

44-unit subdivision to break ground in Stateline

By Kathryn Reed

A new neighborhood is about to be erected on the South Shore.

With a severe housing shortage in Lake Tahoe, inane rules governing development and tourist accommodations usually what anyone wants to build, this is almost revolutionary.

Ten units will be four bedrooms and the remaining 34 will have three bedrooms. Fourteen will be standalone residences, the others will be townhomes. They will range in square footage from about 2,200 to 2,800.

This housing project has gone through several incarnations – because of a lawsuit brought by the League to Save Lake Tahoe, market conditions, and a desire to have more open space. Twelve years after purchasing the 18-acre parcel in Stateline, Steve Kenninger and Gail Jaquish are starting to build what is known as Sierra Colina.

“Our big focus is we are trying to create a community or neighborhood that provides that feeling of being more like a local neighborhood. We expect a large portion of our owners to be full-time residents of the Tahoe basin,” Brian Helm, managing partner of Sierra Colina, told *Lake Tahoe News*.



This is the eastern entrance to Sierra Colina off Lake Village Drive. There will be a second entrance/exit down the hill to the west, closer to the office building. Photo/Kathryn Reed

Sierra Colina will be accessed off Lake Village Drive from Highway 50 in Stateline. A loop will connect the neighborhood.

The bulk of the work this building season will be putting in what will be private roads – not county owned – utilities, and other infrastructure. Final details on Highway 50 improvements are being ironed out.

This season 10 units will have their foundations laid, with anticipation people could be moving in in 2018. Seventeen units will be built in each of the following two years.

The exact price for the dwellings will be released this summer. That's when sales will begin as well.

The original project called for nine moderate-income deed restricted single-family residences. Those fell by the wayside post-lawsuit, which the League won.

“The way we look at it market rate and affordable housing are

part of a connected chain. As we add market rate housing, it frees up rentals," Helm said.

It's not expected that people will be able to see much of the neighborhood when they drive by on Highway 50 because everything will be set back at least 200 feet.

For the new residents, some will have partial views of Lake Tahoe, Rabe Meadow, Mount Tallac and Heavenly.

The goal is to leave as many of the large trees and boulders as possible so there is a sense of being in the mountains while being immersed in the neighborhood. Only 4 of the 18 acres will be touched. The rest will remain natural.

"We will be providing a little bit of an updated look with mountain architecture; something that feels very warm and relates to Lake Tahoe from an aesthetic and maintenance perspective," Helm said. "It's important to us to have timeless mountain architecture."

Wood and rock will be used extensively.

Also being constructed this year is the commons building that will be a gathering spot for residents. A homeowners' association will govern the property after build out.