



Las Vegas

PLANNING LAS VEGAS AS A WORLD-CLASS CITY

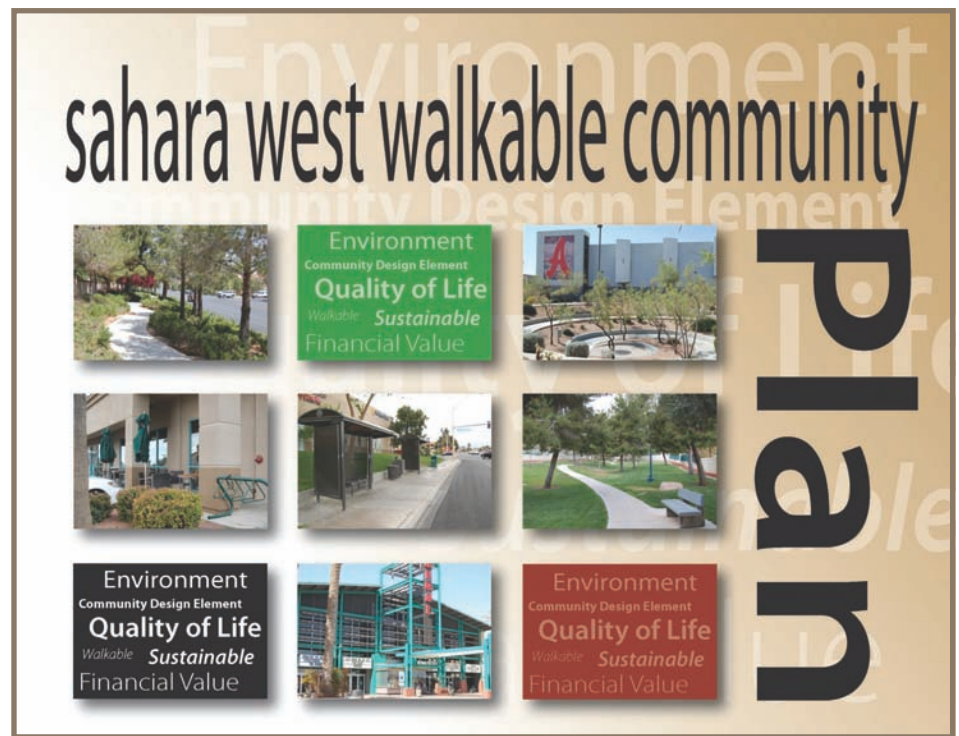
GROWTH WATCH

Sahara West Walkable Community Plan

The Sahara West Walkable Community Plan is the first in a series of six walkable community plans to be developed within the city of Las Vegas. Walkable community plans address elements such as safety, comfort and connectivity for area residents while reducing dependence on automobiles for transportation. These plans are being developed as a result of policies within the Las Vegas 2020 Master Plan which direct the city to review existing neighborhoods for opportunities to promote walkability.

The Sahara West Walkable Community Plan is centered around a ten-minute walk/one-half mile radius from the intersection of Sahara Avenue and Fort Apache Road. This location was identified for its high concentration of goods and services available within a small area. While it may be viewed as suburban by most definitions, this neighborhood actually contains a majority of the amenities needed to conduct routine daily activities, including grocery and drug stores, dry cleaners, restaurants, banks and medical offices surrounded by a mix of housing types and offices.

The Department of Planning met with community members beginning in 2009,



Sahara West Walkable Community Plan

when the first open house to survey community interest and needs was conducted. Throughout the spring and fall of 2010, staff met with various homeowner groups to assess community needs and to provide progress updates on plan development. In July and August 2011, two

additional community-wide open houses were held to present the draft plan and obtain additional input. In addition to the community outreach performed, a Walkable Community website was developed, www.lasvegasnevada.gov/walk where residents could read the draft plan,

– Continued on Page 5

Fall 2011 • INSIDE THIS ISSUE

City Sustainable Projects 2	Big City Planning Directors Institute 3	3rd Quarter Charts 6-7
2011 NV APA Conference 4	2011 DeBoer Awards For Excellence In Planning . . . 5	Profile: Trinity Schlottman, Planning Commissioner 8



City Sustainable Projects

By the end of 2011, the city will wrap up a \$25 million investment in sustainability capital and community projects that began in 2009. The completion of these projects, a result of the mayor and City Council's Sustainable Energy Strategy, marks a major milestone and has allowed for the city to see the results of those investments.

Current sustainable capital projects under construction are the three megawatt solar generating facility at the wastewater treatment plant funded by the city's Sanitation Enterprise fund and the City Hall built to LEED Gold certification standards that will be leased to the city by the master developer Live Work/Forest City.

The American Recovery and Reinvestment Act funded programs, such as the Energy Efficiency and Conservation Block Grant (EECBG), provides a resource for the city to expand its program. The city strategically used Recovery Act funds to invest in 1.7 megawatts of solar covered parking, a project that will not only reduce power consumption at 27 city parks, community centers and fire stations by an average of 40 percent, but will also provide the amenity of shaded parking for residents and employees. Nearly all installations have been completed and are generating energy.

The city's top energy consuming facilities are currently receiving energy efficiency improvements to conserve energy and further reduce overall consumption and cost. One measure includes replacement of old windows at the Development Services Center with new energy efficient windows, while the city's Detention Center will receive lighting and heating, ventilating and air conditioning upgrades. Finally, the city began a



The new City Hall nears completion



Solar covered parking at Centennial Hills Community Center

replacement project of about 20 percent of its 50,000 streetlights with LED lighting technology lights along arterial and residential roadways.

While city operations were the primary focus of Recovery Act funds, some projects and programs to promote community sustainability were launched as well. The city's Green Building Program continues to provide incen-

tives for residential and commercial retrofits as well as Recovery Act funds to HomeFree Nevada, the statewide Home Performance with ENERGY STAR program that provides energy audit and retrofit rebates and financing for program participants. The Building & Safety and Planning departments also updated both its building and zoning codes to promote

– Continued on Page 5



Big City Planning Directors Institute

The annual Big City Planning Directors Institute, held at the Lincoln Institute of Land Policy headquarters in Cambridge, Massachusetts, brings together planning directors to discuss planning policy and issues facing the nation's largest cities. Invitations are limited to the directors of the 30 largest cities in the country; the event is sponsored by the Lincoln Institute of Land Policy, the Harvard University Graduate School of Design and the American Planning Association.

Featured lecturers at the institute included Nic Retsinas, Senior Lecturer in Real Estate at the Harvard Business School and Robin Rather of Collective Strength, an Austin, Texas research and planning firm.

Mr. Retsinas' lecture addressed the proposed changes to federal guarantees

of residential mortgages, and how that might impact the type and location of new residential development.

Ms. Rathers' lecture explored the messages that planners use to communicate with the public, and how to tailor those messages to connect with public needs and concerns. While the presentation was geared primarily towards promoting sustainability plans, Ms. Rather also offered advice and examples of campaigns on behalf of transit plans, complete streets and redevelopment.

The final morning of the institute featured presentations from a number of the other directors, highlighting projects from their cities. Of particular interest was the presentation on the development of Cleveland's first BRT (bus rapid transit) route, and the \$4.3 billion dollars

of development that has occurred in the corridor since the line was finished. Other presentations included a green infrastructure plan developed by the city of Baltimore; a new comprehensive plan for El Paso based on new urbanist principals; and BluePrint NY, the effort to streamline the entitlement process by the city of New York.

Common themes discussed at the conference included:

- Use of federal funds as a way to supplement local operating and capital budgets;
- Zoning process reforms;
- New uses for vacant residential parcels;
- Walkable neighborhoods; and
- Urban job density and incentives for start-up businesses. ^{GW}



Lincoln Institute of Land Policy, the Harvard University Graduate School of Design



2011 Nevada American Planning Association (APA) Conference

This year's Annual Nevada APA Conference was held Oct. 19-21 in the city of Sparks under the theme, *A State of Shifting Paradigms*. The conference was organized around three program tracks: *The Role of Government*, *The Role of Private Investment* and *The Role of Transportation*. Within these three tracks 35 sessions were offered providing a discussion on addressing Nevada's future planning needs in view of the current economic conditions we are all facing.

Sessions under *The Role of Government* track examined how organizations can adapt policy to changing demographics, economic challenges and community needs. Sessions such as *Collaborative Planning with the Bureau of Land Management*, *Geothermal Projects in Nevada* and our own *Changing the Development Service Process within the City of Las Vegas* discussed ways that local and state governments can respond to changes and be proactive as a result of a stagnant economy and decline in growth.

The Role of Private Investment track focused on the economic challenges and the creativity needed within the private sector to improve Nevada's economic prosperity and business health. Sessions examined changing market demands and the collaborative role between the private and public sector with titles such as *Shifting Paradigms: Building the Private Sector's Role in Economic*

Development.

The Northern Nevada Transportation Collaborative (NNTC) sponsored *The Role of Transportation* track, with sessions such as *A Discussion on Funding Transportation and Grant Opportunities*. Planners examined transportation enhancements and partnerships, private sector investment and programs being developed to foster sustainability, livability and economic prosperity for Nevada.

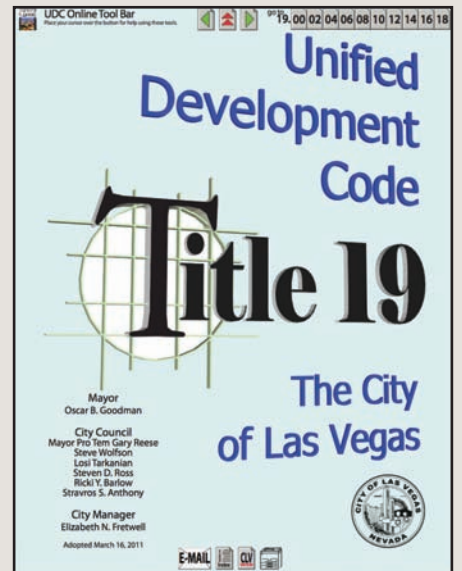
The conference keynote address, *Nevada's New Economic Development Plan* was presented by Dr. Robert Lang, director of the Brookings Mountain West at UNLV. Dr. Lang spoke of the current economic challenges facing the state of Nevada and a new state economic development plan, Assembly Bill 449, which was passed during the 2011 legislative session. The purpose of AB 449 is to develop and manage an economic strategy for Nevada by coordinating economic development with regional organizations. Dr. Lang outlined resources unique to our state that the economic development plan should focus on and highlighted the steps needed in order to maximize these resources into long-term positive impacts on the state's economy.

Overall, the conference demonstrated the need to regain our bearings and retool our processes in order to navigate the shifting paradigms for Nevada's future. *GW*



Current economic challenges affect sustainability, livability and economic prosperity for Nevada.

2011 Nevada Chapter DeBoer Awards for Excellence in Planning



Outstanding Planning Programs, Techniques and Tools: City of Las Vegas – Title 19 Unified Development Code



Citizen Planner: Ric Truesdell, City of Las Vegas Planning Commissioner *GW*



SAHARA WEST WALKABLE COMMUNITY PLAN – Continued From Page 1

leave comments and learn more about walkable communities at any time.

The completed plan addresses various components of the community and examines how walkability can be improved for area residents. Background information explaining the concepts of walkable communities is provided along with information on existing conditions within the community. A complete inventory of the amenities within the plan area is provided along with a survey of each major transportation corridor, identifying enhancement opportunities. Based on the observations noted within the

community inventory and survey, the plan develops 44 recommendations that will improve walkability. These recommendations include items such as removing obstacles from sidewalks, striping additional crosswalks, providing curb cuts where needed, improving bus stops with comfort enhancements, providing street trees and pedestrian lighting, restriping roadways with bike lanes and narrower vehicular travel lanes, and providing landscaped street medians where roadways can accommodate them. Lastly, the plan provides a checklist for new development, to ensure that the Unified

Development Code-required components of walkable communities are met.

Upon adoption by the Las Vegas City Council on Nov. 16, 2011, potential funding sources for implementation of the plan recommendations will be examined. These potential sources include Federal grants, working with planned city of Las Vegas Capital Improvement Program projects in the area, or through Regional Transportation Commission/ Nevada Department of Transportation projects. [GW](#)

CITY SUSTAINABLE PROJECTS – Continued From Page 1

greater energy efficiency and new development standards. In addition, the Office of Sustainability and the Planning and Public Works Departments have collaborated with other municipalities including the SNRPC, RTC, SNWA and the Nevada State Office of Energy, to construct an increasingly sustainable and multi-modal community, with projects including:

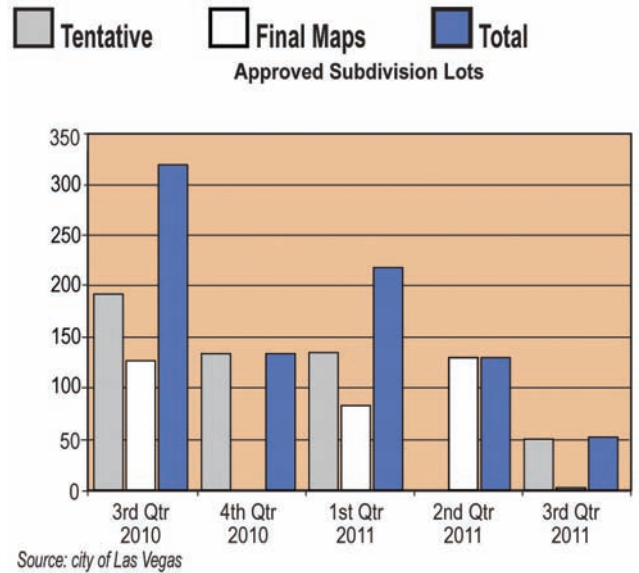
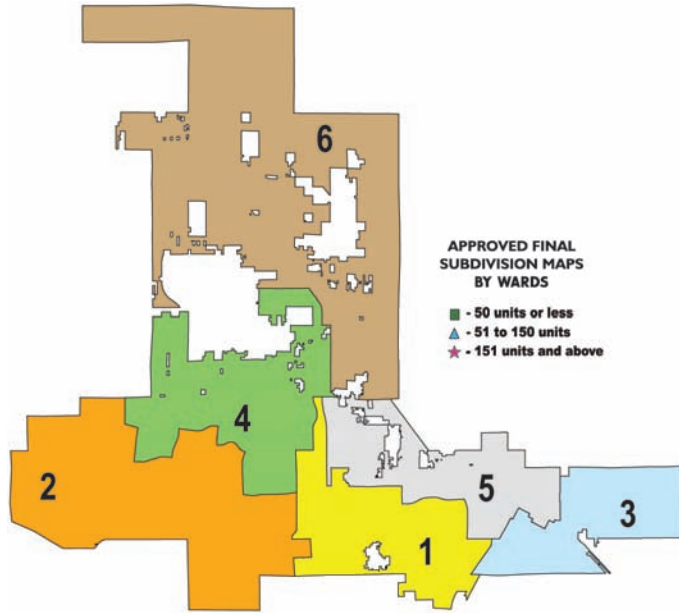
- An updated Regional Greenhouse Gas Inventory
- A regional plant list as a region-wide reference for landscape designers, architects and developers to select appropriate plants when designing projects
- Fleet purchases of electric vehicles, including two Chevrolet Volts, a Nissan Leaf and a Toyota Plug-in Prius, as well as associated plug-in charging infrastructure
- New Bus Rapid Transit routes with transit-only lanes, including two rapid and limited stop routes along Boulder Highway, a new rapid transit route along Sahara Avenue, and express routes connecting the north-west and western parts of the valley with Downtown Las Vegas and the Strip



- New park 'n' rides and transit centers
- New bicycle lanes, complete streets and bicycle infrastructure in Downtown Las Vegas
- Community and park tree plantings
- New trails, including completion of the Bonanza Trail
- Additional HOV lane miles and HOV freeway connectors

The completion of projects in 2011 was a major milestone, yet it is only a first step, as planning for the next phase of projects for 2012 and beyond has already

begun. As renewable generation and energy efficiency begin reducing electricity and natural gas costs and utility rebates are collected, the energy savings that has been monitored from an initial utility baseline will be captured and reinvested into additional projects in future program years. Future projects in the initial stages of implementation and planning include additional retrofits to city facilities, additional phases of streetlight replacement and plug-in electric vehicle charging stations. [GW](#)



Leading Economic Indicators For Clark County

"The CBER Southern Nevada Index of Leading Economic Indicators was essentially unchanged in October, dropping by 0.01 percent. After seasonal adjustment and weighting, seven of the series that contribute to the index had a negative influence, while three had a positive effect. Gaming revenues made the most positive contribution reflecting the continued improvement in the southern Nevada tourism sector. Although the leading index shows a general upward trend since late 2010, the latest reading suggests that we can expect little change in the number of jobs in the next 4-6 months."

Source: UNLV Center for Business and Economic Research, October 2011

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
3rd Qtr-2010	192	127	319
4th Qtr-2010	134	-	134
1st Qtr-2011	135	83	218
2nd Qtr-2011	-	130	130
3rd Qtr-2011	50	2	52
% Chg Last Qtr	100.0	-98.5	-60.0
% Chg Last Year	-74.0	-98.4	-83.7

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX *
RESIDENTIAL BUILDING						
Units Permitted	Aug-11	#Units Permitted	388	32.42%	-1.52%	-0.046%
Permit Valuation	Aug-11	Dollars	\$ 48,359,001	35.32%	12.38%	-0.025%
COMMERCIAL BUILDING						
Permits	Aug-11	#Units Permitted	27	42.11%	12.50%	-0.011%
Permit Valuation	Aug-11	Dollars	\$ 8,086,829	33.11%	187.35%	-0.008%
TAXABLE SALES	Aug-11	Dollars	\$ 2,405,675,808	-0.17%	3.49%	-0.057%
McCARRAN AIRPORT	Aug-11	Passengers Explained/Deplaned	3,632,969	-1.60%	4.00%	-0.003%
GALLONS OF GASOLINE	Aug-11	Thousands of Gallons	64,801,926	0.29%	-1.62%	0.050%
GROSS GAMING REVENUE	Aug-11	Dollars	\$ 752,242,062	5.13%	-6.68%	0.184%
CONVENTIONS HELD						
Visitor Volume	Aug-11	People	3,290,473	-5.25%	2.77%	-0.097%
Attendance	Aug-11	People	412,902	56.73%	19.65%	0.007%
OVERALL CHANGE IN LEADING INDICATOR **	Oct-11		123.39	-0.01%	0.03%	-0.01%

* The contribution to the index is a net-weighted average of each series after adjustment for seasonal variation.

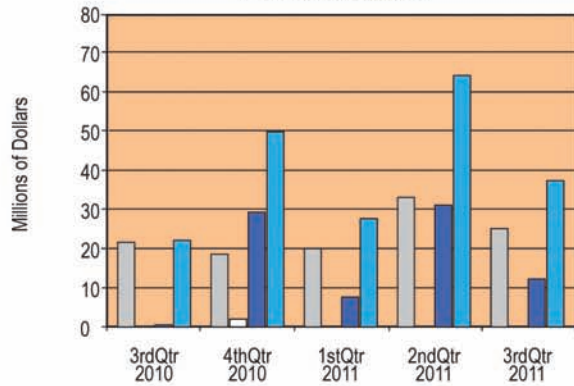
** The index is a six-month forecast (February 1, 2012) from the month of the data (August 1, 2011) and four months from the month of the series (October 1, 2011).

Source: UNLV Center for Business and Economic Research



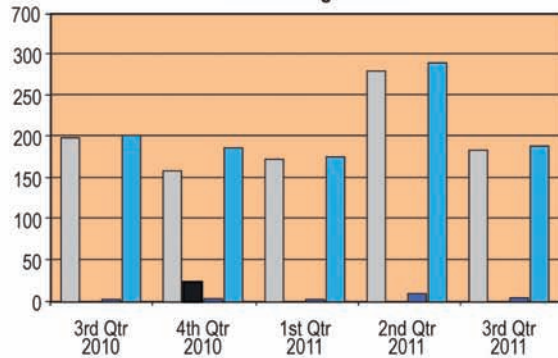
Single Family
 Multi-Family
 Commercial
 Total

New Permit Valuation



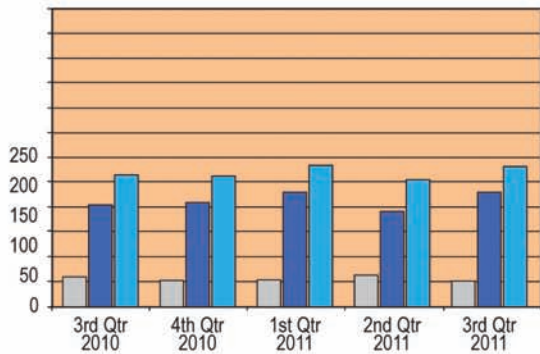
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2010	\$ 21,551,706	\$ -	\$ 510,775	\$ 22,062,481
4th Qtr-2010	\$ 18,515,972	\$ 1,991,931	\$ 29,227,626	\$ 49,735,529
1st Qtr-2011	\$ 19,968,293	\$ -	\$ 7,606,241	\$ 27,574,534
2nd Qtr-2011	\$ 33,016,247	\$ -	\$ 31,050,462	\$ 64,066,709
3rd Qtr-2011	\$ 25,045,626	\$ -	\$ 12,194,925	\$ 37,240,551
% Chg Last Qtr	-24.1	0.0	-60.7	-41.9
% Chg Last Year	16.2	0.0	2287.5	68.8

New Building Permits



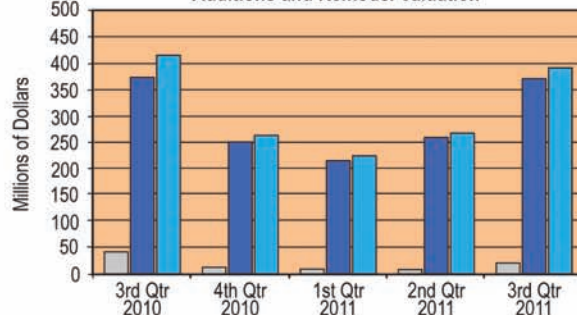
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2010	199	-	3	202
4th Qtr-2010	159	24	4	187
1st Qtr-2011	173	-	3	176
2nd Qtr-2011	280	-	10	290
3rd Qtr-2011	184	-	5	189
% Chg Last Qtr	-34.3	0.0	-50.0	-34.8
% Chg Last Year	-7.5	0.0	66.7	-6.4

Additions and Remodels



	Single Family	Commercial	Total
3rd Qtr-2010	50	170	220
4th Qtr-2010	44	174	218
1st Qtr-2011	45	191	236
2nd Qtr-2011	53	159	212
3rd Qtr-2011	43	191	234
% Chg Last Qtr	-18.9	20.1	10.4
% Chg Last Year	-14.0	12.4	6.4

Additions and Remodel Valuation



	Single Family	Commercial	Total
3rd Qtr-2010	\$ 4,215,634	\$ 37,596,806	\$ 41,812,440
4th Qtr-2010	\$ 1,257,610	\$ 25,242,682	\$ 26,500,292
1st Qtr-2011	\$ 893,986	\$ 21,668,949	\$ 22,562,935
2nd Qtr-2011	\$ 823,230	\$ 26,099,475	\$ 26,922,705
3rd Qtr-2011	\$ 2,061,534	\$ 37,354,121	\$ 39,415,655
% Chg Last Qtr	150.4	43.1	46.4
% Chg Last Year	-51.1	-0.6	-5.7

Source: city of Las Vegas (including subdivision information)



Trinity Haven Schlottman Planning Commissioner

Trinity Haven Schlottman is the city of Las Vegas' newest Planning Commissioner. Commissioner Schlottman, a builder by trade, was appointed in July by the City Council. He is best known for the Urban Loft communities which he developed in the downtown urban core. An early pioneer and champion of redevelopment, he took his unique Loft projects and successfully created two communities in the heart of downtown's Ward 3 and Ward 5. More recently, he's seen accolades as the owner and builder of the urban lounge, Artifice, in 18b The Arts District.

Commissioner Schlottman grew up in the Dallas area and attended Sam Houston State University, earning a Bachelor's Degree in Business Administration with double majors in Management and Marketing. He was awarded numerous distinctions for academic excellence and finished *summa cum laude*. While still a student, he and a friend began rehabilitating low income and senior housing, bringing life back to a once blighted area. By the time he graduated, his career path had been chosen; he was a builder. After completing successful Urban Loft Communities in Dallas, his work took him to Las Vegas, in what was to be a temporary assignment. The rest, he says, is history. Falling in love with Las Vegas and its possibilities, he never looked back.

As a general contractor, his company, Trinity Haven Development, is currently working on projects in the emerging Arts and Entertainment Districts. Additionally, he was appointed to serve on the Downtown Design Review Committee. (DDRC). The Commissioner says he is



Trinity Haven Schlottman, Planning Commissioner

looking forward to working with his new Councilman, Bob Coffin, who recommended him to the position, in the task of nurturing the more mature areas of the ward, as well as enabling good development in the vibrant downtown core. The commissioner's passion for Las Vegas and its future are contagious.

Commissioner Schlottman says that he is honored to serve in this important role and hopes his decisions are tempered with a desire for good growth, while still recognizing the discretion that comes with hands-on and practical prospective of having for years navigated the system as a builder himself. He also believes in giving back to the communities which have provided him with "so many blessings and opportunities." He is currently volunteering his construction team, along with Zappos, the El Cortez and others to spruce up a senior housing project in the inner city.

But whether you find Commissioner Schlottman managing a construction site in his jeans, or on the council chamber dais in his signature Astor & Black suits, you'll likely find next to his Blackberry, a tape measure attached to his hip. He is, as he says, "A builder." *GW*

Las Vegas GROWTH WATCH

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106
(702) 229-6301
FAX (702) 474-7463
TDD (702) 386-9108

Las Vegas City Council
Mayor Carolyn G. Goodman
Mayor Pro Tem Stavros S. Anthony, Ward 4
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Councilwoman Lois Tarkanian, Ward 1
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Department of Planning
Director Flinn Fagg, AICP

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Denise Kaplan, editor
Rita Schoonmaker, layout and design
Richard Wassmuth, quarterly charts

Contributors
City of Las Vegas
Department of Planning
Mike Howe, AICP
Dave Cornoyer
Flinn Fagg, AICP
Trinity Schlottman
Marco Velotta

Photos by
City of Las Vegas
Office of Communications
Department of Planning
Andrew Sea James

For a subscription or more information on Department of Planning publications and map services, call (702) 229-6301 or e-mail us at: planning@lasvegasnevada.gov
Find us at: www.lasvegasnevada.gov/Planning