



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: February 19, 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:

Outreach

- The MSMP has a new [website](#) highlighting the work that has been developed through the MSMP Stakeholder Working Group so far. The purpose of the new site is to give the public an overview of the MSMP in relation to the SSCRP, the process for development of the plan, and the design concepts that were decided upon during the November SWG meeting.

TTD Status Report:

Main Street Parking Management Plan

- TTD and Dixon Consulting, the subcontractor assisting with the plan, are holding a parking symposium on February 24th. This day-long session will include best practices for parking systems, policies, and technology to consider when planning for parking in the region. The afternoon session will be specific to the Main Street Management Plan area and will consist of interactive roundtable discussion of parking policies and programs that could be implemented along the corridor. The MSMP Stakeholder Working Group members are invited and encouraged to attend all or part of the symposium.

MSMP Circulator

- TTD and TRPA staff are coordinating on the fixed route transit improvements, addition of a micro-transit shuttle, and potential transit from intercept (a.k.a., satellite) lots that will implement parts of the Regional Transportation Plan (RTP), serve as the transit and circulator plan component of the MSMP, and identify conditions for the proposed Events Center permit. The objective is to have consistency between the proposed Events Center transit service conditions, the MSMP transit component, and the RTP, and to have each partially implement the plan for the larger area. In other words, the objective is to have transit improvements from the Events Center partially implement the MSMP, and the MSMP partially implement the RTP.

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 a 17 unit increase in multi-family residential density. 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:

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