



**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: May 20, 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"> <li>Main Street Design and Wayfinding</li> </ul>	TRPA
<ul style="list-style-type: none"> <li>Main Street Management Plan Transit Circulator</li> </ul>	TTD
<ul style="list-style-type: none"> <li>Main Street Management Plan Property and Improvements Ownership, Management, and Funding</li> </ul>	TTD
<ul style="list-style-type: none"> <li>Parking Management Plan</li> </ul>	TTD
Replacement Housing - 109 Transit Oriented Development (TOD) Residential Units (102 low income, 7 moderate income).	TTD
<ul style="list-style-type: none"> <li>76 units shall be constructed prior to displacement of any residents for any part of the SSCR.</li> <li>No less than 33 units shall be constructed before or concurrent with the roadway realignment.</li> </ul>	
Rocky Point Neighborhood Amenities Plan	TTD
US 50 Engineering and Construction Plans	TTD
Secure Project Funding	TTD

### TRPA Status Report

- TRPA staff and consultants are moving forward on the final design of Main Street and expect a draft in early June. The design is subject to the pursued Highway 50 alignment, detailed below.
- Through the MSMP process, TRPA staff recognized there may be necessary amendments to the TRPA Code or Ordinances. This task was originally set to take place after adoption of the MSMP in Phase 3 of the work plan. However, in response to COVID-19 and the social distancing requirements put in place by the States of Nevada and California, TRPA staff have begun work on updating short and long term guidance regarding the required Commercial Floor Area (CFA) for outdoor dining. Short term guidelines may allow restaurants to expand seating areas to provide additional space between patrons. Long term code amendments will look at options for activating town centers and street level pedestrian areas, a key Regional Plan concept. These code amendments will be brought to the Governing Board for approval in the upcoming months.
- The MSMP is anticipated to be finished by the end of 2020. The remaining tasks and associated timelines are detailed in the timeline below.

### TTD Status Report:

#### *US 50 Construction & Engineering Plans*

- TTD continues to work with the City of South Lake Tahoe, Caltrans, and the Federal Highway Administration to identify whether to pursue an adjustment to the approved alignment of Highway 50, in order to achieve a reduction of the number of displaced residents and minimize impacts on surrounding properties. The City of South Lake Tahoe City Council is expected to make a decision regarding a preferred highway alignment by June 9<sup>th</sup>, 2020.

#### *Main Street Parking Management Plan*

- The administrative draft of the Parking Management Plan (PMP) is expected from Dixon Consulting in June, with a public draft released in early July. TTD expects to meet with parking stakeholders to discuss the recommendations between June and August, before the draft Main Street Management Plan is presented to the Stakeholder Working Group. The draft PMP will include recommendations for shared parking, paid parking, permitting, parking wayfinding, enforcement, special events, and the event center.

#### *Replacement Housing*

- The TRPA Governing Board approved the amendment to the Tourist Core Area Plan that incorporates three parcels adjacent to Ski Run Blvd and Pioneer Trail into the existing area plan and allows for a higher residential density. Next steps include public outreach, conceptual plans, and application submittal, which are expected in the next few months.

The graphic on the next page shows the estimated timeline for the completion of the remaining tasks discussed above.

### Contact Information:

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

### Attachment:

- A. Tasks Timeline

Attachment A

Tasks Timeline

## Remaining Main Street Management Plan (MSMP) Tasks Timeline

MSMP Tasks	Month							
	April	May	June	July	August	September	October	November
MSMP Final Design (Lake Parkway to Park Ave) – <b>End of May/Early June</b>	—●							
City Decision on Highway Alignment – <b>June 9<sup>th</sup></b>	—●							
Public Draft Parking Management Plan – <b>July 1</b>	—●							
Operations & Management Agreements & Funding Strategy - <b>July</b>	—●							
TTD meetings with parking stakeholders – <b>June - August</b>			●—●	●				
Park Ave to Pioneer Trail segment incorporated into final design – <b>Mid July</b>			●—●					
Stakeholder Working Group Meeting - <b>August</b>					●			
Douglas County/CSLT/TTD review & comment – <b>September/October</b>						●	●	
TRPA Approval – <b>November</b>								●