

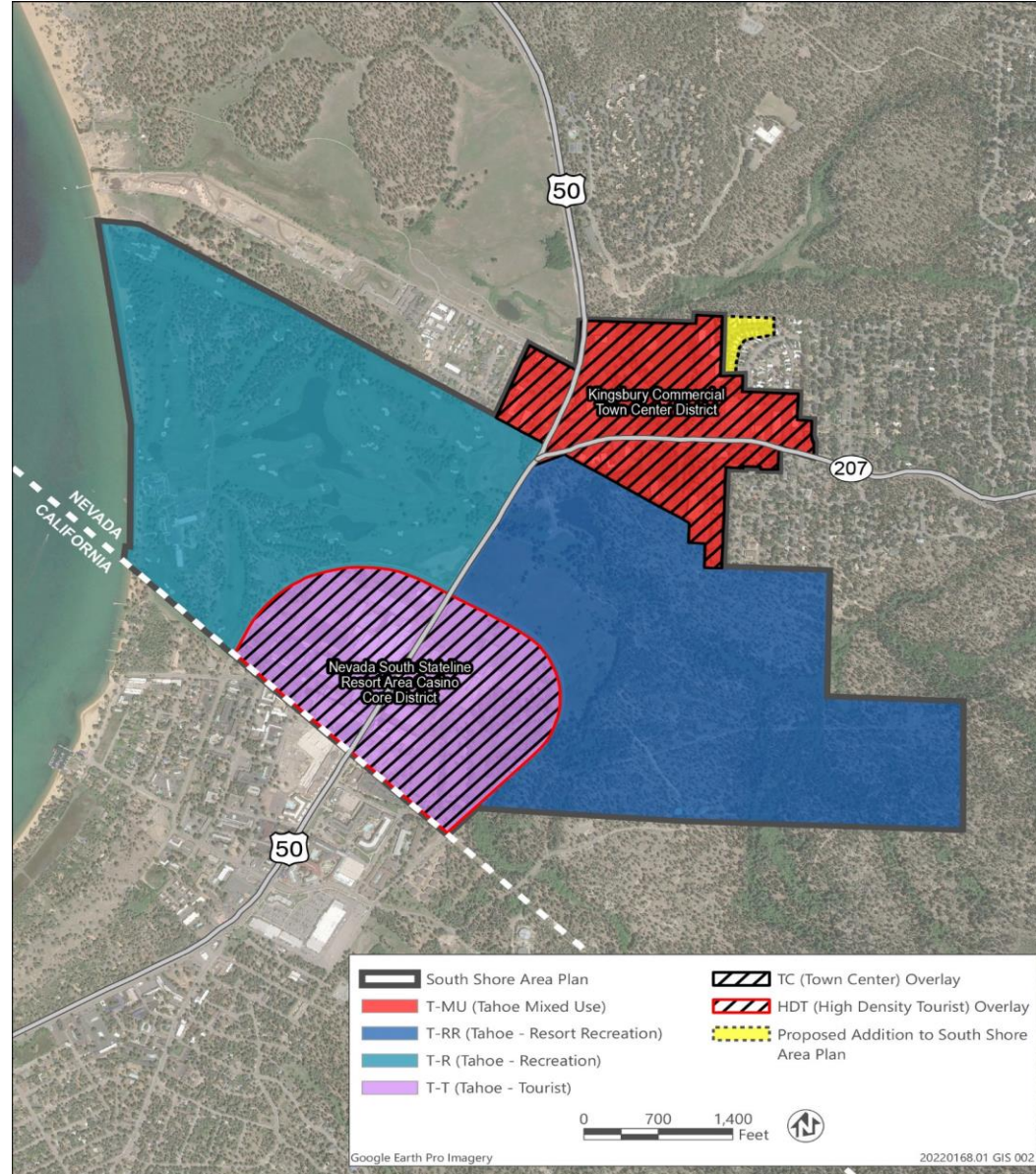
TRPA Regional Planning Committee

June 26, 2024



South Shore Area Plan (SSAP) Background

- The SSAP covers properties generally along US 50 from the California-Nevada Stateline to the lower Kingsbury area.
- It includes the High-Density Tourist District containing the casino core, the Edgewood Lodge and Golf Course, the Edgewood Mountain area, and the Kingsbury Commercial Town Center.
- These areas are zoned as Tourist, Recreation, Resort Recreation, and Mixed Use, respectively.



South Shore Area Plan (SSAP) Background Continued

➤ Summary:

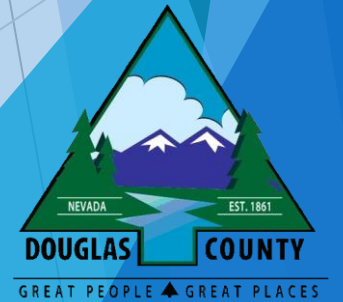
- The SSAP was adopted by the Douglas County Board of County Commissioners and the TRPA Governing Board in the fall of 2013.
- The SSAP is a component of the TRPA Regional Plan. The Regional Plans' Goals and Policies serve as a guide for all future land use decisions within the Tahoe Basin.
- The SSAP revised the relevant Douglas County plans, maps, and ordinances developed to implement the 1987 Regional Plan, and replaced the Kingsbury and Stateline Community Plans, and the relevant portions of Plan Area Statements (PASs) 070A and 080.
- The prior plans were over 20 years old and had undergone only minor changes since their adoption.
- Douglas County is proposing amendments to the SSAP, which require TRPA approval in order to update the SSAP.



Douglas County

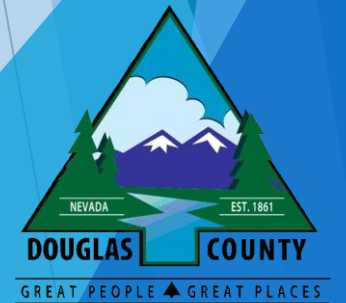
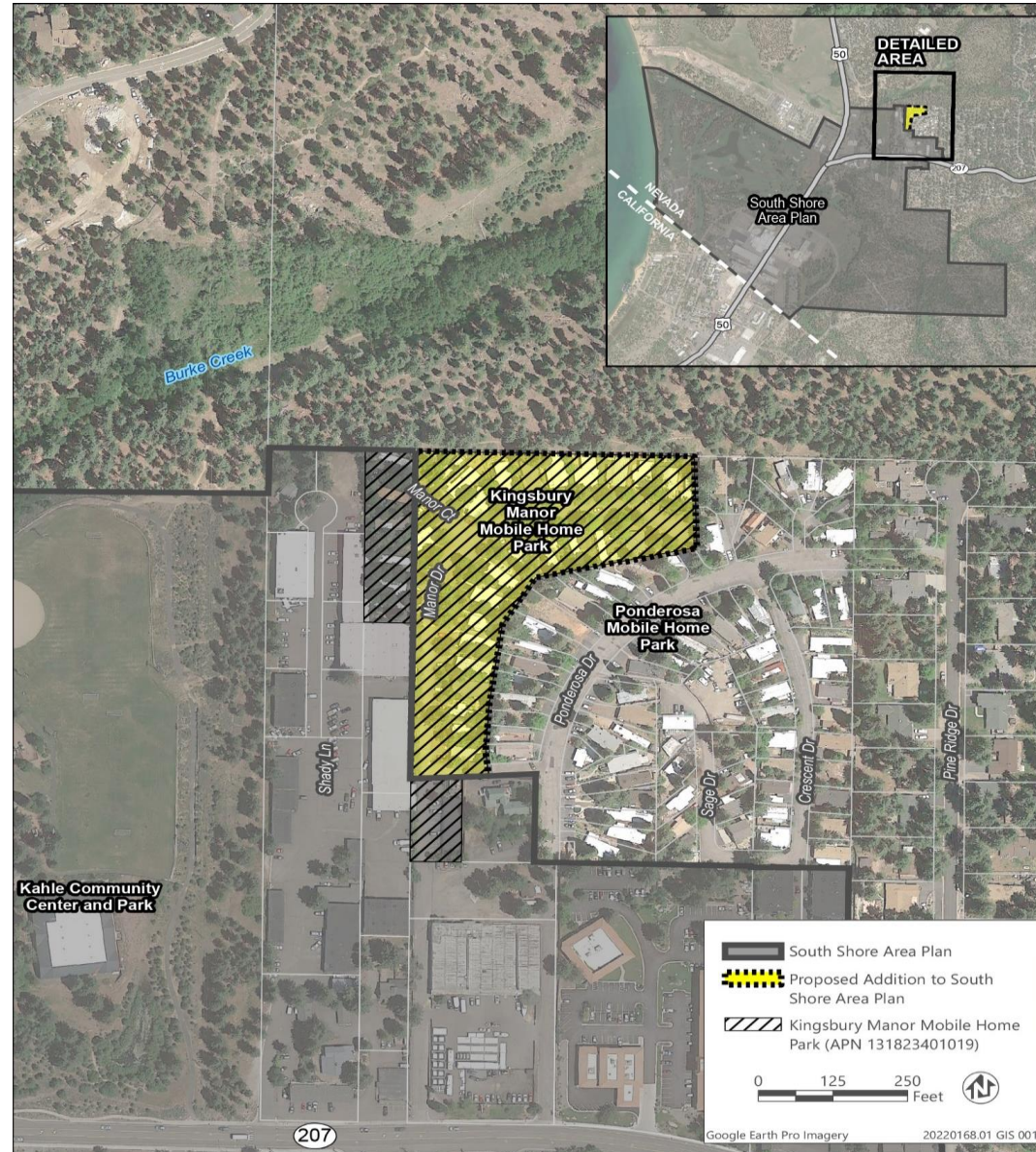
Proposed SSAP Amendments

- **Expand Kingsbury Town Center to include the entirety of Kingsbury Manor Mobile Home Park.** Presently, the mobile home park is partially within and partially outside of the Town Center. The amendments aim, in part, to correct this inconsistency.
- **Incorporate signage regulations** for the Area Plan. These signage regulations were previously omitted from the Area Plan.
- **Create a new healthcare subdistrict** to broaden access to regional health services and promote appropriate redevelopment in the Kingsbury Commercial Town Center.
 - Increase the maximum allowable building height for hospital uses in the proposed healthcare subdistrict at the site of the former Lakeside Inn and Casino.
- **Incorporate an Energy Conservation Strategy** to encourage environmentally beneficial redevelopment in the plan area.



Town Center Boundary Expansion

- Currently the SSAP boundary dissects the Kingsbury Mobile Home Park. Amending the boundary will enable the entire park to be within the SSAP and Kingsbury Commercial Town Center.
- Corrects zoning inconsistency.



Town Center Boundary Expansion

- Expansion of the town center would allow for redevelopment to include additional permitted uses beyond those currently allowed for this area and would allow for higher density multiple-family and tourist accommodation uses than in other areas. This table lists the additional uses that would be allowed in the 3.64-acre expansion area.

| Land Use Category | Types of Permitted Uses ¹ |
|---|---|
| Residential | Adds: Employee Housing, Multiple-Family Dwelling, Multi-Person Dwelling, Nursing and Personal Care, and Residential Care Retains: Single-Family Dwelling, Mobile Home Dwelling |
| Tourist Accommodation | Adds: Bed and Breakfast Facilities; Hotel, Motel, and Other Transient Dwelling Units; and Time Sharing (Hotel/Motel and Residential Design) |
| Commercial | Adds: Eating and Drinking Places, Nursery, Outdoor Retail Sales, Professional Offices, Retail and Personal Service, and Service Stations |
| Entertainment | Adds: Amusements and Recreation Service, Gaming-Non-Restricted, Outdoor Amusements, and Privately-Owned Assembly and Entertainment |
| Services | Adds: Animal Services, Business Support Services, Health Care Services, and Laundries and Dry-Cleaning Plants |
| Light Industrial | Adds: Food and Kindred Products, Industrial Services, and Small-Scale Manufacturing |
| Wholesale/Storage | Adds: Storage Yards, Vehicle and Freight Parking, and Warehousing |
| Public Service/Linear Public Facilities | Adds: Collection Stations, Cultural Facilities, Government Offices and Facilities, Hospitals, Local Assembly and Entertainment, Membership Organizations, Publicly Owned Assembly and Entertainment, Schools – College, Schools – K through Secondary, Social Service Organizations, and Threshold-Related Research Facilities. Retains: Local Public Health and Safety Facilities, Transit Stations and Terminals, Pipelines and Power Transmission, Transmission and Receiving Facilities, Transportation Routes, Public Utility Centers, Religious Assembly, Post Offices, Daycare Centers/Preschools |
| Recreation | Adds: Group Facilities, Outdoor Recreation Concessions, Recreation Centers, Sports Assembly, and Visitor Information Centers. Retains: Participant Sports Facilities, Day Use Areas, Riding and Hiking Trails |
| Resource Management | The following uses come under the umbrella of "Resource Protection, Restoration, and Management:" Reforestation, Sanitation Salvage Cut, Special Cut, Thinning, Early Successional Stage Vegetation Management, Structural and Nonstructural Fish/Wildlife Habitat Management, Fire Detection and Suppression, Fuels Treatment/Management, Insect and Disease Suppression, Sensitive and Uncommon Plant Management, Erosion Control, SEZ Restoration, and Runoff Control. |

¹ Definitions are included in Section 20.703.130 of the Douglas County Code.



Sign Regulations

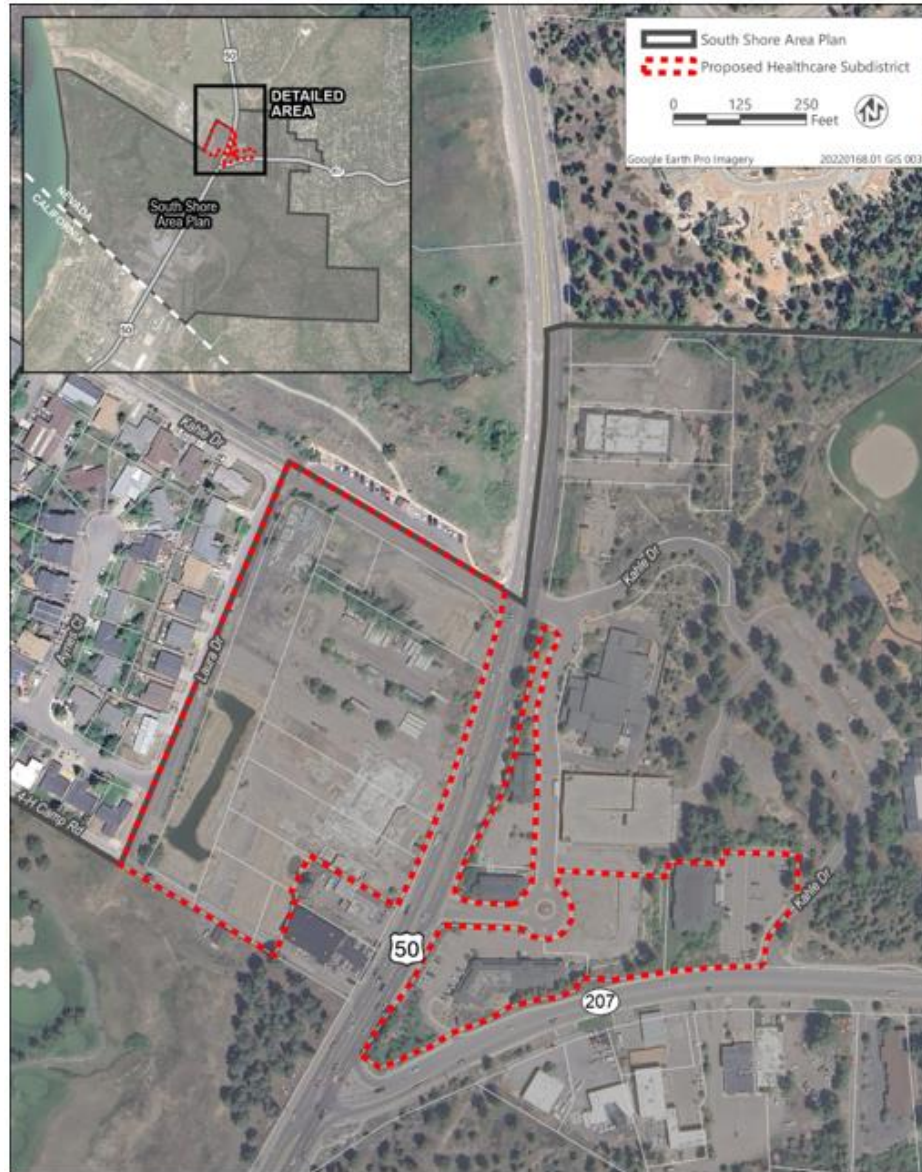
- ▶ Update the Tahoe Area Regulations to incorporate the signage standards contained in the Douglas County Design Standards and Guidelines for the Lake Tahoe Region of Douglas County.
- ▶ These standards were omitted from the Area Plan when it was originally adopted.
- ▶ This amendment would also include a modification to Section 20.703.180(F), of Douglas Development County Code, and update the speed of revolution for electronic message from four cycles per hour to 12 cycles per hour. The code currently reads:

F. “Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts... The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed four cycles per hour.”

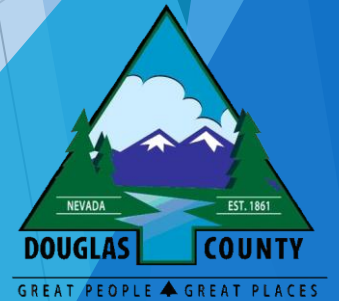


Healthcare Subdistrict

- ▶ Create a new healthcare subdistrict within the Kingsbury Commercial Town Center (the Tahoe-Mixed Use/Town Center [T-MU/TC] zoning district).
- ▶ Amends Section 20.703.060 of the Douglas County Development Code.
- ▶ Includes a proposed increase in the maximum allowable height of buildings to up to 85 feet, limited to hospital uses in the portion of the healthcare subdistrict on the west side of US Highway 50.



Source: Data downloaded from TRPA in 2022; adapted by Ascent in 2023



Healthcare Subdistrict

- ▶ Public service land uses are already allowed within the T-MU/TC zoning district, which includes hospitals, with a Special Use Permit (SUP).
- ▶ The new proposed Healthcare Subdistrict would specify use of the area for existing and future healthcare uses and supporting services and would permit hospitals without an SUP.

| Land Use Category | Types of Permitted Uses ¹ |
|--------------------------|---|
| Residential | Retains: Employee Housing, Multiple-Family Dwelling, Multi-Person Dwelling, Nursing and Personal Care (modified to allowed by right), Residential Care (modified to allowed by right), and Single-Family Dwelling (modified to condominium only) |
| | Removes: Mobile Home Dwelling |
| Tourist | Retains: Hotel, Motel, and Other Transient Dwelling Units |
| | Removes: Bed and Breakfast Facilities, Time Sharing (hotel/motel design), Time Sharing (residential design) |
| Commercial | Retains: Eating and Drinking Places and Retail and Personal Service |
| | Removes: Nursery, Outdoor Retail Sales, Service Stations |
| Entertainment | Removes: Amusement and Recreation Services, Gaming-non restricted, Outdoor Amusements, Privately Owned Assembly and Entertainment |
| Services | Retain: Business Support Services, Health Care Services, and Professional Offices |
| | Removes: Animal Services, Laundries and Dry-Cleaning Plants |
| Light Industrial | Removes: (All Uses) Food and Kindred Products, Industrial Services, Small Scale Manufacturing |
| Wholesale/Storage | Removes: (All Uses) Storage Yards, Vehicle and Freight Terminals, Vehicle Storage and Parking, Warehousing |
| Public Service | Adds: Airfields, Landing Strips, and Heliports (allowed with a special use permit and restricted to helicopter facilities only in connection with emergency medical services) |
| | Retains: Daycare Centers/Preschools, Government Offices and Facilities, Hospitals (modified to allowed by right), Public Health and Safety Facilities, Religious Assembly, Social Service Organizations, and Threshold-Related Research Facilities (modified to allowed by right) |
| | Removes: Collection Stations, Cultural Facilities, Local Assembly and Entertainment, Membership Organizations, Post Office, Publicly Owned Assembly and Entertainment, Public Utility Centers, Schools – College, Schools – Kindergarten through Secondary |
| Linear Public Facilities | Retains: Transit Stations and Terminals and Transportation Routes |
| | Removes: Pipelines and Power Transmission, Transmission and Receiving Facilities |
| Recreation | Removes: (All Uses) Day Use Areas, Group Facilities, Outdoor Recreation Concessions, Recreation Centers, Riding and Hiking Trails, Sport Assembly, Visitor Information Centers |
| Resources Management | Removes: (All Uses) Resource Protection, Restoration, and Management |

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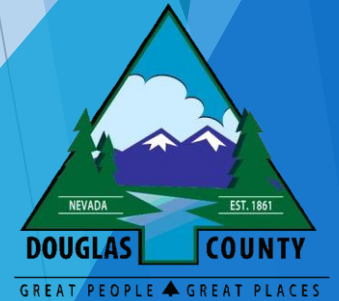
Energy Conservation Strategy Amendment

- ▶ In 2013 the TRPA Governing Board approved an amendment to Chapter 13 of the TRPA Code requiring that all area plans include a strategy to reduce the emissions of greenhouse gases (GHGs) from the construction and operation of buildings; this action implemented Mitigation Measure 3.5-1 of the RPU EIS.
- ▶ Area plans must include such a strategy to be found to be in conformance with the Regional Plan.
- ▶ Douglas County is proposing to adopt an Energy Conservation Strategy to meet this requirement.
- ▶ The proposed energy conservation measures—that would also reduce GHGs in accordance with Section 13.5.3.E of the TRPA Code—include upgrading public buildings and facilities and implementing policies for new private construction to enhance energy efficiency.
- ▶ Douglas County has implemented several energy improvements already at public buildings and facilities in the Tahoe Basin, such as, modifying systems to adjust run times on heating, ventilation, and/or HVAC equipment, the installation of automatic light sensors in the restrooms for light and water, and the replacement of all high-pressure sodium devices with LED devices in all streetlights, to name a few.



Conclusion

- ▶ Douglas County believes that these amendments:
 - ▶ Ensure conformance with the Regional Plan.
 - ▶ Accommodate and incentivize appropriate redevelopment within the plan area in accordance with the goals and policies of the Regional Plan.





Barton
Health

Hospital Replacement Project

***One Community.
One Health System.
Dual Campuses.***



A Growing Need for Healthcare

*One Community.
One Health System.*

Rebuilding Aging Infrastructure

- Current acute-care facility cannot meet California's seismic requirements.
- Efficient construction without patient care disruptions.
- State-of-the-art hospital, healing design and latest medical equipment.

Prioritizing Care for our Patients

- Increasing demand for healthcare
- Care for underserved populations: Medi-Cal/ Medicaid/ Medicare
- Aging population using more care services



Making a Difference

Patient Care

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One Health System.*

Increased Access in NV

- Acute care (inpatient)
- Emergency services
- Primary care
- Specialty care
- Ancillary services
- Oncology Center
- Cardiovascular medicine

Committed to CA

- Urgent care
- Primary care
- Specialty care
- Ancillary services

Proposed Healthcare Sub-District

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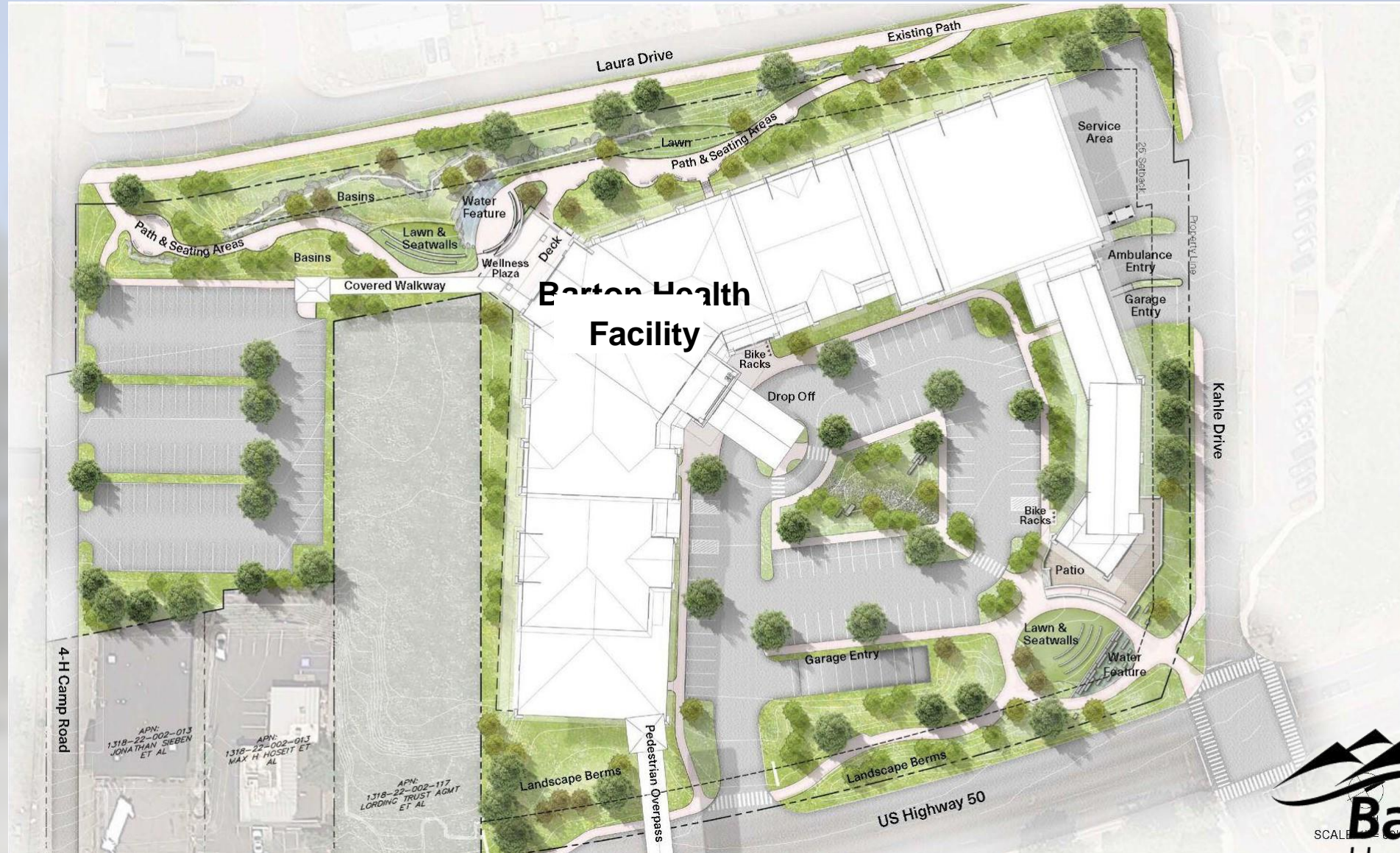
Proposed Healthcare Sub-District & New Hospital

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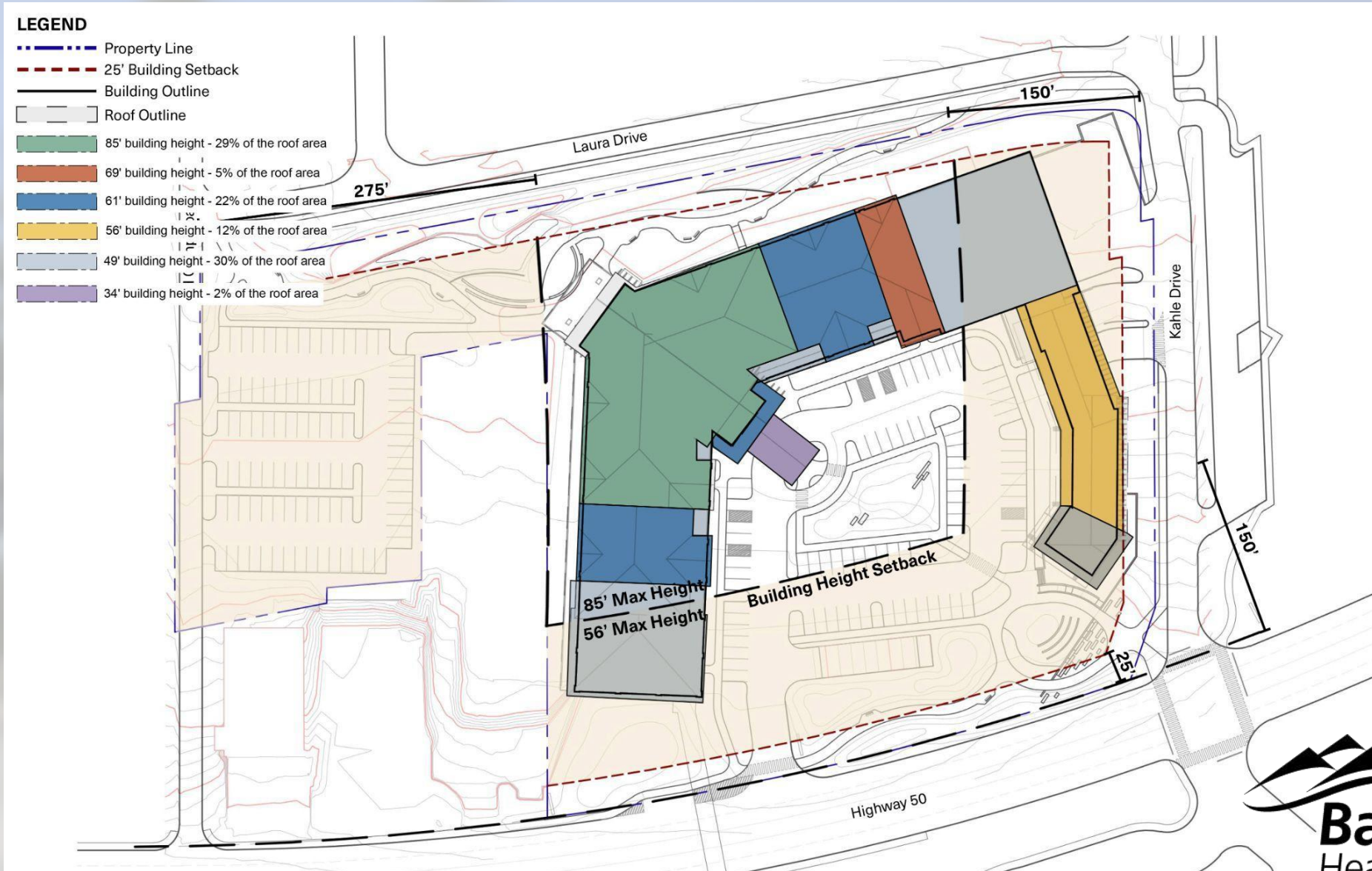
Landscape Illustrative

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Building Height Illustrative

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Environmental Benefits of Proposed Project

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Modern construction

- Natural design elements
- Energy-efficient
- Gateway to the South Shore

Water mitigation

- Low impact development (LID) technologies
- Onsite stormwater improvements
- Kahle Drive regional stormwater treatment system

Reduced traffic (VMTs)

- 59% reduction in average annual VMT and 57% reduction in daily trips
- Corresponding reduction in greenhouse gas emissions



Conceptual Design

Gateway to the South Shore

*One Community.
One Health System.*



not a final rendering



Conceptual Design

Exterior from Hwy 50

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One Health System.*



not a final rendering



Conceptual Design

Exterior View from Laura Drive

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One Health System.*



not a final rendering



Conceptual Design

Interior

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One Health System.*



not a final rendering





*One Community.
One Health System.
Dual Campuses.*

Thank you – Questions?