Planning Area Name

Transportation

Population
&
Housing

Economic
Development

Services
&
Facilities

DRAFT

Community Plan

Transportation

Population & Housing

Economic Development

Services & Facilities

Planning Area

EXECUTIVE SUMMARY

The "*Planning Area"* Community Plan is a collaborative effort of many stakeholders under the authority of the Board of County Commissioners. The Plan is intended to be used as a long-term guide for development of the area. The Plan will be informed by other plans and programs such as Southern Nevada Strong (SNS) and Comprehensive Economic Development Strategy (CEDS), partners such as the Southern Nevada Regional Planning Coalition (SNRPC), University of Nevada, Las Vegas (UNLV), and Regional Transportation Commission (RTC), economic conditions, and participation by stakeholders and the public. Implementation of the Plan will be done through private development, public investment, service provision, stakeholder actions, and development regulation.

Today, "*Planning Area"* is a suburban style, mostly residential area of about 38 square miles, developed since the 1980's. It is located in the west-central area of the Las Vegas Valley. High-level planning concerns include: transportation, regional employment, economic growth, "strip" commercial, and creating a sense-of-place.

The current population of the planning area is 191,000. By 2035, the area's population is expected to be about 260,000.

The **future vision** for "Planning Area" is, "***To be prepared during the planning process.***"

The "*Planning Area"* Community Plan will help provide guidance to bring about this vision. The Plan analyzes existing conditions in four areas: Transportation, Population & Housing, Economic Development, and Services & Facilities; makes recommendations; and sets a land use vision for future development.

Acknowledgements

Board of County Commissioners
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Susan Brager
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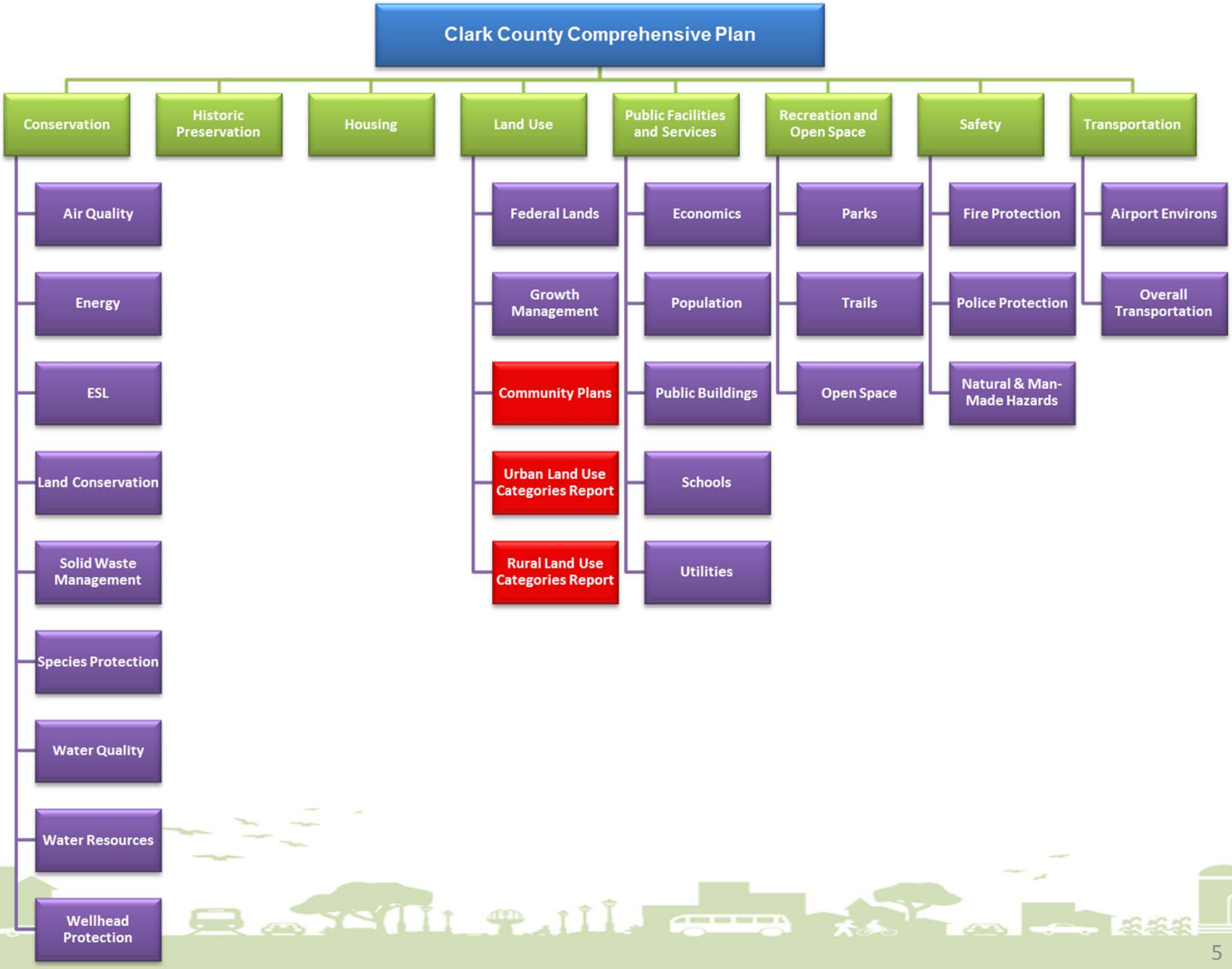

Clark County Comprehensive Plan
Conservation
Historic Preservation
Housing
Land Use
Public Facilities and Services
Recreation and Open Space
Safety
Transportation
Air Quality
Energy
ESL
Land Conservation
Solid Waste Management
Species Protection
Water Quality
Water Resources
Wellhead Protection
Federal Lands
Growth Management
Community Plans
Urban Land Use Categories Report
Rural Land Use Categories Report
Economics
Population
Public Buildings
Schools
Utilities
Parks
Trails
Open Space
Fire Protection
Police Protection
Natural & Man-Made Hazards
Airport Environs
Overall Transportation

Existing Conditions

Transportation

Transportation & Mobility

The overall vision is to create a balanced, multi-modal transportation network, by **1)** Improving connections, **2)** Improving mobility within neighborhoods, between towns, and throughout the region, and **3)** Making transportation choices which help foster livable communities. The main factors needed to achieve this vision are:

- Completion of a well-connected network of roadways with better connections within and between neighborhoods
- Fast, frequent, dependable local-serving and commuter transit service with seamless connections throughout the region
- Well-executed design details for pedestrian-friendly streets, bike lanes and trails, transit stops, safer intersections and pedestrian crossings

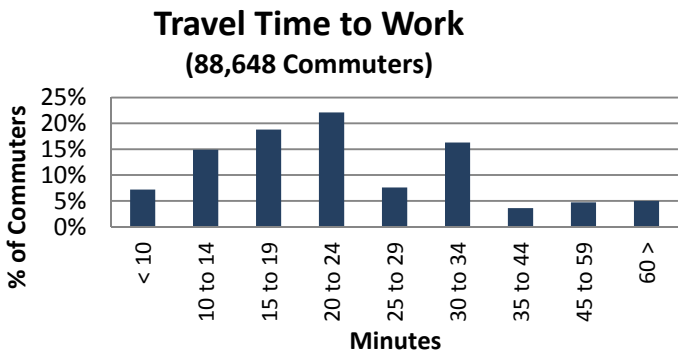
All of these elements will also help complete the transit "customer delivery system" needed for efficient, cost-effective transit operations. By building new critical facilities to support employment centers and other indicated “places,” the Plan will increase transportation choice and improve system operations and safety.

The following data shows the current conditions in the planning area.

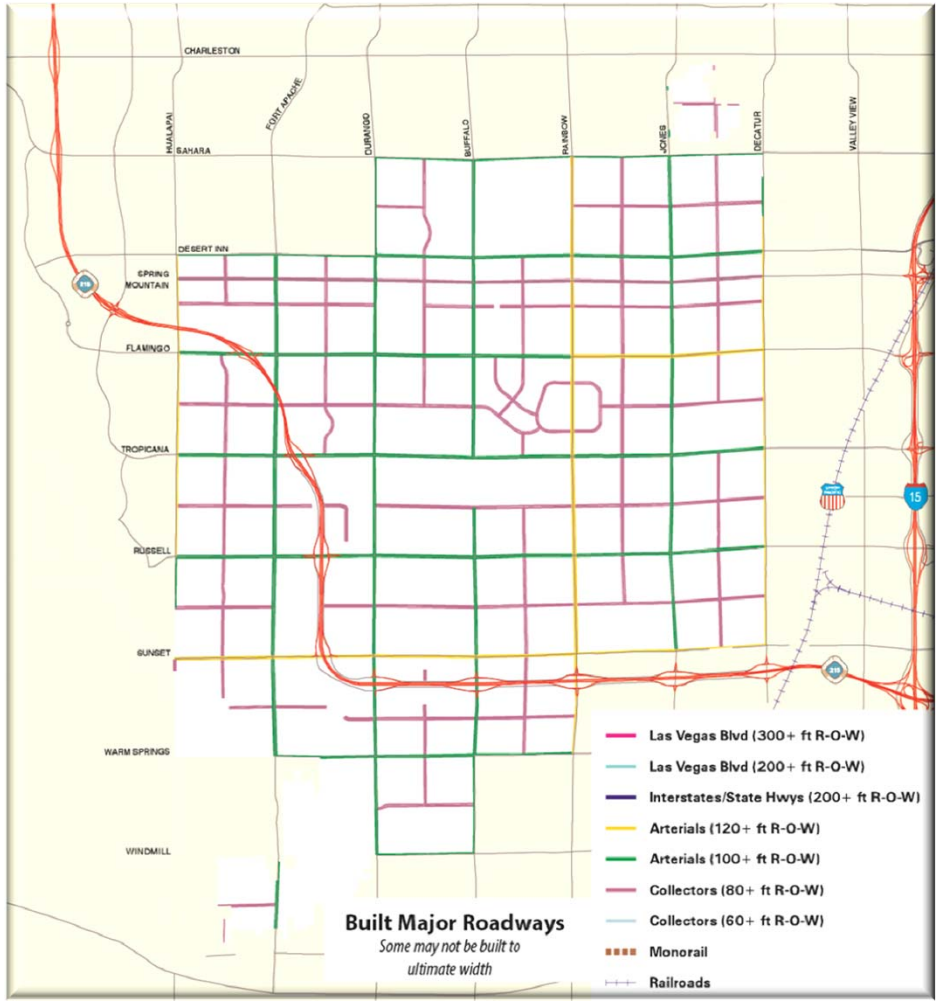
Transportation – Roadways

Current Conditions:

- Roadways
- Travel time
- Commute modes



Commute Modes		
Total labor Force	91,262 PP	100%
Car, trucks or van	81,770	89.6%
Carpool	11,225	12.3%
Transit	4,654	5.1%
Walk	1,004	1.1%
Bicycle	274	0.3 %
Work Home	2,647	2.9%

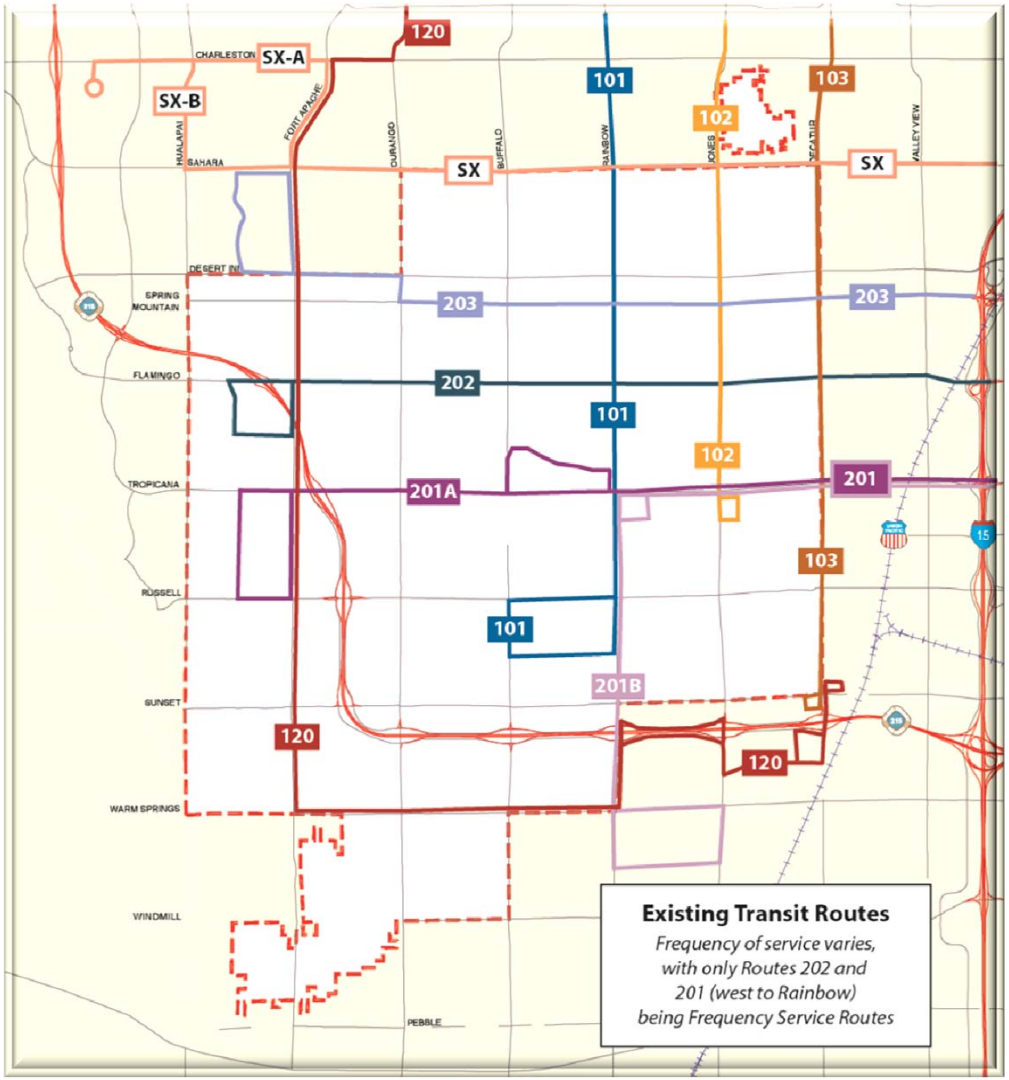


ROADWAYS CLASSIFICATION MAP

Transportation – Transit

Current Conditions:
- Transit routes
- Riders

Transit Users	4,654	5.1%



Transportation – Pedestrians

Current Conditions:
- Sidewalk Inventory
- Impediments to walking
- Walkscore
- Walk to work

Walk to Work	
2012	1,027
2007	1.386

Impediments to walking

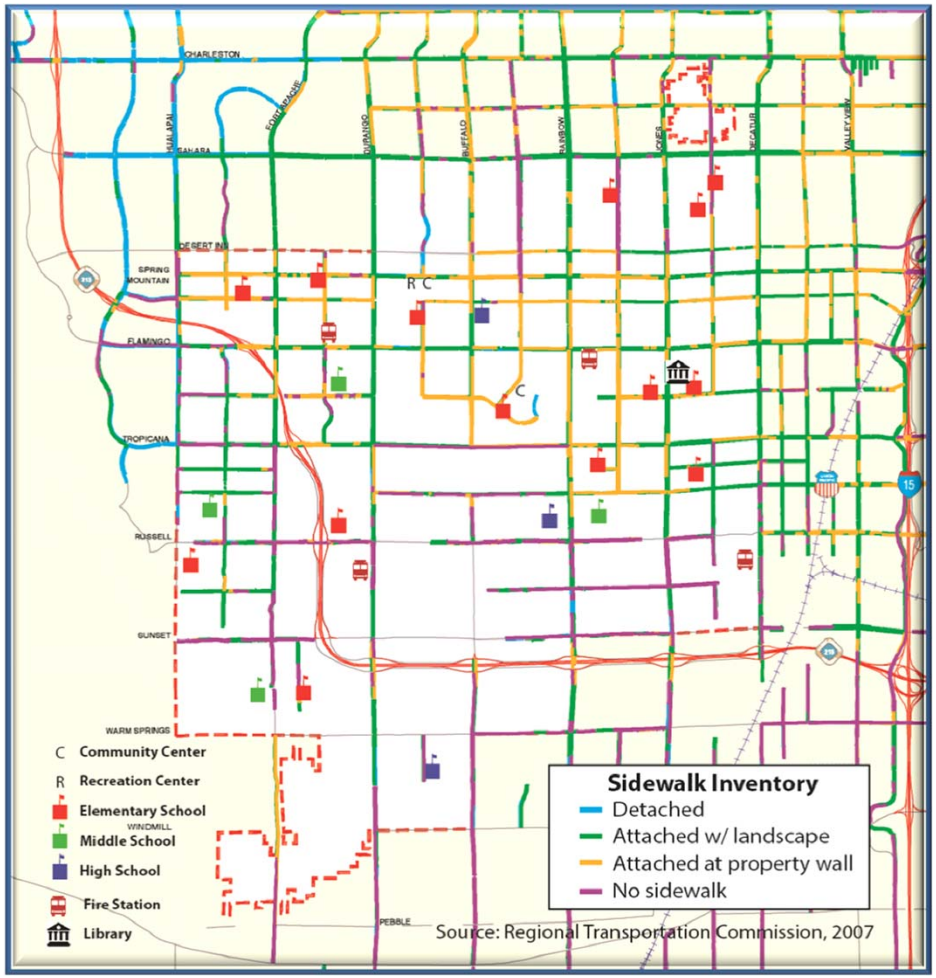
- Low density/spread-out development
- No defined activity centers
- Incomplete and cluttered sidewalks
- Lack of connectivity to desired destinations
- Wide streets/heavy traffic/no cross walks
- Walled off neighborhoods

Walkscore by place

Walkscore	(out of 100)	Classification
Enterprise	31	auto-dependent
Henderson	39	auto-dependent
North Las Vegas	42	auto-dependent
Phoenix, AZ	45	auto-dependent
Las Vegas	49	auto-dependent
Spring Valley	**51**	**somewhat walkable**
Paradise	57	somewhat walkable
Salt Lake City, UT	58	somewhat walkable
Denver, CO	60	somewhat walkable
Tempe, AZ	62	somewhat walkable

Source: Walkscore.com

Walk to work source: 2012 and 2007, Census Bureau 1-year ACS estimates



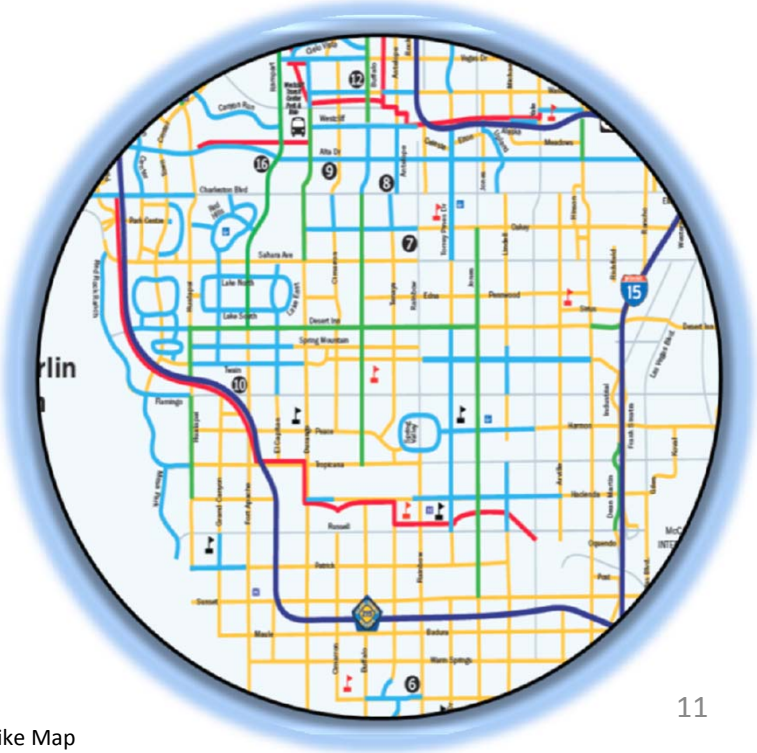
SIDEWALK INVENTORY MAP

Transportation – Bicycles

Current Conditions:
Existing Bicycle lanes and paths

"Planning Area" Bicycle Network		
	Miles	
Facility Type	Existing	Planned
Bicycle Lanes	37	331
Bicycle Routes	49	170
Off-Street Paths	12	170
Total	98	791

- **Bicycle Route** – 14'+ curb lane
- **Bicycle Lane** – 4' striped lane
- **Shared-Use Path** – off-street
- **Bicycle Compatible Street/Road** – 14'+ shoulder
- **Bicycles Prohibited**



Regional Transportation Commission: Southern Nevada Bike Map

Population & Housing

Population & Housing

The overall vision for population and housing are to match the needs of the current and future residents and visitors to the community with a safe, affordable, and effective housing stock, by **1)** understanding and forecasting population growth and its characteristics, **2)** planning and providing areas for a range of single-family and multi-family housing types, **3)** creating a housing mix for various household incomes, **4)** considering that housing is key to support neighborhoods, non-residential uses and facilities, and **5)** considering economic and functional changes that will happen in the area over time. The main factors needed to achieve this vision are:

- Accurate and recent demographic, population forecasts, and socio-economic data for the region and the planning area
- Well maintained, visionary community plans that allow and foster a range of residential densities, building heights, creative designs, and ownership models
- Community planning that emphasizes inclusive "place-making" to spark the formation of core areas within each planning area

All of these elements will help complete a residential framework for the planning area that will link with services and facilities and help create a sustainable community.

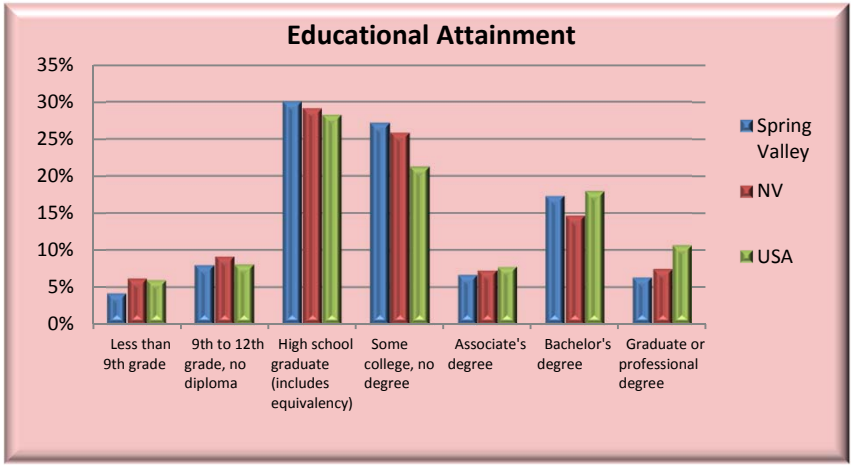
The following data show current conditions in the planning area.

Population & Housing

Current Conditions:

- Educational Attainment
- Age & Gender
- Ethnicity
- Overview

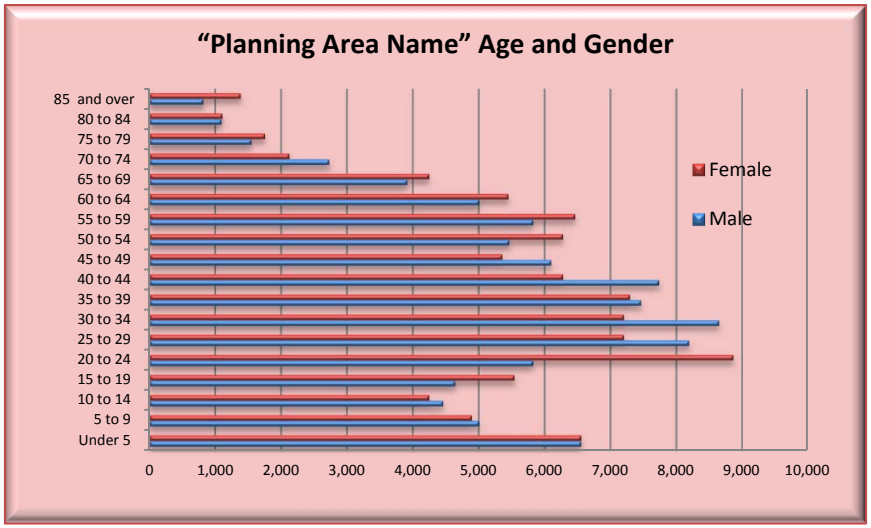
Source: U.S. Census Bureau ACS 3-year data. (2012)



Overview and Comparison

Item	Planning Area	NV	USA
Median age (years)	36.3	36.6	37.3
High school graduate or higher	87.8%	84.5%	85.9%
Bachelor's degree or higher	23.8%	22.2%	28.6%
With a Disability	8.7%	11.4%	12.1%
Income below Poverty Level	13.5%	15.8%	15.7%
Average household size	2.65	2.71	2.63
Median household income	$49,956	$50,949	$51,771

Note: Data for individuals unless indicated.



Ethnicity

HISPANIC or LATINO AND RACE	Planning Area	NV	USA
Hispanic or Latino (of any race)	21.8%	26.9%	16.6%
Not Hispanic or Latino (detailed below)	78.2%	73.1%	83.4%
White	47.3%	53.4%	63.2%
Black or African American	8.6%	7.9%	12.2%
American Indian and Alaska Native	0.4%	0.9%	0.7%
Asian	17.4%	7.2%	4.8%
Native Hawaiian and Other Pacific Islander	1.0%	0.6%	0.2%
Some other race	0.2%	0.1%	0.2%
Two or more races	3.3%	2.9%	2.1%

Population & Housing

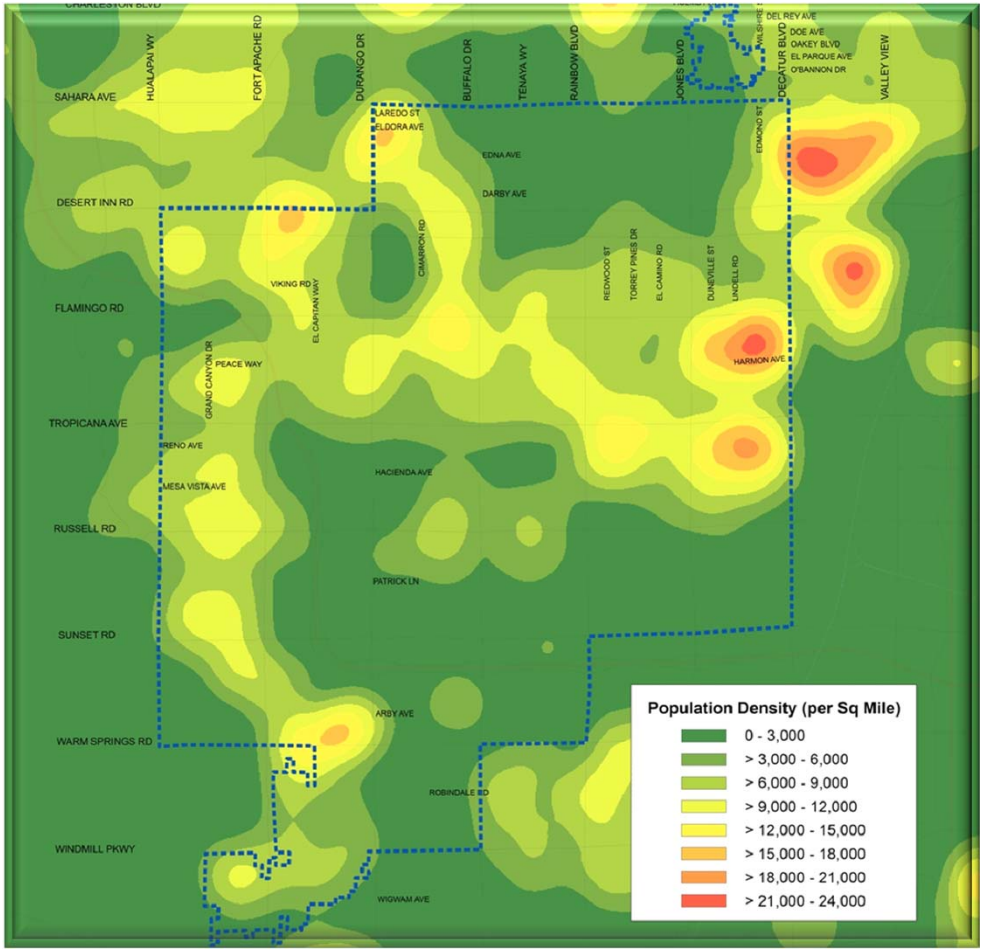
Current Conditions:

- Population Density
- Housing Types

"Planning Area" Population and Housing Units

	HOUSING TYPE							
Item	Single Family	Duplex 3/4-Plex	Mobile Home	Apart-ments	Town-homes	Condos	Group Quarters	TOTAL
Housing Units	40,967	988	1,783	16,823	4,015	14,189	-	78,765
Occupied Units	39,851	988	1,584	16,455	3,946	14,059	-	76,884
Population	103,675	2,255	3,535	39,348	9,454	32,487	665	191,418

Source: Southern Nevada Consensus Housing Unit Count and Population Estimate (2013)



POPULATION DENSITY MAP

Economic Development

Economic Development

The overall vision is to support and promote a vibrant economy that meets the needs of the planning area and the region, by **1)** linking County, State, Federal, and Private Sector efforts; **2)** creating places for land uses that provide high-quality, long-term employment; **3)** planning and promoting key facilities and services needed to attract and maintain businesses and employment centers; and **4)** creating an environment that can help attract and provide for the needed workforce. The main factors needed to achieve this vision are:

- Implementation of work completed by the Governor's Office of Economic Development, the Las Vegas Global Economic Alliance, the University of Nevada System, the Clark County School District, and related agencies
- Well designed, thoughtful, land use planning that stimulates the establishment of employment centers aligned with community and Visions
- Planning and coordination for the full range of services and facilities to meet the needs of residents, employees, and businesses

These elements will help to create a sustainable community that contributes to the overall employment and economic health of the region.

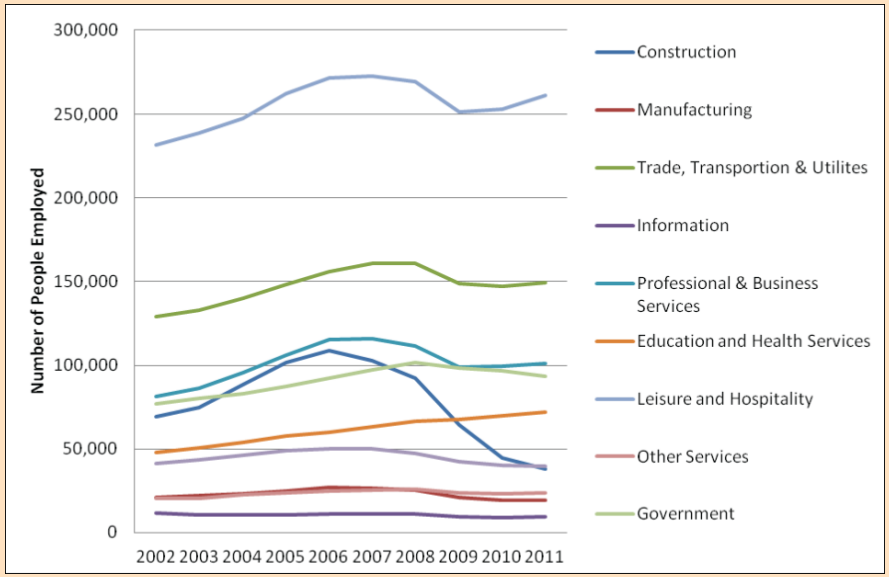
The following data shows the current conditions in the planning area.

Economic Development

Current Conditions:

- Employment Trends
- Industry Sector data
- Job Growth Rate
- Unemployment Rate

Employment Trends, 2002-2011

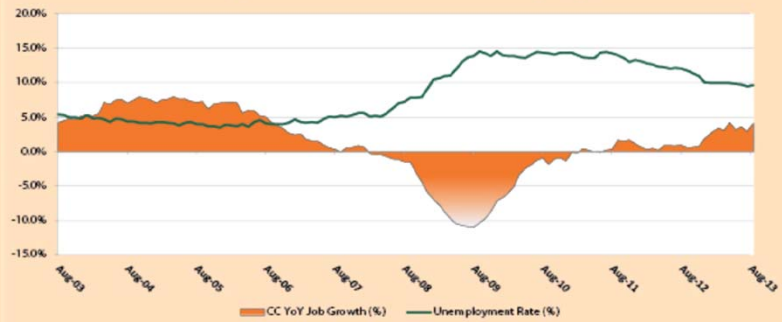


Source: Department of Employment Training and Rehabilitation (2012)

Industry	US % of Total Emplomment	Las Vegas MSA % of Total Employment	Local Quotient
Natural Resources & Mining	0.6%	0.0%	0.06
Information	1.9%	1.1%	0.58
Other	4.0%	3.0%	0.75
Construction	4.3%	4.2%	0.98
Financial Activities	5.8%	4.7%	0.82
Manufacturing	8.9%	2.4%	0.27
Leisure & Hospitality	10.2%	32.6%	3.21
Professional & Business Services	13.5%	12.3%	0.91
Education & Health Services	15.3%	9.3%	0.61
Government	16.6%	11.5%	0.69
Trade, Transportation & Utilities	18.9%	18.8%	1.00
Total	100.0%	100.0%	

Source: Nevada Governor's Office of Economic Development

Clark County Job Growth and Unemployment Rate



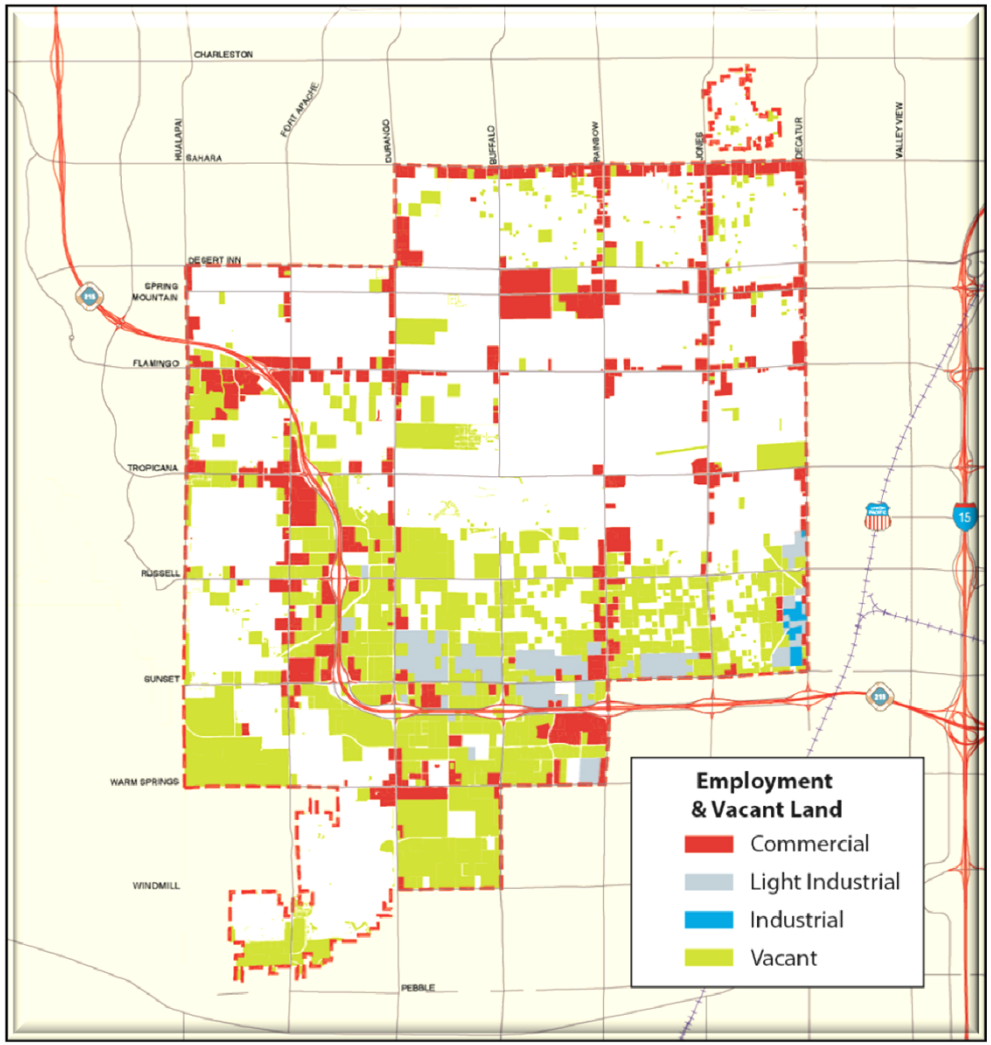
Source: Mike PeQueen of HighTower Las Vegas & John Restrepo of RCG Economics LLC

Economic Development

Current Conditions:

- Commercial and Industrial Uses
- Vacant Land

Employment and Vacant Land	
Land Use	**Acres**
Commercial	2,298
Light Industrial	608
Industrial	41
Vacant Land	5,558



EMPLOYMENT AND VACANT LAND MAP

Services & Facilities

Services & Facilities

The overall vision is to provide opportunities in the community to meet the needs of the current and future residents and visitors for police, fire, schools, parks, libraries, community centers, and other local, state and federal community services and facilities, by **1)** understanding and forecasting population growth and its characteristics, **2)** planning and providing areas for a variety of public facilities, **3)** working in concert with the corresponding Comprehensive Plan Element to help meet the approved criteria for site selection, and **4)** working with community stakeholders to ensure adequate service provision. The main factors needed to achieve this vision are:

- Accurate and recent demographic, population forecasts, and socio-economic data for the region and the planning area
- Well maintained, visionary community plans that incorporate existing and future sites for facilities
- Community planning that incorporates appropriate public facilities as key components in "place-making" within the planning area
- Stakeholder and community involvement

All of these elements will help complete a framework for the planning area that will link services and facilities with residents and help create a more sustainable community.

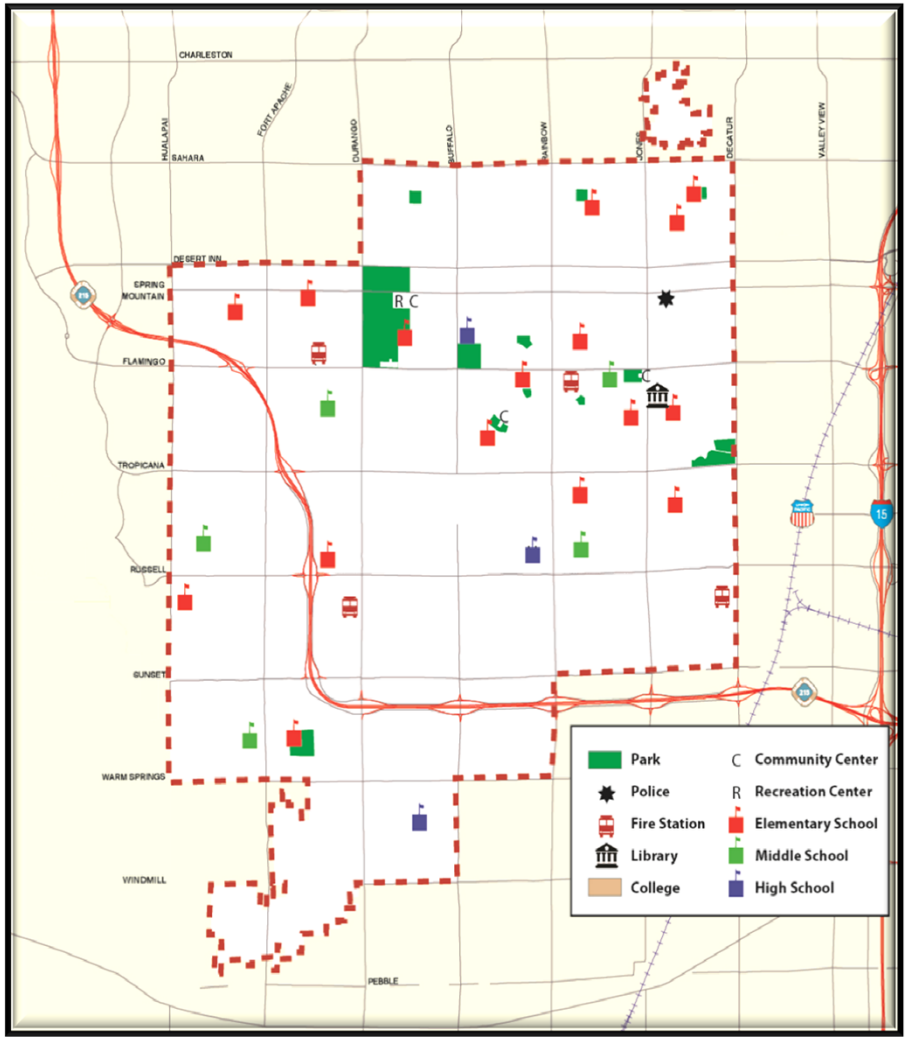
The following data shows the current conditions in the planning area.

Services and Facilities

Current Conditions:

- Facilities

Services and Facilities	
Type	**Number**
Elementary	16
Middle	5
High School	3
Parks	236 ac.
Recreation Centers	1
Community Centers	3
Police substations	1
Fire stations	4
Libraries	1



FACILITIES MAP

Analysis

Existing Conditions - Analysis

Sector	Strengths	Weaknesses	Recommendation
Transportation	1. The area has good regular bus service 2. Standard street network 3. Limited trails and pedestrian facilities 4. Standard bike network	1. No commuter oriented transit 2. Street LOS average, declines likely 3. Not designed for walkability 4. Demand for improved bike network	1. Plan for BRT and Transit Station 2. Plan for Park & Ride 3. Increase intensities in corridors and centers to facilitate TOD 4. Encourage alternative transportation modes
Population & Housing	1. Housing stock is modern 2. Younger population 3. Education above local average 4. Less poverty and about average income	1. No "centers" for densification 2. Poor connectivity 3. Little product type choice 4. Linear commercial intruding into neighborhoods 5. Potential employment areas being converted to residential	1. Limit linear commercial 2. Establish "centers" to provide new opportunities, choices, housing types 3. Establish areas for additional density to accommodate demand
Economic Development	1. Commuter-based economy 2. Vacant land for potential employment center uses 3. Business and professional services adequate	1. Potential employment areas being converted to residential 2. Urban centers not established	1. Plan areas for regional employment 2. Limit linear commercial 3. Plan centers for intensification
Services & Facilities	1. Most services at or above average 2. Standard suburban service environment	1. Low walkability 2. Schools needed	1. Plan for pedestrians 2. Co-locate facilities 3. Plan for improved bike facilities 4. Include facilities in locating "centers"

Community Plan

Recommendations and Strategies

	Recommendation	Strategy	Sector Benefits			
Transportation	1. Plan for BRT and Transit Station	Work with RTC to identify areas for extended service for BRT and Transit	X	X	X	
	2. Plan for Park & Ride	Coordinate with RTC to identify locations to increase carpooling	X		X	X
	3. Increase intensities in corridors and centers to facilitate TOD	Identify "Activity Centers" for TOD and high intensity development	X	X	X	
	4. Encourage alternative transportation modes	Support land use development that provides services close to residential	X		X	X
Population & Housing	1. Limit linear commercial	Promote land use categories that encourage commercial nodes	X	X	X	
	2. Establish "centers" to provide new opportunities, choices, housing types	Create land use categories that promote a mixture of housing choices	X	X	X	X
	3. Establish areas for additional density to accommodate demand	Create "Community Activity Centers" to accommodate medium intensity development	X	X	X	X
Economic Development	1. Plan areas for regional employment	Create a specialized "Employment Center" land use category	X		X	X
	2. Limit linear commercial	Create a "Flex Category" that encourages a mix of land uses.	X	X	X	X
	3. Plan centers for intensification	Identify "Regional Activity Centers" for intense development	X	X	X	X
Services & Facilities	1. Plan for pedestrians	Encourage walkable communities and pedestrian friendly connections	X		X	X
	2. Co-locate facilities	Cluster community civic serving facilities	X		X	X
	3. Plan for improved bike facilities	Promote improved bike lanes and community awareness	X		X	X
	4. Include facilities in locating "centers"	Locate public facilities in planned "Activity Centers"	X	X	X	X

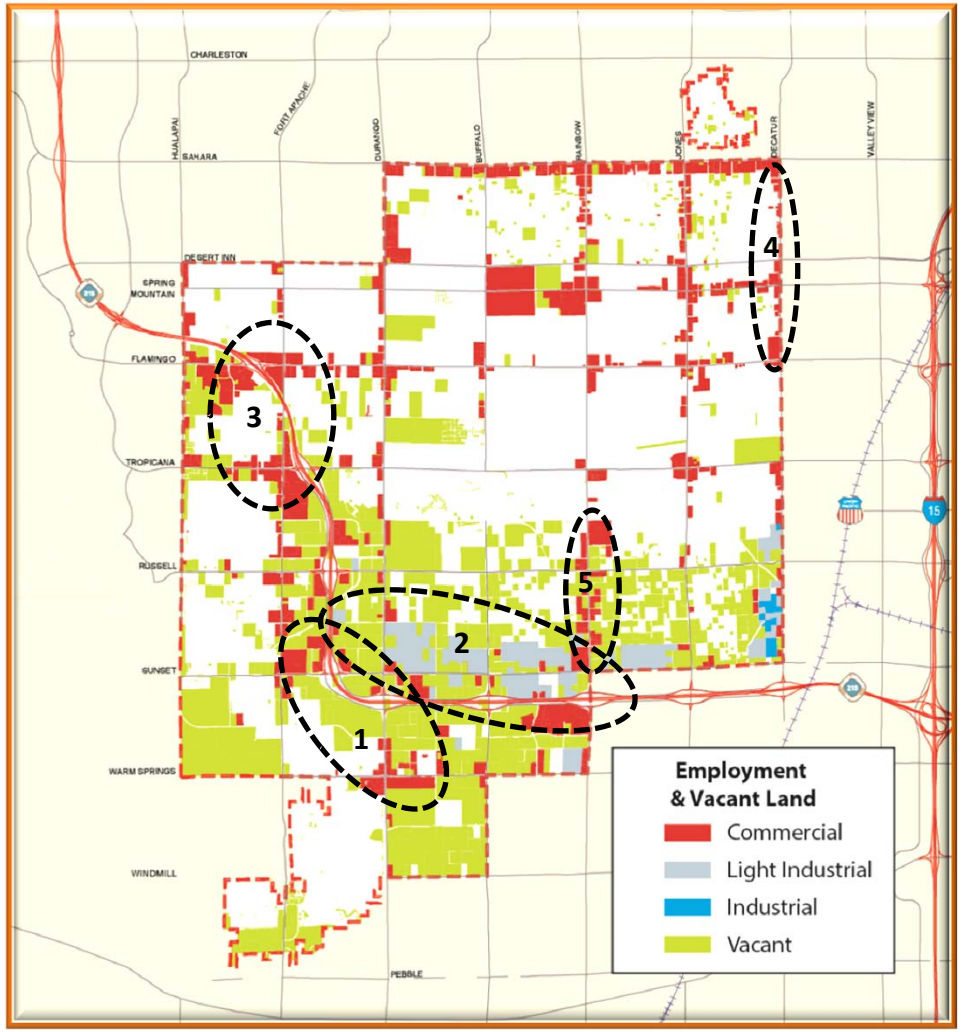
Plan Concepts

Specific Visions:

- Plan areas of significant vacant land for use by the healthcare and high technology industry sectors to create Employment Centers
- Re-purpose or re-designate specific older commercial areas such as mixed use Town Centers or Community Centers where viable core facilities are available

Areas for Potential Place Making Opportunities

1. **Regional Activity Center/Major Medical Employment Center:** 215 Beltway and Sunset Road approximately 600 acres.
2. **Tech and Office Employment Center:** 215 Beltway and Durango Drive approximately 2000 acres.
3. **Major Retail/Service area:** 215 Beltway between Flamingo Road and Tropicana Avenue approximately 1000 acres.
4. **Neighborhood Activity Center (ULI Redevelopment Opportunity Site):** Decatur Drive between Sahara Avenue and Pennwood Avenue approximately 100 acres.
5. **Major Retail Corridor:** Rainbow Boulevard between Russell Road and Sunset Road approximately 200 acres



PLACE-MAKING VISION MAP

Potential Categories	Typical Form	Desired Zoning
ESTATE RESIDENTIAL	Single-family residential. Up to 2 du/ac. Large estate lots. 1 and 2 story detached buildings.	R-U, R-A, R-E, CRT*
LOW RESIDENTIAL	Single-family residential. Up to 10 du/ac. 1 and 2 story detached buildings.	R-D, R-1, R-2, CRT*
MEDIUM RESIDENTIAL	Single-family residential. Up to 14 du/ac. 2 to 3 stories. Detached and attached buildings.	R-1, R-T, R-2, RUD, CRT*
HIGH RESIDENTIAL	Multi-family residential. 14 to 32 du/ac. 2 to 4 stories. Attached buildings.	R-3, R-4
COMMERCIAL	Service and retail commercial uses. Up to 50 feet in height.	C-P, C-1, C-2
LIGHT MANUFACTURING	Light manufacturing, assembly. Accessory office. Campus research. Support services.	M-D, M-1
PUBLIC FACILITIES	A wide variety of public uses and/or public services.	P-F
EMPLOYMENT CENTER	Office, research, design, and assembly buildings. Campus style design.	C-P, M-D, M-1
RESORT URBAN	High density. Tourist oriented, 24 hr. activities.	C-2, R-5, H-1, U-V
RESIDENTIAL/ COMMERCIAL	May be a mix of residential and commercial uses outside of Activity Centers.	RUD, R-3, R-4, U-V, C-P, C-1, C-2
COMMUNITY ACTIVITY CENTER	Mix of medium intensity residential and commercial uses. Includes horizontal or vertical mixed use.	U-V, R-3, R-4, C-P, C-1, C-2
REGIONAL ACTIVITY CENTER	A highly dense self-sufficient concentration of residential and commercial high rise development. Includes horizontal or vertical mixed use.	C-2, H-1, U-V, R-4, R-5

*CRT zoning is considered conforming if it is at the edge of this designation, when accessing an arterial or collector

Land Use Map

Community Plan Metrics

Categories	Acres	Housing units	Population
ESTATE RESIDENTIAL			
LOW RESIDENTIAL			
MEDIUM RESIDENTIAL			
HIGH RESIDENTIAL			
COMMERCIAL			
LIGHT MANUFACTURING			
PUBLIC FACILITIES			
EMPLOYMENT CENTER			
RESORT URBAN			
RESIDENTIAL/ COMMERCIAL			
COMMUNITY ACTIVITY CENTER			
REGIONAL ACTIVITY CENTER			