



KINGS BEACH VISION PLAN Pre-Charrette Workshop

June 2013

DESIGNWORKSHOP



INTRODUCTION



Placer County

North Tahoe East Team

- Plan Area Team established by County and has 9 community members
- Team represents the Kings Beach and North Stateline area
- Purpose: To assist County in Tahoe Basin CPU, offering input, feedback regarding the future of Kings Beach and North Stateline
- Team has addressed land use and scale (building height) within Kings Beach and North Stateline



North Tahoe East Vision

The North Tahoe East Plan Area within the North Tahoe Basin is an established gateway to Lake Tahoe, California and Nevada, and an exceptional outdoor recreation destination with a local, friendly charm.

The Plan Area consists of close-knit neighborhoods connecting Kings Beach and Brockway. The communities within the Plan Area are culturally diverse and offer an outstanding place to live, work and play.

The Plan Area provides a walkable beach community surrounded by a variety of housing types and viable year-round business and commercial opportunities.

The North Tahoe East Plan Area shall provide and allow the following community improvements:

North Tahoe East Vision

- Improve and recognize the Plan Area as a recreational destination while maintaining diverse local friendly neighborhoods;
- Establish welcoming gateways to Lake Tahoe California and Nevada, while focusing on revitalization of the gateway areas of SR 267;
- Feature outdoor recreation without compromising affordability and cultural diversity;
- Support revitalization over new development as a way to recognize the existing local communities;
- Enhance walkability and accessibility with inter-connectivity to public recreation and gathering places.”

North Tahoe East: Vision Themes

- Allow for mixed-use in commercial cores
- Limit height in Kings Beach to 3 stories lakeside of North Lake Blvd and 4 stories mountainside of North Lake Blvd
- Preserve/improve lake views
- Maintain community character and small mountain town charm
- Maintaining/improving outdoor recreational destination focus

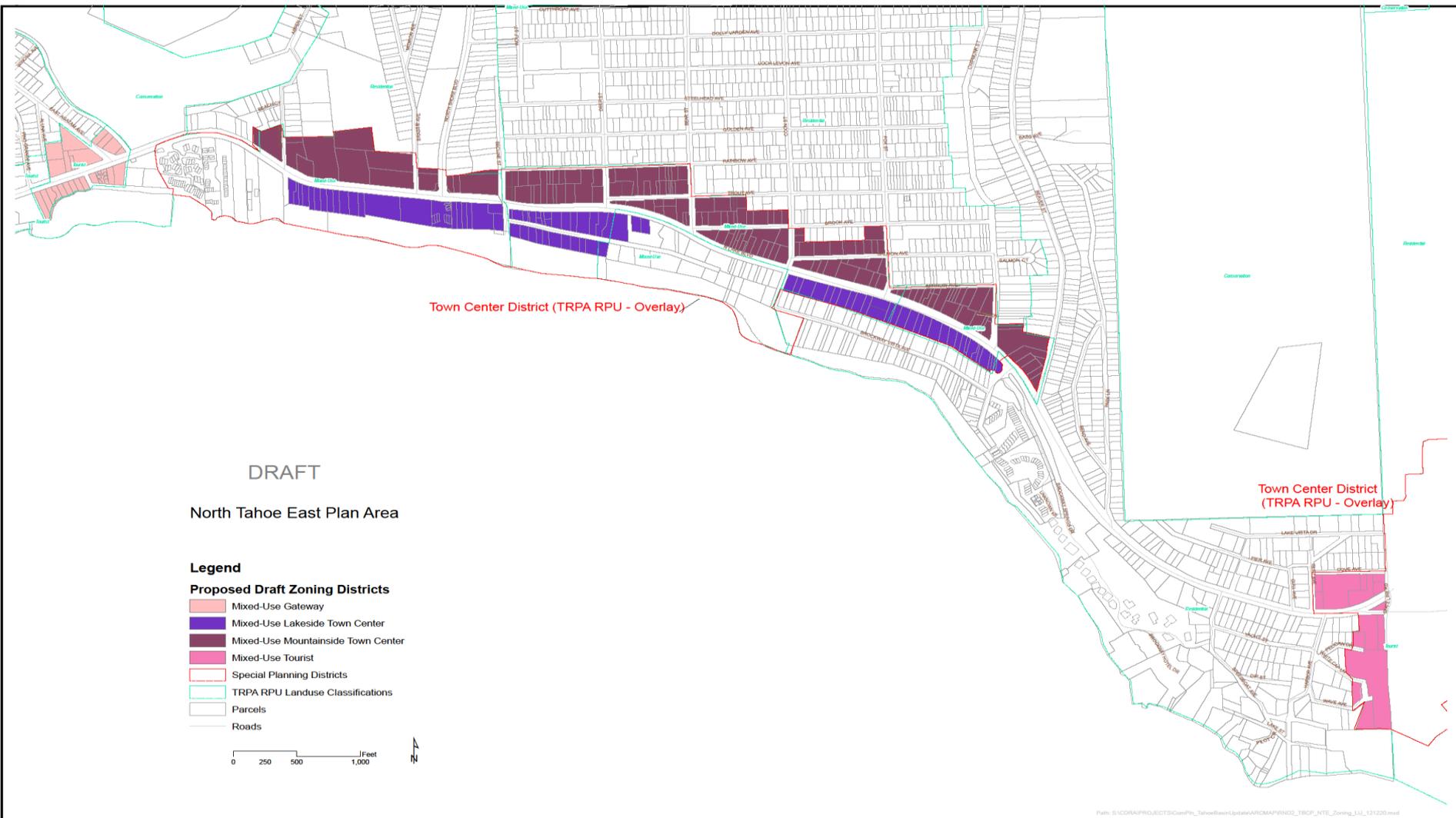
North Tahoe East: Vision Themes

- Focus on multi-modal transportation and walkability
- Improving pedestrian and bike connections to recreational opportunities and between communities
- Plan for public gathering places
- Preserve natural resources and focus on environmental restoration of sensitive lands
- Focus on economic sustainability and create communities where residents can live, work, and play

County Draft Zone Districts

Kings Beach Commercial Core

(Based on North Tahoe East Team Input)



Vision Plan: What it is

IS

- 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



Vision Plan: What it is NOT

NOT

- Regulatory plan
- Official planning document
- Promise of specific elements



Ideas inform the development of the updated County Community/Area Plan for the North Tahoe East Area.

What is a Vision Plan



Vision Plan: The Process

- Building off previously developed information
- Review background information
- Pre-Charrette Meeting (tonight)
- 3-day Charrette July 16-18 with public sessions
- Development of summary booklet
- Review of draft summary and determination of how elements may move forward as part of the Community Plan Update Process

Planning Context

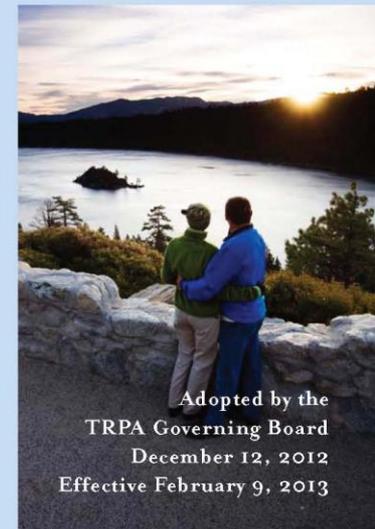
New Regional Plan

- Local communities given the tools to direct their own future (Area Plans)
- Provides implementation strategies for environmental gain to stimulate redevelopment of aged buildings



REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY || *lake tahoe*



Adopted by the
TRPA Governing Board
December 12, 2012
Effective February 9, 2013

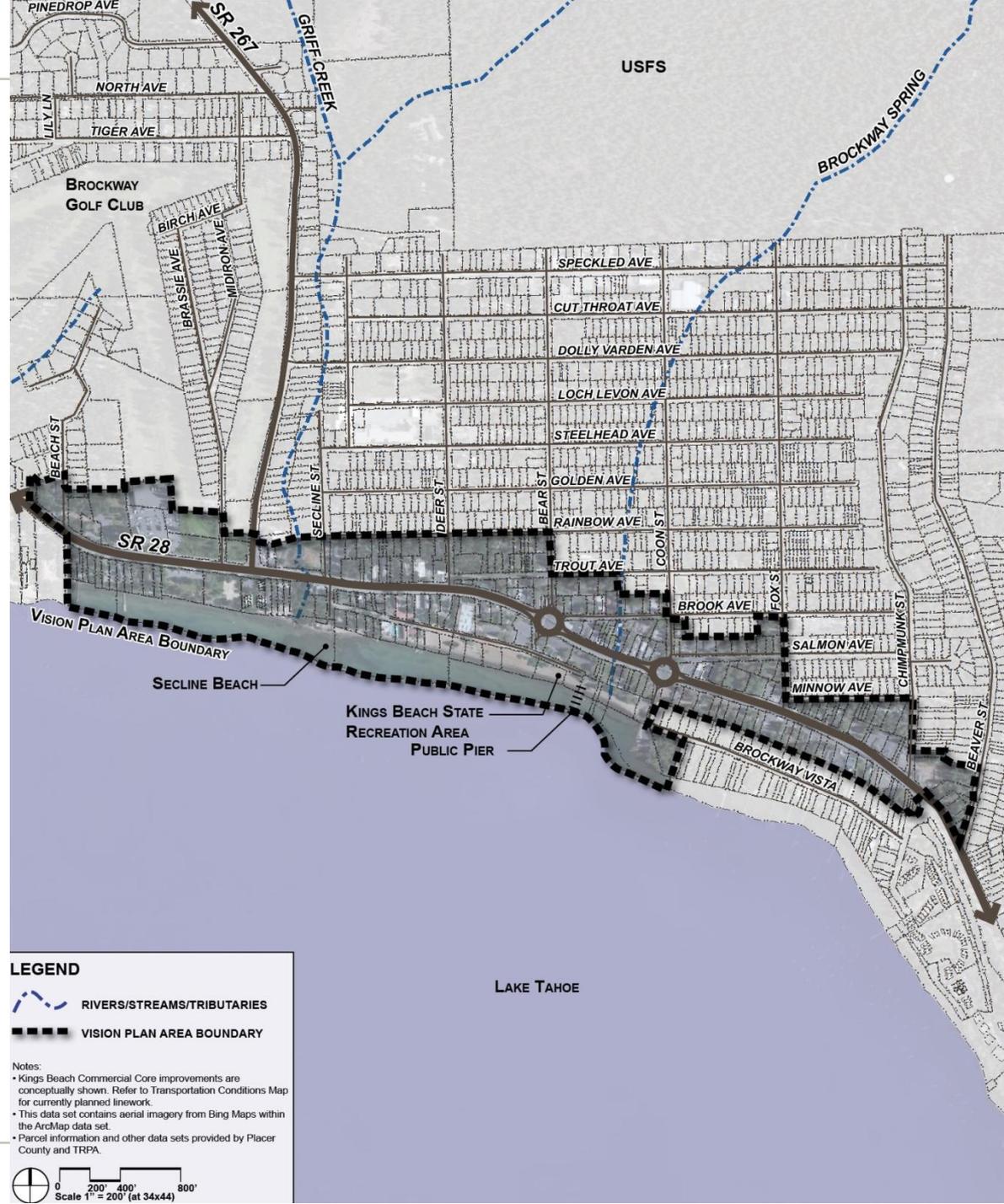
Kings Beach Vision Plan Area

- Regional context
- A key entry to Lake Tahoe and California



Project Area

- Focus on town center area
- Consider connections and influences from the residential areas to the town center
- Western boundary near Safeway
- Eastern boundary at Beaver Street



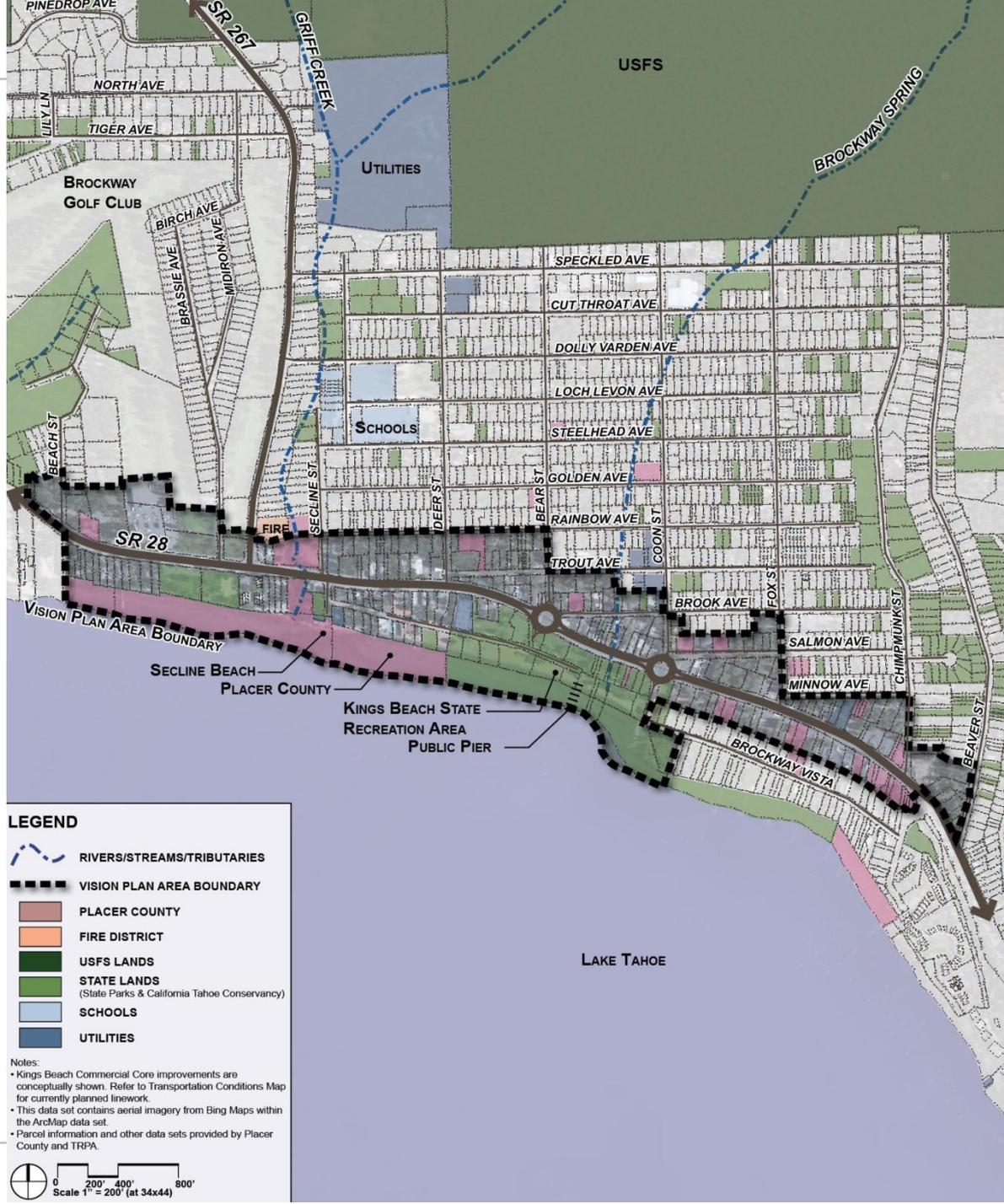
Planned Land Use

- Mixed use land use designation
- Existing uses
 - Commercial
 - Tourist
 - Public Service
 - Open Space
 - Recreation
 - Residential
- Town center
 - Eligible for redevelopment incentives after adoption of updated Community Plan/Area Plan



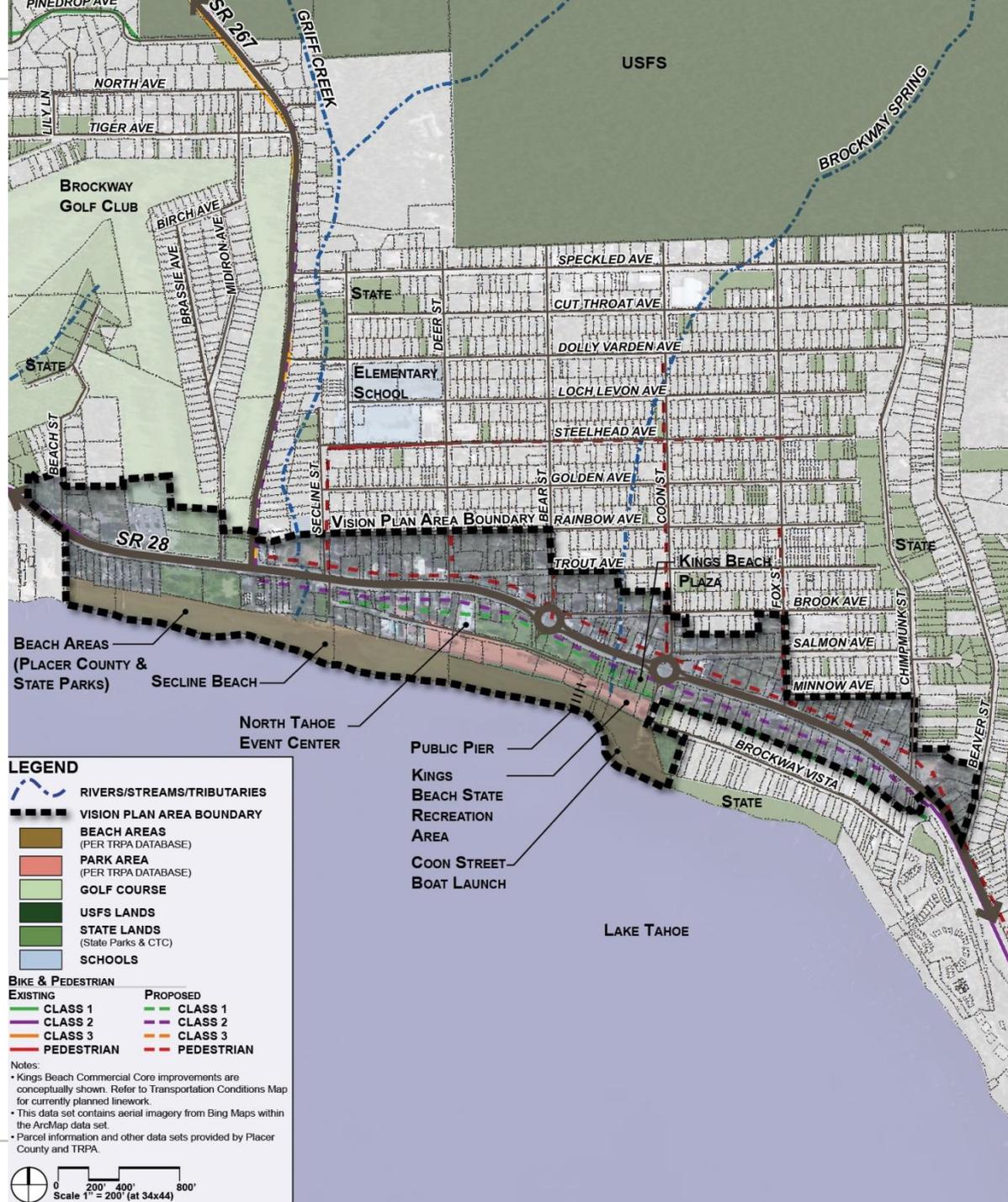
Ownership

- Kings Beach State Recreation Area
- Other State-owned lands (California Tahoe Conservancy)
- Placer County



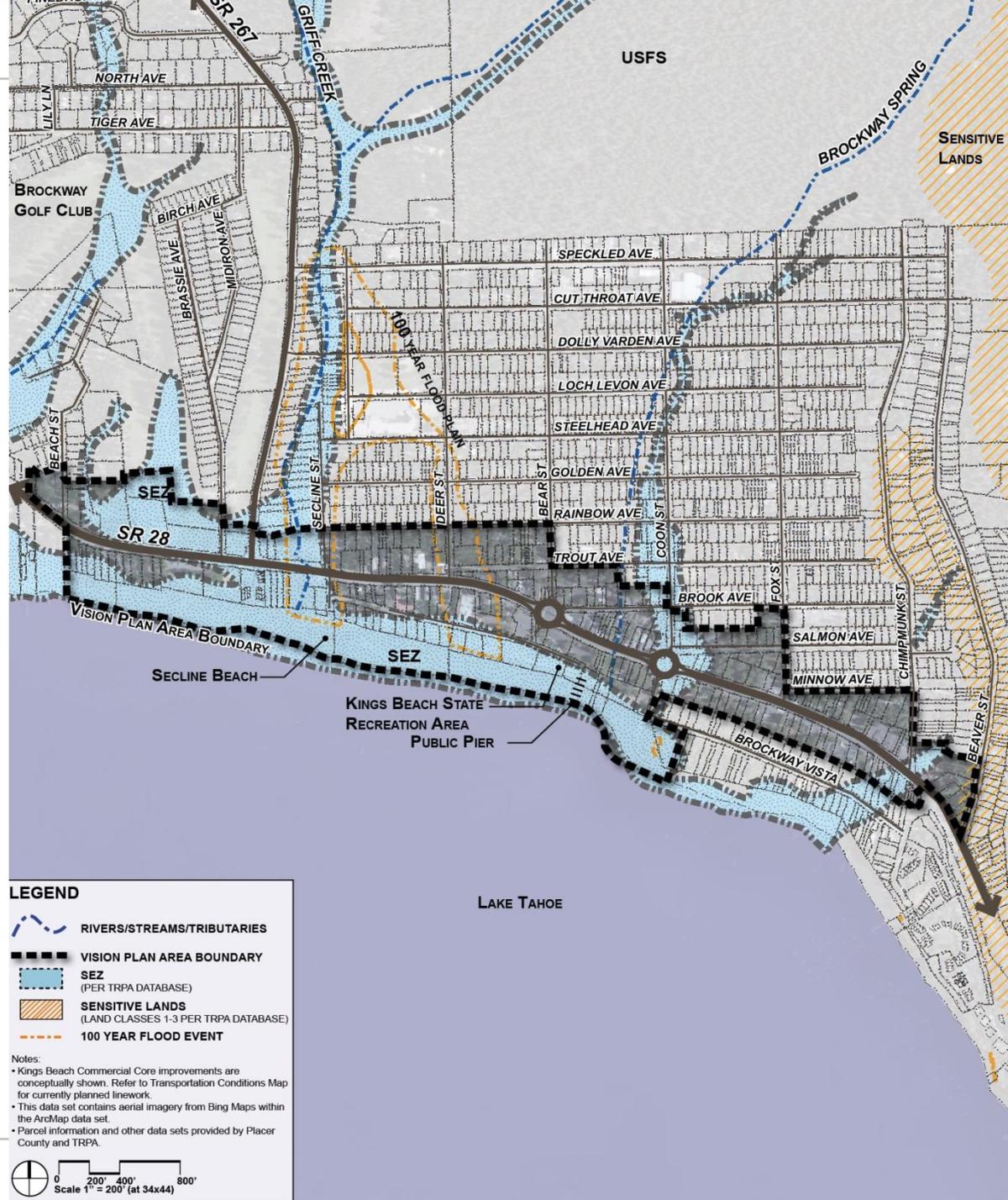
Recreation Areas and Trails

- Kings Beach State Recreation Area
- Planned trail connections
- Waterfront opportunities
- Connections to surrounding recreation destinations



Sensitive Lands

- Riparian areas
 - Griff Creek
 - Brockway Spring
- Stream Environment Zone
 - Regional Plan Update Opportunities
- 100 Year Floodplain



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- SEZ (PER TRPA DATABASE)
- SENSITIVE LANDS (LAND CLASSES 1-3 PER TRPA DATABASE)
- 100 YEAR FLOOD EVENT

Notes:

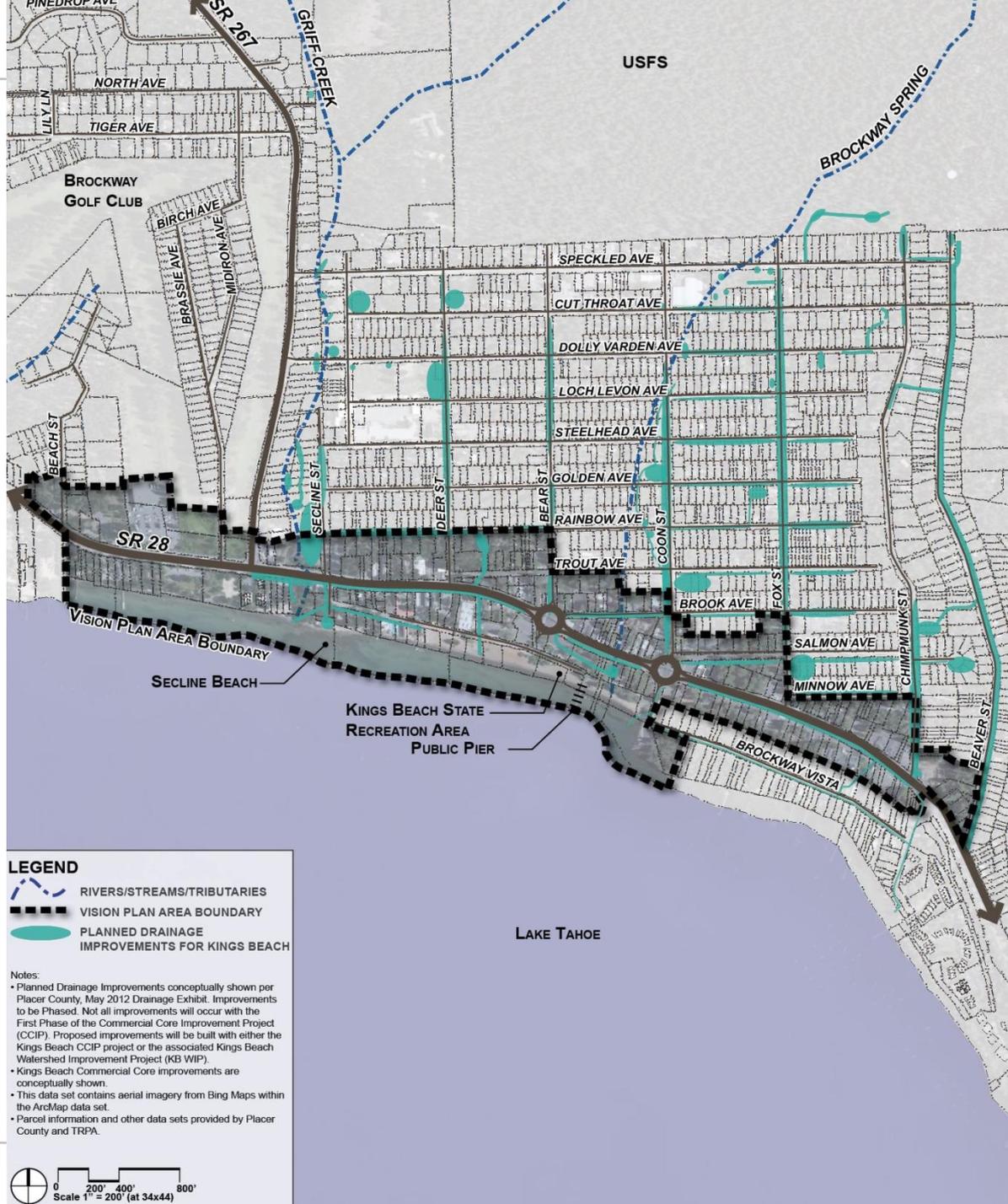
- Kings Beach Commercial Core improvements are conceptually shown. Refer to Transportation Conditions Map for currently planned linework.
- This data set contains aerial imagery from Bing Maps within the ArcMap data set.
- Parcel information and other data sets provided by Placer County and TRPA.

Scale: 1" = 200' (at 34x44)

Scale Bar: 0, 200', 400', 800'

Planned Drainage Improvements

- Current Town Center BMP Status
- Fine Sediment Loading Designations:
 - High (117-167 lbs/acre/yr)
 - Highest (>168 lbs/acre/yr)
- Improvements planned as part of Kings Beach Commercial Core Project and Kings Beach Watershed Improvement Project



Commercial Core Project



Commercial Core Project



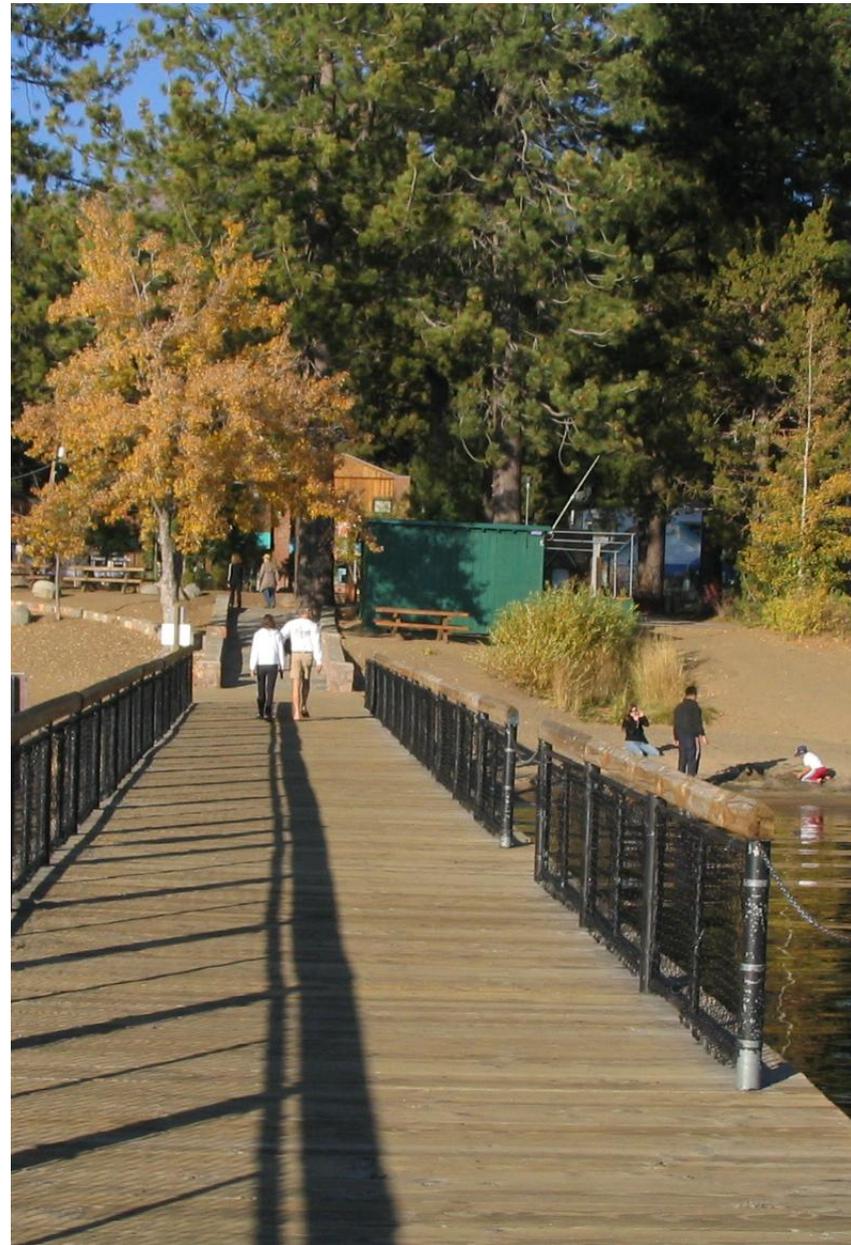
What We've Heard – Challenges to Address

- Environmental impacts
- Need incentives for reinvestment and redevelopment
- Quality of experience – e.g. lodging, shopping
- Legacy development pattern and declining quality of built environment
- Perception of the area as only a summer town
- Parking needs/adequacy
- Small parcels
- Regional competition



What We've Heard – Ideas & Opportunities for the Future

- Prime location – portal to Lake Tahoe
- Walkability – Commercial Core project
- Connectivity
 - Residential areas to recreation areas, Commercial Core & gathering places
- Improvements to State Park – establish a public waterfront
- Conference center re-use
- Transit center opportunities
- Use of Regional Plan incentives for environmental restoration and reinvestment/redevelopment
- Local knowledge & residents



July 16, Tuesday

12:00—1:30 PM: Public Presentation and Open House

- Information stations, elements of the plan, and maps to discuss the future vision
- Presentation at 12:15PM
- Same information and format as 5:00PM session

5:00—6:30 PM: Public Presentation and Public Open House

- Information stations, elements of the plan, and maps to discuss the future vision
- Presentation at 5:15PM
- Same information and format as 12:00PM session

July 17, Wednesday

Design team working and review meeting with Placer County

July 18, Thursday

5:00—6:30 PM: Public Presentation and Open House

- Discuss plan progress and the ideas illustrated
- Presentation at 5:15 PM

Small Group Discussions – Mark on Maps

- Key Ideas to Consider

- Envisioning the Future
 - How you see it
 - What it could contain
 - What defines the character that others don't have

- Key Issues to Consider
 - Identify the fundamental issues to be addressed

- Potential Projects
 - Identify current and future planned projects