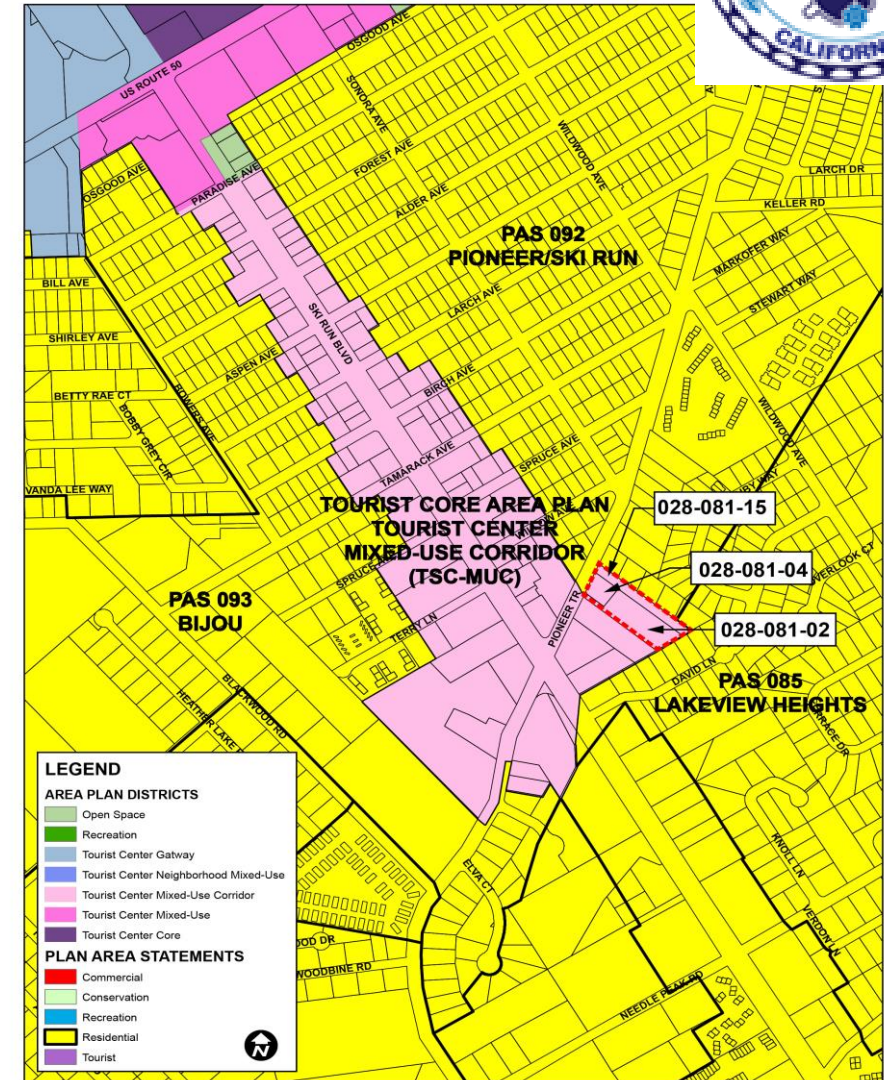


Tourist Core Area Plan

Proposed Boundary Amendment

RPIC

Informational Item
December 18, 2019



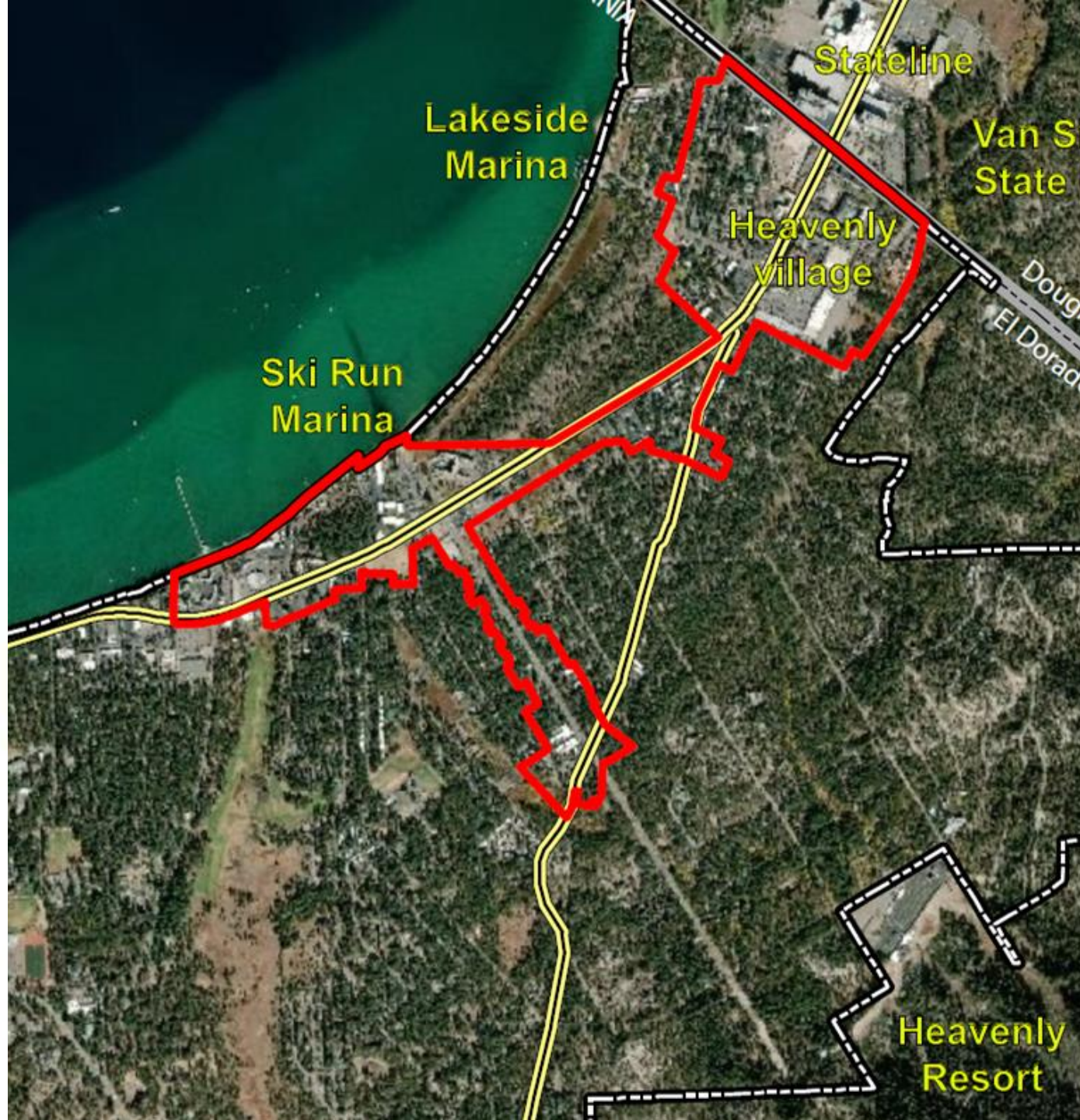


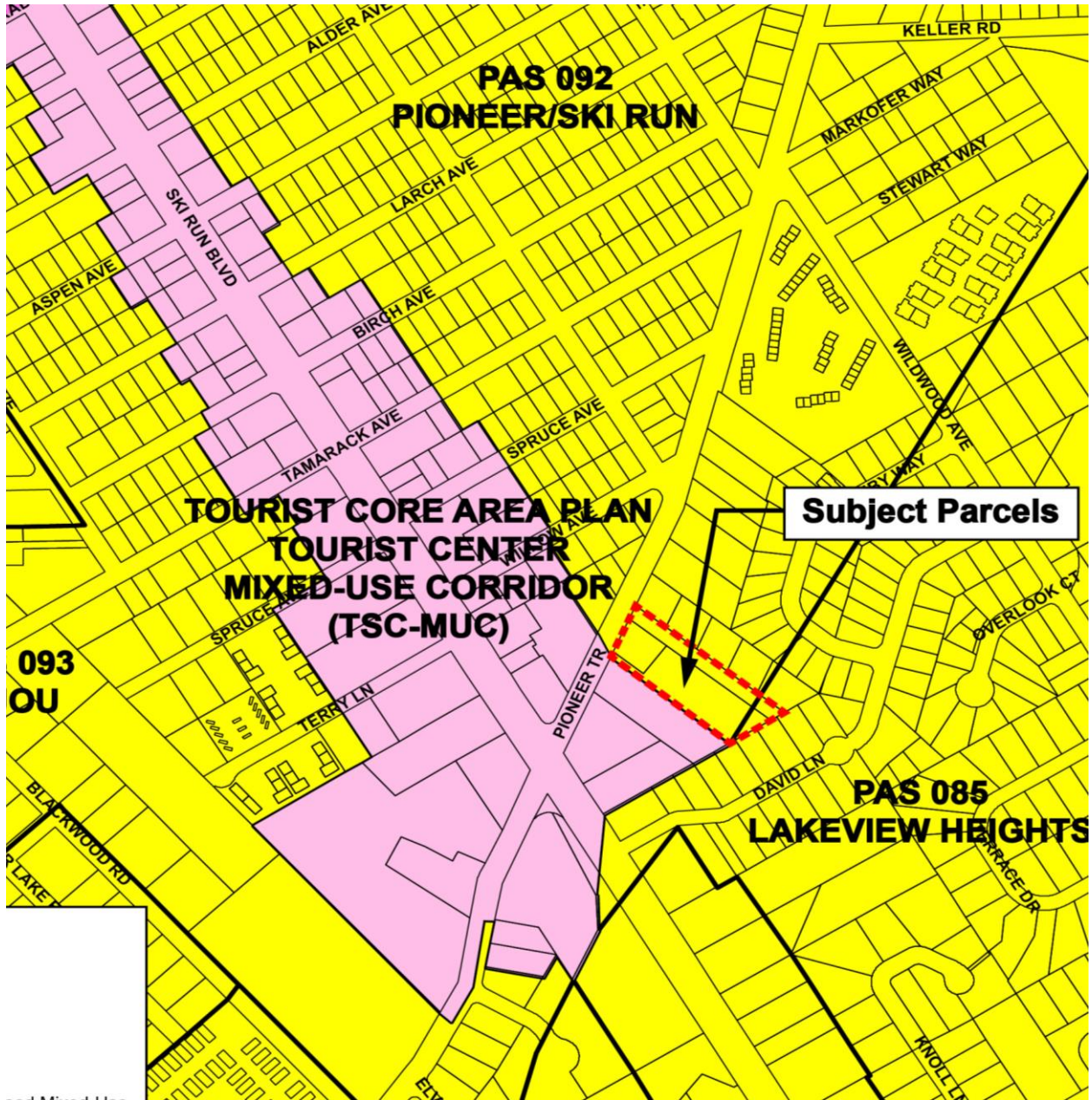
*Photo: Carl Scofield. Photo courtesy of
Town of Breckenridge.*



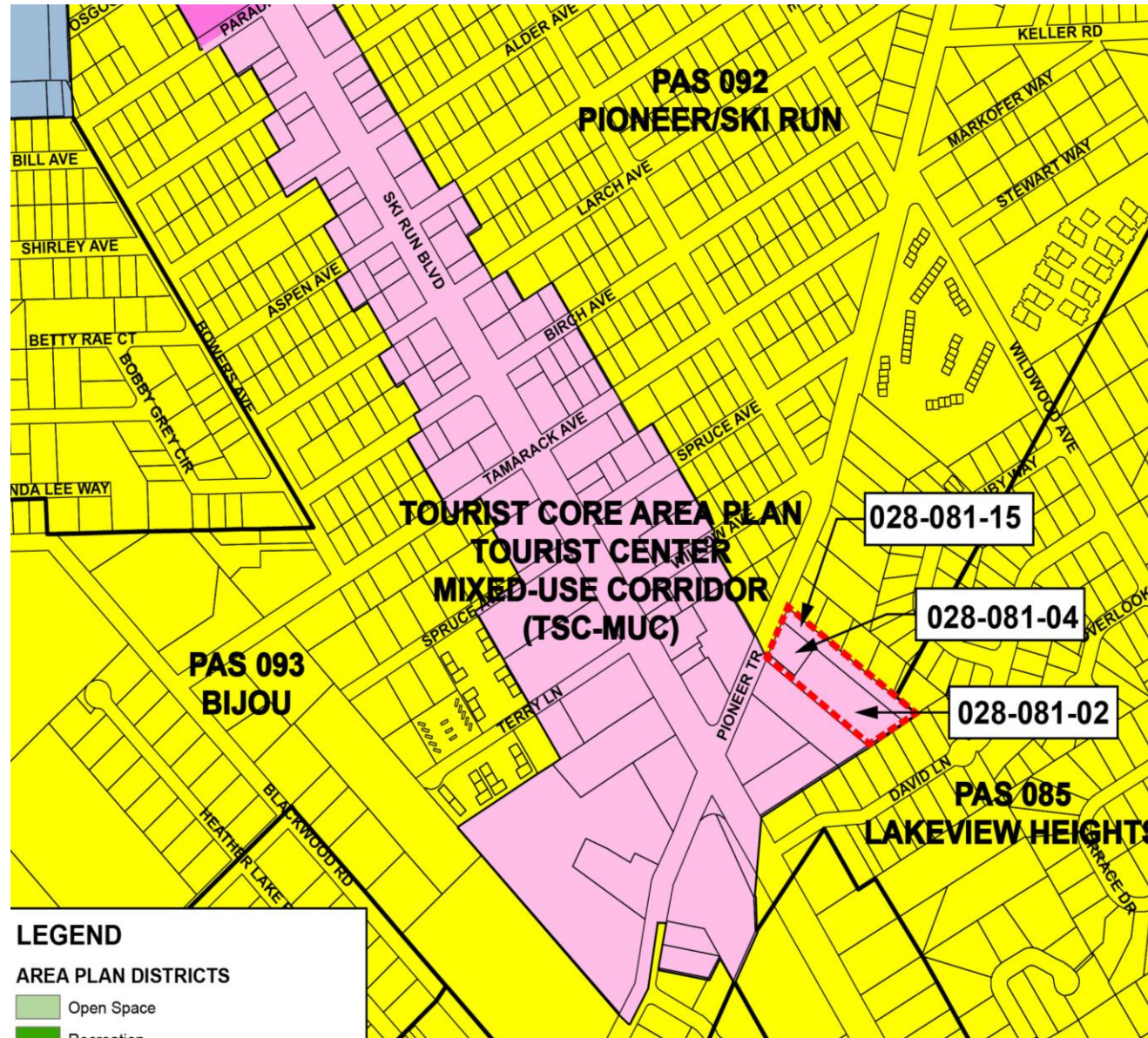
Tourist Core Area Plan

Linking Neighborhoods • Building Community • Promoting Recreation
October 15, 2012





Existing Boundary



Proposed Boundary

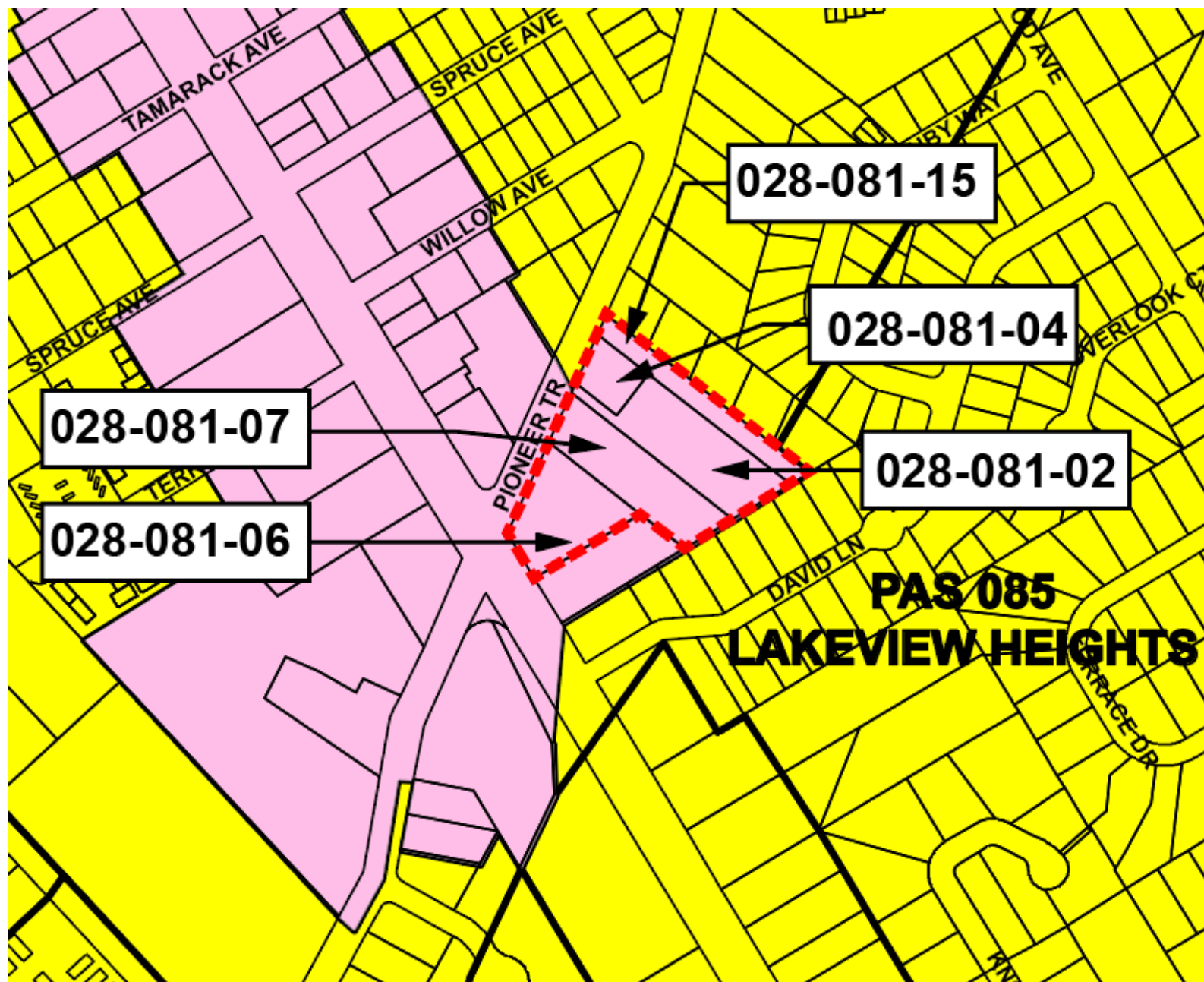


028-081-15



028-081-02 & 04

Existing Properties















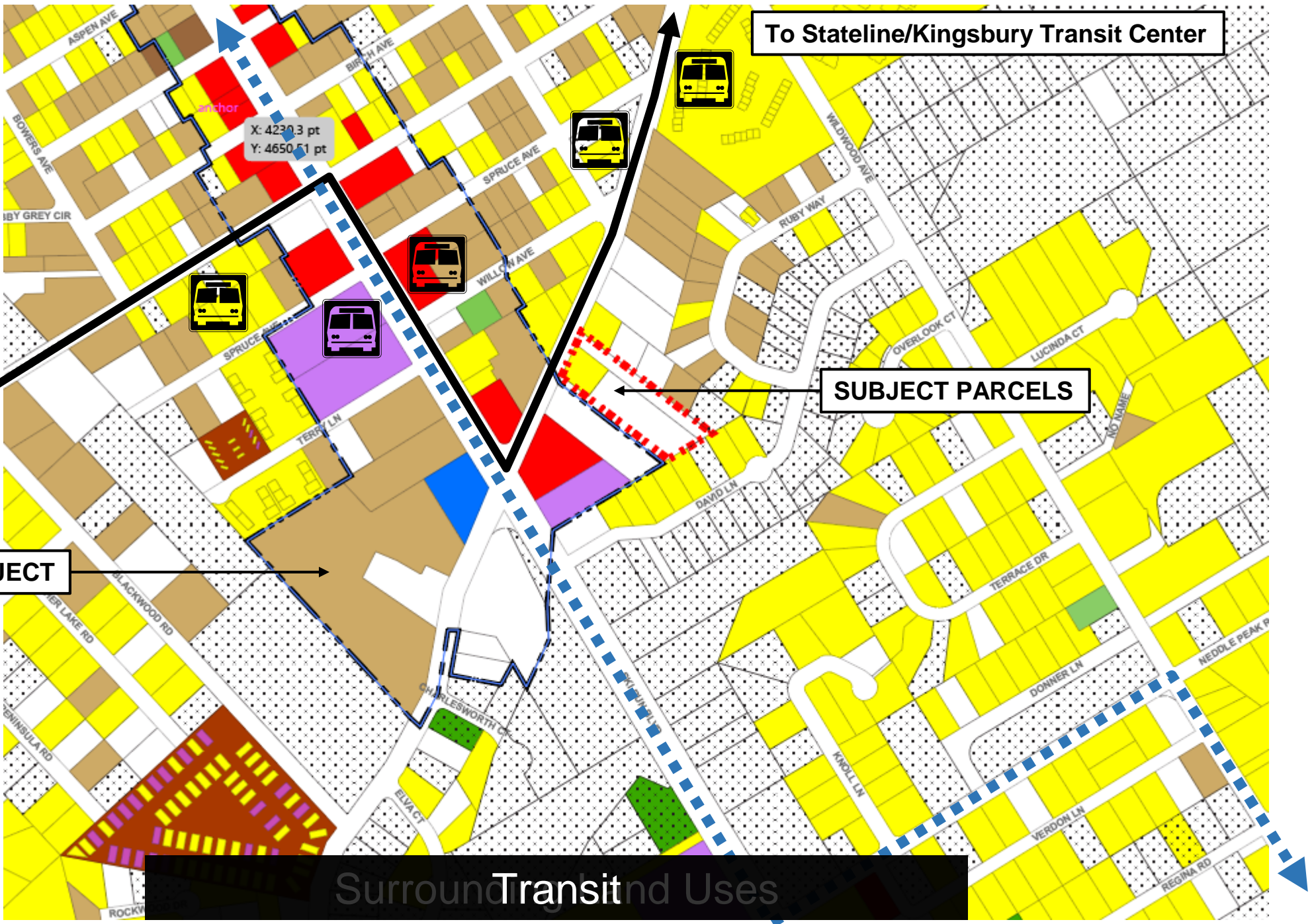
Proposed Future Project Area

Results of Boundary Change

Changes on the 3 parcels	Existing	Proposed
Residential Density	15 (18 with bonus)	25
Height	42 feet	56 feet
Coverage	Up to 30%	Up to 70% with transfer (2:1 Reduction)

LEGEND

-  Tourist Core Area Plan
-  Subject Parcels
-  Vacant Private
-  Vacant Public
-  Open Space
-  Environmentally Sensitive
-  Single-Family Residential
-  Multi-Family Residential
-  Mobile Home Park
-  Tourist Accommodation
-  Commercial
-  Institutional/Government



To Stateline/Kingsbury Transit Center

To Y Transit Center

SUBJECT PARCELS

ASPENS PROJECT

Surround Transit and Uses

Timeline

- **Public Information Meeting** – November 2019
- **IEC/IS circulation** – Dec 2019 – January 2020
- **City Planning Commission & City Council** – February & March 2020
- **TRPA RPIC & APC** – March 2020
- **TRPA Governing Board** – April 2020

Project Review

- **Design review and approval required by Planning Commission**
- **City would process City/TRPA permit if project is less than 50,000 square feet in new floor area**
- **Formal project application has not been submitted and no conceptual sites plans have been prepared**
- **Example project: The Aspens at South Lake**

The Aspens at South Lake

- 56 units (deed restricted affordable and moderate)
- Two and three-story buildings, onsite amenities
- Two to three year wait list



Questions & Comments



Tourist Core Area Plan

Linking Neighborhoods • Building Community • Promoting Recreation

October 15, 2012



Changes in State Housing Laws

- **Regional Housing Needs Allocation** - 99 Unit gap for very low-income to moderate income units for 5th Cycle (2013-2021). An additional 162 units allocated for 6th Cycle (December 2021).
- **Adequate Housing Element Sites** - Cities and Counties must show adequate land zoned for residential development to meet the Regional Housing Needs Allocation (RHNA) at each income level (AB 1397).
- **Rezoning Required if Lacking Adequate Land to Meet RHNA** – Must rezone parcels within 3 years of Housing Element Adoption. Zoning must have minimum density of 20 units/acre (Maximum density outside Area Plans is currently 12 or 15 DUs/Acre).