

MARYLAND PARKWAY CORRIDOR TRANSIT-ORIENTED DEVELOPMENT (TOD) PLANS

The Maryland Parkway Corridor extends from the Las Vegas Medical District to McCarran Airport and connects destinations like Downtown, UNLV, and Sunrise Hospital. A new Bus Rapid Transit (BRT) line on the corridor, as recommended by OnBoard and Southern Nevada Strong, creates an excellent opportunity for TOD. Both City of Las Vegas and Clark County have created TOD Plans for transit stops along the corridor.

TOD is **development located close to high quality, high capacity transit**, that creates a **compact, walkable, mixed-use** environment. TOD areas contribute to **livable communities** and serve as **activity centers** that provide a range of benefits.

The primary goals of the TOD planning are creating **walkable, vibrant environments**; stitching together **existing assets and new destinations**; delivering **equitable TOD**; and spurring **revitalization and catalytic development**.



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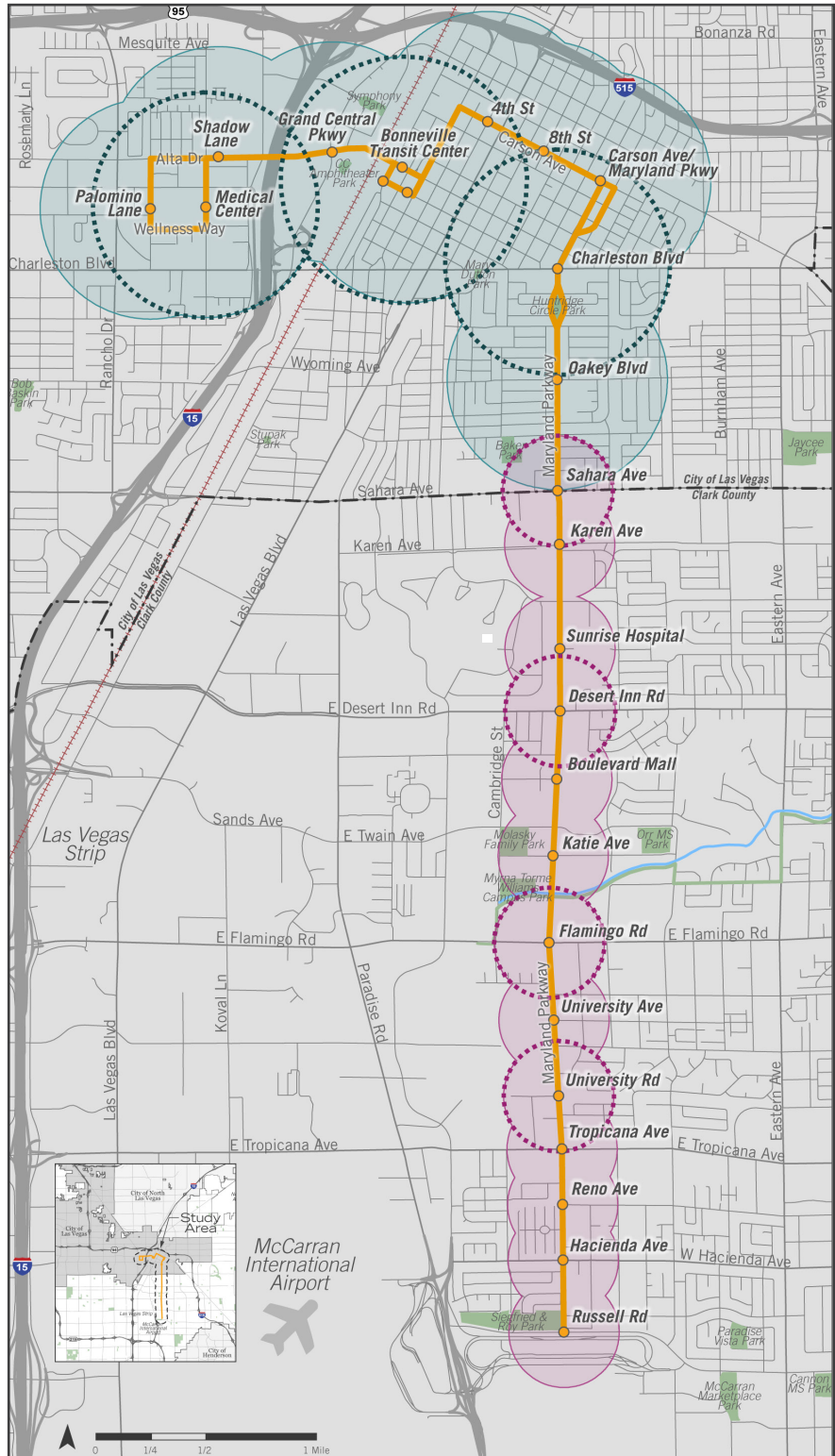
CORRIDOR OVERVIEW

FOCUS AREA SELECTION

- 25 BRT Stations are planned along the full length of the corridor (thirteen in Clark County and twelve in Las Vegas).
- Each station area was evaluated for its TOD supportiveness, market readiness, and community priority ranking.
- **Three priority focus areas** were selected for the **City of Las Vegas**, shown in teal circles on the right.
 - » Medical Center
 - » Bonneville Transit Center
 - » Charleston Boulevard
- **Four priority focus areas** were selected, for **Clark County** shown in fuchsia circles on the right.
 - » Sahara Avenue
 - » Desert Inn Road
 - » Flamingo Road
 - » University Road

PRIORITY FOCUS AREAS LEGEND

Municipal Boundary	Wash
Roads / Highway	Maryland Parkway Transit Corridor
Railroad	Transit Stations
Parks & Open Space	
City of Las Vegas	Clark County
Corridor Study Area	Corridor Study Area
1/2 Mile Priority Focus Area	1/4 Mile Priority Focus Area



CITY OF LAS VEGAS TOD PLAN HIGHLIGHTS

BONNEVILLE TRANSIT CENTER FOCUS AREA

KEY RECOMMENDATIONS

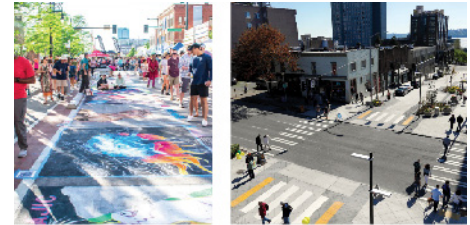
- Building Form and Design: Medium-to-high intensity development with an emphasis on active ground floor uses.
- Mobility: Create Priority Mobility Enhancement Corridors, focused around BTC with connections to Downtown and other destinations.
 - » Clark Avenue and Garces Avenue - Downtown connection
 - » Commerce Street - emphasis on redevelopment and activation
 - » Third Street - green, pedestrian corridor
- Public Spaces: Provide more parks and open space along rail line near City Hall, prioritize parks and plazas in redevelopment, and enhance safety and security through activation.

PRIORITY PROJECTS

- BTC & Civic Adjacent Development Opportunities
 - » Consolidate parcels and created integrated mixed use with active ground floors that interface with civic spaces between Main Street, Bonneville Avenue, First Street, and Clark Avenue
- Parcels Along Commerce Street
 - » Implement creative and tech corridor, 3-story mixed use with active ground floors (galleries, maker spaces, breweries, etc.)
- Downtown Pedestrian Corridors
 - » Create walkability to nearby destinations through “curated” pedestrian experiences
- Art District Branding and Wayfinding
 - » Leverage 18b.org momentum to continue Cultural Hub realization.
 - » Amenitize with branded public-realm elements and implement a pedestrian-scaled wayfinding program and design standards



Creative mixed-use



Curated pedestrian experience



18b Art District signage



Civic adjacent development opportunity

MEDICAL CENTER FOCUS AREA

KEY RECOMMENDATIONS

- Building Form and Design: Medium-to-high density development with an emphasis on employment uses and public/private space.
- Mobility: Priority Mobility Enhancement Corridors with an emphasis on Shadow Lane, Alta Drive, and Martin Luther King Boulevard.
- Public Spaces: Provide landscaping and public realm improvements along major streets, encourage public space with new development.

PRIORITY PROJECTS

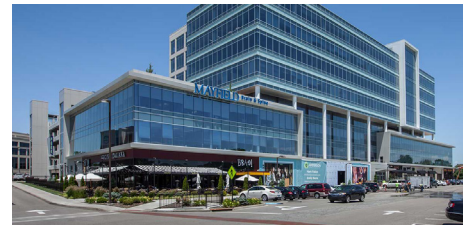
- Shadow Lane Intersections
 - » Create sense of place with wayfinding and gateway elements
- Linear Park on MLK
 - » Provide open space, wellness trailhead, and pocket parks for users
- Medical Mixed Use
 - » Provide peripheral vertical mixed use with active medical uses or retail on the ground floor with residential or medical offices above
- Development and Pedestrian Realm Along Charleston
 - » Improve street frontages and provide more development types and uses in underutilized land along Charleston



Enhanced intersection



Linear park example



Medical mixed use building

CHARLESTON BOULEVARD FOCUS AREA

KEY RECOMMENDATIONS

- Building Form and Design: Medium density mixed use and residential development with more dense infill near the station.
- Mobility: Connect Franklin Avenue and Clark Avenue to Charleston Boulevard and create crossing and safety improvements.
- Public Spaces: New street trees and amenities along major streets and a more safe and accessible Huntridge Circle Park.

PRIORITY PROJECTS

- Huntridge Circle Park Improvements
 - » Revitalizing a community destination with long term solutions including security, maintenance, and management.
- Development Near Orleans Square
 - » Promote mixed use infill on opportunity parcels.
- Connecting Nodes and Neighborhoods
 - » Prioritize pedestrian and bicycle routes, continue house to business conversions, and improve commercial nodes.



Park revitalization example



Mixed use infill example



Home to business conversion

CLARK COUNTY TOD PLAN HIGHLIGHTS

SAHARA AVENUE FOCUS AREA

KEY RECOMMENDATIONS

- Building Form and Design: Primarily low-to-mid-rise buildings, pad site retrofits, and pedestrian-friendly streetscapes.
- Mobility: Create new connections to Maryland Parkway, provide major north-south and east-west routes in NW and SW quadrants.
- Public Spaces: Provide a park or plaza space near the intersection.

PRIORITY PROJECTS

- Infill/Revitalization Opportunities on Southwest Quadrant
 - » Mixed-use infill with an emphasis on affordable housing and reuse or redevelopment of vacant buildings
- Pedestrian Connections
 - » Break down the scale of large parking lots with pedestrian corridors
- Almond Tree Lane Parcels
 - » Small-scale and mixed-use infill and possible parcel consolidation
- Pad Site Retrofit / Urban Design
 - » Phased transformation of auto-oriented uses to pedestrian friendly places (1 - landscaping, and facade upgrades; 2 - drive-aisle reconfiguration, seating, and transparency; 3 - adaptive re-use, and removal of drive-thru)



Example of big box conversion



Safe pedestrian connections



Small-scale mixed-use infill

DESERT INN FOCUS AREA

KEY RECOMMENDATIONS

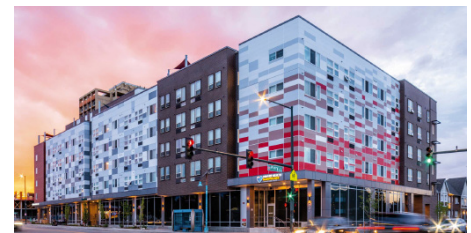
- Building Form and Design: Primarily small-to-medium scale buildings with active ground floors and pedestrian-oriented uses.
- Mobility: Create new neighborhood connections to Maryland Parkway, include a small-scale mobility hub.
- Public Spaces: Publicly Accessible Private Open Space to support infill.

PRIORITY PROJECTS

- Boulevard Mall Infill/Revitalization
 - » Create an amenitized, community-oriented space
- Medical Mixed Use Opportunities
 - » Infill and redevelopment to medical, commercial, and residential uses
- Small-Scale Mobility Hub Opportunity
 - » Facilitate first and final connections to major mobility corridors
- Pad Site Retrofit / Urban Design
 - » Phased transformation of auto-oriented uses to pedestrian friendly places (1 - landscaping, and facade upgrades; 2 - drive-aisle reconfiguration, seating, and transparency; 3 - adaptive re-use, and removal of drive-thru)



Community-serving amenities



Medical mixed-use building



Rendering of potential pad site retrofit techniques

FLAMINGO ROAD FOCUS AREA

KEY RECOMMENDATIONS

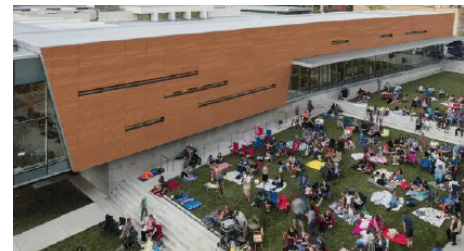
- Building Form and Design: Primarily walkable, medium density mixed-use shops, restaurants, and public space.
- Mobility: Create a grid of pedestrian connectivity connecting to major thoroughfares, include a large-scale mobility hub.
- Public Spaces: Implement phased improvements to Flamingo Wash.

PRIORITY PROJECTS

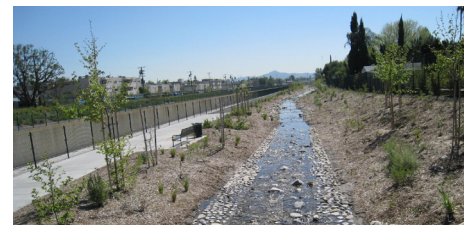
- Large-Scale Mobility Hub Opportunity
 - » Connecting major mobility corridors and destinations
- Library Public Space
 - » Creating a flexible community gathering space and amenity
 - » Potential to convert some parking to plaza space
- Flamingo Wash Opportunities
 - » Turning a barrier and eyesore into a shared community amenity
 - » Short term improvements – Safety, clean-up, and connections
 - » Long term opportunities – Naturalization and greenway design
- Revitalization Opportunities in Northeast Quadrant
 - » Adaptive reuse and trail-oriented development



Large-scale mobility hub example



Flexible library public space



Naturalized wash and greenway

UNIVERSITY ROAD FOCUS AREA

KEY RECOMMENDATIONS

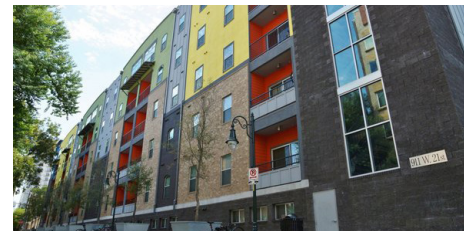
- Building Form and Design: primarily mid-to-high-rise residential and office with active ground floor commercial space.
- Mobility: Create a grid of pedestrian connectivity connecting the University to the neighborhoods east of Maryland Parkway.
- Public Spaces: Integrate publicly accessible gathering space into development.

PRIORITY PROJECTS

- UNLV Transit Center and Lot U/H Development
 - » Mixed-use development with structured parking and mobility hub
- Supporting Workforce and Student Housing
 - » Pursue partnerships/incentives to create flexible and varied housing
- Vacant Lot North of Del Mar Street
 - » Potential for dense, mixed-use development with student and mixed-income housing
- Neighborhood Connection
 - » Improve connectivity between the University and the neighborhood with a pedestrian path and safety infrastructure



Integrated mobility hub and housing



Mixed-income student housing



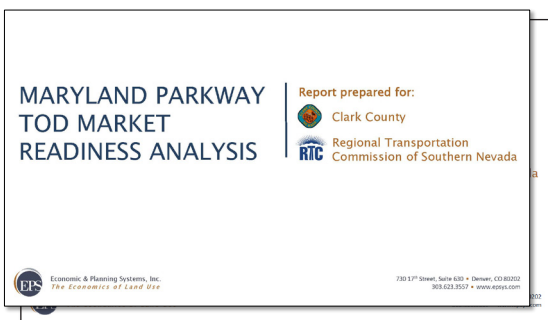
Improved pedestrian connection

OTHER MARYLAND PARKWAY CORRIDOR REPORTS



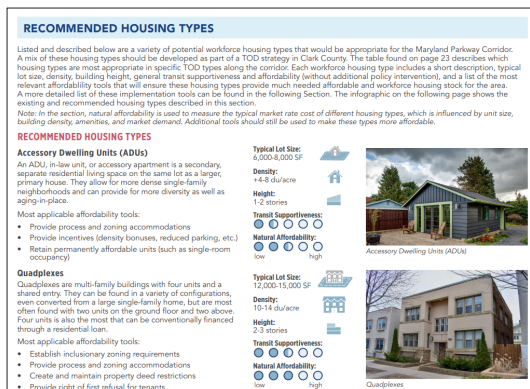
EXISTING CONDITIONS AND NEEDS ASSESSMENT

- Introduction to TOD, relevant Clark County and City of Las Vegas planning efforts, and the existing regulatory framework.
- A corridor profile, including existing conditions maps, transportation summary, utilities, and health indicators.
- Profiles of each focus area including a TOD supportiveness comparison.



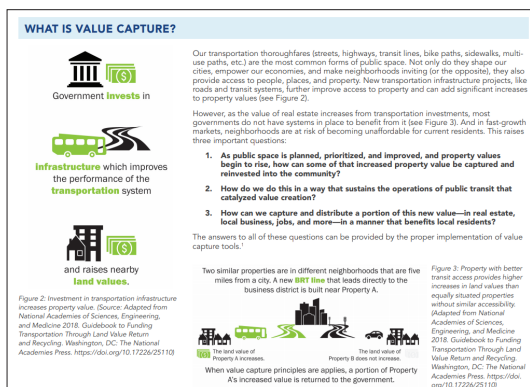
MARKET READINESS ANALYSIS

- An analysis of current market conditions along the corridor and for individual focus areas.
- Measures TOD supportiveness, market momentum, and development opportunities for each focus area, assigning total TOD Market Readiness scores for each.



WORKFORCE HOUSING PLAN

- Explores existing and potential ridership, demographics, and existing housing mix.
- Provides strategies to create dense, well-designed, and diverse housing types, including recommended housing types and best practice case studies.
- Recommends tools for implementation of attainable and workforce housing.



VALUE CAPTURE TOOLKIT

- Defines value capture (an intentional return on investment or capture when government improves infrastructure and the performance of the transportation systems which raises nearby land values).
- Provides tools to aid in value capture and analyzes those tools for their usefulness near the Maryland Parkway corridor.
- Recommendations for next steps and implementation.

For more information about the TOD Plans visit: rtcsnv.com/maryland-parkway/tod/