

DESERT PINES VISION PLAN

City of Las Vegas
East Las Vegas Area



SMITHGROUP



Item 36
R-14-2022
March 16, 2022

2050 Master Plan: East Las Vegas

- City Of Las Vegas Master Plan adopted - July 2021 (Ordinance 6788)
 - Implementation underway
 - Special area plans under development, including East Las Vegas
- East Las Vegas planning identifies opportunities for community development
 - Land Use and Development: Incentivize affordable infill housing; development of neighborhood mixed-use centers
 - Parks and Open Space: Develop more accessible parks and open space, and increase the tree canopy
 - Workforce and Education: Focus on workforce training and job creation
 - Transportation: Complete street development, Downtown Access Project

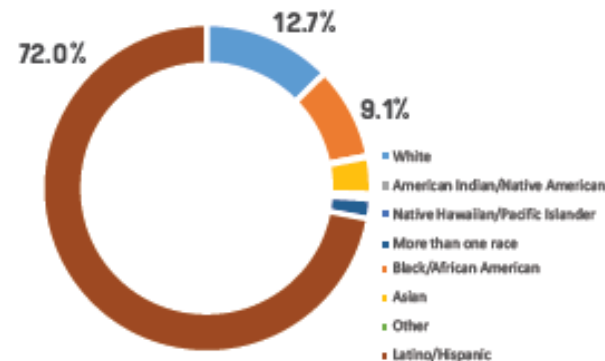


DEMOGRAPHICS

Water consumption of residents in the planning area will be reduced with the new planned place types.

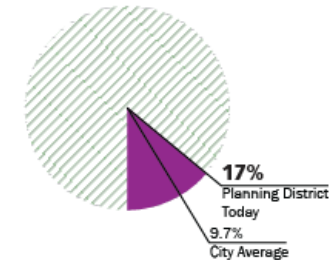
- ▲ Current population: 75,146
- ▼ Largest Age Group: 25 - 34 years (11,177)
- ▲ Persons per household: 3.40
- ▼ Single Family Dwellings: 9,428
- ▲ Multi-Family Dwellings: 12,938
- ▼ Median Household income: \$32,224
- ▼ Median rent / mortgage: \$828 / \$1,039
- ▼ Housing tenure: 63.2% rent / 36.8% own
- ▼ Attained High School Diploma: 57.6%
- ▼ Attained Bachelor's Degree: 4.8%
- ▲ Unemployment rate: 10.3%

RACIAL BREAKDOWN

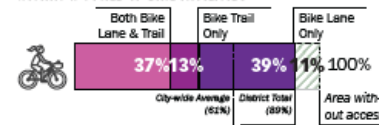


TRANSPORTATION

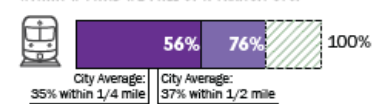
PERCENTAGE OF HOUSEHOLDS WITHOUT CARS WITHIN THE DISTRICT



PERCENTAGE AREA OF THE PLANNING DISTRICT WITHIN 1/4 MILE OF BIKE FACILITIES

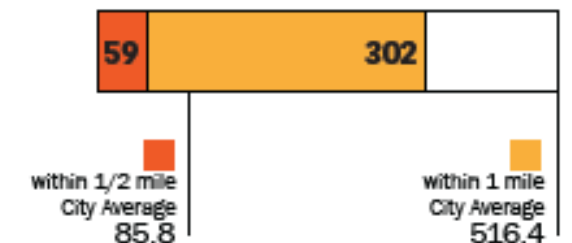


PERCENTAGE AREA OF THE PLANNING DISTRICT WITHIN 1/4 AND 1/2 MILE OF A TRANSIT STOP



JOB PROXIMITY

Average job opportunity in proximity to the planning district



Bonanza Rd

Mojave Rd

Pecos Rd

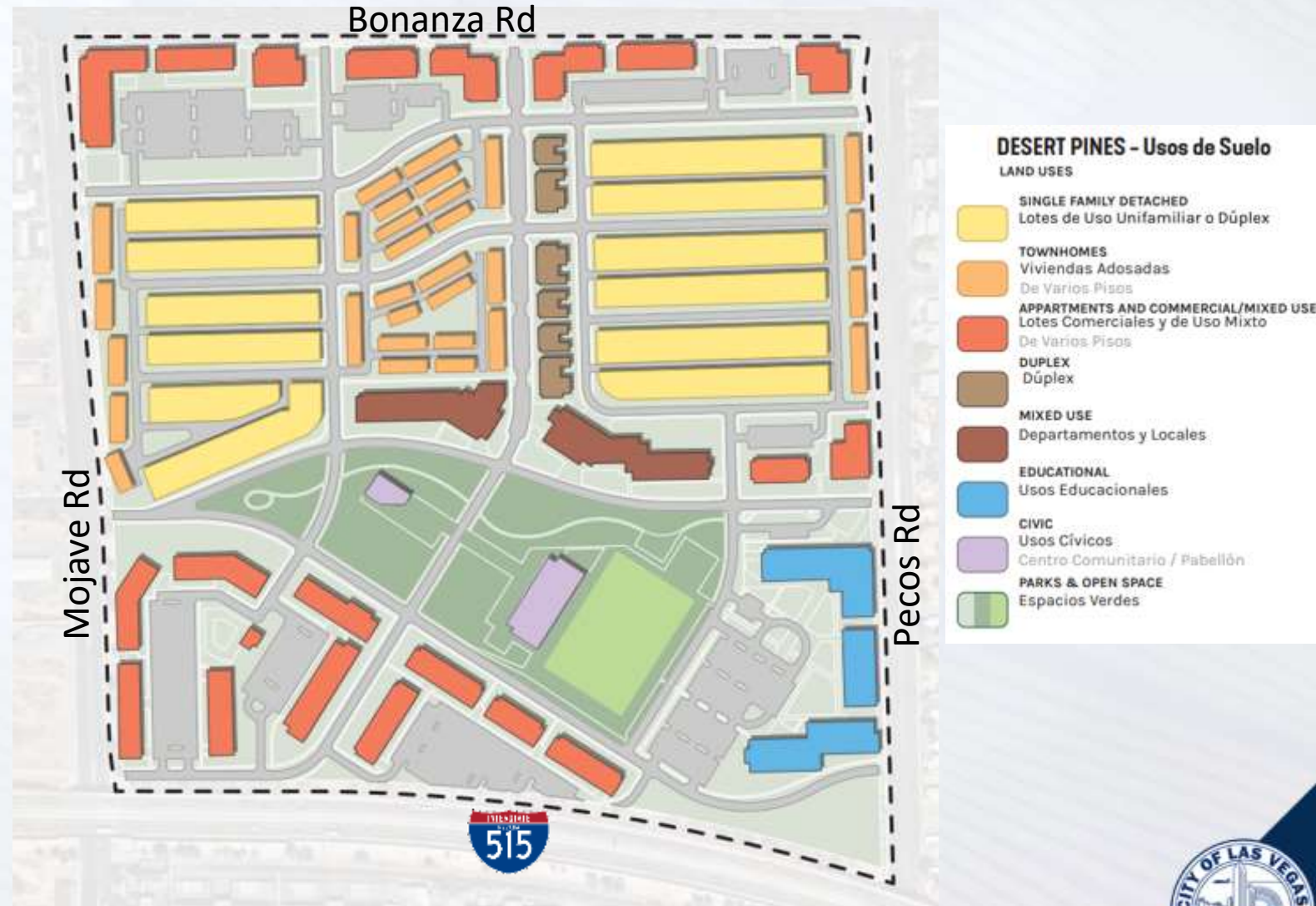




Bonanza Rd

Land Use Diagram – Vision Features

- Mix of affordable and market rate housing
 - Single Family Residential
 - Senior Housing
 - Townhomes and apartments
 - Duplexes
- Mixed-use residential-commercial development
- Central Community Park
 - Cedar Trail
 - Pavilion
 - Community Center
 - Soccer field and sport courts
- Training Center
 - Multi-phase workforce development facility



OVERALL DEVELOPMENT METRICS

	GSF	Acres
Site Area	4,399,560	101.0
Dedicated Open Space Area	318,900	7.3
Developable Area	2,736,000	62.8
Road Area	1,344,660	30.9
Total Building Area	2,504,300	
FAR	0.92	
Approximate Density	19 DU/AC	

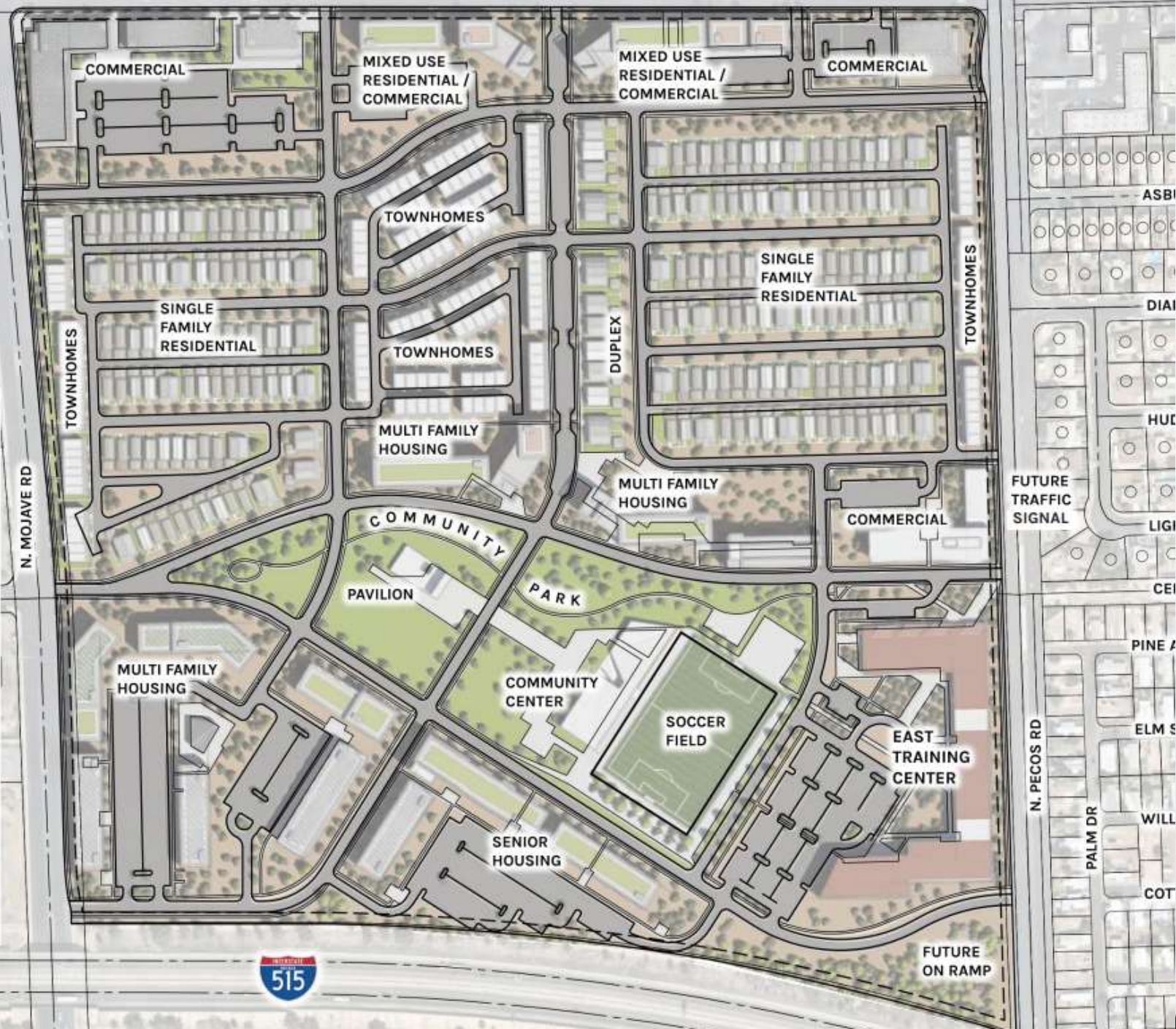
Total Residential Area	2,344,300	
Commercial/Retail Area	130,000	
Education Area	30,000	

Total Mixed Use Development Land Area	5.5 Acres	
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RESIDENTIAL UNIT MIX

	Unit QTY.	Unit SF (Typ.)
Lots 60x90 (SF, Duplex, TH)	80	TBD
Townhomes Units	79	3000
Senior Living Units	224	450
SubTotal	383	

Multi Family Units	1886	Modules
Unit Type		
Studio	566	450
1 Bedroom	377	1500
2 Bedroom	377	1500
3 Bedroom	189	2250
SubTotal	1,509	





Phase 1 Training Center, Looking West
Fase 1. Centro de Capacitación, Mirando al Oeste





Central Park, Looking East
Parque Central, Mirando al Este



Next Steps

- Adoption of R-14-2022
 - Proposal / Development agreement
 - Alignment with vision
- East Las Vegas plan development



Neighborhood Street
Calle en el Vecindario

