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STAFF REPORT

Date: June 17, 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 of the components of the MSMP and the remaining project conditions/components of the SSCR, as shown in the table below.

US 50/SSCRP Permit 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 Plan 	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

- In May, TRPA, TTD, and City staff met to discuss the Parking Management Plan (see status below), operations and maintenance, and elements of the Main Street design. TRPA staff are reviewing a draft of the final design of Main Street, which combined the two alternatives presented at the November 2019 Stakeholder Working Group meeting.

TTD Status Report:

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

- TTD and Pacific Development Group are working on a funding agreement for the development on the corner of Ski Run Blvd and Pioneer Trail.
- Pacific Development Group held a pre-application community meeting in late May. The developers presented preliminary drawings and renderings showing the basic layout and design for the multi-family housing development on Ski Run Blvd and Pioneer Trail. No major concerns were voiced from community members. Pacific Development Group plans to submit a Design Review Application to the City and a Multi-Family Dwelling Application to TRPA in the upcoming months.

US 50 Construction & Engineering Plans

- In January, the City of South Lake Tahoe City Council adopted a resolution directing increased City engagement and cooperation with proponents and stakeholders in the US 50 South Shore Community Revitalization Project. Part of the resolution included an independent economic analysis that considered project impacts on the entire community. Additionally, the resolution directed City staff to explore the feasibility and impacts of an alternative highway alignment, similar to Alternative D, analyzed in the Environmental Impact Statement and project application that was approved by TRPA in 2018. Several meetings were held with TTD staff, Caltrans, Federal Highway Administration and City staff between January and June. Caltrans expressed safety concerns and indicated that pursuing the adjusted highway alignment would likely require additional environmental analysis. TTD was concerned about the approximate six-month delay to complete the additional analysis and has indicated that they do not have the funding capacity to absorb the estimated \$300,000 for this work. On June 9th, the City of South Lake Tahoe City Council decided not to pursue an alternative alignment, but directed staff to continue to engage as a partner on the project and explore other options to resolve community concerns about the project.

Contact Information:

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