

US 50/South Shore Community Revitalization Project

Know the Answers to the Frequently Asked Questions



What is the US 50/South Shore Community Revitalization Project?

A transportation project along U.S. Highway 50 between Nevada State Route 207 in Stateline, NV (near Edgewood Tahoe Golf Course) and Pioneer Trail in South Lake Tahoe, CA. The proposed plan would realign US 50 from its intersection at Lake Parkway in Nevada along Lake Parkway East on the mountain (southeast) side of the commercial core (behind MontBleu and Harrah's casinos). West of the casinos, the realigned US 50 would continue behind (south of) Heavenly Village Center (Raley's Shopping Center and former Crescent V), then along a new alignment between Fern and Echo Roads. It would rejoin the existing US 50 at its intersection with Pioneer Trail. The new US 50 alignment would provide four travel lanes, two in each direction, with left-turn pockets at intersections and business entrances.

Why is the project needed?

The specific benefits are major safety and environmental improvements, economic vitality, and an enhanced community and visitor experience with reduced congestion. It would be part of an integrated regional network that strategically and logically connects transportation into an efficient system throughout the

South Shore. It would allow for the revitalization of the Stateline area for efficient transportation flow for locals and visitors, better connectivity and reliability, less travel time and reduction of vehicle emissions.

What are the impacts on area residents?

The new U.S. 50 alignment would require right-of-way acquisition from private property owners near Pioneer Trail and state-owned land from Van Sickle Bi-State Park along Lake Parkway and Montreal Road, involving existing residences and businesses southwest of The Village Center.

How this project affects the people in the project area is of major importance. Moving is seldom easy and can cause anxiety and uncertainty. While the long-range benefits of the project are abundant for everyone who lives and visits here, the immediate impacts are of a personal and individual nature.

Representatives will be on site, following established Federal guidelines and laws, to protect and assist each person affected. TTD plans to complement those efforts and exceed those requirements whenever possible. That includes one-on-one meetings and a community

outreach person to oversee regular informational updates and responsive communications. A phone line - 775.589.5500 - and email address - relocation@us50revitalization.org - will be available for questions, with a commitment to answer in 24 to 72 hours. Printed materials, regarding the latest news, options and opportunities, will also be published in English, Spanish and Tagalog.

How many residents will be affected?

The project would impact a number of existing structures. Approximately 75 aging units may require acquisition should Alternative 2 or 3 be selected.

What type of housing will be available for affected residents?

Relocation plans can include completely remodeled and refurbished housing or placement in housing comparable in condition, size and market value. In addition to available lodging options, the City of South Lake Tahoe currently has parcels in the area that could be utilized to construct housing required for the project. While housing options will be offered, some residents may decide to relocate on their own.

Under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as

amended, experienced relocation representatives will be on site to meet with the head of each household to determine specific needs and comparable square footage. Following approval of the project, factors such as family size, proximity to work, public transportation, schools, recreation, shopping and friends will be considered when determining a new place to live for affected property owners.

When would residents need to relocate?

With the project still under development and environmental review, a definitive start date for construction has not yet been determined. However, the earliest relocation would commence is estimated to be in the summer of 2014. It should be noted that formal acquisition of property cannot proceed until approval of the environmental document.

A public scoping period is now underway and comments are requested to be received by December 16, 2011. However, comments can be received throughout the entire environmental review period. Comments can be emailed to Alfred Knotts, TTD Project Manager, at aknotts@tahoetransportation.org or suggestions@us50revitalization.org.

What will happen to affected businesses?

Under federal law, owners of commercial properties are entitled to compensation equal to or greater than current market value. For absentee owners, federal law also prescribes compensation. Specific information on this will be posted in the near future at www.tahoetransportation.org.

The TTD is working with Lake Tahoe businesses and organizations to

provide assistance and information on available space for relocation to businesses renting commercial property.

More Information

For questions on the relocation process, contact TTD representatives at relocation@us50revitalization.org

For general project questions, contact: Tahoe Transportation District at suggestions@us50revitalization.org or 775.589.5500



**US 50/South Shore Community Revitalization Project
Alternative 2**

