



Mail
 PO Box 5310
 Stateline, NV 89449-5310

Location
 128 Market Street
 Stateline, NV 89449

Contact
 Phone: 775-588-4547
 Fax: 775-588-4527
 www.trpa.org

STAFF REPORT

Date: September 25, 2019

To: TRPA Governing Board

From: TRPA Staff

Subject: Update on the Main Street Management Plan and Other Components of the US 50/South Shore Community Revitalization Project

Summary and Staff Recommendation:

This staff report provides a brief update on the Main Street Management Plan and the South Shore Community Revitalization Project. This item is for informational purposes and no action is required.

Project Description/Background:

Prior to permit acknowledgement of Phase 1 of the South Shore Community Revitalization Project (SSCRP), the Main Street Management Plan (MSMP) must be developed and adopted by the TRPA Governing Board. The MSMP will provide a plan for the transition of the Main Street area after its conversion from a five lane US highway to a space which enhances the business environment, visitor experience and environmental sustainability. TRPA, as a partner agency and in coordination with the Tahoe Transportation District (TTD), is the lead in developing the MSMP. TTD is the lead in developing and completing three components of the MSMP and the remaining project conditions/components of the SSCR, as shown in the table below.

Project Condition/Component	Lead Entity
Main Street Management Plan must be approved by TRPA before proceeding with roadway realignment	TRPA
<ul style="list-style-type: none"> Main Street Design and Wayfinding 	TRPA
<ul style="list-style-type: none"> Main Street Management Plan Transit Circulator 	TTD
<ul style="list-style-type: none"> Main Street Management Plan Property and Improvements Ownership, Management, and Funding 	TTD
<ul style="list-style-type: none"> Parking Management 	TTD
Replacement Housing - 109 Transit Oriented Development (TOD) Residential Units (102 low income, 7 moderate income).	TTD
<ul style="list-style-type: none"> 76 units shall be constructed prior to displacement of any residents for any part of the SSCR. No less than 33 units shall be constructed before or concurrent with the roadway realignment. 	
Rocky Point Neighborhood Amenities Plan	TTD

US 50 Engineering and Construction Plans	TTD
Secure Project Funding	TTD

TRPA Status Report:

TRPA staff and consultants wrapped up work in Phase 2.3 of the Work Plan with a Stakeholder Working Group meeting and public open house. The stakeholders, along with community input, selected three key alternatives to move forward for analysis.

Main Street Management Plan Stakeholder Working Group

- The third Stakeholder Working Group meeting was held on August 27th. The meeting included a presentation by Design Workshop of best practices and draft streetscape options for bike and pedestrian infrastructure, transit, parking, greenspace and more. Using a design charrette format, the Stakeholder Working Group developed three alternatives for the section of Main Street between Lake Parkway and Park Avenue. Each alternative varied in specific layout but included one travel lane in each direction, bike and pedestrian facilities, green space, and flexible open space for events. In the upcoming months, the consultant team will analyze each alternative for safety, traffic flow, cost, and maintenance, among other criteria, and will include the feasibility of closing portions of the street for events. The next meeting is scheduled for November.
- In July, the Stakeholder Working Group had the opportunity to see two real world examples of community revitalization and redevelopment with an organized tour of Victorian Square in Sparks and downtown Reno. Led by Planning and Public Works staff from both cities, the Regional Transportation Commission (RTC) and the Downtown Reno Partnership, the tour consisted of insights and lessons learned on event management, cost and maintenance of ongoing operations, coordination of transit, and safety, among other topics. The day began with a walking tour of Victorian Square, where staff explained the nuances of holding special events along the corridor and suggested energy sources, storage, and safety be considered in the overall design and construction of the corridor. RTC staff gave a presentation as the bus followed the Lincoln Line, the high frequency Bus Rapid Transit route that connects Victorian Square to Reno’s 4th Street Station. Before returning to the lake, the group learned about Reno’s unique special events structure and the Downtown Reno Partnership, which provides ambassadors for maintenance, navigation, safety, and social services for the downtown area. Stakeholders were encouraged to bring takeaways from the tour to the August Stakeholder Working Group meeting.

Main Street Management Plan Staff Steering Committee

- The Staff Steering Committee met in late July to discuss funding for implementation of the MSMP. TRPA staff are working to identify ownership, management and estimated costs of maintenance for existing facilities along the Main Street corridor. This information will be used as a baseline to identify options for future ownership, operations and management of the redesigned corridor.

Outreach

- Following the Stakeholder Working Group meeting, TRPA held the second public open house in the evening of August 27th. The community was shown the three street section alternatives developed by the Stakeholder Working Group and asked to provide input and specific comments on what worked and suggested improvements. The input received from the community will be incorporated into the alternatives analysis and presented to the Stakeholder Working Group at the next meeting.
- TRPA staff were invited to provide a brief overview of the status of the Main Street Management Plan and planning process at the Park Avenue Development Management Association (PADMA) board meeting in August. PADMA currently funds and maintains the area of Heavenly Village outside

of the Caltrans right of way. The association is supportive of the plan and TRPA staff will continue to provide ad hoc updates as the plan develops.

TTD Status Report:

Main Street Management Plan

- As mentioned above, TRPA staff are assisting TTD with the MSMP ownership, management and funding task.
- TTD staff, working with Wood Rogers, are reaching out to business and property owners along the Main Street corridor to gather information regarding current operational logistics. This information will help inform the parking management plan and the design and implementation of Main Street.

Replacement Housing

- TTD received two bids in response to the Request for Qualifications for partners in the development of 109 units of replacement housing and have entered into two MOUs with the City of South Lake Tahoe and both developers. The MOUs were approved by the City of South Lake Tahoe City Council on August 20th and the TTD Board on September 13th. TTD expects to have a development agreement in place with both developers by November.

Outreach

- TTD and the City of South Lake Tahoe staff will hold a public event on September 18th in the Rocky Point Neighborhood. The purpose of the meeting is to provide information and gather input from Rocky Point Neighborhood residents on housing, neighborhood amenities, roadway design, and safety.

Contact Information:

For questions regarding this agenda item, please contact Alyssa Bettinger, Associate Planner, at (775) 589-5301 or abettinger@trpa.org.