Update

Planning Commission Meeting
August 2, 2005
Background

• Build on Vision 2025
• Lure Transit Investment
• Community Driven
  Series of Charrettes
• Recommendations
  Planning and Implementation
TOD Principles

• Greater density than community average
• Quality pedestrian environment
• A mix of uses
• A defined center
Keys to Successful TOD

DENSITY MATTERS

Rules of thumb:

• 6 to 7 DU acre for bus

• 9 to +25 DU acre/BRT or LRT

• +50 DU acre: auto & non-auto trips are equal

• 10% more density = 5% more transit trips
Keys to Successful TOD

PEDESTRIAN ENVIRONMENT

- Buffering from traffic
- Landscaping
- On-street parking
- Easy access to businesses
- Public spaces
- Identity / sense of place
TOD or TAD

Transit Oriented Development
or
Transit Adjacent Development?

- Majority of development at major transit stops in America are not TOD’s
- TOD is still illegal in most of America
- Not enough to be next to transit, development must be shaped by transit
5th Street Context

Assessment

• Policy Framework
• Prior Planning
• Other Planning-UNLV
• Development Patterns
• Market
• Financing

Assumptions

• Industrial “Sanctuary”
• Neighborhood Preservation
• Infill and New Growth
• UNLV Campus; VA Hospital
• Improved N. 5th Street - Transit Construction
• High FTA Rating
TOD for 5th Street

TYPOLOGIES

• Urban Downtown
• Urban Neighborhood
• Suburban Center
• Suburban Neighborhood-Medium Density
• Suburban Neighborhood-Low Density

STRATEGY TO:

• Shape transit alignment
• Identify potential station locations
• Create a land use plan
• Identify implementation methods
• Enhance project viability

Helping to Connect People and Create Communities
Design Charrettes
Draft Vision

• One-mile wide corridor
• Four distinct areas and types of TOD
  ✓ University District - UNLV
  ✓ Uptown - Deer Springs
  ✓ Infill - Established neighborhoods
  ✓ Industrial - Employment center
# Implementation

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<th>TOD Design</th>
<th>TOD Code</th>
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<td>Greater Density than Community Average</td>
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<td>Allows Greater Density</td>
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<td>Quality Pedestrian Environment</td>
<td>Pedestrian Environment</td>
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Next Steps

• City Council Briefing
• Draft Report / Recommendations
• Public Open House
• Final Report / Recommendations