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STAFF REPORT

Date: November 13, 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 Main Street Management Plan Transit Circulator Main Street Management Plan Property and Improvements Ownership, Management, and Funding Parking Management 	TRPA TTD TTD 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:

Main Street Management Plan Stakeholder Working Group

- The fourth Stakeholder Working Group meeting is scheduled for November 19th. TRPA staff and consultants are refining the alternatives that were developed at the previous meeting and analyzing each for safety, circulation during events, vehicle and pedestrian flow, cost, and maintenance, among other criteria.

Main Street Management Plan Staff Steering Committee

- TRPA staff and consultants met with the Staff Steering Committee as well as staff from both the City of South Lake Tahoe and Douglas County Finance and Public Works Departments in late October. These meetings were the first of multiple conversations regarding roles and responsibilities for ownership, operations and maintenance of Main Street. The City and Douglas County reviewed the draft alternatives, the draft performance standards for which the street will be evaluated post-implementation, and an initial cost, maintenance and operations strategy for the future design of Main Street.

TTD Status Report:

Main Street Management Plan

- TRPA staff are assisting TTD with the MSMP ownership, management and funding task, as described above.
- Dixon Resources Unlimited, a subconsultant to Wood Rogers, will be assisting TTD in the development of the MSMP Parking Management Plan. Task one of their work will include establishing a parking stakeholder group made up of parking operators and key stakeholders in the project area, resulting in recommendations for inter-jurisdictional parking policies and necessary code updates. Additionally, Dixon will review the parking management component of the proposed Event Center project within the context of how it will integrate into the parking management plan for the Main Street.
- TTD and consultants will be providing an initial concept for the circulator transit. It will be used by staff and other consultants and is also expected by November 12, 2019.

Replacement Housing

- Pacific Development Group, the City of South Lake Tahoe and TTD are in the process of submitting necessary application materials to the City of South Lake Tahoe for an amendment to the Tourist Core Area Plan. This amendment would incorporate three parcels adjacent to Ski Run Blvd and Pioneer Trail into the existing Tourist Core Area Plan and would allow for an increase in density for multi-family residential by 17 units. If processed and approved by the City, the amendment would be considered by the TRPA Governing Board for approval. Prior to the initiation of this process all parties met with TRPA staff to verify the appropriate process for the plan amendment.

US 50 Engineering & Construction Plans

- Engineering, design and surveying work is underway with no issues reported.

Contact Information:

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