



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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The following pages give a brief overview of the City of Las Vegas (CLV) portion of the Maryland Parkway Corridor and summarize the key recommendations and priority projects for the three station areas.

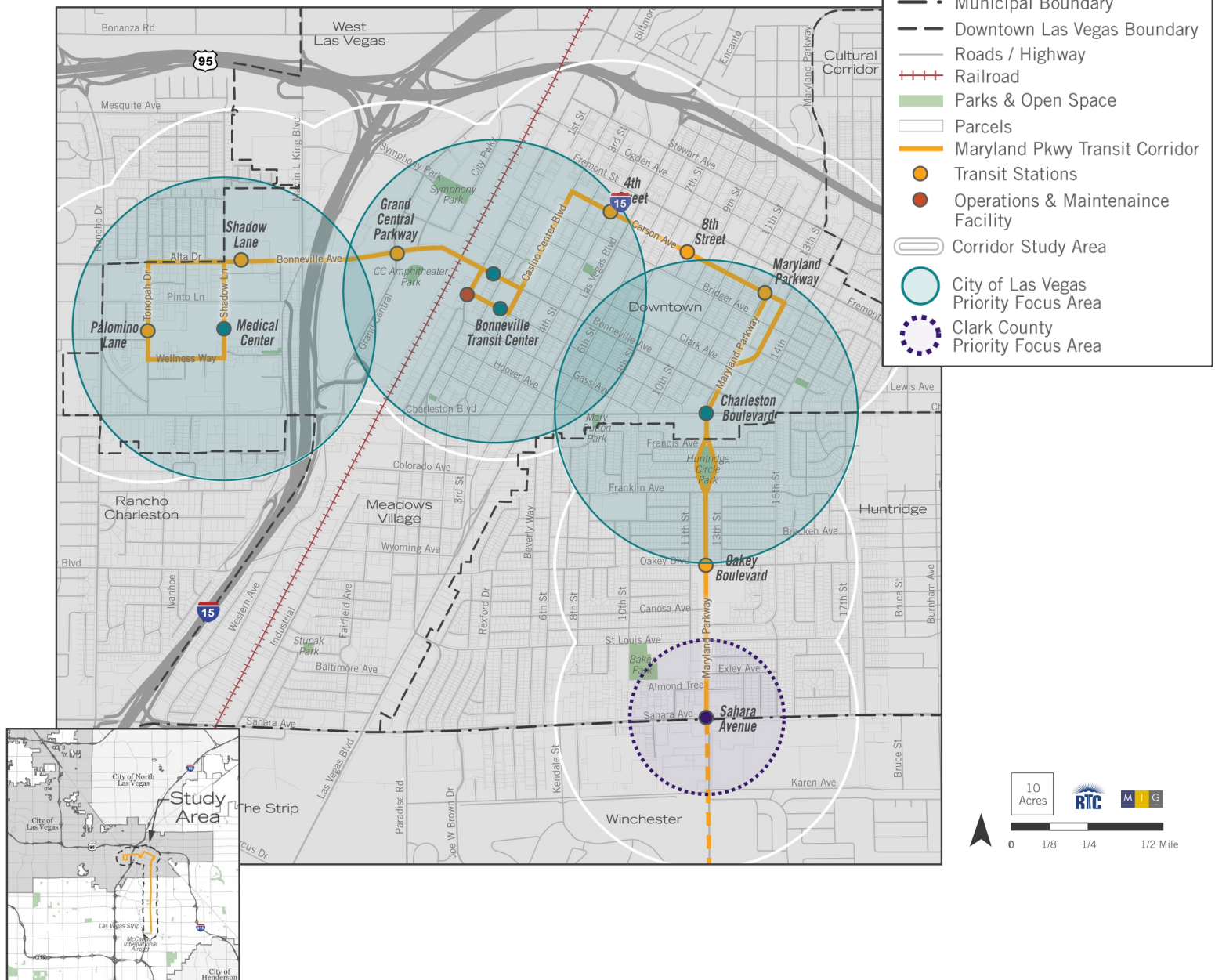
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MARYLAND PARKWAY CORRIDOR OVERVIEW

FOCUS AREA SELECTION

PRIORITY FOCUS AREAS

- Twelve BRT Stations are planned along the County portion of the corridor.
- Each station area was evaluated for its TOD supportiveness, market readiness, and community priority ranking.
- Three priority focus areas were selected, shown in the teal circles below.
 - » Medical Center
 - » Bonneville Transit Center
 - » Charleston Boulevard



MARYLAND PARKWAY 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-realms 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

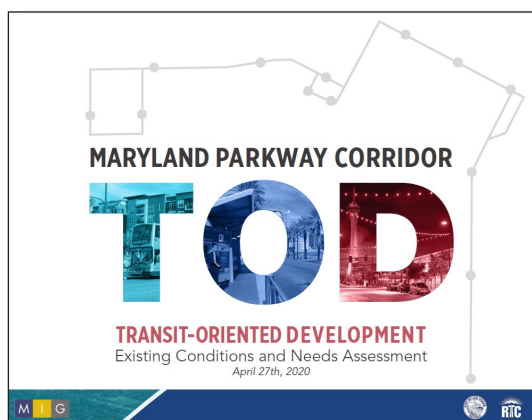


Mixed use infill example



Home to business conversion

OTHER MARYLAND PARKWAY CORRIDOR REPORTS

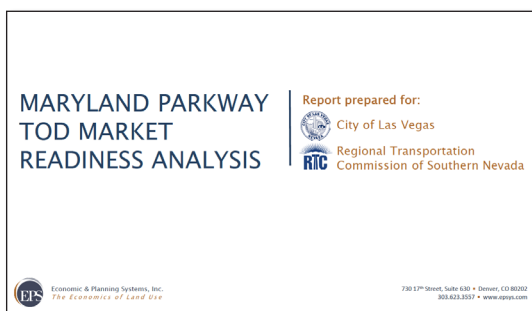


EXISTING CONDITIONS AND NEEDS ASSESSMENT

- Introduction to TOD, relevant 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.



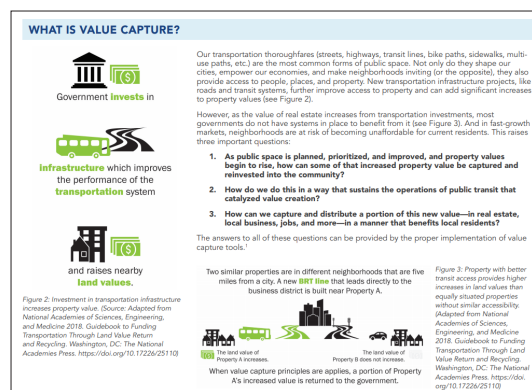
WORKFORCE HOUSING PLAN

- 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/