



# Steering Committee Meeting

## Underutilized Lands Inventory



October 31, 2024

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# Inventory Orientation



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## SNS Underutilized Lands Inventory



Regional map and list of vacant and partially vacant parcels.



Regional definition of underutilized land specific to context, needs, and goals.



Inform scenario planning in the new SNS Plan.



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## SNS Underutilized Lands Inventory



Maximize land utilization depending on development feasibility.



Promote economic development and redevelopment.



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# What We Heard

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## Stakeholder Feedback

- ✓ **Case-by-case inclusion of government-owned land**
- ✓ **Account for zoning and land use**
- ✓ **Public-private partnerships**
- ✓ **Affordable housing and economic development**
- ✓ **Mindful of BLM land and SNPLMA Boundary**
- ✓ **Prioritize redevelopment areas**



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# Methodology Updates



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## Starting Metrics for Inventory Inclusion

A vacant or partially vacant lot must be at least...

**5,000  
sq.ft**

Residential

**0.5  
acres**

Employment



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## Starting Metrics for Inventory Inclusion

A vacant or partially vacant lot must be at least... OR

5,000  
sq.ft

Residential

0.5  
acres

Employment



Multiple Lots  
with  
Contiguous  
Ownership



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## Starting Metrics for Inventory Inclusion

### ▪ Constraints:

- ◆ 100-Year Floodplains
- ◆ Slopes:
  - ◇ Greater than 12% for employment lands.
  - ◇ Greater than 25% for residential.



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## Vacant and Partially Vacant Definitions

- Vacant
  - ◆ Lands with an Assessor land use designation of vacant.
- Partially Vacant
  - ◆ Hybrid thresholds of improvement to land value and site coverage area (both must be true)
    - ◇ Employment - Imp:Land of .85 or less and 40% site coverage or less.
    - ◇ Residential - Imp:Land of .5 or less and 50% site coverage or less.

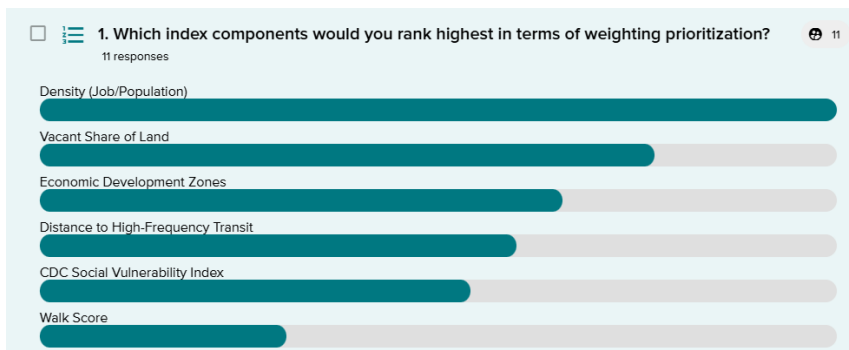


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## Index Component Variables

- August Stakeholder Meeting Polling Results:
  - ◆ Ranked choice voting on weighting prioritization:



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## Index Component Variables

- August Stakeholder Meeting Polling Results:
  - ◆ Open response poll of additional variables to consider:



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## Index Component Variables

- Economic Development Areas
  - ◆ Simple yes/no threshold if lots fall in these areas:
    - ◇ Opportunity zones
    - ◇ Redevelopment areas (current and proposed)
    - ◇ Innovation Districts\*
    - ◇ Southern Nevada Enterprise Community



14 \* Innovation Districts within Clark County excluded

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## Composite Index Variable Weighting

Below is the general weighting priority scheme based on feedback from the previous stakeholder meeting:

- Density
  - ◆ High
- Vacant Share of Land
  - ◆ Medium to high
- Economic Development Areas
  - ◆ Medium to high
- Land Use
  - ◆ Medium
- High-Frequency Transit
  - ◆ Medium
- CDC SVI
  - ◆ Low
- Walk score
  - ◆ Low



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## Current Results

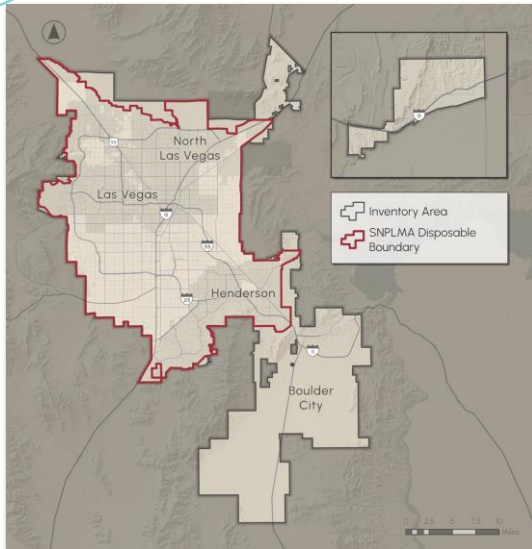


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# Underutilized Land Inventory Study Area



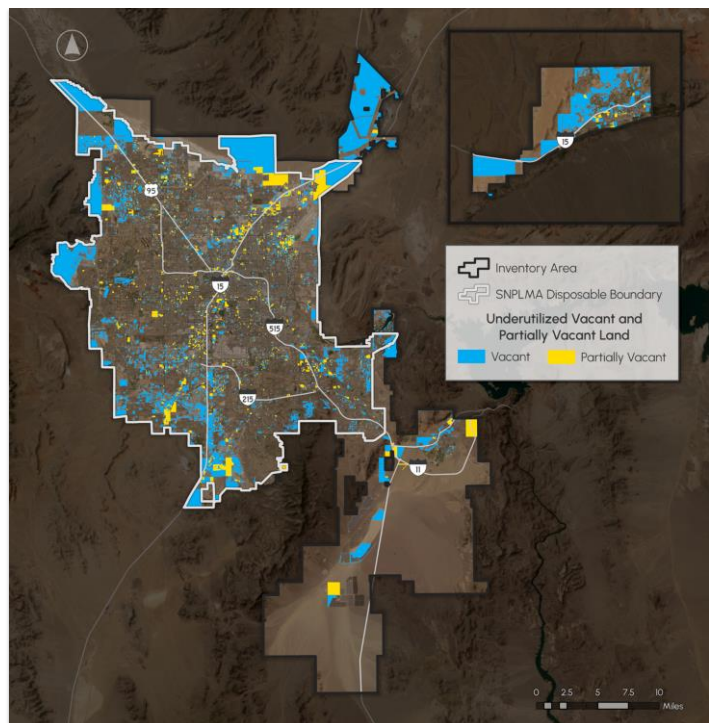
- Inventory boundary is result of merging the SNPLMA Disposable Boundary and all 5 city jurisdictional boundaries.
- BLM land outside the SNPLMA is not included in the inventory, but private land is.



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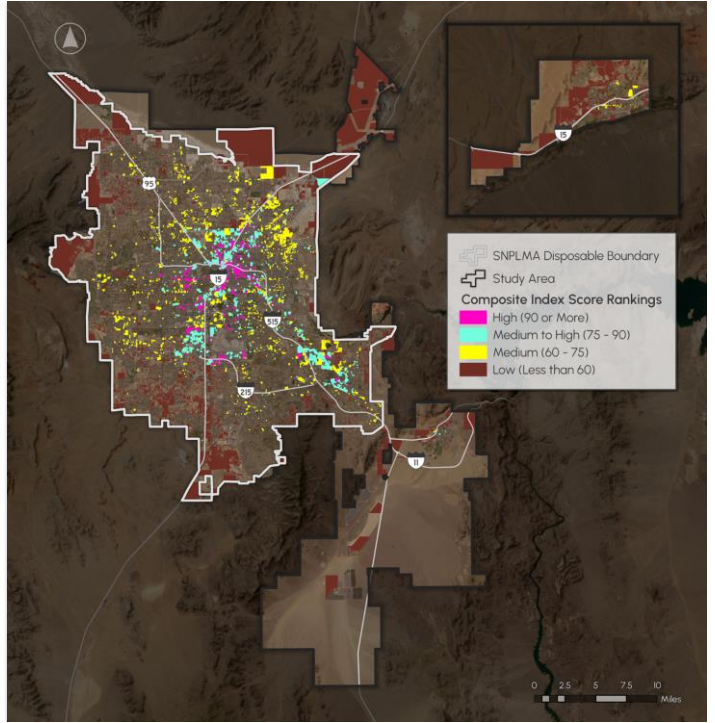
## Inventory Draft



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# Inventory Draft

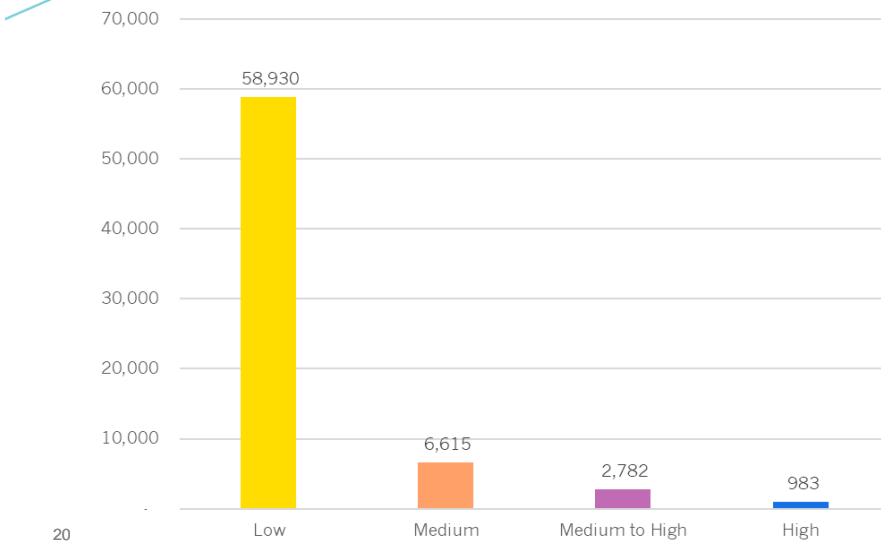


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## Composite Index Results - Acres

Total Acres Across Region by Combined Rank



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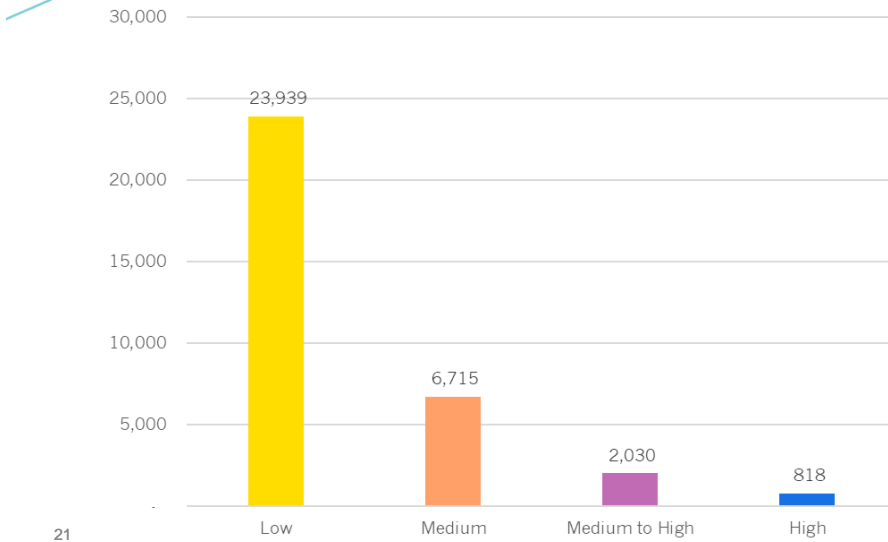
- 84,000 total vacant and partially vacant acres in combined inventories across region
- 31,000 acres shared between inventories



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# Composite Index Results - Tax Lots

Total Tax Lots Across Region by Combined Rank



- 33,500 total vacant and partially vacant tax lots in combined inventories across region
- 6,300 tax lots shared between both inventories



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## Discussion

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- From these results, what is surprising to you?
- What resonates with you?

- What features would jurisdictions and developers like to see on future interactive maps?
  - ◆ Example: The ability to filter vacant parcels down to high ranking and between 5 and 10 acres in size?

- How will these maps be used once finalized?
- What is RTC's role after the development of the inventory has been completed?

## Next Steps

## Schedule



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## Closing

### Questions?

- RTC contacts
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  - ◆ Deb Reardon: [ReardonD@rtcsnv.com](mailto:ReardonD@rtcsnv.com)
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  - ◆ Tyler Bump: [bump@econw.com](mailto:bump@econw.com)

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