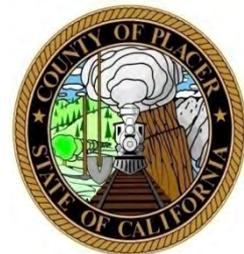


# TAHOE BASIN COMMUNITY PLAN UPDATE

## TOWN HALL MEETING



Placer County  
September 11, 2013



# Agenda

1) **Sign-in & Welcome**

2) **Plan Area Sub-Stations:**  
*Meet & Greet*

3) **Community Plan Update Presentation:**

*Overview of Kings Beach Charrette*

*Overview of Town Center Visioning Options Public Workshop*

*Status & Next Steps*

*Q & A*

4) **Summary & Plan Area Sub-Stations Break-Out:**

*Kings Beach Charrette Sub-Station*

*Tahoe City Town Center Visioning Options Sub-Station*

*Plan Area Sub-Stations*



# Background

- July 2011 Placer BOS direction to initiate update of the Tahoe Community Plans
- County currently maintains 9 Community/General Plans in Basin
- As part of update process County's Community/General Plans are being consolidated into one over-arching policy document with four sub-planning areas
- Plan Areas have been identified and are for the purpose of developing four separate Area Plans - zoning, development standards, and design guidelines for the communities within each Plan Area
- Community Plan documents will include:
  - An over-arching Tahoe Basin Community Plan policy document
  - West Shore Plan Area Plan
  - Greater Tahoe City Plan Area Plan
  - North Tahoe West Plan Area Plan
  - North Tahoe East Plan Area Plan



# Public Outreach Strategy

- The purpose of the Public Outreach Strategy is to provide guiding principles in order to ensure that the Update process reflects the participation and feedback of the Community Plan stakeholders
- The Public Outreach Strategy will serve as a road map for how the County engages the public in the Community Plan Update process
- As part of the Public Outreach Strategy, the following teams were formed:
  - *Technical Advisory Committee*
  - *Four separate Citizen Advisory Groups (West Shore Plan Area, Greater Tahoe City Plan Area, North Tahoe West Plan Area, and North Tahoe East Plan Area Teams)*
- The Public Outreach Strategy also includes:
  - *Community Workshops*
  - *Town Hall Meetings*
  - *Regular updates to the NTRAC, TRPA Governing Board, Placer County Planning Commission and Board of Supervisors*
  - *Community Plan Update Website and Newsletters*



# Progress to Date

- On-going coordination with TRPA / Review of Regional Plan & Code as related to Community Plan Update ✓
- ~ 20 community workshops, 4 Town Hall Meetings, stakeholder interviews, regular updates to NTRAC, BOS ✓
- Preparation of preliminary Draft Zone District Maps (commercial cores only) for Plan Area Team review ✓
- Conducted Kings Beach Vision Charrette ✓
- Preparation of Kings Beach Vision Plan ✓
- Preparation of Existing Conditions Report & Economic Market Analysis ✓
- Conducted Tahoe City Town Center Visioning Options Public Workshop ✓
- Planning Commission Workshops to Address Key Issues ✓





# Overview --Kings Beach Vision Charrette

- Charrette is an intensive planning session or workshop(s) where community designers, other land use professionals & the public collaborate on a vision for development
- Kings Beach Vision Charrette part of Tahoe Basin Community Plan Update
- Intended to further the Plan Area Team's visioning – to engage in a deeper dialogue with the public regarding the future of Kings Beach & to graphically illustrate that vision
- Charrette results in a Vision Plan (booklet) that is intended to inform the Community Plan & Area Plan for Kings Beach



# Kings Beach Vision Charrette

- Focus on issues & possibilities of seeing a newer future (environmental, economic, community & art)
- Aspirational plan that illustrates possibilities (new ideas and ideas part of existing plans)
- Catalyst to help seek implementation
- New commercial core improvements considered as the existing condition
- Plan to be incorporated into the updated Community/Area Plans

# Overview of Kings Beach Vision Charrette



- Charrette process launched with early engagement of agencies & the public to seek background information & input



- Charrette held on July 16-18; included two public open-house sessions on July 16; open-door working design sessions on July 17; open-door working sessions & final public presentation on July 18



- Charrette supported by Plan Area Team, where the team worked directly with community designers to convey vision

- Final presentation included key principles and multiple vision renderings and plans reflective of vision



- Vision Plan booklet available on Community Plan Update webpage 09/13/13

# Kings Beach Vision Charrette -- What we Heard

- Constraints of Small parcels
- Location, signage, and availability of parking
- Large amounts of SEZ reduces development opportunities
- Event Center Use
- Maintain Town character
- Need for Visual Improvements & Gateways
- Need for Environmental Improvements





# Kings Beach Vision Charrette -- What we Heard

- Event Center Ideas
  - Incorporate into hotel program (business retreat)
  - Incorporate mix of uses (interpretive/environmental/visitor)
  - Visual performing arts
  - Open building to the Lake
- Kings Beach State Recreation Area Ideas
  - Beach center & focus on beach area
  - Promenade along the beach
  - Activate plaza
  - Seasonal ice rink
  - Public kayak & paddle board rack



# Kings Beach Vision Charrette – What we Heard

- Trails & Connectivity
- Transit & Transportation
- Parking
- Development Ideas
- Building Heights & Design Guidelines
- Signage

# Kings Beach Vision Charrette –Planning Principles

## *Sense of Place*

- Establish Kings Beach as a recreation hub while maintaining diverse, friendly local neighborhoods. Enhance and expand availability of winter recreational opportunities in all seasons. Create a waterfront destination to suit a wide range of visitor expectations.
- Accomplish place making for locals and visitors by activating and developing interesting gathering places and encouraging reinvestment into building improvements while maintaining Kings Beach's eclectic style.
- Protect lake and ridgeline views through thoughtful site design and appropriate building height.
- Establish welcoming, attractive mixed-use gateways that reinforce community character, create a connection to the Lake and recreation, and aid wayfinding.



# Kings Beach Vision Charrette –Planning Principles

## *Connectivity & Transportation*

- Connect people to the Lake, the mountain and their neighborhoods via sidewalks and trails and a lakefront promenade. Create a series of interconnected public recreation and gathering places.
- Create a dynamic public waterfront. Highlight water transit opportunities and connections to public piers.
- Implement a parking management strategy that encourages walking, biking and public transit and incorporates shared parking.
- Provide defined walkways, bike routes and green street elements along primary community streets to reinforce their safety and function as community spaces.



# Kings Beach Vision Charrette –Planning Principles

## ***Environmental Gains***

- Build upon the Commercial Core’s environmental improvements to reduce impacts to lake clarity. Relocate inappropriate uses from sensitive landscapes and consider dual uses of water quality facilities to achieve environmental and community needs.
- Develop verifiable environmental improvements as part of an area-wide solution.
- Utilize redevelopment to implement environmental improvements, including water quality and scenic threshold attainment.



# Kings Beach Vision Charrette –Planning Principles

## *Economic Vitality*

- Continue the Commercial Core’s evolution as a “Main Street” by promoting infill and creating a flexible, explorable, vibrant town form with shared public amenities beyond just SR 28.
- Enhance overnight accommodations and the mix of uses to attract longer visitor stays and increase revenue generation potential.
- Integrate the Event Center and its prime lake front access as part of Kings Beach’s economic and community infrastructure.
- Support reinvestment and redevelopment efforts to upgrade the built environment and address the appearance of aging buildings. Address issues with permitting and planning processes.
- Identify and accomplish incremental improvements in the short-term to maintain momentum and achieve long-term gain for the future.



# Kings Beach Vision Charrette – Renderings & Plans



# Kings Beach Vision Charrette –Renderings & Plans

## Beach Center Vision Concept

- Enhance recreation opportunities
- Create winter destination activities
- Beach center ice skating

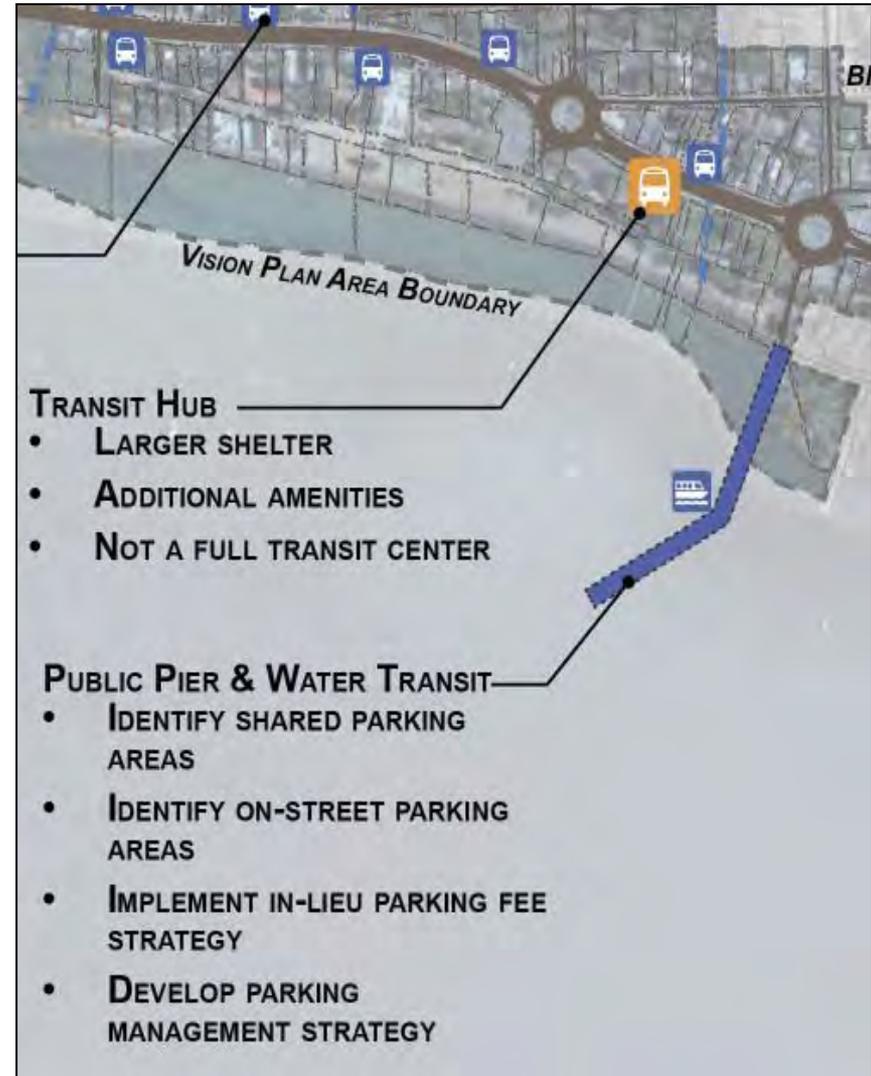


# Kings Beach Vision Charrette –Renderings & Plans

## Public Pier/Water Transportation

### Vision Concept

- Public Use
- End of Coon Street
- Promoting Non-Auto Use



# Kings Beach Vision Charrette – Renderings & Plans



**Public Pier/Water Transportation  
Vision Concept**

# Kings Beach Vision Charrette – Renderings & Plans

## Beach Promenade Vision Concept

- Walking
- Connection to recreation uses
- Sand retention



# Kings Beach Vision Charrette – Renderings & Plans



Beach Promenade Vision Concept



# Kings Beach Vision Charrette – Renderings & Plans

## Improved Parking Vision Concept

- Parking Management Strategy
- Decentralized parking
- No central structure
- Small lots
- Shared Parking
- On-Street Parking



# Kings Beach Vision Charrette – Renderings & Plans



## Explorable Town Form Vision Concept

- Interesting walking environment, street closure

# Kings Beach Vision Charrette – Renderings & Plans

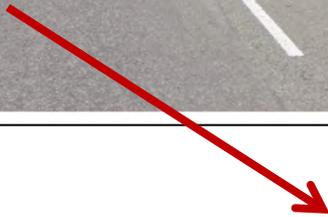


**Improved  
Accommodations**

**Vision Concept**

- Environmental improvements

# Kings Beach Vision Charrette – Renderings & Plans



**Mixed Use / Infill  
Vision Concept**



# Kings Beach Vision Charrette – Renderings & Plans



**SR 267 Entry Improvement  
Vision Concept**

# Overview – Tahoe City Town Center Visioning Options



## TAHOE CITY TOWN CENTER VISIONING OPTIONS

Tahoe City, California

October 2012

Prepared by Design Workshop and Sustainable Community Advocates for the North Lake Tahoe Resort Association & Tahoe City Public Utility District



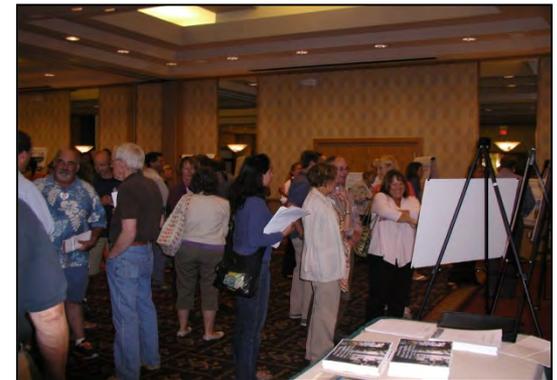
# Tahoe City Town Center Visioning Options August 28, 2013 Public Workshop

- Tahoe City Town Center Visioning Options was created in 2012 by Tahoe City downtown stakeholders as a way to generate ideas about the future of Tahoe City
- The intent of the visioning options process was that the generated ideas could be used to help inform County planning efforts
- Visioning options process was not a County led process but resulted in some visioning concepts and principles that the County believes are worth further review
- The August 28 workshop was conducted to engage in a dialogue with the public regarding the principles and concepts identified by the Tahoe City downtown stakeholders in the visioning options; and to explore whether or not some of these concepts and principles should be carried forward by the County for consideration
- Public input received during workshop resulted in modifications/augmentation to the visioning options
- Public input and modified vision principles & concepts may help to inform the County's Community Plan Update and the Tahoe City Area Plan

# Tahoe City Town Center Visioning Options August 28, 2013 Public Workshop

## Workshop Included:

- Detailed presentation on the Visioning Options generated by the Tahoe City downtown stakeholder group
- Display of existing conditions
- Break-out stations for input on Visioning Options concepts
- Break-out stations for input on Visioning Options Principles



# Tahoe City Town Center Visioning Options Public Workshop

## What we Heard:

- Link trails and groom trails in winter for access and cross country skiing opportunities
- Maintain/improve lake views
- “River walk” concept along Truckee River—extending restaurants and accommodations for riverfront opportunities, etc.
- Maintain existing community scale and character - provide 2nd story dining opportunities for lake views
- The 2-front doors concept and alleys good way to link golf course to town



# Tahoe City Town Center Visioning Options Public Workshop

## What we Heard:

- The 2-front doors concept and alleys good way to link golf course to town
- Concentrate on restoration of sensitive lands
- Work with private property owners for mutually beneficial solutions
- Terrace concept - commercial/public realm along lakefront and enhanced lake views
- Explore sites for improved hotel stock along lake
- Improve way-finding signage
- Consider a principle on environment /lake protection
- Diversify industry/economy & increase full-time residency



# Tahoe City Town Center Visioning Options Public Workshop

## What we Heard:

- Uses allowed should encourage pedestrians
- Enhance downtown with alleys/walkable retail/commercial
- Consider parking management strategy - revisit the ratios area wide, plan key nodes
- Guiding principles should not identify specific commercial land use sites
- Need mix of retail and beach; lake/beach access must be public
- Focus on entry gateways at both ends of town
- Encourage locally owned businesses and hotels to add to the charm and sense of place
- Interregional transit options: shuttles, buses, trails, etc.

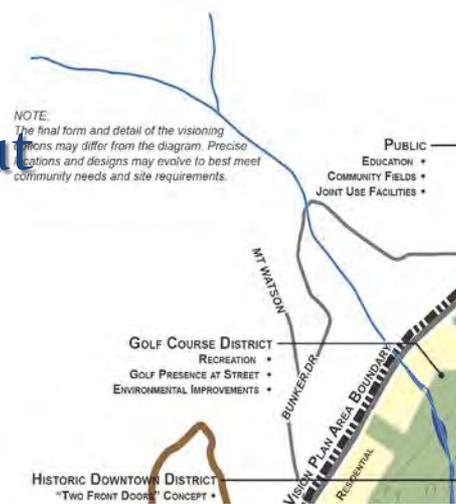


# Initial Visioning Diagram Options/Ideas

- Golf course integrated with the Town Center
- “Two front doors” – explorable town form
- Lodging in prime locations with public amenities
- Improved town entry with views of the Lake
- Mixed use development and infill
- Lakeside Trail linked with a Truckee River Trail



# Modified Visioning Diagram Based on August 28 Public Input



- Additional entryways identified as Gateways
- Removal of identified site specific uses
- Addition of Mixed Use concept throughout town

# Modified Visioning Options Principles

## Based on August 28 Public Input

### 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.*

### Principle 2

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

### 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.*

### Principle 4

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



# Modified Visioning Options Principles Based on August 28 Public Input

## Principle 5

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

## Principle 6

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

## Principle 7

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

## Principle 8

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



# Modified Visioning Options Principles

## Based on August 28 Public Input

### Principle 9

*Streamline permitting and planning standards to encourage new investment.*

### 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)*

### 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.*



## Documents Released on webpage:

- Kings Beach Vision Plan – will be uploaded to webpage on September 13
- Tahoe City Town Center Visioning Options Modified Vision Diagram and Principles Based on August 28 Public Input – Uploaded to webpage September 11
- Community Plan Existing Conditions Report & Economic Market Analysis – will be uploaded to webpage on September 13

WEBPAGE: [TahoeBasinCPU](http://TahoeBasinCPU)



# Next Steps:

- Conduct series of topical policy workshops

- **Sept 25, 2013**    **Topical Policy Workshop: Conservation**  
5:00-6:30 PM, North Tahoe Event Center, Kings Beach
- **Oct 9, 2013**    **Topical Policy Workshop: Land Use, Community Design & Development Potential**  
5:00-6:30 PM, North Tahoe Event Center, Kings Beach
- **Oct 23, 2013**    **Topical Policy Workshop: Recreation, Public Services & Facilities**  
5:00-6:30 PM, North Tahoe Event Center, Kings Beach
- **Nov 6, 2013**    **Topical Policy Workshop: Transportation**  
5:00-6:30 PM, North Tahoe Event Center, Kings Beach

- Preparation of Community Plan policy document and 4 Area Plans in coordination with TRPA to ensure conformance with their Regional Plan and Code
- Meet with Technical Advisory Committee for feedback on planning documents as they take shape
- Regular updates to NTRA, BOS, TRPA
- Continue to hold Town Hall Meetings when necessary
- Planning Commission for status reports and to hold workshops when necessary – Next workshop October 24, 2013 (Tentative)





# Tahoe Basin Community Plan Update

**Community Plan Update Contact:**

**Crystal Jacobsen**

**530.745.3000**

**[cjacobse@placer.ca.gov](mailto:cjacobse@placer.ca.gov)**

**Community Plan Update Website:**

**<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoePlanning>**

*Copies of PowerPoint available upon request.*

## Questions ?

