



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: December 11, 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:

Main Street Management Plan Stakeholder Working Group

- The fourth Stakeholder Working Group (SWG) meeting was held on November 19th. TRPA staff and consultants presented two alternative options for the design of Main Street to the group; each had an overarching theme: The Green Street Alternative and The Festival Street Alternative. The Green Street incorporated native Tahoe plants and materials as a visual guide through the corridor and surrounding recreation. The Festival Street provided opportunities for street activation by reserving space for events, increasing outdoor dining opportunities and community gathering spaces.

Along with the plan view maps and renderings illustrating the potential of each design, an alternatives analysis was presented showing how each option meets the goals developed by the SWG in the beginning of the process. Both alternatives were analyzed using the goals developed by the SWG which included safety, circulation during events, vehicle and pedestrian flow, cost, and maintenance, among others. The SWG chose a hybrid of the two options which will be presented back to the group in the draft plan in early/mid 2020. The focus of the next few months will be on other components of the Main Street Management Plan, including parking management, transit, ownership and operation of new facilities, a funding strategy, and working with the Project Development Team discussed below.

Outreach

- Following the SWG meeting, TRPA held the third of four open houses in the Main Street series. The two alternatives were presented to the community for input that will be further incorporated into the draft plan. The final open house will be held concurrently with the next SWG meeting in early/mid 2020.

TTD Status Report:

Main Street Management Plan/US 50 Engineering & Construction Plans

- A Project Development Team (PDT) meeting was held on December 2nd. The PDT is focused on the technical details of the US 50/SSCRP and is made up of representatives from the City of South Lake Tahoe, Douglas County, South Tahoe Public Utility District, and California and Nevada Departments of Transportation. This phase of work will focus on determining Rocky Point Neighborhood and Main Street features, preparing the necessary bid documents for construction, and obtaining necessary rights of way.

Replacement Housing

- Pacific Development Group and TTD applied to the City of Couth 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. The RPIC will review the amendment this month. 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. Pacific Development Group, the City, and TTD entered into a Memorandum of Understanding in August 2019.

Contact Information:

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