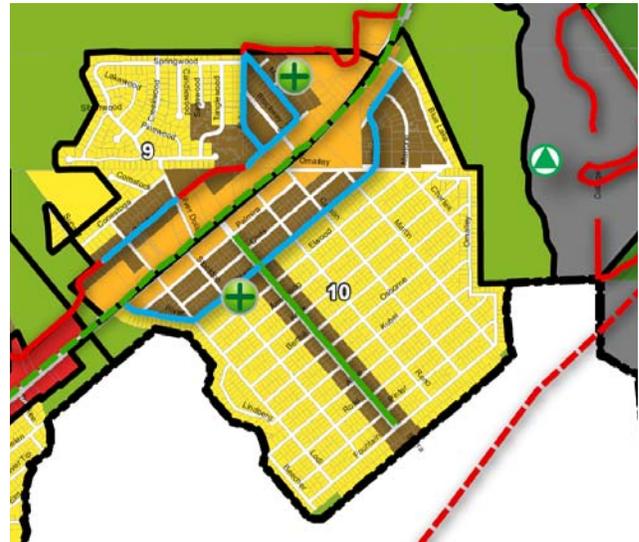
The Highland Woods neighborhood is located along the north side of Highway 50 between the Upper Truckee River and Trout Creek. The neighborhood primarily consists of large lot single-family homes with extensive commercial along Highway 50. The commercial uses provide many services and convenience shopping for nearby residents. Several transit routes go through the neighborhood with stops along Highway 50. The transit routes connect Highland Woods to the Stateline area and the “Y” intersection. There is currently no uniform architectural style in this neighborhood.

Neighborhood Priority List

- Promote a walkable and bikeable neighborhood near restaurants, shopping, schools, public transit, and services.
- Improve walkability and bikeability by developing well-lit sidewalks and bikeways.
- Work with BlueGo to provide better transit service through the neighborhood.
- Improve safety in the neighborhood through traffic improvements and traffic calming devices.
- Provide better safety through increased police patrols.
- Reduce the threat of catastrophic fire.
- Develop community gathering places, recreation areas, playgrounds, a community garden, and social centers.
- Improve public services throughout the neighborhood, including storm drainage and snow removal.
- Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance.
- Improve roadway signage.
- Improve erosion control measures.
- Encourage/require a consistent community design.

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**Neighborhood Priority List
10 – Sierra Tract**



Neighborhood Description

The Sierra Tract neighborhood is located along the south side of Highway 50 between the Upper Truckee River and Trout Creek. The neighborhood consists primarily of small lot single-family residential with extensive commercial along Highway 50. The Sierra Tract neighborhood does not contain large employers but does support a substantial amount of service-based employment in the convenience stores, restaurants, and motels along Highway 50. The neighborhood is laid out in a traditional suburban grid pattern. There is currently no uniform architectural style in this neighborhood.

Neighborhood Priority List

- Promote a walkable and bikeable neighborhood with restaurants, shopping, schools, public transit, and services.
- Improve walkability and bikeability by developing sidewalks and bikeways with lighting from the “Y” intersection to Stateline.
- Work with BlueGo to provide better transit service through the neighborhood.
- Improve safety in the neighborhood through traffic improvements and traffic calming devices.
- Provide better safety through increased police patrols.
- Reduce the threat of catastrophic fires.
- Develop community gathering places, recreation areas, playgrounds, a community garden, and social centers.
- Improve public services throughout the neighborhood, including storm drainage and snow removal.
- Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance.
- Improve roadway signage.
- Improve erosion control measures.
- Encourage a consistent community design.

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**Neighborhood Priority List
11 – Al Tahoe**



Neighborhood Description

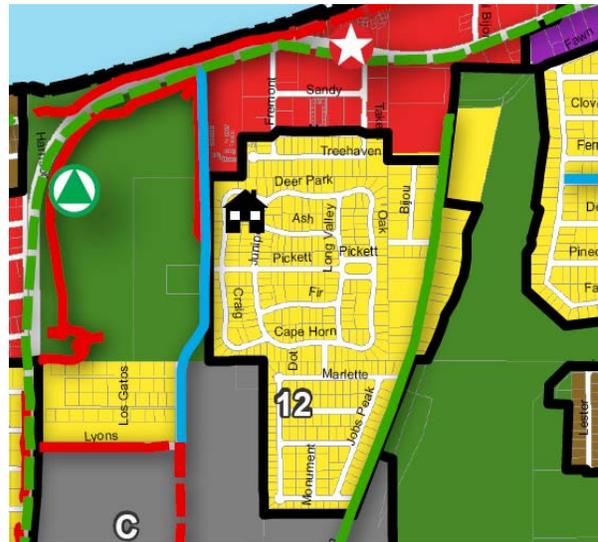
The Al Tahoe neighborhood is a triangular-shaped area bordered by the Truckee Marsh to the southwest, Lake Tahoe to the north, and Highway 50 to the east. The Al Tahoe neighborhood has a wide range of densities and a mix of residential uses including single-family dwellings, duplexes, apartment buildings, and condominiums. The neighborhood also has excellent access to the Lake and a public beach (Regan Beach), various retail uses along Harrison Avenue, a shopping center at the intersections of Highway 50 and Al Tahoe Boulevard, and the South Lake Tahoe Senior Center in the southern portion of the neighborhood. The neighborhood has a wide variety of architectural styles, ranging from small cabins to modern homes. The neighborhood also contains blocks of historical cabins that have remained unchanged over the years.

Neighborhood Priority List

- Improve road maintenance and snow removal.
- Improve safety in the neighborhood with more frequent police patrols, neighborhood watch programs, and better street lighting.
- Develop community gathering places, recreation areas, playgrounds, a community garden, and social centers.
- Continue to support good public land neighbors, including the California Tahoe Conservancy and the United State Forest Services.
- Promote a walkable and bikeable neighborhood with restaurants, shopping, schools, public transit, and services.
- Improve walkability and bikeability by developing sidewalks and bikeways with lighting from the “Y” intersection to Stateline.
- Work with BlueGo to provide better transit service through the neighborhood.
- Improve road infrastructure, maintenance, and safety throughout the neighborhood.
- Encourage a consistent community design.
- Improve roadway signage.
- Improve erosion control measures.

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**Neighborhood Priority List
12 – Bijou Pines**



Neighborhood Description

The Bijou Pines neighborhood is located east of the Al Tahoe neighborhood between Highway 50 and Johnson Boulevard. The neighborhood primarily consists of single-family homes with a “summer tract” character. The northern portion of the neighborhood has access to the nearby major grocery store, post office, DMV, County government building, bowling alley, numerous restaurants, and other commercial uses.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, streets, sidewalks, curbs, and gutters.
- Develop affordable, workforce, and inter-generational housing.
- Improve access and connectivity to surrounding neighborhoods.

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**Neighborhood Priority List
13 – Pioneer Village**



Neighborhood Description

The Pioneer Village neighborhood is located in the middle of Bijou Meadow, off Al Tahoe Boulevard south of Johnson Boulevard. The neighborhood consists of single-family homes with open space surrounding the entire neighborhood. Nearby Bijou Park and Bijou Creek Meadow provide passive recreation opportunities.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, streets, sidewalks, curbs, and gutters.
- Develop affordable, workforce, and inter-generational housing.
- Improve access and connectivity to surrounding neighborhoods.

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**Neighborhood Priority List
14 – Rancho Bijou**



Neighborhood Description

Rancho Bijou is a residential neighborhood located along Pioneer Trail in the southeastern area of the city. The neighborhood consists predominantly of single-family homes. The neighborhood is laid out in a traditional suburban grid pattern.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, streets, sidewalks, curbs, and gutters.
- Develop affordable, workforce, and inter-generational housing.
- Improve access and connectivity to surrounding neighborhoods.

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**Neighborhood Priority List
15 – Rancho Bijou Acres**



Neighborhood Description

Rancho Bijou Acres is located just south of the Bijou/Al Tahoe Community Plan area and west of Ski Run Boulevard. The neighborhood has a wide variety of architectural styles, ranging from multi- and single-family homes to mobile home parks.

Neighborhood Priority List

- Encourage a sense of community by developing a neighborhood park, recreation facilities, and other community gathering spaces where residents can get to know their neighbors.
- Develop bike and pedestrian paths that connect to nearby places such as the Boys and Girls Club.
- Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance.
- Develop affordable, workforce, and inter-generational housing.
- Improve safety in the neighborhood with more frequent police patrols and better street lighting.
- Provide safe and healthy streets through improved street maintenance and additional streetlights.
- Improve infrastructure throughout the neighborhood, including curbs and gutters.

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**Neighborhood Priority List
16 – Heavenly Village**



Neighborhood Description

The Heavenly Village neighborhood is located above Pioneer Trail near the Heavenly Mountain Resort. The neighborhood consists primarily of vacation homes including single-family dwellings, apartments, and condominiums. Isolated commercial uses include Tahoe Seasons Resort and a large timeshare project (Heavenly Valley Townhomes). Steep slopes with views of the Lake make construction and maintenance of safe roadways in the winter a challenge. Shuttle buses transport skiers from their parked cars to the resort due to the steep terrain. The neighborhood has a variety of architectural styles, including the distinctive Tahoe Tyrol development.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, streets, sidewalks, curbs, and gutters.
- Develop affordable, workforce, and inter-generational housing.
- Improve access and connectivity to surrounding neighborhoods.

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**Neighborhood Priority List
17 – Bijou Park**



Neighborhood Description

The Bijou Park neighborhood is enclosed by Highway 50, Ski Run Boulevard, and Pioneer Drive. Bijou Park includes a mixture of old and new higher-density residential uses, from summer homes to condominiums. It also includes a smaller number of motels and timeshares and commercial uses including a small grocery store and convenience store.

Neighborhood Priority List

- Encourage a sense of community by developing a neighborhood park, recreation facilities, and other community gathering spaces where residents can get to know their neighbors.
- Develop bike and pedestrian paths that connect to nearby places such as the Boys and Girls Club.
- Encourage a sense of community and pride in ownership by adopting a property upkeep ordinance.
- Develop affordable, workforce, and inter-generational housing.
- Improve safety in the neighborhood with more frequent police patrols and better street lighting.
- Develop mixed land uses.
- Provide safe and healthy streets through improved street maintenance and additional streetlights.
- Improve infrastructure throughout the neighborhood, including curbs and gutters.

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**Neighborhood Priority List
18 – Stateline Residential**



Neighborhood Description

The Stateline Residential neighborhood is located in the northeastern part of the city, south of the Heavenly Base Station. The neighborhood is close to Heavenly and major employers and entertainment opportunities at the Stateline Node. This neighborhood contains older single-family residential and multi-family residential. There is currently no uniform architectural style in this neighborhood.

Neighborhood Priority List

- Improve infrastructure throughout the neighborhood, including drainage, streets, sidewalks, curbs, and gutters.
- Develop affordable, workforce, and inter-generational housing.
- Improve access and connectivity to surrounding neighborhoods and major employers.

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**Neighborhood Priority List
19 – Tahoe Meadows**



Neighborhood Description

The Tahoe Meadows neighborhood is located north of Highway 50 between Ski Run Boulevard and Park Avenue. Much of the neighborhood runs along Lake Tahoe. The neighborhood is a gated community consisting primarily of single-family cabins and newer homes, and is adjacent to the Linear Park bike trail, which connects the neighborhood to the Lakeside Park neighborhood and Stateline Node. This neighborhood is a listed Historic District on the National Register of Historic Places and the California Register of Historic Places.

Neighborhood Priority List

- Improve infrastructure, including streets, sidewalks, drainage, curbs, and gutters.

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**Neighborhood Priority List
20 – Lakeside Park**



Neighborhood Description

The Lakeside Park neighborhood is located on the California side of South Stateline. Lakeside Park is bounded by Lake Tahoe to the west, Azure Avenue to the east, the Nevada State border to the north, and North Avenue to the south. The neighborhood consists of a mix of single-family and multi-family dwellings and motels, and is close entertainment opportunities at Heavenly Village and the casinos across the Nevada border. The neighborhood also contain several older, possibly historic, structures. The neighborhood has excellent access to Lake Tahoe with boat launching facilities; however, the Lakeside Marina and Beach are privately-owned by the Lakeside Park Association.

Neighborhood Priority List

- Improve infrastructure, including streets and drainage.
- Preserve historic structures and land use patterns.

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