

# Burke Creek Highway 50 Crossing and Realignment Project: Potential Area Enhancements

Stateline, Nevada

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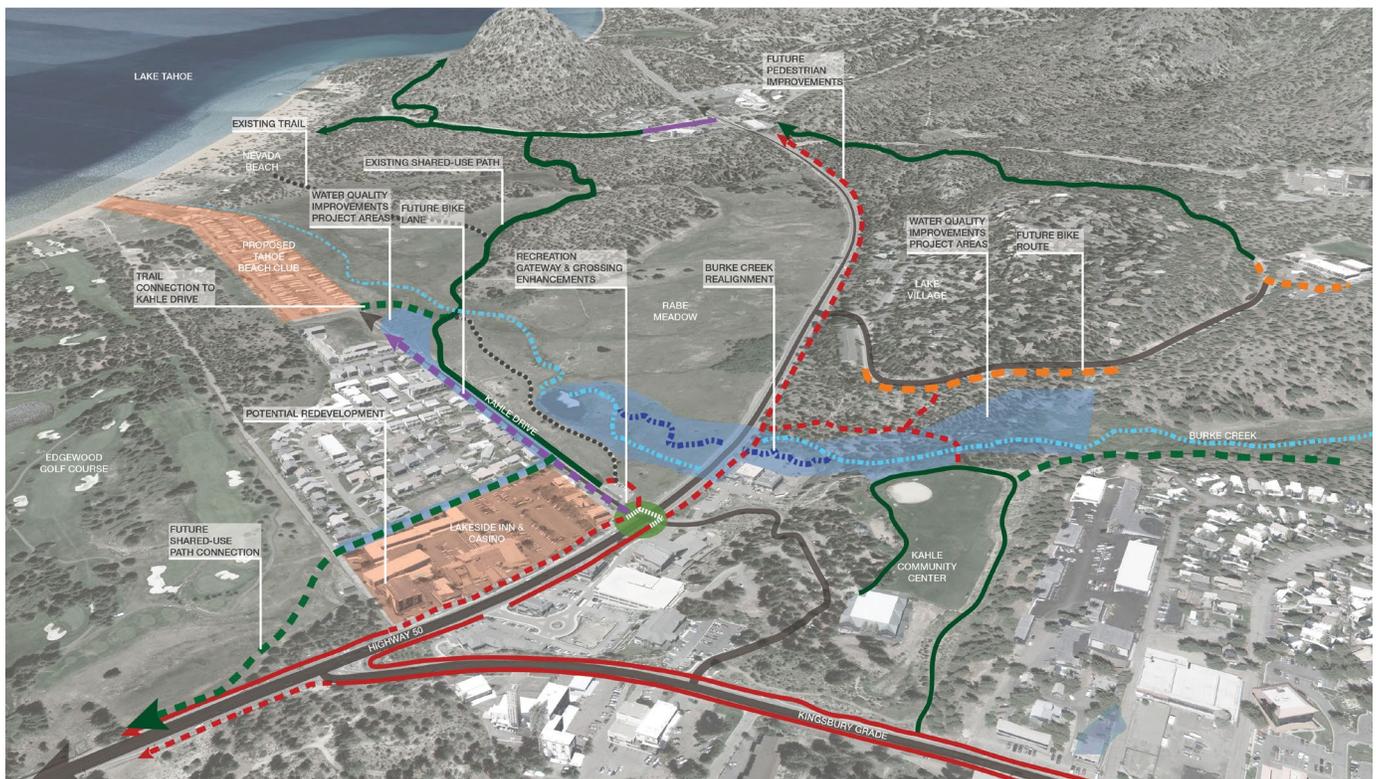


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## The Vision to Develop a Gateway to Tahoe

The Burke Creek Highway 50 Crossing and Realignment Project is part of a bigger vision plan for redevelopment in the area. 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. Business and community leaders are working to incorporate these principles into the draft Tahoe Douglas Area Plan:

- 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 Realignment 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 behind Lakeside Inn and Casino is being constructed this year.
- 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 2016-2017).
- 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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## The Vision to Develop a Gateway to Tahoe (cont.)



Existing view of US 50 at Kahle Drive and adjacent parking area



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

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## Burke Creek Highway 50 Crossing and Realignment Project: Proposed Improvements

The Burke Creek Realignment 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 Kingbury/Kahle Drive area. It's also intended to serve as a unique environmental feature that attracts visitors and local residents to businesses, restaurants and recreational attractions in the area.



*Existing view of Burke Creek area*



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



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## Parking

Spaces required by County for entire property: 57  
 Spaces provided with potential layout: 66 on just the north side of the building

## Proposed Investments on or Adjacent to Apartments 801 LCC Property

ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY	SUBTOTAL	NOTES
<b>Remove AC Pavement</b>	SF	\$2.00	92	\$184.00	on property
<b>Construct Vertical Curb</b>	LF	\$32.00	190	\$6,080.00	on property
<b>Lighting Shades</b>	EA	\$1,500.00	2	\$3,000.00	on property
<b>Driveway Improvements</b>	LS	\$16,240.00	1	\$16,240.00	Includes regrade of driveway entrance
AC PAVING	SF	\$8.00	730		
12" RCP PIPE	LF	\$80.00	50		
REMOVE DROP INLET	EA	\$400.00	1		
INSTALL DROP INLET	EA	\$3,000.00	2		
<b>Curb &amp; Gutter</b>	LF	\$60.00	100	\$6,000.00	adjacent to property
<b>Revegetation/ Landscaping</b>	LS	\$7,450.00	1	\$7,450.00	Includes landscaping, adjacent sidewalk replacement, and overlook area
<b>TOTAL</b>				<b>\$38,954.00</b>	

*\*These are construction hardscape costs only. The majority of Phase I improvements including the creek restoration are adjacent to the Apartments 801 LCC property. Total Phase 1 construction costs exceed \$960,000. Costs for design and permitting are also not included in costs above.*

## Additional Opportunities

- AC parking overlay
  - » Areas used as construction staging may receive new overlay as part of project.
  - » Contractor may provide owner AC overlay and curb repair of additional areas at lower cost since mobilization fees would already be part of construction fees.