

The Kahle Drive Vision

Stateline, Nevada

October 2014

DESIGNWORKSHOP

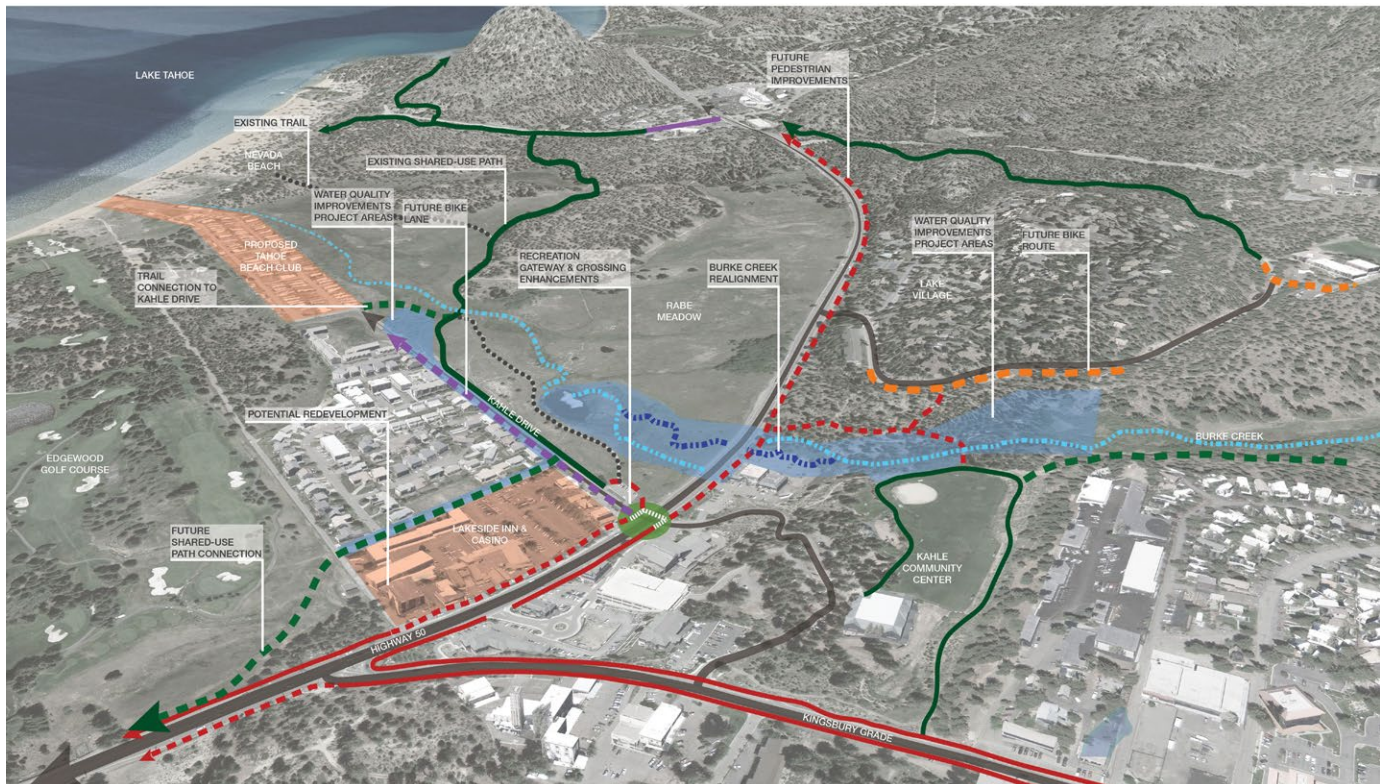


Opportunities to Further Define and Accelerate Implementation

The Kahle Drive area offers an exciting and timely opportunity to accelerate environmental improvements, revitalize economic activity, and upgrade the scenic quality of this important part of Lake Tahoe's South Shore.

The South Shore Vision Plan (September 2011) identified the Kahle Drive/Lower Kingsbury area as "the first gateway" on Highway 50 into the South Shore. The following is a representative sample of the "vision principles" recommended for this gateway and surrounding community:

- Create a street presence that acknowledges the arrival into a developed area. This should include buildings that face the street and uses that directly front a new pedestrian zone.
- Re-develop the area into a mixed-use environment with retail and office as well as lodging, restaurants, gaming and improved access to recreation and open space.
- Establish an architecture and resort image that contributes to the tone for the South Shore resort destination.
- Create a gateway feature at the corner of Kahle Drive and US Highway 50 that denotes a sense of arrival. Incorporate a safer highway crossing for pedestrians and bicyclists.
- Design and construct a streetscape along the entire Kahle Drive corridor that includes sidewalks and pedestrian amenities, plantings, undergrounding of utilities, enhanced access to recreation and open space, and an improved neighborhood experience.
- Link the Lower Kingsbury area to Kahle Drive with an improved network of trails and sidewalks to create a greater sense of being at a hub for lively mixed-use development and outdoor recreation.



Bird's eye view of planned and existing water quality improvements and recreation facilities

Building Momentum for Action

Current projects and planning initiatives in the Kahle Drive/Lower Kingsbury Area are generating the momentum to pursue additional actions. These include:

- Planning and design for the Burke Creek Restoration Project (northeast of the US 50/Kahle Drive intersection).
- Continued development of the Lakeview Trail, ultimately to connect Stateline with the Round Hill Pines Resort through the Kahle Drive area (sections north of Kahle Drive have already been constructed and are extremely popular). The Laura Drive segment is scheduled for construction in 2015.
- Construction of a new \$13 million dollar water treatment facility toward the Lake Tahoe end of Kahle Drive by the Kingsbury General Improvement District (KGID).
- The anticipated start of construction on the Tahoe Beach Club Resort, located on the shore of Lake Tahoe at the end of Kahle Drive (possibly as early as 2015).
- The start of planning for drainage management and stormwater treatment and along the Kahle Drive corridor.
- Preparation by Douglas County in partnership with the TRPA of the Douglas County Tahoe Douglas Area Plan. This will spark and facilitate the integration of planning for the greater Kahle Drive area beyond the boundary of South Shore Area Plan adopted in 2013.

Note: The South Shore Area Plan and the adjacent Tourist Core Area Plan in the City of South Lake Tahoe, also adopted in 2013, were both based on the planning principles set forth in the South Shore Vision Plan.



South Shore Vision Plan illustration of potential improvements at Kahle Drive at the Lakeside Inn & Casino property

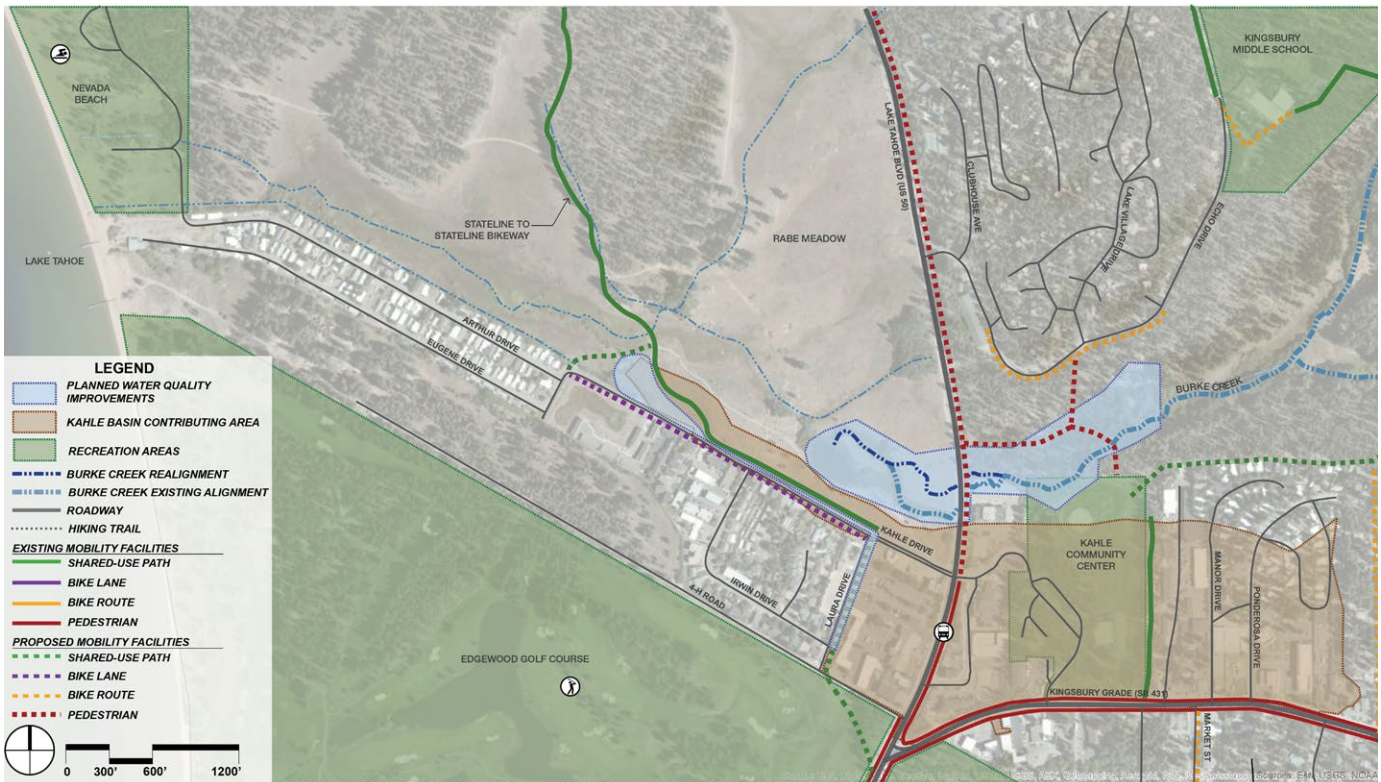
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Regional Plan Framework for Action

Three of the top priorities of the Regional Plan Update approved by the TRPA Governing Board in December 2012 are:

- Accelerating water quality restoration and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.
- Creating walkable communities and increasing alternative transportation options.
- Continuing to deliver restoration projects under the EIP that achieve erosion control, drainage management, and stormwater treatment on roadways, and the restoration of restore forest and wetlands.

Advancing and implementing the Kahle Drive Vision provides an ideal foundation for helping to achieve these priorities.



Plan view of planned and existing water quality improvements and recreation facilities



View of potential bike lane, sidewalk and recreation gateway improvements along US 50 at Kahle Drive



Existing view of Kahle Drive/US 50 intersection



View of potential recreation gateway and plaza

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Kahle Drive Flooding and Water Quality

Kahle Drive is a narrow, substandard road adjacent to Burke Creek Meadow. It serves the Oliver Park and Tahoe Shores residential neighborhoods. Currently, a large portion of the area's storm drain runoff is collected by the Kahle Drive storm drain "system" and discharged to the Kahle drainage basins. At the entrance to Tahoe Shores, the top of the basin is about three to four feet higher than the road elevation. During periods of heavy rain or snow-melt, this difference has triggered flooding of the road and Tahoe Shores. The overflow discharge for this runoff is the existing drainage channel that runs along the north edge of Tahoe Shores and Burke Creek Meadow, eventually discharging to Lake Tahoe. Current conditions do not allow this runoff to be treated or infiltrated in Burke Creek Meadow, thus it has the potential to reach Lake Tahoe untreated. To address this recurring problem, the owners of the Tahoe Shores property and their engineer have developed a conceptual flooding mitigation plan and expressed keen interest in runoff treatment solutions.

A preliminary technical analysis recently prepared for a potential Kahle Drive Stormdrain and Basin Improvement Project confirms that the current drainage system is undersized and not designed to current standards. Field data indicates that the stormdrain facilities are not functioning properly because the drop inlets and sediment cans are clogged with sediment. Working with a Technical Advisory Committee (TAC) and consultant team assembled for the adjacent Burke Creek Restoration Project, the Nevada Tahoe Conservation District (NTCD) recently outlined three alternatives for upgrading the Kahle Drive stormdrain system. The District has secured funding to advance the most comprehensive of these alternatives. Based on analysis to date, there are clear opportunities to significantly reduce sediment loading to Lake Tahoe and improve stormwater management.

The reconstruction of Kahle Drive itself is a project that has been identified in the Douglas County 5-Year Transportation Plan since 1998. However, Kahle Drive is not a County road and no funding has been identified for the reconstruction. Given the projects and planning initiatives now underway in the Lower Kingsbury/Kahle Drive area, the time is right for a discussion among the appropriate parties to determine a lead agency and partners for the reconstruction of Kahle Drive and the addition of streetscape and scenic enhancements as generally described in the South Shore Vision Plan.



Existing stormwater issues on Kahle Drive



Proposed water quality improvements on Kahle Drive

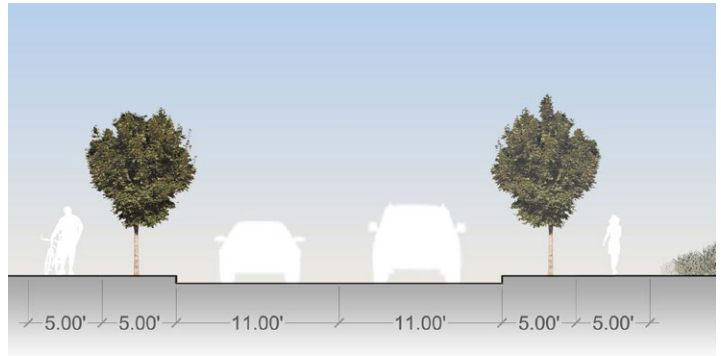
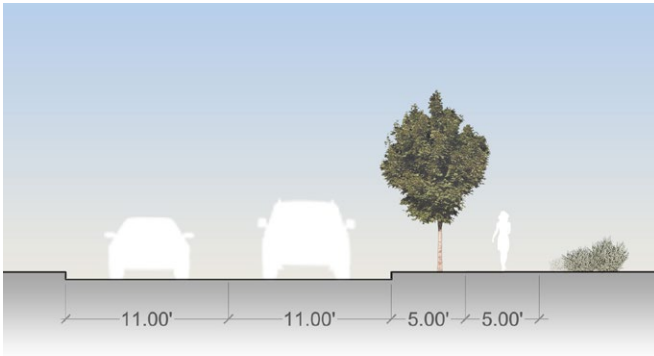
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Kahle Drive and Community Mobility

When the first segment of the Lakeview Trail opened in 2012, the Kahle Drive area was transformed virtually overnight into a popular trailhead. In July of that first year, an average of 347 bicyclists, runners, and pedestrians per day were counted using the trail. 963 users were counted on the 4th of July. Total users on the trail that month tallied nearly 11,000. Soon, a bicycle rental business opened on Kahle Drive directly across from the trailhead parking area. In 2013, the second segment of the trail opened, allowing users to bike, walk or run from Kahle Drive to Round Hill Pines Resort, a distance of 2.2 miles. Segment 3, on Laura Drive behind the Lakeside Inn and Casino, is scheduled for construction in 2015. Ultimately, the trail will be connected to State-line along an easement provided by the Edgewood Golf Course.

The immediate popularity of Lakeview Trail has generated a chorus of voices asking for a Class 1 trail connection from the equally popular Kahle Community Park across US 50 in the Lower Kingsbury area and for improvements to Kahle Drive to accommodate sidewalks as well as transit stops.

The access from Tahoe's largest concentration of lodging at Stateline, in combination with the coming of the luxury villas and estate homes at the Tahoe Beach Club and the trail's popularity with other South Shore residents and visitors, highlights yet another reason the time has come to implement the vision of Kahle Drive.



Potential sections for Kahle Drive mobility improvements



Potential sidewalk and aesthetic improvements on Kahle Drive, including underground power lines and straightening road



Existing view of Kahle Drive



Potential water quality and mobility improvements on Kahle Drive, including trail connections to the Lakeview Trail and reestablishing a functioning meadow

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Local Financing District

The idea of establishing a local financing mechanism to help fund improvements, particularly the on-going operation and maintenance of improvements, has been consistently discussed for the area, dating back to the County-sponsored meetings of the Lower Kingsbury Working Group in 2008. Specific mechanisms discussed have included a tax increment finance district or business improvement district. The sustainability of the improvements identified as desired and needed is essential to the proper implementation of the Vision. Douglas County is the logical lead agency to organize efforts to create a local financing district as a public-private partnership.

Burke Creek Restoration Project

The Burke Creek Restoration Project is a high-priority water quality/Total Maximum Daily Load (TMDL) project that includes stream preservation, restoration and realignment, enhanced wildlife and vegetation, and improvements to scenic resources. Identified in the TRPA Environmental Improvement Program (EIP), it is Douglas County's signature restoration project in the Lower Kingsbury/Kahle Drive area. The vision for Kahle Drive is consistent with the anticipated final design and construction of the Burke Creek Restoration Project.

Conclusion

The time to implement the vision has arrived. Moving Kahle Drive from substandard to contemporary design and functionality consistent with the concepts of the South Shore Vision Plan, adopted TRPA Regional Plan, and existing and emerging Douglas County plans represents a significant opportunity to accelerate environmental, economic, scenic, and community improvements.



Existing view of Burke Creek area



Proposed Burke Creek Restoration Project with realignment of Burke Creek and pedestrian connection along US 50