



STAFF REPORT

Date: January 15, 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 • 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 Design

- TRPA staff and consultants are combining the two draft alternatives reviewed in November by the Stakeholder Working Group (SWG) into one final alternative to be presented to the SWG 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, and funding.

Outreach

- TRPA staff presented an update on the plan’s status and the two draft alternatives to the Soroptimist Group and the South Tahoe Chamber of Commerce Board of Directors in December. Both groups provided input that will be used to inform the final street design and were supportive of the plan.

TTD Status Report:

Main Street Parking Management Plan

- TTD has begun work on the Parking Management Plan, which among other things, will include wayfinding strategies for signage directing users to parking and other landmarks, as well as strategies to implement applicable technology to transmit real time information to drivers about parking and transit options and a plan for parking operators in the Main Street corridor. TTD and Dixon Consulting, the subcontractor assisting with the plan, will hold a parking symposium in February. The morning session of the symposium will be informational and focus on best practices for parking systems in mountain communities that could be applied to both North and South Lake Tahoe. The afternoon session will be specific to the Main Street project area. Parking owners and operators, local jurisdiction representatives, business owners and the MSMP Stakeholder Working Group are invited to attend the symposium.

Replacement Housing

- In November, Pacific Development Group and TTD applied to the City of South Lake Tahoe for an amendment to the Tourist Core Area Plan. The amendment incorporates three parcels adjacent to Ski Run Blvd and Pioneer Trail into the existing Tourist Core Area Plan and allows for an increase in density for multi-family residential by 17 units. The RPIC reviewed the amendment in December with no major concerns. The City of South Lake Tahoe City Council will review the amendment on March 3rd. If approved, it will be considered by the TRPA Governing Board in April.

Contact Information:

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