

56

ENVISION

56 ACRES

MASTER PLAN

January, 2022



CITY OF
SOUTH LAKE TAHOE





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Introduction: Envisioning 56 Acres

The 56 Acres Master Plan, a collaboration between the City of South Lake Tahoe and El Dorado County, aims to create a signature park in the heart of South Lake Tahoe. The Plan will build upon the success of Lakeview Commons and over a decade of site-oriented community, public, and stakeholder engagement. The project goals are aimed at residents and visitors alike. They focus on recreational and civic needs, the creation of meaningful world-class facilities and public open space, environmental sustainability, cultural preservation, water quality, traffic mitigation, aesthetic improvements, and habitat preservation.

ACKNOWLEDGEMENTS

The 56 Acres Master Plan is funded by a grant from the California Tahoe Conservancy and is a collaborative effort between the two land owners, the City of South Lake Tahoe and El Dorado County. The consultant team was lead by Design Workshop. Key Stakeholders were included throughout the process to provide feedback on the master plan.

City of South Lake Tahoe

El Dorado County

Consultant Team

Design Workshop, Inc.

Ascent Environmental

Cardno

Noll & Tam Architects

LSC Transportation Consultants

Key Stakeholders

California Tahoe Conservancy

El Dorado County Commission on Aging

El Dorado County Library, South Lake Tahoe Branch

El Dorado County Parks and Recreation Commission

Lake Tahoe Historical Society

Tahoe Art League

City of South Lake Tahoe Parks and Recreation Commission



Rufus Allen Boulevard with the existing Recreation Center in the foreground.

MISSION, VISION, AND OBJECTIVES

Mission

The master plan encompasses the public and stakeholder groups' vision for recreation, community, and government uses on the 56 Acres site. The plan is approvable, implementable, and identifies phases with the Multi-generational Aquatics and Recreation Center project as the first phase to be built.

Project Challenges: The 56 Acres project site has many of the characteristics of a town center including a central location and community driven site program. However, the area has been challenged by decades of under investment and ownership constraints. This plan addresses how to create a recreation and government center for South Lake Tahoe while recognizing past land use obligations and ownership along with constraints imposed by permitting and funding.

Vision

For over 40 years the site referred to 56 Acres has provided a wide range of activities and created fond memories for residents and visitors from all over the world. The location in the center of the City of South Lake Tahoe, adjacency to Lakeview Commons Beach, the existing recreation and overnight camping accommodations on site, the proximity to other recreation and educational facilities and convenient shopping and dining within walking distance makes the site a community hub and a basecamp for many visitors. Working closely with the City, stakeholders and the public, the project team utilized knowledge, creativity, and experience to provide a master plan that will elevate the recreation and community experience. The master plan embraces the natural beauty of the site, creates a framework for short and long-term environmental enhancements, identifies opportunities for on-site revenue generation for on-going maintenance and future improvements.

Objectives

Critical Success Factors

- Robust public engagement process
- Coordination and collaboration with the Recreation Center project to ensure it is implemented as the first project identified in the MP
- Provide guidance on the preferred location of the Recreation Center early in the process
- Coordinate with the area plan amendment to make sure the elements of the MP can be built
- Coordinate the MP with other planning projects within the area such as Alta Mira, Conolley Beach, ballfields, Bijou Park MP, and Regan Beach
- Think broadly and collaboratively about partnerships
- Environmental improvements
- Revenue generating (recreation center, camping/overnight - increase, concessionaire, special events, reservable spaces)
- Safe crossings, release valve for Lakeview Commons
- Address parking and traffic issues – improve Highway 50 entries, internal connectivity
- Work collaboratively with City and County staff
- Utilize existing resources and previous work to reduce overall timeline and budget
- Compliance with CEQA analysis of potential impacts to vehicle miles traveled consistent with SB 743
- Quality control methods in place to ensure deliverables are complete, accurate, and appropriately edited
- Encourage non-motorized access to the site
- Outline how to fund and implement future phases of work beyond recreation center



Project History

For over 40 years, 56 Acres has created lasting memories for residents and visitors from all over the world. The location in the center of the City of South Lake Tahoe, as well as its adjacency to Lakeview Commons Beach and its proximity to other recreation and educational facilities, makes the site a community hub and a basecamp.

CONTEXT & PROJECT EVOLUTION

What Is The 56 Acres Project?

The 56 Acres project is a collaboration between the City of South Lake Tahoe and El Dorado County, with support from the California Tahoe Conservancy to create a signature recreation and civic space in the heart of South Lake Tahoe. The property contains some of the largest remaining public open spaces within the city limits. It hosts a variety of existing features, including various recreational facilities, a campground, a museum, highway frontage, and a scenic lakefront park.

The 56 Acres project sits in the center of the City of South Lake Tahoe at the juncture where U.S. Highway 50 meets the shores of Lake Tahoe. The location of the project provides an important gateway to vehicles approaching the city from the west. The property contains some of the largest remaining public open space within the city limits. It hosts a variety of existing features including various recreational facilities, museum, highway frontage, and a scenic lakefront park that drops off steeply leading to the beaches of Lake Tahoe. Just to the west of the project site is the Harrison Avenue commercial district, which was improved by a streetscape project in 2015.

Project Background

For over 40 years the site referred to 56 Acres has provided a wide range of activities and created fond memories for residents and visitors from all over the world. The location in the center of the City of South Lake Tahoe, adjacency to Lakeview Commons Beach, the existing recreation and overnight accommodations on site, the proximity to other recreation and educational facilities and convenient shopping within walking distance makes the site a community hub and a basecamp for many visitors.

2007 to Present

The master planning process builds on previous planning efforts including the 2014 Recreation Master Plan, and the master planning efforts for the 56 Acres which began in 2006 when the California Tahoe Conservancy, in partnership with the City and El Dorado County, funded the development of a concept plan for the area. The process resulted in an in-depth analysis of existing environmental, historical, and cultural conditions in the project area and several alternatives for future uses and development. Although the conceptual planning was never finalized, the process was the impetus to begin improvements to the site, which resulted in the construction of Lakeview Commons, a popular lakefront park with sweeping views of Lake Tahoe and The Sierra.



Figure 1: Project Timeline

REVIEW OF EXISTING DOCUMENTS & STUDIES

Existing Documents and Studies

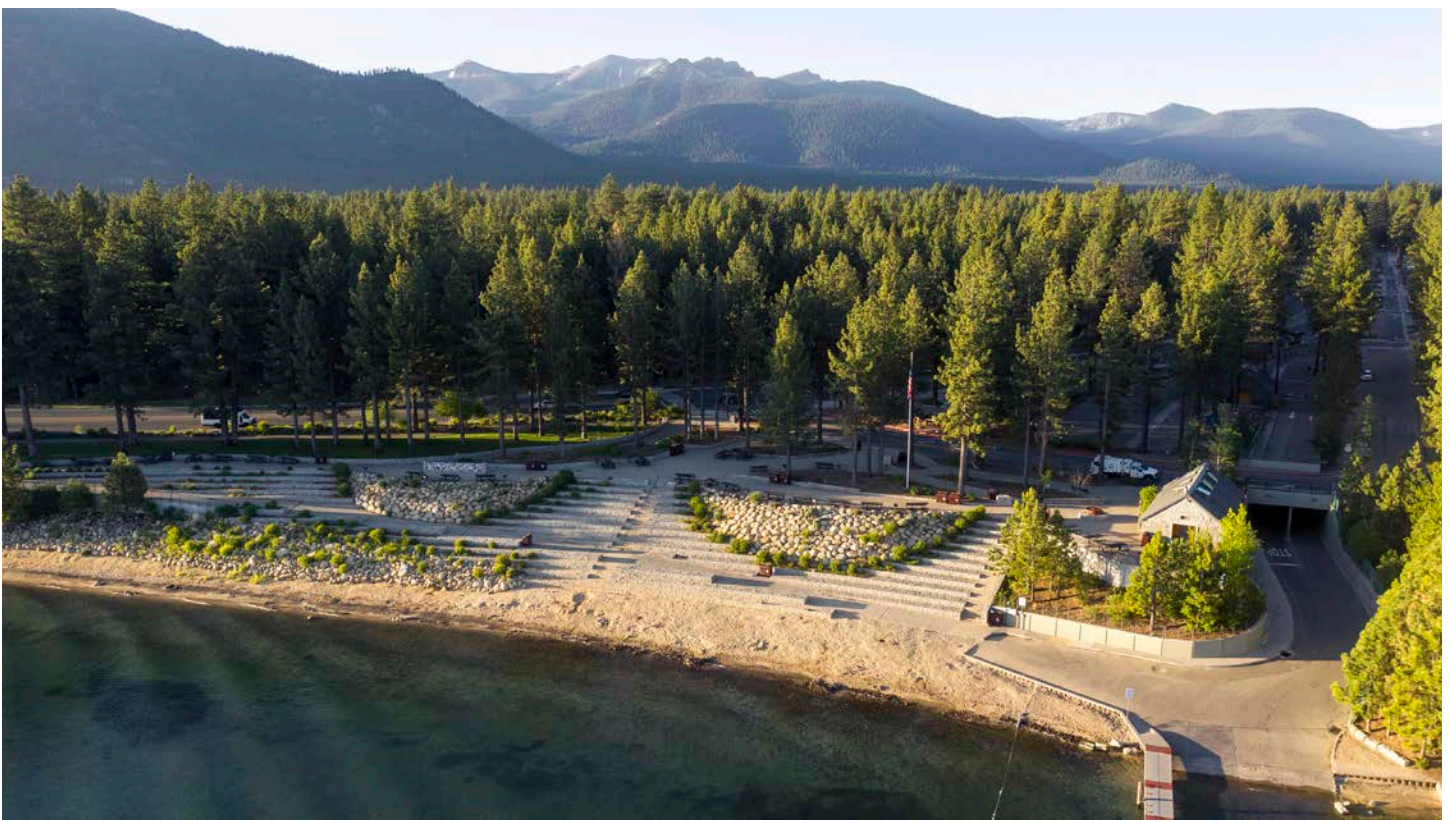
2007 56 Acres Master Plan

There are three main themes of the 2007 plan: Connections, identity and access. Connections include considering site to surrounding recreation opportunities, access includes building better relationships/access between site amenities and identity includes developing the site as civic center with the local community as the primary driver. Key takeaways include:

- Public Engagement Outcome Steering Committee #1
 - » Dot game identifying liked and disliked parts of the site, participants did not like the city yard and vector control area.
 - » Precedent exercise was used to identify potential program elements the most popular items were: rustic amphitheaters, performing arts building, a boathouse, campfire with yurts, creative camp amenities, adventure play, forest plaza for community events, outdoor movies, interpretive stormwater management, and trails
 - » Post note issue identification most common answers: Access across Highway 50, improved trails, non-motorized boat facilities, renovations to

senior center, renovations to library, renovations to campground.

- » Steering Committee survey determined that users often commuted there by car, lived between 2-10 miles away and use the site semi regularly
- Focus groups were held and used the same exercises, listed are the different groups and the items they wanted to most:
 - » Beach Users: Improved concessions, restrooms, non-motorized rentals
 - » Harrison Avenue merchants: more parking, improved access across Highway 50
 - » Campground Staff: more RV accommodation, additional group gathering, improved facilities (trash cans, hook ups), year-round options such as yurts
 - » Library Staff: more space, additional rooms for small and large gatherings, outdoor rooms, larger collections, updated computer facilities
 - » Senior Center Staff: increased staff, safer access through 56 Acres and public transit, more multi-purpose spaces, improved dining facilities
 - » Recreation Center Staff: larger gyms, more multi-purpose spaces, cardio equipment, improved



Boat Ramp at El Dorado Beach and Lakeview Commons

admin offices, an indoor play area for young children, improved outdoor areas

- » Adjacent neighbors: did not participate
- » Visitor's Center Staff: Larger new facility, better connection to rest of site, improved restrooms, add retail space, maintain parking
- » Boaters: dredge the channel, add break water, non-motorized boat storage
- » Museum/Historical Society Staff: move locations or combine collection, upgrade and expand facilities
- » Arts Center Staff & Users: dedicated art building with outdoor and indoor spaces, room for studio spaces, larger meeting spaces

- » Sustainable Development: Native and drought tolerant landscaping for new and existing development
- » Environmental Justice: The City will promote quality of public spaces that offer opportunities for people of varying backgrounds and demographics

- Economic Vision

- » To promote economic growth and diversification
- » Year-Round Community: provide economic incentives that increase year-round activity
- » Expand Events and Entertainment Opportunities: The City shall encourage sponsors to host events at public facilities especially during off seasons (Fall/Spring)
- » Support Natural Capital: enhance outdoor recreation opportunities
- » Support Social Capital: Improve education opportunities
- » Create a Sense of Place: Through local business and district character
- » Regularly Scheduled Street Fair: Possibly along Ski Run or Lakeview Commons; such as a farmers market, street vendors, live music and special events

2030 South Lake Tahoe General Plan

Key recommendations from the 2030 Plan include:

- Land Use
 - » Recreation land use surrounded by low density residential, town center and special uses (schools)
 - » Development intensity
 - » 1-8 campground sites per acre
 - » 1-25 group facilities per acre
 - » 30% maximum land coverage
 - » Bijou/ Al Tahoe Community Area Plan, encourage the creation a neighborhood with family orientated recreation and public facilities including government offices
- Community Character
 - » Mountain Architecture theme, pitched roofs, natural colors and materials
 - » Native Plant Use
 - » Minimize visual impact of parking
 - » Strategically placed pedestrian scaled lighting
 - » New projects will protect and enhance scenic quality
 - » Scenic Corridors: The City will work with Caltrans to improve facades and landscaping along Highway 50
 - » Updated Wayfinding System fitting into Tahoe style with more detailed distance and timing information
 - » Improved pedestrian network, new developments should connect to existing networks.
 - » Art in public places, the City will promote art in public places

2014 Parks and Recreation Plan

The City and County want to improve existing recreation facilities through their continued partnership and relationships with other governing bodies. Goals in this plan address the need for varied recreation opportunities, year-round activities, improvements to revenue generating facilities for both residents and visitors. Improve recreation sites that showcase the world class landscape of Lake Tahoe and bring environmental and economic vitality to the city. Key takeaways include:

- Regional Coordination and Collaboration – maximize south shore goals of recreation and economic benefits through partnerships with surrounding governing bodies
- Park & Facility Maintenance, Renovation, and Improvements – Renovate existing facilities to enhance safety, accessibility, and protect revenue generating resources long term
- New Park, Facility, and Trail Development – build new recreation facilities to provide an interconnected and attractive recreation system that supports south shore as a destination for outdoor recreation and tourism.
- Recreation Activities, Programs and Events – Activate recreation facilities with events, programs, and self-directed opportunities to promote quality of life for residents and promote economic development

- Operations and Management – Ensure staffing and resource needs are met to make strategic plans for recreation facilities

Active Transportation Plan

The Active Transportation Plan (ATP) presents a guide for planning, designing, constructing, and maintaining a regional active transportation network that includes innovative infrastructure, support facilities, and awareness programs. The infrastructure network includes on-street bicycle facilities such as bike lanes, bike routes, and intersection designs that promote safety and convenient travel for bicycling and walking and off-street shared-use paths and sidewalks. The ATP outlines goals, policies, and actions that support implementation of high priority projects and guides long-term planning. To support this process, the plan includes analysis of current conditions, provides data for future projects, and outlines levels of project priority. Key takeaways include:

- Use the complete streets framework to promote safer bicycle and pedestrian travel
- Connectivity between origin and destination are essential in user decision making process if a safe route is not available potential users will choose a vehicle instead

- Improvements to the multi-modal transportation network create a more equitable transportation system, for people who cannot afford a car and those who do not have ability to drive a car
- Pedestrian and cyclist focused transportation improves local economies
- Protect the environment through a comprehensive multi-modal transportation system
- Use the American Bicyclist 5 E’s to change community attitudes toward active transportation. This framework strives to educate and create safe opportunities for pedestrians and cyclists.
 - » Engineering – altering roadways in favor of pedestrian and cyclists
 - » Education – increase community awareness about active transportation
 - » Enforcement – reminding roadway users of the rules of the road to encourage safety between users
 - » Encouragement – community events and initiatives that promote active transportation
 - » Evaluation- studying how effective the active transportation system is and what the user group looks like; their methods of transportation and how frequently they use that form of transportation

Regional Transportation Plan

The Regional Transportation Plan was created as transportation plan to meet needs of locals and visitors. This plan encompasses seasonal, daily, and regional uses. Various corridors around the lake have been identified with the specific transportation needs for that area. Non-auto transport and public transportation were the primary focus, these transportation methods will decrease congestion, improve water and air quality, improve safety, and create an equitable transportation system for priority communities. Key takeaways included:

- Environment – Protect and enhance environment
- Connectivity – enhance Tahoe transportation system between modes, communities, and surrounding regions
- Safety – increase safety for all users
- Economic Vitality – enable a diverse workforce, sustainable environment, and quality experiences for residents and visitors
- Operations Management – provide efficient transportation through coordinated operations and targeted investments
- System Preservation – preserve transportation system to support climate resiliency



Public programs in the existing Recreation Center

Current Planning Efforts

Bijou Area Plan 1995/In-Process Plan

The community plan is a joint effort between the Tahoe Regional Planning Agency (TRPA), the City of South Lake Tahoe, and the Bijou/Tahoe Community Plan (CP) Team. The CP area extends from Fairway Avenue along Highway 50, just west of Al Tahoe Boulevard as well as the property between Johnson Boulevard and Highway 50. Fundamental to the CP is the conviction that the Bijou/Al Tahoe area should serve as a family-oriented space and recreation center as well as the Town Center for the neighboring community. Key takeaways include:

- The Community Plan serves as a guide for the enhancement of the Bijou/Al Tahoe area as a regional commercial node and tourist area.
- Given the scenic and central location of the Bijou/Al Tahoe area, it is one of the most popular destinations within the Lake Tahoe Basin. This has contributed to environmental, economic, visual and transportation challenges as a rising tourist destination.
- The Community Plan proposed to rectify some of the growing challenges by supporting and encouraging the removal, reconfiguration or relocation of development within the Bijou/Al Tahoe area.
- A series of goals for the Bijou/Al Tahoe area were adopted within the Community Plan
 - » Create a village like atmosphere in the Bijou/Al Tahoe area and establish buffers between the four districts

- » Maintain a balance between economic health and the environment
- » Improve traffic circulation and parking. Reduce dependency on the automobile and improve the movement of people, goods and services within the Plan Area.
- » Ensure that physical development is consistent with the environment and ecology of the area.
- » Public services and facilities in a specific area.
- » Preserve high quality family oriented recreational experience of the Bijou/Al Tahoe area.

Bijou Area Plan Amendment

Underway

South Lake Tahoe Recreation and Swim Complex

The existing South Lake Tahoe Recreation and Swim Complex sits on City land at what is known as the 56 Acres site. The site is comprised of four parcels totaling 56.35 acres. The County of El Dorado owns 73% of the project site, while the City owns 27%. In 1973, a grant deed was executed by both agencies stating the “property should be used exclusively for public park, recreation, cultural and visitor information purposes. The City of South Lake Tahoe desires to construct the new recreation center in a different location on the 56 Acres site - providing a continuation of current recreation center.

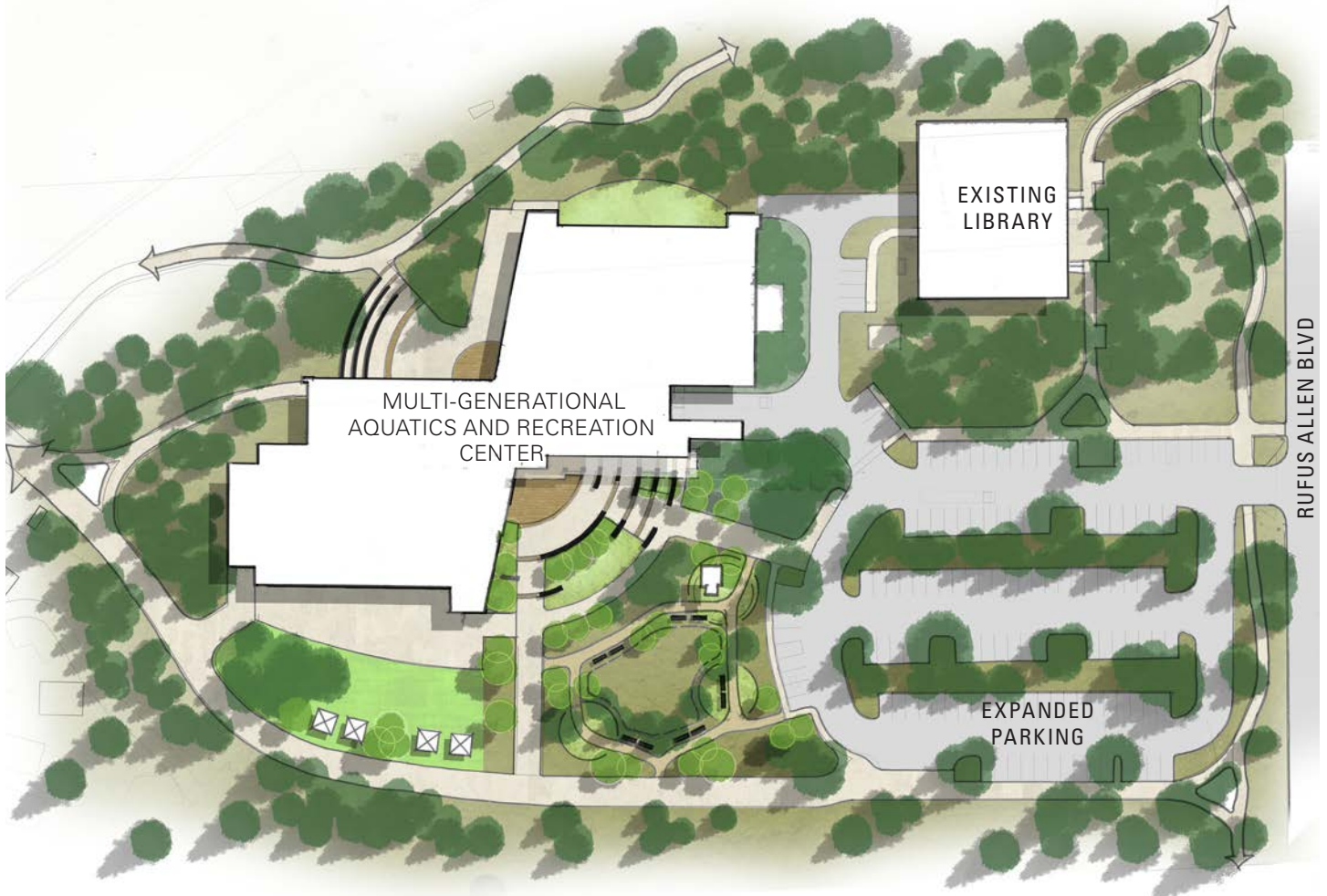
Built in 1971, the South Lake Tahoe Recreation and Swim Complex has never had a major renovation and many building systems and components are reaching the end of their usable life. The facility is inadequate for the current and future needs and demands of the City’s recreation programs.

The project is the planning and design of a new community center to include:

- Aquatics
- Fitness
- Gymnasium
- Running track
- Senior center
- Meeting, multi-purpose, and classroom space



Community programs are offered at the existing senior center.



Schematic site plan of the new Multi-generational Aquatics and Recreation Center

How does the Multi-generational Aquatics and Recreation Center relate to the 56 Acres Master Plan?

The Multi-generational Aquatics and Recreation Center project focuses on the programming, design, and construction of the new recreation, aquatics, and senior center building. The new building will be located along Lake Tahoe Boulevard with views of the lake. The 56 Acres Master Plan project has been coordinated with the Multi-generational Aquatics and Recreation Center project for the building location and also provides recommendations for trails, recreation and civic uses for the entire project area.



Existing Conditions

56 Acres is bordered on the north by Lake Tahoe, on the east by Rufus Allen Boulevard, and on the south by a residential neighborhood. These connections create an interconnected trail network that allows visitors and residents alike to access the numerous beaches, recreation areas, and public amenities all located under a mile from the project area.

DEMOGRAPHIC PROFILE

Population Growth

2020 South Lake Tahoe Population: 23,145

The population in South Lake Tahoe is projected to increase at a rate of 0.7% between 2020 and 2025. By comparison California has a population growth rate of 0.55% and the nation has a growth rate of 0.72%.

In 2020 the City also had a daytime population 6% larger than the total population.

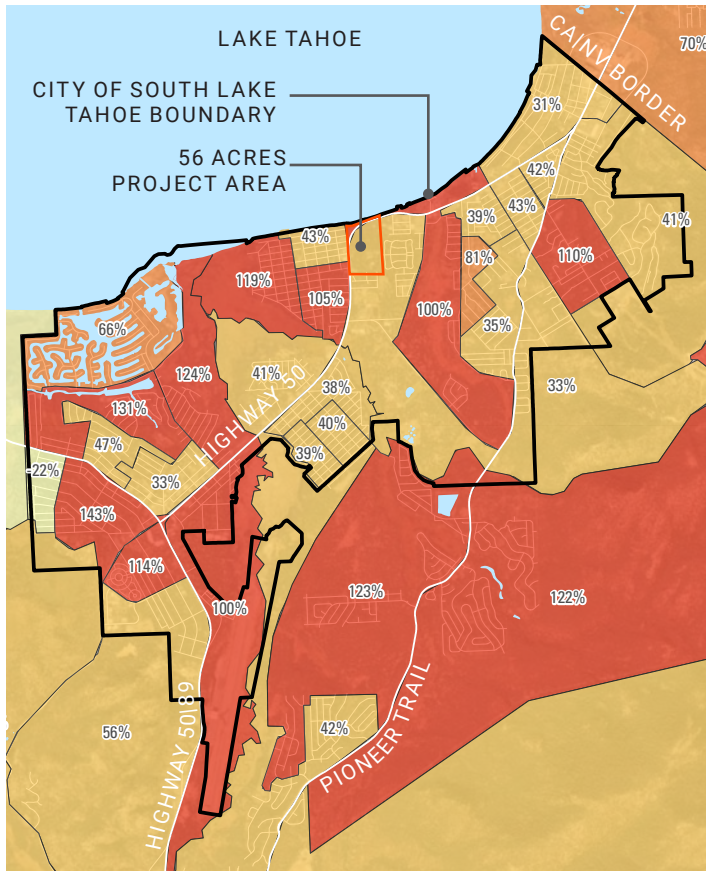


Figure 2: 2020-2025 Population Growth Rate by Block Group
Source: ESRI

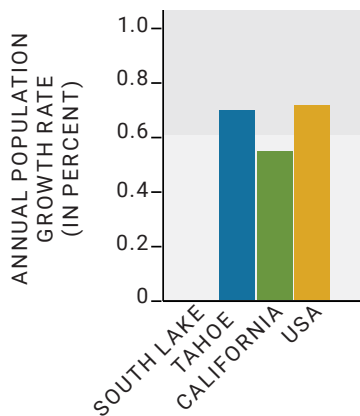


Figure 4: South Lake Tahoe 2020 Population Growth Rate
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Ethnic Makeup

2020 South Lake Tahoe Diversity Index: 72.1

South Lake Tahoe ranks 72.1 on the diversity index, which summarizes an area's racial and ethnic diversity. By comparison the state of California ranks at 83 and the national diversity index is 65.

32.8% of City residents are of Hispanic/Latino origin. 70.3% of residents are White only.

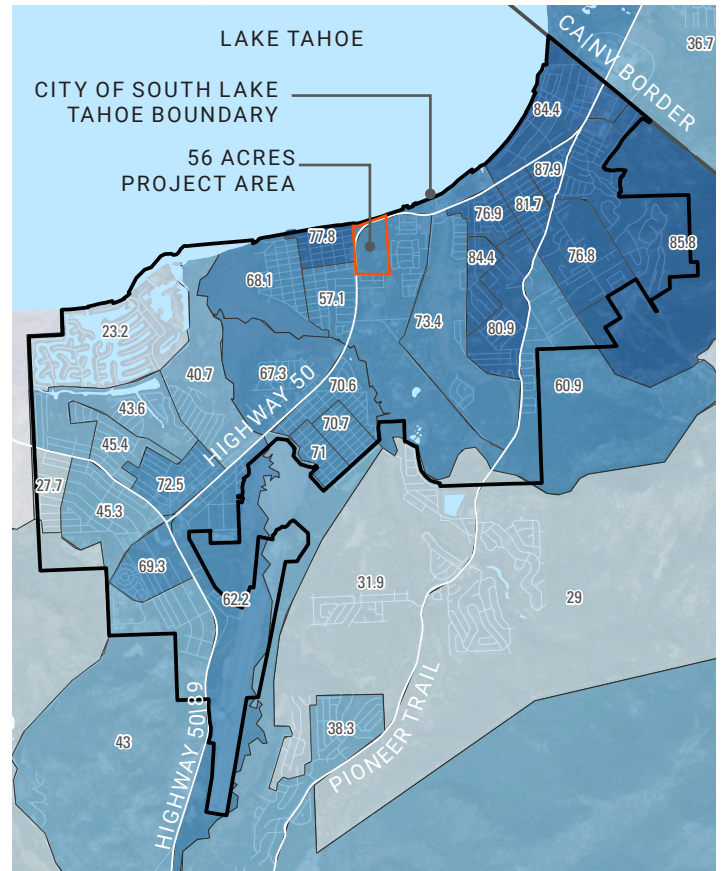


Figure 3: 2020 Diversity Index by Block Group
Source: ESRI. Note: Diversity index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

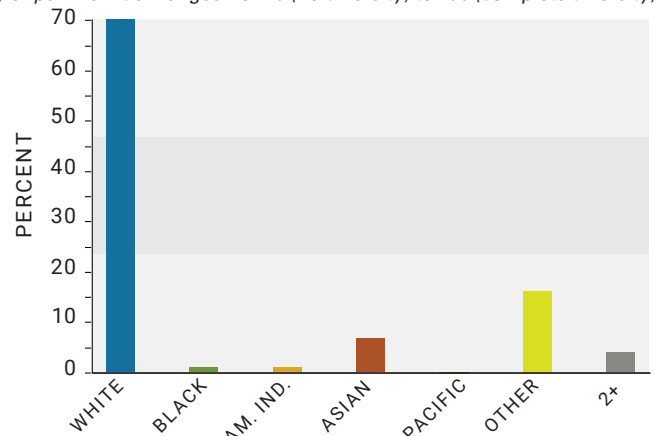


Figure 5: South Lake Tahoe 2020 Population by Race
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Age

2020 South Lake Tahoe Median Age: 37.3

The median age in the City of South Lake Tahoe is slowly increasing – the median age was 35.6 in 2010; 37.3 in 2020; and is projected to be 38.0 in 2025. Overall 80.9% of the City’s population is age 18 or above.

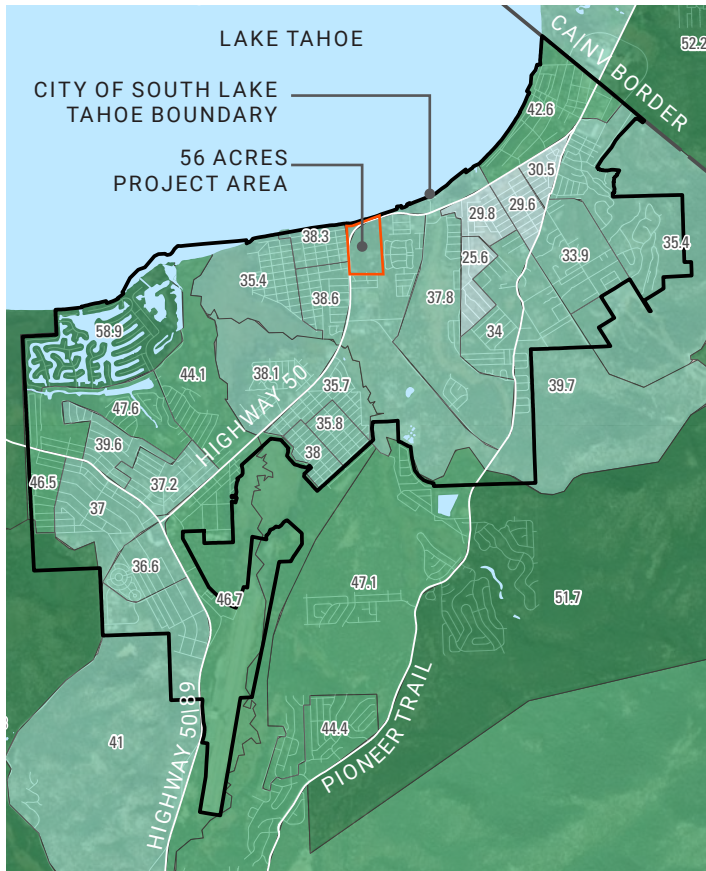


Figure 6: 2020 Median Age by Block Group
Source: ESRI

Household Income

2020 South Lake Tahoe Median Household Income: \$52,517

South Lake Tahoe has a total of 9,622 households in 2020 with an average size of 2.37 people. Median household income is projected to increase to \$56,429 in 2025. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

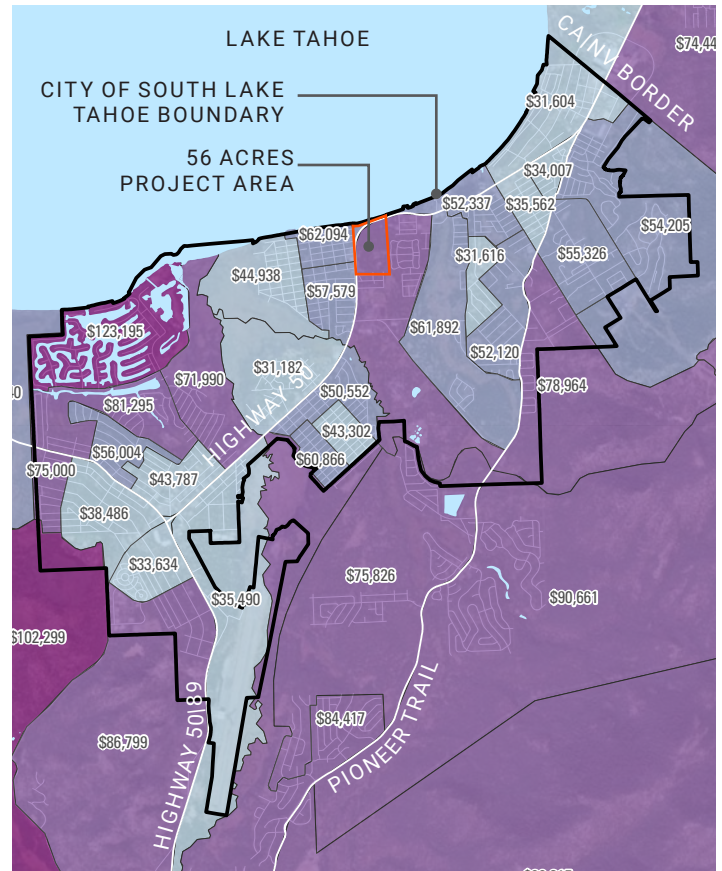


Figure 7: 2020 Median Household Income by Block Group
Source: ESRI

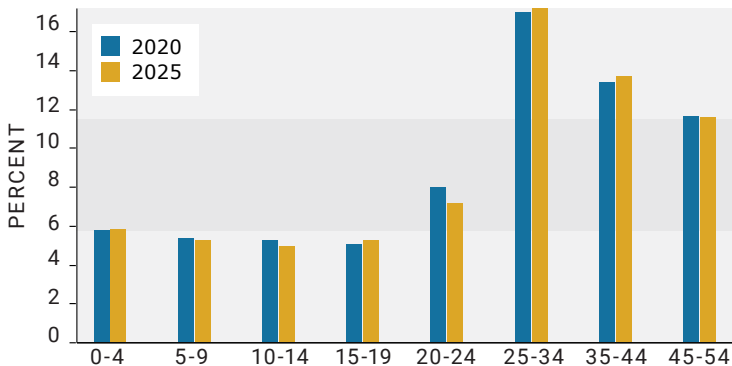


Figure 8: South Lake Tahoe 2020 Population by Age

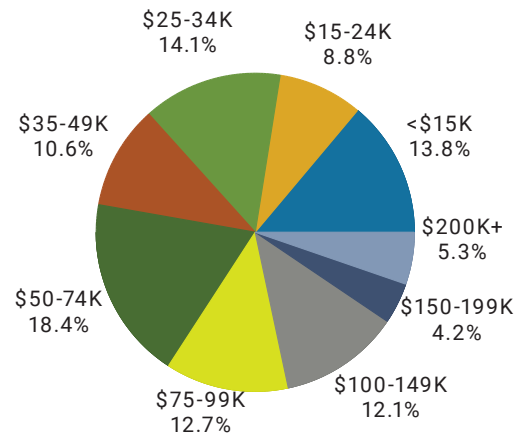


Figure 9: South Lake Tahoe 2020 Household Income

CONTEXT SCALE MAPPING

Public Access and Recreation

Numerous recreational activities are located adjacent to 56 Acres. Both Regan Beach and Lakeview Commons are located within walking distance from the park and contain a host of public amenities such as:

- Beach
- Amphitheater
- Grassy Lawn
- Sand Volleyball Court
- Dog Water Park
- Playground
- Observation Deck
- Picnic & BBQ Areas
- Boat Launch
- Public Plaza

In addition to public beaches, the project site is located just north of Bijou Community Park. Bijou Community Park boasts a dog park, skate park, bike park, open meadow areas, disc golf, basketball courts, and a historic railroad exhibit among other public amenities.

Site Context and Ownership

The site is in the heart of South Lake Tahoe on a mix of City and County land. The site is bordered on the north by Lake Tahoe, on the east by Rufus Allen Blvd, and a residential neighborhood. To the south is the Al Tahoe Ballfields, Middle School, Boys and Girls Club and another residential neighborhood, to the west is Highway 50 and Harrison Avenue commercial district. Highway 50 bisects the site.

To the east of the project site lies Bijou Golf Course, Bijou Community School, and Bijou Community Park. To the southwest lies the Upper Truckee River Marsh and Restoration Area and Trout Creek.



Figure 10: Public Access and Recreation



Connectivity

The 56 Acres Master Plan project site is centrally located and boasts several local and regional trail connections.

Bicycle

The park includes three levels of bicycle facilities. An existing Class II bike lane can be found running along Highway 50, the northern and western boundaries of the site. An existing Class III bike route runs along Rufus Allen Boulevard on the park's eastern boundary, and a Class I shared-use path meanders through the path as well as Lakeview Commons.

Pedestrian

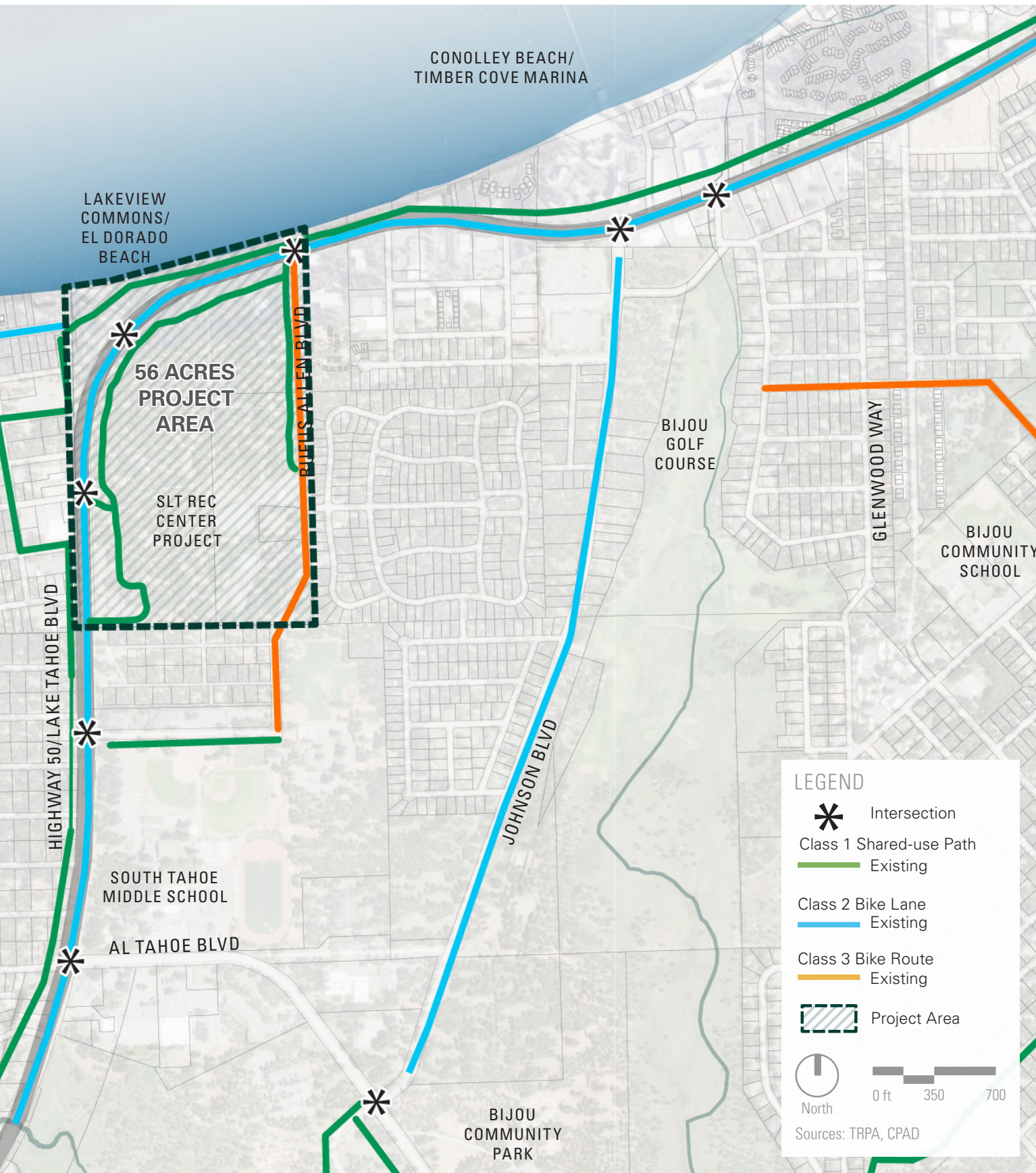
Pedestrian circulation on site relies on the Class I shared-use path that runs throughout the park as well as across Highway 50 in the Lakeview Commons area. The shared-use path extends east to Ski Run Boulevard and continues south past the site on Highway 50.



Class 1 Path along Highway 50, adjacent to 56 Acres



Figure 11: Bicycle and Pedestrian Connectivity



Walking Distances and Beach Access

The project site is centrally located and boasts a strong pedestrian network with connections to numerous public beaches and lake access. Within only a third of a mile, visitors to the park can reach both Lakeview Commons and El Dorado Beach. Also conveniently located are Conolley Beach and Regan Memorial Beach, located 0.7 miles to the east and 0.9 miles to the west, respectively. Upper Truckee Marsh lake access is the furthest away from the project site, but at 1.2 miles to the west, it's still very much a pedestrian destination.

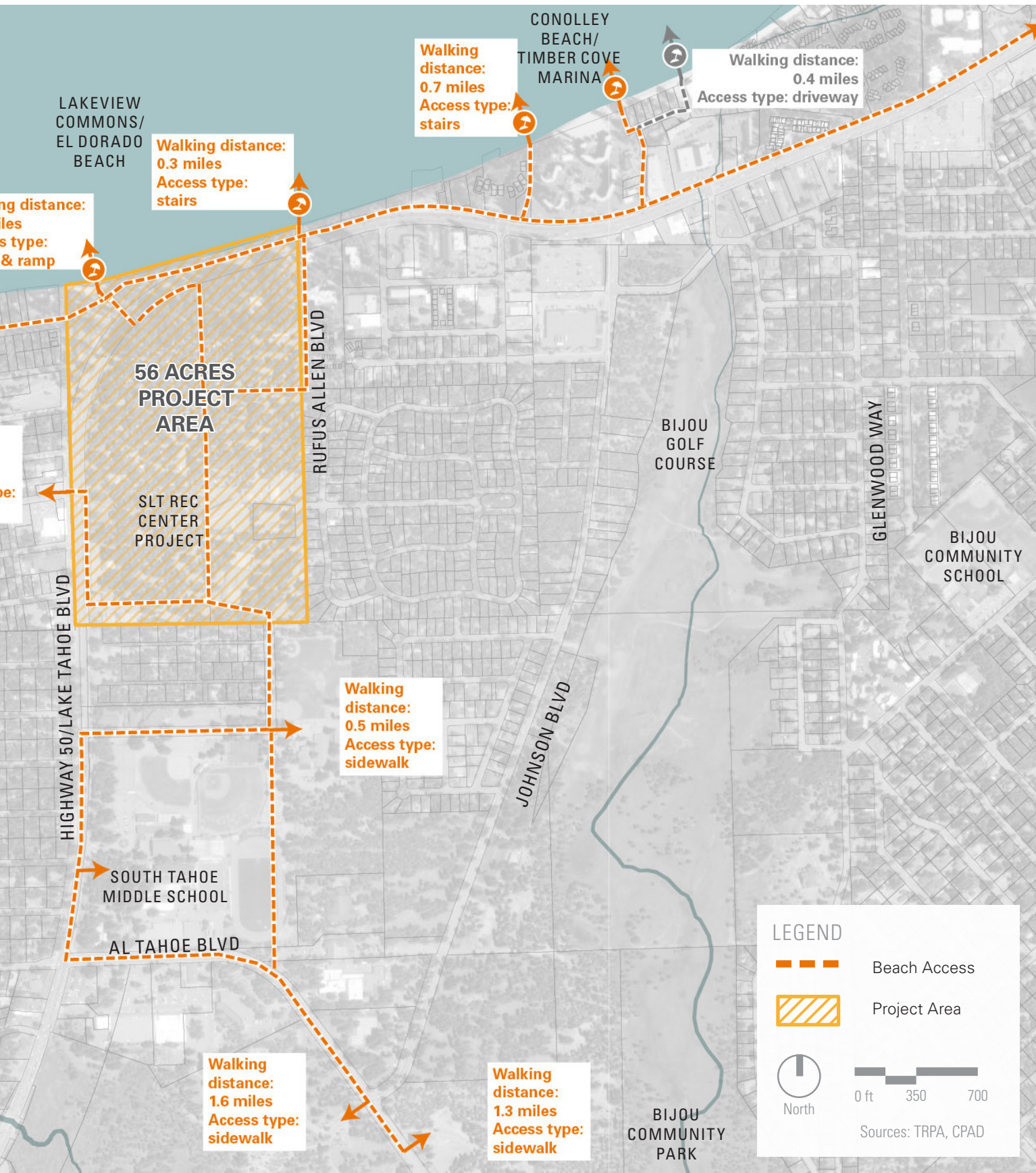
Aside from beaches, the shared-use path and trail connections extend in every direction from the park. Sidewalks surround South Lake Tahoe Middle School located just south of the project site and a 0.5 mile sidewalk cuts across the site's southern boundary adjacent to the school property. Pedestrians are able to access Bijou Community Park in 1.3 miles via sidewalk and Ski Run Boulevard in 1.2 miles via sidewalk along Highway 50.



Wayfinding signage along Harrison Avenue.



Figure 12: Walking Distances and Beach Access



SITE SCALE MAPPING

Site Ownership

The project is jointly owned by the City of South Lake Tahoe and El Dorado County. While the County owns most of the project site, the City maintains an area for maintenance and the Recreation Center. Adjustments will be made in an updated lease agreement between the City and County.



Existing facilities on site.

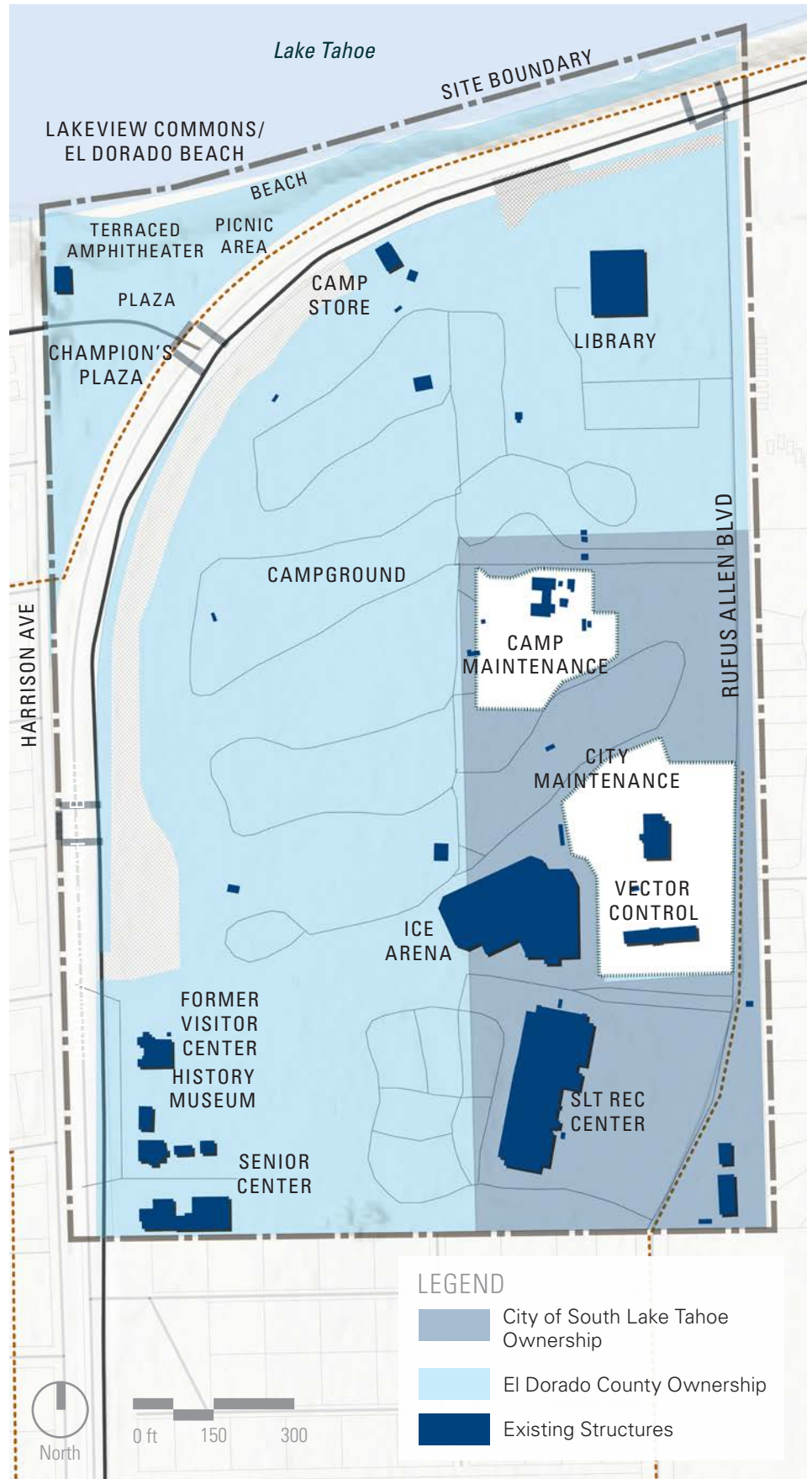


Figure 13: Site Ownership Map

Site Structures

Numerous structures are currently located within the project area. Building relocation and removal was considered after significant county and city input, as well as planning and collaboration with co-current projects on site such as the Multi-generational Aquatics and Recreation Center.

The future for each building within the park is variable. Some site structures will remain, some will be relocated, and others will be completely removed altogether. Structures such as the Ice Arena will remain in the same location whereas numerous campground and county maintenance buildings will be removed. Other buildings that will remain include the library, ambulance service, Art League, History Museum, and Osgood Toll House & Log Cabin.



Existing buildings on site.

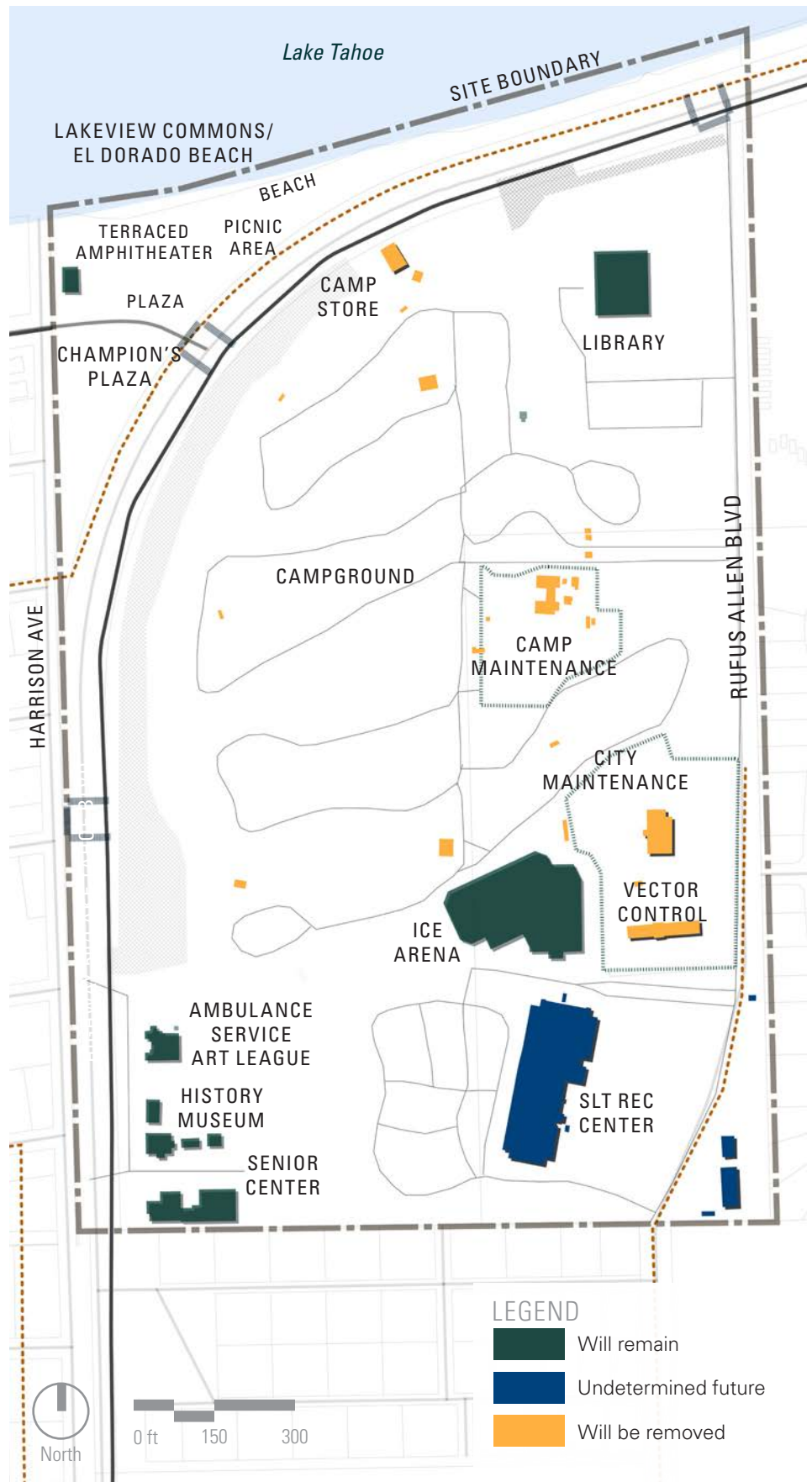


Figure 14: Site Structures Map

Land Coverage and Tree Canopy

The Site Coverage Plan (Figure 15) was developed by Cardno from multiple survey and engineer maps/drawings. This drawing is intended for general planning purposes only for the "56 Acres Park Master Plan" and required TRPA coverage. A new survey conducted by a California licensed land surveyor shall be completed for any subsequent implementation projects.

Reference drawings and process for combination and rectification:

1. Turner & Associates survey drawings - "9190000topo" and "campground_topo_turner." Cardno translated and rotated the "campground_topo_turner" drawing to the "9190000topo" drawing based on parcel lines provided in the drawings. Information within the drawings stated that the coordinate system used was nad 83 zone ii California State Plane Coordinate System.
2. Drawing "rhaa_plan" - Cardno added "rhaa_plan" containing linework for the Lakeview Commons area to the above Turner survey drawings. Cardno translated and rotated "rhaa_plan" to best fit the Turner survey drawings using common linework.

3. Psomas survey "20201102-tp-jj" - this drawing was received after the above. Information within the drawing indicated that this drawing, which occupied a portion of the Turner survey drawings, was also the most recent survey drawing (completed in 2020). Linework from previous drawings was updated to match Psomas drawings where discrepancies were noticed.

4. Caltrans Highway 50 as built and design drawings - Cardno received these drawings in pdf form. These drawings were older and some were located outside of the project area information.

5. Google Earth - Google Earth was used for areas along Highway 50 and in the triangle parcel south of Lakeview Commons where survey/map information was missing. A Google Earth photo was underlaid in the AutoCAD drawing and conformed to linework. AutoCAD measurements were taken on the Google Earth photo to verify conformance and then the missing map features were digitized into the AutoCAD drawing. Final measurements were taken on digitized linework to verify accuracy.

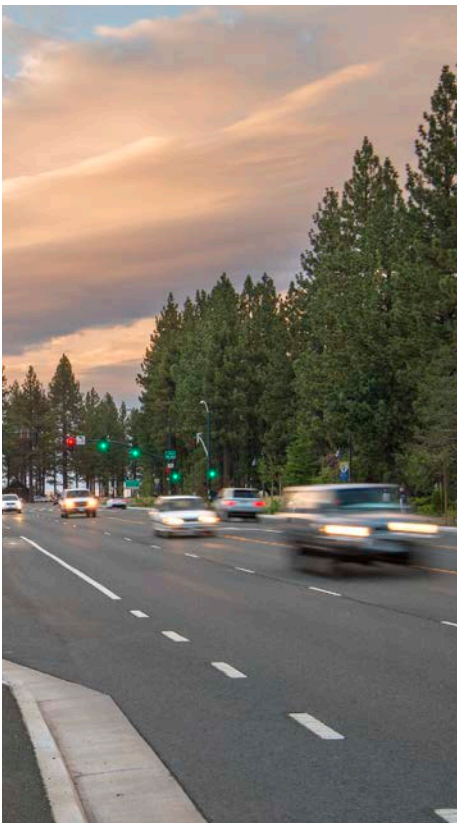


Figure 15: Site Coverage Plan

Site Soundscape

The noise generated by Highway 50 creates a significant challenge to the project site. As seen on the soundscape map to the right, the areas with the most significant noise pollution are those that interface with Highway 50 along the northern and western site boundaries. Rufus Allen Boulevard on the park's eastern boundary is also a significant source of noise pollution.

The project site's significant tree cover protects the interior from high noise levels generated by the busy roads surrounding the park. However, much of the northern areas on site are still subjected to disruptive noise levels and only the very interior of the site remains largely noise free.



Highway 50 Streetscape

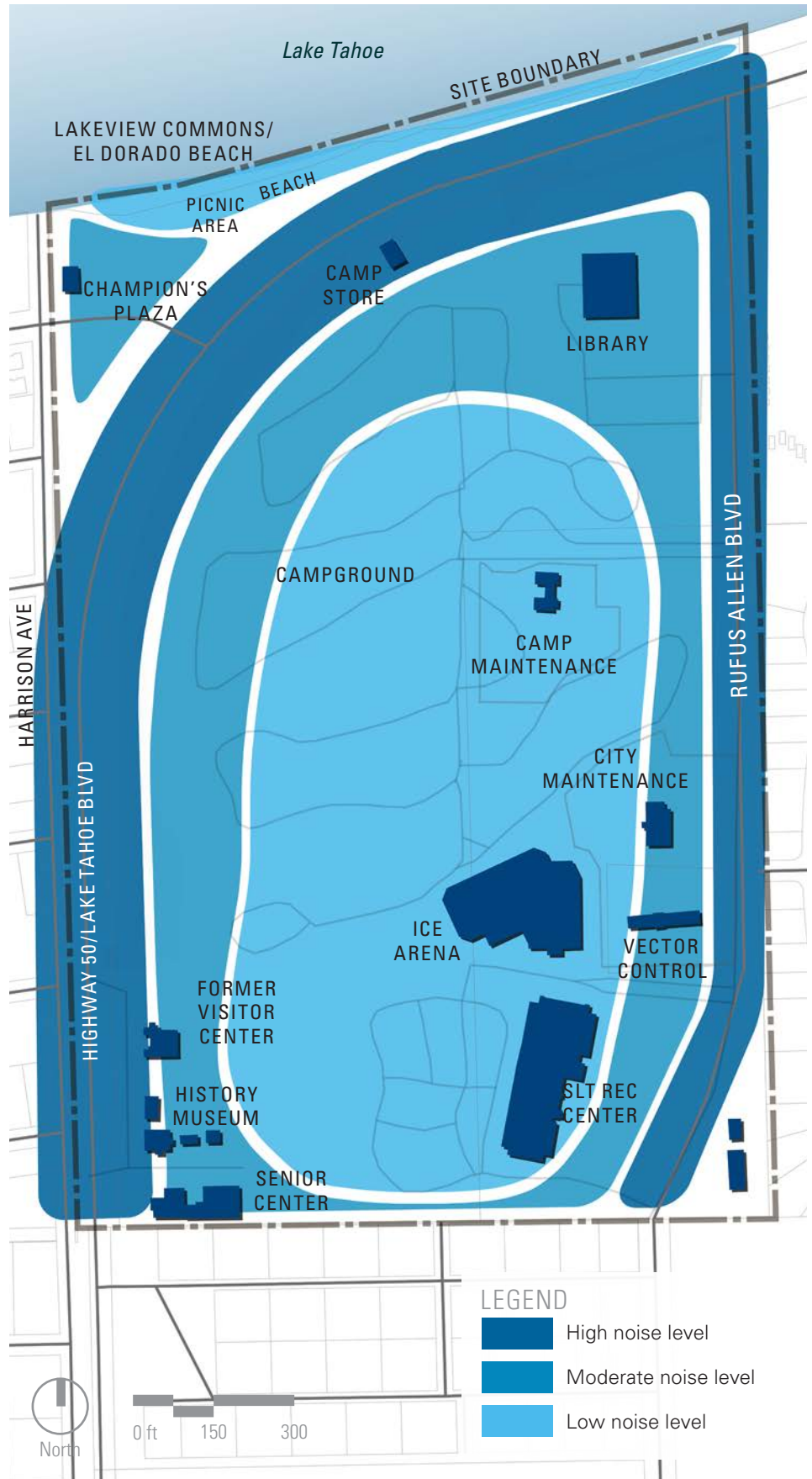


Figure 16: Site Soundscape Map



Site Analysis

This section describes the current physical conditions and environmental aspects of the site. This information, which was collected and observed during the early stages of the design process, allowed our team to have informed conversations with stakeholders and advanced the master plan.

EXISTING CONDITIONS

The Heart of South Lake Tahoe

The current 56 Acres site lies in the heart of South Lake Tahoe. The park is bordered to north and west by Highway 50, to the east by Rufus Allen Blvd. and to the south by a neighborhood. The project site can take advantage of amenities such as expansion of Lakeview Commons directly across Highway 50 to the north and strengthen connections to the Harrison Avenue commercial district along the western border.

Currently, 56 Acres contains a centrally located campground with over 170 tent and RV sites. Camp maintenance as well as County maintenance and Vector Control border the campground, at times to the detriment of the adjacent campsites and public areas. Two modest parking areas are located on both the north and south ends of the site.

Class I and Class II bicycle facilities surround the project site. The Class I shared-use path runs adjacent to Highway 50 and often suffers from noise, traffic, and exhaust pollution.



“Registered Guests Only” sign at Campground by the Lake.

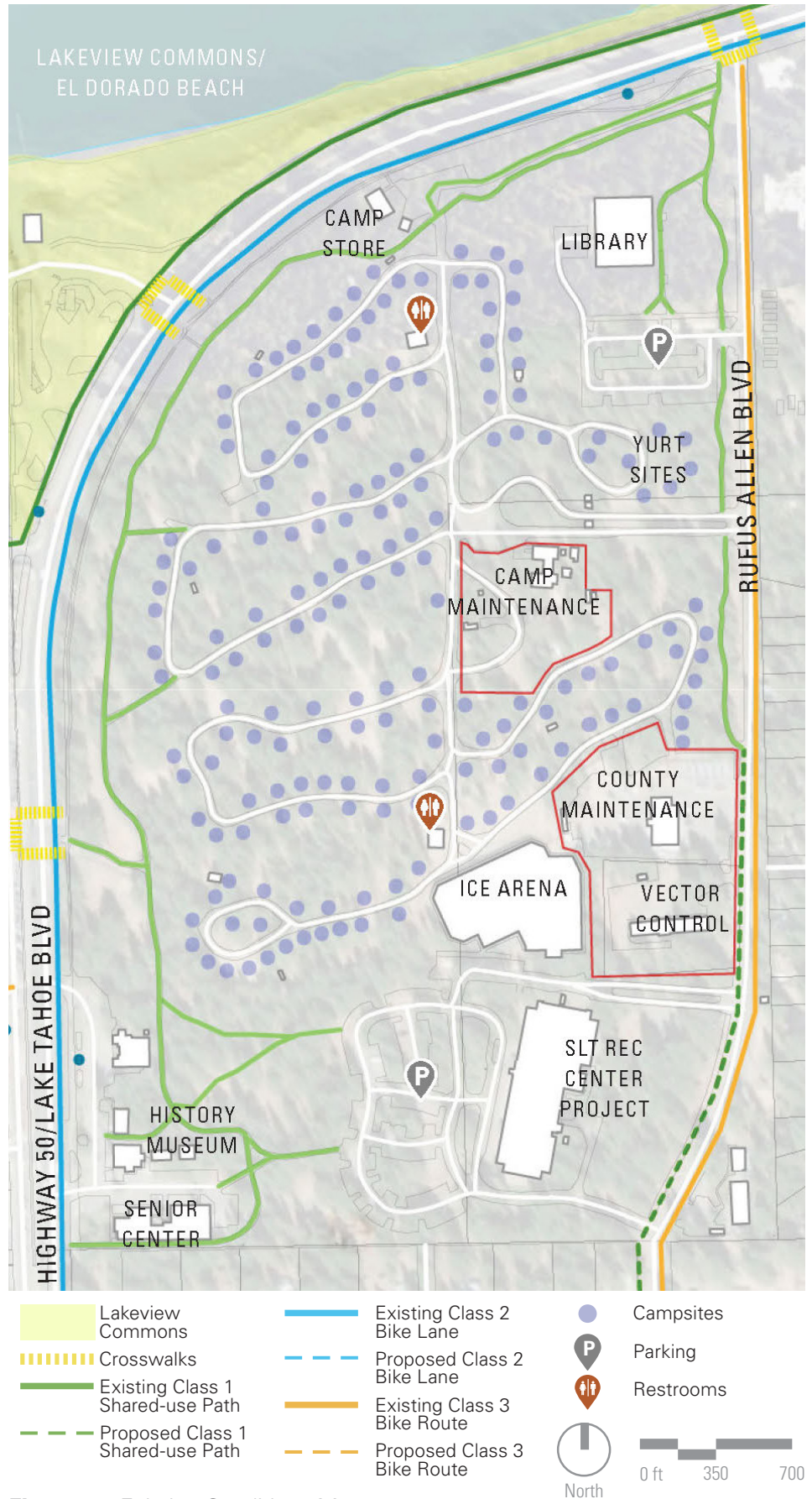


Figure 17: Existing Conditions Map



Class I path and covered bus shelter located on Highway 50 in front of the existing library.

SITE CONDITIONS



Recreation & Swim Complex

The South Lake Tahoe Recreation and Swim Complex has a variety of fitness rooms, meeting rooms, a gymnasium, and swimming pool. As well as an outdoor playground, basketball, and volleyball courts. A new, relocated Multi-generational Aquatics and Recreation Center is currently being planned on 56 Acres.



Ice Arena

The Ice Arena is owned by the City of South Lake Tahoe and managed by a private operator. It is the only year-round indoor ice arena in the region and the facility hosts a variety of programs and teams that attract locals and visitors.



Campground at the Lake

The campground is operated by the City and has been a part of the site since the 1960s. It is one of the most popular campgrounds in the area. A separate maintenance area is currently included within the campground.



Library

The South Lake Tahoe Library is part of the El Dorado County Library system. In addition to loaning print and digital media, the library hosts many community groups and events.



Fire Training Facility

The South Lake Fire Department uses this facility for training exercises. This building has been used for many different purposes over the years.



Vector Control & Public Works

In the future, El Dorado County’s Vector Control facility will be relocated and the City’s Public Works facility may be scaled down in size. The City’s Public Works facility houses snowplows and the central location makes snow work more efficient.



Lakeview Commons

Lakeview Commons was opened in 2011 providing improvements to eroding shoreline at El Dorado Beach. The park hosts a variety of events and is one of the most accessible beaches in the area.



Lakeview Commons Phase 2

Unbuilt, proposed improvements to the shared-use path and beach accessibility east of Lakeview Commons, connecting to public land owned by the California Tahoe Conservancy, will create more useable space at the park and improve bicycle/pedestrian access.



Highway 50 Frontage

A recent 4-year \$52M improvement project along Highway 50 by Caltrans included new sidewalks, landscaping, lighting, and stormwater basins on site. Highway 50 is a major feature of the 56 Acres site, dividing Lakeview Commons from the rest of the site. It discourages pedestrian traffic due to limited crossings and fast road speeds.



Ambulance Service, Art League, History Museum, Osgood Toll House & Log Cabin

Clustered in the southwest part of the site the Tahoe Art League and the Lake Tahoe Historical Society operate an art gallery and museum. The Historical Society cares for two historic buildings as well; the Osgood Toll House and a log cabin. Recently, the City entered into a 5-year lease with an ambulance service at former Visitor Center building.



Senior Center

The City of South Lake Tahoe Senior Center is an activity center that brings social, recreational, and educational opportunities for older adults. The Senior Center also facilitates the El Dorado County Senior Nutrition Program.



Water Tower

The water tower, located southwest of the library, dates from the 1930s. It was originally built to provide pressurized water to campers before South Lake Tahoe had a water company.



The historic 1930s log cabin is used by the Historical Society to house additional artifacts that do not fit in the museum.



The Campground by the Lake is well-loved and has potential for improvements to the camping experience.

OPPORTUNITIES AND CONSTRAINTS

Opportunities

Recent improvements to the Harrison Avenue commercial district, Highway 50 frontage, and Lakeview Commons have enhanced the area's visual quality as well as improved walking and bicycling. The 56 Acres project site presents an opportunity for shared parking with the Harrison Avenue commercial district and lake access. Along with enhanced pedestrian crossings and recent bikeway improvements, these developments will increase the vibrancy and mobility of one of the most active areas in South Lake Tahoe. In addition, many of these improvements can be coordinated with adjacent recreation, civic, trail and stormwater projects. This kind of cooperation could not only result in positive community benefits, but reduce capital costs.

Many of the civic uses on site can be consolidated and new civic uses can be included by designing new efficient, effective, and attractive buildings. New and engaging civic infrastructure will reinforce the site's role as a premier civic and recreation destination.

Site Opportunities Overview

- The site is centrally located and close to commercial, residential, and school uses.
- Lakeview Commons has been successful and is loved by both residents and visitors. The full site can accommodate some of the visitor demand while creating a signature park and civic destination in the heart of the city.
- Coordinating improvements with adjacent recreation, civic, trail, and stormwater projects can increase positive community benefits with reduced capital costs.
- Harrison Avenue commercial district improvements have enhanced the area's visual quality and improved walking and bicycling; the site location may present shared parking opportunities for the district.
- Recent bikeway improvements can be continued to eliminate gaps in the network.
- The healthy tree canopy can be preserved for visual character while opening views to the lake and enhancing wayfinding.
- Pedestrian crossings at Highway 50 can be enhanced.
- Civic uses can be consolidated, and more civic uses can be included on the site by designing new efficient, effective and attractive building(s) that reinforce the site's role as a civic and recreation destination.

Constraints

Highway 50 creates a significant barrier between Lakeview Commons, the Harrison Avenue commercial district and the larger park site. This results in high volumes of pedestrians and bicyclists on both sides of Highway 50. In addition to isolating desirable lake side amenities, the noise pollution it creates is a detriment to recreation on site. The high visitor use creates wear and tear on Lakeview Commons facilities and the narrow and steep space between the highway and the lake inhibits lake access.

Site Constraints Overview

- Highway 50 creates a barrier between Lakeview Commons/the Harrison Avenue commercial district and the larger park site.
- High visitor use creates wear and tear on Lakeview Commons facilities.
- Uses are spread throughout the site and heavy tree canopy can disorient users and reduce the sense of place.
- Gap in bike trail along Rufus Allen Boulevard.
- High volumes of pedestrians and bicyclists on both sides of the highway pose safety concerns.
- Narrow and steep space between highway and the lake.
- Road noise adjacent to the highway.



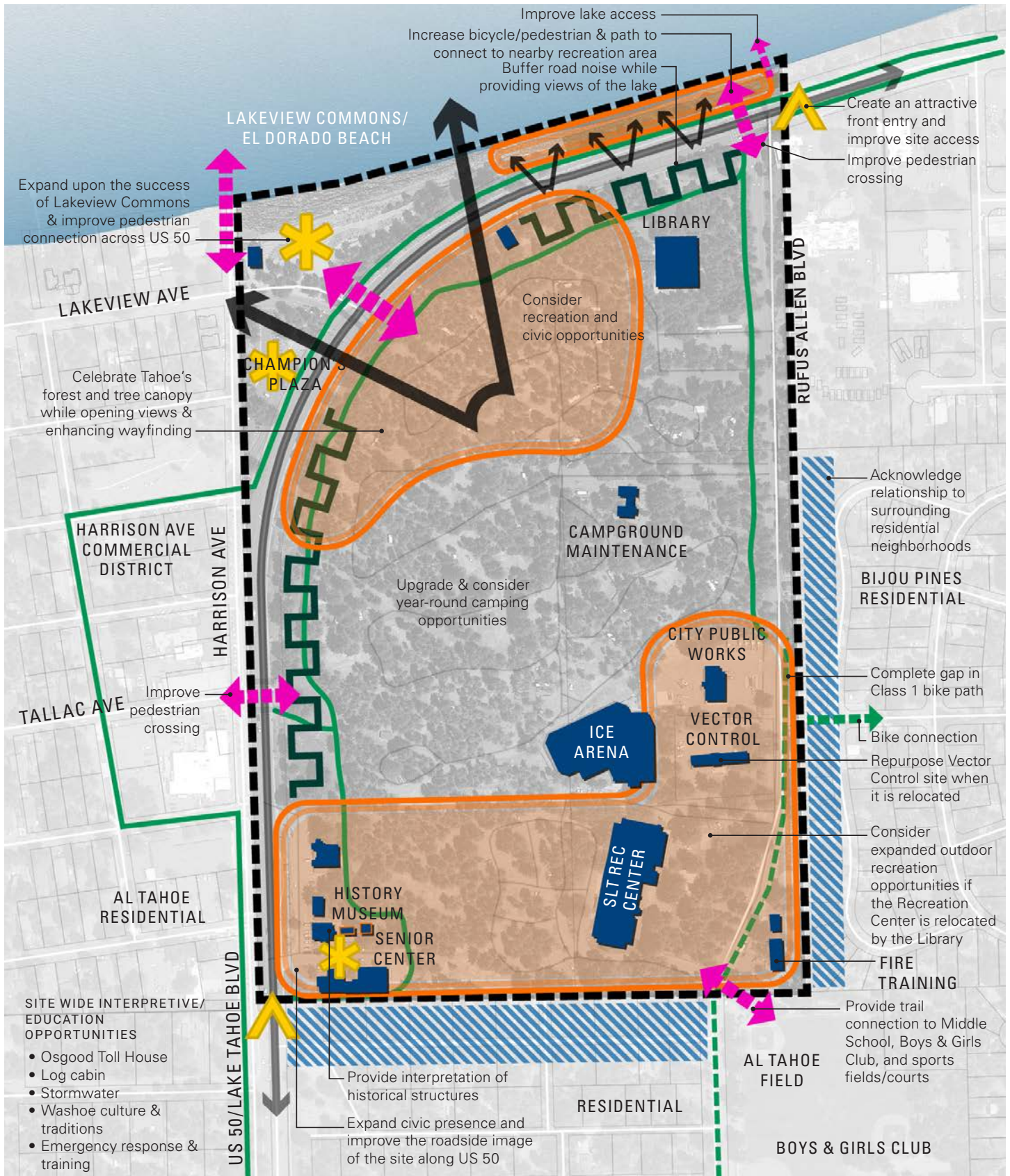


Figure 18: Site Opportunities and Constraints Map

HOW COULD TRAIL CONNECTIONS BE IMPROVED?



56 TAKE THE WALKING TOUR SURVEY
<https://arcg.is/S91Tj> STATION 6



Public Engagement Summary

A Public Engagement Plan was developed at the beginning of the master planning process to ensure communication throughout the project. The plan considered the best methods of informing the public and involving them in the development of the 56 Acres Master Plan. These methods creatively utilized new digital tools and engagement strategies during COVID-19.

PUBLIC ENGAGEMENT PROCESS

The project team developed a Public Engagement Plan (PEP) to ensure communication occurred throughout the process. The PEP considered the best methods of informing the public and involving them in the development of the 56 Acres Master Plan. The final presentations, exercises and content for each workshop varied from what is identified in the PEP based on feedback from the City and County, but the approach and desired outcomes remained the same.

Overall Engagement Goals

- Be equitable and inclusive.
- Be purposeful.
- Hold events that are approachable for all stakeholders and provide the necessary context.
- Conduct varied and multi-layered strategies to reach a wide and diverse audience and include more personal interaction.
- Provide on-site and self-guided opportunities
- Weave public education into stakeholders and community engagement
- Communicate trade-offs and manage expectations
- Identify and distinguish between recreation and civic goals and stakeholder priorities for the project.
- Clearly differentiate from the Recreation Center engagement effort. Each project will inform one another but allows for individual project focus.
- Learn from and invite participation from campground, civic, mobility, recreation, and other on-site users
- Include implementation partners in project discussions

Metrics of Success

The purpose of stakeholder and community input is to capitalize on the wisdom of the many by gathering balanced input from community members/stakeholders representing all demographic, geographic, and interest groups in the community on values, vision and design specifics. This enables all community members to share in the decision-making process for the long-term success of the community's planning efforts. Concerns and conflicts can be raised in a productive context that will use that information for the betterment of the project. The project team carefully designed the input process to efficiently and effectively gather input to serve the overall outcome.

- 1 Who is participating?
 - How many people?
 - How diverse?
 - Previously engaged in other City/County efforts?
- 2 Satisfied with the process and project?
 - Positive comments received?
 - Easy for people to get involved?
 - Did people feel included?
- 3 Impact of the engagement and outreach
 - Impact engagement had on community's knowledge and ability to stay involved
 - Better capacity to engage on future projects?
 - Did process help the public to consider capital /operational costs as part of decision-making?
 - Input gathered align with overall engagement goals?



56 **March 31, 2021**
5:30 PM - 7:00 PM
JOIN VIA ZOOM
Join us Online for the Webinar.
Share with your friends.

ENVISION 56
ACRES

City of South Lake Tahoe | El Dorado County | California Tahoe Conservancy

ZOOM LINK: <https://us02web.zoom.us/j/86361067706>
Phone: +1 (253) 215-8782
Webinar ID: 863 6106 7706

LEARN MORE AT
<https://www.cityofslt.us/1110/Planning-Initiatives>
Or Explore The Story Map At:
<https://arcg.is/S91TJ>

GIVE YOUR INPUT ON DRAFT MASTER PLAN CONCEPTS THAT WILL SHAPE THE FUTURE OF 56 ACRES IN THE HEART OF SOUTH LAKE TAHOE.

Advertising banner for websites and online media outlets.

Outreach Methods

The City and County were responsible for properly advertising and marketing the engagement opportunities, and Design Workshop provided the graphic materials for the print and digital campaigns.

DW summarized project content and involvement opportunities in a web based [StoryMap](#). The link to the StoryMap was available on the City, County, and Recreation Center project websites.

Stakeholders

Based on the understanding of the stakeholder community, and input from the City and County, stakeholder groups were organized into three groups: key, secondary, and tertiary. Figure 19 shows the arrangement the stakeholders and interested parties into the three groups and visually depicts the grouping and engagement methods for each group. Stakeholder engagement has been a cornerstone in the 56 Acres master planning process.

Project Development Team (PDT)

Bi-weekly meetings were held throughout the process with this group. Staff members of the City, County, and Conservancy provided insights, reviewed project process and interim deliverables, and provided strategies for addressing particular issues or adjustments needed to meet project goals and addressed potential risks or issues. In addition, this team managed administrative issues including contract management; initial review of deliverables and project information before presentations to the stakeholders, and public; provided existing site and project information needed for planning team to conduct their work; and interacted with and provided updates to the City Council and County Board of Supervisors as needed.

Stakeholder Groups

These groups provided more focused input and feedback in a small group setting.

Commission Meetings

Updates to the City and County's Parks and Rec Commissions, City Planning Commission, and City Council were provided by the Planning Team, in coordination with City and County staff, at the end of each engagement window. A summary of the project process and feedback was received and offered with opportunities for direction and insights from the commissions and council meetings. City and County staff provided similar updates to the County Board of Supervisors during the same time-period.



On-site signs in both English and Spanish informed the public of the project.

Target Groups

Of the stakeholders identified, certain groups were essential to target for the success of this project. These included: underrepresented populations (Latinx community, youth and older adults) and coordinating agencies (TRPA, Caltrans, mobility user groups, and recreation users).

Stakeholder Organization

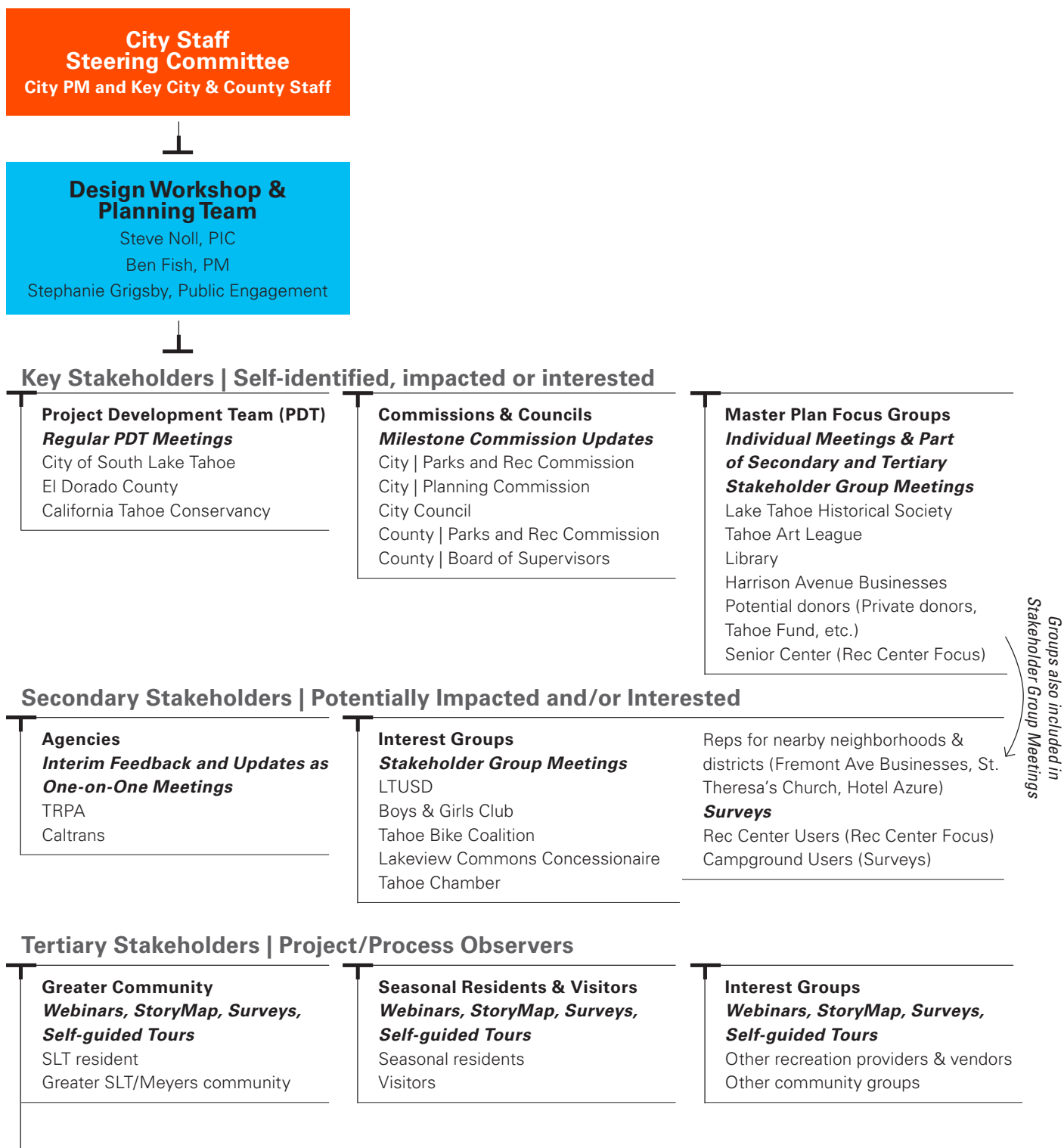


Figure 19: Stakeholder Organization Chart

ENGAGEMENT WINDOW ONE

Listen, Discover & Confirm Goals and Programs

Engagement Window 1 focused on identifying purpose and how information would be used. It took place between October 19, 2020 and November 13, 2020. The goals of Engagement Window 1 were as follows:

- Confirm overall project vision and goals
- Input and feedback on program elements (including scale, location, and character)
- Input and feedback on-site opportunities and potential challenges to be addressed
- Outcomes will be used to generate conceptual alternatives presented in conjunction with the Recreation Center concepts during Engagement Window 2
- Gain initial input on priorities

Survey

Community and Visitor Survey:
November 2-22, 2020

An online survey was coordinated with workshop information to get input from locals, part-time residents, and visitors on project vision, goals, and program elements.

ENVISION 56 ACRES

November 10, 2020

5:30 PM - 7:00 PM

HOW TO JOIN

ZOOM: <https://bit.ly/37NQ07s>
Join by phone: 1.669.900.6833
Webinar ID: 984 3957 2057
Passcode: 438691

LEARN MORE AT

<https://www.cityofslt.us/1110/Planning-Initiatives>

SHARE YOUR
IDEAS TO **SHAPE**
THE FUTURE OF
56 ACRES IN THE
HEART OF
SOUTH LAKE
TAHOE

There are many ways to participate!
Join us **online** for the webinar.
Take a self-guided **tour** at the site.
Take a **survey**.
Share with your friends.

TAKE THE SELF-GUIDED TOUR & SURVEY

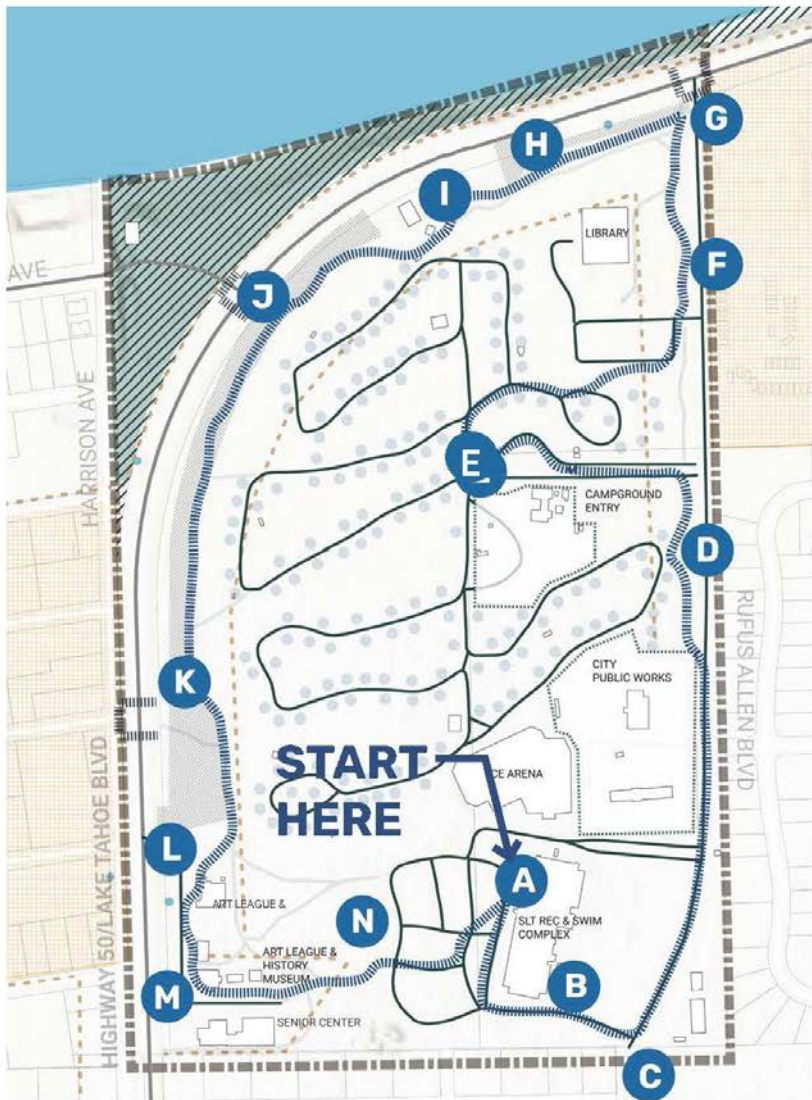
STARTS NOVEMBER 2 - NOVEMBER 20
Daily 8:00AM - 6:00PM



SCAN QR CODE TO TAKE
THE SURVEY ON-LINE

How to Participate

1. Pick up a Self-Guided Tour Packet outside the Recreation and Swim Center (available daily 8:00AM - 6:00PM, Nov. 2-20)
2. Start the tour at Station A by answering the survey questions in this packet.
3. Follow the site walk path. When you reach a lettered site walk sign, fill in the corresponding questions in your Self-Guided Tour Packet.
4. Imagine new possibilities for 56 Acres and have fun!
5. Return your Self-Guided Tour Packet to the drop box outside of the Recreation and Swim Center no later than November 20.
6. Share with friends and family and help shape the future of 56 Acres in the heart of South Lake Tahoe. They can take the survey either on-line at the below link or by taking their own self-guided tour with survey.



EXPLORE THE PROJECT WEBSITE BY SCANNING THE QR CODE

ON THE RIGHT. SHARE WITH FRIENDS AND FAMILY.

[HTTPS://BIT.LY/3MXytQw](https://bit.ly/3MXytQw) (SURVEY)

[HTTPS://ARCG.IS/S91Tj](https://arcg.is/S91Tj) (WEBSITE)



56 ENVISION 56 ACRES

CITY OF SOUTH LAKE TAHOE | EL DORADO COUNTY



Visitors participate in the Self-Guided Walking Tour

Walking Tour

This on-site self-guided walk was designed to meet all COVID-19 safety protocols. People were invited to participate in the self-guided tour between November 2-22, 2020.

Printed maps and project information with QR codes and survey link were distributed throughout the project site for a walk-through workshop. Boards at the Recreation Center covered project background, site analysis and mapping, previous work, and goals. The same information was also available online through the project StoryMap and via online survey for broader input options.

**THINK BIG...
IF THE NEW
MULTIGENERATIONAL
RECREATION & AQUATICS
CENTER WAS LOCATED NEAR THE
LIBRARY HOW SHOULD THIS
SPACE BE REUSED?**

56 TAKE THE WALKING TOUR SURVEY
<https://arcg.is/S91TJ>
 STATION A

**HOW DO YOU GET TO
56 ACRES?**

56 TAKE THE WALKING TOUR SURVEY
<https://arcg.is/S91TJ>
 STATION C



Figure 20: Bilingual Public Webinar Banner

Public Webinar

A public webinar was conducted on November 10, 2020 through the online platform Zoom. The presentation content and agenda was as follows:

- Virtual meeting format through Zoom.
- The team gave a short presentation to walk through the project information and background materials and asked some interim questions, opened up for Q&A, and directed people to the online survey.

**ENVISION
56 ACRES
MASTERPLAN**

Project Website: www.arcg.is/S91Tj

STAKEHOLDER INVITATION

The City of South Lake Tahoe, El Dorado County, and California Tahoe Conservancy are collaborating to create a Master Plan for the 56 Acres site. The 56 Acres Master Plan is a long-range planning document to guide the development of civic facilities, trails, open space, campground improvements, phasing, and funding.

We are requesting your participation as a stakeholder for the 56 Acres Master Plan to gain a better understanding of the needs, values and anticipate future demands for the site. Additional project information is attached along with a list of discussion topics. We would like to set up a 30-minute virtual stakeholder interview sometime between November 30 and December 4, 2020. Please email Ben Fish (bfish@designworkshop.com) with your availability for a 30-minute web meeting between these dates.

We are currently in the date gathering stage of the master plan, confirming the program and project goals before we develop design concepts this winter. On November 10th we held the first public meeting for the project and we currently have a self-guided walking tour and online survey to solicit public feedback throughout the month of November.

Thank you for your time and consideration-your input is greatly appreciated. Please contact Ben Fish, Project Manager, Design Workshop at bfish@designworkshop.com to confirm your participation.

Sincerely,

John Hitchcock
Director of Planning and Development
City of South Lake Tahoe
530-542-7472
jhitchcock@cityofslt.us

56 ENVISION 56 ACRES CITY OF SOUTH LAKE TAHOE | EL DORADO COUNTY

Window 1 Engagement Highlights

155

online survey
responses

62%

of online survey
respondents
access 56 Acres
by car

39%

of survey
respondents visit
56 Acres on a weekly
basis year-round

52%

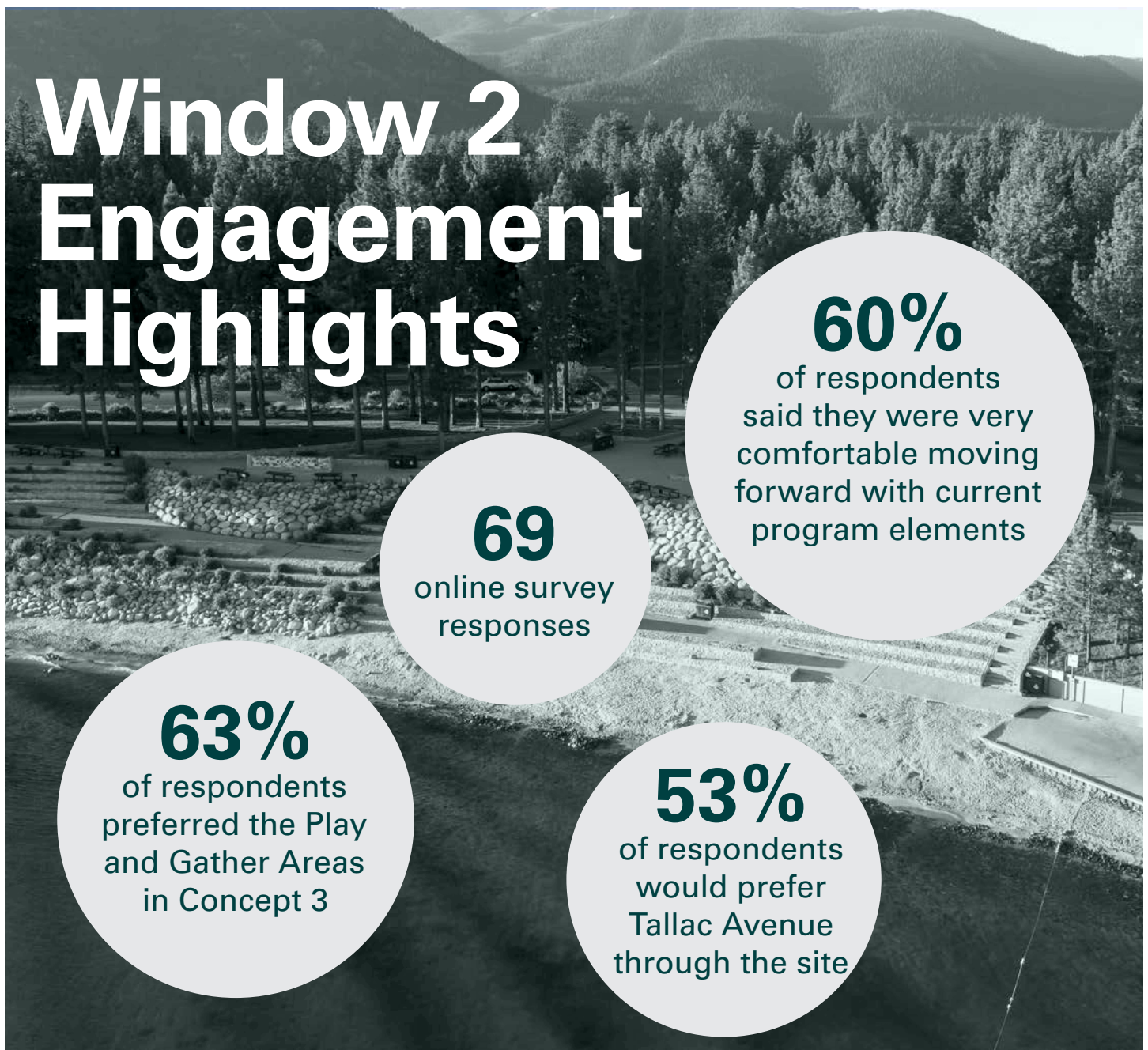
of survey
respondents said
that incorporating
play facilities was
very important

ENGAGEMENT WINDOW TWO

Collaborate

Engagement Window 2 took place between December 14, 2020 - January 22, 2021. The goals of Engagement Window 2 were as follows:

- Receive input on conceptual alternatives to develop preferred alternative
- Coordinate feedback and events with the Recreation Center project
- Gather input on implementation priorities



ENGAGEMENT WINDOW THREE

Refine

Engagement Window 3 focused on presenting the Master Plan and Master Plan Alternative. On March 31, 2021 there was a public webinar presentation and on May 4, 2021 there was a public presentation to a joint meeting between City Council and County Board of Supervisors for approval of the master plan. The goals of Engagement Window 3 were as follows:

- Receive input on preferred alternative to integrate feedback into master plan document
- Confirm implementation priorities
- Approval of the master plan

Window 3 Engagement Highlights

46

attendees
on the
public
webinar

94%

of respondents
said they were
comfortable moving
forward with the
master plan as
presented

100%

approval from
El Dorado County
Board of
Supervisors

100%

approval from
City of South
Lake Tahoe City
Council



Draft Alternatives & 56 Acres Master Plan

Community and stakeholder engagement led to the creation of a series of initial programming concepts. These gave shape to a variety of possibilities for the project area. Engagement efforts included eliciting feedback regarding programmatic elements of the site as well as circulation, access, and the location of amenities within the park.

PROGRAMMING



Program Concept Development

Following public input opportunities including the self-guided tour, online survey, and first public meeting, a series of program concepts were developed to illustrate a variety of ways that 56 Acres could support and organize four main categories of program elements. These categories were: Civic and Community, Play and Gather, Open Space and Trails, and Camping.

The first public survey resulted in over 200 participants. The results of the survey helped shape the character of each program category, and drove the way program was deployed on-site in each of the three original program concept diagrams.

Survey respondents helped articulate the importance of the Recreation and Swim Center, the library and providing safe, easy and accessible connections to Lakeview Commons. In addition, survey respondents also reinforced the importance of adventure play features, native landscape areas and gardens, a variety of sports courts, seating, and open lawn areas.

Participants stressed that trails within the park should provide connections to other areas as part of the citywide trail system, and the project area should have a walking and bicycling loop.

Programming For Every Season

The winter season doesn't drive recreation to halt in and around the Lake Tahoe Basin. Survey respondents stressed the importance of year-round programming and infrastructure of in the Tahoe region. A primary concern was that the trail system within the project area would not be accessible year-round. Residents and visitors alike preferred plowed walking and bicycling opportunities at 56 Acres during the snowy season.

Additionally, the public survey demonstrated that there are numerous winter recreation uses that are of interest for the project area. Respondents cited cross country skiing, sledding, and ice rink activities as some of their top winter priorities for getting out and enjoying 56 Acres in the snow.

CIVIC & COMMUNITY



Rec & Aquatics Center
Ice Arena
Library
Senior Facility
Civic Center
Cultural Center (History & Art)



Robust Civic Amenities

Maintaining robust community and civic amenities is critical to the success of the 56 Acres Master Plan. When asked which amenities were most important to respondents in Survey 1, civic amenities such as the Recreation and Aquatic Center, the library and Lakeview Commons rose to the top.

Other community and civic amenities that are being prioritized include a facility for seniors, the ice arena, and a cultural center that celebrates the history and art of the Lake Tahoe region.



PLAY & GATHER



Flexible Use Public Spaces



Flexible Public Space

A key element of the 56 Acres Master Plan is ensuring areas within the project area that are dedicated to a wide variety of amenities that support diverse types of play and various community events and gatherings. Play and gather space in the park should be flexible, welcoming and encourage residents and visitors alike to relax, socialize, and stay active.

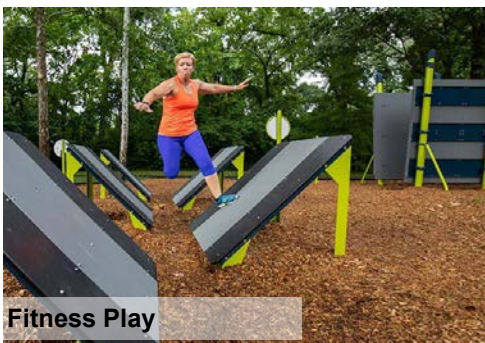
Community Oriented Events

Community oriented events are a cornerstone of the South Lake Tahoe lifestyle. Whether it's an amphitheater or a public plaza, residents and visitors should be ensured space within the park for community-oriented events of varying sizes.





Adventure Play



Fitness Play



Interactive Elements



Adventure Play

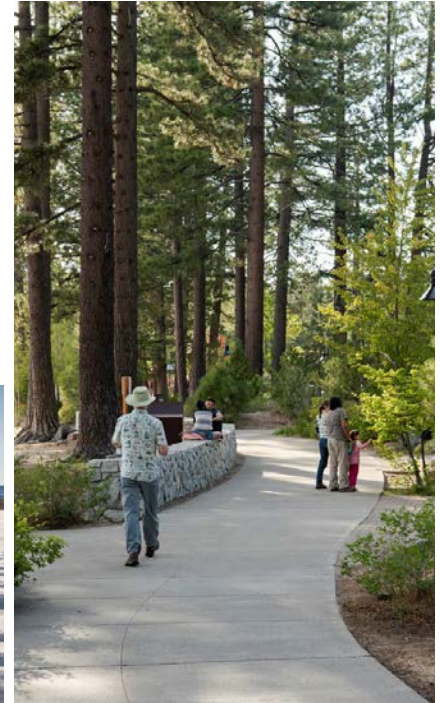
South Lake Tahoe is a national destination for adventure recreation. It is no surprise that residents and visitors alike cast their vote for the inclusion of adventure play amenities in the 56 Acres Master Plan. These features could include slides, landform manipulation, nature-based play areas, rock climbing walls, and a numerous other multi-generational activities that teach new skills, and help to cultivate appreciation and excitement for the outdoors.

Interactive Elements

Interactive play elements such as sculptures, engagement-based interpretive material and fitness play features were among some of the top-rated interests in Survey 1. Many of these features can spark curiosity among all ages and can be made accessible regardless of ability level.



TRAILS & OPEN SPACE



Connected Trail Network

A connected trail network within the project area would bolster South Lake Tahoe's already robust public trails network. Shared-use paths within the park would connect to key access points as well as circulate users throughout the site itself.

Accessible Open Space

The 56 Acres Master Plan is committed to helping design public spaces that are open and accessible to everyone in the community. Safety, wayfinding, and signage are all elements of creating a trail system that is usable, safe and accommodating to a variety of residents and visitors. This includes crafting trails that are desirable for differently abled users, seniors, families, and pet owners among others.



CAMPING



Yurts



Tent Sites



Tent Cabins



RV/Trailer Sites



Camping Cabins

Campground Updates

The Campground by the Lake has become one of the most attractive destinations in South Lake Tahoe. In the Survey 1 results, a majority of respondents suggested that maintenance and rehabilitation of the existing campsites was critical, and the addition of a variety of year-round overnight options was desirable.

Year-Round Options

Based on market research, an increasing number of campgrounds are moving to provide accessible year-round camping facilities. Options could include simple camping cabins, yurts, or other structures that would allow visitors to the campground to continue to enjoy this incredible amenity throughout the year.



PROGRAMMING CONCEPTS

Programming Concept 1: Civic Center North

The Civic Center North program concept is defined by large swaths of camping, open space, and trails on the south end of the site and a concentration of civic amenities to the north. In this program concept, the Recreation and Aquatic Center, the library and civic center, the senior center and the cultural center are all grouped together in a civic-oriented hub. Parking is similarly concentrated within the northern portion of the site, providing ample and convenient parking adjacent to civic amenities. Additional parking can be found next to the city maintenance zone and the ice arena but is largely located further north.

The areas of the site adjacent to Highway 50 are buffered by open space and trails as well as areas for play and gather related activities. These areas form a linear park that connects to the Recreation Center as well as Lakeview Commons. The camping area in this program concept is shifted slightly south from its current location. It is the largest area to be allotted for camping out of the three concepts.

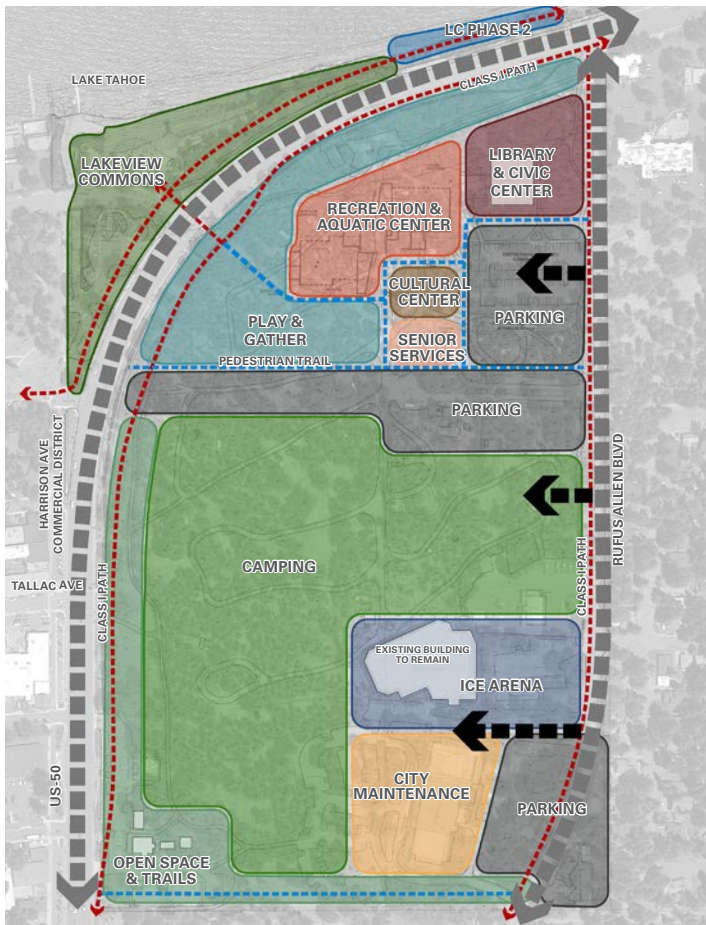


Figure 21: Programming Concept 1 Diagram

Programming Concept 2: Civic Center South

The Civic Center South program concept's most distinctive feature is a "Main Street" that meanders through the park and can be closed off for special events. This thoroughfare provides easy access to numerous on-site amenities such as the civic center, play and gather spaces, the campground, and additional parking that is connected to the cultural and senior centers.

Like its title, many of the Civic amenities in this program concept are concentrated in the southern half of the park. Though the Recreation and Aquatic Center as well as the library are still located on the northern end of the site, the civic center, senior services, and cultural amenities (such as the cultural center and a cultural green) are all located to the south. Parking is located throughout the site, adjacent to convenient locations such as the Recreation and Aquatic Center, city maintenance and civic amenities such as the senior center. The campground is consolidated and centrally located. Because it is more compact, additional space can be allocated to other features.

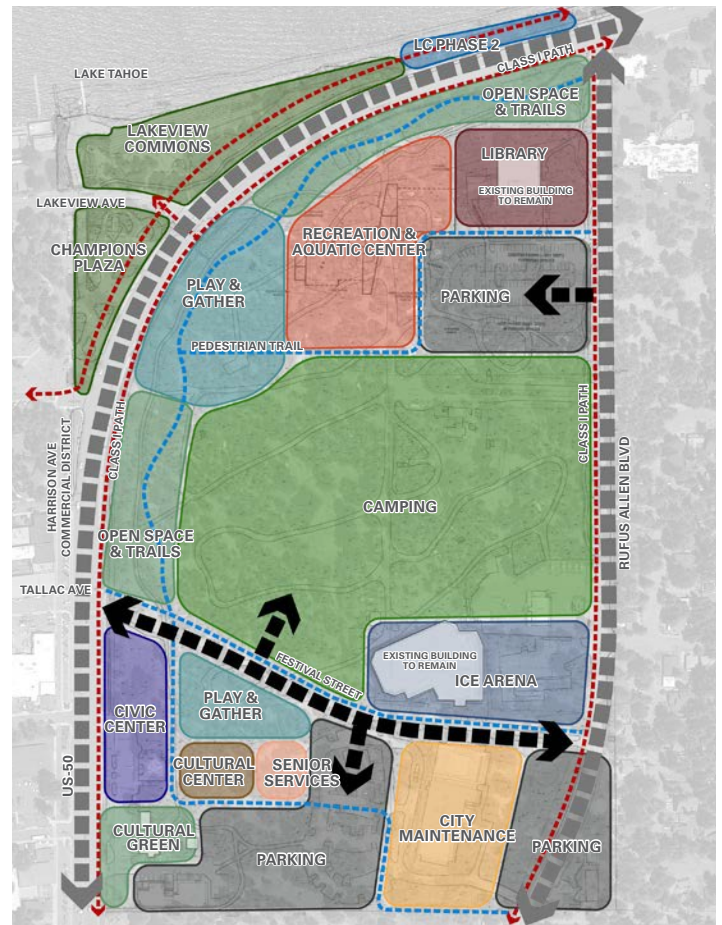


Figure 22: Programming Concept 2 Diagram

Programming Concept 3: Campground South

Like the Civic Center South program concept, the Campground South program concept features Tallac Avenue as a Main Street that runs throughout the park. The camping area remains consolidated and is located to the south. This concept features the smallest camping area out of the three concepts. Because the designated camping area is compact, other amenities can take up additional space. The Recreation and Aquatic Center as well as the cultural and senior centers have slightly larger footprints and are more centrally located on site. Large parking areas appear in both the north and south ends of the site, with a smaller more compact parking lot close to the intersection of Tallac Avenue and Highway 50.

Additionally, play and gather spaces are found in the heart of the park. Open spaces and trails buffer most of the Highway 50 and park interface while making room for a large portion of the site to be programmed with a variety of different play and gather activities and amenities.

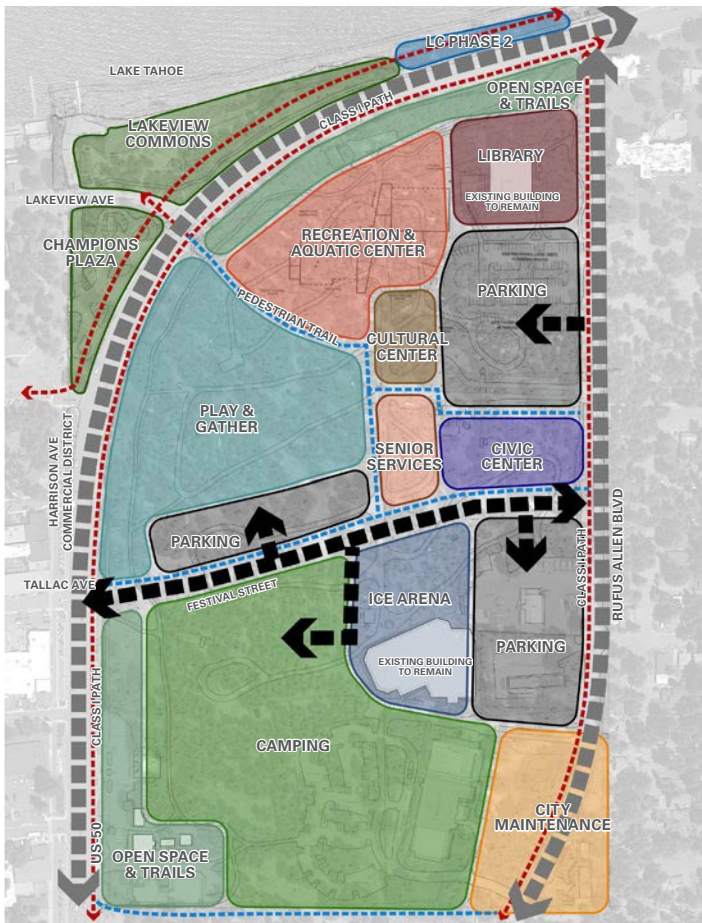
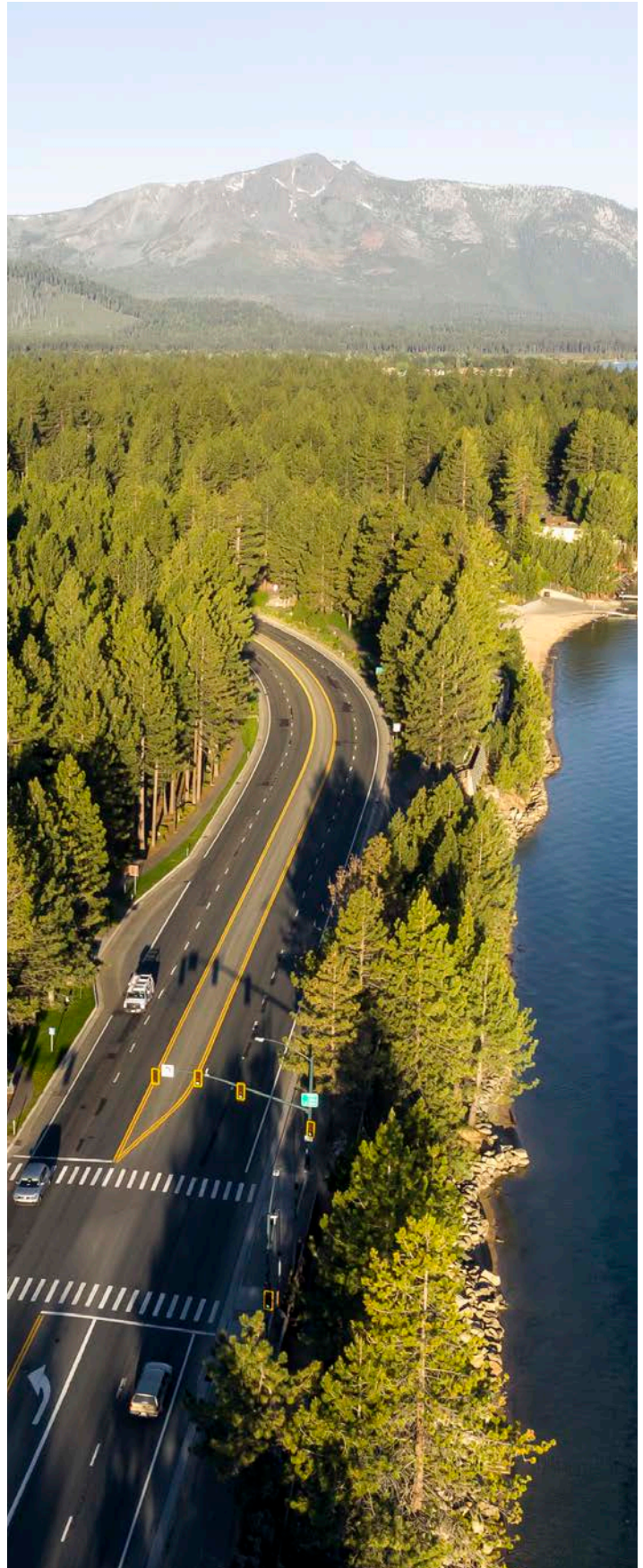


Figure 23: Programming Concept 3 Diagram



Aerial view of Highway 50 and the Lakeview Commons Phase II site

Preferred Programming Concept: A Combination Concept

The preferred program concept was developed from critical feedback received by the South Lake Tahoe community, the City, and the County. After robust public engagement, desirable elements from each of the three program concepts emerged and as a response, a new program concept was developed.

A shared-use path bisects a large play and gathering space that buffers a portion of the Highway 50 frontage. This large, concentrated zone for activities such as adventure play, fitness play, interactive elements, and a variety of gathering opportunities creates flexible public space that reaches into the heart of the park. Convenient access to Lakeview Commons emerges out of the play and gather area, and open space and trails zones buffer most of what remains of the Highway 50 frontage as well as the southern boundary of the park.

The cultural center and senior center join forces in the southwest corner of the park and occupy a space directly off Highway 50. The camping area is concentrated in the southern half of the park but leaves room for large areas dedicated to the ice arena, parking, and city maintenance.

The site is bisected by an access road and parking lot. This increases accessibility to a variety of civic amenities within the park itself and fills a community need for additional parking near the Harrison Avenue commercial district. In addition to the access road that runs west to east throughout the park, a connected series of shared-use paths allows visitors to walk through the heart of the site and enjoy 56 Acres away from the loudest areas adjacent to Highway 50. The shared-use path creates convenient connections to access both Lakeview Commons and the Harrison Avenue commercial district.

Many of the civic amenities are concentrated in the northern half of the site. A large parking lot provides ample access to each of these amenities and the Multi-generational Aquatics and Recreation Center abuts both a play and gather area as well as open space and trails. This provides a seamless connection between recreational activities in and out of doors for residents and visitors alike.



The Main Street will connect through the 56 Acres site at Tallac Avenue, as shown in this photo.

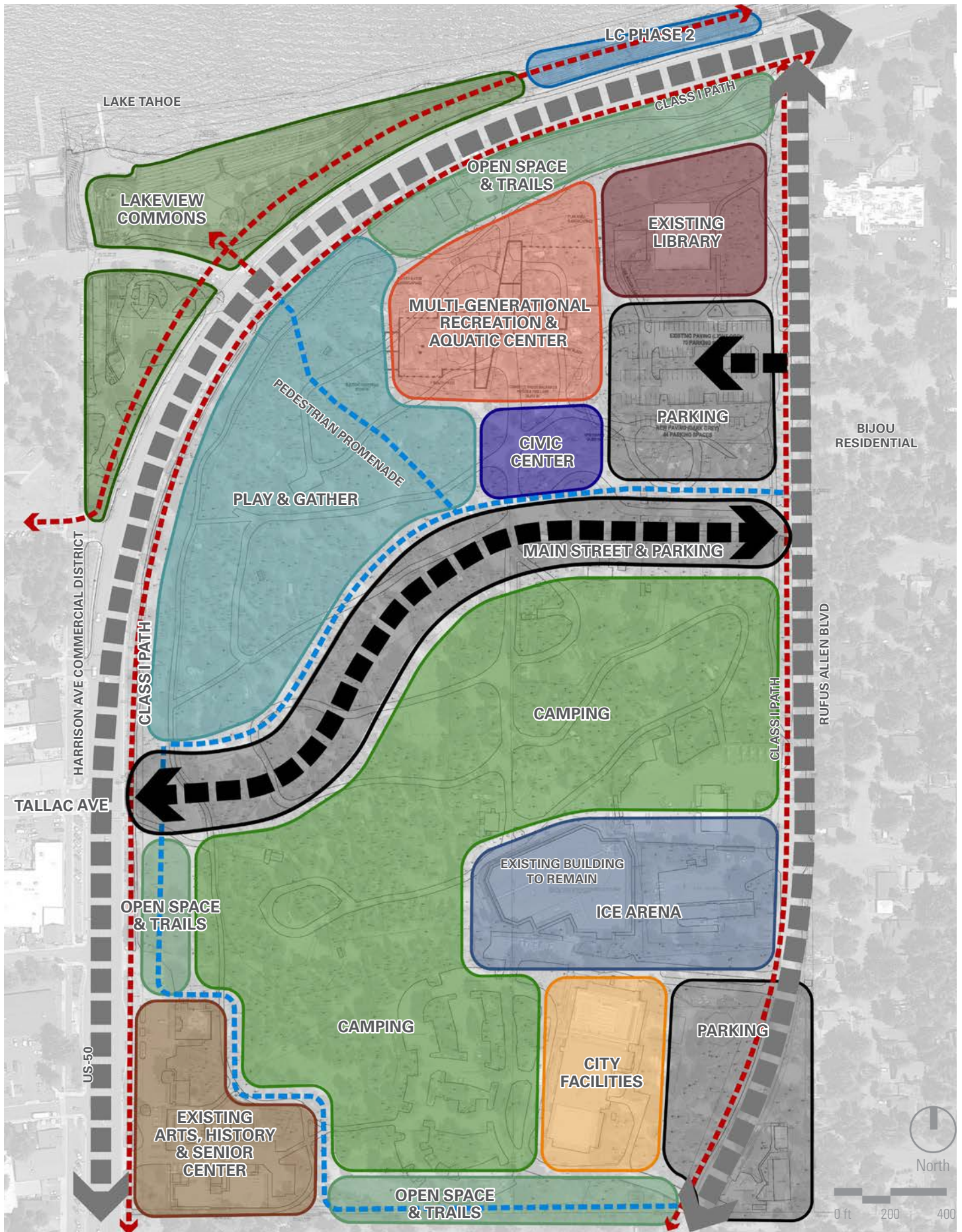


Figure 24: Preferred Concept Program Diagram

MASTER PLAN



Figure 25: Master Plan

The master plan was approved by the City of South Lake City Council and El Dorado County Board of Supervisors on April 27, 2021, further negotiations with the lease agreement between the City and County continued through 2021. The following elements are shown in the master plan:

- Enhanced at-grade pedestrian crossings at Rufus Allen Boulevard and Highway 50, Lakeview Avenue and Highway 50, and Tallac Avenue and Highway 50.
- Continuation of the pedestrian lakefront promenade at Lakeview Commons. Consisting of a cantilevered boardwalk connecting from the existing Lakeview Commons improvements to the existing stair access to the lake across from Rufus Allen Boulevard.
- Expanded Champion's Plaza. The parking area immediately adjacent to the existing Champion's Plaza will be reclaimed for more pedestrian space with an expansion of the plaza including new landscaping and pavers. On street parking will be formalized along Harrison Avenue and vehicular access to the boat ramp will be maintained as is.
- The Multi-generational Aquatics and Recreation Center (MARC) is located on the northern part of the site with filtered views of Lake Tahoe. There will be associated outdoor spaces for fitness and small group events. There will be a shared service drive with the existing library and a new Class I shared-use path connecting from the parking lot to Lakeview Commons to double as emergency vehicular access. The existing library parking lot will be expanded to accommodate the MARC and Civic Center.
- A new Civic Center is included in the center of the site, immediately south of the MARC, creating a courtyard between the buildings that can be used for community events. The Civic Center will consist of two buildings connected with one roof and a breezeway between them—a two story 18,000 s.f. building for administration offices and a separate one story 7,000 s.f. building for council chambers. 7,000 s.f. would include space for restrooms, commercial kitchen, and other support spaces. It could be leased for private functions or used for municipal gatherings.
- A flexible event space is included to the west of the Civic Center, it is approximately 70,000 s.f. and would hold community events.
- Immediately west of the flexible event space is a nature-based play area under the existing trees and

incorporating new earthwork of berming and sculpting landforms.

- The Main Street bisects the site from west to east connecting Tallac Avenue at Highway 50 to Rufus Allen Boulevard. This would act as the primary spine of vehicular access through the site with a new entry to the campground and civic center. Approximately 50 parallel parking spaces would be located along the two-lane access road. The Main Street could be closed for community events.
- The existing campground would be reconfigured and located more to the south. The campground would have approximately 141 spots, with 118 being spur sites for RVs and tents, and 17 cabin sites. It is anticipated the upgraded campground would be able to accommodate year-round camping and have full hook ups at most sites. One existing restroom would remain in place, one would be relocated, and a new restroom would be built for a total of three restroom buildings.
- The existing Ice Arena would remain with the possibility for a second sheet of ice located to the east where the current County Vector Control is located along with a new expanded parking lot along Rufus Allen Boulevard. This is not shown graphically in the master plan, but could be considered in the future.
- The existing County Vector Control is proposed to be relocated off site based on coordination between the City and County.
- The existing Recreation Center and adjacent parking is proposed to be removed and the site restored to a natural state allowing a buffer with the campground. The existing playground would remain and be incorporated into the site.
- The existing City Parks Maintenance yard is proposed to be relocated within the City.
- The existing Senior Center, History Museum, and Art Center would remain with proposed upgrades to create a cultural hub on the southwest side of the site. The historic cabins would be incorporated into a community green for small events and tours.
- Class 1 shared use paths will connect throughout the site to fill gaps in the regional bicycle and pedestrian system.



Proposed rendering showing a view of the Main Street at the 56 Acres entrance across from Tallac Avenue.



Illustration showing an event along the 56 Acres Main Street



Proposed rendering showing a view of the entrance of the new Multi-generational Recreation and Aquatic Center.



Illustration showing potential camping cabins within the new campground.



Phasing, Funding, Operations & Maintenance

PHASING AND FUNDING

The following outline describes a potential phasing approach dependent upon funding. Further coordination between the City of South Lake Tahoe and El Dorado County is needed.

- **First Phase:** Multi-generational Recreation and Aquatics Center
 Phase 1: Site and Utility Work
 Phase 2: Vertical Construction
- **Second Phase:** Build 3/4 of Main Street ending in a cul de sac near Highway 50 and build first phase of campground renovations (Tent and RV Sites)
- **Next Phase:** Camping Cabins
- **Next Phase:** Event Space, Adventure Play, and Fitness Play
- **Subsequent Phases** would include connecting Main Street to Highway 50, Civic Center, Cultural Hub, Lakeview Commons Extension, and demolition of existing Recreation Center and Vector Control.






Funding:

Funding sources may include but are not limited to:

- California Prop 68
- Air quality mitigation funds
- Hazard mitigation funds
- TRPA VMT reduction mitigation funds
- City General Funds

Note that Measure P funds are prioritized to provide recreation improvements first.

Legend

- | | | | |
|---|-------------------|---|-------------------|
|  | Recreation Center |  | Event Space |
|  | Main Street |  | Subsequent Phases |
|  | Camping Cabins | | |



Lakeview Commons will be expanded to the east, left side of this photo.

PHASING PLAN

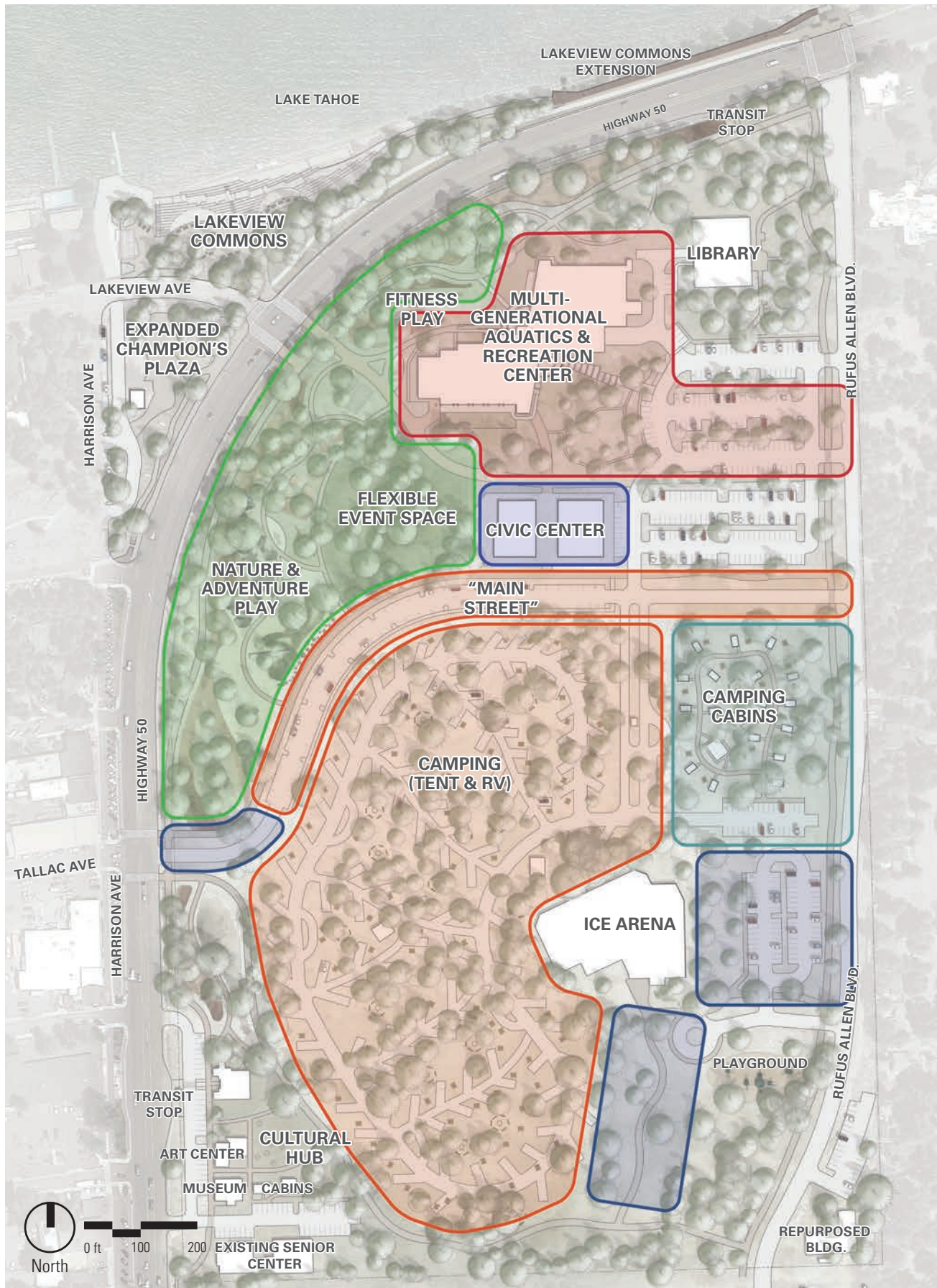


Figure 27: Phasing Plan

OPERATIONS AND MAINTENANCE

The master plan recommends that City and County staff and representatives of elected officials work closely to develop a strategy that incorporates the day to day operations and maintenance considerations. The following Policies and Needs were developed from input given by City staff as a starting point.

Policies

1. Monitor and manage tree health.
 - » Pre-Construction: Catalog and evaluate trees to remove and trees to save on site. Establish tree protection plan that is to remain in effect for the duration of ALL construction activities, Consulting Arborist should be available during construction to advise on any pruning, tree protection, soil compaction issues, or underground pruning that might need to take place, or could otherwise alter tree protection plan.
 - » Pre-Construction: Catalog and evaluate trees to remove and trees to save on site. Establish tree protection plan that is to remain in effect for the duration of ALL construction activities, Consulting Arborist should be available during construction to advise on any pruning, tree protection, soil compaction issues, or underground pruning that might need to take place, or could otherwise alter Tree protection plan.
 - » Post-Construction: Monitor preserved trees for a minimum of three years following turnover of project. Schedule regular evaluations of landscape and plantings to enforce any warranty claims. Ensure watering is adequate. Ensure snow storage solutions do not damage trees, displace mulching, or over saturate planting sites during thaw.
2. Staff the Parks Department to meet the long term needs of 56 Acres improvements.
 - » Maintenance Staffing Needs: Three, full time Maintenance level 1 or 2 employees to assist with janitorial/custodial needs for evenings, weekends, and regularly scheduled days. One, full time Maintenance level 3,4,or 5 to monitor and maintain site, potentially helping to direct staff depending on level of worker staffed on site.
 - » Document all assets, amenities, and needs as they are implemented, and reevaluate on an annual basis.

3. Seek partnerships with stewardship groups and non profit organizations.
4. Develop policy to permit special events.
5. Develop policy to contract with concessionaires.
6. Develop policy to fundraise for improvements and maintenance.
 - » Any funds raised for Maintenance should be allocated by Maintenance. This way, equipment needs are not sacrificed for staff, and staffing needs will not be wasted on tools, etc.

Needs

1. Allow for a small location on site for maintenance of the campground, play areas, and grounds. The area shall include a maintenance shed, or other, separate facility that has power, heat, and some hard surface surrounding it.
2. Maintain a space on site for up to three city snow plows. Recognize the City's stated intent to be fully electric, make sure these sites can accommodate, or include charging stations. These sites would be best if they allow covered or partially covered parking.
3. Additional Staff
 - » Maintenance Staffing Needs: Three, full time Maintenance level 1 or 2 employees to assist with janitorial/custodial needs for evenings, weekends, and regularly scheduled days. One, full time Maintenance level 3,4,or 5 to monitor and maintain site, potentially helping to direct staff depending on level of worker staffed on site.
4. Equipment
 - » Two Gem Carts, miscellaneous small powered equipment for landscape needs, Two to three tracked walk behind snow blowers, small snow removal tractor similar to the Holder.
5. Cost estimates for maintenance (2022 dollars).
 - Equipment: \$250,000
 - Labor Fully Burdened (Annually): \$300,000
6. Cost estimates for phasing to be developed prior to implementation.



Photos of the inaugural Festival of Winter Lights, December 2021, located at the Cultural Hub of 56 Acres.

