



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: March 18, 2020
 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

- See the update on the Transit Circulator below.

TTD Status Report:

Main Street Management Plan Transit Circulator

- TTD and TRPA staff collaborated to prepare a recommendation to include in both the Main Street Management Plan and as a condition of approval for the South Tahoe Events Center project. It is consistent with the draft Regional Transportation Plan concepts for this area and includes both fixed route transit service along what will be the “Main Street” (a.k.a., the former US 50) and on-demand micro-transit service to the area including and surrounding the South Shore Community Revitalization Project and Main Street Management Plan. That plan will be included as part of the final version of the Main Street Management Plan.

Main Street Parking Management Plan

- TTD held a day-long parking symposium in February to kick off the Parking Management Plan. The symposium focused on the basics of parking for stakeholders and interested parties from both the north and south shores. Julie Dixon of Dixon Consulting, the subcontractor assisting with the plan, began the morning with a “Parking 101” presentation where she explained the benefits of parking management systems and how to build one from the ground up. Next, Matt Eirman with the City of Sacramento presented lessons learned on tiered level parking, on-demand parking, special event parking, and how to partner with private parking operators to provide a seamless customer service experience. The afternoon session included a “Magic Wand Exercise” where attendees were asked to list one item they would change regarding parking in their area. With about fifty attendees, this grew into a broader conversation about transportation challenges in the basin, of which parking is one component. Popular wishlist items from attendees included better parking wayfinding and technology, on demand pricing, increasing or decreasing parking inventory, putting more resources into local and regional transit, transit intercept lots, and public/private partnerships to support transit. Dixon Consulting will use the comments received as a starting point for the Parking Management Plan.

Replacement Housing

- TTD and Pacific Development Group are making progress on the amendment to the Tourist Core Area Plan. The amendment incorporates three parcels adjacent to Ski Run Blvd and Pioneer Trail into the existing area plan and allows for a 17 unit increase in multi-family residential density, allowing approximately 77 multi-family units to be built. The City’s Planning Commission recommended approval of the amendment on February 20, 2020, the City Council approved the amendment on March 10, 2020, and the TRPA Advisory Planning Commission recommended approval on March 11. The City and TRPA staff will present the draft amendment for recommendation for approval to the TRPA’s Regional Plan Implementation Committee (RPIC) on March 25, 2020 and to the full Governing Board for approval on April 22, 2020.

Contact Information:

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