

# EXPANDED KAHLE VISION PLAN US 50 LAKE PARKWAY TO ELKS POINT ROAD

STATELINE, NEVADA  
JULY 2019



PREPARED FOR



PREPARED BY

**DESIGNWORKSHOP**

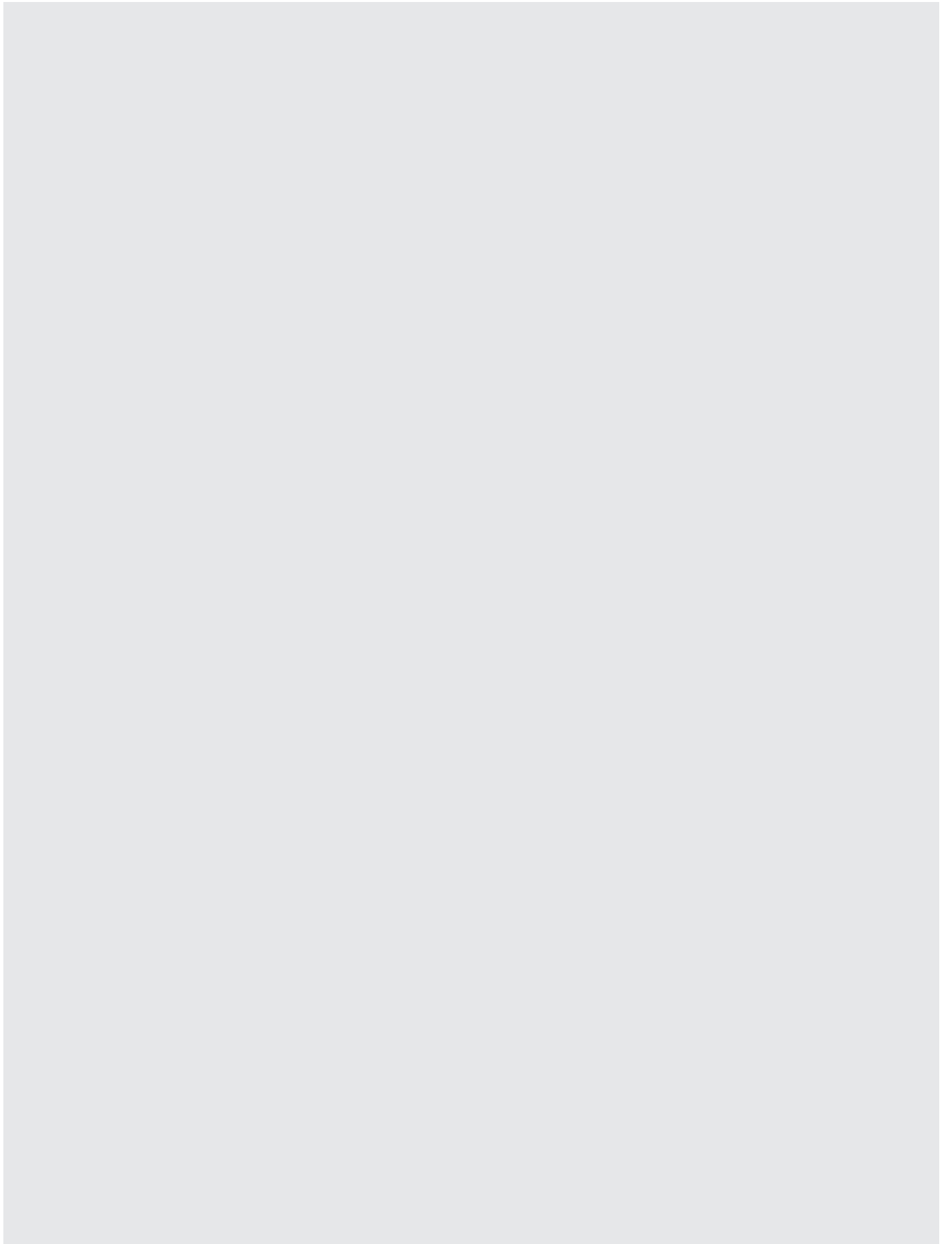
## **ACKNOWLEDGEMENTS**

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- Barton Health Systems
- Edgewood Companies
- Lakeside Inn & Casino
- Nevada Tahoe Conservation District
- Tahoe Beach Club
- South Shore Transportation Management Association (SS/TMA)
- Sustainable Community Advocates

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# PROJECT BACKGROUND

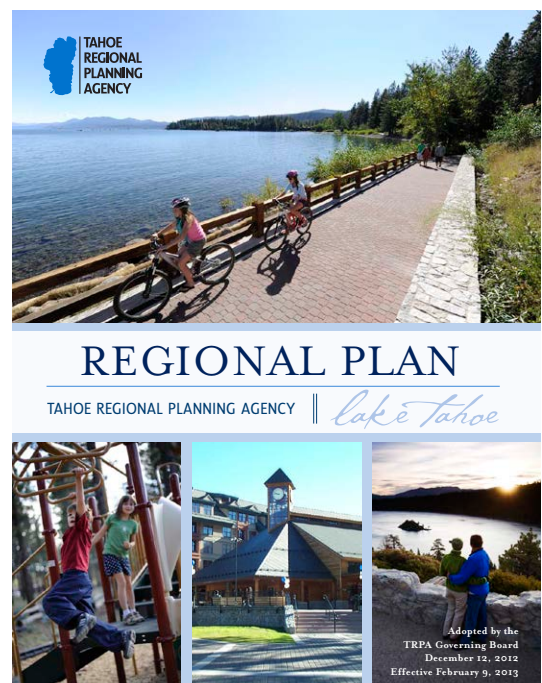
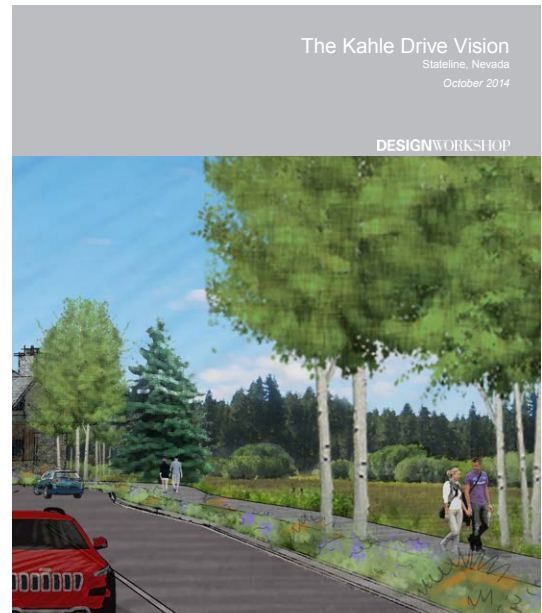
The US Highway 50 corridor from the eastern edge of the Stateline resort core to the intersection at Elks Point Road has been on the periphery or referenced in numerous adopted plans, but never the focus of a coordinated, integrated approach to planning. To address this need, the Expanded Kahle Drive Vision Plan builds on a number of prior community and stakeholder visioning and planning processes and sets the stage for community enhancement projects in the area.

# PROJECT BACKGROUND

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The US Highway 50 corridor from the eastern edge of the Stateline resort core to the intersection at Elks Point Road has been on the periphery or referenced in numerous adopted plans, but never the focus of a coordinated, integrated approach to planning. (See Project Area Map on the next page). To address this need, the Expanded Kahle Drive Vision Plan builds on a number of prior community and stakeholder visioning and planning processes, including, but not limited to:

- The **South Shore Vision Plan** (2011) which 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 gateway feature at the corner of Kahle Drive and US 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 create sense of being a hub for lively mixed-use development and outdoor recreation.
  - Redevelop the area into a mixed-use environment with retail and office as well as lodging, restaurants, gaming, and improved access to indoor and outdoor recreation.
  - Tie the entire corridor together by connecting a series of trails east and west along US 50 and linking mountain side recreation areas such as Van Sickle Bi-State Park and the Kahle Park and Community Center to recreation areas at the shores of Lake Tahoe, including Nevada Beach and Round Hill Pines Resort.
- The adopted **TRPA 2012 Regional Plan**
- The **draft 2014 Douglas County/TRPA Tahoe Douglas Area Plan** (not completed)
- The **Kahle Drive Vision** (2014)
- The **Final Burke Creek-Rabe Meadow Complex Master Plan** (2014)
- Adopted **TRPA and Tahoe Transportation District (TTD) transportation plans**
- The **Douglas County Five-Year Transportation Plan** (adopted annual updates)
- The Kahle Drive Vision and Kahle Drive Expanded Vision projects are elements of the **Douglas County Economic Vitality Plan** (Distinctive Downtowns - Tahoe Revitalization).





# PROJECT BACKGROUND



PROJECT AREA



# PROJECT BACKGROUND

## CURRENT PUBLIC PROJECTS IN THE AREA

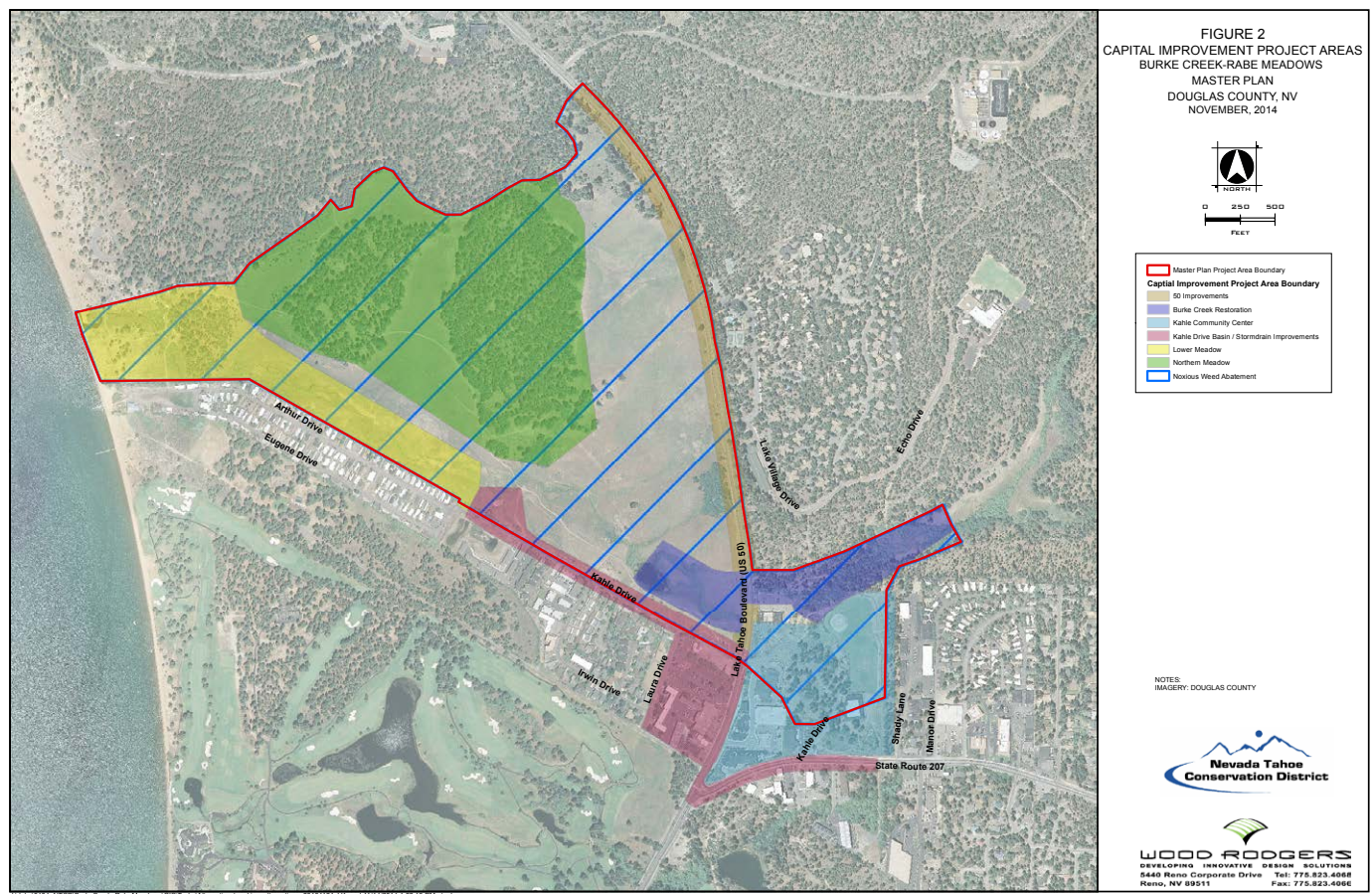
The Expanded Vision Plan captures current public projects in the area to leverage funding and design efforts and maximize public benefits. Recently completed and projects in design stages include the following:

- Completed: Burke Creek Restoration Phases 1 and 2 (watershed restoration project)
- Completed: Kahle Basin Redesign and Construction (water quality improvement project)
- Underway: Design of the Kahle Drive “complete streets” project (multi-benefit project)

The Expanded Vision Plan summarizes key takeaways from these projects and other planning studies.

## PURPOSE OF THE EXPANDED VISION PLAN

The Kahle Drive Expanded Vision is being used to solicit community and agency input for the continued development of public and private sector projects that are consistent with the vision and to attract and secure funding for these projects. A variety of local, regional, state and federal agencies are engaged in helping to advance the Vision and specific projects currently underway, including the Kahle Drive “complete streets” project.



# PROJECT BACKGROUND

## STAKEHOLDER AND PUBLIC OUTREACH

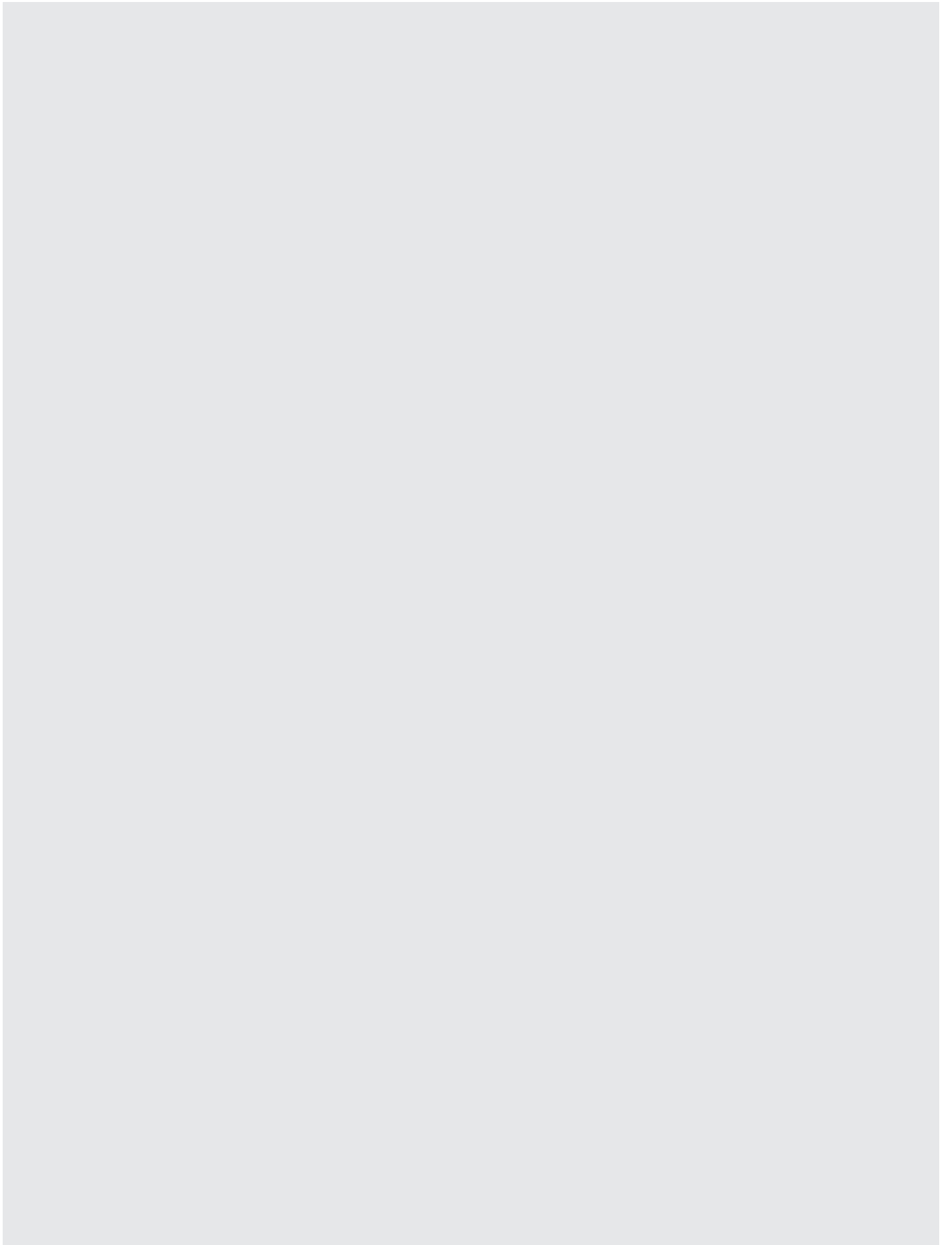
Multiple stakeholder groups were involved in the development of the Expanded Vision Plan. Additionally, public input was gathered during the Oliver Park General Improvement District regular meeting and as part of a project Public Open House.

Input received from stakeholders and the public guided the refinement of the Vision Plan principles and added project design level detail for recommended projects.

Stakeholder organizations invited to participate included the following:

- Barton Health
- Douglas County Planning Commission
- Douglas County Parks & Recreation
- Edgewood Companies
- Environmental Protection Agency
- Kingsbury General Improvement District
- Lakeside Inn & Casino
- Lake Tahoe Bicycle Coalition
- Lake Tahoe South Shore Chamber of Commerce (Tahoe Chamber)
- Lake Village Homeowners Association
- Nevada Department of Transportation
- Nevada Division of Environmental Protection
- Nevada State Lands
- Oliver Park General Improvement District
- Sierra Colina
- South Shore Transportation Management Association
- South Tahoe Alliance of Resorts
- Tahoe Beach Club
- Tahoe Mobility Group
- Tahoe Regional Planning Agency
- USDA Forest Service, Lake Tahoe Basin Management Unit





# EXISTING CONDITIONS

The Expanded Vision Plan not only builds on the foundation of other projects and planning processes, but it also considers key takeaways from data points such as ownership, land use, and environmental resources.

# EXISTING CONDITIONS

## EXISTING CONDITIONS MAPPING

The Expanded Vision Plan is grounded in an understanding of the surrounding context. The maps shown on the following pages illustrate ownership, land use, stream environment zones (SEZ), hydrology, and connectivity. Although the US Forest Service owns a large proportion of lands comprising Rabe Meadow, a private parcel constrains the development of a shared use path on the west side of US 50 between Kahle Drive and Elks Point Road. Private lands also parallel the highway as it continues southwest toward the casino core.

Burke Creek passes through Rabe Meadow. A shared use path runs through the meadow and provides access for pedestrians and cyclists to travel through the meadow to reach Nevada Beach and to continue on to the north to Round Hill Pines Resort. Both locations are popular recreation areas. Future trail connections have been identified to the south which will connect the bike path to the casino core. The completion of the bike path system is envisioned to be part of a larger network of trails that will allow people to have a shared use bike path route around the entirety of Lake Tahoe.

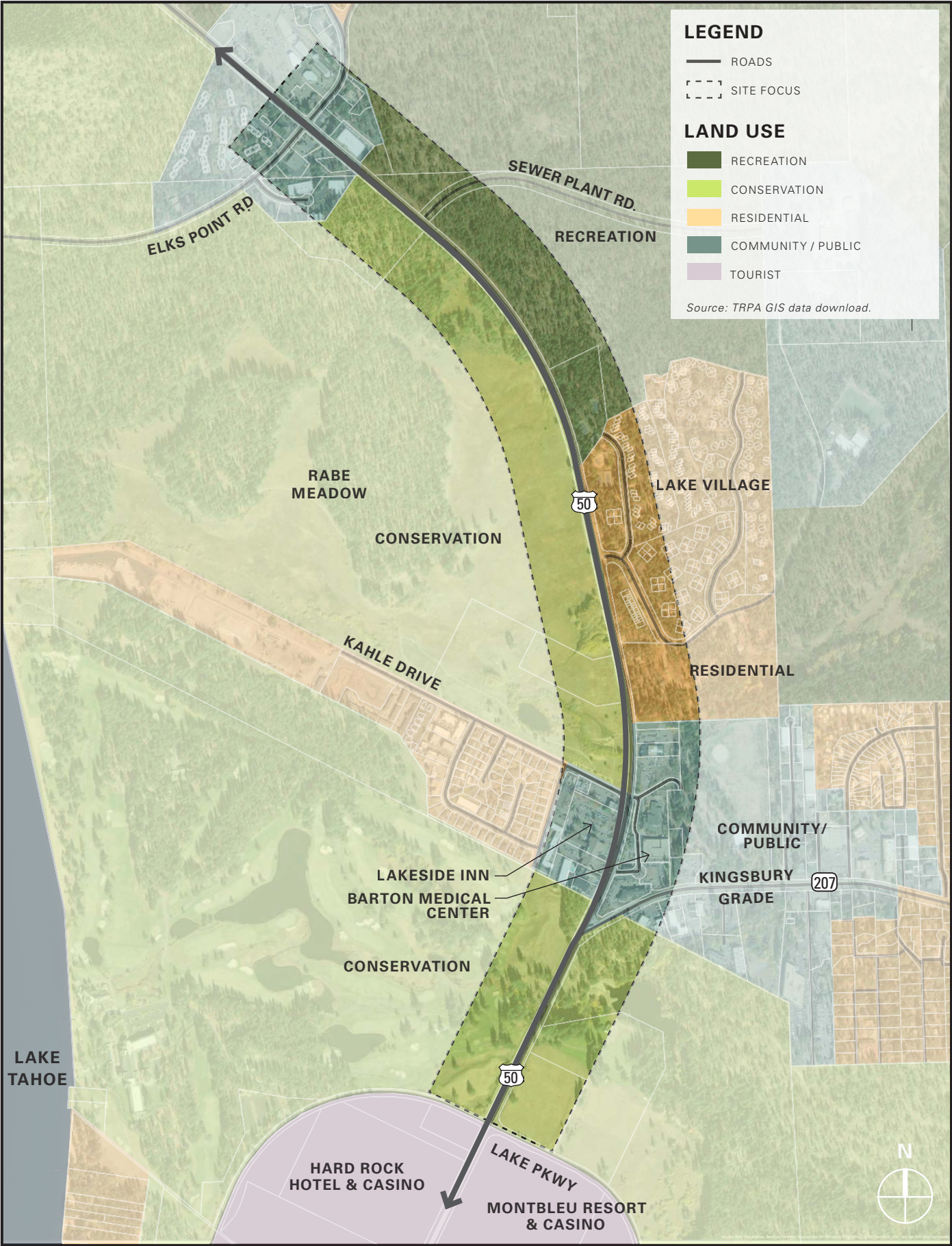
Gaps in the mobility and trail system show a need for trail connections from the Lakeview Trail east to the Kahle Community Center and parallel to US 50 from Lake Parkway north to the Round Hill Village Shopping Center/Elks Point Road. Pedestrian connections are also needed along the east side of US 50 between Lake Parkway and Kingsbury Grade. The Kahle Drive/US 50 intersection has been identified as a priority for safety and mobility enhancements.

# EXISTING CONDITIONS





# EXISTING CONDITIONS



## LAND USE



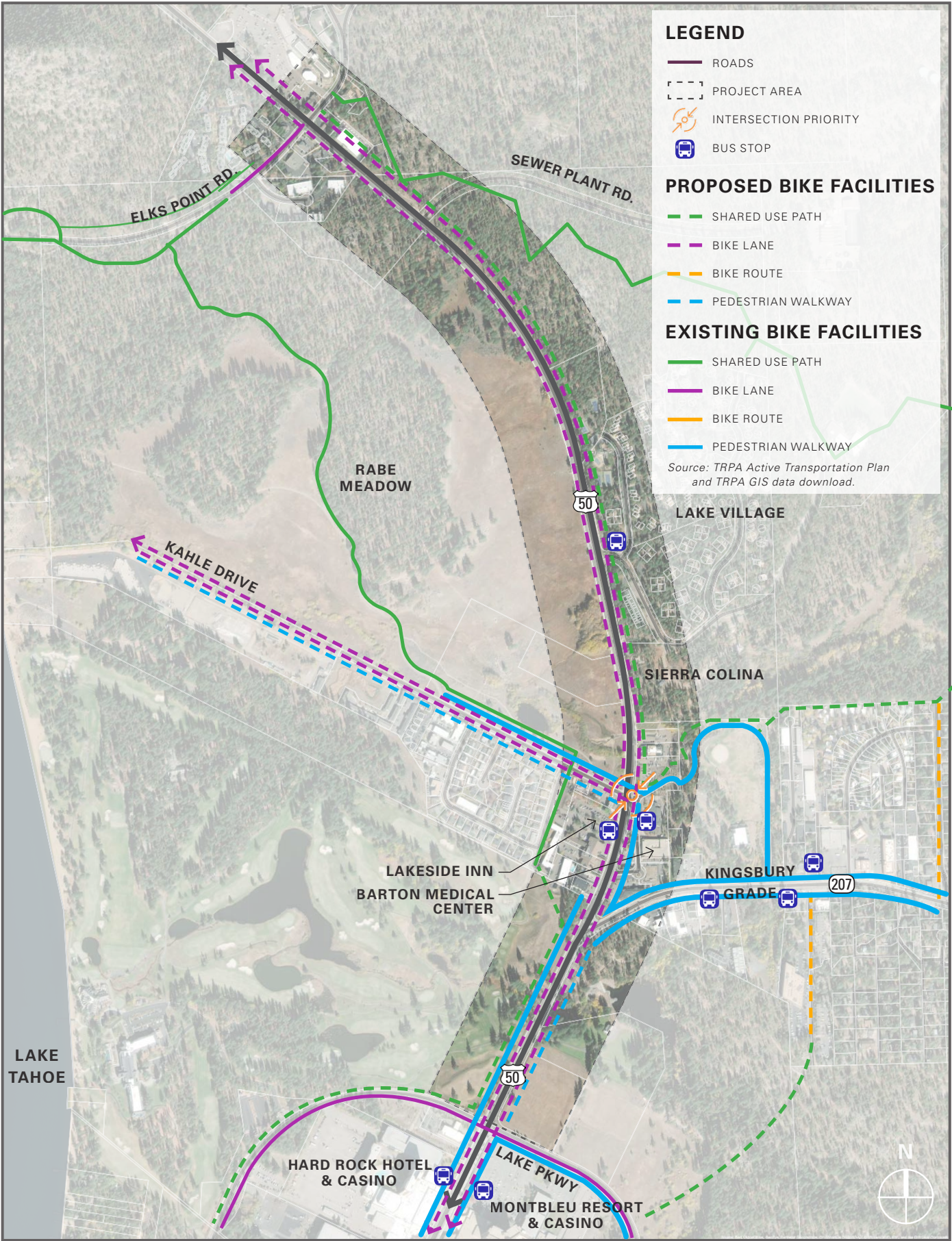
# EXISTING CONDITIONS



STREAM ENVIRONMENT ZONES & HYDROLOGY



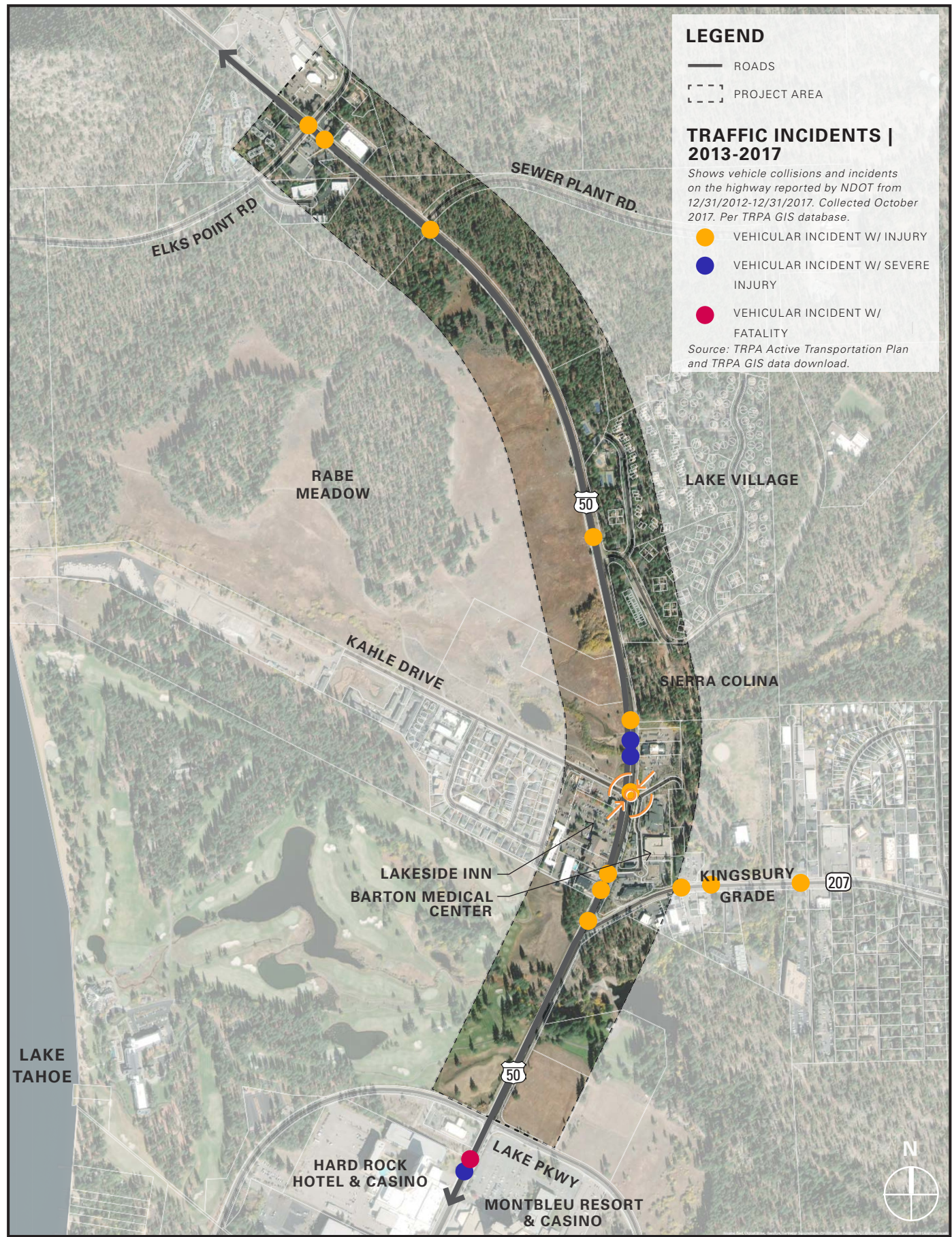
# EXISTING CONDITIONS



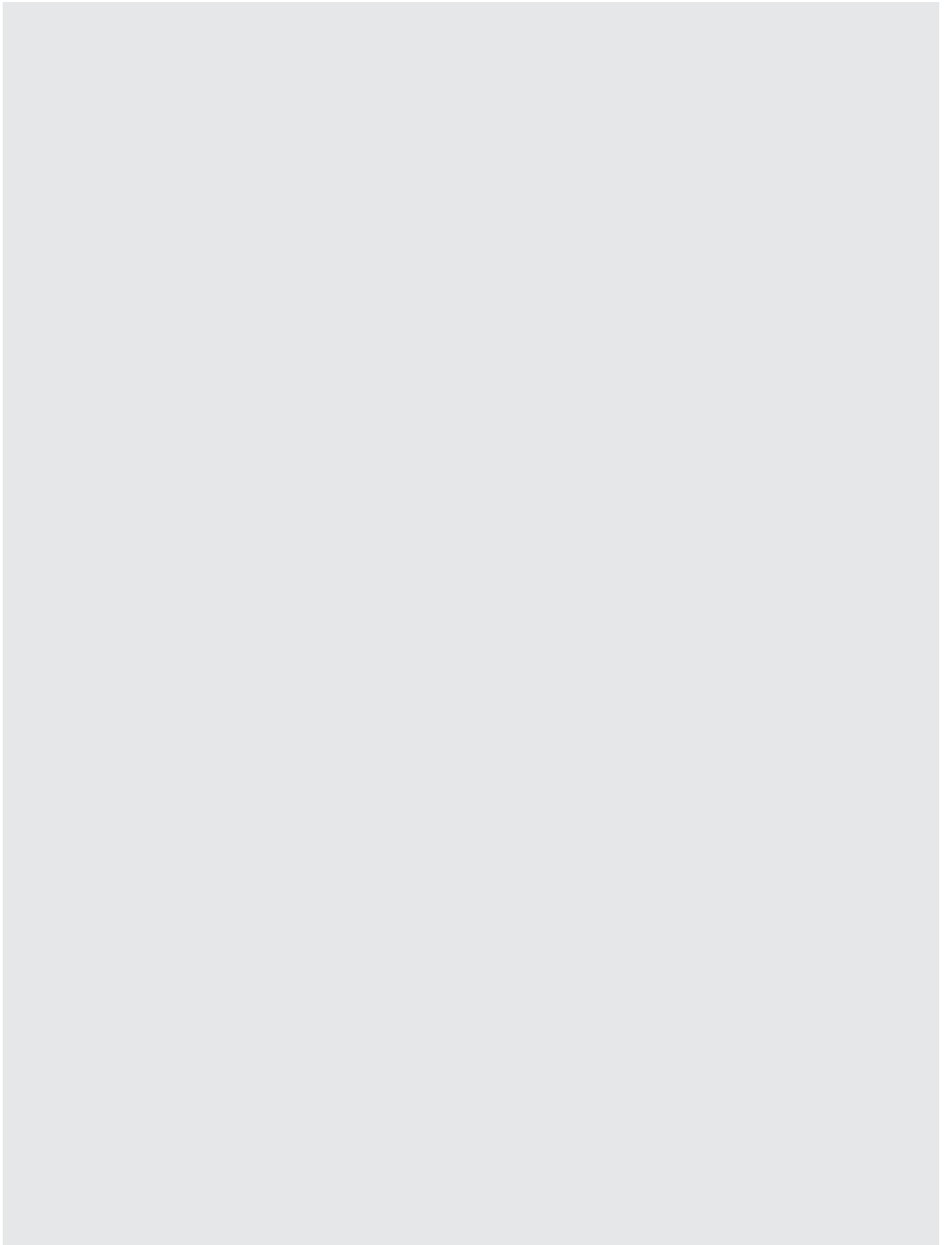
EXISTING & PROPOSED BIKE FACILITIES



# EXISTING CONDITIONS



TRAFFIC INCIDENTS





# EXPANDED VISION PLAN

The Expanded Kahle Drive Vision plan extends the efforts of the Kahle Drive Vision and South Shore Vision Plan which accelerate environmental improvements, revitalize economic activity, and upgrade the scenic quality along this well-defined entry corridor to Lake Tahoe's South Shore.

The following chapter presents a series of Vision Principles to guide improvements within the project area. These principles, in combination with the principles and recommendations from the Kahle Drive Vision Plan, the South Shore Vision Plan, and other relevant planning documents establish the framework for future projects. The design of future projects should focus on multi-benefit approaches to address streetscape, revitalization, stormwater, and mobility needs. As such, the principles in this chapter are organized into three categories:

- Streetscape/revitalization
- Mobility
- Stormwater

Imagery is used to convey the desired outcomes for future projects. A final Expanded Vision Plan map diagrams the proposed projects and shows their relationship to one another.



# EXPANDED VISION PLAN

## STREETSCAPE/REVITALIZATION PRINCIPLE

Opportunities for streetscape enhancements and revitalization efforts exist for the private lands in the project area. The South Shore Vision Plan envisioned a Lower Kingsbury Gateway Area where buildings face the street and their uses directly front a new pedestrian zone. Reinvestment in the Lakeside Inn and Casino could create a resort image and mix of uses to create the tone for the South Shore of Lake Tahoe.

Streetscape enhancement opportunities also exist to the east of US 50. These enhancements can be coordinated with a gateway feature at the corner of Kahle Drive and US 50. The improvements not only denote the importance of arrival into the south shore, but also promote walking and biking as active modes of transportation.

## STREETSCAPE/REVITALIZATION PRINCIPLE

- » **Design and construct a streetscape along the entire Kahle Drive corridor** that includes sidewalks and pedestrian amenities, planting, undergrounding of utilities, enhanced access to recreation and open space, and an improved neighborhood experience.



LAKE SIDE INN REDEVELOPMENT CONCEPT SKETCH PER THE SOUTH SHORE VISION PLAN

# EXPANDED VISION PLAN



CONCEPTUAL GATEWAY ENHANCEMENTS AND REDEVELOPMENT AT KAHLE DRIVE AND US 50



CONCEPTUAL STREETScape AND MOBILITY ENHANCEMENTS ALONG THE EAST SIDE OF US 50



# EXPANDED VISION PLAN

## MOBILITY PRINCIPLES

The success of the Lakeview Trail through Rabe Meadow has illustrated the desire for people to walk and bike to destinations. As the Tahoe Trail is completed around Lake Tahoe, additional shared use path connections will enhance the network of bikeways and further promote walking and biking. Between Lake Parkway and Kahle Drive, completion of the Tahoe Trail along Edgewood Tahoe's frontage will connect cyclists and pedestrians to the future Main Street redevelopment area. Enhanced bike lanes and the addition of a sidewalk along the east side of US 50 allows cyclists and pedestrians a designated place to bike and walk.

Between Kahle Drive and Elks Point Road, a shared use path offers residents on the east side of US 50 a separated, off-highway option for walking and biking. The route would connect to the existing Lakeview Trail and would create a loop trail opportunity for both transportation and recreation opportunities.

Additional trail connections should be made from Kahle Community Park to the Lakeview Trail. Overall, low water use and low maintenance plant materials and rock mulches should be used as part of the landscape treatments between narrower sections of shared use paths and the roadway.

Mobility enhancements for the Kahle Drive/US 50 intersection are also proposed. These recommendations which were developed by Wood Rogers for the Tahoe Regional Planning Agency staff, in coordination with the Nevada Department of Transportation, are shown in the below diagram. Stakeholders have also noted a need to address ingress/egress movements associated with the Sewer Plant Road intersection further to the north in the project area.

## MOBILITY PRINCIPLES

- » **Link the Lower Kingsbury Area to Kahle Drive** with an improved network of trails and sidewalks to create a greater sense of being a hub for lively-mixed use development and outdoor recreation.
- » **Create a paved, off-highway shared use path** connecting residents and visitors from the Casino Resort core to the Lakeview Trail, Nevada Beach, and east to Round Hill and Round Hill Pines Resort; also, along the length of US Highway 50 from the intersection with Lake Parkway to Elks Point Road.
- » **Establish a connected shared-use path system** by completing linkages and connecting Kahle Community Park to the Lakeview Trail.



KAHLE DRIVE INTERSECTION ENHANCEMENTS



# EXPANDED VISION PLAN



CONCEPTUAL SHARED USE PATH AND SIDEWALK ALONG US 50 FROM LAKE PARKWAY TO KAHLE DRIVE



CONCEPTUAL SHARED USE PATH AND ENHANCED BIKE PATH ALONG US 50 FROM KAHLE DRIVE NORTH TO ELKS POINT ROAD



# EXPANDED VISION PLAN

## STORMWATER PRINCIPLE

As described in the Kahle Vision Plan, Kahle Drive is a narrow, substandard road adjacent to Burke Creek Meadow. It serves the Oliver Park, the Tahoe Shores residential neighborhoods, and the Tahoe Beach Club resort. 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.

The vision for Kahle Drive is one that addresses the stormwater challenges while also providing the benefits of a complete street. The roadway design would slow the speed of vehicle traffic, walking and biking would be encouraged, and the visual character of the street would be improved.

## STORMWATER PRINCIPLE

- » **Accelerating water quality restoration** and other ecological benefits by supporting environmental redevelopment opportunities and Environmental Improvement Program (EIP) investments.



## PROPOSED WATER QUALITY IMPROVEMENTS ON KAHLE DRIVE



# EXPANDED VISION PLAN

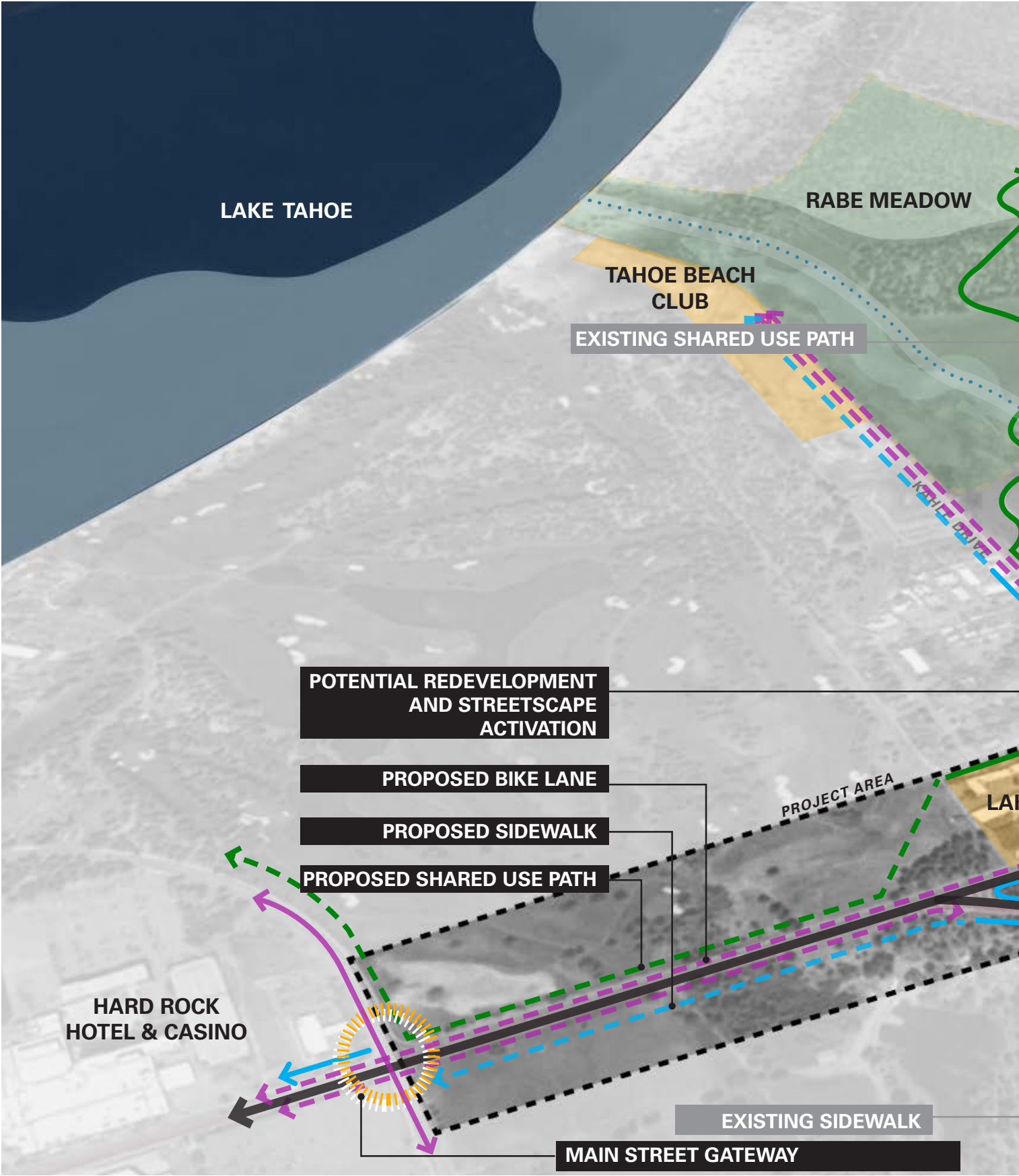


COMPLETE STREET DESIGN APPROACH FOR STORMWATER AND MOBILITY ENHANCEMENTS ALONG KAHLE DRIVE



COMPLETE STREET DESIGN ELEMENTS ALONG KAHLE DRIVE WILL CONNECT INTO THE EXISTING LAKEVIEW TRAIL IN RABE MEADOW

VISION PLAN





ROUND HILL VILLAGE

BURKE CREEK

LAKE TAHOE BLVD. (US 50)

PROPOSED SHARED USE PATH

PROPOSED BIKE LANE

BURKE CREEK

PROPOSED SHARED-USE PATH

RECREATION GATEWAY & PEDESTRIAN CROSSING ENHANCEMENTS

STREETSCAPE IMPROVEMENTS

KAHLE COMMUNITY PARK

KINGSBURY GRADE RD. (SR 207)

STATELINE