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Pathway 2007 • Placed-Based Planning



## Placer County: Preliminary Principles

The community workshop process has explored what participants value about the Basin and what type of futures they desire. Based on workshops and local Planning Working Group input, an overall set of preliminary principles has been prepared. These principles have been discussed and refined in meetings with the Place-Based Core Teams and Working Groups. Along with the preliminary concepts, they will be combined with input of other sub-regions and will be discussed with the Forum. The preliminary principles are to become the basis for Placer County Sub-regional Vision Summary.

### Overall Planning Themes:

- Revitalize and reinvest in Placer's Basin communities with a mix of uses, affordable housing and "function commercial";
- Improve the image and vitality of gateway areas;
- Improve transit and non-motorized access for residents, visitors and employees; and
- Approach water quality and other environmental improvements as part of an area-wide solution.

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### Preliminary Principles

At the June workshop, teams prepared concepts for the Placer County part of the Basin that identified the most desirable changes envisioned for the next 20 years. Teams highlighted four categories of such desired changes. These included reinvesting in existing centers, enhancing gateways, improving connections, and addressing water quality at district scale.

#### Principle 1: Reinvest in and Revitalize Existing Centers

Reinvestment and revitalization should take place in Placer's existing community centers; this would be preferred to creating news ones.

#### Planning and Design Features:

- Reinvestment in town centers should introduce "functional retail", eliminate blight, and diversify the local economy.
- Placer's communities should include affordable housing.
- Public and private investment should enhance the image of Placer County's Basin communities.
- Planning should emphasize the town centers of Kings Beach and Tahoe City as important focal points. These town centers are envisioned as mixed-use places with visitor accommodations, retail services, housing and recreational activities.
- Investments in smaller communities should reflect their needs and character.
- New investment in Placer's community centers should enhance the connections and community interface with adjacent neighborhoods and recreational opportunities.
- Investment should reflect communities' unique scale and character; "clean up the junk" and "keep the best buildings."

#### Principle 2: Enhance Placer's Basin Gateways

Investment in Placer County Basin gateways should improve their image and vitality. Gateways should be designed and planned as integral parts of the Lake Tahoe travel experience.

#### Planning and Design Features:

- Planning should acknowledge the gateway roles of Kings Beach, Tahoe City, Hwy 89 at the Truckee River corridor, and the southern part of west shore.
- Gateway land use planning should emphasize arriving at Tahoe rather than at a typical commercial intersection.
- Highway design, landscape, architecture, signage and visitor information should be conceived together as part of gateway plans.

### Principle 3: Improving Connections

Public and private investments in Placer County should contribute to improving vehicular and non-motorized connections to commercial centers, neighborhoods, visitor attractions and recreation. Highway design should improve economic vitality and pedestrian safety and comfort.

#### Planning and Design Features:

- Improving connections between Placer's Basin communities should be a priority in planning for better transportation systems (i.e., bus transit, water transit and bicycle routes).
- Investment in Placer's Basin communities should contribute to the completion of regional systems of trails, bike routes, parking and transit services.
- Each public roadway and private roadside project should improve the interest, safety and comfort of pedestrian experience in Placer's Basin communities.
- Parking in town centers should be planned at a district scale, where resources can be most effectively applied toward larger transportation, water quality and appearance enhancement solutions. This approach requires cooperation between public agencies (i.e., Placer County, PUDs, TRPA, and Federal and State agencies).

### Principle 4: Area-wide Environmental Improvements

Solutions for safeguarding and improving water quality and other environmental improvements should be approached at the broader, area-wide scale, rather than one parcel at a time.

#### Planning and Design Features:

- The design of roadways and parking areas and the placement of buildings should be planned as part of a larger, comprehensive strategy for managing storm water runoff.
- Solutions for managing water runoff from commercial areas and adjacent residential neighborhoods should be sought within town centers and gateway areas.
- Water quality control projects, such as multi-use swales, should be incorporated in plans for new development. This might involve application of water quality investments toward creating needed pathways, snow storage and open space.
- Investments and regulations should support comprehensive area-wide strategies that improve the Basin's environment.
- Opportunities to improve water quality and other environmental conditions should be addressed immediately, including projects currently funded and under design.