



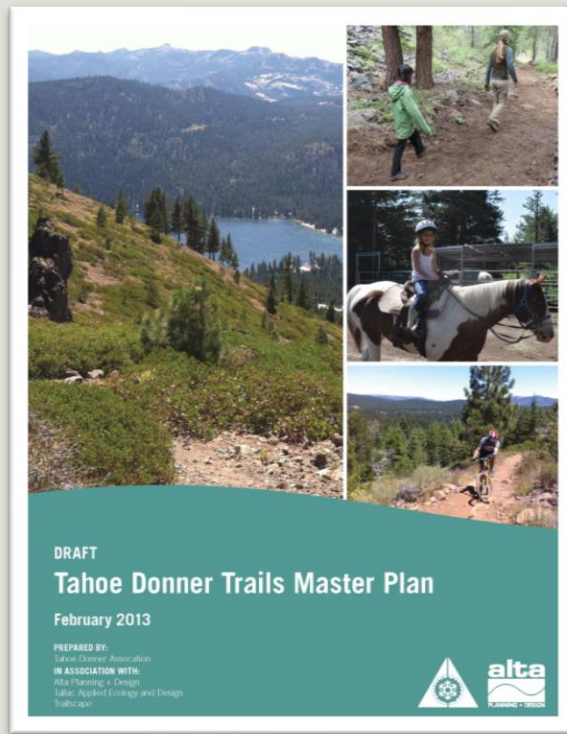
BERMGARTEN TRAILHEAD IMPROVEMENT PROJECT

BOARD OF DIRECTORS MEETING

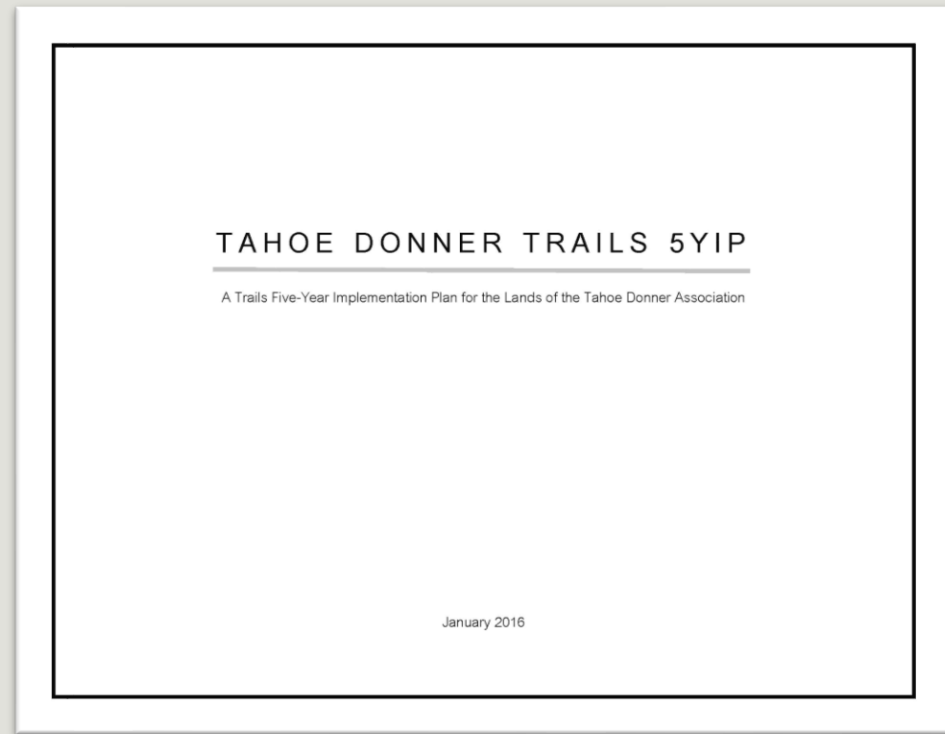
APRIL 27, 2019

TRAILS GUIDING AND PLANNING DOCUMENTS

TRAILS MASTER PLAN



5-YEAR IMPLEMENTATION PLAN



TRAILS MASTER PLAN PROJECTS

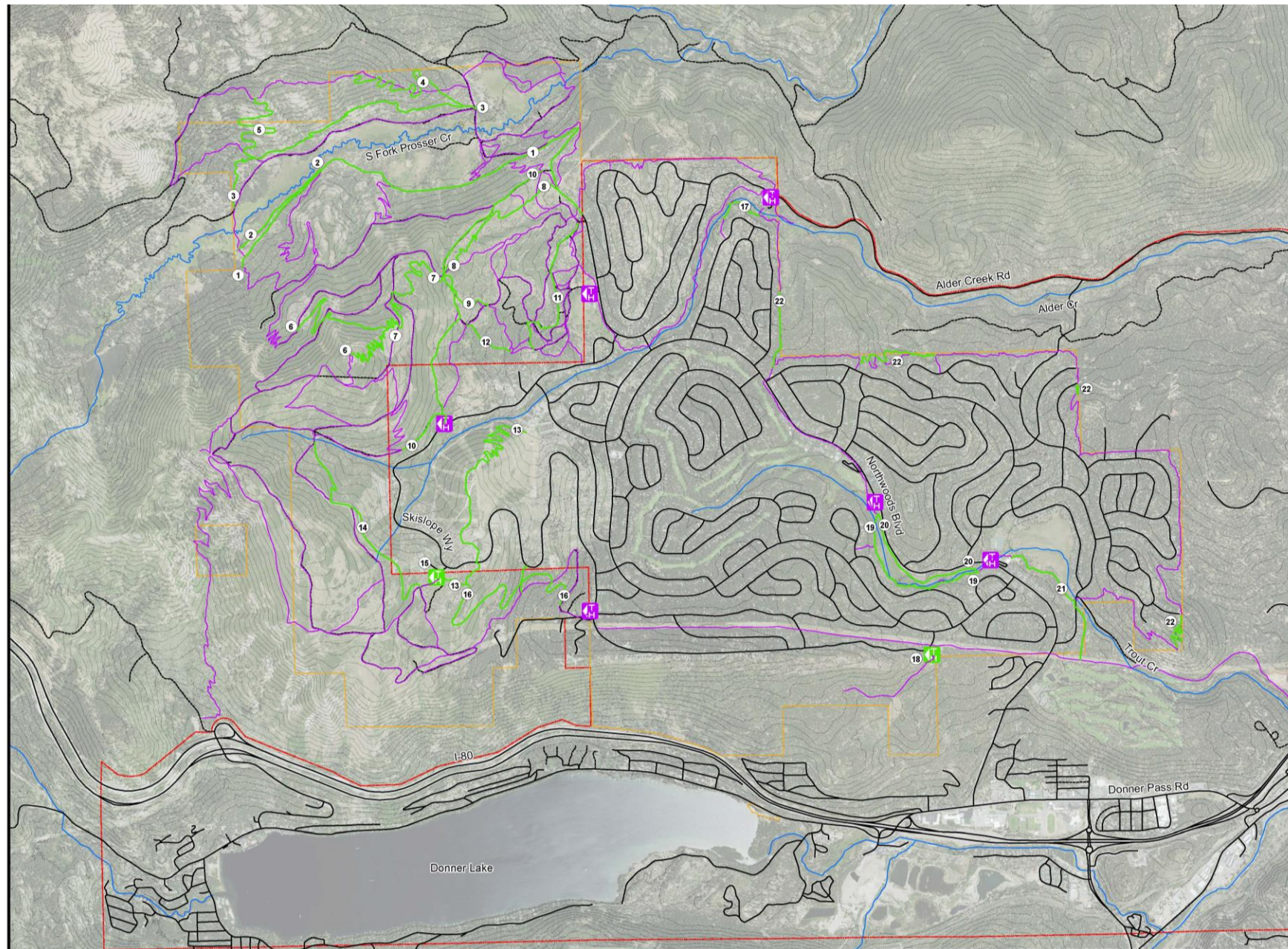
The Trails Master Plan identifies trail improvements and recommended new trails projects

This projects list was prioritized through collaborative efforts by management and General Plan Committee Trails Subgroup

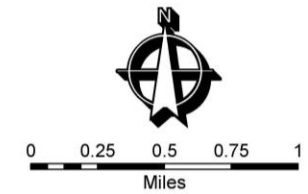
The project list was broken down into 5 year increments resulting in first 5-Year Implementation Plan

2-year development of environmental permit application, and multi-jurisdictional environmental review and approval

- Nevada County approval September 2016
- Town of Truckee approval February 2017
- 5-Year Implementation Plan Application and supplemental documentation
<http://www.mynevadacounty.com/nc/cda/planning/Pages/Tahoe-Donner-Trails-Plan.aspx>



- Proposed Projects
- Existing Trails
- Existing Trailhead
- Project Trailhead
- Paved Roads
- Unpaved Roads
- 50 ft Topographic Contours
- Tahoe Donner Boundary
- Town of Truckee
- 1 Trail / Trailhead Project Number 1-22



Existing and Proposed Projects Overview
TD Trails 5-Year Implementation Plan
Town of Truckee / Nevada County, California



Data Sources: TDA, TDPUD
 © 2015 Balance Hydrologics, Inc.



TRAILHEADS

TAHOE DONNER TRAILHEAD TYPES*

Amenity Related

- Alder Creek Adventure Center
- Northwoods Clubhouse

Paved Parking Lot Trailhead

- Glacier Way

Rustic Parking Lot Trailhead

- Skislope Way
- Teton Way
- Nature Loop

5-YEAR IMPLEMENTATION PLAN (5YIP)

Includes (2) Trailhead Improvement Projects

- Glacier Way
- Bermgarten

*examples listed under types, this is not complete list of all TDA trailheads

GPC Trails and Open Space Subcommittee (TOS)

Trailhead Project Prioritization

TOS' Trailhead Subgroup:

- completed site visits, understanding of 5YIP trailhead projects, strategy of improvements

Prioritization of trailhead improvements based on subgroup strategies

TOS consensus

- Prioritization of Bermgarten improvement over Glacier
 - Creation of a rustic trailhead at Bermgarten would allow TDA to introduce and promote the area to members
 - Alleviate the parking problems on Bermgarten, provide an attractive alternative to Glacier (potentially relieving both parking and user congestion)
 - Help provide TDA with the experience and data to better understand what the long-term Bermgarten trailhead needs might be.
 - Developing Bermgarten and redistributing users across a greater portion of TDA's southern trails may also decrease the size requirement of the Glacier expansion.



PROJECT LOCATION

McGlashan Springs Parcel



PROJECT LOCATION DETAILS

- Bermgarten is located on Tahoe Donner's southern border off Skislope Way.
- The proposed trailhead parking is located just beyond a green gate that prohibits vehicles from entering McGlashan Road.



BACKGROUND

The 2012 Trails Master Plan identified this site as an appropriate trailhead development project due to the area's scenic, historic and recreational value.

The proposed project location is an abandoned logging deck with a large debris pile. One gate is installed at the end of Bermgarten Road cul-de-sac. No other improvements exist.

The area is adjacent to two large USFS parcels with a braided network of unofficial trails leading to Tahoe Donner property.

The Truckee Donner Land Trust will complete the Donner Lake Rim Trail through this area in the summer of 2019.

Original plans proposed the development of the area into a paved parking area with 14 parking spaces.

PURPOSE

The establishment of this trailhead site aims to:

- Improve member access to one of Tahoe Donner's most beautiful and historically significant area of open space.
- Eliminate vehicles parking on the street
- Provide improved parking and access in area with increasing trail connectivity.
- Area of prioritization for development of new green (easy) ability level trails
- Assist in dispersing parking throughout Tahoe Donner's trail network and potentially alleviate congestion at Glacier Way.





PROPOSED “RUSTIC APPROACH”

A “rustic approach” is proposed as an interim design for the Bermgarten Trailhead improvement project. **This design would:**

- Provide up to 16 parking spaces in the current landing area.
- Offer a relatively flat, unpaved surface in the landing area.
- Allow for staff to monitor user data and trends for appropriate long-term planning.
- Provide trail users with a trailhead kiosk, dog waste dispenser, trash service, signage visitor information.
- Minimize excessive parking area development, should the area continue with low to moderate visitation.
- Add an additional gate to prohibit vehicular use further along McGlashan Road.
- Minimize winter maintenance needed, as plow service will not be possible.

Bermgarten Trailhead - Revised Map

Legend

- Bermgarten Trailhead (16 spaces)
- Kiosk
- New gate
- New Sign Post



PROPOSED BUDGET + FUNDING

Proposed Budget: \$45,000

Includes contingency

Utilizing a combination of
Development and Reserve
Replacement Funds

RESERVE REPLACEMENT FUNDS

\$11,700 (McGlashan Road/Trail #11)

- 26% of project expense
- Approximately 4,000 sf of existing road smoothing and 4" base added.
- Existing road includes access from Bermgarten to McGlashan road.
- Removal and utilization of debris pile
- Utilize natural material on site



DEVELOPMENT FUNDS

\$33,300 (Trail & Open Space)

- 74% of project expense
- Parking area (11,000 sf) smoothing and 4" base added
- Rock barrier
- New gate installation
- Trailhead kiosk
- Dog waste bag dispenser
- Signage



GPC Task Force	Project	2019	2020	2021	2022	2023
Association Wide	New Accessibility Improvements	50,000	150,000			
Association Wide	Member Surveys	20,000	20,000			
ACAC	Asphalt Parking and Walkways at Equestrian Campus	25,000				
ACAC	Snowmaking on select Nordic Trails (Phase 1)	100,000				
Downhill Ski Resort	Downhill Ski Lodge	200,000	200,000	TBD	TBD	TBD
Downhill Ski Resort	Snowmaking to Eagle Rock	600,000				
Downhill Ski Resort	Regrade Mile Run to 8% minimum slope	50,000	200,000			
The Lodge	Covered Stairway, connecting parking lots	125,000				
Trails and Open Space	Implement trail/trailhead projects on the 5YIP	100,000	150,000	75,000	75,000	
TCRC	Trout Creek Expansion (DF Phases 1 and 2)	396,000	275,000			
TCRC	Snowmaking at Snowplay	100,000				
Association Wide	Feasibility Studies	50,000	50,000	50,000	50,000	50,000
Association Wide	Future Land Acquisition (previous unspent \$ rolls forward)	120,000	60,000	60,000	60,000	60,000
Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead		1,936,000	1,105,000	185,000	185,000	110,000
	Direct and Allocated Overhead	311,000	311,000	311,000	311,000	311,000
	Expenditures Total	2,247,000	1,416,000	496,000	496,000	421,000
3.0%	Inflation Factor	0	42,000	30,000	45,000	51,000
	Total Including Inflation	2,247,000	1,458,000	526,000	541,000	472,000
2019	< BASELINE YEAR FOR INFLATION FACTOR					
2.0%	Interest Income	106,000	126,000	155,000	206,000	260,000
8.0%	Income Tax Expense	8,000	10,000	12,000	16,000	21,000
	Bad Debt Expense	7,000	7,000	7,000	7,000	7,000
	Member Equity Transfer (Projected)	1,000,000	500,000	500,000	500,000	
20	<Years: Normalized Contributions >	335	355	375	395	335
6473	Annual Contribution	2,168,000	2,298,000	2,427,000	2,557,000	2,168,000
	Beginning	5,305,000	6,317,000	7,766,000	10,303,000	13,002,000
	Ending	6,317,000	7,766,000	10,303,000	13,002,000	14,930,000
		Yr 2019	Yr 2020	Yr 2021	Yr 2022	Yr 2023

Planning assumptions (4/18/19)

Project Stages Color Code	Project Analysis	Conceptual Design	Final Design
Board Approval required at the following intervals (#)	#	#	#



QUESTIONS?