



Experience and References

KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT

PROJECT LOCATION

Kings Beach, California

CLIENT

Placer County Department of Public Works
3091 County Center Drive, Suite 220
Auburn, California 95603

PROJECT MANAGER

Gordon Shaw

CONTRACT AMOUNT

\$126,935 (multiple contracts)

DATE

2002-Present

REFERENCE

Richard Moorehead
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Placer County is undertaking a streetscape/urban improvement project (the Commercial Core Improvement Project, or CCIP) for the State Route 28 corridor in Kings Beach, California. As a sub-consultant to Harding ESE, LSC Transportation Consultants, Inc. was retained to conduct a parking study. This study evaluated the parking demand and supply on an individual parcel basis for a 12-block area and identified the balance of supply versus demand for existing and potential future conditions. Land use on each parcel was collected, and parking requirements were applied to estimate the parking demand by parcel, by block, and for the study area. The information was used to conduct a shared parking analysis for the peak summer season. Next, a survey was conducted of 13 potential new off-street parking areas, as well as 9 feasible on-street locations for additional parking. Preliminary plans and a strategy were developed for each location to provide adequate parking to each block of the study area. As a result of this work, Placer County developed a comprehensive plan for new parking facilities to serve the area.

LSC also conducted a substantial analysis of the potential for up to 3 roundabouts along the corridor, combined with reduction in the highway from 4 to 3 lanes. These analyses included the preliminary engineering design of the three roundabouts, evaluation of future potential traffic growth, analysis of existing and future roundabout operational performance, and assessment of roadway link capacity. The project was approved by Placer County and the Tahoe Regional Planning Agency.

In 2010, as a sub-consultant to Dokken Engineering, LSC was retained to provide professional engineering services for the design and preparation of bid documents for the project. The CCIP corridor project in general consists of two through lanes with limited on-street parking and two roundabouts. In addition, the project includes many neighborhood improvements that include parking lots, sidewalks, traffic calming, and storm water treatment/drainage.

The CCIP project is foreseen to be split into three distinct phases: (1) Neighborhood Traffic Management Plan; (2) Off-Highway Improvements; and (3) Commercial Core Highway Improvements. LSC assisted with the provision of plans, specifications, estimates (PS&E), and related documents for each of the project phases. These PS&E documents assisted the County in proceeding with advertisements of bids, award, and construction of the project. The project is currently under construction, and is expected to be completed in October 2015.