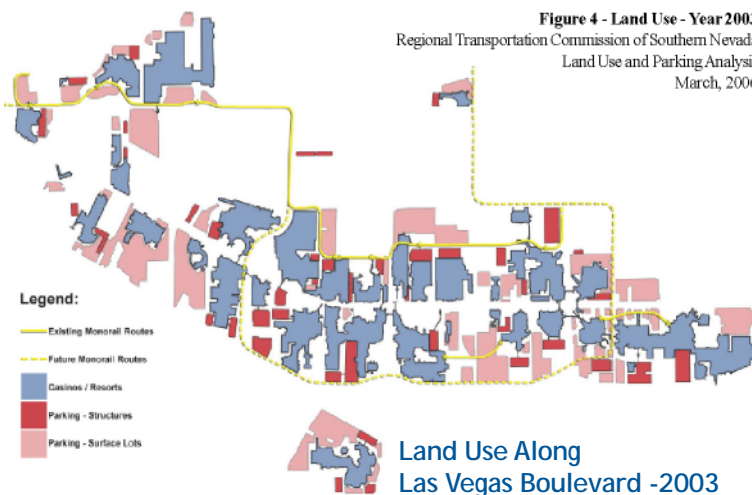
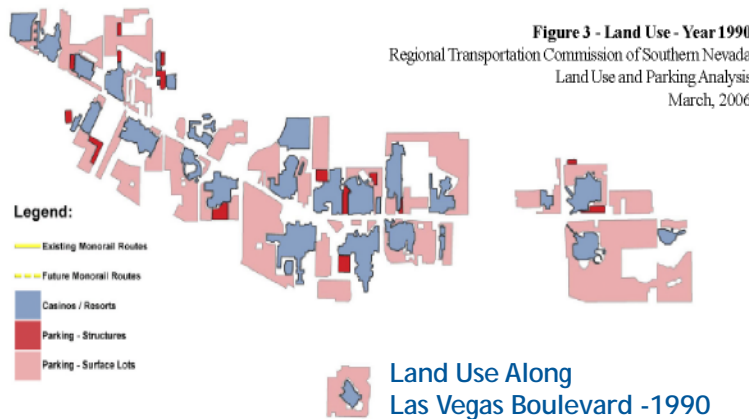


PARKING AND PLANNING PROJECTS

URBAN PLANNING LANDUSE AND PARKING ANALYSIS



Regional Transportation Commission of Southern Nevada

The Las Vegas Boulevard Resort Corridor is the Central Business District for Clark County and is almost fully developed with few parcels classified as vacant within the corridor. Trends show a movement toward development of the few vacant

parcels and redevelopment of economically underutilized parcels into new higher intensity/density developments. Parking and congestion within the Resort Corridor are hampering growth and effective use of valuable real estate assets.

Parking consumes valuable land that is in demand for higher intensity and better use. Moreover, the Resort Corridor is congested on a daily basis reducing air quality and accessibility thus having a negative impact on the visitor.

The Regional Transportation Commission (RTC) recognizes an opportunity exists to reduce congestion and improve air quality through the facilitation of parking alternatives that will reduce the number of vehicle trips within the Las Vegas Valley and along the Resort Corridor. An equally important benefit of this opportunity will be the ability to facilitate infill development and redevelopment of underutilized parcels along the Resort Corridor.

The purpose of the study was to evaluate the potential for alternative land use, parking and transit options within the Resort Corridor that will provide the opportunity to realize the full development potential of the Resort Corridor while mitigating congestion. Albersman & Armstrong, Ltd. performed these services in association with LSA Design.