



Kings Beach State Recreation Area General Plan Final Conceptual Site Design Alternatives

PREPARED FOR CALIFORNIA DEPARTMENT OF PARKS AND RECREATION AND THE CALIFORNIA TAHOE CONSERVANCY
AUGUST 2016

DESIGNWORKSHOP



SITE ANALYSIS OF EXISTING CONDITIONS



EXISTING CONDITIONS



Underutilized Plaza Area



Aging Walls and Stairs



Picnic Areas



Plaza Outside of Event Center



Pier and Beach Area



Retaining Wall along Parking Lot and Walkway



Boat Launch and Trailer Parking



Basketball Court

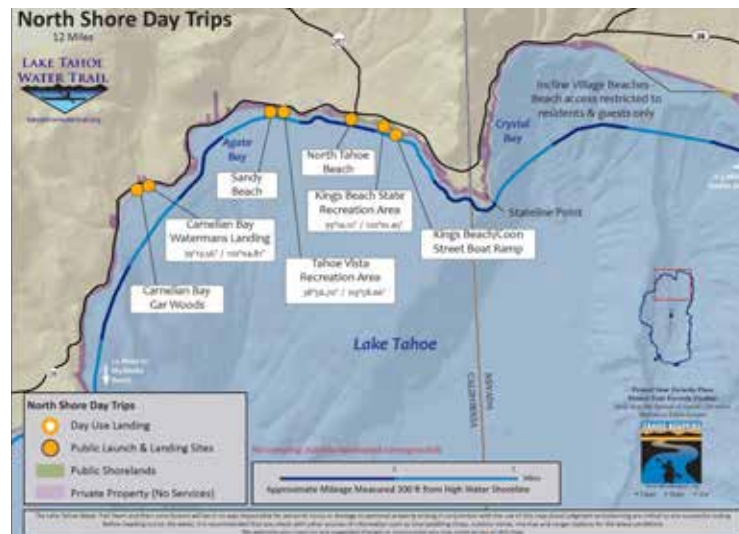
KINGS BEACH STATE RECREATION AREA GENERAL PLAN

KINGS BEACH, CALIFORNIA

CONCEPTUAL PROGRAM ELEMENTS: NATURAL PLAY



CONCEPTUAL PROGRAM ELEMENTS: BEACH PROMENADE, PIER AND LAUNCHING FACILITIES



CONCEPTUAL PROGRAM ELEMENTS: FLEXIBLE EVENTS AND OPEN LAWN SPACES



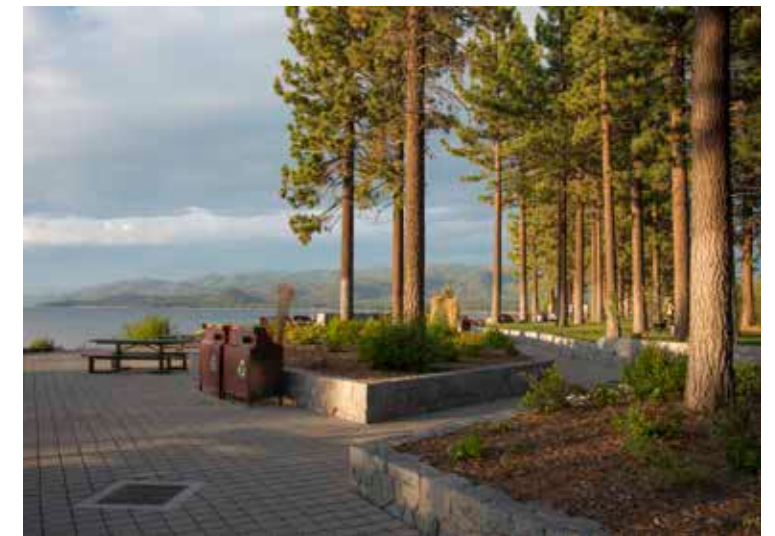
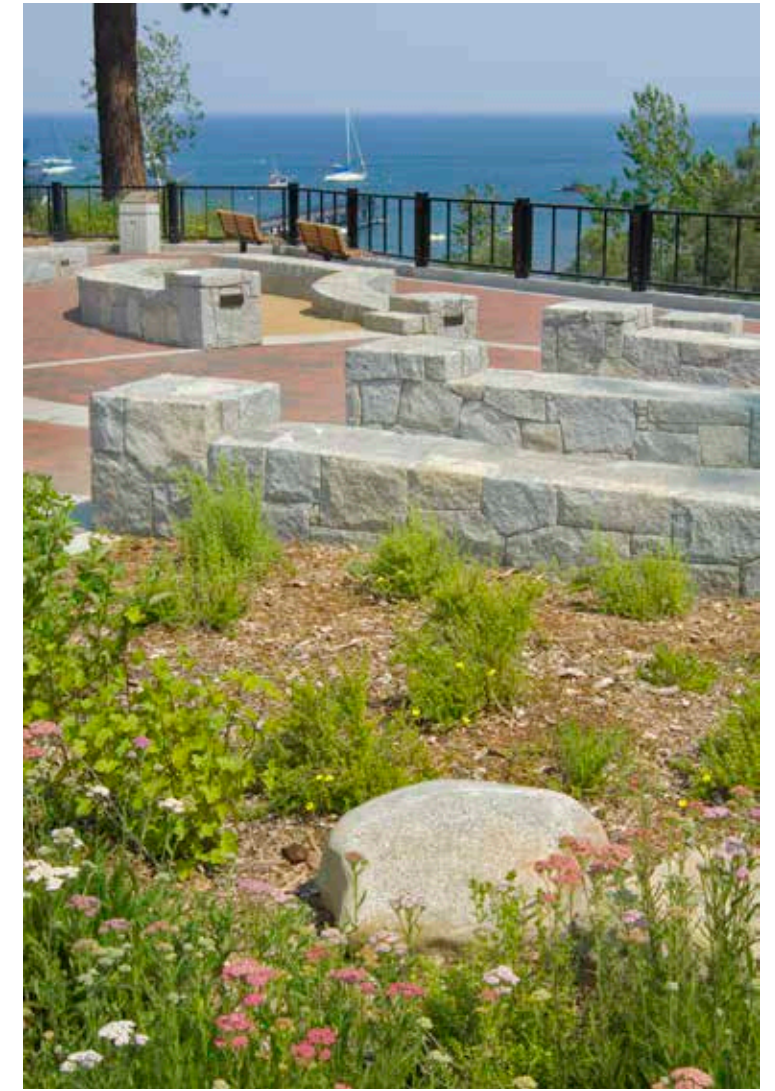
CONCEPTUAL PROGRAM ELEMENTS: FAMILY AND GROUP PICNIC AREAS



CONCEPTUAL PROGRAM ELEMENTS: KIOSK, AMENITIES, WAYFINDING AND STORYTELLING



CONCEPTUAL PROGRAM ELEMENTS: VEGETATION, SAND MANAGEMENT AND STORMWATER

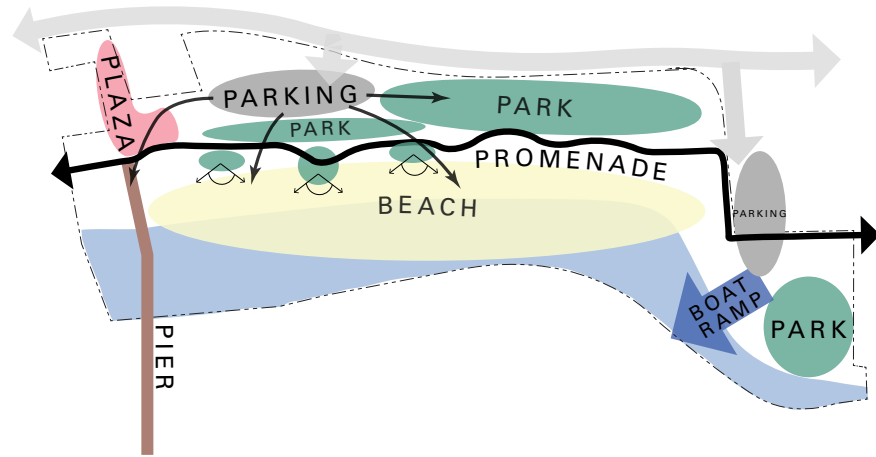


ALTERNATIVES DESCRIPTION SUMMARIES

NOTE, EXISTING FACILITY PARKING AND COVERAGE:

- 177 Total vehicular parking spaces (155 vehicular, 22 boat trailer)
- Estimated coverage: 158,171 SF

WESTERN PIER ALTERNATIVE



PIER LOCATION, PARK & BEACH AREAS

- Pier activates western park edge and encourages beach use dispersed throughout the site
- Picnic areas provided throughout the site
- Pedestrians connected from central commercial core to pier via improved plaza that would be influenced by event center and service access needs
- Contiguous beach area maximizes beach and swim area

BOAT ACCESS

- Existing boat launch area extended and motorized boat access maintained

PROMENADE

- Viewpoints and interpretive nodes located along Promenade to provide recreation elements throughout the site
- Promenade provides internal circulation and, combined with vegetated dune landscape, assists with sand management

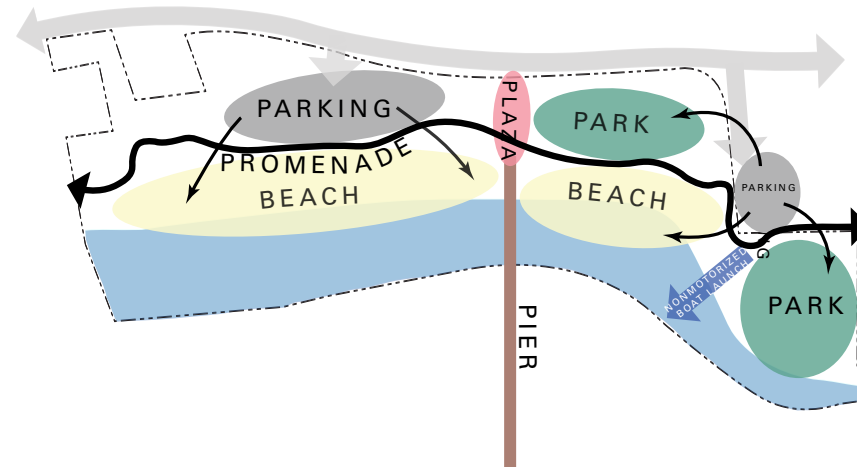
PARKING

- Vehicular parking reduced to promote alternative modes of transportation including transit, biking and walking
- Right-in only vehicular access of SR 28 added
- Boat trailer parking maintained
- Staff parking provided along Brockway Vista Avenue
- Automated pay station parking system used (entry kiosk station removed)
- 119 total visitor and staff parking spaces (97 vehicular, 22 boat trailer)

Estimated coverage: 164,620 SF

- Hardscape: 143,570 SF
- Promenade: 21,050 SF

CENTRAL PIER ALTERNATIVE



PIER LOCATION, PARK & BEACH AREAS

- Pier is focal element of park experience and creates a centralized connection from the surrounding commercial core to the recreation area
- Pedestrians connected from central commercial core to pier via plaza
- Beach area separated into two zones: one zone primarily associated with proximity to parking and one zone associated with neighboring park amenities

BOAT ACCESS

- Motorized boat ramp reconfigured to provide for non-motorized boat access only

PROMENADE

- Promenade follows edge of existing circulation paths to the extent feasible in order to minimize new disturbance
- Promenade provides internal circulation and, combined with vegetated dune landscape, assists with sand management

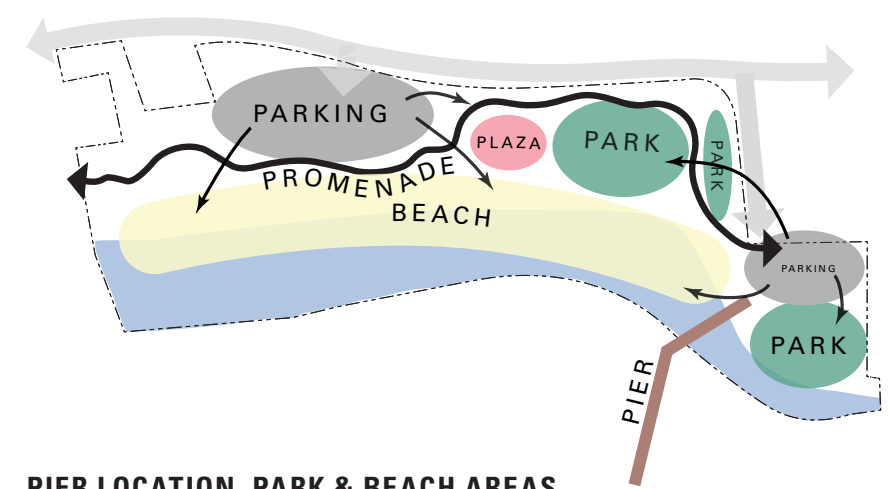
PARKING

- Central parking area reconfigured to incorporate a drop-off area
- Boat trailer parking reconfigured into vehicular parking
- Staff parking provided along Brockway Vista Avenue
- Automated pay station parking system used (entry kiosk station removed)
- 183 total visitor and staff vehicular parking spaces

Estimated coverage: 178,266 SF

- Hardscape: 161,316 SF
- Promenade: 16,950 SF

EASTERN PIER ALTERNATIVE



PIER LOCATION, PARK & BEACH AREAS

- Pier anchors eastern park edge and creates a single boat access location
- Contiguous beach area maximizes beach and swim area
- Sidewalk extended from SR 28 to pier
- Pier located near parking area

BOAT ACCESS

- No designated motorized or non-motorized boat access provided

PROMENADE

- Promenade connects to sidewalk and streetscape circulation system along SR 28 to enhance connectivity to the commercial area
- Promenade separates thru bicycle traffic from recreation use areas such as picnic and natural play areas
- Promenade provides internal circulation and, combined with vegetated dune landscape, assists with sand management

PARKING

- Central parking area reconfigured to incorporate a drop-off area
- One bay of the central parking area is removed to allow for a centralized plaza/flexible recreation space
- Boat trailer parking reconfigured into vehicular parking
- Staff and visitor parking provided along Brockway Vista Avenue
- Automated pay station parking system used (entry kiosk station removed)
- 162 total visitor and staff vehicular parking spaces

Estimated coverage: 166,132 SF

- Hardscape: 145,498 SF
- Promenade: 20,634 SF

WESTERN PIER ALTERNATIVE



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EASTERN PIER ALTERNATIVE



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