

# Southern Nevada Strong 2050

## Regional Plan Update



### Steering Committee

October 30, 2025



## SOUTHERNNEVADA STRONG


LET'S GROW OUR FUTURE TOGETHER

SouthernNevadaStrong.org   


  




1

## Agenda



- Welcome
- Planning Process Update
- Scenario Planning Primer
- Draft Baseline Conditions & Scenario Alternatives
- Draft Evaluation Criteria
- Next Steps



SouthernNevadaStrong.org   

2

## Overview of SNS 2050 Process



SouthernNevadaStrong.org

3

## Community Engagement Update

SouthernNevadaStrong.org

4

## Phase I Engagement At A Glance

**Broad public engagement increased public awareness and engaged key stakeholders.**

- Digital advertising and social media campaign
- Community survey in four languages
- Multicultural outreach
- Task group meetings

**Engagement efforts had broad geographic and demographic reach.**

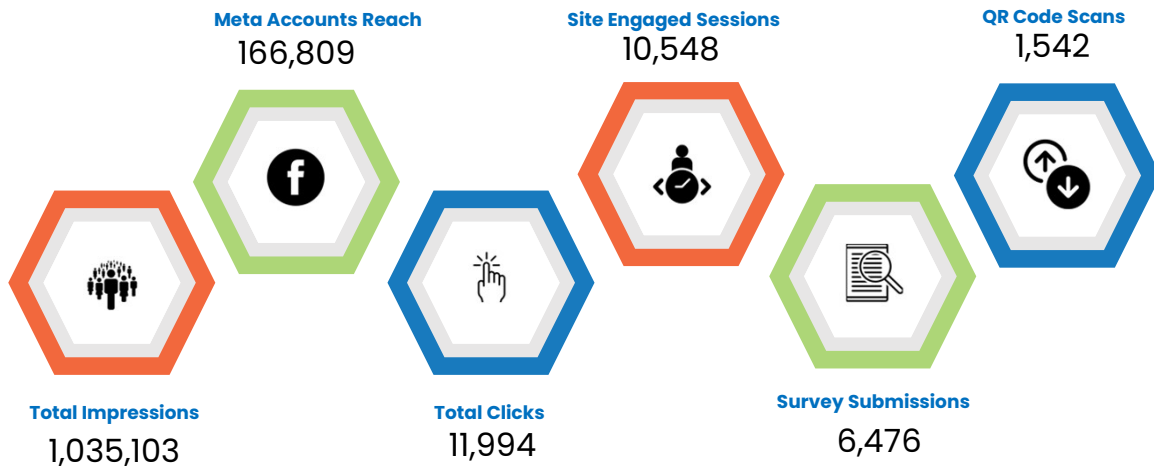
**Phase I exceeded goals for survey completions and overall touchpoints.**

SouthernNevadaStrong.org   

5

## Snapshot Performance

Date Range: June 1, 2025 - October 05, 2025



6

## High-Level Survey Takeaways

Survey respondents showed a strong concern for:

**Affordable and supportive housing:** most desired community need, followed by safety, clean air, and water.

**Jobs and opportunity:** residents want more good-paying & nearby jobs — especially in retail, food production, and office sectors.

**Infrastructure and transportation:** strong preference to reinvest in existing roads and neighborhoods rather than expand outward.

**Transit and mobility:** broad support for improving the existing transit system (buses), safer walking and biking, and new light rail or rapid bus options.

**Community amenities:** parks and green spaces ranked as the most valued and desired public features.

SouthernNevadaStrong.org   

7

## Phase I Technical Work Update – Existing Conditions

### Phase I Deliverables Complete

- Housing Market Analysis Report
- Supportive Efforts Report

### Phase I Deliverables In-Progress

- Activity Centers Analysis
  - Draft in preparation, incorporating engagement feedback
  - Review by Economic Development Task Group & Steering Committee
  - Anticipated completion in December 2025, marking the close of Phase I.
  - Ties into scenario planning work.

SouthernNevadaStrong.org   

8

# Scenario Planning Overview



SouthernNevadaStrong.org   

9

## WHAT IS SCENARIO PLANNING?



**EXPLORATION**  
Identify  
possibilities



**ANALYSIS**  
Evaluate  
metrics



**PLANNING**  
Strategize for  
the future

SouthernNevadaStrong.org   

10



11

## Scenario Planning Baseline Conditions: Where are we today?

SouthernNevadaStrong.org

12

# Baseline Assumptions

**Goal:**  
Parcel Level Data describing existing conditions throughout Southern Nevada Region

- Data Sources:**
- Clark County GIS
  - Urban Footprint Base Canvas
  - Underutilized Land Inventory

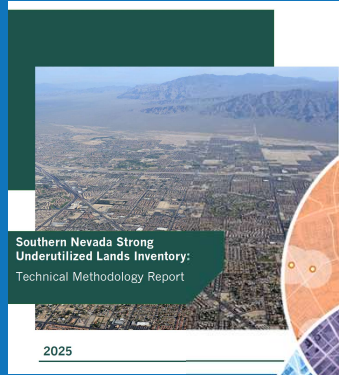
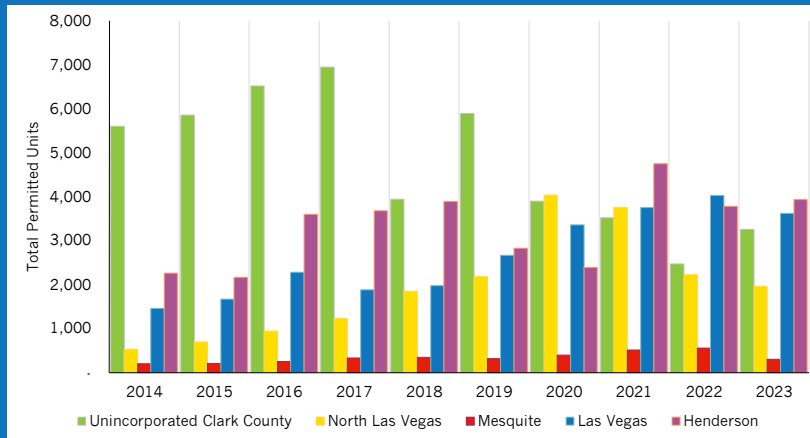


Image credit Urban Footprint

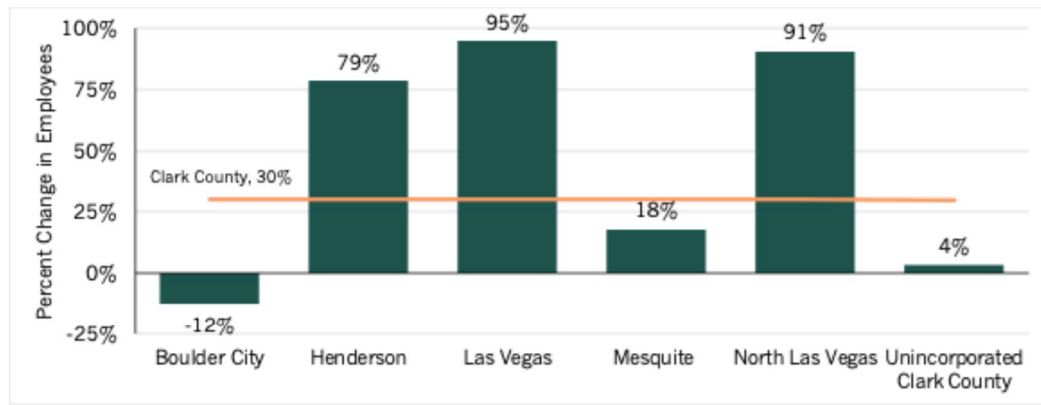
# Housing Permitting Trends 2014 - 2023



Source: Department of Housing and Urban Development, State of the Cities Data Systems  
 \* Note: Boulder City is not shown due to limited permits; from 2014 to 2023 the City issued 280 permits, an average of 28 per year. Over the time period, Boulder City did not issue any multifamily permits.

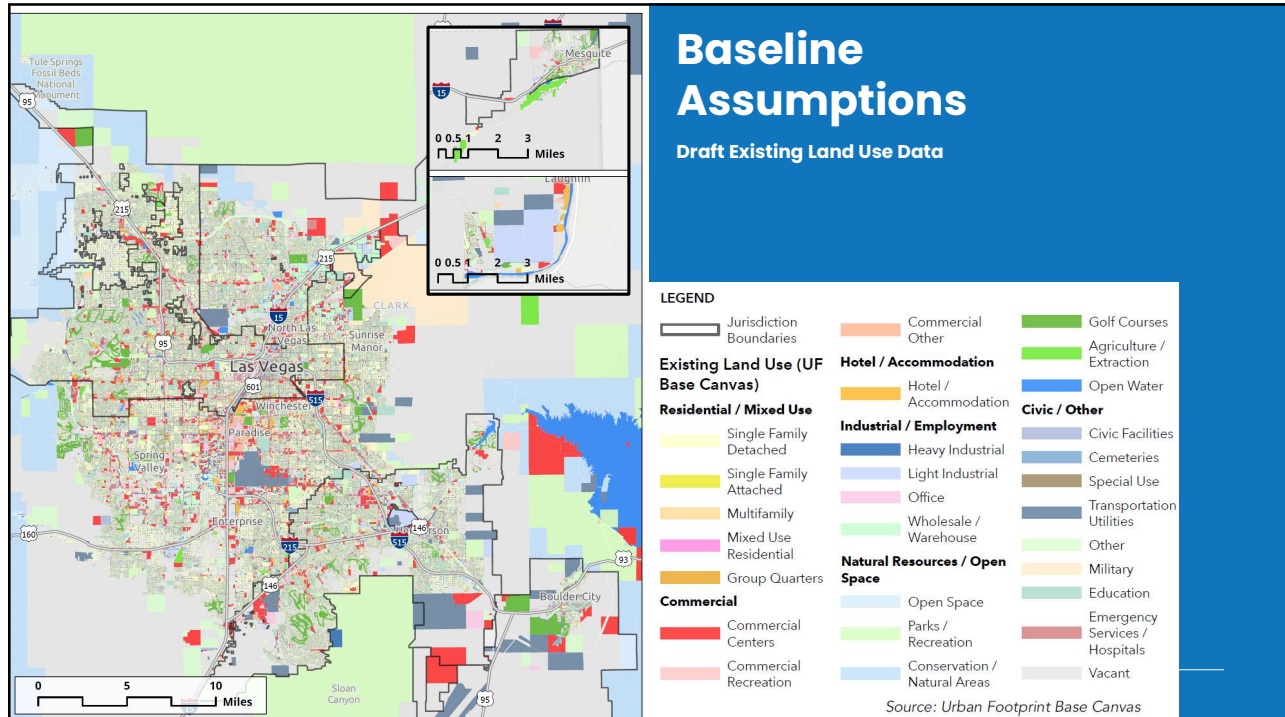
# Employment Growth

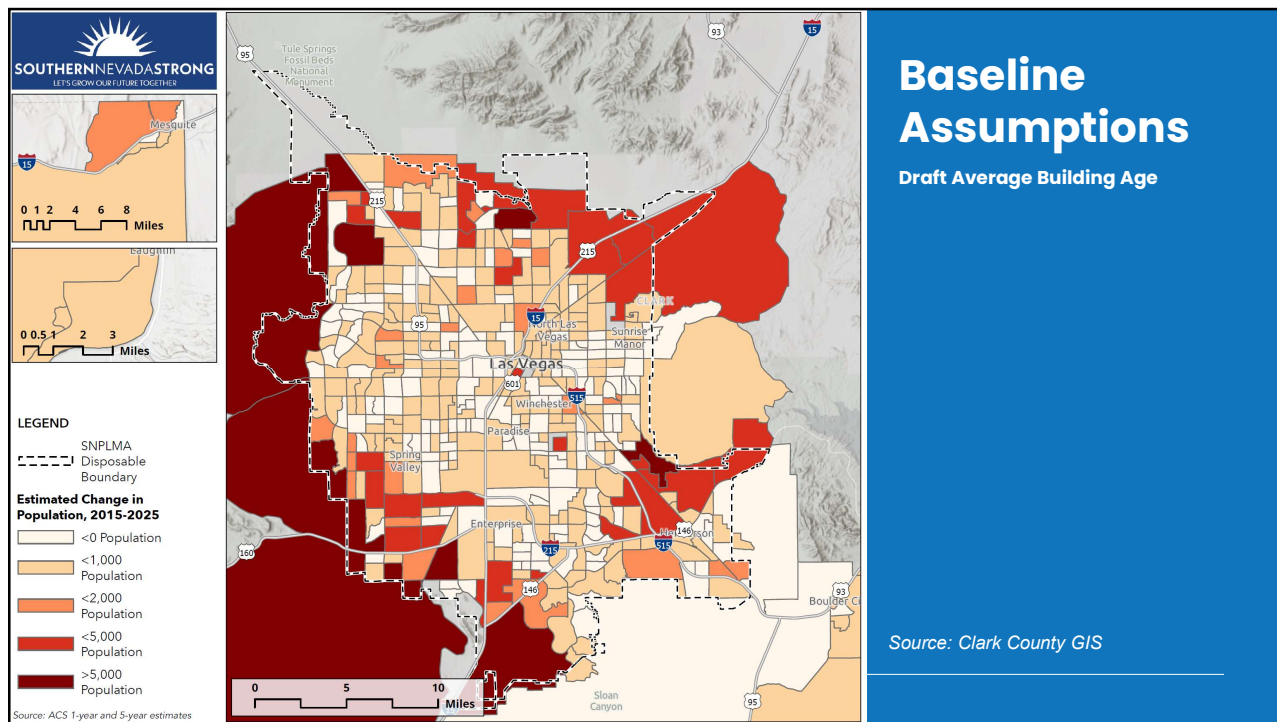
Exhibit 10: Change in Employees by Jurisdiction, 2012 to 2022



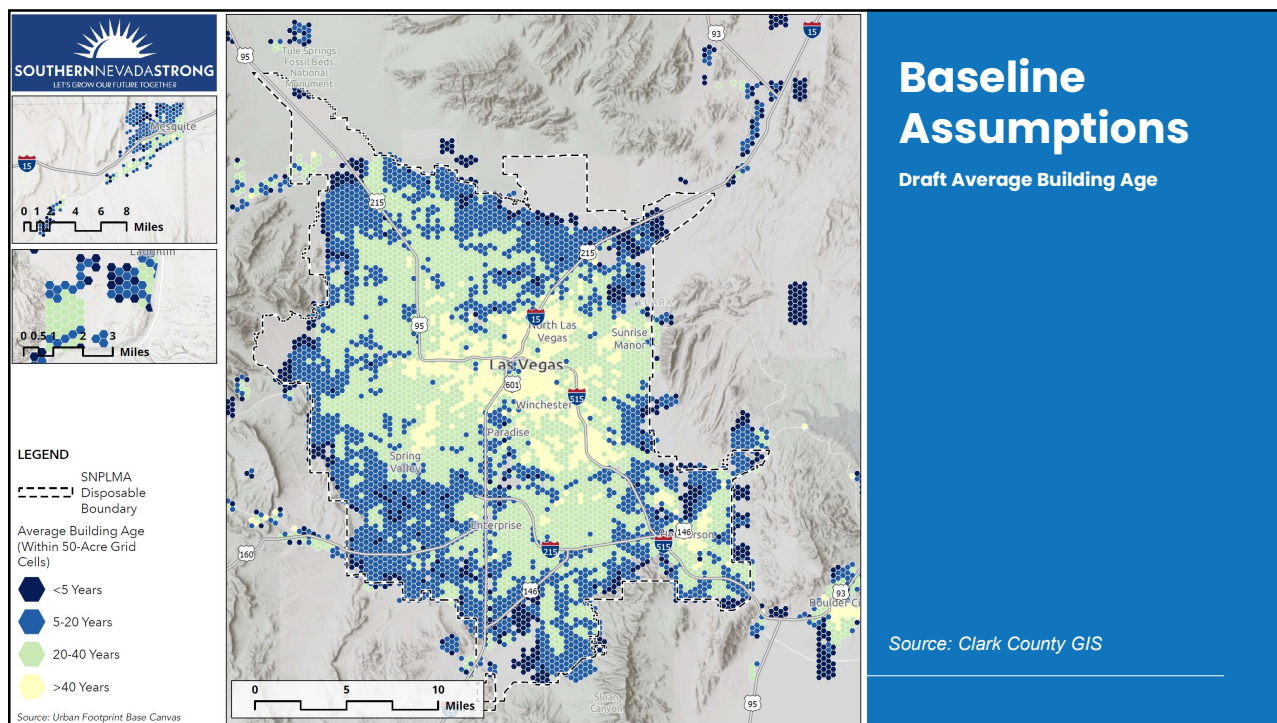
Source: U.S. Census Longitudinal Employer-Household Dynamics (LEHD) Data, 2012-2022

SouthernNevadaStrong.org

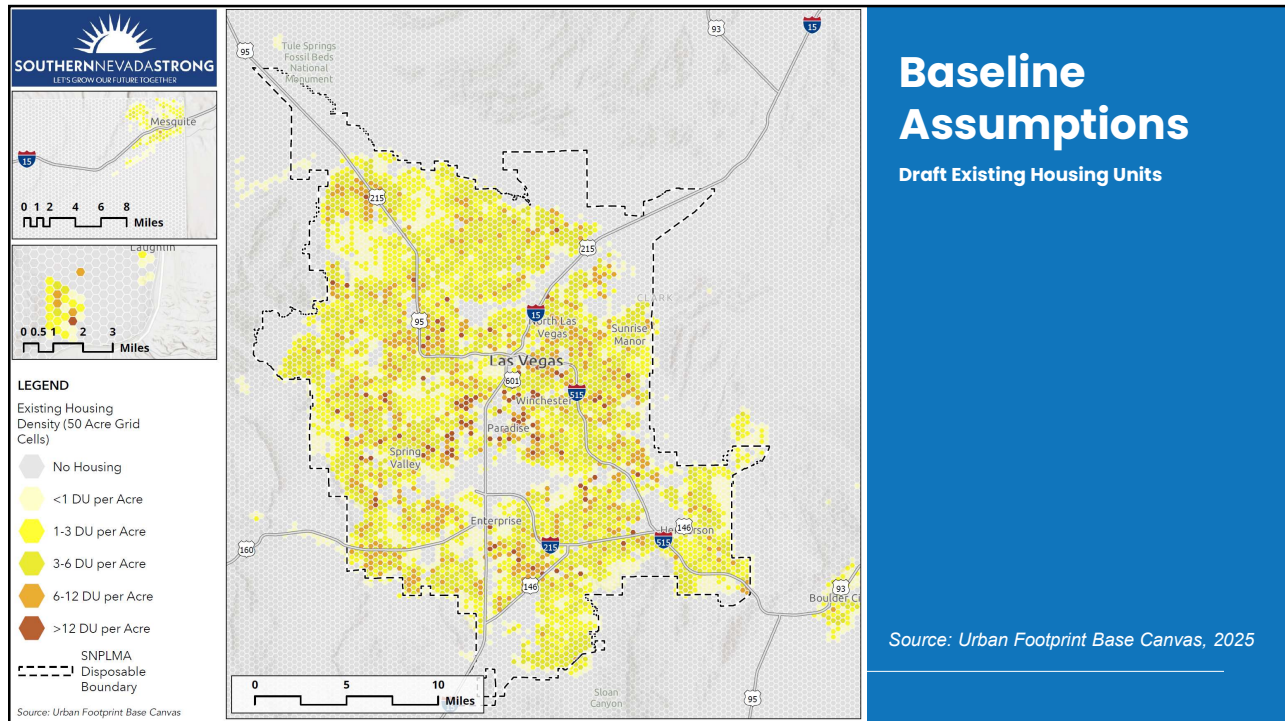




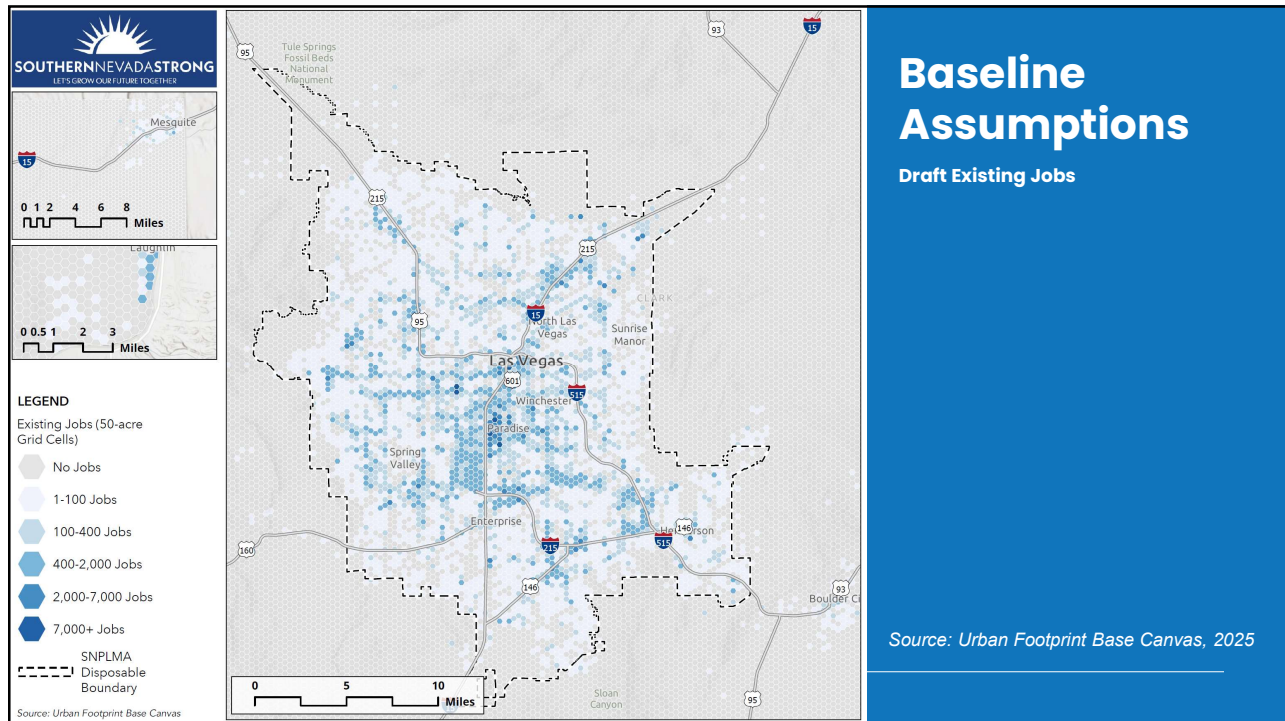
17



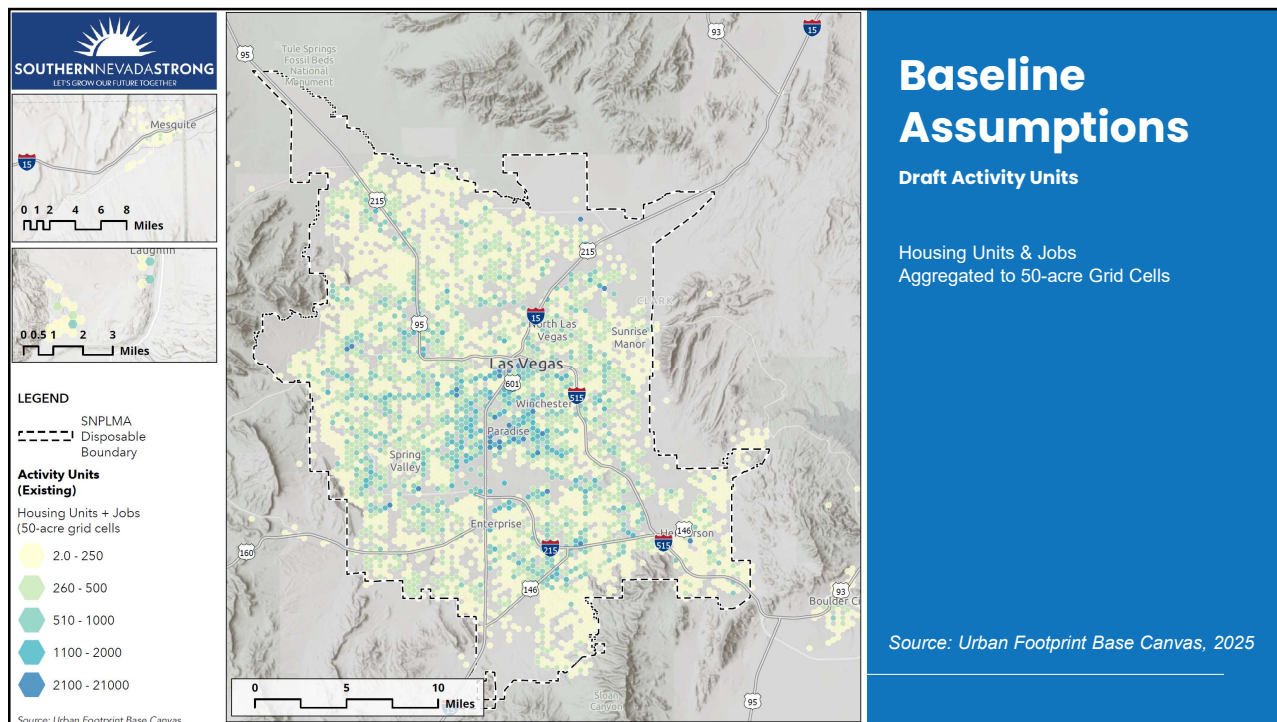
18



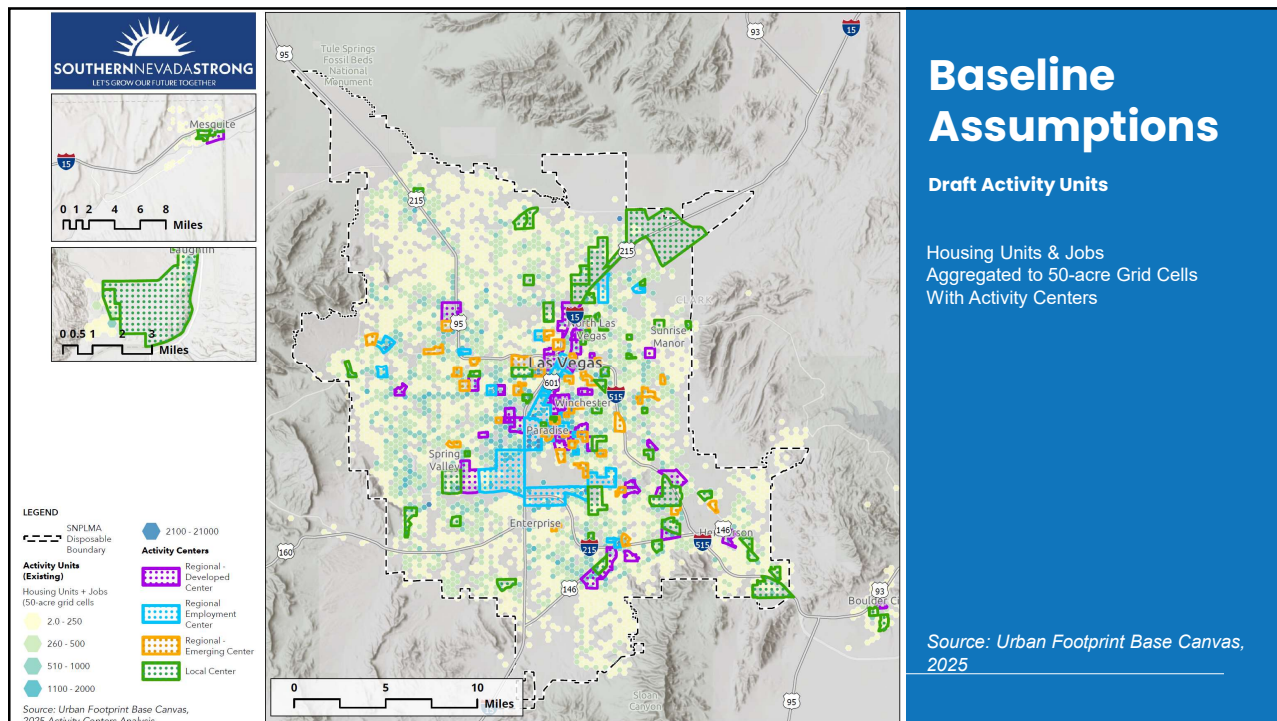
19



20



21



22



# Scenario Planning




## Draft Future Alternatives

SouthernNevadaStrong.org   

23

## Draft Scenario Alternatives

	<u>Key policy differences</u>
<p><b>#1 Business as Usual:</b> <i>Adopted zoning and future land use</i></p>	Consistency with prior planning assumptions (RTP)
<p><b>#2 City Centers:</b> <i>Urban Cores and Corridors</i></p>	Focus on infill and redevelopment along major corridors and major centers
<p><b>#3 Walkable City:</b> <i>Complete Communities</i></p>	Focus on broad, neighborhood-scale infill and redevelopment in multiple smaller centers
<p><b>#4 Frontier City:</b> <i>Low-Density Outward Growth</i></p>	Focus on low-intensity residential development in greenfield areas
<p><b>#5 Satellite City:</b> <i>Mixed-Density Outward Growth</i></p>	Focus on expansion into greenfield areas with mixed-use development and a range of housing types

SouthernNevadaStrong.org   

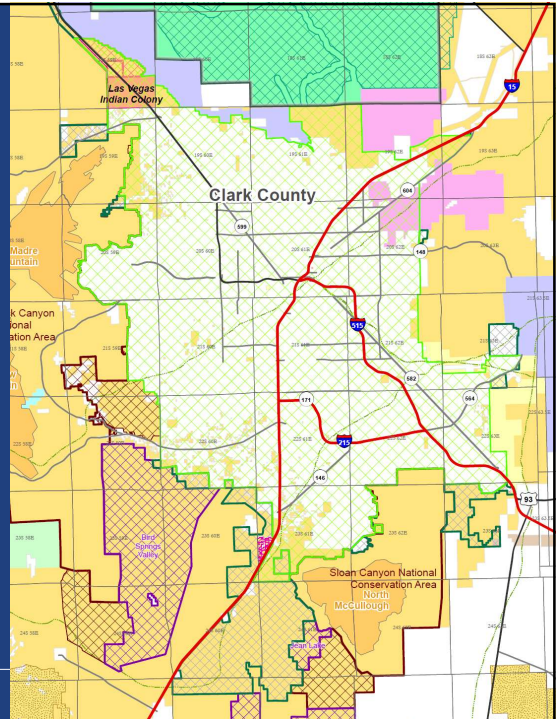
24

## Study Area for Alternatives

Some alternatives will assume expansion of disposal boundary

-  Current Las Vegas Valley Disposal Boundary
-  Proposed Expanded Las Vegas Valley Disposal Boundary

SouthernNevadaStrong.org   



25

## Post-it Exercise

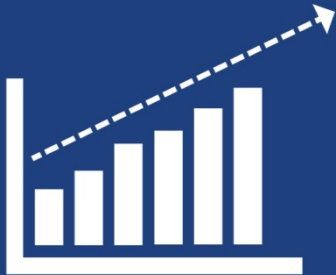
- **Reflect** individually and **write** reactions on your post-its for each scenario
- **Number each post-it** with the scenario of reference (1-5)
- **Blue post-its** signal general agreement with additional comments
- **Pink post-its** signal and describe concerns or disagreement
- Post-its will be shared in round robin style following presentation of each draft scenario alternative

SouthernNevadaStrong.org   

26

## Draft Scenario Alternatives

### #1 Business as Usual: *Adopted zoning and future land use*



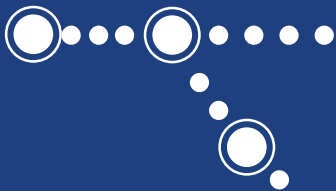
- Consistent with Regional Transportation Plan (RTP) assumptions and other adopted policies
- Limited use of infill/redevelopment
- Further refinement of assumptions through Scenario Planning Advisory Committee

#### Scenario Drivers:

- Assumptions from prior planning efforts
- RTP Land Use Assumptions
- RTP Transportation Projects

## Draft Scenario Alternatives

### #2 City Centers: *Urban Cores and Corridors*



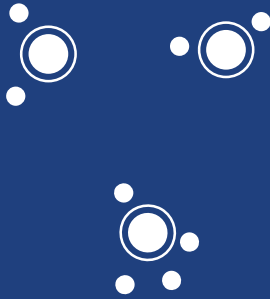
- Focus on high density destination centers and employment centers
- Prioritize workforce housing near employment
- Transit corridors paired with cooling corridors for active transportation
- Economic diversification – large new industry clusters

#### Scenario Drivers:

- TOD and Transit Investment
- Large-scale Infill in Core Locations
- Workforce Housing near Employment Centers

## Draft Scenario Alternatives

### #3 Walkable City: Complete Communities



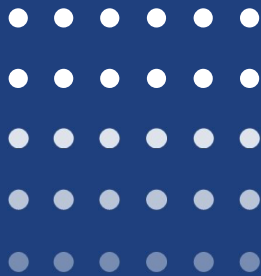
- Focus on Transit Oriented Development
- Complete Communities
- Investment in existing neighborhoods
- Economic diversification
- Retrofitting automobile-oriented commercial development

#### Scenario Drivers:

- TOD and Transit Investment
- Dispersed, small-scale Infill
- Aging Population
- Middle Housing
- Aging in Place

## Draft Scenario Alternatives

### #4 Frontier City: Low-Density Outward Growth



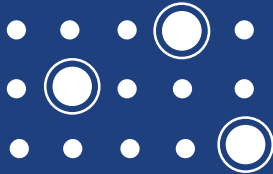
- Most residential growth is low-density greenfield expansion
- Auto-oriented commercial uses
- Assume new land added to SNPLMA disposal boundary

#### Scenario Drivers:

- Greenfield Development
- Single Family Development
- Limited Transit Investment

## Draft Scenario Alternatives

### #5 Satellite Cities: *Mixed-Density Outward Growth*



#### Smart Greenfields

- New neighborhoods are more mixed use and well-connected
- Assume new land added to SNPLMA disposal boundary

#### Scenario Drivers:

- Greenfield Development
- Transportation Investment
- Diversity of Housing Types

## Discussion

- **Round robin format** to share reactions to draft scenario alternatives
- **State agreement** but **avoid duplicating** previous comments & discussion
- Post-its will be collected and catalogued with each scenario around the room

## Draft Scenario Alternatives Discussion

### #1 Business as Usual:

*Adopted zoning and future land use*

### Key policy differences

Consistency with prior planning assumptions (RTP)

### #2 City Centers:

*Urban Cores and Corridors*

Focus on infill and redevelopment along major corridors and major centers

### #3 Walkable City:

*Complete Communities*

Focus on broad, neighborhood-scale infill and redevelopment in multiple smaller centers

### #4 Frontier City:

*Low-Density Outward Growth*

Focus on low-intensity residential development in greenfield areas

### #5 Satellite City:

*Mixed-Density Outward Growth*

Focus on expansion into greenfield areas with mixed-use development and a range of housing types

SouthernNevadaStrong.org   

33

## Scenario Planning Draft Evaluation Metrics



SouthernNevadaStrong.org   

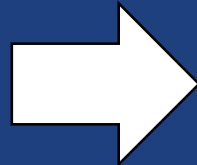
34

## Draft Evaluation Metrics



### SNS Priority Outcomes

- Regional Planning Capacity
- Economic Development
- Transportation
- Climate/Sustainability
- Access/Opportunity
- Housing



Potential  
Evaluation  
Metrics

35

## Draft Evaluation Metrics



### Regional Resources

- Acres Consumed vs Acres Conserved
- Transportation & Other Infrastructure Costs
- Identified Funding Sources
- Tax Revenue

#### Data Sources:

- Scenario GIS
- RTP Assumptions
- Transportation Analysis
- Economic Analysis
- RTC Staff and Stakeholder Input

36

## Draft Evaluation Metrics



### Economic Development

- Types and Locations of Jobs
- Barriers to Development
- Economic Resilience

#### Data Sources:

- Scenario GIS
- RTP Assumptions
- Economic Analysis
- Activity Centers
- RTC Staff and Stakeholder Input

37

## Draft Evaluation Metrics



### Housing

- Housing Types and Locations
- Housing Affordability
- New Students
- Ability to "Age in Place"

#### Data Sources:

- Scenario GIS
- Housing Market Analysis
- Activity Centers
- Economic Analysis
- RTC Staff and Stakeholder Input
- School District Analysis/Metrics

38

## Draft Evaluation Metrics



### Transportation

- Mode Share
- Vehicle Miles Traveled
- Congestion/Commute Times
- Transit Ridership

#### Data Sources:

- Scenario GIS
- RTP Assumptions
- Transportation Analysis
- RTC Staff and Stakeholder Input

## Draft Evaluation Metrics



### Climate/Sustainability

- GHG Emissions
- Heat
- Water Usage
- Resilience

#### Data Sources:

- Scenario GIS
- Economic Analysis
- RTC Heat Index
- SNWA Assumptions & Comments
- RTC Staff and Stakeholder Comments

## Draft Evaluation Metrics



### Access/Opportunity

- Housing + Transportation Costs
- Access to Open Space/Outdoors
- Access to Amenities
- Investment in Disadvantaged Communities

#### Data Sources:

- Scenario GIS
- Equity Indicators
- Activity Centers
- Housing Market Analysis
- RTC Staff and Stakeholder Comments

41

## Evaluation Metric Discussion

How important are these evaluation criteria to include?

What other criteria do you think we should consider?

### INSTRUCTIONS:

Go to

[www.menti.com](http://www.menti.com)

42

# Discussion

SouthernNevadaStrong.org   

43

## SCENARIO PLANNING PROCESS



SouthernNevadaStrong.org   

44

## Next Steps

### Finalize business-as-usual and alternative scenarios

- November: Scenario Planning Advisory Group meeting
- November & December: Stakeholder roundtables
- January: Scenario Planning Advisory Group & Steering Committee Meeting
- February: RTC Board briefing
- March/April: Community input

SouthernNevadaStrong.org   

45



# Thank you!

Tyler Bump, Project Director –

[bump@econw.com](mailto:bump@econw.com)

Michelle Larime, Project Manager –

[larimem@rtcsnv.com](mailto:larimem@rtcsnv.com)



46