

Mountain Area Plan Update

Public Meeting #3

February 13th, 2023



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Good evening, everyone! My name is (and I'm)

Thank you for coming to this public outreach meeting. We appreciate your time and the opportunity to collaborate with all of you.

This is the third of multiple public meetings and we look forward to listening to and incorporating your ideas.

You all are valuable sources of information and your thoughts and aspirations regarding the future of your area will greatly influence the final plan.



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This project is a partnership with the County of Tulare and students from Cal Poly San Luis Obispo. We are fourth-year undergraduate students in the City and Regional Planning program at Cal Poly, San Luis Obispo, on the central coast of California. I would also like to introduce our professor and faculty supervisor, Dr. Cornelius Nuworsoo, as well as the other members of our project team.

Agenda

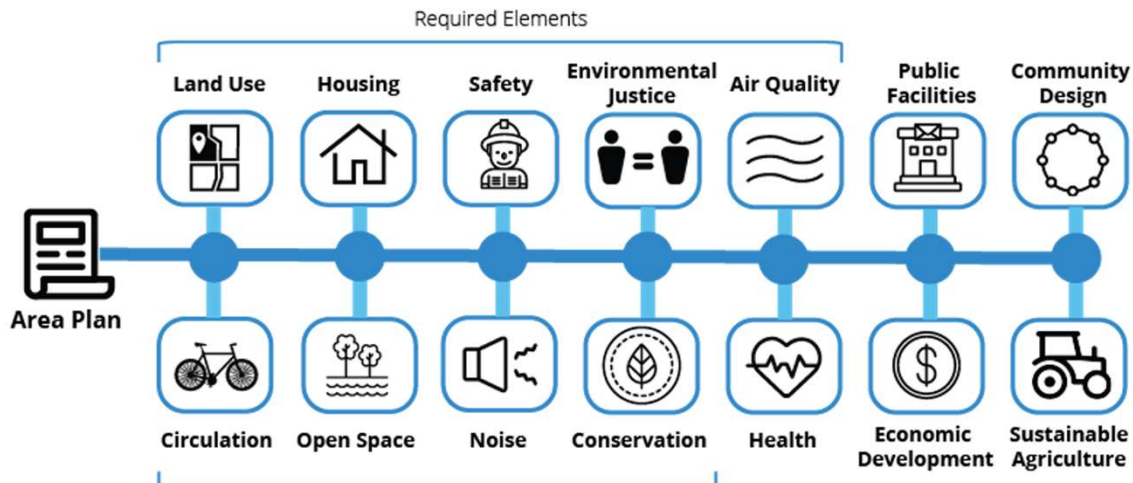
1. Welcome and Introduction (10 Minutes)
2. Review of Last Meeting
3. Trends
4. Alternative Presentation
 1. Baseline Growth
 2. Moderate Growth
 3. High Growth
5. Community Feedback Session
6. Report Back
7. Concluding Remarks

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On today's agenda is a brief overview of the last public meeting followed by a presentation of trends and projections for the Mountain Area's future. The bulk of today's meeting will concentrate on sketching out the following three potential paths to future growth:

- A Baseline Scenario which assumes low growth
- A Moderate Growth Scenario; and
- A High Growth Scenario.
- Following the presentation of alternatives we will conduct a community feedback session, where you can provide input on the aspects of each alternative that you like or dislike. We will use your feedback to craft the "preferred alternative" for the future of the Mountain Area.

Plan Elements (Topics)



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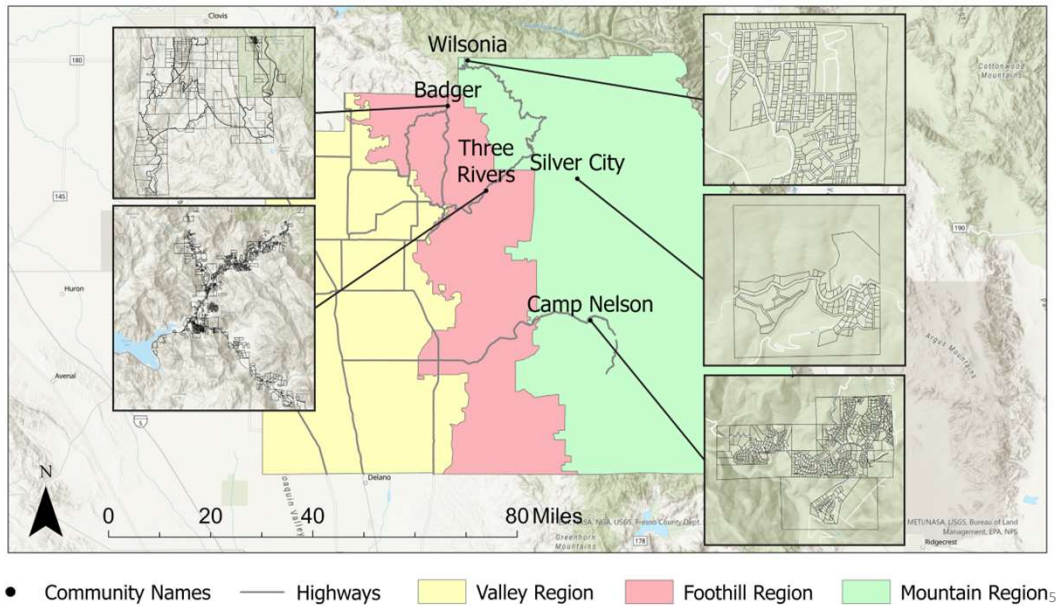
California State law requires every city, community, area, and county to prepare a plan to guide future development. The Law also prescribes the topics (called “elements”) that these future development plans must cover.

Depending on circumstances, there are 7 to 9 **required elements**. These are: Land Use, Circulation; Housing, Open Space; Safety, Noise; Environmental Justice, Conservation; and Air Quality.

In addition, the plan will also include 5 **additional elements** to address the unique needs of the study area. These elements include Health, Public facilities, Economic Development, Community Design, and Sustainable Agriculture.

This project is to develop such a plan for your area.

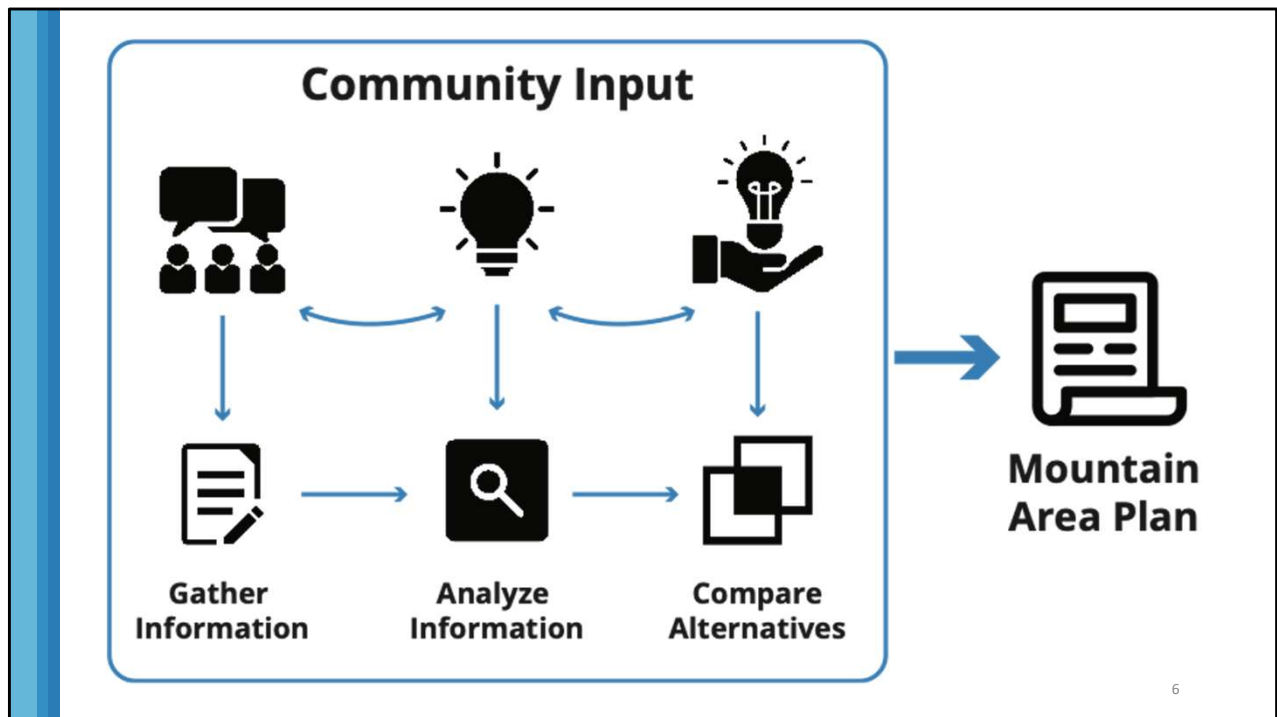
Settlements in the Planning Area



The Study Area

The Tulare County General Plan divides settlements into the three regions showing on this map as The Valley Region in yellow, the Foothill Region in pink, and the Mountain Region in light green. This is to recognize the differences in certain planning issues between the regions. For instance, topography affects the sizes of settlements and accessibility.

This project is focusing on the 5 communities highlighted on the map. Badger and Three Rivers are technically in the Foothill Region but essentially serve as gateways to the mountain area. Among the settlements in the mountain area, this project is looking at Wilsonia, Silver City, and Camp Nelson.



Before we dive in, let us conduct a brief review of the Community Plan Process.

The Planning process has three phases:

- gathering information,
- analyzing information,
- and comparing alternatives.

The first phase started in September and included collection of background information related to:

- An inventory of Land Uses,
- demographic data, and
- review of documents related to the Mountain Area.

The first phase also included the first public meeting, where we gathered public input to understand community concerns and desires.

During **the second phase**, we analyzed community feedback so we could understand where the Mountain Area wants to be as a region. Then we held the second community meeting.

We are now in **the third phase** during which we are developing and comparing growth alternatives to answer the question: How do we get where the Mountain

Area wants to be? Today is the third public meeting where we would ask for your thoughts on potential paths to the future..

A final public meeting will take place a month from now, where we will present a draft plan for the northern Tulare Mountain Area.

Review of the Last Meeting

November 14th, 2022 at Three Rivers Memorial Building



Photos from Meeting #1 on October 24, 2022⁷

Before we present new information, we thought it would be valuable to provide a brief overview of the last meeting.

In November 2022, we met in the Three Rivers Memorial Building to talk about the Mountain Area's History and Demographics.

The bulk of the meeting centered on sharing information about the various plan elements and conducting preference exercise to gather community feedback on those topics.

Your feedback was a key input in the development of the alternatives that we are presenting today. We thank all those who were in attendance.

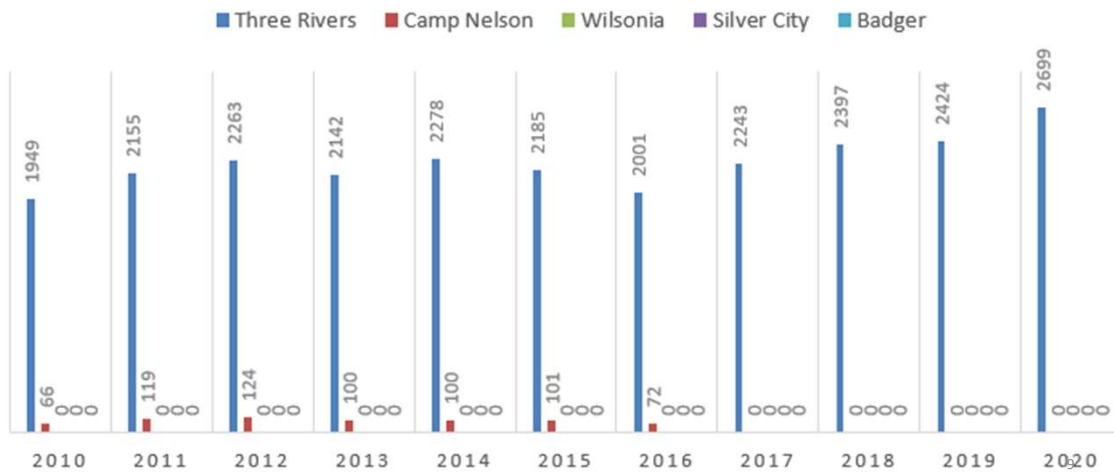
Trends in the Mountain Area

We will now transition into today's content, beginning with an overview of demographic trends in the Mountain Area.

These trends illustrate changes in the population, number of jobs, and housing needs in the Mountain Area.

Population Trends in the Study Area

POPULATION OF THE STUDY AREA, 2010-2020



Population Growth

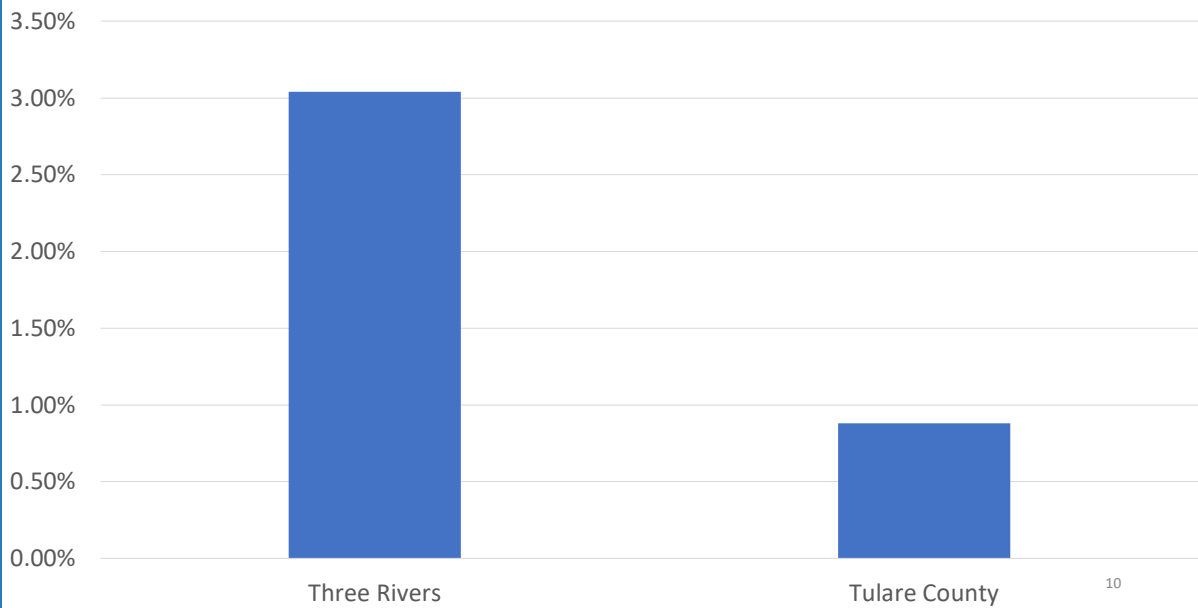
Among the 5 communities in the study area, only 2: Three Rivers and Camp Nelson have recorded permanent populations between 2010 and 2020. The communities of Silver City, Badger, and Wilsonia have not had recorded population of residents in the past 20 years.

The American Community Survey reported a population of 2,699 people for Three Rivers in 2020, which was an increase of 750 persons from 2010, demonstrating an approximate average growth rate of 3% a year.

Camp Nelson's reported population as of 2020 is **zero**. In 2010 the population was 66 people which fluctuated until 2017 when it dropped off completely.

Given that some of the settlements have no resident populations, the remaining demographic slides focus on the latest data on Three Rivers.

Changes in Population 2010-2021

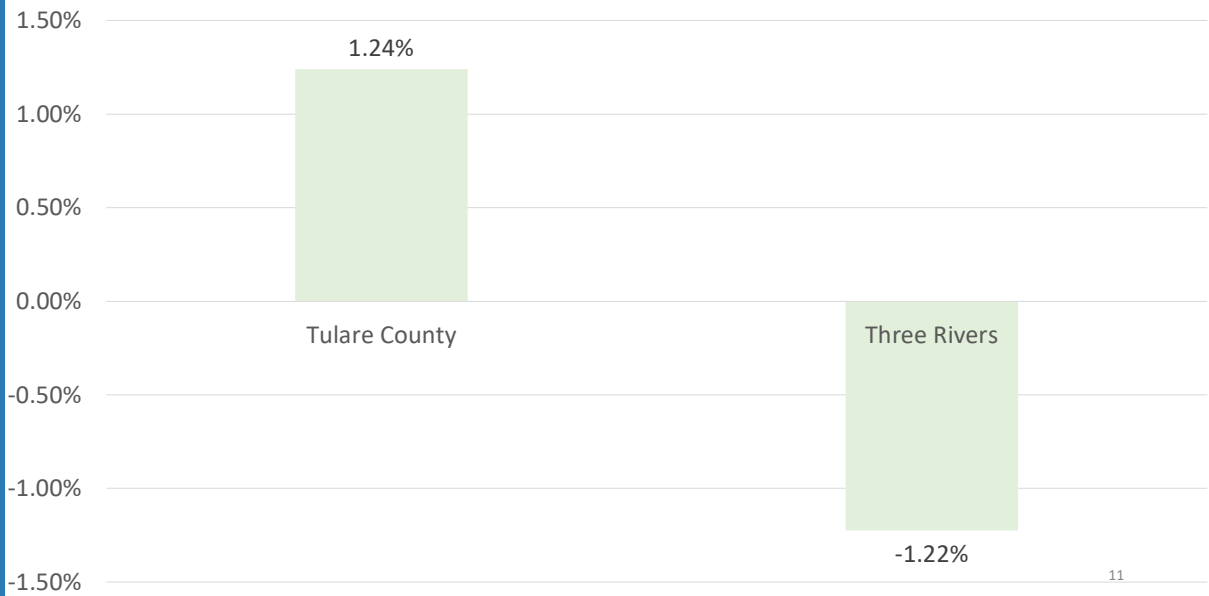


This graph compares the average annual percentage increases in population between Three Rivers, and Tulare County from 2010 to 2021.

Three Rivers saw significant fluctuations in population but overall registered more rapid growth than Tulare County.

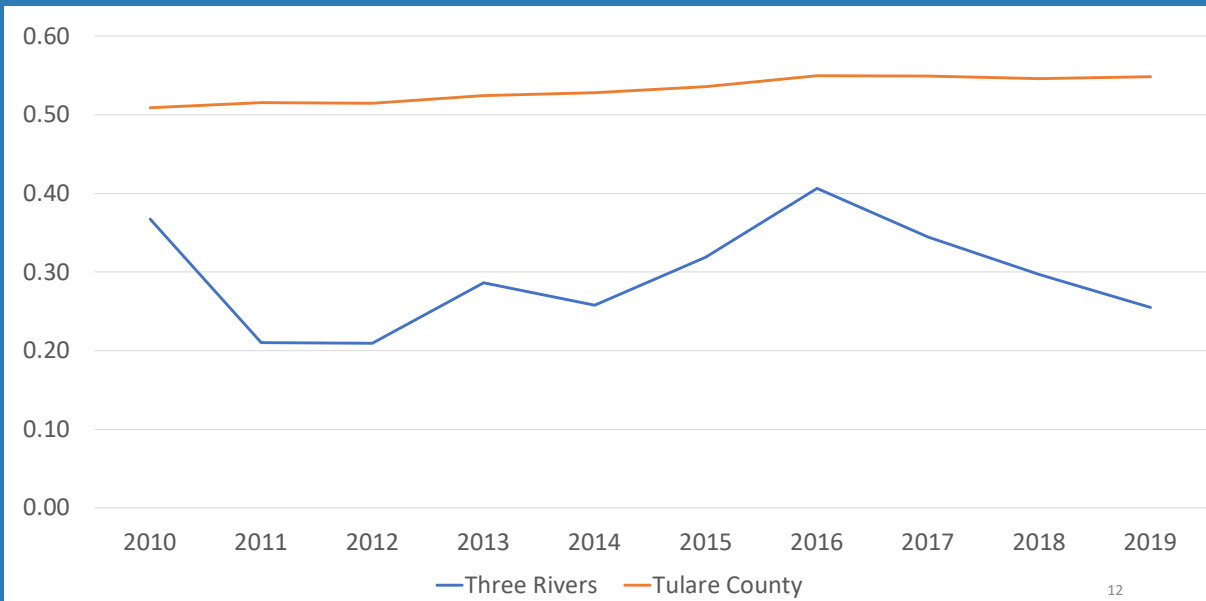
Tulare County registered consistent growth from year to year but at a slower rate than Three Rivers.

Average Annual Change in Jobs 2002-2019



Historically, the average annual change in jobs reflects a different story. Between 2002 and 2019, Tulare County averaged about 1 and a quarter percent increase in the number of total jobs, however, Three Rivers averaged a 1 and a quarter percent reduction in total jobs.

Jobs to Labor Force Ratio



Just as the number of jobs in Three Rivers has been shrinking steadily, the ratio of available jobs to number of individuals eligible to work has been low compared to neighboring communities and the county.

This chart shows that in Three Rivers, the number of jobs available to number of people in the labor force has historically been about one-half that of Tulare county. While Tulare County has seen stable historic growth of about half a job per person in the labor force, Three Rivers has seen sporadic increases and decreases in the number of jobs between a ratio of 0.2 and 0.4.

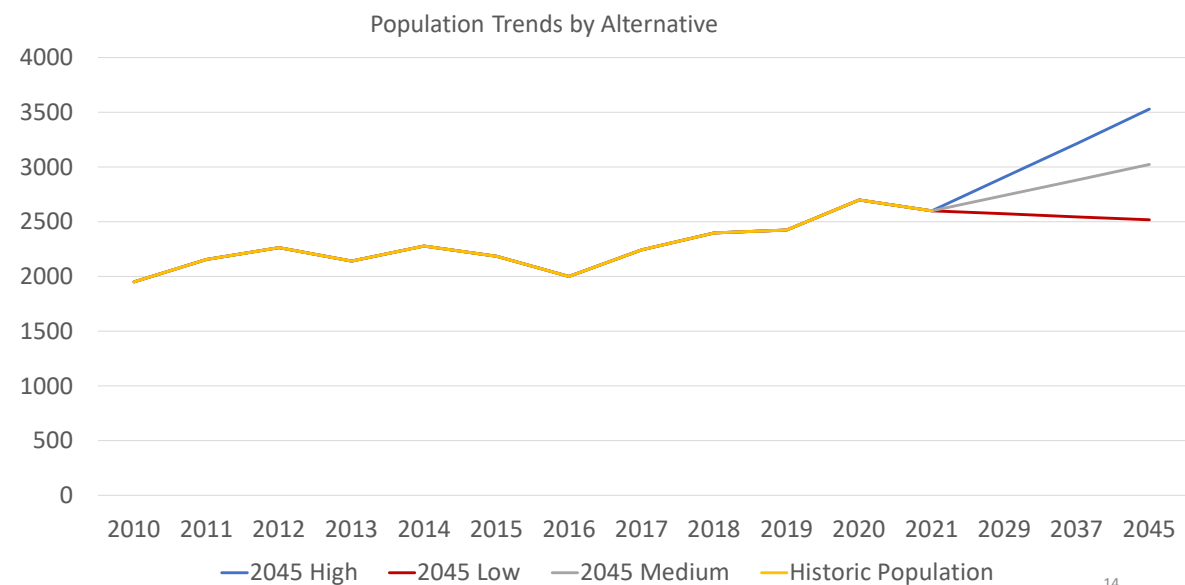
In other words, fewer job prospects are available to people age 16 and over in Three Rivers compared to those in other places in the county.

Looking to the Future

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To understand future land use needs in Three Rivers, we first need to determine the needs for population, jobs, and housing in the future.

Targeted Population Growth by 2045 in Three Rivers



The gold line in this chart shows that population in Three Rivers fluctuated but in a generally upward trend over the last decade.

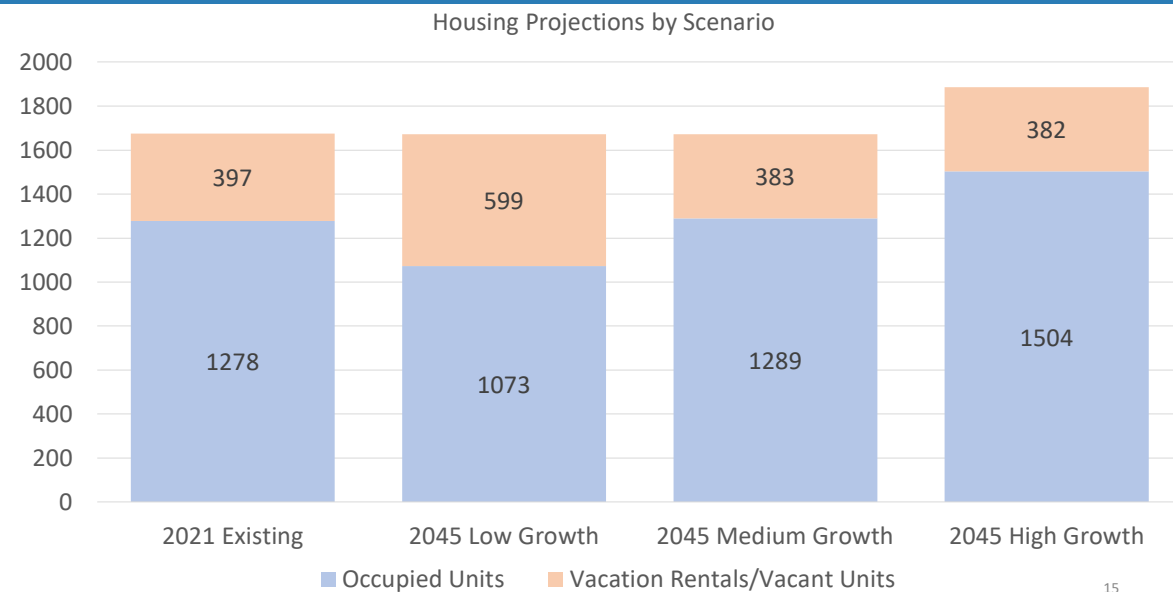
The chart also presents population projections under the low, moderate, and maximum growth alternatives (showing in red, grey, and blue, respectively), by 2045.

Under the low growth scenario recent demographic trends would persist resulting in a slight decrease in population from 2601 people in 2021 to 2,517 people by 2045.

Under the moderate growth scenario, population could increase modestly to 3024 people by 2045.

And under the high growth scenario, population could increase noticeably to 3530 people by 2045

Housing Needs in Three Rivers



This chart compares potential housing needs under the alternative future scenarios with conditions in 2021.

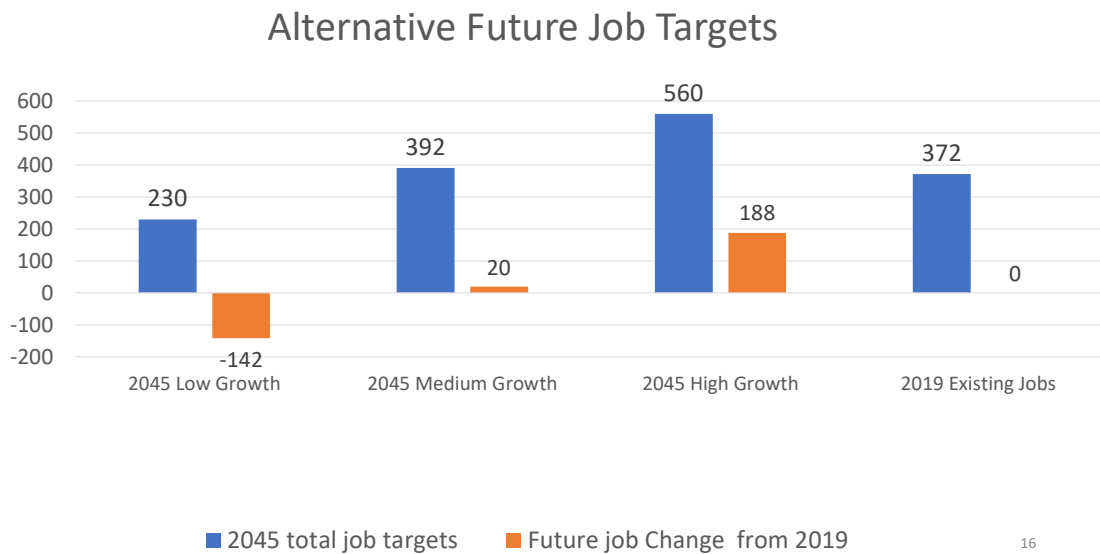
In 2021, households occupied 1278 housing units in Three Rivers while 397 units were either vacant or being used as vacation rentals.

Under the **low growth scenario**, projected loss in population would result in a decrease in occupied units to 1,073 by 2045. This would make 599 units of the 2021 housing stock vacant and available for vacation rentals.

Under the **medium growth scenario**, minimal increase would occur in occupied housing units at 1289 units from 2021 making for a slight drop in vacant or vacation rental units to 383 by 2045. Effectively Three Rivers would barely be maintaining the status quo.

Under the **high growth scenario**, proactive policies to instigate economic activities would boost migration with attendant increase in population, households, and occupied housing units to 1504 by 2045 with only a slight reduction in vacant or vacation rental to 382 units. Realization of this scenario would call for the addition of 194 new units to the 2021 housing stock.

Job Targets for Three Rivers



According to the US Census, there were 372 jobs in Three Rivers in 2019 showing to the far right of the chart. Setting future job targets to historic low, medium, and high "jobs-to-labor-force ratios" would result in the following availabilities of future jobs by 2045 under the three growth alternatives:

Under the baseline growth alternative, the total of 230 jobs, on the far left of the chart, represents a major reduction in jobs by almost a third.

Under the Moderate Growth alternative, the total of 392 jobs, in the middle of the chart, represents a slight increase of 20 new jobs over today, which is practically maintaining the status quo.

Under the High Growth alternative, the total of 560 jobs, to the right in the chart, represents a noticeable increase in the number of jobs from today's conditions.

Definitions



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The following slides outline a few key definitions of planning terms used frequently throughout the presentation.

Housing Densities (Scale)



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This graphic provides an illustration of low-, medium-, and high- density housing developments.

The Tulare County General Plan designates housing densities as follows:

- Low density residential is 1 to 4 units per acre;
- Medium density residential is between 4 and 14 units per acre; and
- High density residential ranges between 14 and 30 units per acre.

Housing density is one of the features that can vary across alternative growth scenarios.

Housing Densities

Low Density



With space for ADU

Medium Density



With mixed-use

High Density



With mixed-use

These images are examples of housing built at low, medium and high densities and serve as visual references for the three density levels.

Low Density

Up to 4 units per acre



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Low density housing includes up to 4 units per acre and typically comes in the form of single family detached units, as this picture shows.

Medium Density

4 - 14 units per acre



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Medium density housing ranges between 4 and 14 units per acre and typically includes row houses and townhomes, as this picture shows.

High Density

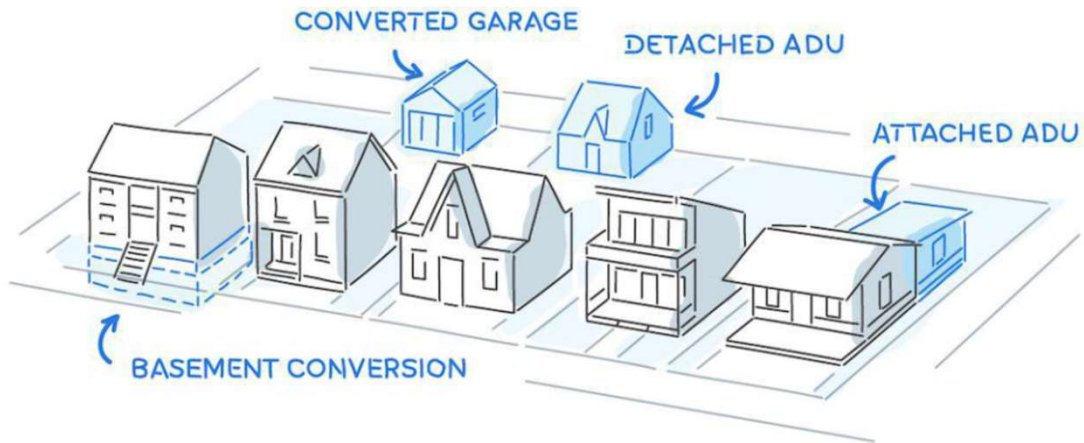
14 - 30 units per acre



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High density housing ranges between 14 and 30 units per acre and is typically in the form of townhomes, condominiums, and apartments as this picture shows.

Accessory Dwelling Units (ADU)



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An accessory dwelling unit (or ADU) is a smaller, independent residential dwelling unit located on the same lot as a detached single-family home.

ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats.

ADUs come in many forms, including:

- Basement conversions
- Stand-alone units such as converted garages or detached structures, and
- Attached units to new or existing homes.

Mixed Use

- Residential over Commercial
- *Commercial* can be:
 - Retail
 - Office
- *Residential* can be:
 - Medium density
 - (4 - 14 units per acre)
 - High density
 - (15 - 30 units per acre)



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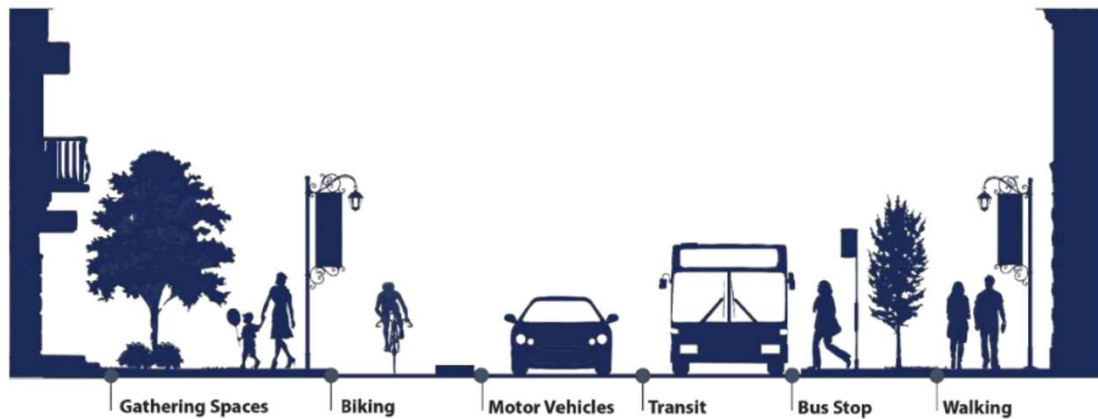
This presentation may also make references to mixed use developments, which can be defined as the combination of land uses on parcel.

This can typically be described as apartment-style housing over commercial uses such as:

- Grocery stores,
- Offices, and
- Retail establishments

The residential components are typically medium- or high-density units, and are an efficient way to accommodate both residential and commercial growth simultaneously.

Complete Streets



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Another important planning concept is complete streets.

Complete streets accommodate roadway and curb spaces for all modes of transportation.

As this graphic shows, this includes:

- extended sidewalks for walking and gathering,
- Bicycle lanes, and
- Vehicle right-of-way for automobiles and transit

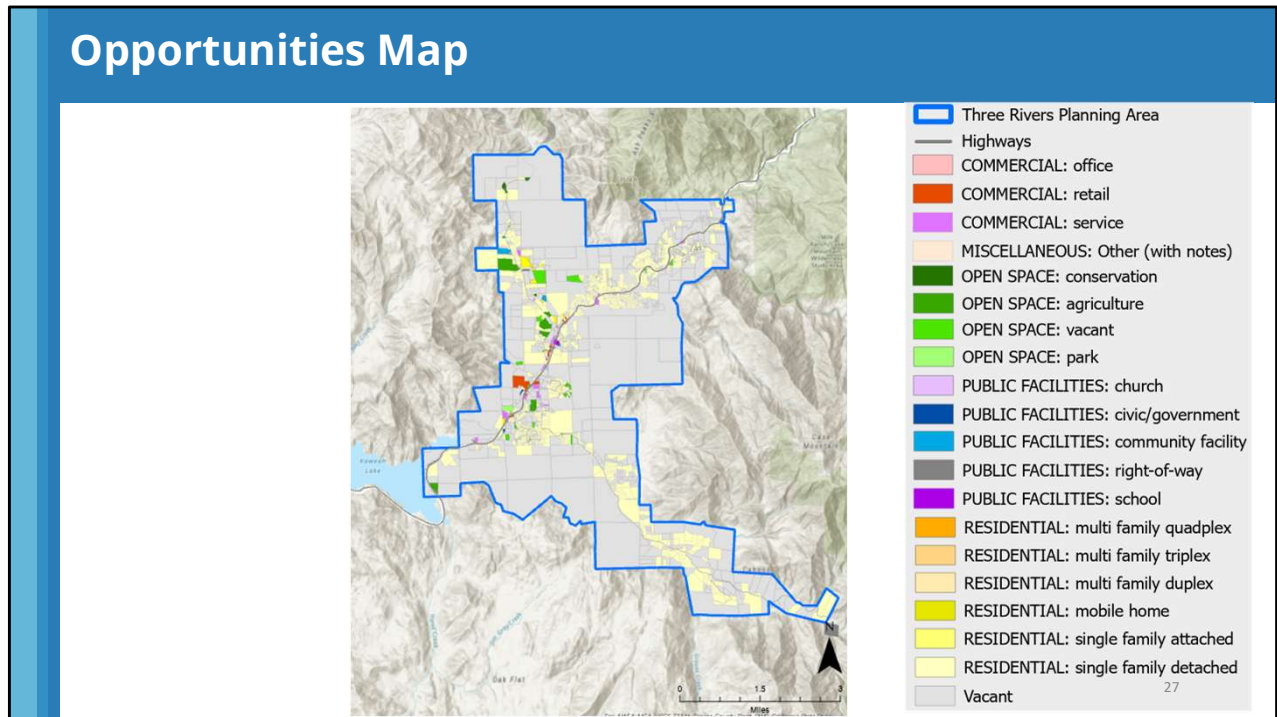
In essence, complete streets make it easier to cross the street, walk to shops, and bike to work, without compromising vehicle activity.

Opportunities for and Constraints to Development in Three Rivers

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We will now transition to a discussion on Opportunities for and Constraints to Development in Three Rivers. These help in determining areas suitable to concentrate future development.

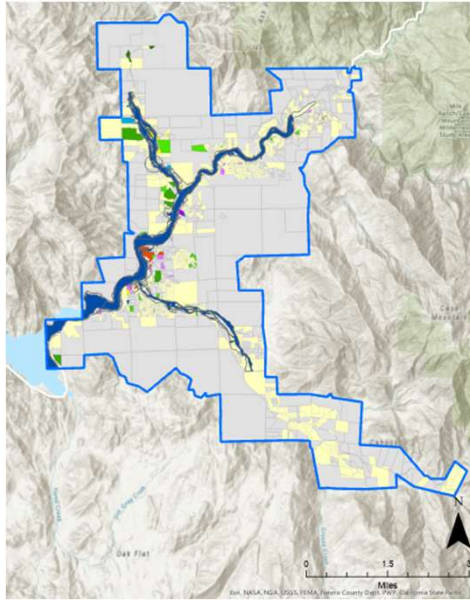
Opportunities Map



- Opportunities for development include:
 - vacant parcels,
 - Areas with potential for redevelopment,
 - and residential parcels identified to have sufficient room for accessory dwelling units.

Areas in grey on this map represent vacant parcels as noted from the land use inventory of October 2022. The vacancies are primarily outside and adjoin the parcels that are build up, providing plenty of room for future expansion of the built-up area in Three Rivers subject to constraints.

Constraints

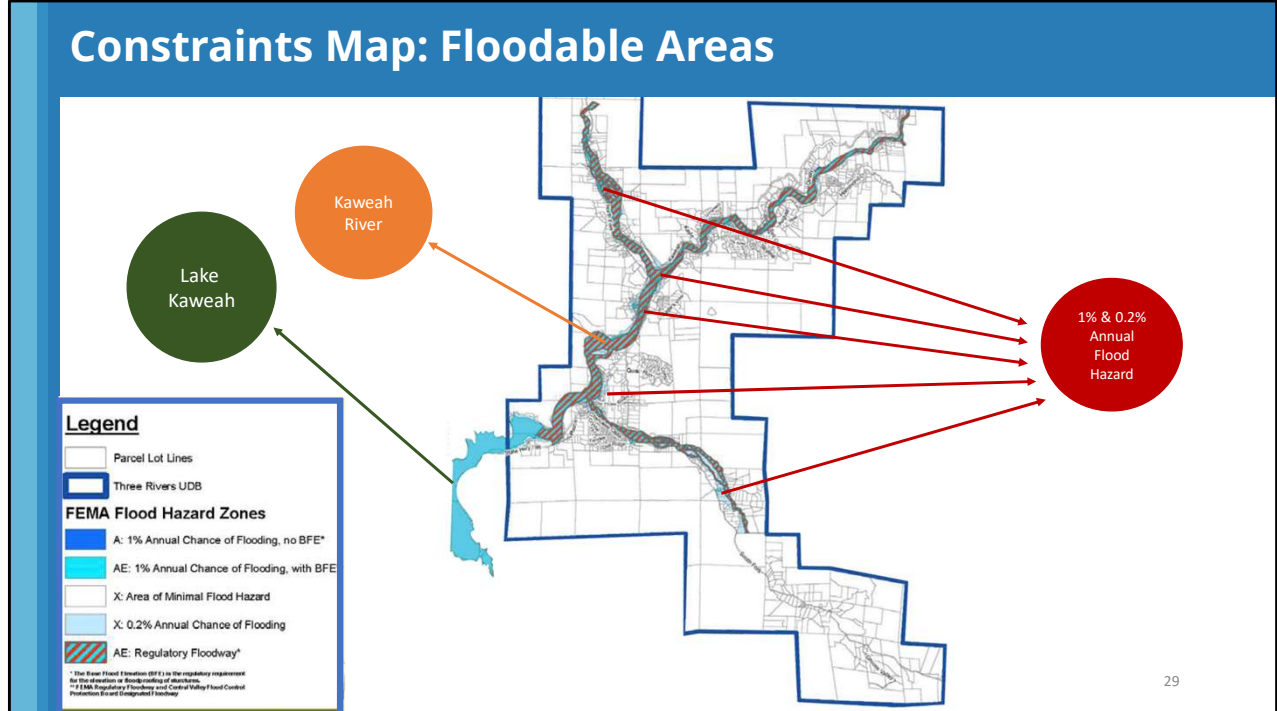


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Typical constraints to development include:

- Floodable areas,
- fire hazard zones,
- Steep slopes,
- fault lines, and
- Prime soils

Constraints Map: Floodable Areas



Flood Risk

This map shows areas subject to the risk of flooding in Three Rivers.

The map also shows Lake Kaweah (in the bottom left) and Kaweah River which runs through Three Rivers

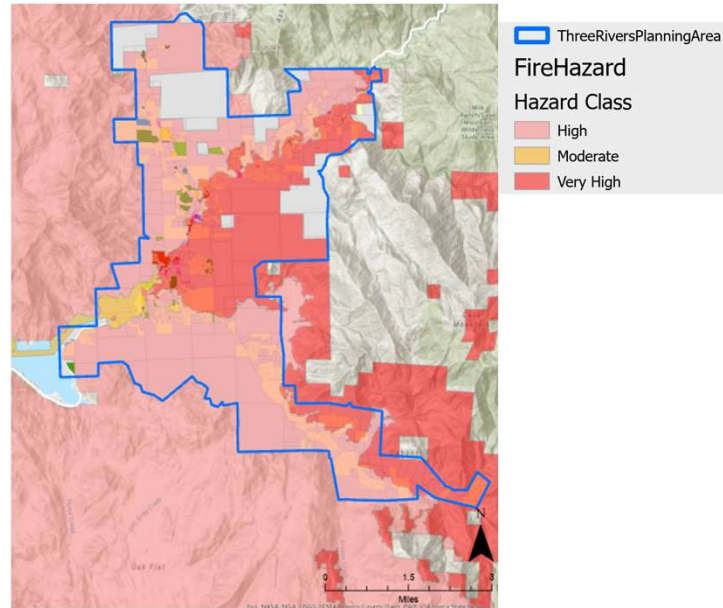
Lake Kaweah is engineered to provide flood damage reduction and water conservation and can store a total of 185,630 acre-feet of water.

Concern for severe flooding in Three Rivers relates to areas along the Kaweah River, which has a short drainage channel relative to its gradient causing enormous peak flows.

In addition, localized ponding and puddling occur during heavy rainfall events in the area.

Additional projects will be required in the future to further expand storm water drainage capacity and the elevation of building pads to eliminate the potential for loss of property should flooding occur.

Constraints Map: Fire Hazard



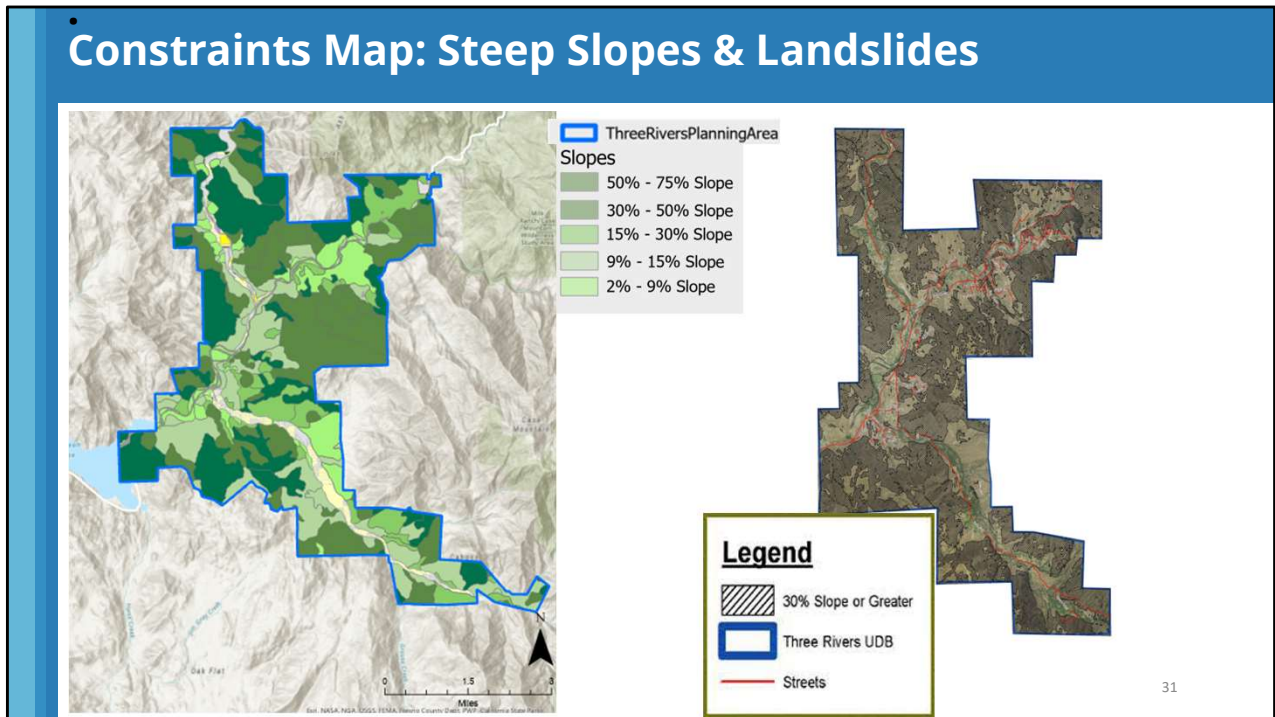
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Fire Hazard

This map shows that the entirety of Three Rivers is highly susceptible to fire hazards. Its eastern portions have designations as Very High Fire risk areas.

The map reveals fire hazard as a major constraint to development in the area.

Constraints Map: Steep Slopes & Landslides



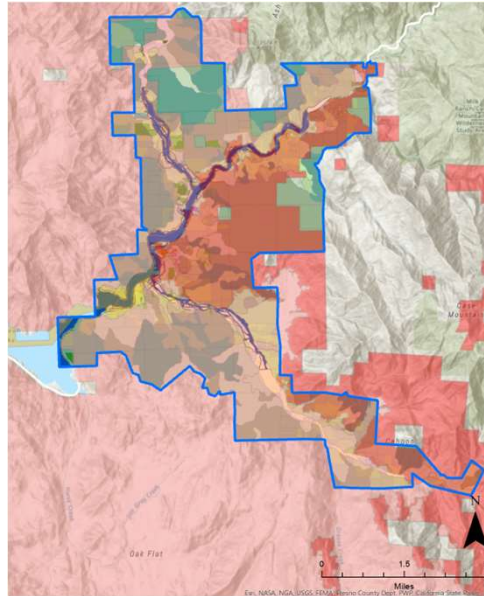
Steep Slopes and Landslide Risk

The map on the left identifies steep hillsides in Three Rivers. Steep areas are predominantly on the borders and edges of Three Rivers away from the roads and commercial establishments.

Consequently, the map on the right reveals that much of the lands within the boundaries of Three Rivers have 30% or greater slopes.

Landslide threat to the community of Three Rivers is primarily from the Sierra Nevada mountains and is relatively low but persists, given the community's location in the foothills and mountain areas.

Opportunities and Constraints Map



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This map combines both the constraints and opportunities into one graphic, which helped guide the placement of additional land uses during the development of alternative future plans.

Strengths and Challenges in Three Rivers

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Before diving in to Alternative Development Scenarios, let us briefly review community-identified strengths and challenges facing the Mountain Area.

Strengths



Rural character



Rich scenic beauty



Quiet neighborhoods



Abundant natural resources / tourist attractions

Based on community feedback from the previous two meetings, the main strengths of The Mountain Area include:

- Its' rural character,
- Rich scenic beauty,
- Its' quiet neighborhoods,
- and unique tourist attractions such as Sequoia National Park.

Challenges



Limited land use diversity



Limited accessible healthcare



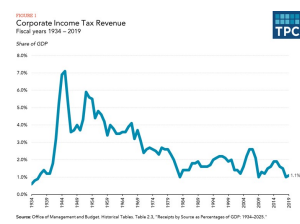
Wildfires



Not enough grocery stores



Degrading infrastructure



Stagnant economy

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Key challenges facing the Study Area include:

- Limited diversity of land uses and limited diversity in the local economy
- Limited accessible healthcare
- Wildfires and associated air quality
- Limited grocery store options
- Degrading infrastructure including streets and sidewalks
 - Poor pedestrian and bicycle safety due to sparse sidewalks, crosswalks, and street lighting
 - Nuisance from vacation rentals
 - And a limited tax base and funding to pay for improvements.

Goals

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Next, let us briefly cover the goals that guided the development of the alternatives

Goals



Land Management



Connectivity



Habitation



Public Well-Being



Tourism Economy

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Goals for Three Rivers encompass the themes of: land management, connectivity, habitation, public well-being, and a tourism economy

Through **land management**, community aspirations strive for:

- infill development in existing neighborhoods
- a defined town center that offers a mix of uses and commercial amenities
- and protecting the environment.

The goals of **connectivity** are to:

- Increase pedestrian opportunities by developing more sidewalks and crosswalks
- Improve accessibility of public transit with more stops and more frequent service

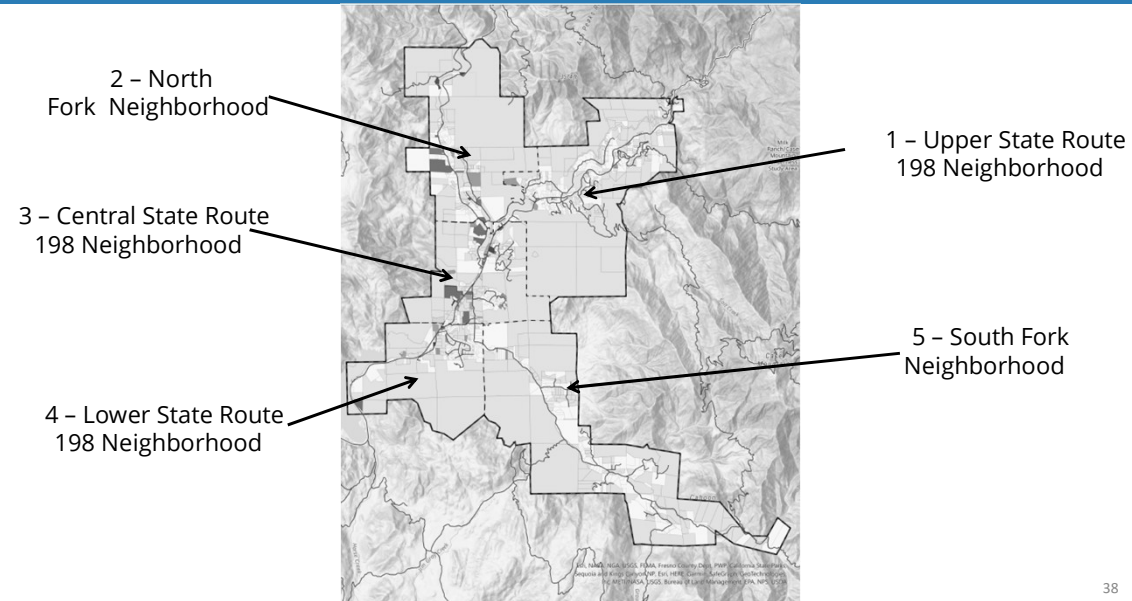
The goal of the **habitation** theme is to accommodate future growth with development that maintains the area's rural feel.

The goals surrounding **public well-being** include:

- Promoting access to healthy foods, commercial amenities, open space and recreational opportunities
- And increased active transportation alternatives.

And finally, the goal of a **tourism economy** is to help the study area become a regional tourist destination and service center by focusing on agritourism opportunities and capitalizing on the community's proximity to the Sequoia National Forest.

Neighborhoods



As a frame of reference for the three alternative scenarios, we divided Three Rivers into 5 neighborhoods. These neighborhoods serve as the geographic guide for the three paths to the future that we are going to discuss.

The **Upper State Route 198 neighborhood** is located on the northeastern side of Three Rivers. This area currently encompasses mostly residential uses with few commercial uses. It is home to the Three Rivers Memorial Building and is also the main access point to the Ash Mountain Entrance of Sequoia National Park.

West of the Upper State Route 198 neighborhood is the **North Fork neighborhood**. This neighborhood consists of residential parcels with a mix of open space uses largely along North Fork Rd. It also contains the historic Kaweah Post Office landmark and the Three Rivers Lions Club.

Next is the **Central State Route 198 neighborhood**, where most of the commercial development and public facilities are located. This area is home to Reimer's Candies and Gifts, Three Rivers Brewing, and Village Market. It also has the Three Rivers Union School District and Three Rivers Branch Library.

The **Lower State Route 198 neighborhood** has mostly residential and open space uses. The area contains part of Lake Kaweah, most notably Slick Rock Recreation Area.

The **South Fork neighborhood** comprises an area of residential and open space uses that extends along South Fork Road to the east of State Route 198.

Development Alternatives

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Next, let us discuss the three development alternatives and their likely outcomes on Three Rivers

Historic/Baseline Growth

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Future Path #1: Baseline Growth

Historic Trends/Strengths

Conservation and recreational space



Low density residential



Major roadways



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The first alternative is Baseline Growth, which is based on Three River's recent growth trends. Its primary focus is on maintaining historic growth patterns and emphasizing the strengths of the community. Historic features of the community include open space and recreational access, abundance of single family housing, and an auto-oriented street network.

Growth Assumptions *(Historic)*



Kaweah River access



Community facilities



Undeveloped land



Single-family detached homes



Sierra Drive commercial retail



Street network

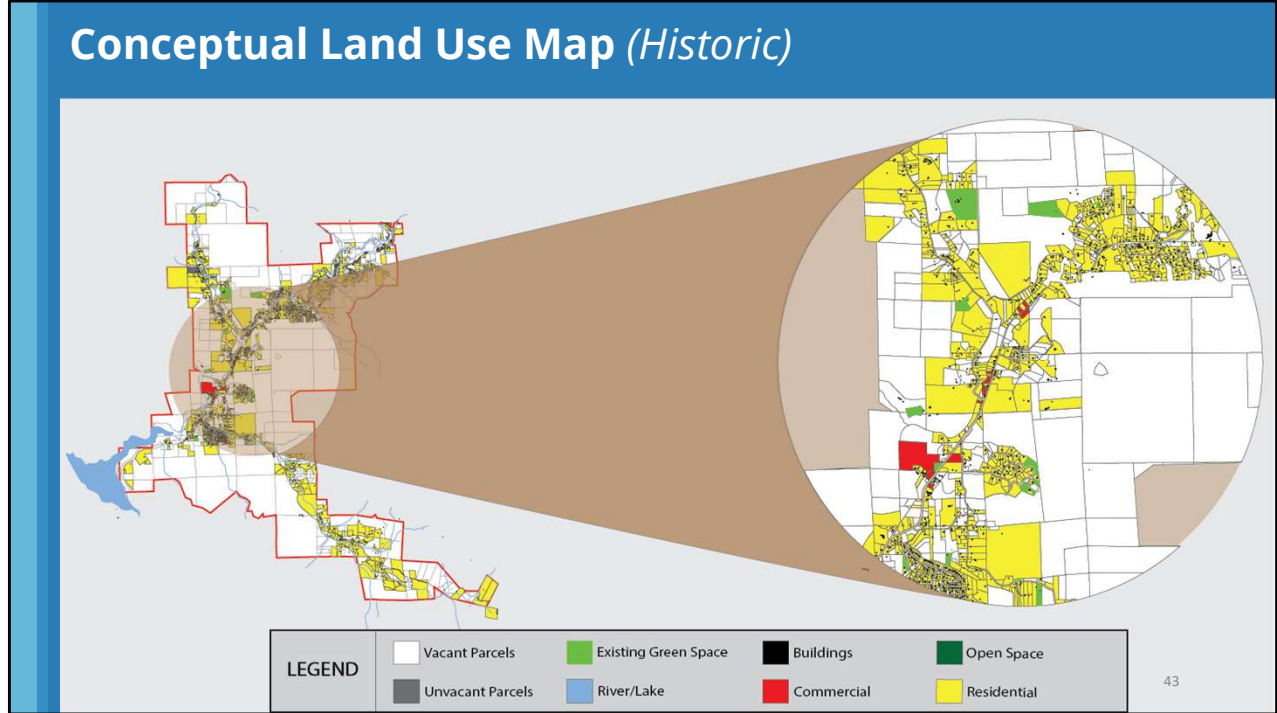
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Growth Assumptions:

The baseline growth scenario operates under the assumption that Three Rivers would maintain its historic demographic trends with little to no ambition for future increase in development footprint. Instead, the community would accept that recent declines in population and households would continue while maintaining:

- The Community's access to Kaweah River
- Community facilities
- Conservation areas
- Undeveloped lands and open spaces
- Single-family detached homes
- the Sierra Drive commercial retail
- Major community streets.

Conceptual Land Use Map (Historic)

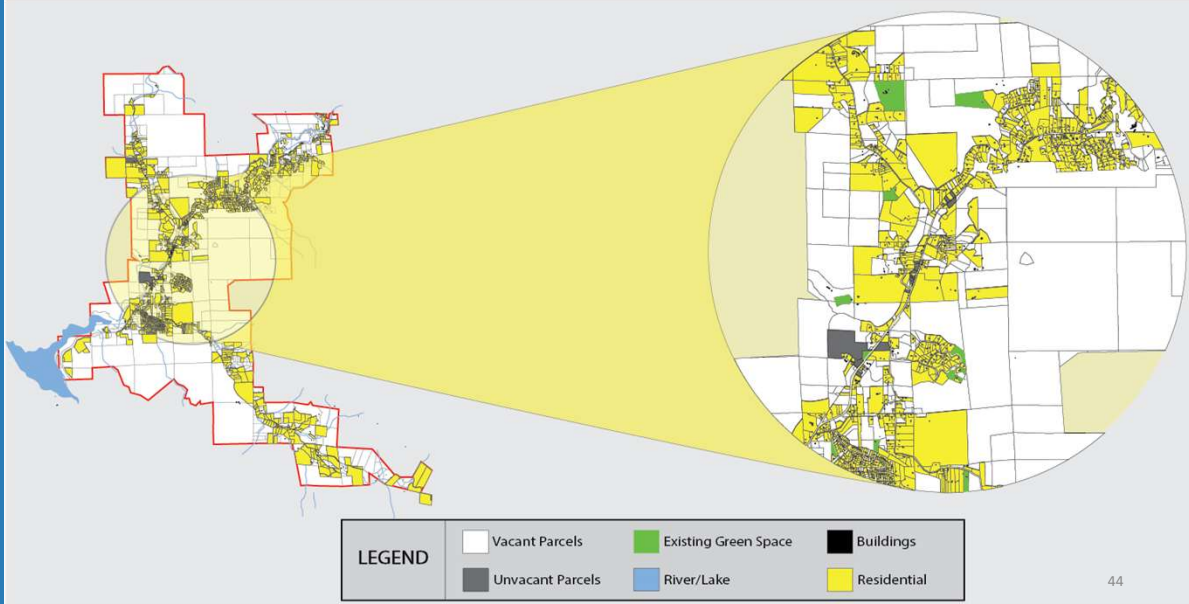


Conceptual Land Use:

Under the historic scenario, low density, single-family detached residential is the predominant land use. Residential is indicated in yellow on the map. Open space and commercial are also significant land uses to be maintained.

Baseline growth focuses on conservation and recreational space, low-density residential, and major roadways. These land uses are dispersed through the community with the highest concentration of commercial located in the Central State Route 198 Neighborhood. Much of the open and existing green space land use is located within the North Fork Neighborhood.

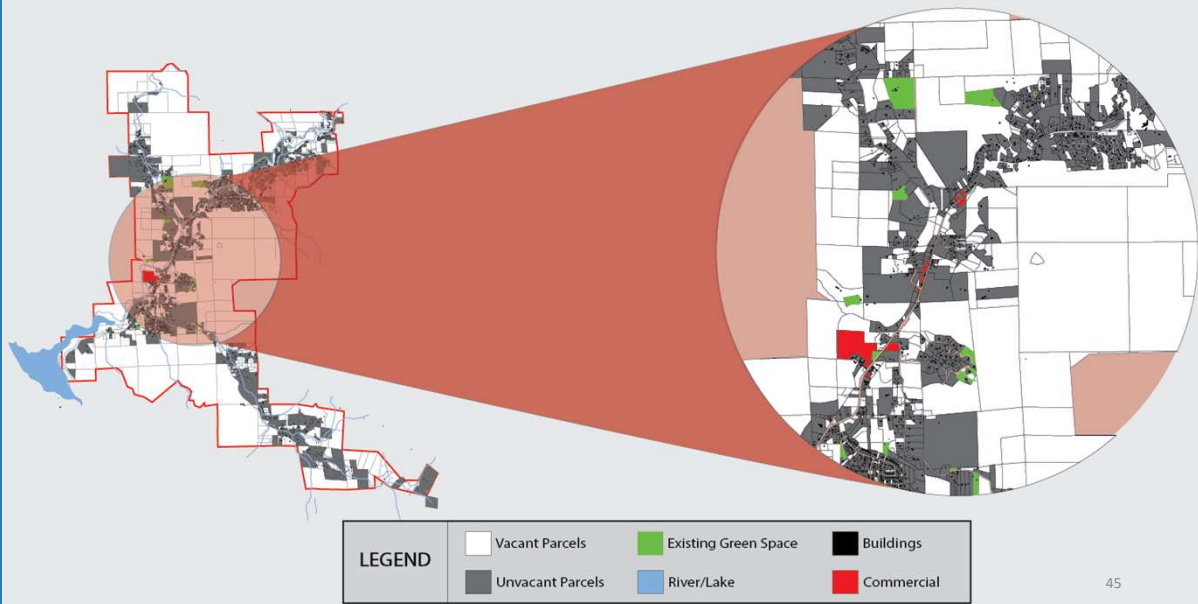
Conceptual Housing (*Historic*)



Residential Land Use:

The baseline growth scenario aims to maintain the low-density character of Three Rivers while accommodating for potential population decrease. Low density-residential will remain in all five neighborhoods of Three Rivers, with the assumption of minimal growth on existing lots, potential vacation rentals, or allowed uses on residential lots.

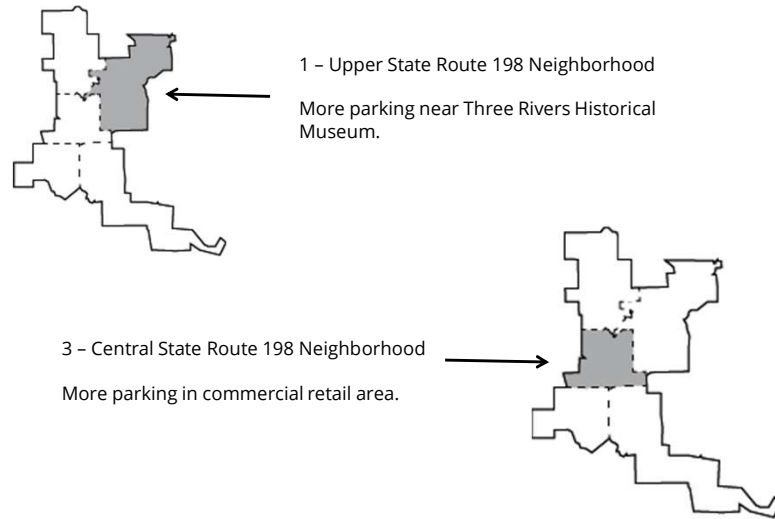
Conceptual Commercial *(Historic)*



Commercial Land Use:

Commercial uses in the baseline growth scenario will remain as usual. Commercial exists primarily in the Central State Route 198 Neighborhood where Village Market is. Parking and pedestrian improvements will be implemented as part of this scenario.

Key Growth Areas Map (Historic)



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Key Growth Areas:

The baseline scenario would therefore focus future changes in two neighborhoods as follows:

1. Provision of additional parking within the Upper State Route 198 Neighborhood in the Three Rivers Historical Museum area.
2. Provision of additional parking and other pedestrian related improvements in the commercial retail area surrounding Village Market within the Central State Route 198 Neighborhood.

Central State Route 198 – Area Improvements *(Historic)*

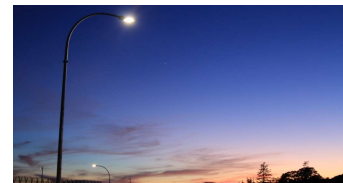
Village Market Area



Additional Parking



Crosswalk



Lighting

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The Central State Route 198 Area improvements

A key area for future improvements is the area surrounding Village Market, which is located in the Central State Route 198 Neighborhood.

Today, the parcel of the previous Three Rivers Golf Course is vacant. A proposal is to fill it with commercial amenities. For example, a weekly Farmers Market could be held in the old Three Rivers Golf Course. In addition, bike lanes, crosswalks, and sidewalks can be added to Highway 198 to accommodate pedestrians and cyclists.

Outcomes *(Historic)*



Preservation of housing in existing neighborhoods



Decrease in population



Increase in vacation rentals



Conservation areas remain untouched



Habitats along Lake Kaweah and the Kaweah River continue to thrive



Increased evacuation capabilities

Outcomes:

To recap, the historic scenario would produce six major outcomes:

- Preservation of housing in existing neighborhoods
- A decrease in population
- Increase in vacation rentals
- Conservation areas remain untouched
- Habitats along Lake Kaweah and the Kaweah River continue to thrive, and
- Improvement in evacuation capabilities

Moderate Growth

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Future Path #2: Moderate Growth

Moderate Growth



The second alternative, Moderate Growth, attempts to capture the overall thread of slight upward growth over the last couple of decades in the fluctuating demographic pattern in Three Rivers. Its primary focus is on avoiding the long-term persistence of recent downward trends in the area. To achieve this, the alternative emphasizes respecting the region's natural character and promoting safe alternative modes of transportation such as biking and walking.

This alternative distinguishes itself from the other two alternatives by focusing new development primarily on vacant lots and underdeveloped parcels, and focusing circulation improvements around existing commercial centers.

Growth Assumption (*Moderate Growth*)



Residential Infill



Pedestrian & Bicycle Facilities



Conservation of Natural Lands



Evacuation Routes & Facilities



Space for Farmer's Markets



Hiking Trails and Campgrounds

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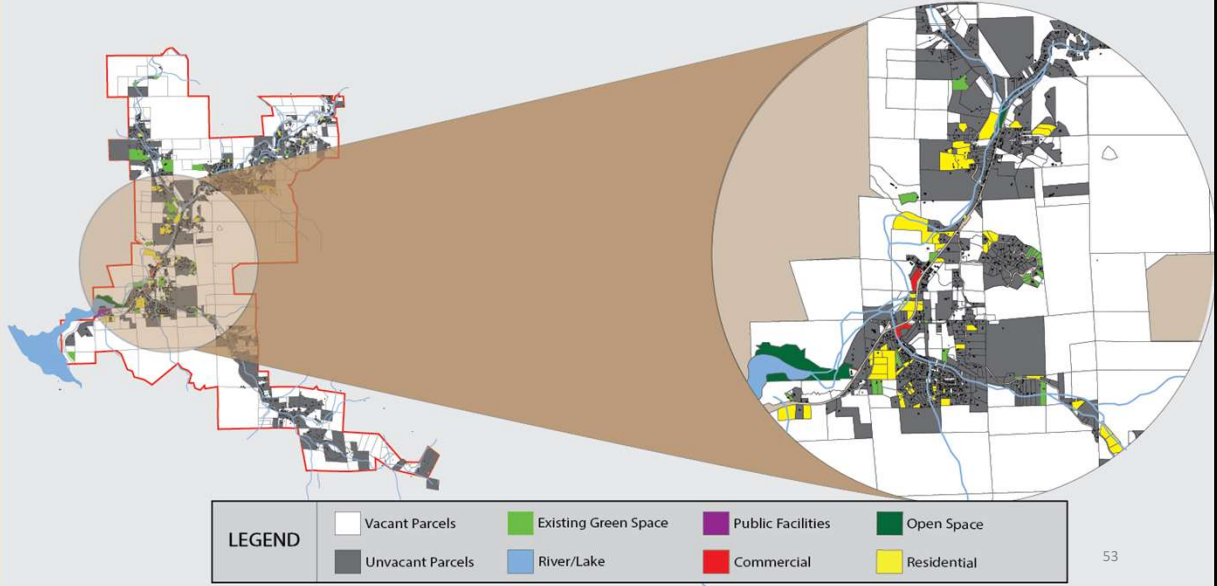
Growth Assumptions

The moderate growth scenario operates under the assumption that Three Rivers would maintain a moderate level of ambition for future increase in the development footprint. The community would aspire to moderate increases in population, households, and jobs.

The alternative makes the following growth assumptions:

- It capitalizes on existing vacant lots and under-developed parcels for residential infill
- Renovates streets that include pedestrian and bicycle facilities and improve accessibility for all users
- Conserves existing natural lands and promote policies that reduce environmental impact on these lands
- Creates new evacuation routes and refuge areas in case of emergencies like wildfires, floods, or earthquakes
- Establishes a space for farmers' markets and other community gatherings, and
- Adds more hiking trails and campgrounds in existing open space.

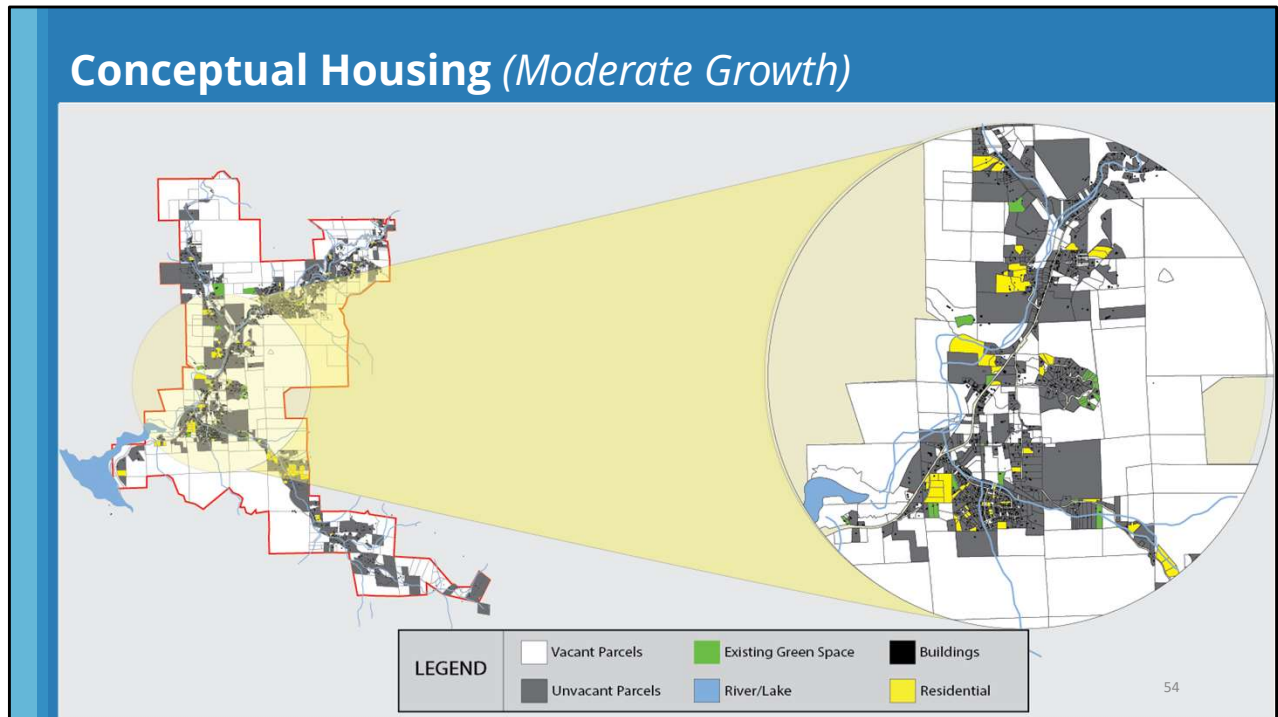
Conceptual Land Use Map (Moderate Growth)



Conceptual Land Use

This map depicts the areas of proposed changes in land use across Three Rivers under the moderate growth scenario. The changes concentrate mainly within the Central and Lower SR 198 neighborhoods.

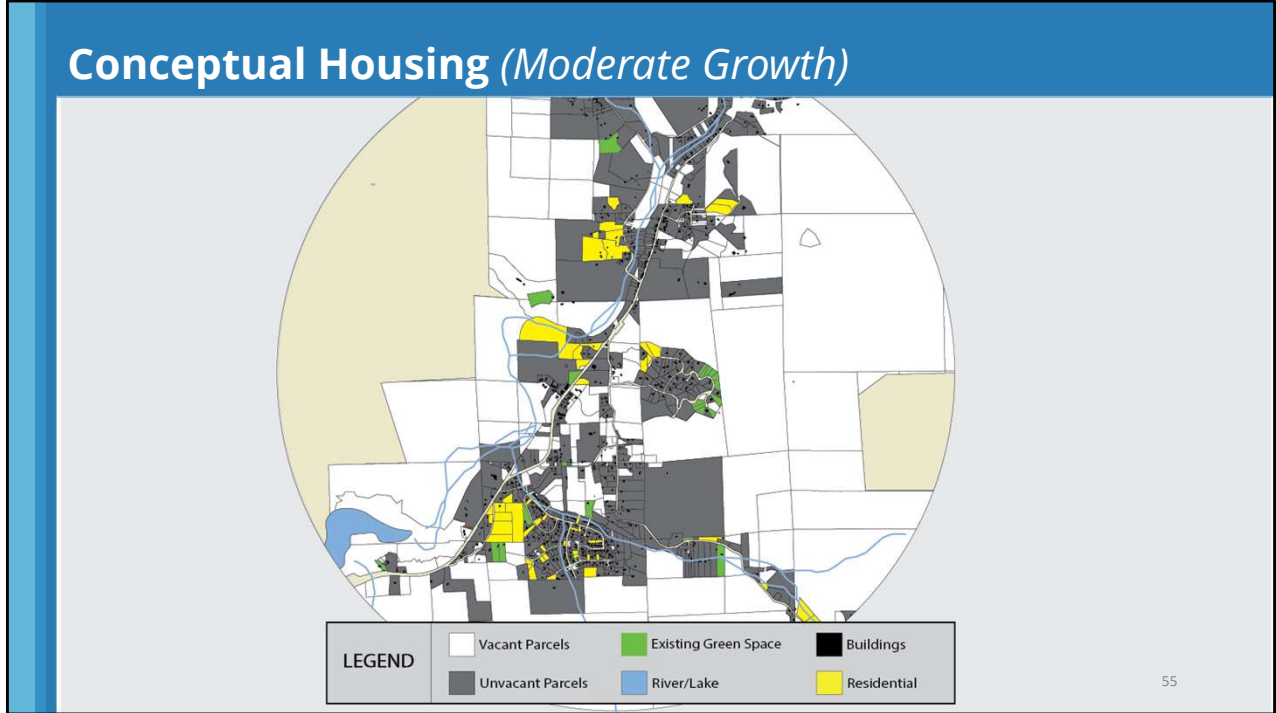
Conceptual Housing (*Moderate Growth*)



Residential Land Use

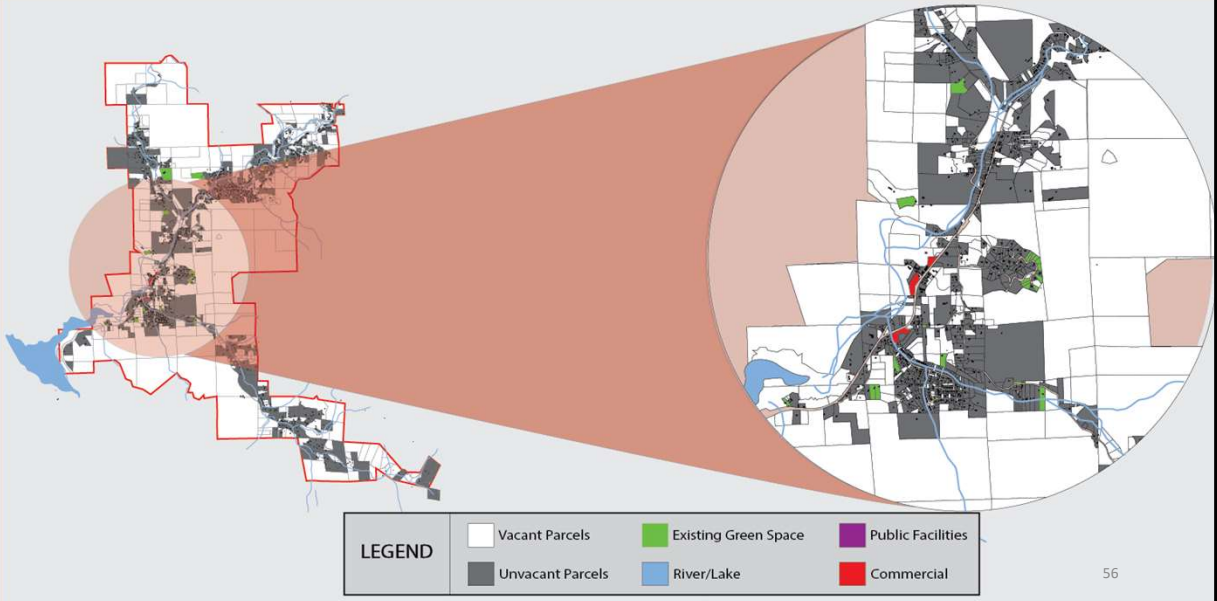
The moderate alternative proposes residential development showing in yellow in the form of infill development and low density single family homes mostly in the Central and Lower SR 198 neighborhoods.

Conceptual Housing (*Moderate Growth*)



This map zooms in onto areas of proposed changes in residential land use.

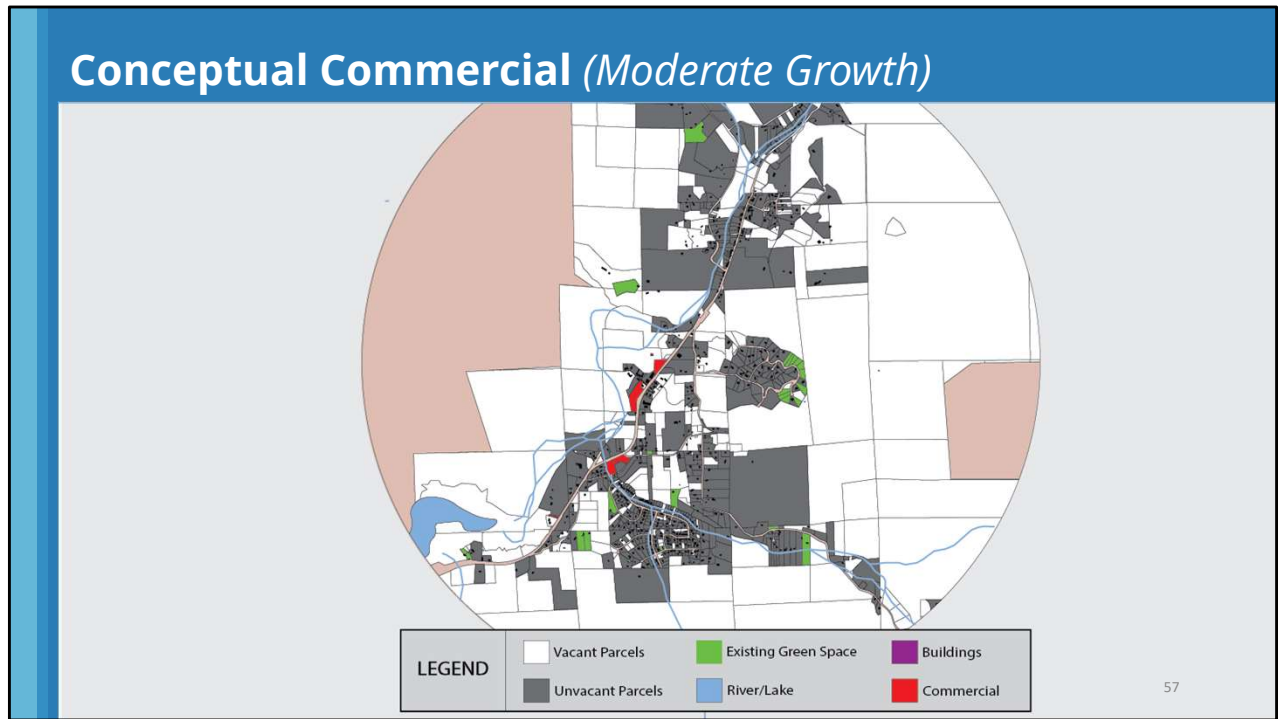
Conceptual Commercial (*Moderate Growth*)



Commercial Land Use:

For commercial growth showing in red, the moderate alternative proposes commercial infill specifically along existing commercial corridors on SR 198. The alternative also proposes space for a farmer's market in the Central SR 198 neighborhood in the vacant space of the previous Three Rivers Golf Course next to Village Market.

Conceptual Commercial (*Moderate Growth*)



This map zooms in onto areas of proposed changes in commercial land use.

Circulation Opportunities (*Moderate Growth*)

Additional Paths
*dedicated and
multiuse*



Safety Measures
*crosswalks and
lights*



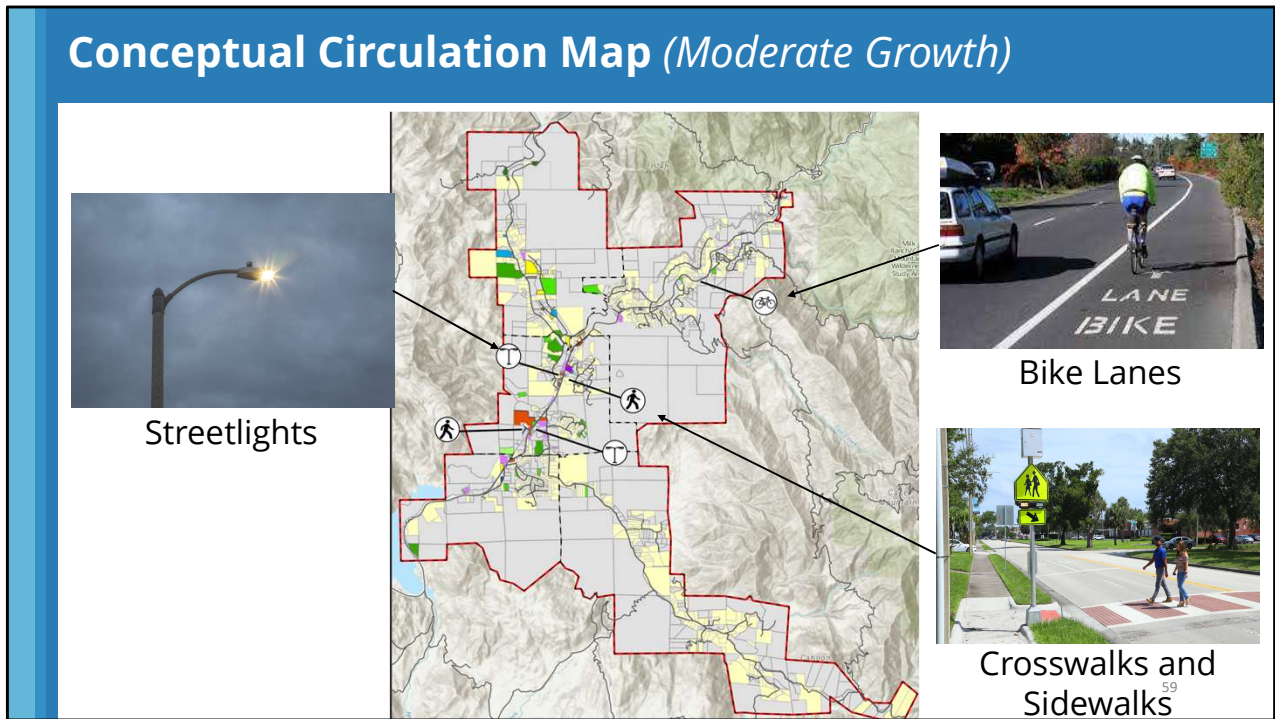
Circulation Improvements:

The moderate growth scenario strives to improve circulation opportunities through:

- Increased multi-use and dedicated bicycle and pedestrian paths, and
- Additional safety measures such as crosswalks and streetlights.

Implementation of these circulation opportunities is expected to increase connectivity for bicyclists, pedestrians, and vehicles.

Conceptual Circulation Map (Moderate Growth)



Non-motorized Circulation Map:

The moderate alternative proposes a bike lane along SR 198 from the end of the widened shoulders south of the community's limits to the end of its boundary with Sequoia National Park.

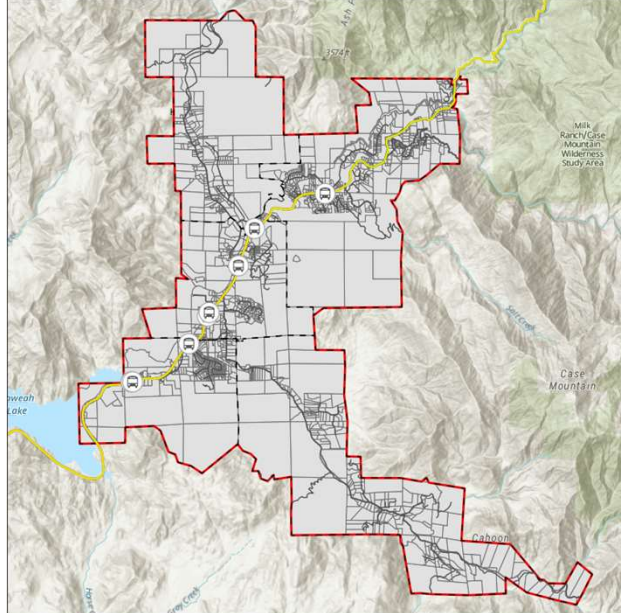
The bike lane would also serve as additional space on the road to accommodate emergency vehicles and evacuating vehicles.

The alternative additionally proposes lighted crosswalks across SR 198 and sidewalks along existing commercial corridors including near Village Market and near Reimer's Candy Shop. Streetlights at proposed crosswalks are to enhance safety while crossing at night.

Bus Service & Stops (*Moderate Growth*)



More Frequent
Service at Existing
Stops



60

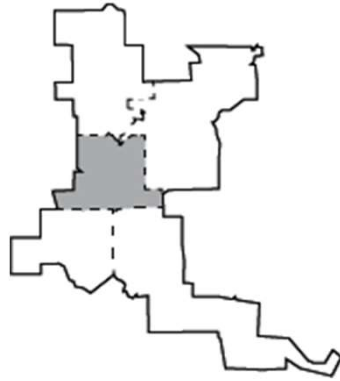
Transit Service and Stops:

Currently, Three Rivers has 5 bus stops located on the Tulare County Area Transit Northeast County route (TCAT 30).

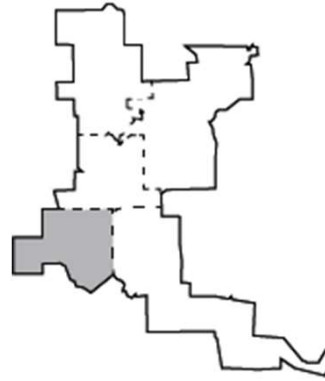
The bus stops three times per day at these stops on weekdays and once per day on weekends.

The moderate scenario proposes more frequent stops, increasing service to five times a day on weekdays and twice per day on weekends.

Key Growth Areas Map (*Moderate Growth*)



Central SR 198



Lower SR 198

61

Key Growth Areas:

These images highlight in grey the 2 key growth areas under the moderate growth alternative, which are:

- Central SR 198 with a focus on commercial development
- Lower SR 198 with a focus on residential development

Key Growth Areas – Central SR 198 (Moderate Growth)

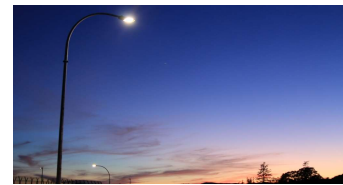
Village Market Area



Farmer's Market



Crosswalk



Streetlights

62

The Central SR 198 Growth Area

The first key growth area is the area surrounding Village Market, which is located within the Central State Route 198 neighborhood.

Today, the parcel of the previous Three Rivers Golf Course is vacant. A proposal is to fill it with commercial amenities. For example, a weekly Farmers Market could be held in the old Three Rivers Golf Course. In addition, bike lanes, crosswalks, and sidewalks can be added to Highway 198 to accommodate pedestrians and cyclists.

Key Growth Areas – Lower SR 198 (Moderate Growth)

Lake Kaweah Area



63

The Lower SR 198 Growth Area

In the Lower State Route 198 neighborhood, the moderate scenario proposes creating more lower density residential homes, both single and multifamily, to fill in the vacant lots that are in the area and create a more cohesive neighborhood.

Outcomes (*Moderate Growth*)



Infill development for housing and commercial growth



Improved sidewalk and bicycle lane connectivity



Improved pedestrian safety



Pristine natural environments



Increased community event space



Increased evacuation capabilities

Outcomes:

To recap, the moderate scenario would produce six major outcomes:

- infill development for housing and commercial growth,
- improved sidewalks and bicycle path connectivity,
- improved pedestrian safety,
- pristine natural environments,
- increased community event space, and
- increased evacuation capabilities.

High Growth

65

Future Path #3: High Growth

High Growth



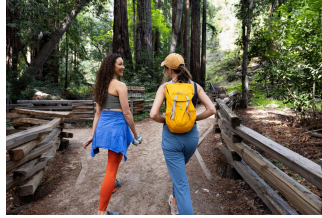
The third alternative, High Growth, attempts to capture the most optimistic upward growth that occurred over the last couple of decades in the fluctuating demographic pattern in Three Rivers. Its primary focus is on transforming the community into a thriving vibrant destination. To achieve this, the alternative emphasizes the expansion of economic activities and jobs while respecting the region's natural character and promoting safe alternative modes of transportation such as biking and walking.

This alternative distinguishes itself from the other two alternatives by focusing on the creation of a town center, expansion in tourist activities, and addition of job, people and housing.

Growth Assumptions (*High Growth*)



Infill Development



Encourage Physical Activity



Preserve Open Space



Appropriate Grocery and Medical Access



Additional Bicycle Infrastructure



2-Story Height Limit

67

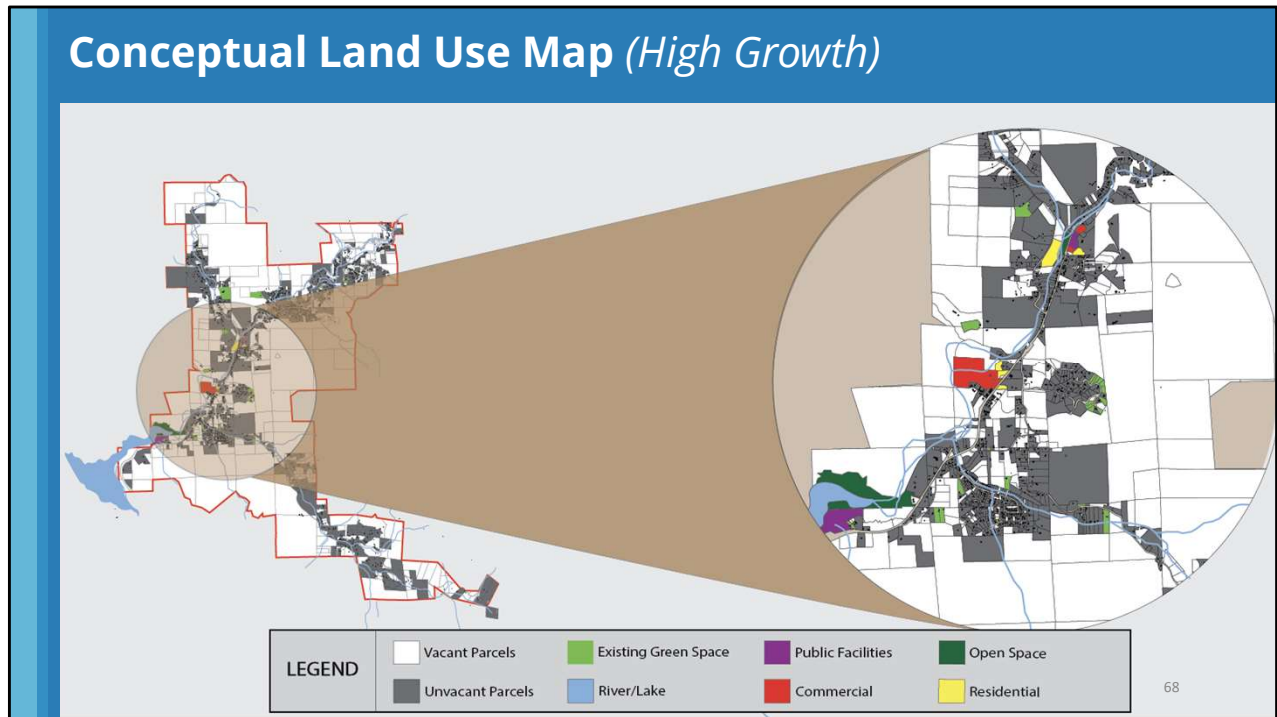
Growth Assumptions

The high growth scenario operates under the assumption that Three Rivers would maintain a high level of ambition for future increase in the development footprint. The community would aspire to noticeable increases in population, households, and jobs.

The alternative makes the following growth assumptions:

- Infilling and concentrating growth on existing vacant lots and under-developed parcels
- Preserving and creating opportunities for physical activity and recreation via pedestrian and bicycle infrastructure and other recreational activities
- Preserving open space and visual resources for natural aesthetic and character, as well as opportunities for physical activity
- Establishing a full-service grocery store and expanding medical services as population grows
- Establishing bicycle infrastructure to improve bike safety and encourage active transportation
- Maintaining a 2-story height limit to prevent out-of-scale growth

Conceptual Land Use Map (High Growth)



Conceptual Land Use

This map depicts the areas of proposed changes in land use across Three Rivers under the high growth scenario. The changes concentrate mainly along the SR 198 corridor.

Land use under high growth is characterized by adding development geared to community development and new housing options for people who want to live in this beautiful area. Due to constraints from the topography, the areas most suitable for new development are:

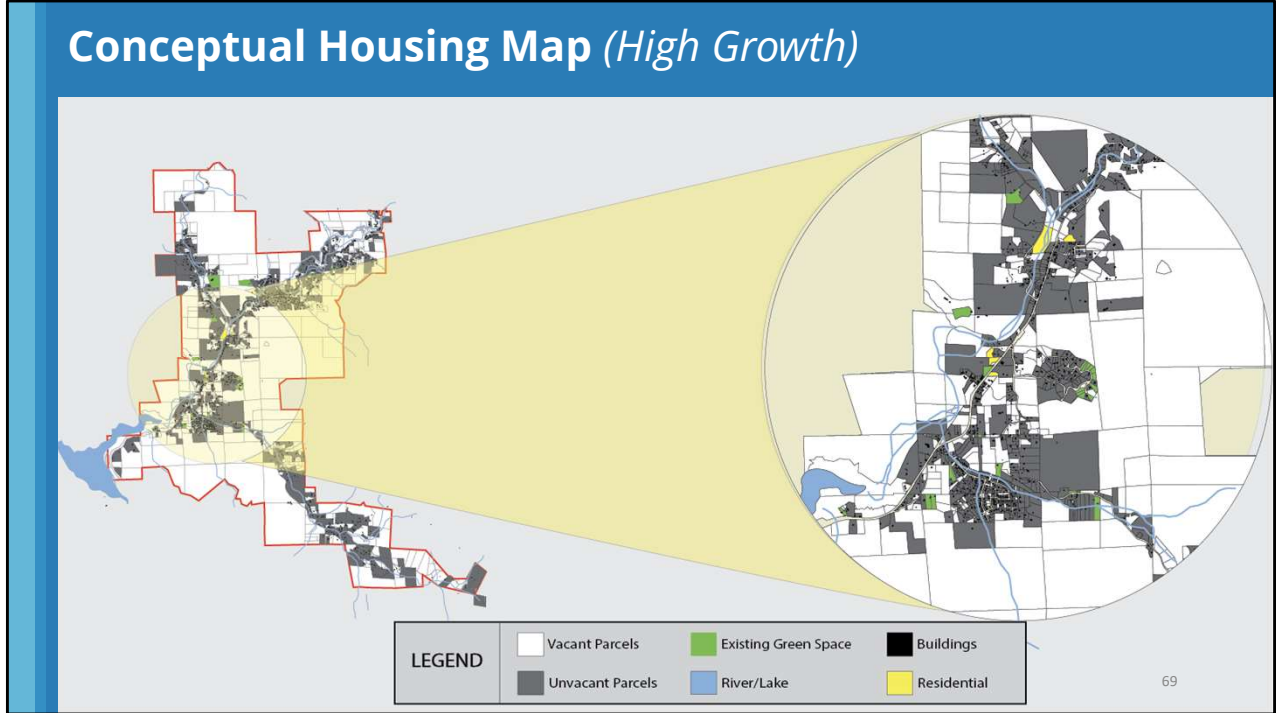
- near village market at the old golf course,
- up by the school, and
- finally by the cobble knoll.

In the **Village market area**, the alternative proposes a new town center that includes mixed-use commercial and housing as well as a plaza.

Near the school, proposals are for an increase in commercial use, addition of multifamily housing, and a recreation center.

The cobble knoll area is to host an outdoor community center. This would allow people to join together and enjoy nature, a farmers market, and small local artists. This amenity would also double as a temporary refuge center from fires if needed.

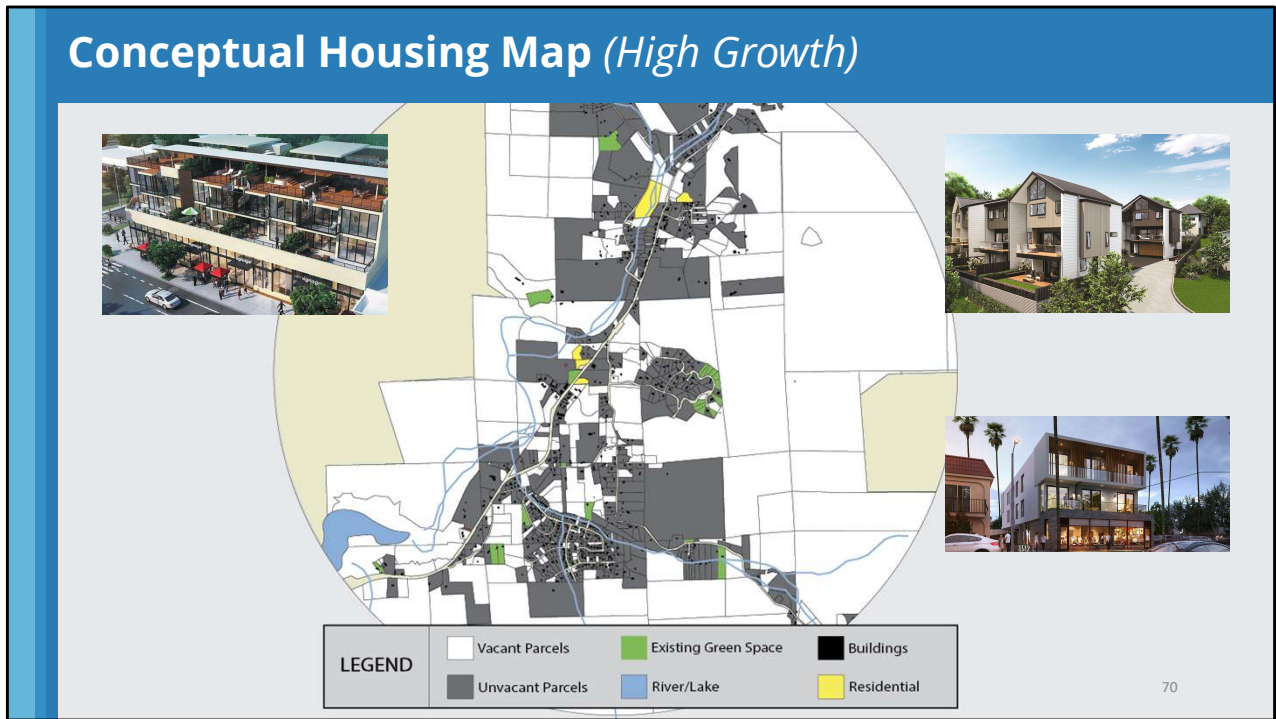
Conceptual Housing Map (*High Growth*)



Residential Land Use

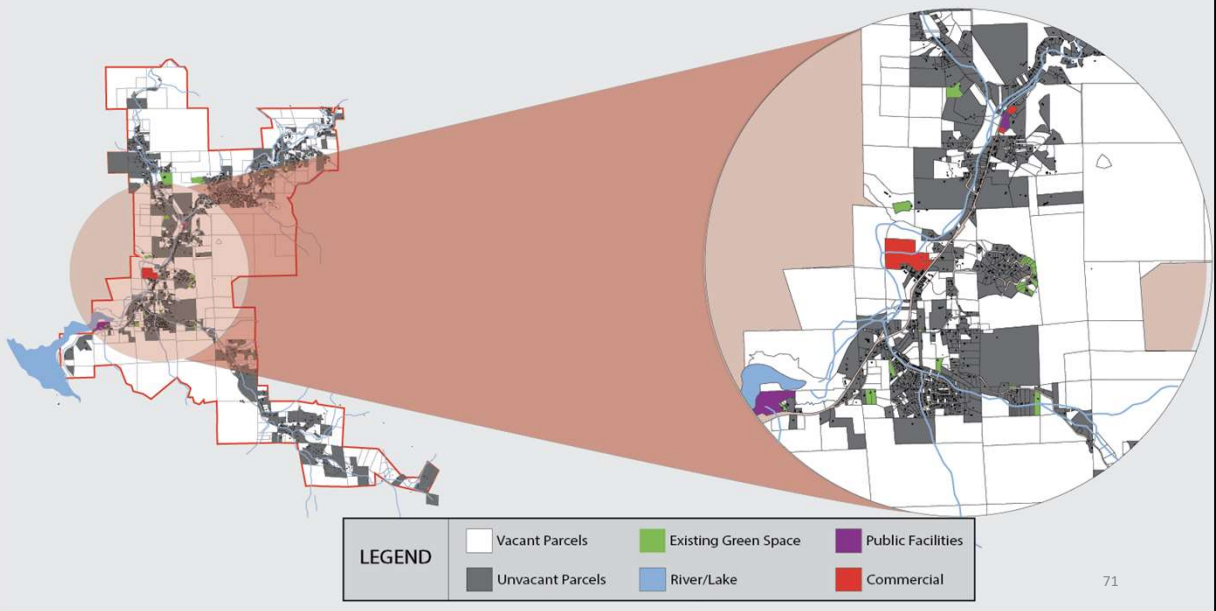
Residential expansion would focus on medium density housing on infill parcels near commercial areas to promote the use of alternative modes of transportation. That idea explains the choice of the village market and the school area for additional and multifamily type of housing

Conceptual Housing Map (High Growth)



This map zooms in onto areas of proposed changes in residential land use.

Conceptual Commercial Map (*High Growth*)

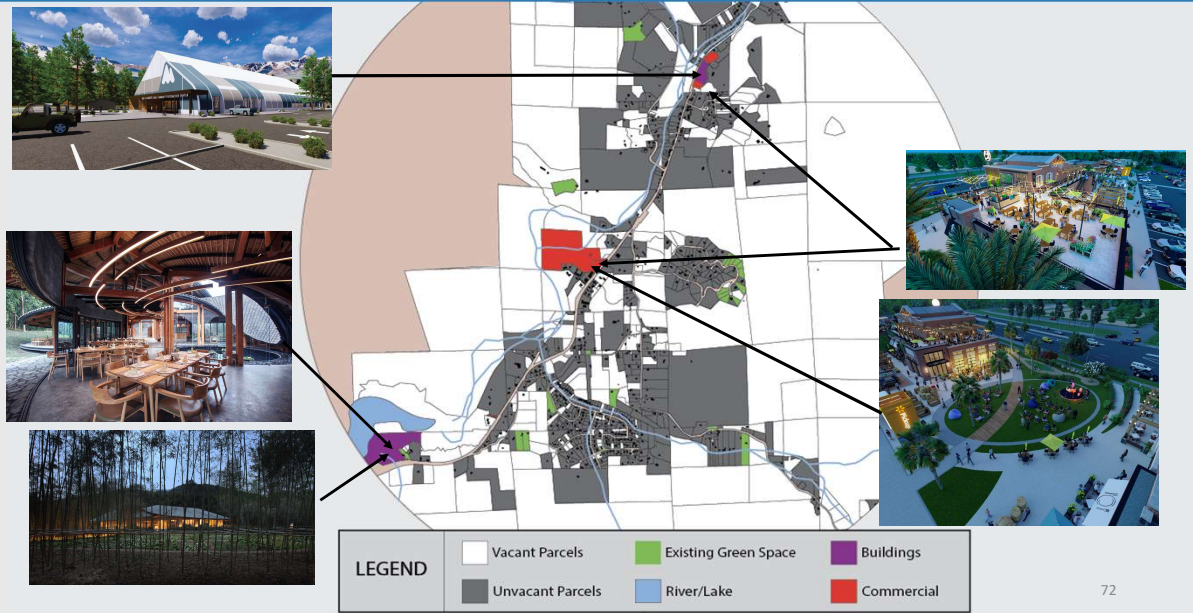


Commercial Land Use

For commercial growth, the high growth scenario proposes having businesses and homes within close proximity of each other. Under this concept:

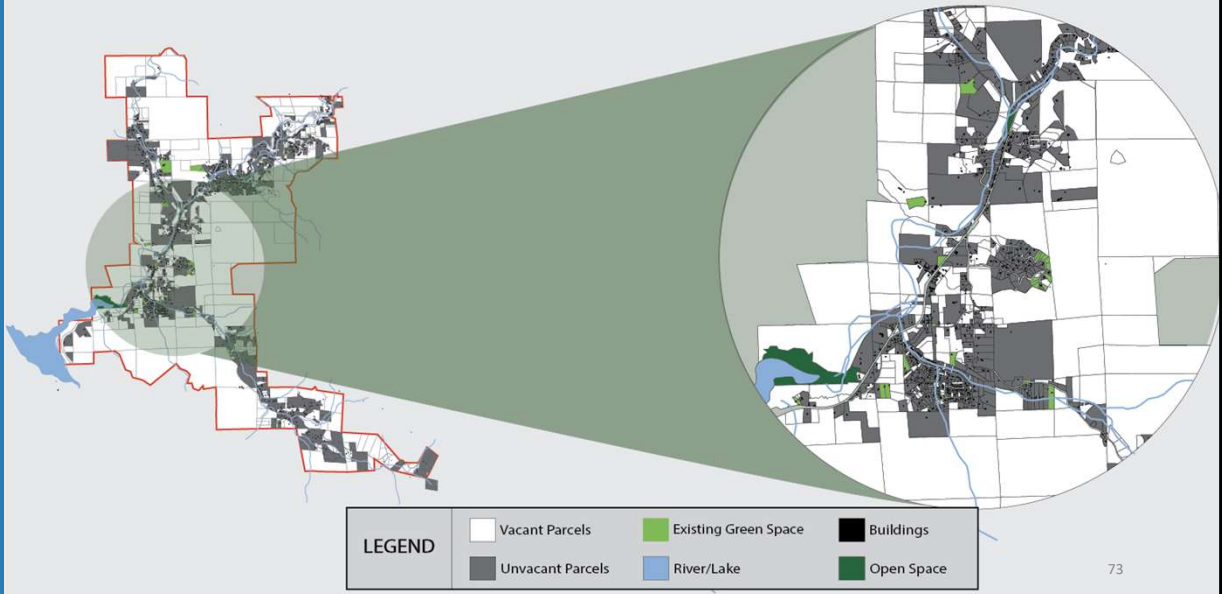
- Village market would have space for mixed use residential and commercial development and a plaza in the old golf course.
- Near the school there is space for some commercial and a recreation center next to housing.
- The Cobble Knoll community center would be a flexible space and can host farmers markets, artisan market, and small musicians.

Conceptual Commercial Map (High Growth)



This map zooms in onto areas of proposed changes in commercial land use.

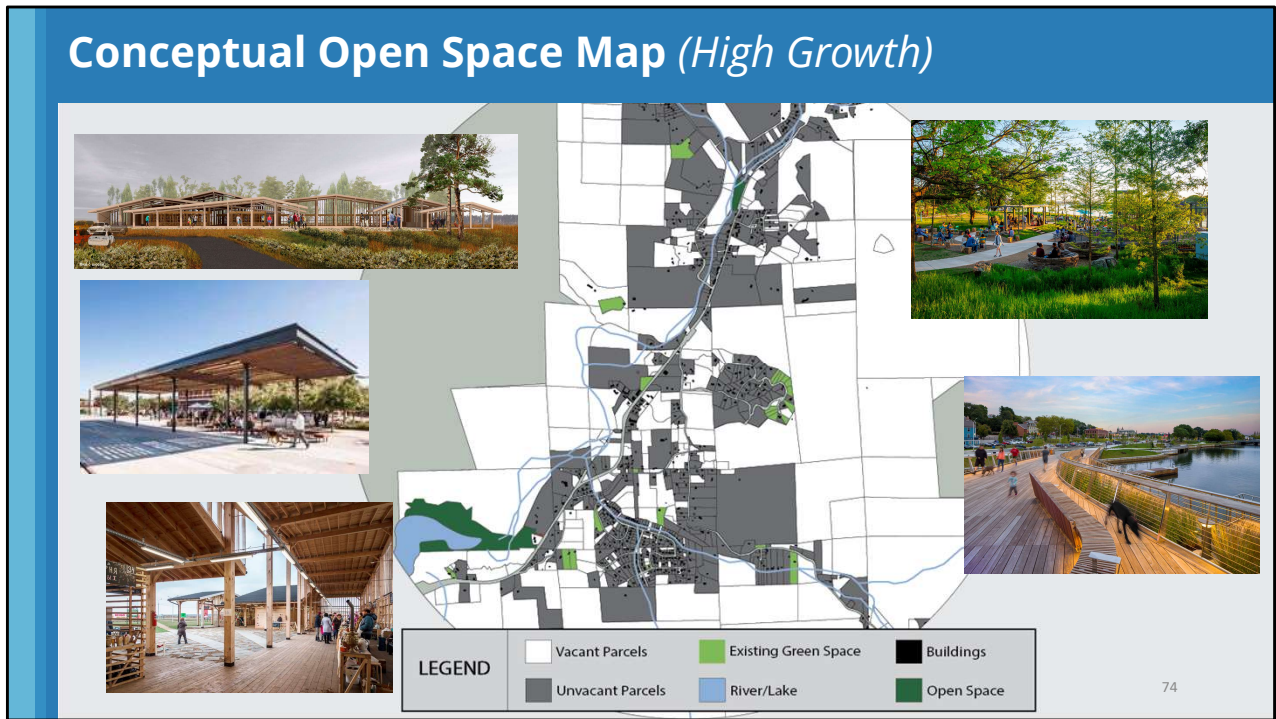
Conceptual Open Space Map (High Growth)



Open Space Land Use:

Open space is an important part of the land use concept plan under the high growth scenario. The alternative proposes the inclusion of open space near key growth areas and activating the spaces with the addition of such amenities as pathways, tables, and benches.

Conceptual Open Space Map (High Growth)



This map zooms in onto areas of proposed changes in open space land use.

Circulation Opportunities (*High Growth*)



Pedestrian Connectivity and Safety



75

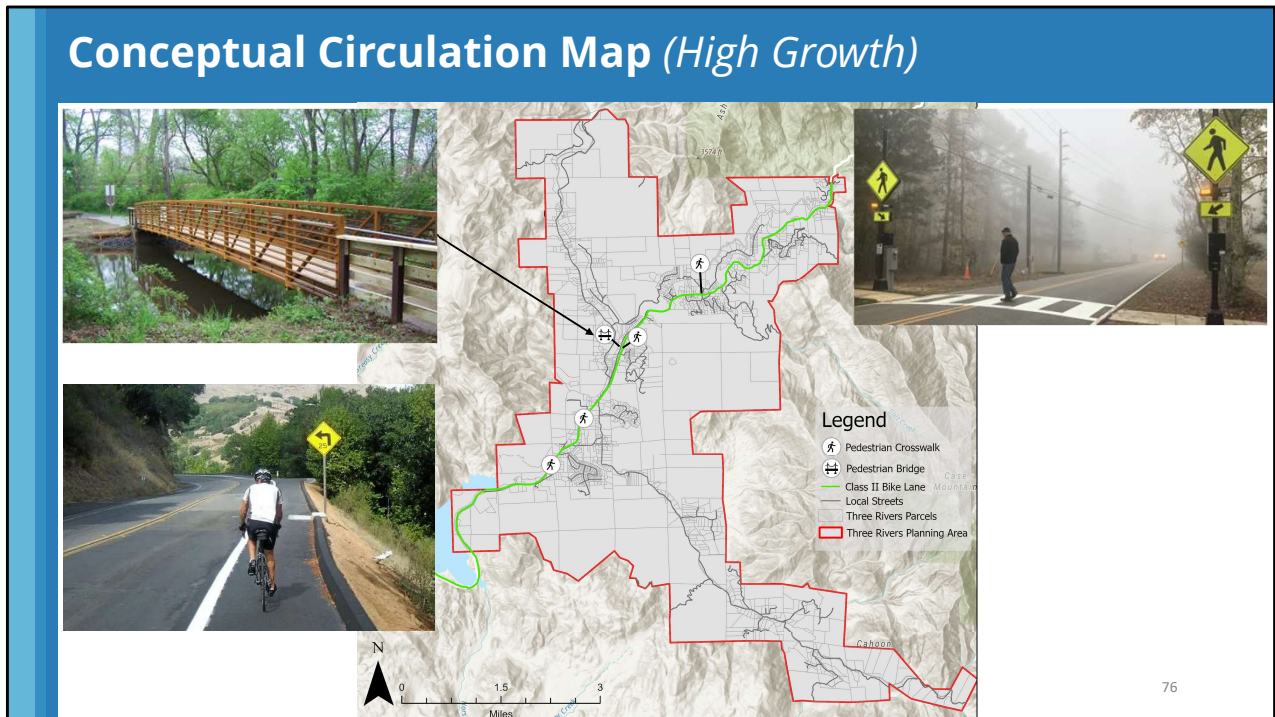
Circulation Improvements:

The High Growth scenario strives to improve circulation opportunities through:

- Increasing pedestrian connectivity and safety by adding cross walks across SR 198 at key locations.
- Increasing active transportation opportunities by connecting key locations of Three Rivers with dedicated bike lanes.
- Addition of a pedestrian bridge across the Kaweah River to increase pedestrian connectivity

Implementing these infrastructural improvements is expected to increase connectivity for pedestrians and bicyclists.

Conceptual Circulation Map (High Growth)



Non-motorized Circulation Map:

The high growth scenario proposes connectivity and safety improvements to Three Rivers. It proposes **cross walks** with flashing beacons at the following 4 key locations on SR 198:

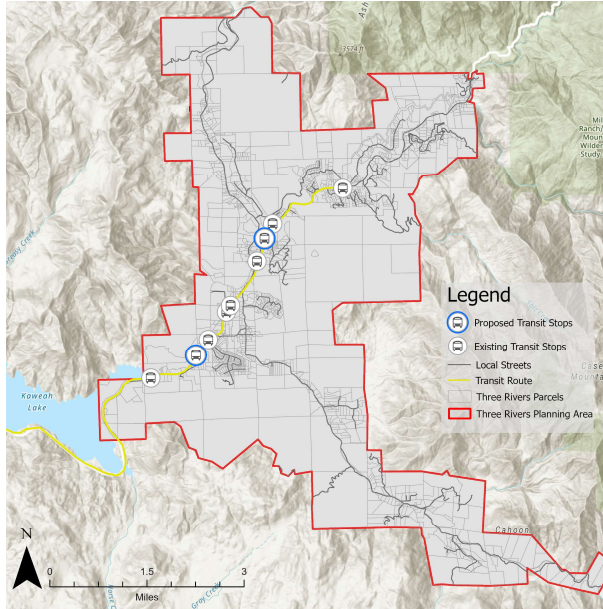
1. The proposed outdoor community center near the Cobble Knoll recreation area.
2. The proposed new town center area that includes a mixed-use commercial and housing and a plaza near village market.
3. The proposed commercial, multifamily housing and a recreation center area near the school. A pedestrian bridge would cross the Kaweah River at this location to connect residents of Three Rivers on the West side of the Kaweah River to the proposed commercial area and recreation center.
4. The Three Rivers Memorial Building.

Bike lanes would connect the proposed areas of new development with existing activities centers along SR 198, culminating in a fully connected bike lane (showing in the Green Line) from north to south. The bike lane is to double as an expanded pavement space for the evacuation route to help the flow of traffic during emergencies.

Bus Service & Stops (High Growth)



More Frequent Service and Additional Stops



77

Transit Service and Stops:

Currently, Three Rivers has 5 bus stops located on the Tulare County Area Transit Northeast County route (TCAT 30).

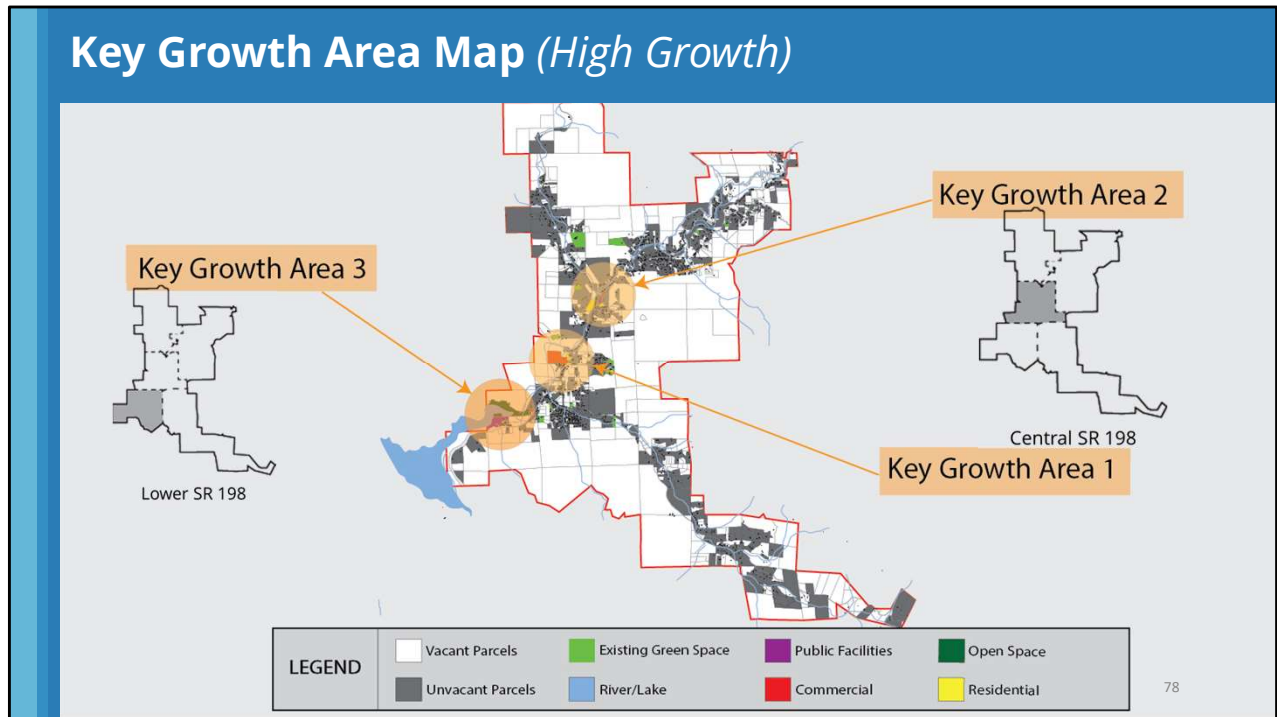
The bus stops three times per day at these stops on weekdays and once per day on weekends.

The high growth scenario proposes **increasing service** to five times a day on weekdays and twice per day on weekends.

The alternative also proposes 2 **additional bus stops** (showing with the blue outlines) with one new stop at the proposed community center by Cobble Knoll and the other by the proposed residential, commercial and recreation center development by the school.

Today, there is only 1 bus shelter at the Memorial Hall bus stop. This alternative proposes the **addition of bus stop shelters** to the proposed and existing bus stop locations.

Key Growth Area Map (High Growth)



Key Growth Areas:

These images highlight in orange circles the 3 key growth areas under the high growth alternative.

- Key growth area 1 is the village market and the old golf course, where a new town center that includes a mixed-use commercial and housing and a plaza. It is within the lower portion of the central SR 198 neighborhood.
- Key growth area 2 is near the school, there will be an increase in commercial and an addition of multifamily housing and a recreation center. It is within the upper portion of the central SR 198 neighborhood.
- Key growth area 3 is by cobble knoll, which will host an outdoor community center. It is within the lower central SR 198 neighborhood.

Key Growth Areas- AREA 1 (High Growth)

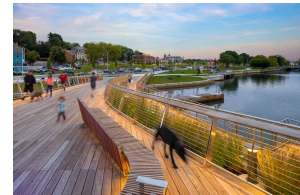


79

Key growth area 1: Village market and old golf course:

The first key growth area is the village market and the old golf course, where a new town center would include mixed-use commercial and housing development as well as a plaza.

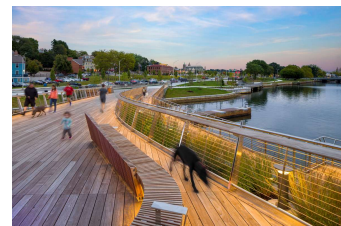
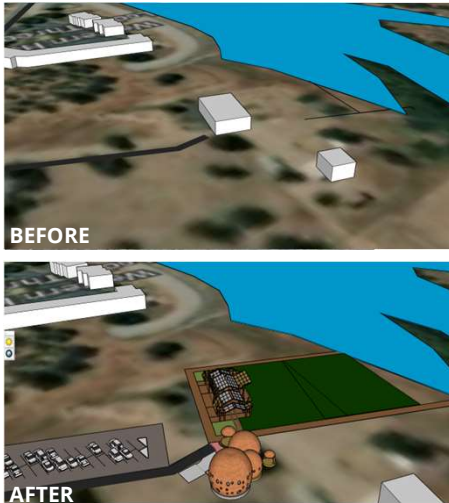
Key Growth Areas- AREA 2 (*High Growth*)



Key growth area 2: School Area:

Key growth area 2 is near the school, where proposals are for an increase in commercial and an addition of multifamily housing and a recreation center.

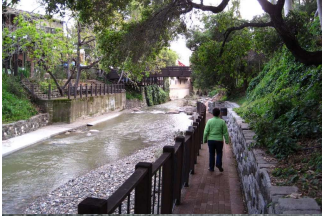
Key Growth Areas- AREA 3 (*High Growth*)



Key growth area 3: Cobble Knoll Area:

Key growth area 3 by the cobble knoll is to host an outdoor community center, which can host farmer's markets and serve as a temporary refuge area near the lake in the event of emergency evacuations due to natural hazards.

Outcomes *(High Growth)*



Central Commercial Areas



Multimodal Community



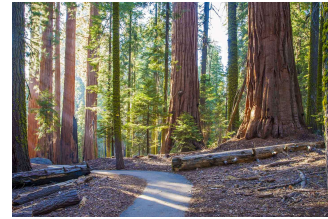
Medium Density Housing



Increased Access to Open Space and Recreation



Sense of Community with Public Spaces



Access to Multiple Physical Activity Opportunities

82

Outcomes:

To recap, the high growth scenario would produce six major outcomes:

- Create a centralized area with a variety of commercial uses
- Increase opportunities for physical activity
- Provide missing medium density housing
- Preserve and increase access to open space and recreation opportunities
- Encourage a sense of community with public spaces
- Encourage multiple modes of transportation to improve connectivity

Recap of Alternatives

83

Recap of Alternatives:

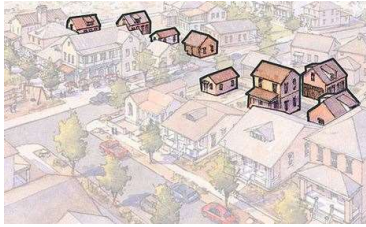
Before we get into the breakout activities, let us now offer a brief recap of the three alternatives.

Housing Density

Historic



Moderate Growth



High Growth



84

Comparison of Housing:

In the **baseline growth alternative**, the dominant housing type is to remain low-density single family homes.

This alternative proposes locating rural residential homes throughout Three Rivers when needed.

The moderate growth alternative also proposes low-density residential uses in addition to ADUs on vacant parcels throughout Three Rivers.

Additionally, this alternative focuses on infill of vacant and underutilized lots.

The high growth alternative proposes mixed-use and medium-density housing to accommodate a growing population.

This scenario also tries to foster close proximity between residential and commercial uses.

Commercial Development

Historic



Moderate Growth



High Growth



85

Comparison of Commercial Development:

In terms of commercial development, the **baseline growth alternative** would keep commercial establishments where they are.

The **moderate growth alternative** envisions the enhancement of existing retail areas into neighborhood-serving retail centers in the central and lower SR 198 neighborhoods.

The **high growth alternative** proposes adding tourist-serving economic activities to neighborhood retail and mixed-use in the growth areas of the central and lower SR 198 neighborhoods.

Comparison of Circulation Outcomes

Historic



Mild Growth



High Growth



86

COMPARISON OF CIRCULATION OUTCOMES

Regarding circulation, the **baseline growth alternative** maintains an auto-oriented street network and adds crosswalks with lighting on SR 198 at the Village Market area.

The **moderate growth alternative** presents several circulation improvements across Three Rivers. These include bicycle lanes on SR 198 and additional bus runs in addition to crosswalks with lighting on SR 198 at commercial nodes.

The **high growth alternative** recommends similar improvements as the moderate scenario but added new bus stops. Additionally, this alternative proposes the creation of a temporary refuge area near the lake linking the bus lane on SR 198 to serve as additional pavement space during emergency evacuations.

Comparison of Outcomes

Historic



Mild Growth



High Growth



87

Comparison of Outcomes

In summary, the **Baseline Growth alternative** focuses on maintaining existing patterns of development to accommodate future population growth.

The **Moderate Growth Alternative** focuses on minimizing construction in untouched land and filling contiguous parcels with uses specific to the needs of residents.

And the **High Growth Alternative** focuses on relatively high economic and job growth with proposals for expansion in community and visitor-serving activities and space, a variety of outdoor amenities, and expanding circulation through added bus stops and runs as well as street improvements and a more compact development pattern through slightly higher-density housing.

Feedback Session

Small Group Discussions

Discuss each alternative:

Land Use and Density

Circulation

Key Outcomes

Vote on Key Outcomes and Features

88

Thank you all for your attention. We are going to transition into the feedback portion of the meeting, which will take place in the form of small group discussions.

The small group discussions are where you can discuss the three alternatives with regard to their proposed outcomes and key features.

You have 15 minutes of discussion on each alternative, with a short time after all three discussions for a summary of comments and final thoughts.

During discussions, you will receive handouts with questions to enable you vote on features that you like or dislike about each alternative proposal.

All the feedback that you offer the project team is very important, and we are here to listen to your ideas, questions and comments.

Feedback from today is to help define the preferred alternative scenario.

Breakout Session 1

15 Minutes

89

Please turn your attention to the planning team representatives at your table for further instructions.

10 Minutes



5 Minutes

1 Minute Remaining

Breakout Session 2

15 Minutes

93

Please turn your attention to the planning team representatives at your table for further instructions.

10 Minutes



5 Minutes

1 Minute Remaining

Breakout Session 3

15 Minutes

97

Please turn your attention to the planning team representatives at your table for further instructions.

10 Minutes



5 Minutes

1 Minute Remaining

100

Breakout Session Summaries

101

It is time to review the results of your preferences for features of the alternatives

Historic

Increase parking in Three Rivers Historical Museum Area



 **LIKE**

 **DISLIKE**

Historic

Increase parking at Village Market



 **LIKE**

 **DISLIKE**

Historic

Increase parking in post office area



 **LIKE**

 **DISLIKE**

Historic

Maintain conservation areas



 **LIKE**

 **DISLIKE**

Historic

Maintain housing in existing neighborhoods



 **LIKE**

 **DISLIKE**

Historic

Establish evacuation routes



 LIKE

00

 DISLIKE

00

Moderate

Capitalize on existing vacant lots and under-developed parcels for additional residential units



 **LIKE**

 **DISLIKE**

Moderate

Provide a space for farmer's markets and other community gatherings



 **LIKE**

 **DISLIKE**

Moderate

Conserve existing and natural lands



 **LIKE**

00

 **DISLIKE**

00

Moderate

Establish bicycle and pedestrian connectivity along SR 198, between Lake Kaweah and the Sequoia National Forest entrance



 **LIKE**

00

 **DISLIKE**

00

Moderate

Establish crosswalks at commercial centers along SR 198 for safety



 **LIKE**

 **DISLIKE**

Moderate

Add more hiking trails and campgrounds in existing open space



 **LIKE**

00

 **DISLIKE**

00

Moderate

Designate evacuation routes along SR 198,
North Fork, and South Fork



 **LIKE**

00

 **DISLIKE**

00

Moderate

Designate temporary refuge areas near
Lake Kaweah



 **LIKE**

00

 **DISLIKE**

00

High

More medical facilities



 **LIKE**

00

 **DISLIKE**

00

High

More grocery stores



 LIKE

00

 DISLIKE

00

High

Infill housing in existing neighborhoods



 **LIKE**

 **DISLIKE**

High

New commercial area along SR 198



 **LIKE**

 **DISLIKE**

High

Preserve open space and conservation areas



 **LIKE**

00

 **DISLIKE**

00

High

Increase access to open space and recreation



 **LIKE**

00

 **DISLIKE**

00

High

Increase access to public transit



 LIKE

00

 DISLIKE

00

High

Additional bike infrastructure along SR 198 corridor



 **LIKE**

 **DISLIKE**

High

More pedestrian crossings at commercial areas along SR 198 corridor



 **LIKE**

00

 **DISLIKE**

00

Next Steps

Background Report Drafted: December 2022

Mountain Area Plan Draft: March 2023

Final Community Meeting: March 13, 2023

125

We are now going to take your feedback to develop the preferred alternative scenario.

That scenario will guide the development of goals, objectives, policies and programs for each element of the Community Plan.

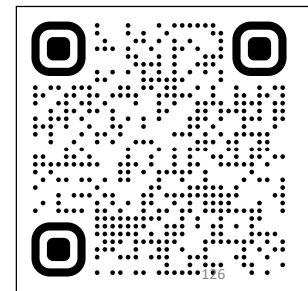
Our next visit will be in mid-March, right here. We will send out fliers and notices to the community and post on our website and Facebook pages prior to the meeting.

**Your participation is greatly appreciated.
Please continue to be a part of the process!**

For more information or to comment further, please visit:

Website: <https://threeriverscommunityplan.github.io/>

Email: tularemountainplan@gmail.com



Thank you so much for attending, we hope to see you all here again in March.

Your participation is greatly appreciated.

We recognize that not everyone who is interested in this project was able to attend this meeting. Please encourage your friends and family to voice their thoughts and opinions.

You can find further information and updates on our website, if you scan this QR code. Also, please feel free to email us with any question or comments at tularemountainplan@gmail.com

Thank you all again, and have a lovely rest of your evening.