

Built Environment Largely Unchanged; Economy in Decline

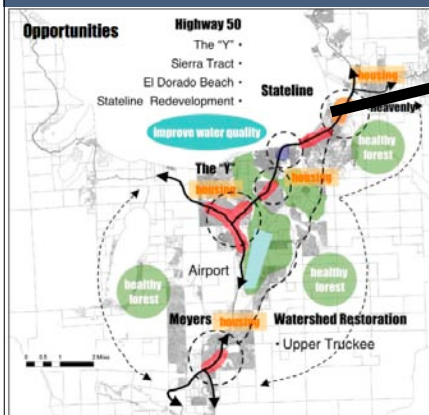


WWW.REGIONALPLANNINGPARTNERS.COM

Si
Darin Dinsmore
darindinsmore@gmail.com

City of South Lake Tahoe Moving toward sustainability

Applied Sustainability by Design



Sample neighborhood
Sustainable design

WWW.REGIONALPLANNINGPARTNERS.COM

Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

Big Ideas

- Reconfigure land use patterns to create walkable Mixed-use centers, nodes and neighborhoods
- Increase density within walking distance of transit stops where appropriate
- Reduced dependence on the automobile by providing increased options for transportation
- Improvements to service, access and convenience

Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM



Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

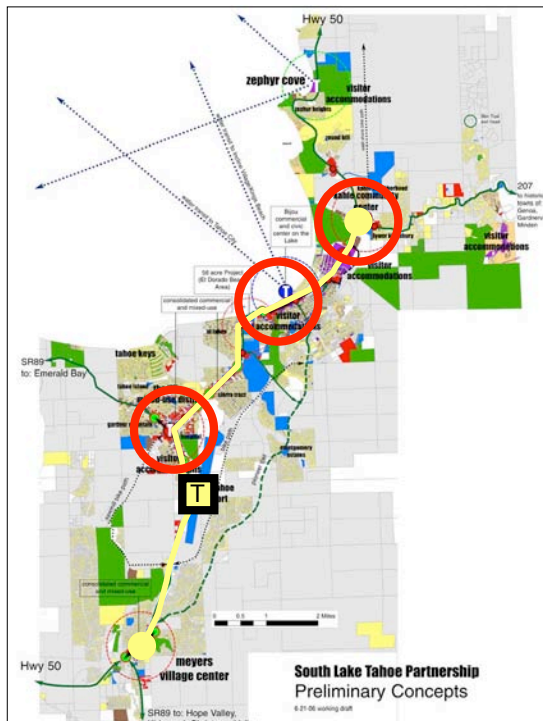
RTP workshop

red=live
blue=work



Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM



Example Transit-Land Use Link Strategy

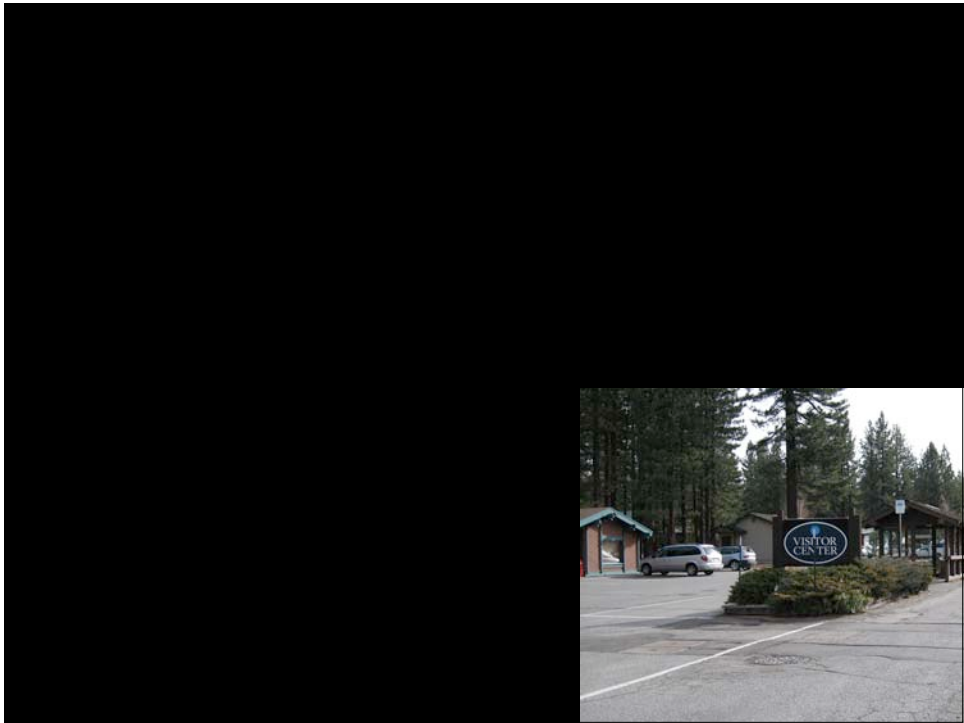
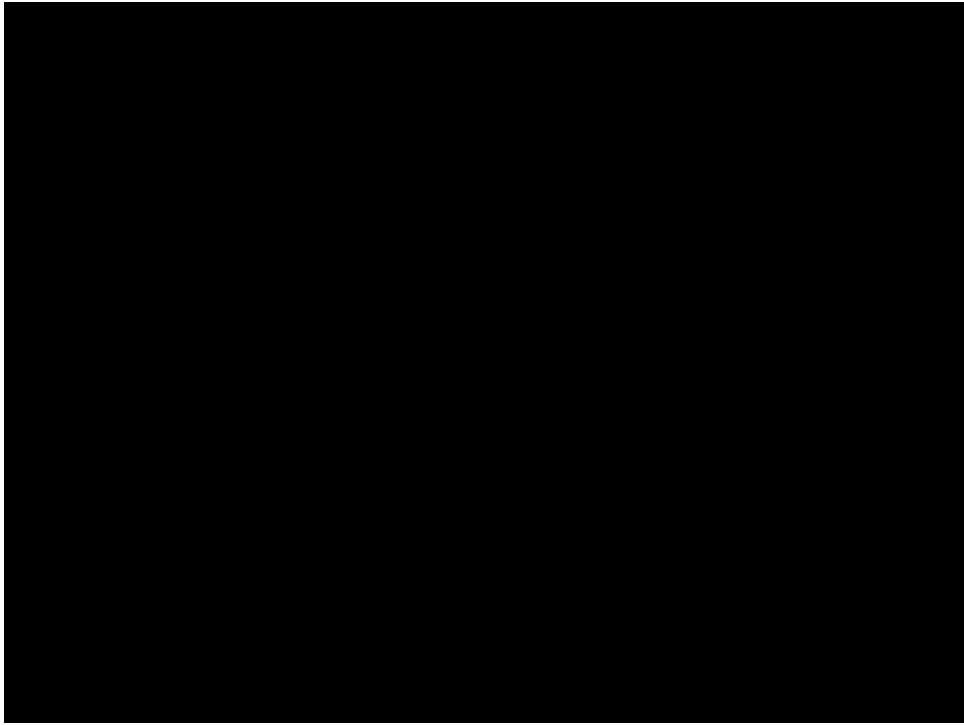
Components:

- Enhanced "green" transit connections between Meyers and Stateline
- Land use clusters that support transit and reduces trips
- Sustainable designed development
- Creation and enhancement of transit facilities
- Managed parking/fees

Partners/stakeholders:

- Local government
- Regional agencies
- Transit agency(s)/authority(s)
- Private sector partners
- Airport
- CalTrans

WWW.REGIONALPLANNINGPARTNERS.COM



Affordable Housing and Green Building



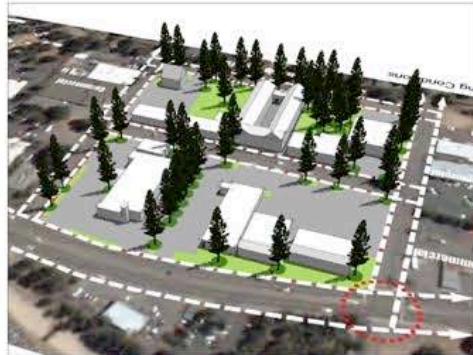
- 7.2 acre infill site
- County owns $\frac{1}{4}$ land
- mixed use/commercial and variety of unit types, price points and tenures
- some commercial along hwy frontage
- zoning allows for up to 15 du/ac with bonus for affordable
- design a neighborhood where you would want to live
- land is expensive \$40.00/sf
- focus on site design then green building features
- Include adequate parking, parks/open space and stormwater management areas

Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM



Site
Da
darindinsmore@gmail.com



Existing Site and Development

Existing Site Area	306,000 SF (7.02 A)
Block 1	162,000 SF (3.72 A)
Block 2	144,000 SF (3.30 A)
Existing Site Coverage	71.0%
Block 1	77.1%
Building	39,300 SF (0.24 FAR)
Paving	85,600 SF
Paving	124,900 SF
Block 2	64.0%
Building	41,640 SF (0.29 FAR)
Paving	50,580 SF
Paving	92,220 SF
Existing Trees	50

Factors Affecting Affordability

- **Efficient Use of the Land**
- **Small Unit Sizes**
- **Balancing Repetition and Variety**
- **Building type selection**
- **Fee structure**
- **Parking Accommodation**
- **Diversity of Unit Types**

Diversity of Unit Types

- Variety of unit types that respond to the needs of different households helps promote affordability.
- Choosing the right type and size of house, rather than getting a larger unit that is too expensive to afford.



Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

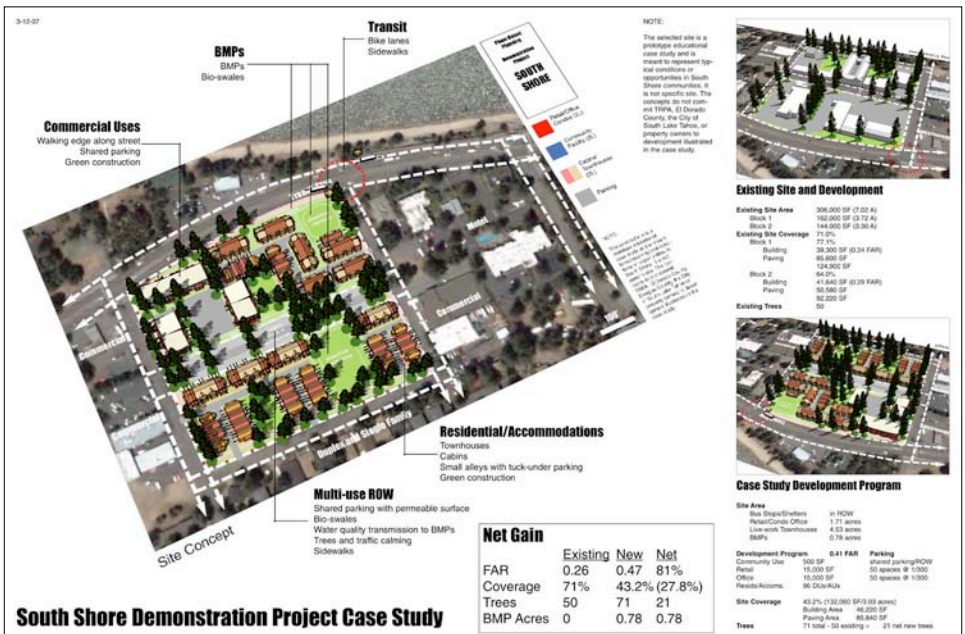


Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM



Sierra Solutions Conference
 Darin Dinsmore
 darindinsmore@gmail.com



South Shore Demonstration Project Case Study

Sierra Solutions Conference
 Darin Dinsmore
 darindinsmore@gmail.com

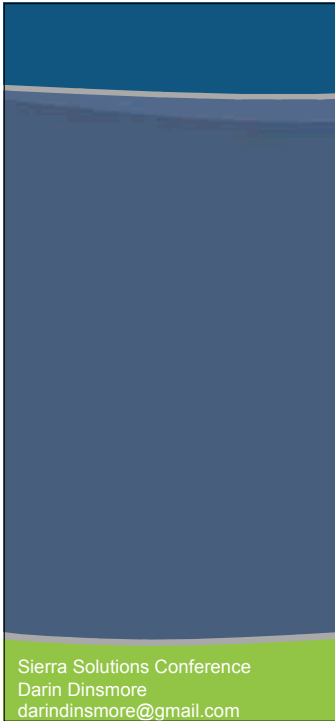
Mixed-Mode Main Street - Reinvestment Corridors



WWW.REGIONALPLANNINGPARTNERS.COM

Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com





PACIFIC GAS AND ELECTRIC COMPANY
NET ENERGY METERING ELECTRIC STATEMENT
THIS IS NOT A BILL
 Service Dates: May 01, 2008 to June 02, 2008
 Includes True-up period from Jul 2007 to Jun 2008



MCCAMANT, KATHRYN
 507 REDBLD WY
 NEVADA CITY, CA, 95959

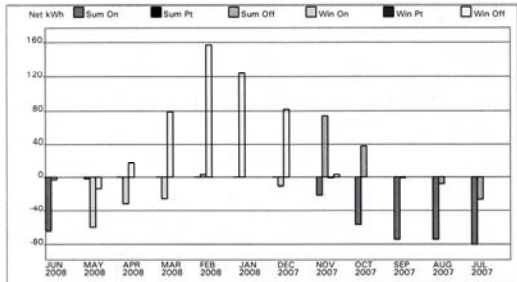
Rate Schedule: E W7PB/NEMS
 Account ID: 6653884881
 Service ID: 6653884666

ENERGY TRUE-UP HISTORY:

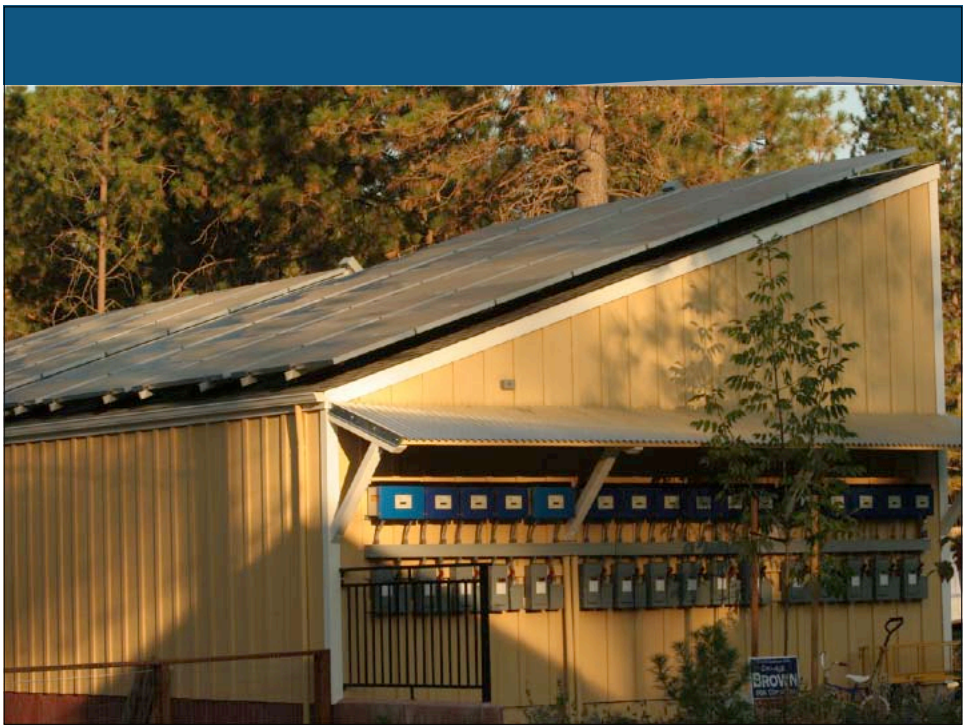
BILLING MONTH	BILL TO DATE	SUMMER ON	SUMMER OFF	WINTER ON	WINTER OFF	TOTAL ENERGY	ENERGY CHARGES / CREDITS
JUN 2008	06/02/08	-64	3	-60	-13	-67	\$-18.27
MAY 2008	05/01/08	2	0	18	-75	-55	\$-7.24
APR 2008	04/02/08			-31	19	-14	\$-1.83
MAR 2008	03/04/08			-23	79	54	\$5.40
FEB 2008	01/31/08			3	157	160	\$12.01
JAN 2008	01/03/08			0	128	128	\$9.20
DEC 2007	12/03/07			-10	82	72	\$5.10
NOV 2007	11/01/07			-4	3	55	\$-4.45
OCT 2007	10/04/07	-21	74	-38		-19	\$-13.15
SEP 2007	09/04/07	-24	-1	-1		-75	\$-20.68
AUG 2007	08/06/07	-74	-8	-8		-82	\$-21.17
JUL 2007	07/05/07	-80	-26			-106	\$-24.79
TOTALS						23	\$-77.50

\$-77.50

*Energy Charges (credits) include all energy related amounts and taxes. Any negative amounts in the "TOTALS" row will not be applied to your next true-up period. This is because the net metering program was designed by the legislature for systems sized to customer usage on an annual basis. Carefully approved tariffs and legislation provide that any financial credit associated with the program be used to offset current year bills, but neither result in a negative annual bill, nor be carried forward from one year to the next.

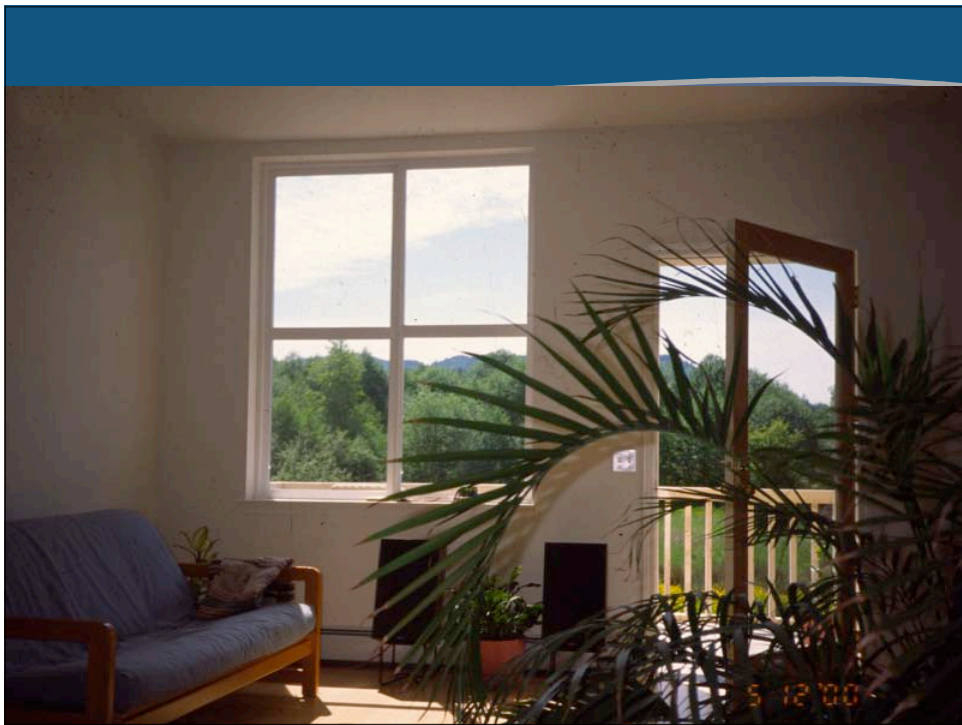


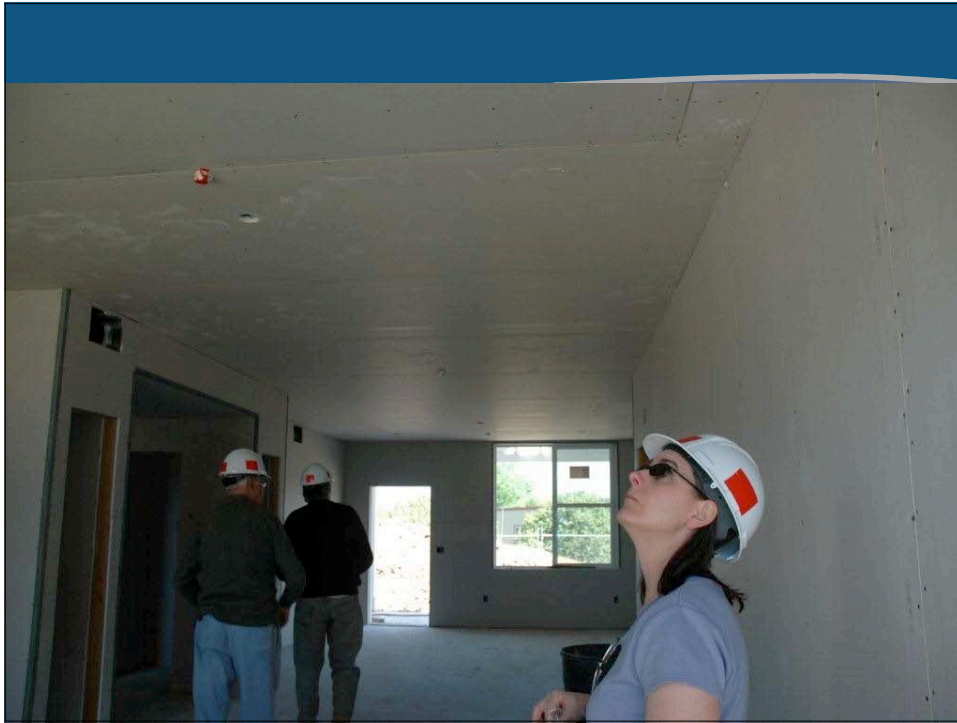
Sierra Solutions Conference
 Darin Dinsmore
 darindinsmore@gmail.com











Actions

Greener Buildings

- LEED™ Public Buildings
- LEED™ Redevelopment and Community Wide
- GREEN DESIGN BEFORE TECHNOLOGY



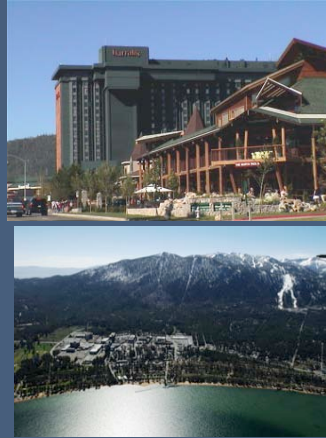
Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

Actions

Greener Large Sites

- District energy
- Solar orientation
- Passive energy solutions
- Urban agriculture
- TDM prioritizing sustainable modes – Care share
- Sustainable rainwater management plan
- Solid waste diversion strategy
- Affordability



Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

Actions

- Incentives for **Green** Design
- Sustainable Master Planning leadership on Public Land
- **Green** Application Priority
- More flexibility, fewer barriers



Photo by RaeAllen

Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

Actions

- Secondary suites within buildings
(invisible density)
- Backyard laneway infill housing
(hidden density)
- Ground oriented housing
(gentle density)
- Arterial mid-rise Mixed Use -housing

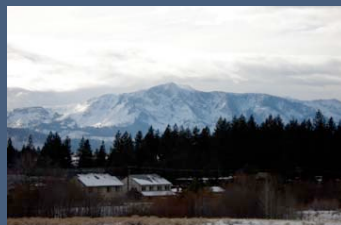


Sierra Solutions Conference
Director of Planning
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

Sustainability Principles for the City of South Lake Tahoe (Summary)

- 1) Green Infrastructure
 - Energy/Resource Usage,
 - Waste Reduction & Recycling,
 - Water and Stormwater Infrastructure
- 2) Complete Community
 - Neighborhoods, town centers and nodes, gateways & enhanced Places
- 3) Environmentally-Friendly Transportation
- 4) Vibrant Economy
- 5) Diverse Housing
- 6) Forest Health and Functional Open Space
- 7) Community Facilities and Programs
- 8) Healthy Food System
- 9) Green Buildings
- 10) Regeneration/Restoration



Sierra Solutions Conference
Darin Dinsmore
darindinsmore@gmail.com

WWW.REGIONALPLANNINGPARTNERS.COM

