



PROPOSED KINGS BEACH VISION PLAN

Placer County, California

September 2013



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PROJECT SUMMARY



“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.”

-North Tahoe East Plan Area Team



Members of the public reviewed the visioning options and provided feedback.

Overview

The Kings Beach Community Vision Plan is part of Placer County’s Tahoe Basin Community Plan Update, currently underway. The goal vision plan is to establish a community dialogue focused on critical issues facing Kings Beach and to define a shared vision that will serve as the foundation for how the community should evolve over the next 20-30 years. Over the course of multiple meetings and a three-day work session, participants convened to share their ideas about what makes Kings Beach unique, the existing challenges, and the opportunities that exist to create a diverse and local friendly community centered around recreation.

Sixteen principle ideas addressing sense of place, connectivity and transportation, environmental gains, and economic vitality form the foundation of the plan. These principle ideas are further supported by a series of place-based illustrations to represent the potential that exists for creating a pedestrian oriented, vibrant and sustainable community.



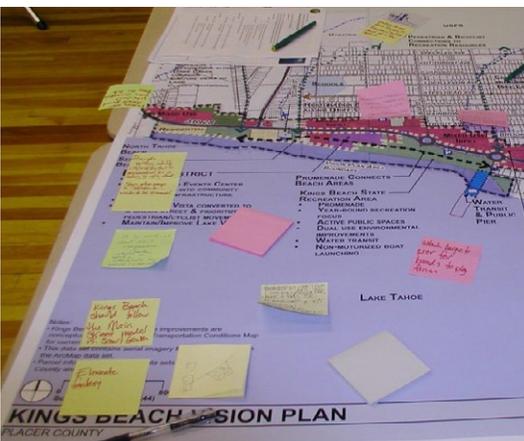
Charrette participants shared ideas for achieving a new vision for Kings Beach.

Sense of Place

Our understanding of a place is established by the collective qualities that make it unique when compared to surrounding areas. Within Kings Beach it is the large public beach, surrounding alpine environment, eclectic architecture, and proximity to Lake Tahoe that are the distinguishing characteristics residents identify with and which attract visitors. Understanding what establishes the sense of place in Kings Beach will allow for future improvements without detracting from the character of the community.

Connectivity and Transportation

Pedestrian access is integral to creating distinctive destinations. Safe, convenient, and attractive streetscapes create opportunities for community interaction and stimulate economic development. In addition, new trail connections to public lands and water-borne transit could transform Kings Beach into a waterfront, recreation hub.



The ideas that were shared have been captured and synthesized in the Kings Beach Vision Plan.

Environmental Gains

Due to its proximity to the lake, developed stream environment zones (SEZs), and deteriorating infrastructure, Kings Beach contributes some of the highest levels of fine sediment loads to Lake Tahoe. Emphasis should be placed on environmental improvements that upgrade the natural and built environment in support of threshold attainment.

Economic Vitality

Updated accommodations, appropriately-scaled infill development, and new public amenities will facilitate the continued revitalization of the commercial core with viable year-round business and commercial opportunities.

Purpose

Placer County currently maintains nine Community and General Plans within the Tahoe Basin, including: the North Tahoe Area General Plan, Kings Beach Commercial Community Plan, Kings Beach Industrial Community Plan, and Stateline Community plan. Most of the County's Community/General Plans within the Basin are joint planning documents, adopted by the County and the Tahoe Regional Planning Agency (TRPA) nearly 20 years ago.

Given the age of the County's Community/General Plan documents, TRPA's recent update of the Regional Plan (RPU), and the overall need for consistency between the Community/General Plans and the RPU, the Placer County Board of Supervisors directed County staff to update the Community/General Plans in the Basin and to launch a public outreach strategy. The intent of the Community Plan update process is to simplify the nine plans into one over-arching Community Plan policy document and prepare separate zoning ordinances and design guidelines for certain areas. The vision plan efforts were conducted to help the planning team visualize their ideas and thoughts for Kings Beach in order to develop the updated Community Plan and guidelines.

Process

In May 2012, the County began meeting with the North Tahoe East Plan Area Team to collect input and gather feedback on the opportunities/constraints and future vision for north Stateline and Kings Beach. The Plan Area Team covered a breadth of topics including suggestions about land use and building heights, community gateways, and connectivity throughout the core and to adjacent open space. These ideas served as the basis for a community dialogue about the desired future for Kings Beach and the immediately surrounding areas.

Building on the work of the Plan Area Team, the County conducted a public meeting to gather initial visioning ideas and followed up with a community design vision work session (June 16-18, 2013). The three day workshop served as an opportunity for residents, business owners, property owners, local land use design professionals, and public agencies to share input on the area's future. The ideas collected were developed into principle statements that serve as a framework for the future Kings Beach vision. Illustrations were also developed to help convey the unique qualities that give the community its sense of place.

The Kings Beach Vision Plan is not a regulatory plan or a promise of specific improvements. Rather it is a collection of ideas that enables people to envision a different future that reflect the community's desires. The Vision Plan serves as a high level road map the County may use when updating the North Tahoe East Community Plan.



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EXISTING CONDITIONS ANALYSIS





REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY || *Lake Tahoe*



The Regional Plan Update offers local communities greater control over creating policies and development ordinances that will further the goals and policies of the Regional Plan.

Current Planning Context

2012 Regional Plan Update

On February 11, 2013, the Tahoe Regional Planning Agency (TRPA) Governing Board voted to incorporate a package of revisions and recommendations from its Regional Plan Update Committee to amend specific areas of the existing TRPA Goals & Policies and Code of Ordinances. Among the changes in the updated Regional Plan are new policies and implementation strategies that enable communities to direct future development and environmental improvements in ways that are responsive to the unique circumstances of communities.

To better address issues of regional environmental significance, the 2012 Regional Plan Update initiated a Basin-wide transition to a planning and permitting system where all requirements – TRPA, local, state, and federal – are addressed in coordinated area/community plans. Under the new framework, TRPA will increasingly implement the Regional Plan through area/community plan requirements instead of the direct review of most development permits.

TRPA will review and approve area plans for conformance with the Regional Plan and check in at least annually to ensure that development within each area meets the adopted standards. Large-scale projects and permitting in sensitive areas such as Lake Tahoe’s shorezone will continue to fall under direct permitting requirements of TRPA. Area plans will allow other regulatory agencies in the region to implement the Regional Plan policies at a local scale and with greater flexibility. Among the benefits afforded by the new area/community plan process are:

- Accelerated environmental benefits by targeting environmental redevelopment opportunities in “Town Centers” such as Kings Beach;
- Elimination of regulatory barriers to help stimulate the environmental redevelopment of rundown buildings;
- Development of design standards and guidelines that are responsive to the unique circumstances of communities;
- Allowances for a greater concentration of uses and activities to support environmental and economic revitalization;
- Encouragement of walkable, bicycle-friendly community centers with improved and expanded public transit services;
- More flexible policies for managing land coverage and incentives for removing excess coverage;
- Opportunities for improved signage; and
- More flexibility in parking requirements.

For Kings Beach, the area/community plan process provides opportunities to establish specific community design standards, implement area-wide water quality treatment solutions and to restore sensitive lands through incentives that are only available with an approved area/community plan.

Placer County Area Plan/Community Plan Update

Placer County is currently in the process of developing an area/community plan to replace the County’s nine existing community and general plans within the Tahoe Basin. By consolidating the existing plans into one over-arching community plan policy document that conforms with TRPA’s requirements for an Area Plan, the County will be able to provide a more predictable and streamlined local land development and permitting process, as well as ensuring regulatory consistency with TRPA. In addition to the single over-arching Community Plan policy document, the County is preparing four separate zoning ordinances and design guidelines including one for north Stateline and Kings Beach (North Tahoe East Plan Area). These specific provisions will enable local communities to develop context sensitive solutions for addressing the unique circumstances of their communities. When completed and endorsed by the community and Placer County, the updated Community Plan/Area Plan will be reviewed by TRPA for conformity with the Regional Plan.



North Tahoe East Plan Area Team worked together to identify the policies that will direct future development and change in Kings Beach.

Kings Beach Core Improvement Project

Stretching along SR 28, the Commercial Core Improvement Project is a streetscape improvement effort to revitalize the community of Kings Beach. The project will transform the existing four-lane highway into a three-lane multi-modal corridor with bike lanes, sidewalks, intersection improvements, corridor beautification improvements, public parking, public bus shelters, and traffic calming measures. Among the benefits of the project will be the upgrade of obsolete drainage infrastructure and treatment systems to comply with current regulatory agency standards thereby reducing fine sediment runoff to help meet Lake Tahoe Total Maximum Daily Load (TMDL) goals. The project will improve the scenic quality threshold rating by presenting a more coordinated appearance with fewer visual distractions so that viewers will be permitted to enjoy the area’s positive visual qualities.

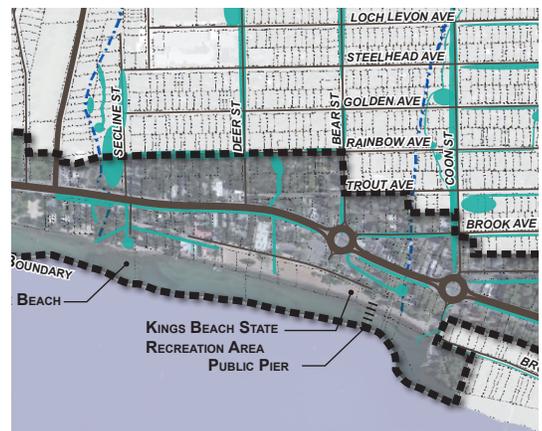


The Kings Beach Core Improvement Project will establish a new image for the community by replacing deteriorating infrastructure with an upgraded streetscape.

The Kings Beach Vision Plan considered the Core Improvement Project as part of the existing site conditions because the project is slated to undergo construction beginning in the fall of 2013/spring 2014.

Kings Beach Water Quality and SEZ Improvement Project

Most of the urbanized area within Kings Beach was developed without adequate drainage conveyance and storm water treatment facilities. The lack of infrastructure does not provide adequate treatment of runoff, increasing the potential for degradation of water quality in Lake Tahoe. This project is an ongoing effort involving multiple sites in two separate watersheds (Griff Creek and Kings Beach) to improve the quality of stormwater discharging into Lake Tahoe by stabilizing exposed soils, improving the existing drainage system, and treating runoff. In addition, new culverts, in-channel habitat features, and channel restoration improvements are planned for Griff Creek to restore the natural functions of the stream corridor.



The Kings Beach water quality project will address current stormwater quality issues and help improve Lake clarity.



SR 28 is the primary regional route connecting the communities along the north shore of Lake Tahoe.



New types of transportation connections have the opportunity to strengthen King Beach's niche as a recreation hub.



Complementing the services provided at nearby resort areas may help reverse the current trends that have created challenging economic conditions.

Regional Context

Regional Significance

The regional influences and general trends described below are important for understanding the land use patterns, community dynamics and economic conditions evident in Kings Beach today.

Gateway to North Lake Tahoe

Kings Beach is geographically located as one of the major gateways into the Tahoe Basin. Both State Route (SR) 431 and State Route (SR) 267 serve to connect visitors arriving from major metropolitan areas around Reno, NV and the Bay Area in California to Lake Tahoe's north shore.

Transportation

The community of Kings Beach straddles State Route (SR) 28, the primary regional route around the north shore of Lake Tahoe. The highway provides a strong transportation framework that supports the broad mix of housing, retail, and recreation opportunities concentrated within and adjacent to the core. However, the highway also bisects the community from the lake and is impaired by traffic congestion during peak travel periods.

In addition to vehicular traffic, Kings Beach has been a focus of waterborne transportation studies that, if implemented, could link the community to other lake front destinations.

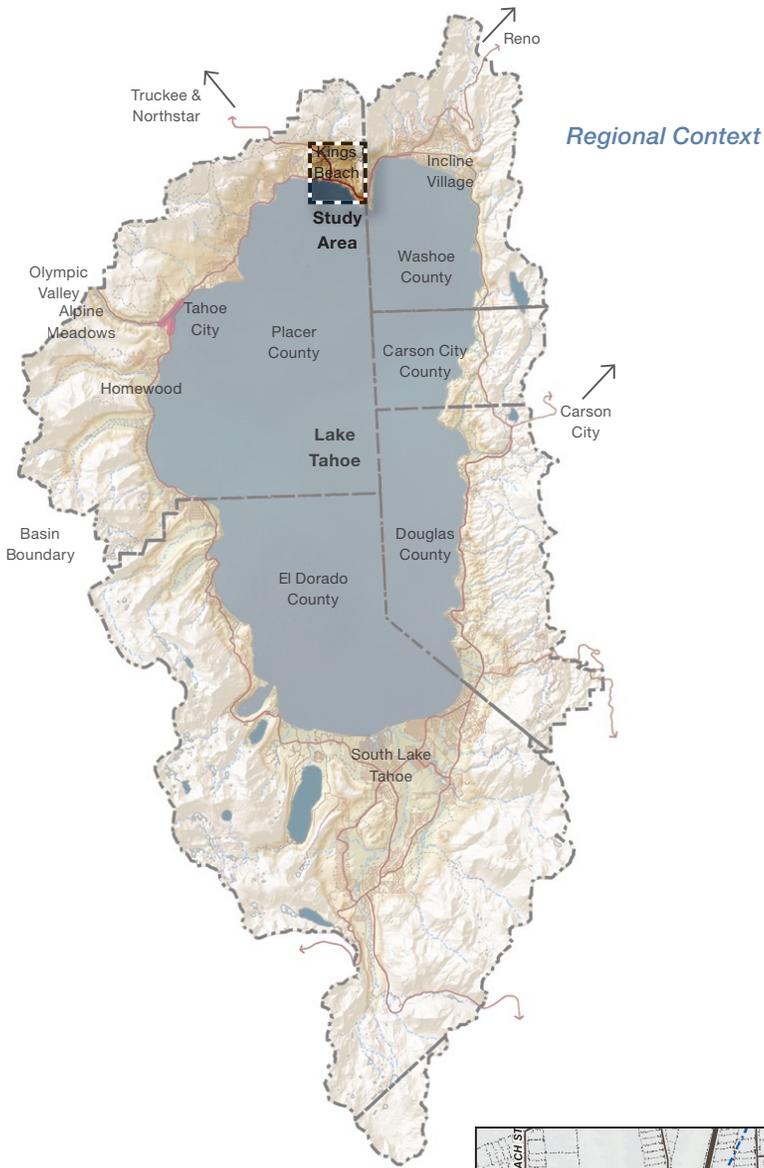
Regional Activity Centers

Recent development in nearby destination resort areas such as Truckee, Northstar, and Squaw Valley have greatly increased the competition among north shore communities to be desirable places to live, work, shop, and recreate. While Kings Beach may choose not to compete in the destination resort marketplace, it does have a significant opportunity to capitalize on the Lake Tahoe experience that none of the other resort destination can offer on such a large scale.

Another advantage for Kings Beach is its proximity to Nevada and particularly the bed base and gaming available in Crystal Bay. Gaming is no longer the primary draw to the region, but it does offer a complementary experience to daytime recreation activities.

Population and Demographic Changes

Recent market analyses indicate that the population of Kings Beach has declined over the last decade, which is consistent with overall trends in the Tahoe Basin. Local economic stability is further exacerbated by the high percentage of residential units with absentee ownership. Together these trends have generally resulted in substandard retail quality that is neither targeted towards the local community nor the higher end tourist.



Study Area



The ‘funky’ character evident in Kings Beach has been perpetuated by the narrow lotting arrangement.



Properties abutting SR 28 are oriented with maximum consideration given to vehicles and little thought for pedestrians.



The quality and character of Kings Beach is strongly influenced by the public beach at the State Recreation Area.

Existing Study Area Conditions

The visioning process began by developing plans and reviewing background information which provide a snapshot of the relevant issues within the study area. The maps shown on the following pages describe the ownership, land use, environmental influences, and recreation patterns within the study area and the surrounding community. For the purposes of the vision plan, the boundary was established to coincide with TRPA’s boundary for the Kings Beach Town Center District.

Ownership

The pattern of ownership within Kings Beach is largely influenced by its early establishment as a campground and seasonal resort. Lot sizes are narrow (25’ wide x 125’ deep) and are arranged in a grid pattern. The presence of small lots has resulted in an eclectic combination of new and old architectural styles that give Kings Beach its ‘funky’ appearance. Private parcels within the core area can be characterized as strip development oriented towards the primary flow of traffic along SR 28. While some attempts have been made to consolidate multiple smaller parcels to create larger redevelopment areas, recent economic trends have deterred significant private sector investment.

Flanking the lake side of the Kings Beach commercial core is the Kings Beach State Recreation Area (KBSRA). In 1974 the land was purchased from the estate of Joseph King by the State of California, Department of Parks and Recreation. Additional public land acquisitions on either end of the park by the North Tahoe Public Utility District, California Tahoe Conservancy (CTC), and the California Department of Boating and Waterways have transformed what was once a developed and private beach into the community’s greatest public amenity. The seven-acre park currently offers day use activities that emphasize the enjoyment of the natural lakefront area. Other significant public land holdings include North Tahoe Beach (CTC) and Secline Beach (Placer County/CTC). Past planning studies have contemplated additional land assembly necessary to connect these separated public lands to capitalize on the region’s most precious asset: the lakeshore.



A 1969 aerial of the existing Kings Beach State Recreation Area shows the buildings and structures now removed for beach access and environmental gains.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- PLACER COUNTY
- FIRE DISTRICT
- USFS LANDS
- STATE LANDS
(State Parks & California Tahoe Conservancy)
- SCHOOLS
- UTILITIES

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.

0 200' 400' 800'
Scale 1" = 200' (at 34x44)



Kings Beach's commercial core area includes a mix of uses, including commercial, office, lodging, and residential. Light industrial uses mostly occur along Speckled Avenue. The Regional Plan Update continues the designation of mixed-use for the commercial core.

Land Use

In the Regional Plan Update, the study area is defined as mixed-use. Mixed-use areas are core community areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the region or have the potential to provide future commercial, public services, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- MIXED USE
- RESIDENTIAL
- CONSERVATION

Notes:

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Scale 1" = 200' (at 34x44)

KINGS BEACH VISION PLAN

PLACER COUNTY

Planned Land Use

June 2013
DESIGNWORKSHOP

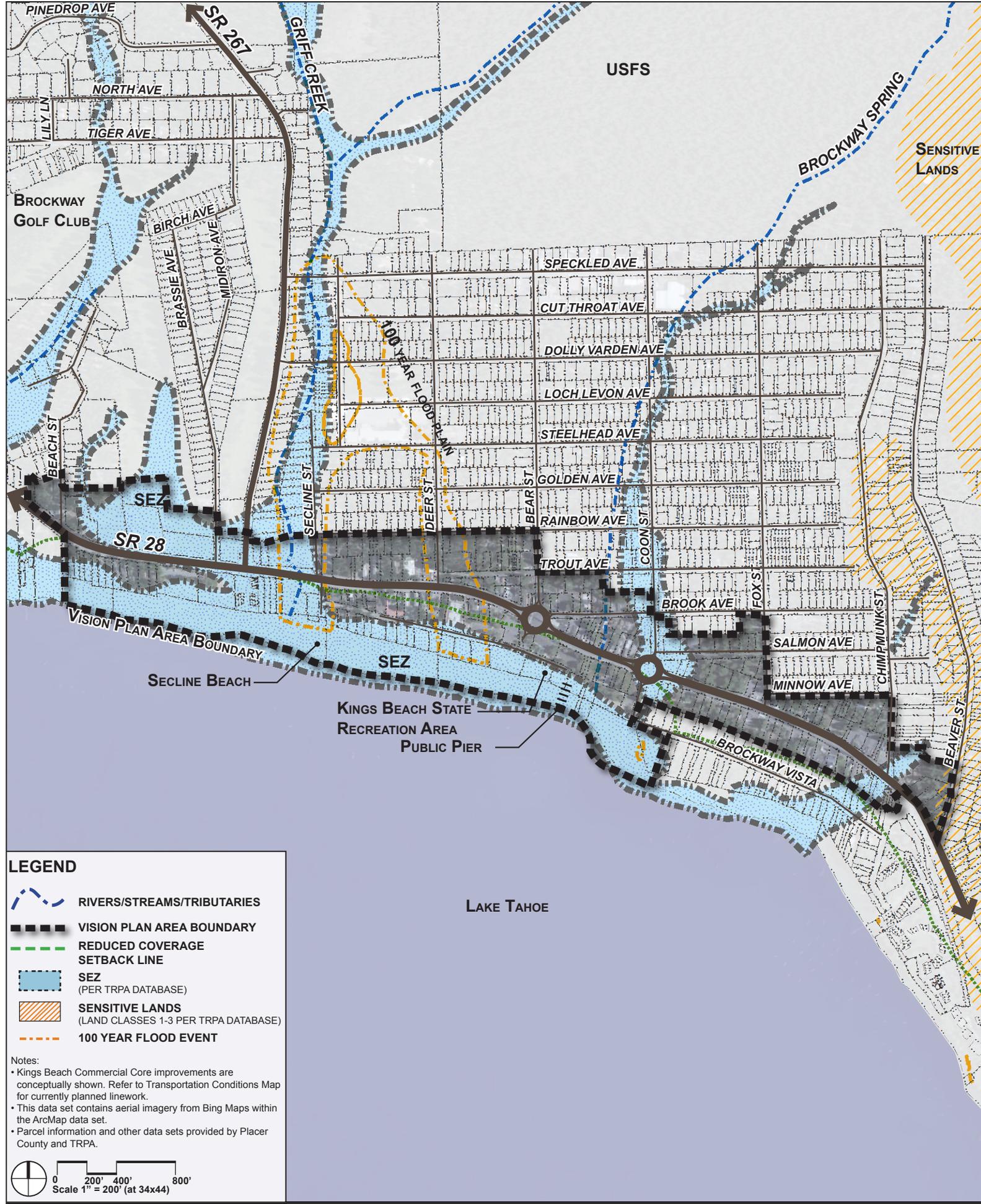


Natural drainages that have been impacted by development patterns present opportunities for restoration and the relocation of development rights.

SEZ and Sensitive Lands

Griff Creek and the ephemeral drainage along Coon Street have been substantially degraded by development. Limitations posed by stream environment zones (SEZ) makes redevelopment of properties within these areas potentially infeasible. However, new policies in the Regional Plan Update incentivize the relocation of development out of SEZs through the transfer of development rights. Receiving parcels in Town Centers are eligible to receive development rights based on the land capability district of the sending parcel and the distance of the sending parcel from Town Centers and from primary transit routes.

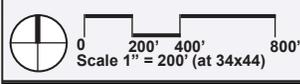
Uses located within SEZs may be evaluated for potential relocation to enhance environmental restoration and provide beach access.



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

Notes:

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- 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.



KINGS BEACH VISION PLAN **SEZ & Sensitive Lands**

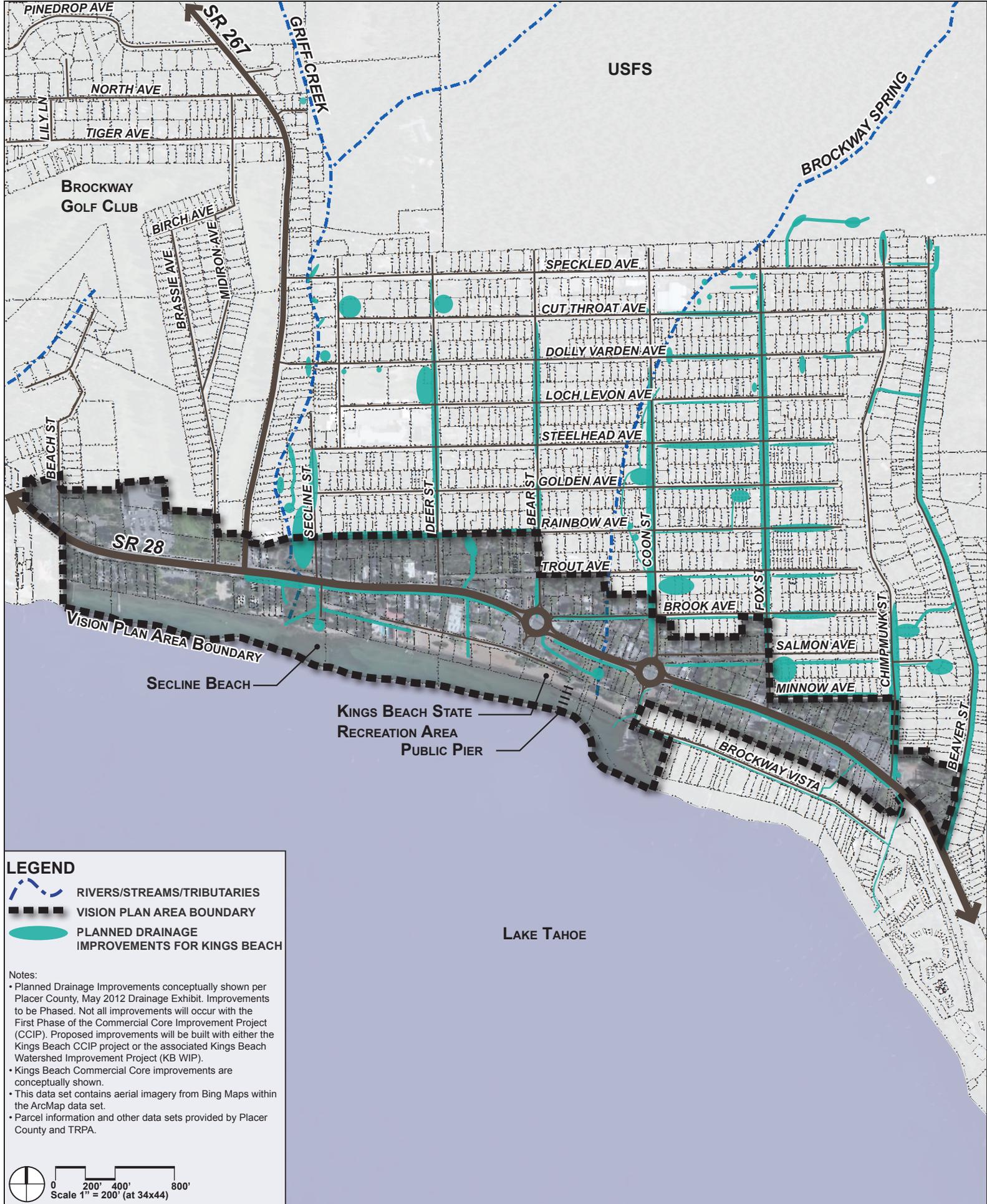


New policies in the TRPA Regional Plan may enable property owners to participate in area-wide water quality management solutions rather than implementing BMPs on an individual parcel basis.

Area-Wide Water Quality Treatment

One of the major obstacles inhibiting redevelopment of existing properties within Kings Beach are the parcel specific water quality discharge and treatment requirements. The TRPA Regional Plan requires that parcels meet specific standards for water runoff from impervious surfaces. To achieve the standards, properties are required to install Best Management Practices (BMPs) to control erosion and manage surface runoff. Analysis provided by TRPA indicates that within the Kings Beach Town Center only 7% and 9% of the tourist and commercial properties, respectively, have BMP Certificates.

The County's ongoing Kings Beach Water Quality and SEZ Improvement Project phases present a significant opportunity for properties within area/community plans to establish area-wide water quality treatment and funding mechanisms in lieu of certain site-specific BMPs (assuming capital funding for the County's project and future phases are secured). Following TRPA approval of the County's area/community plan, property owners may find that connecting to the County owned system provides a feasible alternative to implementing individual parcel BMPs.



KINGS BEACH VISION PLAN

PLACER COUNTY

Planned Drainage Improvements

June 2013
DESIGNWORKSHOP



Kings Beach is a recreation gateway to both summer- and winter-time activities.

Recreation and Trails

Access to public lands, trails, beaches, and parks are a significant asset for the community. Regional recreation facilities include the Kings Beach State Recreation Area (KBSRA), Secline Beach, North Tahoe Beach, the North Tahoe Regional Park, Coon Street Boat Launch, the North Tahoe Event Center and nearby trail access to US Forest Service (USFS) lands.



LEGEND

- RIVERS/STREAMS/TRIBUTARIES
- VISION PLAN AREA BOUNDARY
- BEACH AREAS (PER TRPA DATABASE)
- PARK AREA (PER TRPA DATABASE)
- GOLF COURSE
- USFS LANDS
- STATE LANDS (State Parks & CTC)
- SCHOOLS

BIKE & PEDESTRIAN

EXISTING	PROPOSED
CLASS 1	CLASS 1
CLASS 2	CLASS 2
CLASS 3	CLASS 3
PEDESTRIAN	PEDESTRIAN

Notes:

- Kings Beach Commercial Core improvements are conceptually shown. Refer to Transportation Conditions Map for currently planned linework.
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Scale 1" = 200' (at 34x44)

Fundamental Issues & Challenges

Research and analysis from previous planning studies, conversations with the local land agencies, and community members during the charrette revealed a consistent summary of the fundamental challenges facing Kings Beach:

- There are approximately 42.3 acres of stream environment zones (SEZ) within the Kings Beach Vision Plan (source: Kings Beach Community Plan, 1996). These lands have limited development potential but they may serve as part of an environmental redevelopment plan aimed at concentrating development in more appropriate areas of the community.
- Existing lodging properties are outdated by today's hotel standards and nearby competitors are adding new accommodations complete with a suite of contemporary amenities.
- Significant decline in full-time population base due to lack of employment opportunities, housing price escalation, and decline in quality of education.
- Existing retail development is organized in a strip arrangement along a mile-long segment of SR 28 rather than concentrated in specific areas.
- Small existing parcels present challenges for meeting parking, stormwater, and other County and TRPA requirements associated with redevelopment.
- The North Tahoe Event Center is currently under-utilized according to some agency representatives and its future use is mandated to have a recreation focus.
- The available parking supply is inadequate to support the commercial and recreation activities available.

Opportunities & Assets

Through discussions with community members and a review of existing conditions, the following opportunities and ideas for Kings Beach were discussed for further consideration:

- Keeping an eclectic town character that is focused on recreation and the community heart;
- Improving the area's visual quality and establishing defined gateways;
- Incorporating environmental improvements and removing pollution sources in SEZs while restoring beach access;
- Considering opportunities for the Event Center;
- Focusing improvements and enhancements to the Kings Beach State Recreation Area so it is more fully utilized and realized as a community asset;
- Improving connectivity; and
- Incorporating transit and dispersed parking to facilitate a "park-once" strategy.

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VISION PRINCIPLES & CONCEPTS





Recreation and direct access to and views of Lake Tahoe provide defining place characteristics for Kings Beach.



The Kings Beach State Recreation Area provides opportunities for both active recreation and more passive recreation such as sight-seeing.

Principles of the Vision

The following principles provide the foundation for a plan that seeks to improve the physical attributes of the study area in a way that is economically sustainable and responsive to environmental conditions. The principles bring together key components from previous planning studies and Plan Area Team ideas and supplements those ideas with additional concepts established by the Visioning Options Team and Plan Area Team.

Table 1 (starting on page 26) illustrates how the principles were derived from public input – including ideas from Pathway 2007, the Plan Area Team, and comments received during the visioning process. Due to space constraints, not every comment which influenced a principle’s development was listed. A full list of the comments received during the Visioning process can be found in the Appendix.

The principles are organized into four categories:

- Sense of Place
- Connectivity and Transportation
- Environmental Gains
- Economic Vitality

Sense of Place Principles

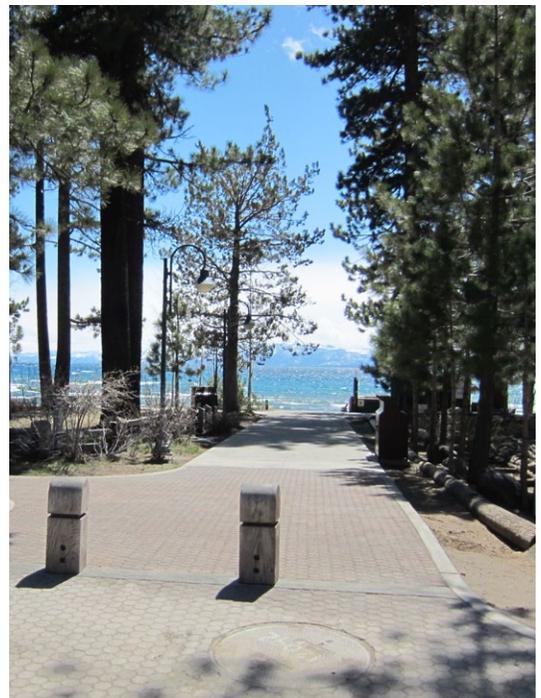
The Sense of Place principles center on core place-making elements for Kings Beach – identified as recreation, eclectic style, prime public beach front, resident’s commitment to the town’s future, local families, and surrounding views. Improvements to gateways and town facilities may be needed, but the intent is to base those improvements upon the existing infrastructure and community character.

1. Establish Kings Beach as a recreation hub while maintaining diverse, friendly local neighborhoods. Enhance and expand availability of winter recreational opportunities. Create a waterfront destination to suit a wide range of visitor expectations.
 - Focus on recreation – water and mountains.
 - Trail linkages to support recreation.
 - Provide year-round recreation – consider winter uses.
 - Utilize the Kings Beach State Recreation Area to its full potential – satisfy a wide range of visitor experiences and expectations.

2. 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.
 - Create active gathering spaces in the commercial core.
 - Support businesses by creating nodes along the Main Street.
 - Support reinvestment in existing businesses to enhance their visual quality.
 - Keep it interesting – provide a variety of design elements and support the arts.
3. Protect lake and ridgeline views through thoughtful site design and appropriate building height.
 - Utilize additional height in locations that do not negatively impact lake and ridgeline views.
 - Consider the shading impacts of additional height to neighboring residential areas.
 - Step buildings back from sidewalks, pedestrian areas, and adjacent residential areas to minimize the visual impacts of height.
4. Establish welcoming, attractive mixed-use gateways that reinforce community character, create a connection to the Lake and recreation, and aid wayfinding.
 - Improve the image and vitality of the gateways to create a desirable first impression.
 - Highlight views to Lake Tahoe where feasible at gateway entries.
 - Establish Kings Beach as a recreation-focused town at the entry.
 - Consider the use of roundabouts to create a strong gateway at SR 28 and SR 267.
 - Promote wayfinding through good design and the integration of a strong wayfinding program.



Active community spaces can include interactive elements such as water jets and splash pads.



Lake views can be protected through thoughtful site design.



Connectivity between Lake Tahoe and mountain activities can be created while providing Kings Beach with community spaces.



The existing public pier at Kings Beach State Recreation Area provides access to the Lake.

Connectivity and Transportation Principles

Connectivity and Transportation principles recognize the importance of defining Kings Beach as a walkable community that is connected via transit to neighboring and regional destinations. The impact of the automobile can be reduced as residents and visitors are able to safely walk from neighborhoods, lodging, and parking areas to community facilities, schools, beaches, trails, and transit connections. Water transit can enhance connectivity and help create a destination environment.

1. 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 lakefront promenade along the KBSRA that provides an east-west connection along Lake Tahoe.
 - Connect the public beach areas.
 - Provide sidewalks for defined trail connections from the beach to the mountain trail areas.
 - Provide sidewalks for defined local community circulation routes to schools and recreation areas.
2. Create a dynamic public waterfront. Highlight water transit opportunities and connections to public piers.
 - Reinforce the KBSRA as a desirable destination which hosts a variety of potential activities.
 - Create a strong public pier that supports water transit.
 - Consider uses adjacent to the public pier which support economic vitality and draw people into the commercial core.
3. Implement a parking management strategy that encourages walking, biking and public transit and incorporates shared parking.
 - Focus on a “park once and walk” strategy.
 - Utilize dispersed parking areas in lieu of one central structure.
 - Incorporate clear wayfinding and sidewalk connectivity to link pedestrians with the commercial core and recreation areas.
4. Provide defined walkways, bike routes and green street elements along primary community streets to reinforce their safety and function as community spaces.
 - Identify streets, such as Brook Street, that can be closed and used for community events.
 - Provide safe routes for residents and visitors to go from neighborhoods, lodging, and parking areas to area destinations.
 - Address crossing issues of SR 267 to enhance connectivity and safety.
 - Incorporate appropriate bike lanes, bike routes, and sidewalks where needed.

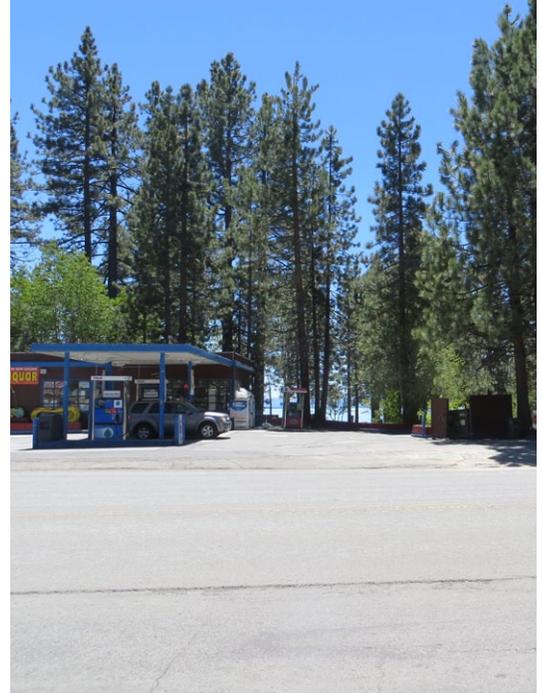
Environmental Gains Principles

Environmental Gains principles highlight opportunities to achieve environmental gains while meeting community goals.

1. 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.
 - Identify inappropriate uses which are located in stream environment zones or other sensitive lands and determine appropriate strategies for relocation to more appropriate sites.
 - Identify opportunities to improve the connection to recreation sites and provide beach access through the relocation of uses on sensitive lands.
 - Consider the dual use of sediment basins to achieve environmental goals and provide community resources such as park facilities.
2. Develop verifiable environmental improvements as part of area-wide solutions.
 - Identify opportunities for property owners to connect to planned and implemented area-wide BMP projects to reduce existing sediment loading to Lake Tahoe and other environmental impacts.
 - Coordinate area-wide BMPs to technical realities.
3. Utilize reinvestment to implement environmental improvements, including water quality and scenic threshold attainment.
 - Consider reinvestment opportunities to relocate inappropriate uses, provide lake access, and achieve environmental gains while providing community resources.
 - Provide a package of environmental improvements that can be included with reinvestment.



Environmental improvements should be continued to help minimize negative community impacts to water clarity.



Inappropriate uses located in stream environment zones could be relocated to provide environmental improvements and enhance recreational access.



Space for outdoor dining and pedestrian areas will be enhanced with the planned commercial core improvement project.



An interesting mix of uses should be incorporated into the commercial core to encourage exploration and increase the amount of time people spend in the business area.

Economic Vitality Principles

Economic Vitality principles describe ideas and opportunities to enhance the built environment, accommodations, and economic infrastructure of Kings Beach. The recommendations consider the soon to be constructed commercial core project as “existing conditions”.

1. 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.
 - Utilize side streets and parallel streets to encourage pedestrian exploration of commercial areas in and around the commercial core.
 - Consider opportunities for closure of Brook Street for community activities.
 - Focus reinvestment efforts on existing infrastructure and community businesses.
 - Identify opportunities for shared parking and other public amenities to reduce the burden on individual businesses and meet the needs of the greater whole.
2. Enhance overnight accommodations and the mix of uses to attract longer visitor stays and increase revenue generation potential.
 - Improve the quality of lodging accommodations.
 - Focus accommodation improvements on highly desired lake-front properties where possible.
 - Enhance the mix of commercial uses by identifying market trends and providing highly desired uses in the commercial core.
3. Integrate the Event Center and its prime lake front access as part of Kings Beach’s economic and community infrastructure.
 - See following page for a list of Event Center uses discussed during the workshops.
 - Conduct a market study with significant public input to identify the potential for new uses to be incorporated into the Events Center.
 - Maintain the Event Center’s community-serving facilities.
4. Support reinvestment and redevelopment efforts to upgrade the built environment and address the appearance of aging buildings. Address issues with permitting and planning processes.
 - Enhance the visual quality of buildings and structures.
 - Maintain the variety and eclectic sense of place while improving the overall aesthetic.
 - Coordinate with the County and TRPA to facilitate implementation of facade and structural improvements.
5. Identify and accomplish incremental improvements in the short-term to maintain momentum and achieve long-term gain for the future.
 - Develop achievable, fundable short-term goals.
 - Identify short-term goals that can provide a catalyst for larger projects.
 - Continue local commitment to implementing change to achieve both near- and long-term visions.

North Lake Tahoe Events Center

Conversations regarding ideas for the future of the North Lake Tahoe Events Center were spurred from input by the North Tahoe Public Utility District (NTPUD). NTPUD noted that the facility was aging and upkeep was difficult for the agency. They were interested in starting a dialogue with the greater community to see what the future might look like for the facility.

It is recommended that continued dialogue occur regarding the subject. It was noted as part of the principles that the facility should serve as both an economic and community resource, but the final determination of what that should be rests in furthering the conversation among interested parties. A list of the ideas generated as part of the visioning process are below. This list does not represent any recommendations from the County or the design team. It is only a list of ideas generated during the workshops.

Event Center Ideas Generated During the Workshops

- Better utilize/not privatized/subsidized.
- Move event center off prime beach front – incorporate into hotel program.
- Incorporate mix of uses at event center (interpretive/environmental/visitor).
- Need to accommodate community meetings.
- Go to two-stories.
- Interpretive center (utilize the Resort Association and Tahoe Environmental Research Center).
- History center.
 - Steinbach
- Incorporate visual performing arts.
- Auditorium theater.
- Open the building up to the Lake.
- Events Center needs “rooms, lodging”.
- Create a business retreat (Granlibakken example).
- Want community center to stay as a community resource.
- Incorporate educational playground (Exploratorium).
- It is critical that the Event Center continue to anchor community with social and class offerings.
- Make sure the Event Center can host community meetings.
- Event Center serves as visitor central role and was designed to support a second story – create 1st floor conference, community, visitor center at street side, 2nd floor recreation.
- North Tahoe Event Center is used for shared regional uses. Residents can’t afford it alone. Consider incorporating uses such as a performing arts center and tourist center.
- Redesign street side of North Tahoe Event Center to be friendly once the commercial core project is complete.
- Event Center needs to have a community purpose. Provide more lake front use. Provide visitor center at road.
- Include an environmental center (UC Davis).
- Establish higher use levels for the Event Center – conference, weddings.
- Consider relocating existing library out of the SEZ and incorporating its functions into the Event Center.



A number of ideas were generated as part of an initial discussion regarding the use of the North Tahoe Event Center.

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Sense of Place Principles		
<p>Sense of Place Principle One 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.</p>	<ul style="list-style-type: none"> • Improve and recognize the Plan Area as a recreational destination while maintaining diverse local friendly neighborhoods. • Feature outdoor recreation without compromising affordability and cultural diversity. • Protect: Recreation Trails/Tahoe Rim. • Protect: Access to winter sports. • Protect: Affordable recreation facilities. 	<ul style="list-style-type: none"> • Improve the area’s marketability/recognition as a winter recreation destination. • More interesting recreation uses at beach – focus on the environment. • Activate plaza (it is under used) – water jets, kids in water play. • Art attraction along waterfront. (Exploratorium example) • Beach center “hot pool,” natural hot springs. • Seasonal ice rink on parking lot in winter. • More public amenities and open structures along KBSRA – amphitheater for performing arts. • Create an Iron Man training course. • Provide a reason for people to be in Kings Beach in the off season. • Create a public access phone application. • Create a park area between Chipmunk St and Beaver St on State lands. • Area for pocket park off Trout Street; amenity for community [storage yard now]; skate park location. • Establish recreation businesses – horseback riding, climbing wall, etc. • Provide information on the length of paths (running loops/distance) and destinations.
<p>Sense of Place Principle Two 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.</p>	<ul style="list-style-type: none"> • Enhance walk-ability and accessibility with inter-connectivity to public recreation and gathering places. • 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. • Maintain local community charm/character. • Redevelopment Agency property (south of Hwy 28 and west of Chipmunk) needs to include a plaza. • *Concepts for revitalizing Placer County’s Basin communities’ centers require a comprehensive approach; creating successful mixed-use districts and inviting public gathering places. 	<ul style="list-style-type: none"> • Recognize the town character – it is a funky beach town. It is about the beach and the people of Kings Beach. It is a recreational community. • Beautify sedimentation basins. • Highlight all the different trout (street names) as an art installation. • Vary the design elements. Keep it interesting, artistic and eclectic. • Legacy development pattern (refers to the declining quality of the built environment): how can the image of built environment be improved.

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<p><i>Sense of Place Principle Three</i> Protect lake and ridgeline views through thoughtful site design and appropriate building height.</p>	<ul style="list-style-type: none"> • Building scale to match character of community. • 36 feet to 48 feet on the mountainside. Extreme minority that gets the height only with special circumstances are applicants approved at these heights. 	<ul style="list-style-type: none"> • Define where development should occur (where it won't obscure views). • Keep building heights low in town. • Varying opinions on amount of height and location. Some feel that there should only be 2-stories on both sides of the highway. Others feel that there could be 2-stories on the lake side with up to 3-stories in select locations on the mountain side. • There needs to be direction on where development could be placed and have 3-story buildings which would not block views (from highway and neighborhoods). • Have a variety of rooflines and frontages and materials. Keep it funky.
<p><i>Sense of Place Principle Four</i> Establish welcoming, attractive mixed-use gateways that reinforce community character, create a connection to the Lake and recreation, and aide wayfinding.</p>	<ul style="list-style-type: none"> • Establish welcoming gateways to Lake Tahoe California and Nevada, while focusing on revitalization of the gateway areas of Route 267. • 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. • Enhance the Kings Beach Gateway as an exceptional outdoor recreational destination. • Hwy 267 and 28 create roundabout. • Improve the image and vitality of gateway areas. • *The arrival in Kings Beach via SR 267 would feature both the spectacular natural setting and charming small town character The intersection design would be well landscaped and include a round-a-bout. Generic or franchise design would not be appropriate in the Kings Beach gateway area. Highway commercial uses, such as service stations or convenience stores, would not be permitted at the SR 267 intersection. 	<ul style="list-style-type: none"> • Kings Beach serves as the gateway to Lake Tahoe for a number of visitors. • Make better gateway landscaping a must. Provide another roundabout entry – gateway with art. The commercial area near Hwy 267/SR 28 needs some improvement. • Consistent signage (utilize signage developed by NLTRA) • Provide interpretive signs (directional and informational).

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Connectivity & Transportation Principles		
<p>Connectivity & Transportation Principle One 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.</p>	<ul style="list-style-type: none"> • Enhance walk-ability and accessibility with inter-connectivity to public recreation and gathering places. • Improvements Needed: Connecting sidewalks/building more sidewalks/pedestrian paths. • Would like to see some sort of boardwalk/path from the park on Griff Creek/ Lake Tahoe (behind the gas station) across Secline, then down (east) on Brockway Vista to the conference center/beach. It could also extend all the way to the other east side of Brockway Vista. The entire area would number 30, it also would include small North/South section just to the west of Griff Creek which connects to Hwy 28, then extend down the highway to Area 31. East end would also go north on Chipmunk to Hwy 28, then up 28 to Beaver. • Add boardwalk from open space/conservancy lot near Griff Creek to Brockway Vista west along Brockway Vista to Chipmunk. • Remove barriers to the public land on street to the north of Speckled Avenue. • Improve access to public lands and maintain access to public spaces. 	<ul style="list-style-type: none"> • Lake-access and alternative recreation opportunities define the character of the community. • Create connections from public housing to schools and community amenities. • Boardwalk connections along the State Park. • Enhance connectivity between the beach and residential/community areas. • Create a bike path – “like Tahoe City.” • Connect Tahoe Vista area to events. • Remove private obstructions to public access along the waterfront. • Create connected walking loop: Beach-Food- Recreation. • Make more pedestrian friendly area from Crystal Bay to Kings Beach core – sidewalk needed. • Connect community assets (bike and trail) – North Tahoe Regional Park to USFS lands to KBSRA. Connect via a regional bike trail off of Hwy 267. Can use local roads. • Create public trail access to USFS lands. Trailheads can be on Speckled St and Deer St. • Rim Trail trailhead needed off Speckled St. • Promenade/boardwalk along the beach; sea walk/boardwalk to prevent sand loss and block wind.
<p>Connectivity & Transportation Principle Two Create a dynamic public waterfront. Highlight water transit opportunities and connections to public piers.</p>	<ul style="list-style-type: none"> • *Improve transit and non-motorized access for residents, visitors and employees. 	<ul style="list-style-type: none"> • Pier/Boat dock that could serve as an access point to water transit. • Establish a public waterfront. • Activate beach plaza area. It is under-used. Consider water jets for kids. • Consider art attractions. • Provide more public amenities and open structures along KBSRA – e.g. amphitheatre. • Make beach open space, not mixed use. • Water shuttle on the Lake. • Public Pier – water shuttle.

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<p>Connectivity & Transportation Principle Three Implement a parking management strategy that encourages walking, biking and public transit and incorporates shared parking.</p>	<ul style="list-style-type: none"> • Pedestrian access/increase pedestrian safety • For Gateway area in Brockway/ Stateline very important to have walkability to east Kings Beach Gateway. • *Public and private investment in Placer County’s Basin communities should contribute to improved vehicular and non-motorized connections to commercial centers, neighborhoods, visitor attractions and recreation. Highway design should improve economic vitality and pedestrian safety and comfort. • *Shared downtown parking would be laid out and managed as a district (with cooperation of Placer County, TRPA, and Federal and State agencies), rather than on a parcel by parcel basis. Parking plans and design would respond to local and regional transportation objectives. Parking would meet dual objectives: community character and water quality. 	<ul style="list-style-type: none"> • Include a transit hub as a means for residents/visitors to access opportunities within Kings Beach without the burden of a car. • Be careful about the scale and placement of parking. Parking garages have the potential to alter the character of the community. • Reconfigure beach parking lot. • Provide nice bus shelters (year-round & in both directions) built by local contractors (complete structures w/GPS to know when the next bus is coming). • Provide a Transit Center close to Hwy 267. • Get more people into transit and require fewer parking spaces. • Integrate public infrastructure improvements along with watershed improvements. • Monorail • Gondola to Northstar. • Improve walking and transit options to the Beach. • Work with County to find more parking in the grid to reduce large parking area in front of the Lake.
<p>Connectivity & Transportation Principle Four Provide defined walkways, bike routes and green street elements along primary community streets to reinforce their safety and function as community spaces.</p>	<ul style="list-style-type: none"> • Enhance walk-ability and accessibility with inter-connectivity to public recreation and gathering places. • The Plan Area provides a walkable beach community surrounded by a variety of housing types and viable year-round business and commercial opportunities. • Need connecting sidewalks/ building more sidewalks/ pedestrian paths. • Pedestrian access/increase pedestrian safety. • Hwy 28 in downtown Kings Beach would be redesigned to accommodate pedestrians, bikes and parking necessary to support the success of mixed-use main street districts. 	<ul style="list-style-type: none"> • Grid network of streets – opportunity for walkability and access to commercial core. “All roads lead to the Lake.” • Bike and trail connections to North Tahoe Regional Park. • Create and sign public trail access. • Opportunity to create a co-op for biking/ walking. • Tie beach to commercial core with walking loop. • Walking is key – get them out of cars. • Need bike trail for shoulder use along Hwy 267. Great view of Dollar Hill. • Improve walking and transit to the beach along Hwy 267. • Public Access along Speckled Street to USFS land /trails between Hwy 267 and Beaver St. • Connect the lots from the beach to the forest using public parcels.

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Environmental Gains Principles		
<p>Environmental Gains Principle One 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.</p>	<ul style="list-style-type: none"> • Increase open space/ conservation areas. • Integrate environmental and recreational improvements. • Protect: Brockway Springs. 	<ul style="list-style-type: none"> • The TRPA Regional Plan offers incentives for redevelopment particularly for properties within stream environment zones. • Sewer line into lake (affects water quality). • Dual use of environmental devices/ facilities (parks over water quality). • Relocate gas station from beach location. • Remove pollution in SEZ. Restore SEZ. Restore Griff Creek as open space connection. • Make Brockway Vista a green street with primarily pedestrian access movement.
<p>Environmental Gains Principle Two Develop verifiable environmental improvements as part of an area-wide solution.</p>	<ul style="list-style-type: none"> • *Approach water quality and other environmental improvements as part of an area-wide solution. • *Solutions for safeguarding and improving water quality and other environmental improvements should be approached at the broader, area-wide scale, rather than one parcel or project at a time. 	<ul style="list-style-type: none"> • Common BMP concept as a bank of coverage/drainage. • Utilize area-wide coverage. • Tie area-wide BMPs to technical realities. • Have a package of environmental benefits included with redevelopment like: Have plans and demonstrate funding mechanisms for area-wide coverage reduction, area-wide BMPs or parcel by parcel BMP compliance. Demonstrate how Placer County’s Tahoe Pollutant Load Reduction Plan will be used in the vision. Point to specific storm water quality control projects. Have actual plans or prioritize actual coverage mitigation and reduction. Also have SEZ restoration.
<p>Environmental Gains Principle Three Utilize redevelopment to implement environmental improvements, including water quality and scenic threshold attainment.</p>	<ul style="list-style-type: none"> • Increase open space/ conservation areas • Protect: Brockway Springs 	<ul style="list-style-type: none"> • More emphasis should be placed on environmental protections. The vision ideas developed to date have been primarily focused on the highest and best uses for properties within the vision plan boundary. New ideas should be generated that help balance land use desires with protections and enhancements to the natural environment. • Dual use of sediment basins.

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Economic Vitality Principles		
<p><i>Economic Vitality Principle One</i> 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.</p>	<ul style="list-style-type: none"> • Enhance and revitalize the community, • *Reinvestment and revitalization should take place in Placer County’s existing Basin community centers; this is preferable to developing new community centers. • *Concepts for revitalizing Placer County’s Basin communities’ centers require a comprehensive approach; creating successful mixed-use districts and inviting public gathering places. 	<ul style="list-style-type: none"> • Grid network of streets-opportunity for walkability and access to commercial core. “All roads lead to the Lake”. • Closed street along Brook Avenue. • Design for flexible use. Design for what the site lends itself to. Allow for future change. • Create interesting places to shop and walk. • Facilitate the relocation of businesses that do not require prime streetscape frontage. • Need quality anchor tenants. • Create more town gathering spaces.
<p><i>Economic Vitality Principle Two</i> Enhance overnight accommodations and the mix of uses to attract longer visitor stays and increase revenue generation potential.</p>	<ul style="list-style-type: none"> • Enhance and revitalize the community • *Revitalize and reinvest in Placer County’s Tahoe Basin communities with a mix of uses, updated tourist accommodations, workforce housing and “functional commercial.” 	<ul style="list-style-type: none"> • Ferrari Family Resort • Need boutique hotel with amenities and connections to the events center. • Provide dog-friendly hotels. • Encourage hotel/motel with improved lodging quality.
<p><i>Economic Vitality Principle Three</i> Integrate the Event Center and its prime lake front access as part of Kings Beach’s economic and community infrastructure.</p>	<ul style="list-style-type: none"> • Discuss the Kings Beach Conference Center property at the next meeting. 	<ul style="list-style-type: none"> • Conference center reuse. The facility is deed restricted for recreation, but recreation is broadly defined in the terms for use. NTPUD is interested in partnering with agencies/organizations/private groups who have ideas on how the facility could better serve the community and region. NTPUD to put together a short list of the ideas that have been considered (to discuss with business association). • Better utilized/not privatized/subsidized. • A variety of use ideas, with emphasis on keeping it available to the community. (See Event Center ideas summary later in the Chapter.) • It has the potential to go to two stories.

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<p>Economic Vitality Principle Four Support reinvestment and redevelopment efforts to upgrade the built environment and address the appearance of aging buildings. Address issues with permitting and planning processes.</p>	<ul style="list-style-type: none"> • Support revitalization over new development as a way to recognize the existing local communities. • Enhance and revitalize the community • *Revitalize and reinvest in Placer County’s Tahoe Basin communities with a mix of uses, updated tourist accommodations, workforce housing and “functional commercial.” • *Reinvestment and revitalization should take place in Placer County’s existing Basin community centers; this is preferable to developing new community centers. • *Local governing bodies should collaborate on policies and investment in- and out-of-the Basin. This should include land use planning, economic development, marketing, transit, housing, recreation, and mitigating associated environmental impacts. • The dining, lodging, and shopping experience needs to be improved to attract visitors. 	<ul style="list-style-type: none"> • Consider how there can be incentives to help foster reinvestment. (e.g. 5-10 year payback for BMP’s and other up-front costs). • Legacy development pattern (refers to the declining quality of the built environment): how can the image of built environment be improved. • Quality of experience. The dining, lodging, and shopping experience needs to be improved to attract visitors. • Visual Improvements & Gateways • Direct conversations with State Parks to relinquish control of KBSRA. • Policy needed to help development/owners before Regional Plan Update is adopted – to help with investments. • Too many government-owned parcel – State Parks, California Tahoe Conservancy, Placer County, North Tahoe PUD. • Concern over TRPA control with large amounts of SEZ in the commercial core. • Avoid fighting with organizations. • Placer County redevelopment lots need to be sold. • Upgrade the minimum standard for “funky.” • Create new “tax increment” district for Kings Beach. This needs to have citizen/ local control and oversight; not repeat the redevelopment failures.
<p>Economic Vitality Principle Five Identify and accomplish incremental improvements in the short-term to maintain momentum and achieve long-term gain for the future.</p>		<ul style="list-style-type: none"> • Consider immediate connections and regional opportunities. • Need short term ideas as well. • Reality check vision ideas. • Increase recreation tax to help subsidize recreation activities. • Consider funding opportunities. • I love big ideas but, we can build small ones in the meantime. We should have 3-4 magnets that cost less than \$500k with a goal to build one a year over the next 4 years.

Vision Concepts

Thirteen concepts illustrate ways in which the principles could be realized as part of the future of Kings Beach. The thirteen ideas represent thoughts that Kings Beach may consider as it moves forward in the Community Plan Update. They are not meant to describe specific projects and they are not intended as a promise of a particular built element. Rather, they show big picture ideas – a collection of thoughts that are meant to inspire and move Kings Beach towards a more common understanding of what they desire for their community.

The concepts are shown both through illustrations and diagrams. All ideas build upon the streetscape improvements soon to be implemented as part of the commercial core improvement project.



The commercial core improvement project is considered the baseline condition for future improvements.



Plan view illustrative of commercial core improvement project.

Beach Promenade

The beach promenade could create a prime east-west connection along the Kings Beach State Recreation Area. It would connect area beaches and adjacent residential areas. Along residential streets, such as Brockway Vista, the promenade would be part of the street right-of-way. It could function as a shared-street that allows for both slow vehicular use and bicycles and pedestrians.



Existing conditions along Kings Beach State Recreation Area beach front.

Highlights would include the following:

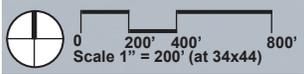
- Lake views
- Sand retention – acts as a barrier to facilitate sand retention along the beach
- East-west connection of recreation uses
- Could connect to pedestrian system in front of and behind businesses to create a loop



A boardwalk promenade along the Lake Tahoe waterfront serves both a primary user function as well as helping to retain sand on the beach.



- 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.



KINGS BEACH VISION PLAN

PLACER COUNTY

Beach Promenade

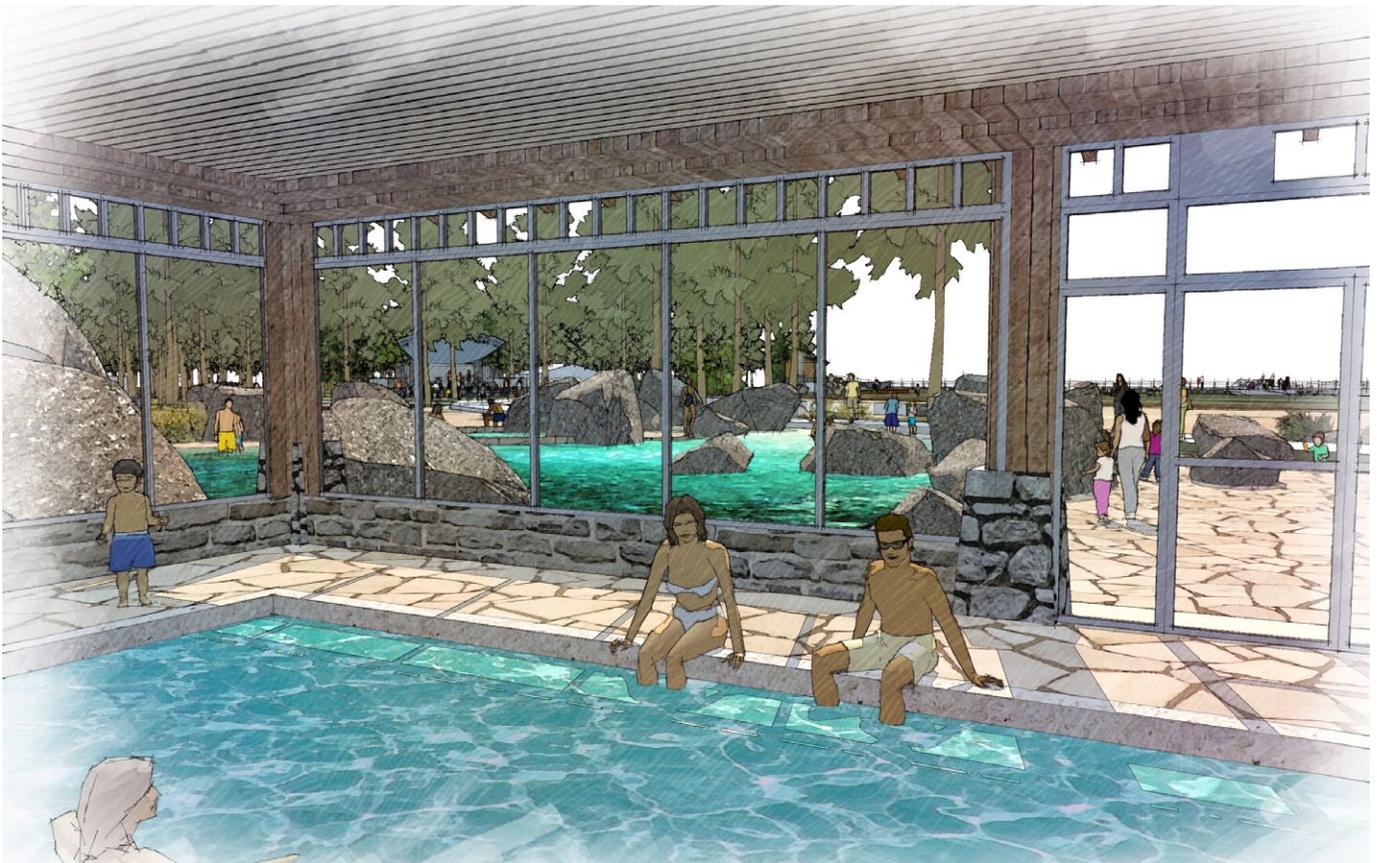
July 2013
DESIGNWORKSHOP

Beach Center

A beach center could be incorporated as part of a complete recreation experience at the Kings Beach State Recreation Area. The facility is envisioned as including an outdoor pool/water play area and indoor/heated pool. The facility could create winter destination activities as visitors may visit the beach center after a day of skiing. Lake views and a range of complementary activities, such as ice skating, could be included.

Highlights would include the following:

- Outdoor water play areas
- Indoor, heated pools
- Lake views
- Winter destination recreation activities



Indoor heated pools with views of Lake Tahoe can establish a desirable winter recreation destination.



A beach center located in the Kings Beach State Recreation Area can provide additional recreation facilities and community resources.



Outdoor pool areas could include shallow pools and water elements to create a family environment.



Diagram of potential public pier and water transit location.



The existing North Shore Water Shuttle could connect to Kings Beach.

Public Pier & Water Transportation

Over the years water transit has been considered to serve the Kings Beach area. This could include either a regional system (connecting the north and south shore Lake Tahoe communities) or a local system (connecting to other north shore and east/west shore communities).

In order to provide regional or local water transportation, the pier length would need to be about 550' in length, more than double the existing public pier. The location of the extended pier could be near the existing pier, at the end of Coon Street, or elsewhere along the area beach front. The vision plan illustrates the pier at the end of Coon Street. This location has the following benefits:

- Separates motorized boating from non-motorized boating and swimming areas and
- Provides nearby parking for transit users.

Key elements of the public pier & water transportation concept include the following:

- Potential relocation of motorized boat launching and use of existing boat ramp for primarily non-motorized boat use,
- Use of pier as a public facility – potential nearby commercial/dining uses,
- Development of a bandshell to formalize performance areas and allow attendees to view Lake Tahoe while enjoying a performance, and
- Incorporation of existing recreation activities as part of the overall facility design (e.g. providing basketball courts and keeping boulder outcroppings for crawfish hunting).



Relocating the public pier to the end of Coon Street would separate motorized boating from swimming areas.



The existing boat launch could be relocated and re-used primarily for non-motorized launching.



A bandshell and formalized performance area should allow for views of Lake Tahoe.



High-intensity activated crosswalk (HAWK) signals can aide safe pedestrian movement across SR 28 and SR 267.



A suite of new improvements will occur in Kings Beach as part of the commercial core improvement project.

Road Improvements

The Kings Beach Commercial Core Improvement Project plans to revitalize Kings Beach through stormwater management programs, fresh and new streetscape design and traffic calming measures, and place-specific pedestrian amenities. The project will transform the existing four-lane roadway to a “hybrid” three-lane arrangement that includes roundabouts and limited on-street seasonal parking.

The permitted and funded improvements provide a new baseline condition for additional vision elements to be achieved. Identified project benefits include the following:

- Improved clarity of Lake Tahoe;
- Safe walking and bicycling routes;
- Attractive business core with sidewalks, seating, lighting, and bike racks; and
- Enhance local and visitor experience.

Road Crossings

Pedestrian crossing enhancements are planned as part of the commercial core improvement project. The project intends to improve safety for pedestrians crossing SR 28, especially those crossing to go to the beach and/or adjacent commercial areas.

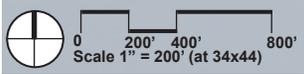
Additional crossing enhancements could be provided to improve walkability. A safe crossing of SR 267 should be developed to connect western neighborhoods to schools and business areas. Likewise, additional crossings may be incorporated along SR 28 to connect destinations. Enhanced crossings could include striping, signage, flashers, and/or high-intensity activated crosswalk (HAWK) signals.



Improved pedestrian crossings should occur with the commercial core improvement project. Additional crossings should be evaluated along SR 267 and SR 28.



- 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.



Transit

Transit serves both residents and visitors. A number of new bus stops are planned with the commercial core improvement project. These stops include seating and shelters. Technology should continue to be integrated with transit, such as the existing “Next Bus” technology and other potential real-time information to enhance the transit experience.

The vision plan identifies a bus hub in the center of Kings Beach. Rather than creating a large transit center, this hub would include a larger shelter and additional amenities to serve riders. It would be centrally located for beach access, connection to water transit, and proximity to area businesses.

In addition to potentially shortening headways, a local neighborhood bus shuttle could circulate within residential areas to connect the community to local and regional resources. Transit connections should continue both to the east to connect the state line area to Kings Beach and to the west to connect Tahoe Vista and other communities.

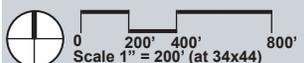


Transit can connect regional destinations as well as provide local service to improve neighborhood connectivity.



Notes:

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KINGS BEACH VISION PLAN

PLACER COUNTY

Transit Connections

August 2013
DESIGNWORKSHOP



Identified and signed on-street parking areas can help meet area-wide parking needs.

Parking

The primary parking concepts for Kings Beach include:

- Decentralized parking, and
- Park once and walk.

Decentralized parking involves the creation of a number of small, dispersed lots throughout the commercial core area. No central parking structure would exist. A number of lots have been identified and will be developed as part of the commercial core improvement project.

An overall parking management strategy should identify shared-parking opportunities and locate additional parking areas, such as other on-street locations, to meet needs. In-lieu parking fees could be evaluated for the purpose of developing public parking and helping small parcel owners comply with parking requirements.

A well-developed signage program should accompany the decentralized parking concept to direct visitors to appropriate parking areas and relieve the burdens felt on adjacent neighborhood streets. Technology could be incorporated to distribute real-time information on parking locations and availability.

Overall, the intent is for visitors to park once and walk or bike to explore Kings Beach. A complete system of signage, sidewalks, pedestrian crossings, bike lanes, and shared-use paths must accompany the dispersed parking to make it successful.

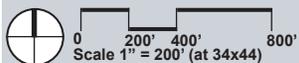


A number of small parking lots can address parking needs. Technology and signage can help improve their effectiveness as users have real-time information on parking locations and availability.



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KINGS BEACH VISION PLAN

PLACER COUNTY

Decentralized Parking

July 2013
DESIGNWORKSHOP



Bike lanes and bike routes can be defined to improve community circulation.

Trail System

Kings Beach has both beach activities and mountain activities. However, the connection between the two is limited. Therefore, trail system vision plan improvements include the following:

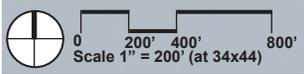
- Bike routes and sidewalks along key streets to connect the commercial core to USFS lands to the north,
- Shared-use paths where appropriate to connect users to both water and mountains,
- Trailheads to define trail connection points,
- Highlighted connection to Tahoe Rim Trail,
- Trail loop in USFS parcel north of Speckled Avenue, and
- Neighborhood sidewalks and bike route connections to facilitate movement from homes to schools and community resources.



Trailheads can connect the commercial core to mountain recreation opportunities.



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Existing lake side accommodations as viewed from SR 28 looking east.

Improved Accommodations

Lodging options in the Kings Beach study area consist mainly of one- to two-story motels/hotels. Many structures appear dated and run-down. Improved overnight lodging could include both redevelopment and reinvestment of existing lodging and development of new lodging. The goal should be improvement of the quality of available accommodations and may not necessarily include a significant increase in the number of units.

A number of existing lodging units are located in a stream environment zone (SEZ) along the lakefront. While lake frontage is highly desirable for accommodation units, environmental improvements could be achieved by redeveloping the property to relocate units out of sensitive lands while maintaining prime lake views and direct beach access. Additional community benefits could be achieved if the redevelopment also included public amenities such as access to beach areas.

Key highlights of improved accommodations could include the following:

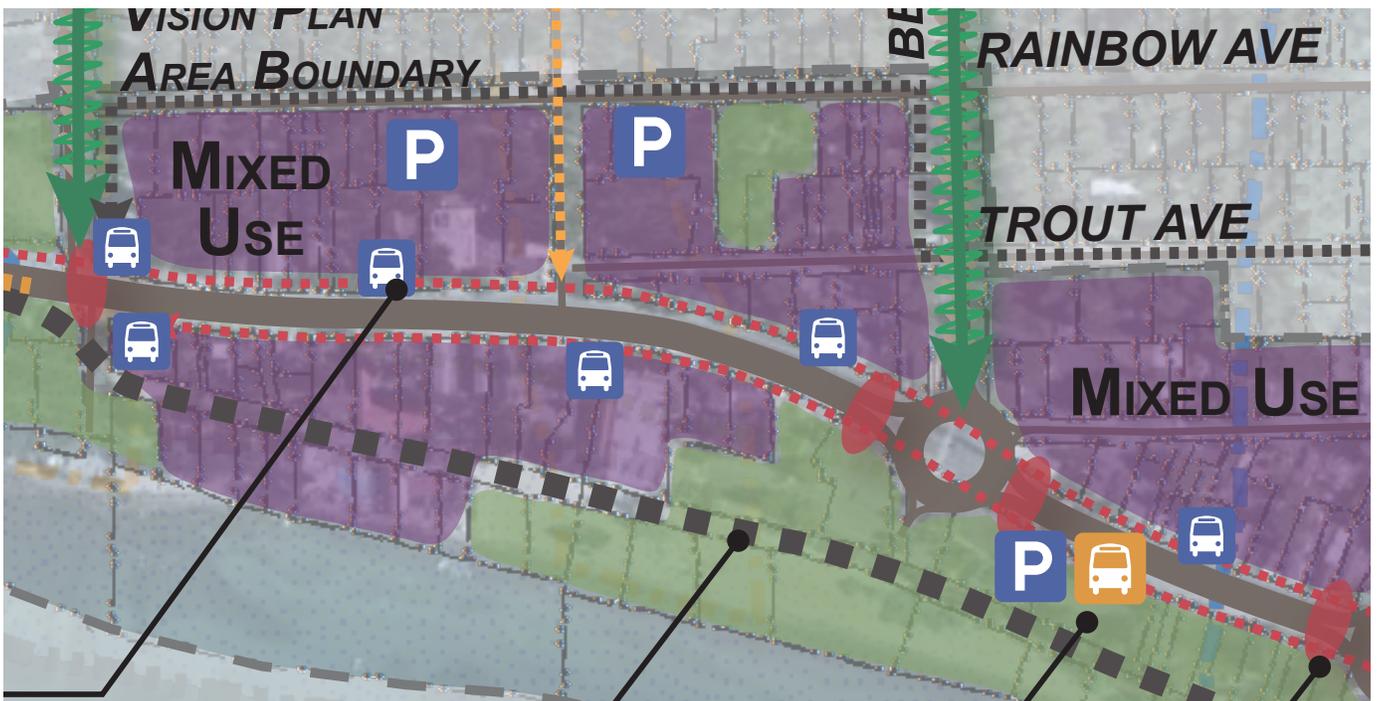
- Environmental improvements,
- Coverage removed from SEZ,
- Upgraded lodging,
- Enhanced visual character,
- Scale consistent with community goals,
- Units with lake frontage, and
- Public amenities designed into development.



Potential redevelopment of lake side lodging areas can enhance visual quality and provide upgraded accommodations.



Existing lake side accommodations are partially located in a stream environment zone. Relocation of units out of sensitive lands provides opportunities for environmental and community benefits.



Redesigned lodging areas along the lake shore could be designed to provide for environmental improvements as well as incorporating public amenities as part of the redesigned facilities.



Mixed-use areas are identified throughout the commercial core.

Mixed-Use/Infill

Mixed-use is defined as a building or project that incorporates different uses within the same structure or development. For example, a project or building with retail on the ground floor and offices or residential uses on upper floors is considered mixed-use and allows for greater variety within downtown areas and can add to a vibrant, pedestrian-oriented streetscape. It can also reduce traffic congestion as people are able to live near their work and play.

Infill focuses development within the existing town fabric. Consistent with Plan Area Team discussions, investment would occur to improve and upgrade existing properties as the reuse or repositioning of under-utilized buildings and sites occur.

Mixed-use and infill are encouraged as part of the Vision Plan. Building forms can maintain an eclectic style while also improving the overall image of the built environment. Aged structures can be revitalized and add to the new, enhanced streetscape.

Building height can step away from the street to allow for additional height while maintaining a character appropriate to Kings Beach. Heights would vary throughout town so as to not create one consistent facade. Height should also be clustered in areas that provide the greatest pedestrian benefit while minimizing viewshed disruptions. Considering height in relation to adjacent neighborhoods can identify potential shading issues.



Existing streetscape conditions along SR 28 looking west.

Mixed-Use Illustration A: Building Not Stepped Away from the Street

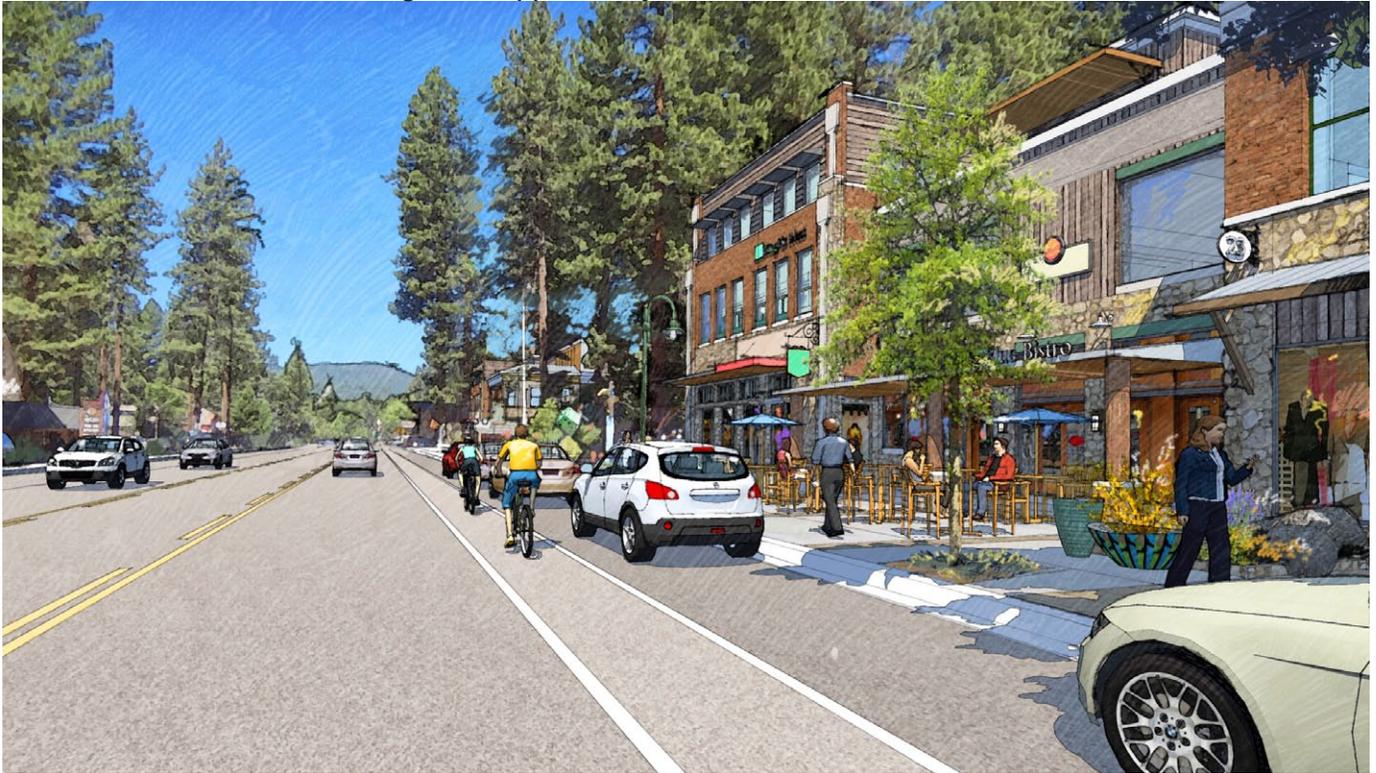


Illustration of potential mixed-use development with pedestrian-focused streetscape. Buildings are not stepped back from the highway and, when compared to illustration B, buildings appear larger from the road and pedestrian areas.

Mixed-Use Illustration B: Building Stepped Away from the Street

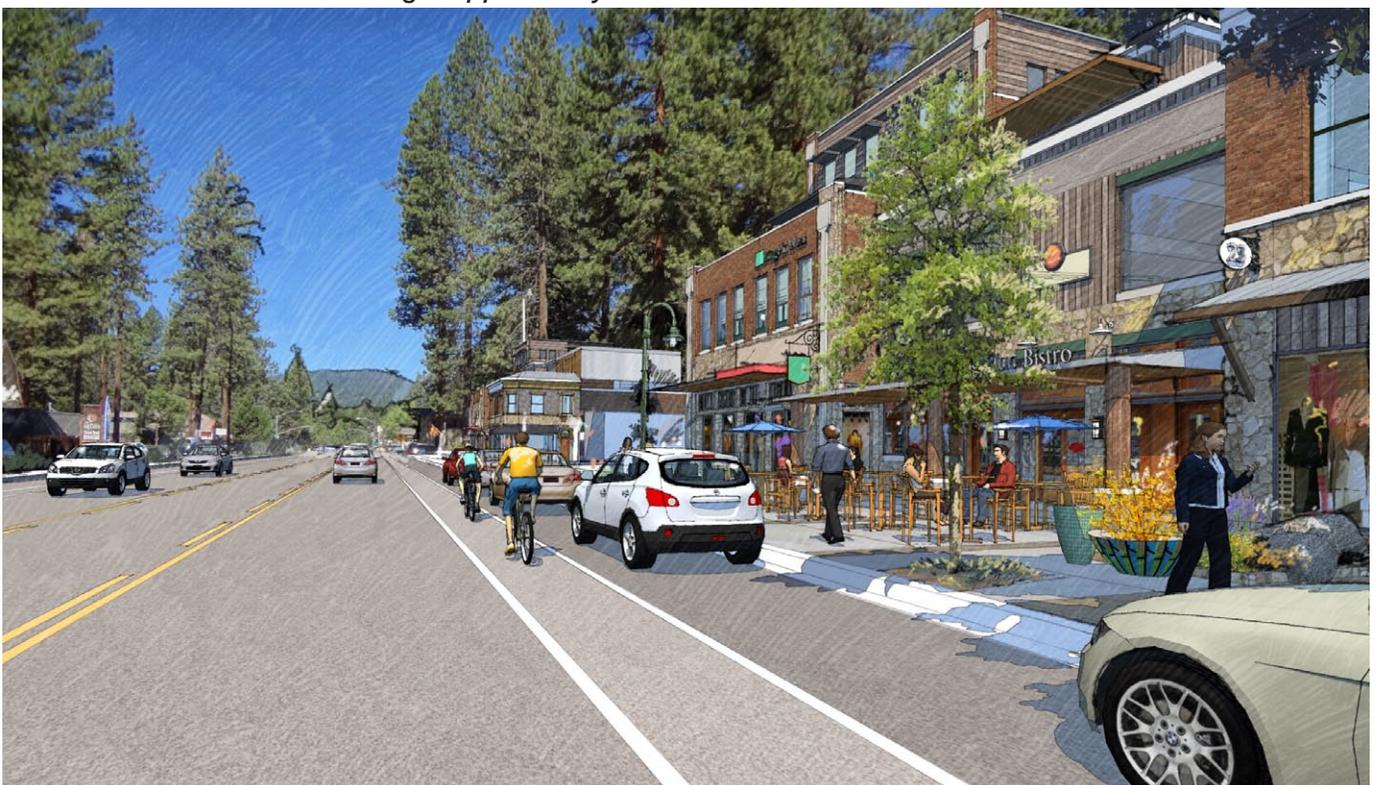


Illustration of alternative potential mixed-use development with pedestrian-focused streetscape. Buildings are stepped back from the highway and, when compared to illustration A, they appear lower from the road and pedestrian areas.

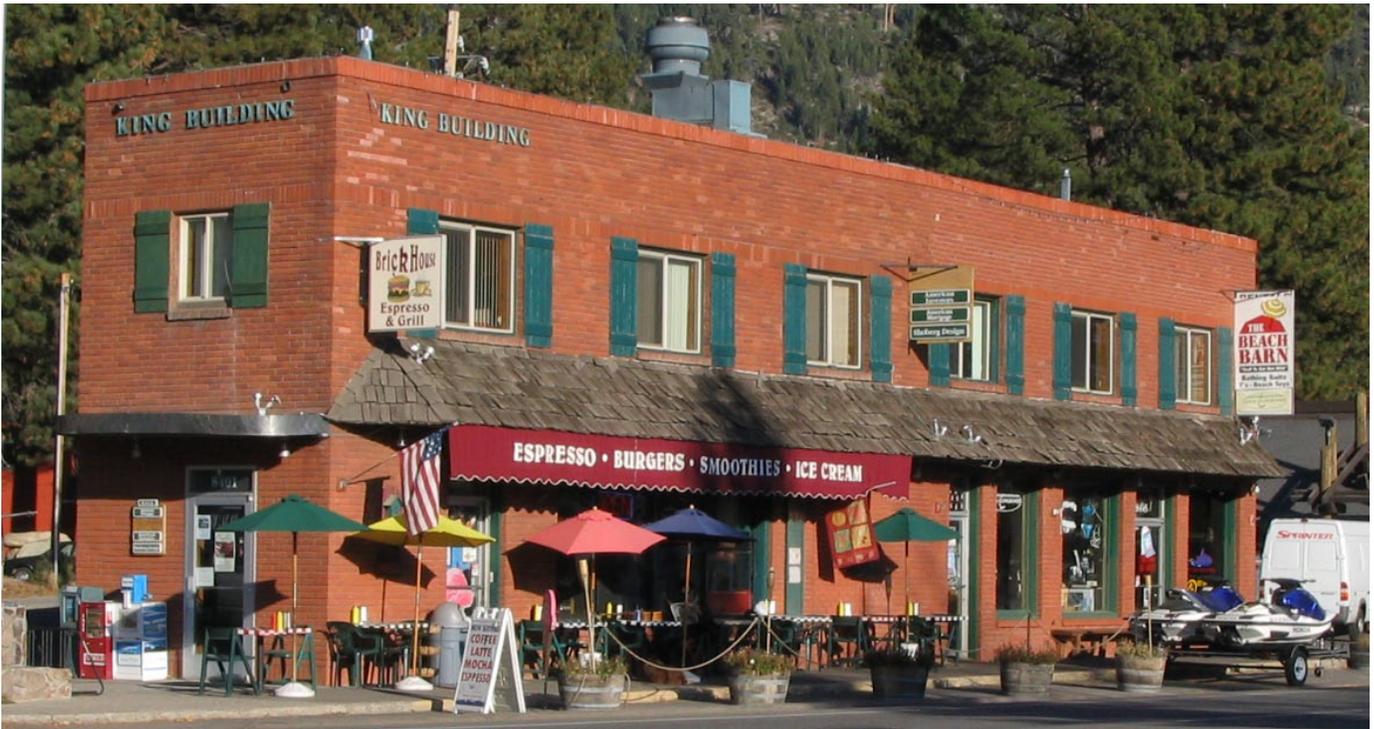


Bike lanes, sidewalks, and interesting uses along SR 28 and side streets and back streets encourage people to stay and explore the town for a longer time.

Explorable Town Form

The vision for the Kings Beach commercial core extends mixed-use buildings along both SR 28 and a few of its neighboring streets. Side streets and parallel back streets such as Brook Avenue, Trout Avenue, and others can incorporate commercial, office, and residential uses which create interest and variety to encourage people to explore the town on foot and bike and stay longer.

Streets such as Brook Avenue with low traffic volumes can be closed for street festivals and events like farmer's markets. As the different street atmospheres reinforce community character they can also create distinct personalities and destination nodes throughout the town fabric. The streets should balance competing needs for driving, walking, cycling, and parking, thereby strengthening the opportunities for exploration and discovery.



Interesting buildings and uses could be part of the surrounding streets to increase dwell time and strengthen opportunities for discovery.



Existing conditions of Brook Avenue, a street that parallels SR 28 in the commercial core.



Illustration of closing Brook Avenue for street festivals and open air markets like a farmer's market.



Existing community gateway signage at the eastern entry near Chipmunk Street.

Gateway Entries

Kings Beach serves as a gateway to Lake Tahoe from SR 267 and to California along SR 28 from the east. Entries should be enhanced and be designed as an integral part of the community character. Directional signage at the SR 28/SR 431 roundabout could initiate the gateway experience by identifying Kings Beach. The entry from the east could then be a sequenced experience starting at the state line area of Crystal Bay and continuing to the Kings Beach gateway at Chipmunk Street.

The gateway at SR 28 and SR 267 could focus on the arrival to Kings Beach and Lake Tahoe rather than looking like a typical intersection with adjacent commercial uses. Gateway components could include the following:

- Relocate unattractive highway commercial uses out of sensitive lands and provide opportunities for lake views;
- Incorporate views, vistas, and scenery that emphasize a Lake Tahoe arrival;
- Coordinate highway design, landscape architecture, signage, and visitor information;
- Restore sensitive areas and provide trailheads, trail connections, and open space as appropriate;
- Consider the integration and upgrade of civic elements such as the neighboring fire station; and
- Utilize roadway design and create a roundabout to reinforce the gateway experience.



Existing entry at the SR 28/SR 267 entry has partial views of Lake Tahoe but is under-whelming with unattractive adjacent commercial areas located in sensitive environments.



Illustration of improved gateway entry at SR 28/SR 267 entry with restoration of sensitive areas, incorporation of trails, and development of iconic signage and artwork. The illustration shows potential interim improvements until funding is available for a redesigned intersection shown in the illustration below.



Illustration of an enhanced gateway by redesigning the intersection as a roundabout. Visual improvements are reinforced through the roadway design.

Summary Diagram

The vision diagram compiles the principles and primary concepts to illustrate how the various ideas coalesce into a unified vision. While much work remains before any of the ideas can be realized, these concepts reflect the community's ideas for how Kings Beach might look in the future.

Illustrations of the concepts visually convey the possibilities for the commercial core area and provide a sense of what could be. The final form and detail of individual projects may differ from the illustrations. As the Plan Area Team, community members, and the County carry ideas forward, the precise locations and designs may evolve to best meet the community needs and site requirements.

It is anticipated that continued conversations regarding the concepts will occur as the County moves forward with the Community Plan Update process and more specific design standards and guidelines are established.

Building Height and Community Character

Potential building heights within the commercial core should work within the existing community framework. The vision plan illustrates the potential to increase heights in certain, limited areas; but not all buildings would increase in height. Similarly, building designs can step back from the street and neighboring properties to maintain the desired pedestrian-oriented environment. Overall, the scale and character of the community should maintain the existing aesthetic while providing an experience expected of the lake front community.



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