

Charleston Special Area Masterplan: Vision 2050

Planning Commission
Nov. 2024



Submitted at Meeting
Date: 11/12/2024 Item 42
By Houssam Elokda

Happy Cities helps city builders create happier, healthier and more inclusive communities

We are a certified benefit corporation
headquartered in Vancouver, BC and
Halifax, NS.

We've helped city builders across
Canada and the world build places
that center wellbeing.







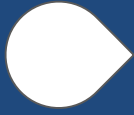
CITY OF LAS VEGAS

2050 Master Plan

A COMPREHENSIVE THIRTY-YEAR PLAN PREPARED
FOR THE RESIDENTS AND BUSINESSES OF
LAS VEGAS TO PROVIDE FOR THEIR HEALTH,
SAFETY, PROSPERITY, SECURITY, COMFORT,
AND GENERAL WELFARE



Charleston Master Plan timeline



Round 1
Engagement

**May/June
2024**



Vision + Round
2 Engagement

Fall 2024



Draft special
area plan

Winter 2025



Round 3 and
final plan

Spring 2025



Round 1 Engagement

- 2 stakeholder Sessions.
- 1 online focus group.
- 5 pop -up events at parks and transit stops.
- An online survey

In total, we reached 430 people.



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CHARLESTON 2050

Draft vision

November 2024

Prepared by Happy Cities for the City of Las Vegas



Current
population
75,146

Population
density
15
residents/acre



44%

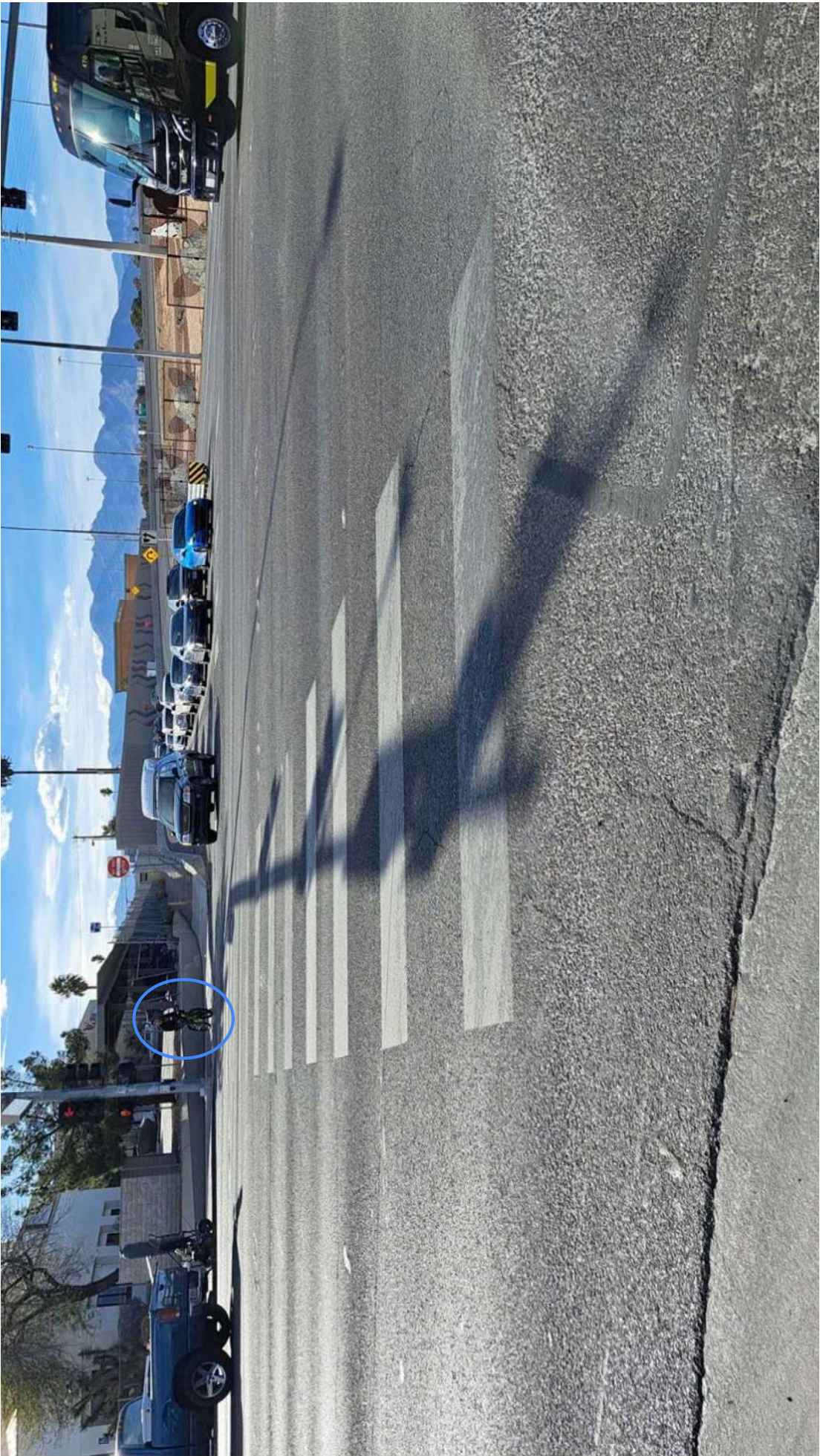
In monthly rent
2018-2023
(Las Vegas)

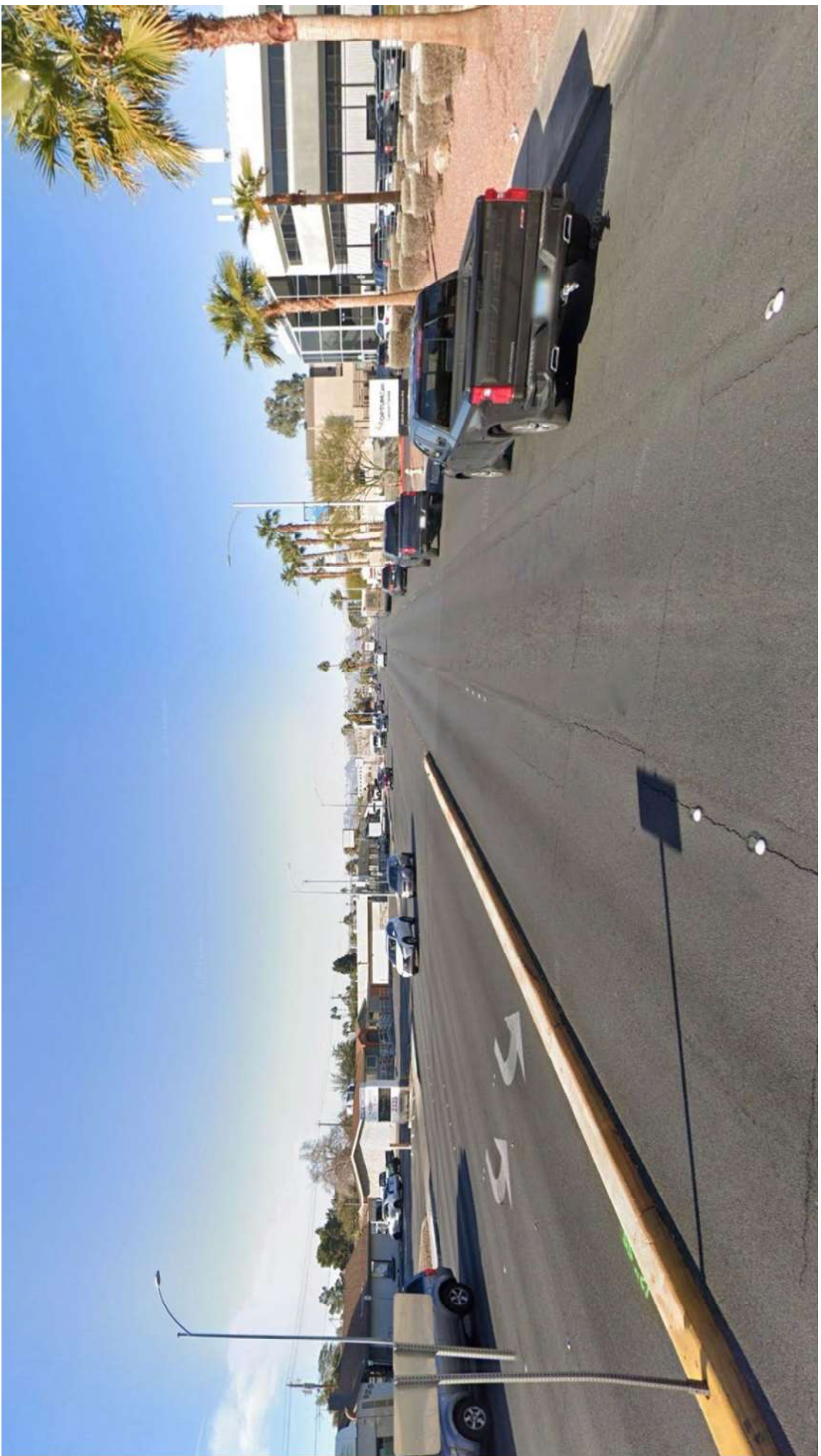


63%

In home value
2018-2023
(Las Vegas)

Charleston







RTC receives \$5.86 million RAISE grant for Charleston Boulevard transit upgrade

June 28th, 2023 | Categories: Press Releases | Tags: [Infrastructure](#) [Grant](#) [Funding](#) [Planning Projects](#) [Safety](#) [Transit](#)

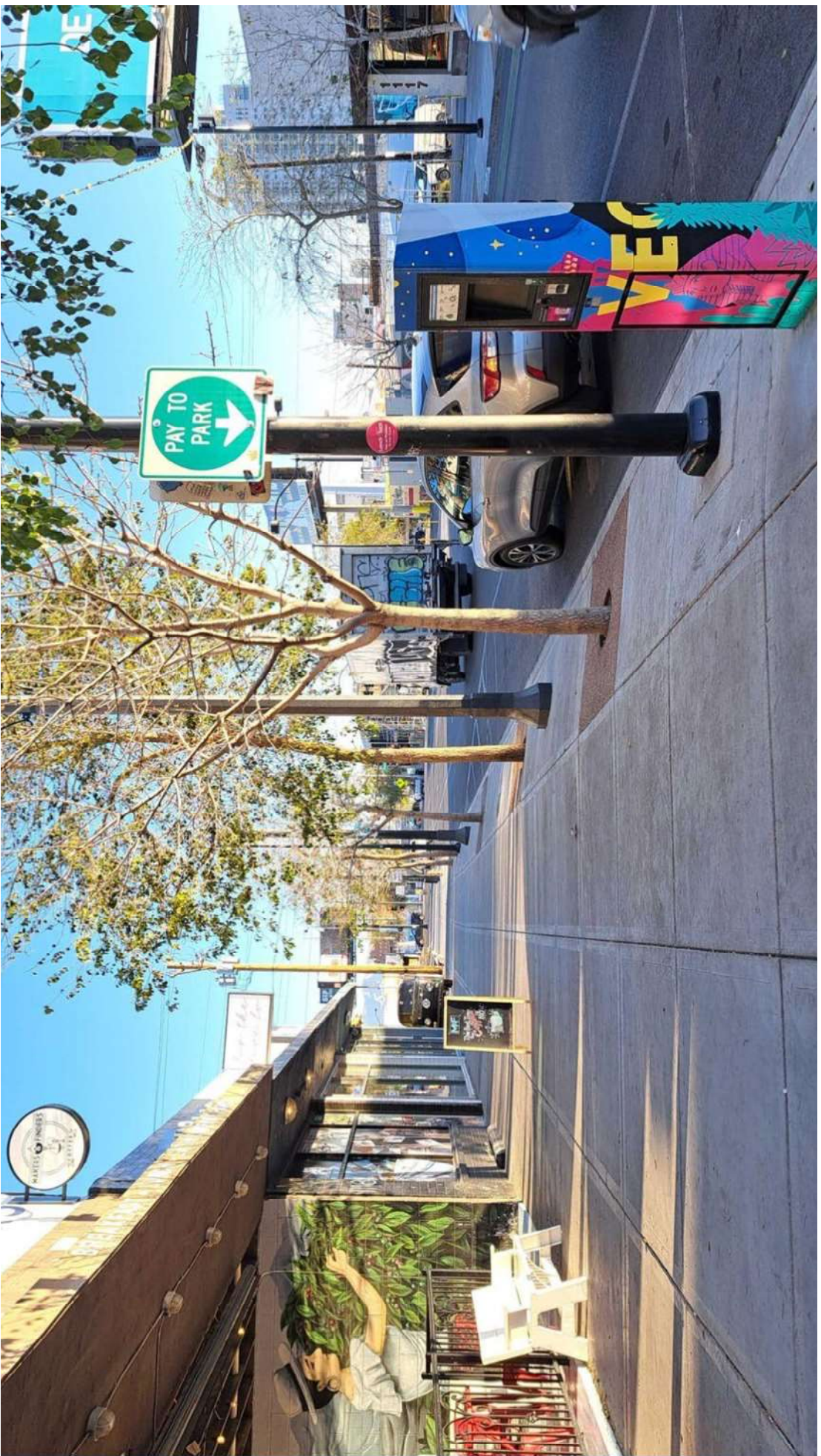


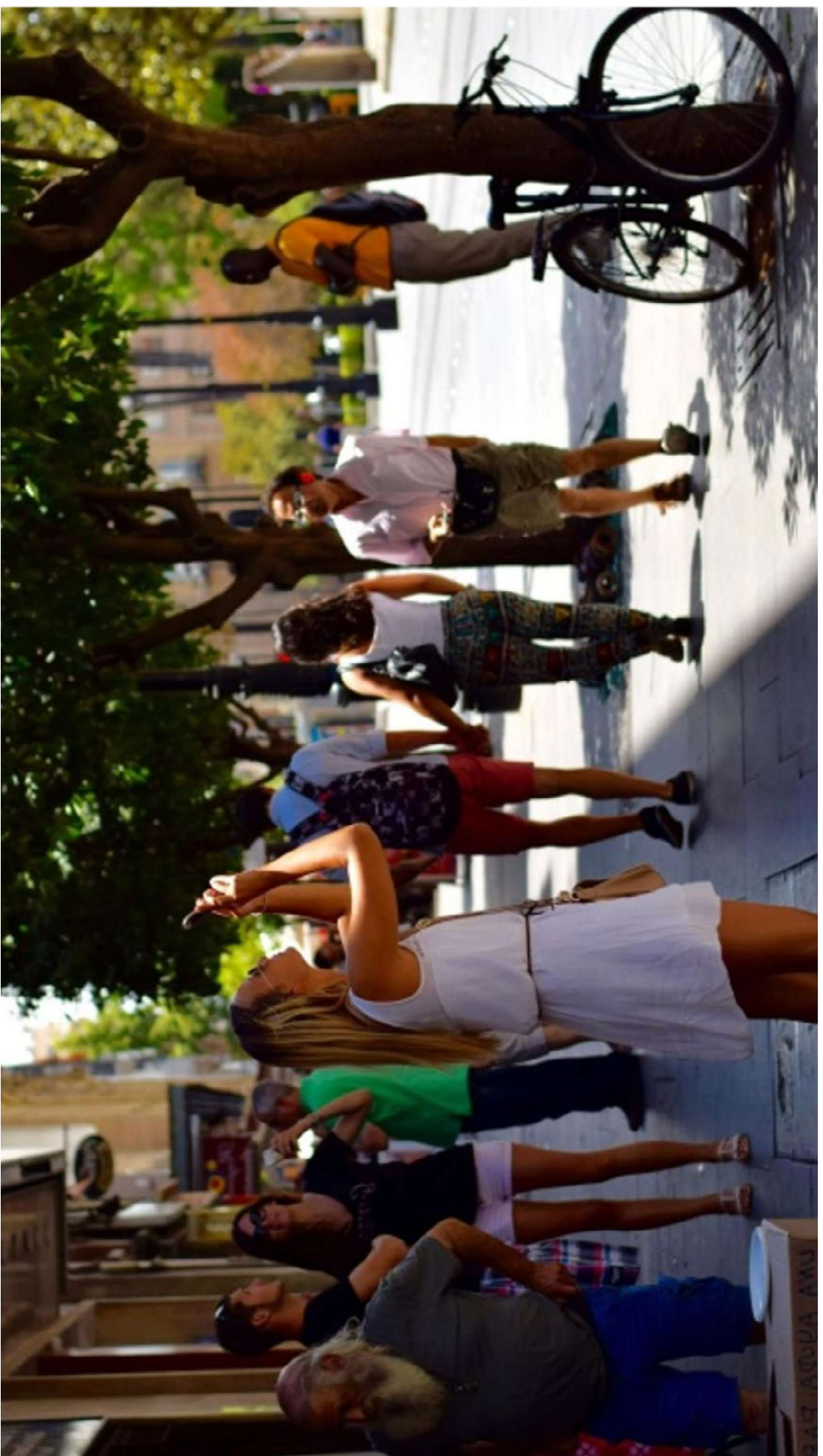
FOR IMMEDIATE RELEASE: June 28, 2023

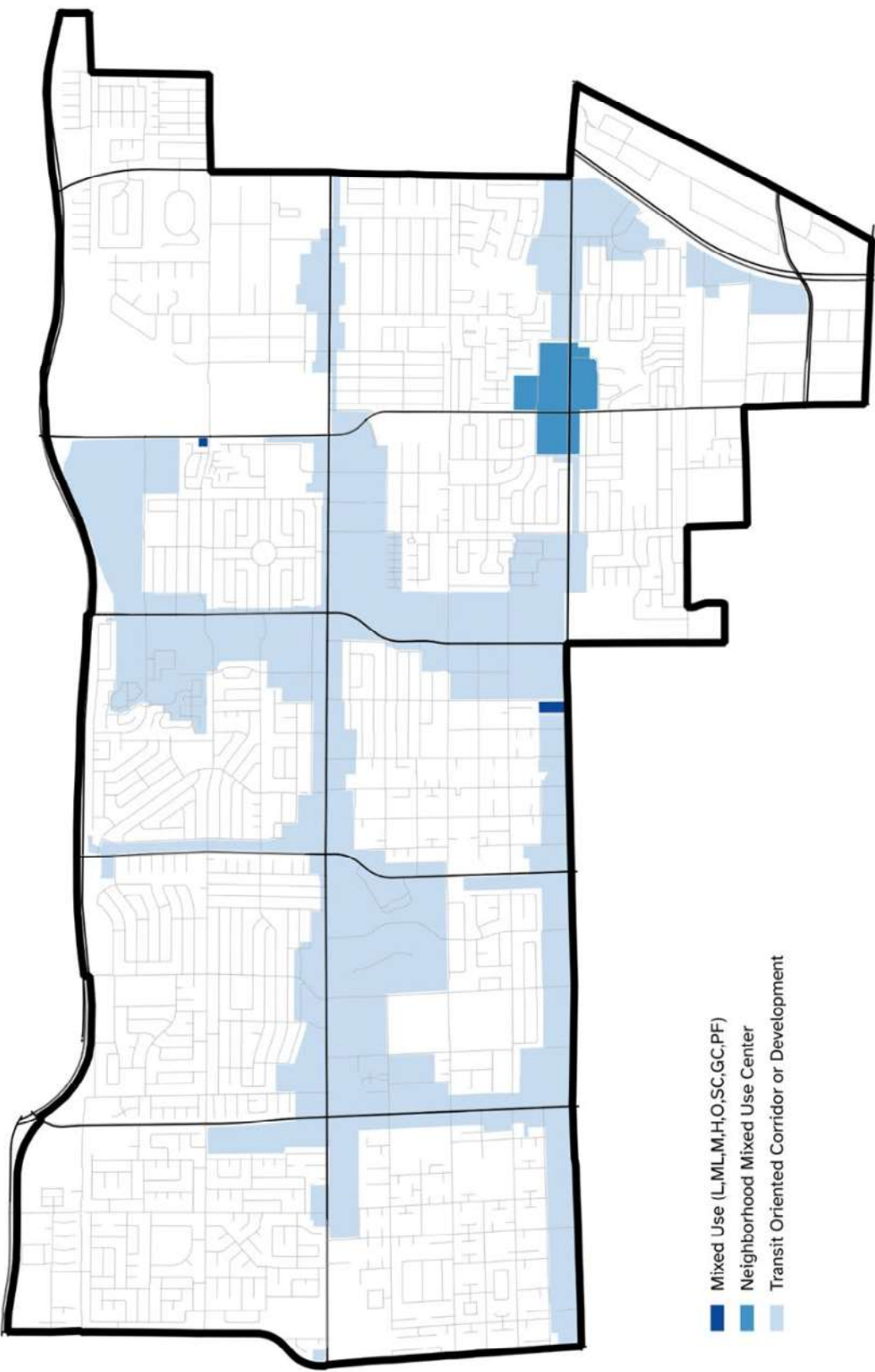
MEDIA CONTACTS:

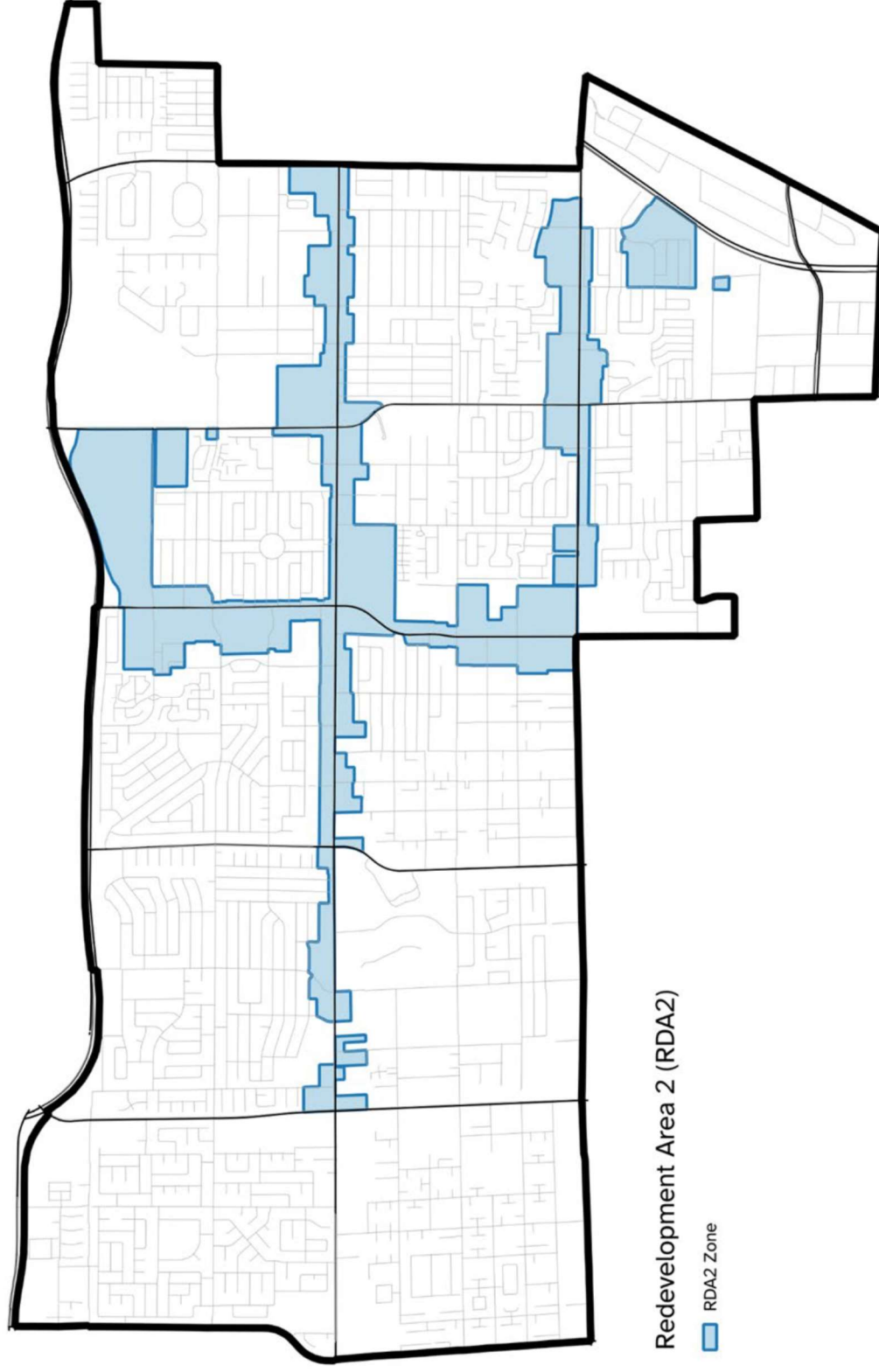
Angela Castro, RTC, 702-676-1552 Office, CastroA@rtcsonv.com
Jennifer Schuricht, NV Energy, (702) 402-5241 Office, JSchuricht@nvenergy.com

Click to Tweet: #RTCSONV is receiving a \$5.86M RAISE Grant from @USDOT for improved #transit on Charleston Blvd that will enhance safety, equity, and access for the thousands of residents and businesses in the corridor.









Redevelopment Area 2 (RDA2)

 RDA2 Zone



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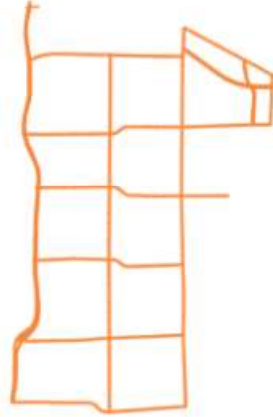


Neighborhoods

Transformation: Encourage low-impact, gradual, and positive change.

Density: Avoid high-density development.

Street priorities: Slow traffic and prioritize the safety and comfort of local residents.



Corridors

Transformation: Encourage transformation; replace parking lots and buildings with high-quality development.

Density: Encourage high-density development to meet housing needs, to support businesses, and encourage transit ridership.

Street priorities: Enable drivers, transit riders, and people biking and walking to travel both long and short distances efficiently.



Neighborhoods

Local Streets

Vision . Local streets will be safe and comfortable places for people to walk, roll, bike, play, and spend time outside.



1. Slow traffic by design



2. Safe crossings

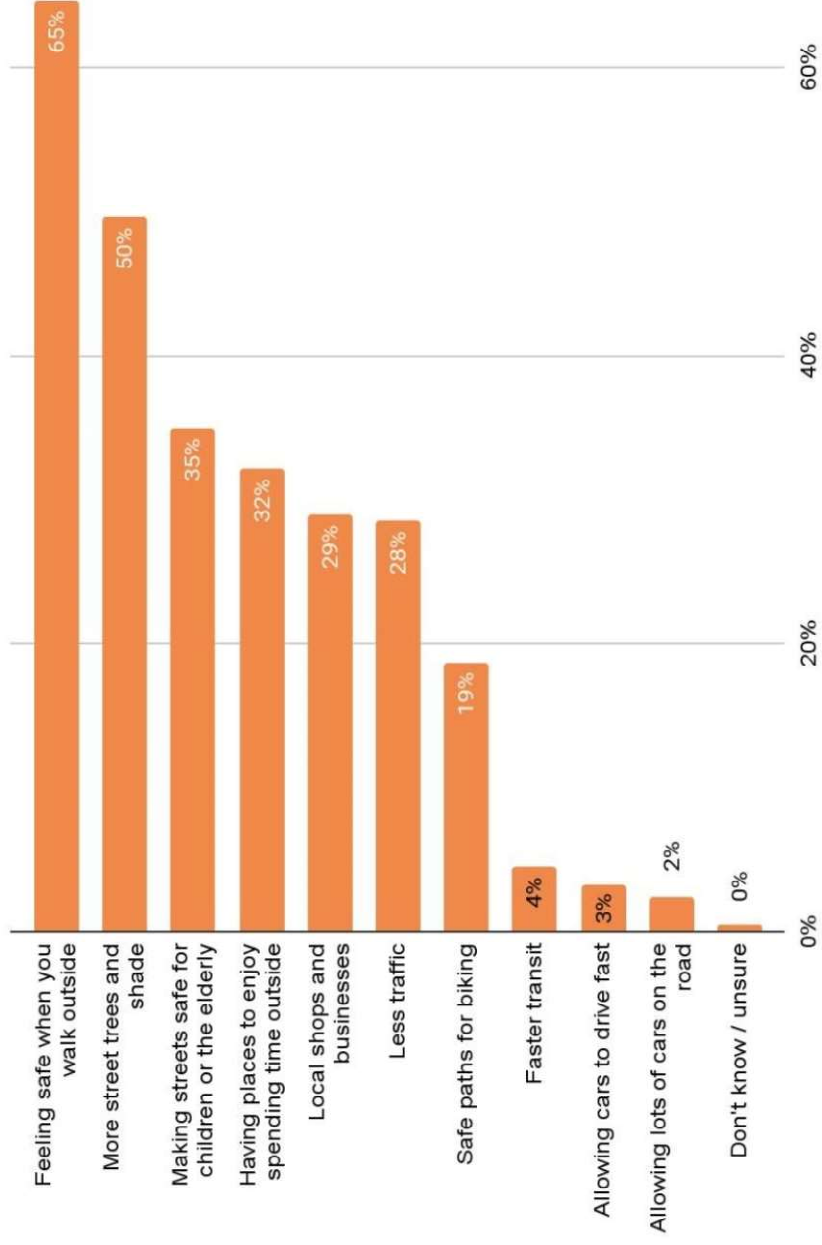


3. Shaded streets



4. Public seating and drinking water

Street design priorities



Transit

Vision. Charleston will have safe, convenient, comfortable, reliable transit that supports high-quality, pedestrian-friendly development.



1. Shaded, comfortable transit stops



2. High-capacity transit



3. Transit-oriented development



4. High-quality transit stations

Bikes, scooters & skateboards

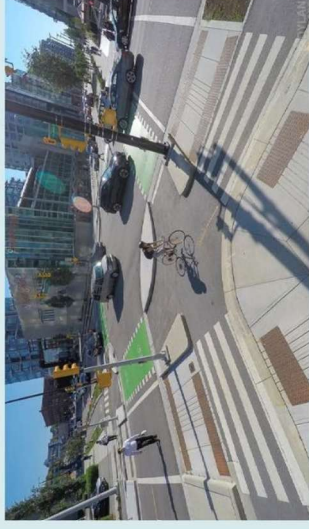
Vision. Residents will be able to bike, scooter, or skateboard safely and comfortably to any destination in Charleston. Active transportation will be a leading mode of travel for people of all ages, including children and older adults.



1. Planter box or concrete barriers



2. Street parking to protect bike lane



3. Safe intersections



4. Connected grid network

Parks & Public Space

Vision. All residents will live within a 10-minute walk of parks and public spaces that meet their needs for socializing, exercise, and play.



1. Include park space in new developments



2. Invest in land for large parks



3. A pocket park on every street



4. Trees and shade sails

Civic Amenities

Vision . Charleston residents will enjoy access to indoor amenities that meet their needs for culture, entertainment, exercise, and social connection.



1. Select a strategic location



2. Design high-quality exteriors



3. Create resilient hubs for new civic amenities

Housing

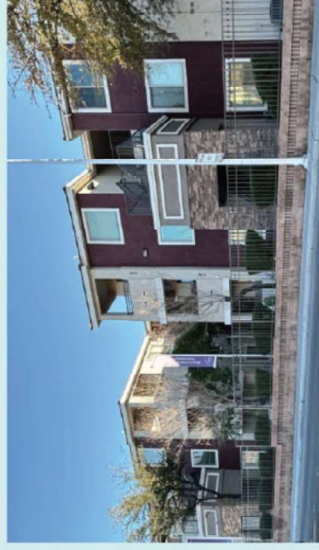
Vision . Charleston will offer diverse, affordable housing options that meet the needs of residents at all stages of life, while preserving the character of existing neighborhoods.



1. New growth on major transit corridors



2. Affordable and/or supportive housing



3. Gentle densification



4. Neighborhood-oriented shops

Corridors



New development

Vision. Transit investments will attract beautiful developments that create vibrant, people-friendly commercial corridors in Charleston.



1. Define the street edge



2. Create visual variety



3. Provide greenery



4. Encourage street level activity

Major streets

Vision . Maintain commuter routes on major streets while transforming them into attractive, vibrant commercial streets.



1. Wider sidewalks



2. Pedestrian separation buffers



3. Slower speed limits and safe crossings



4. Off-street pedestrian zones

Challenge: Traffic & noise



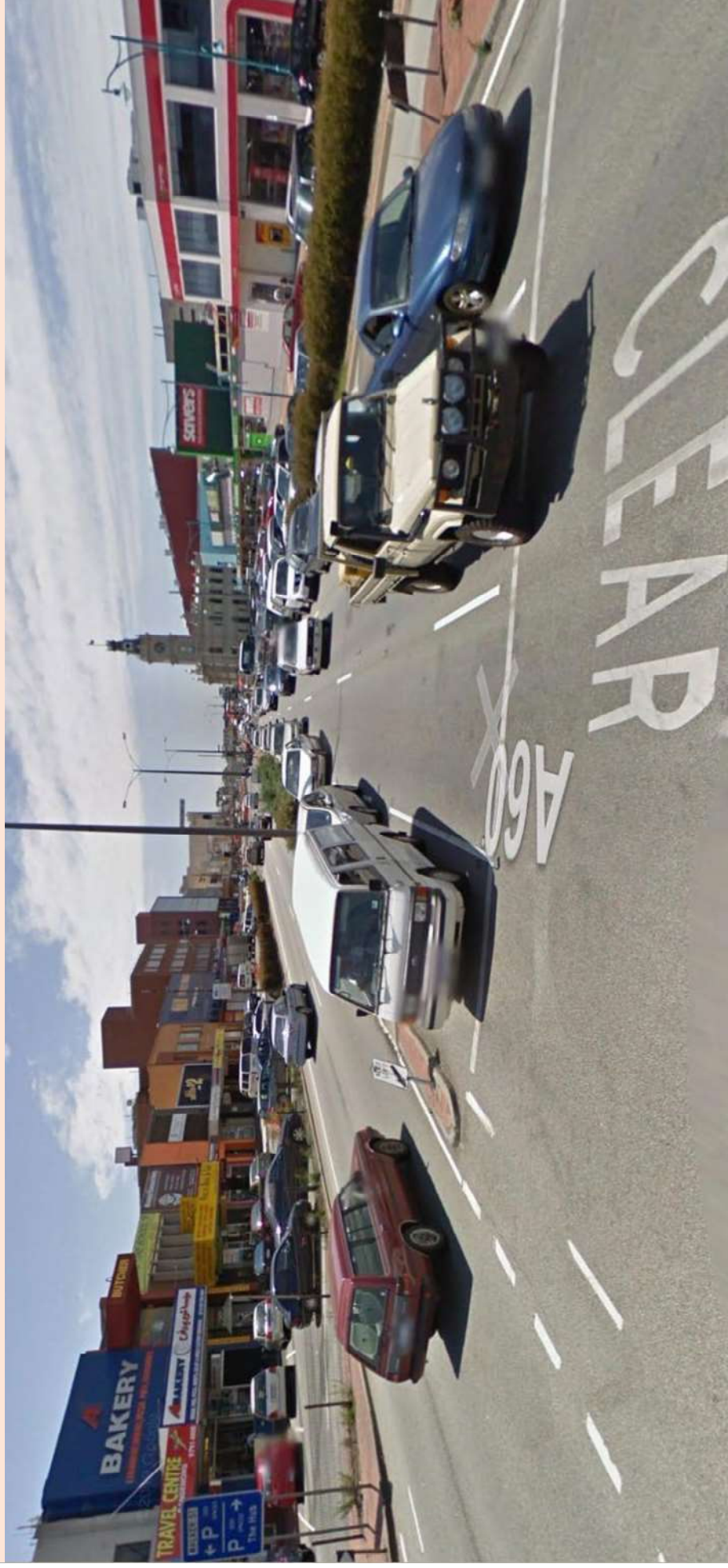


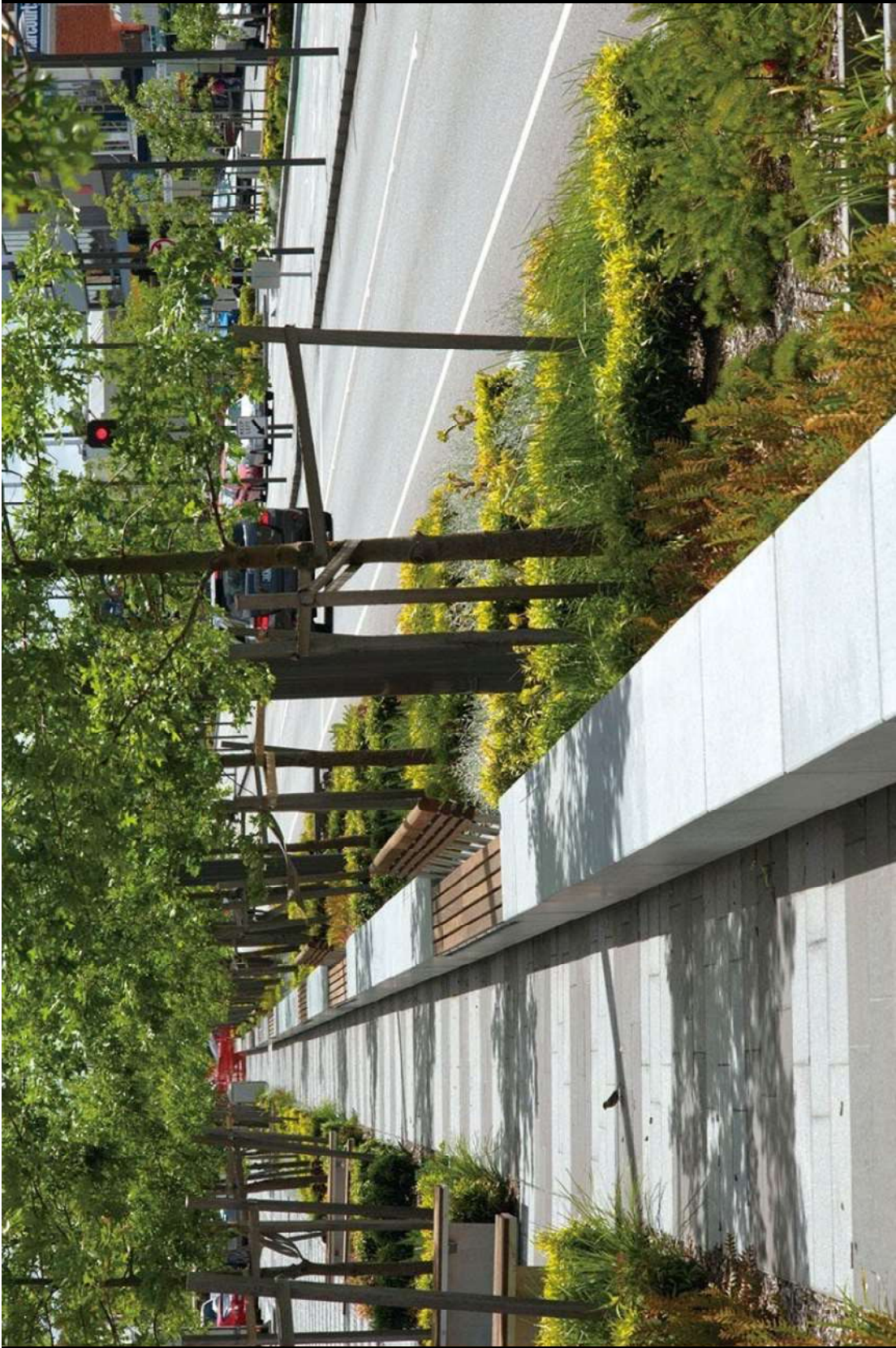
Champs L'Esée, Paris



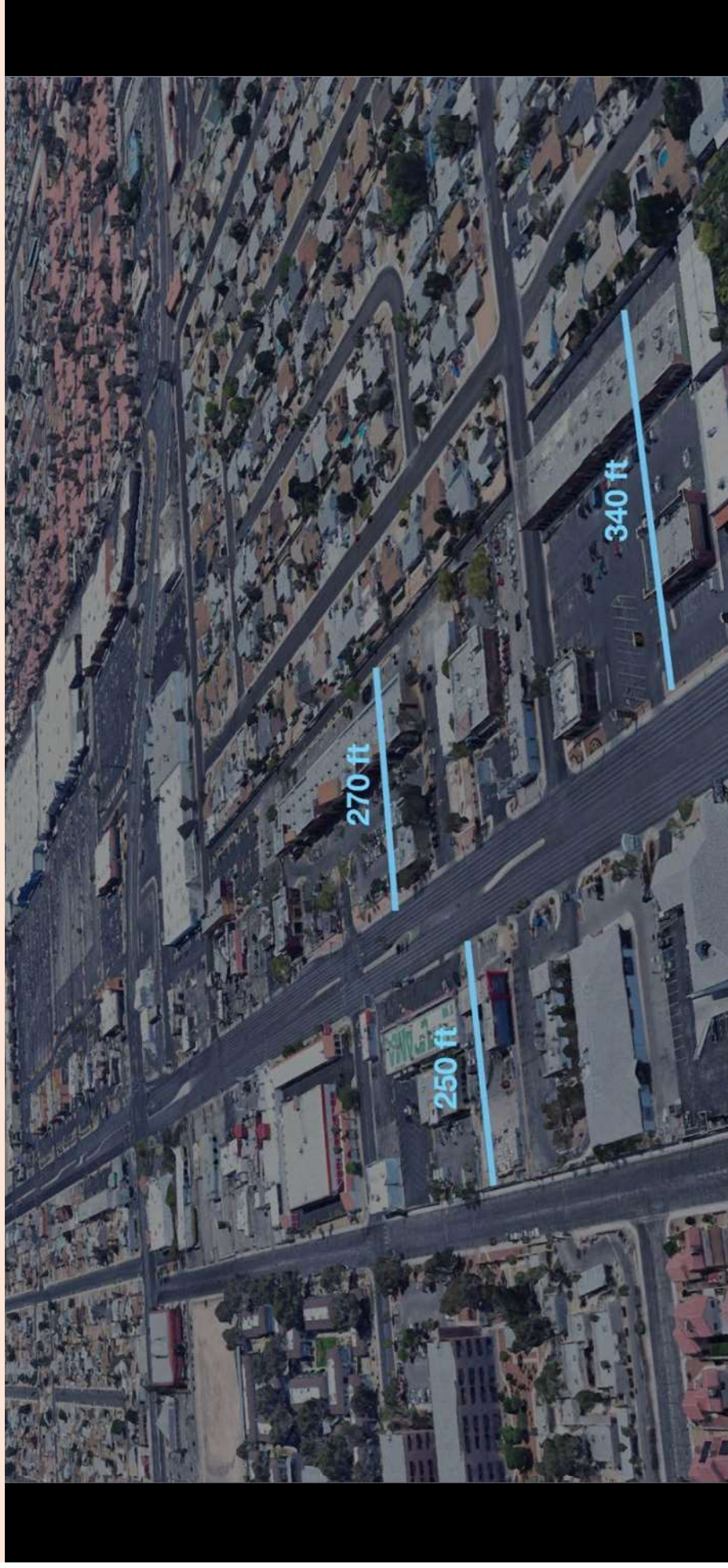


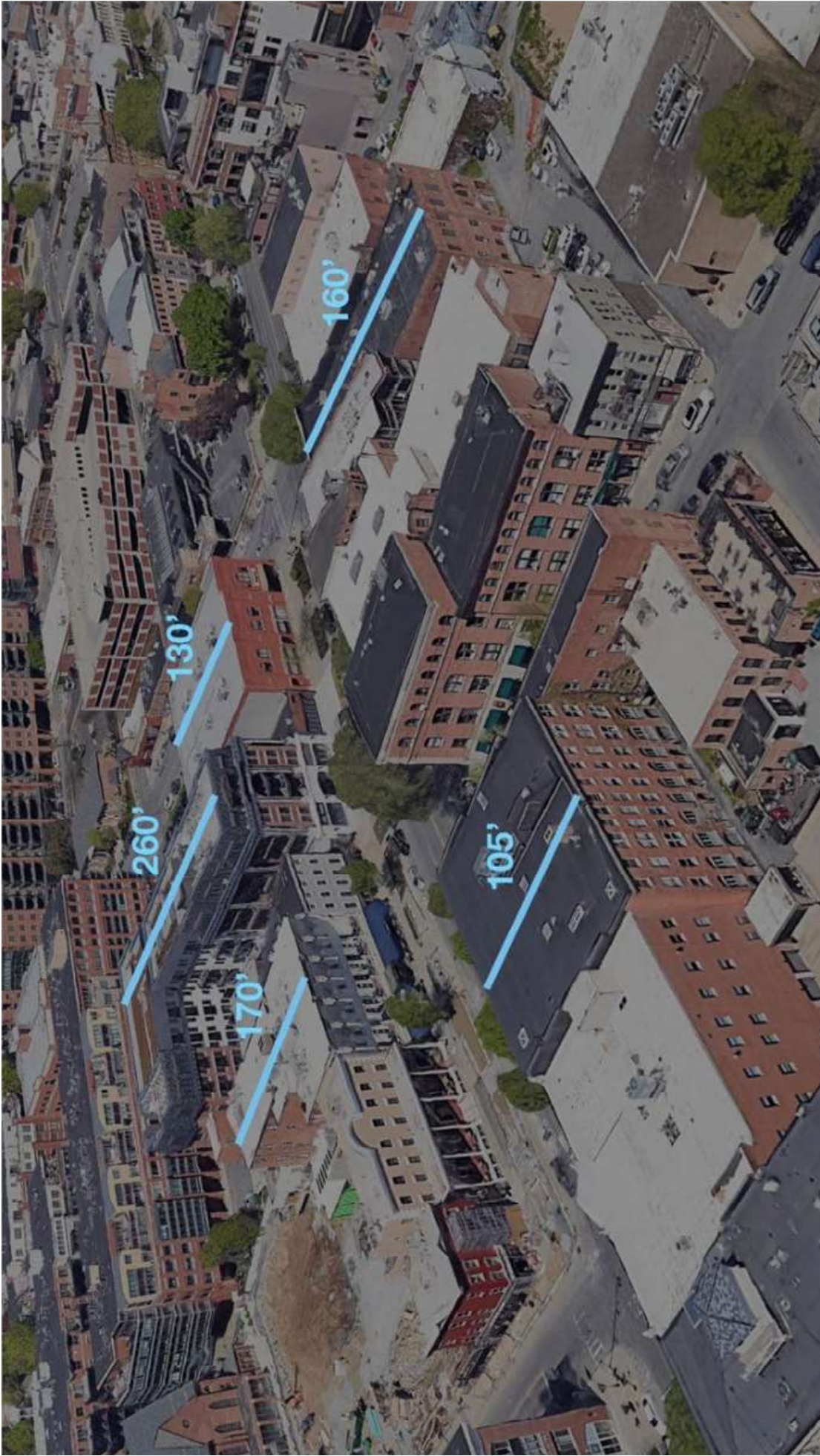
Lonsdale St., Dandenong, Australia



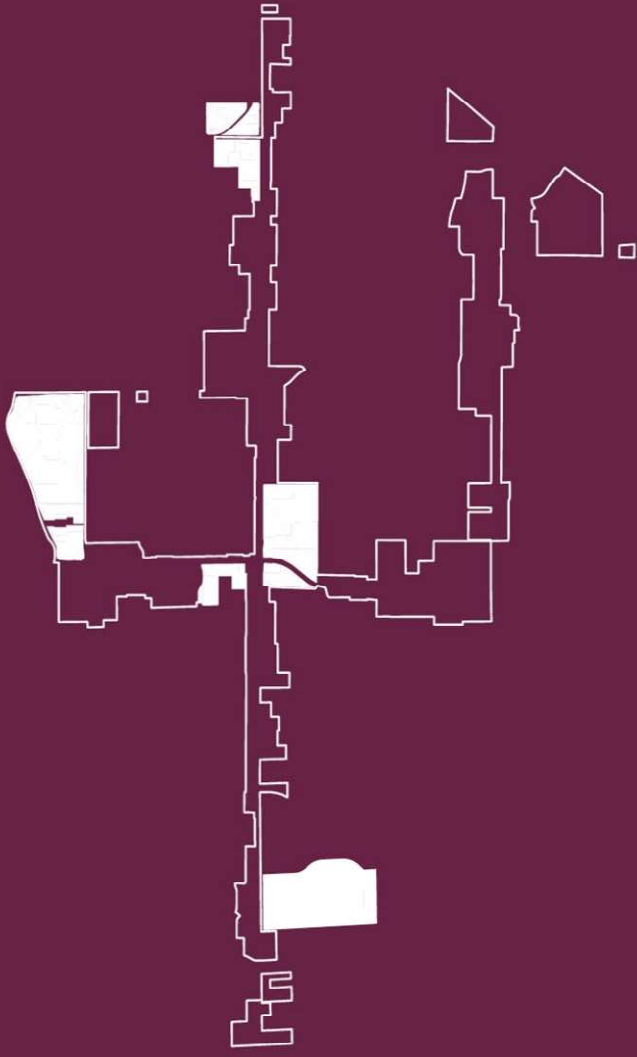


Challenge: space

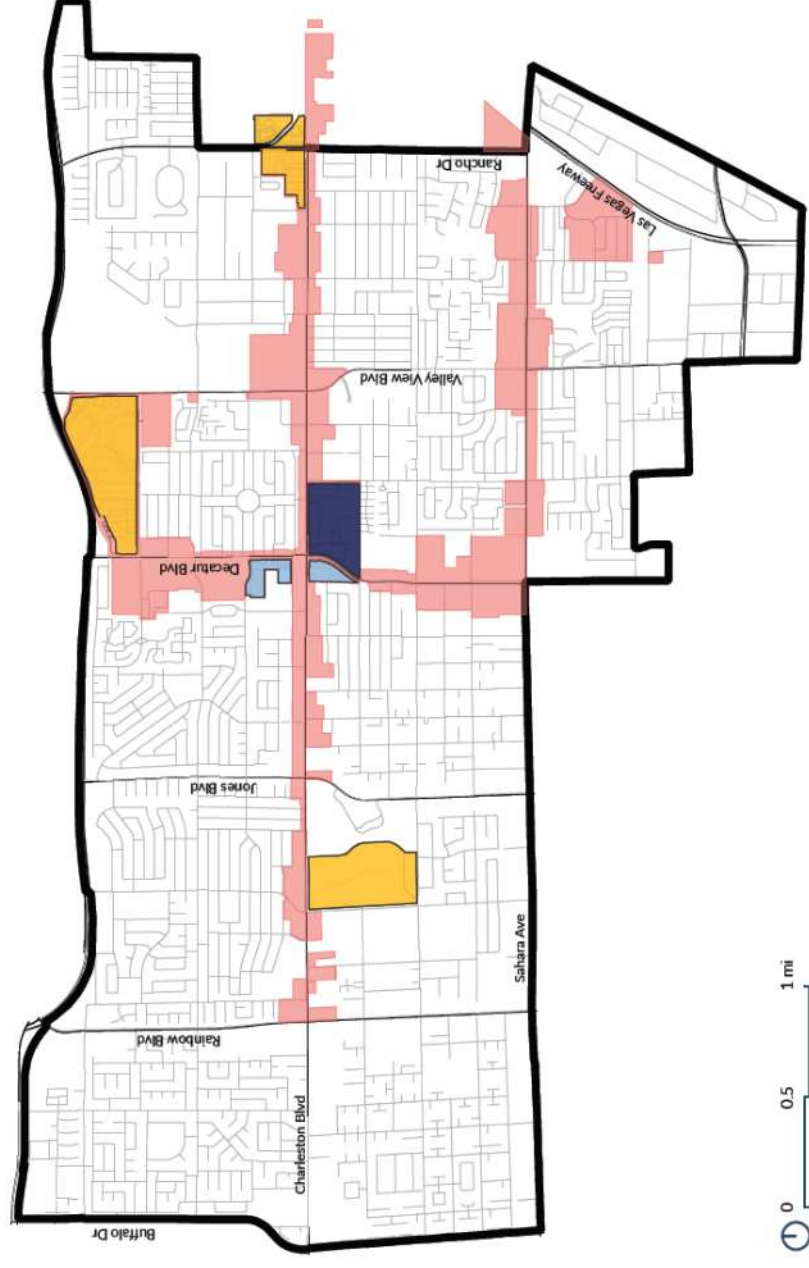


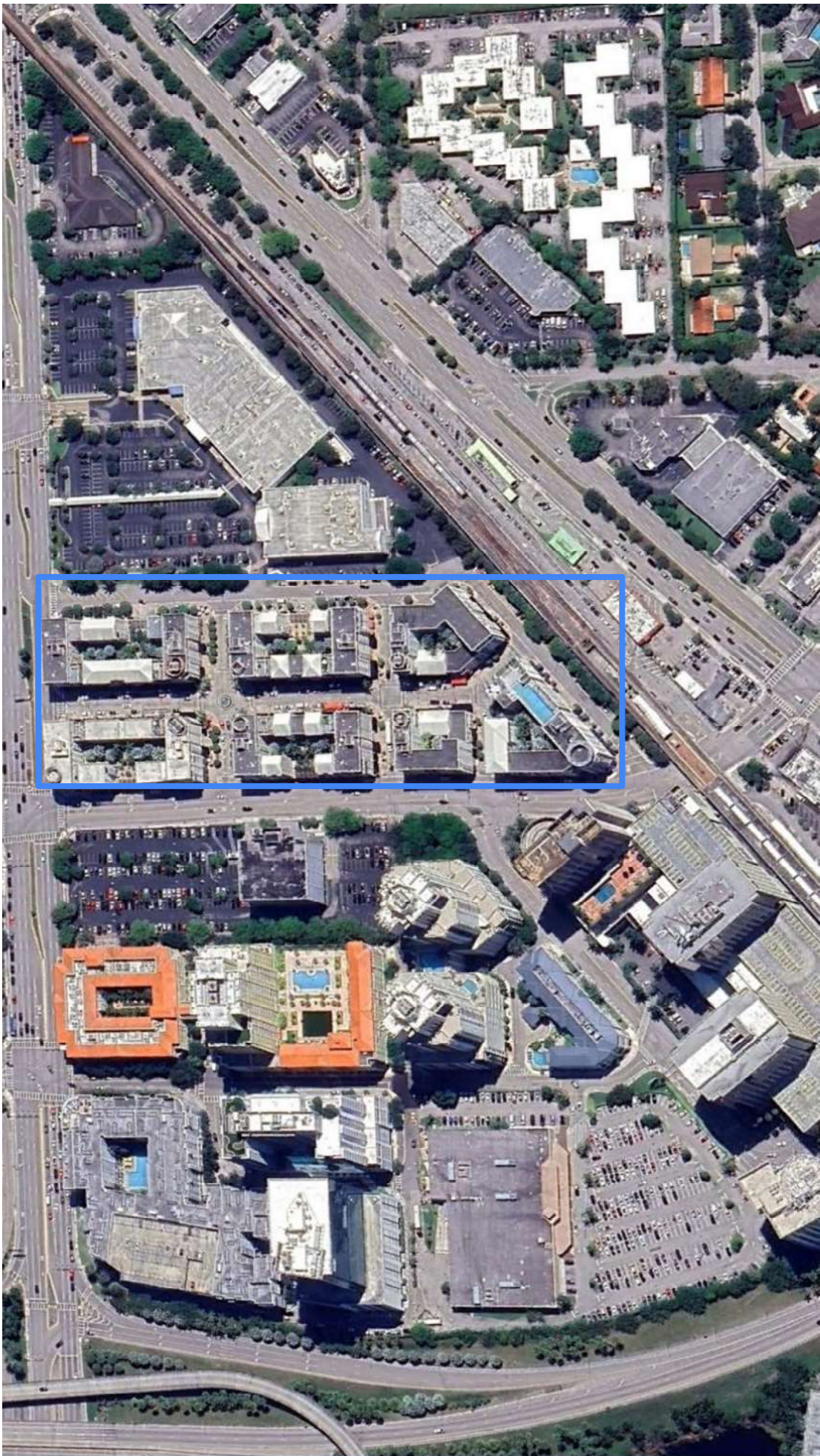


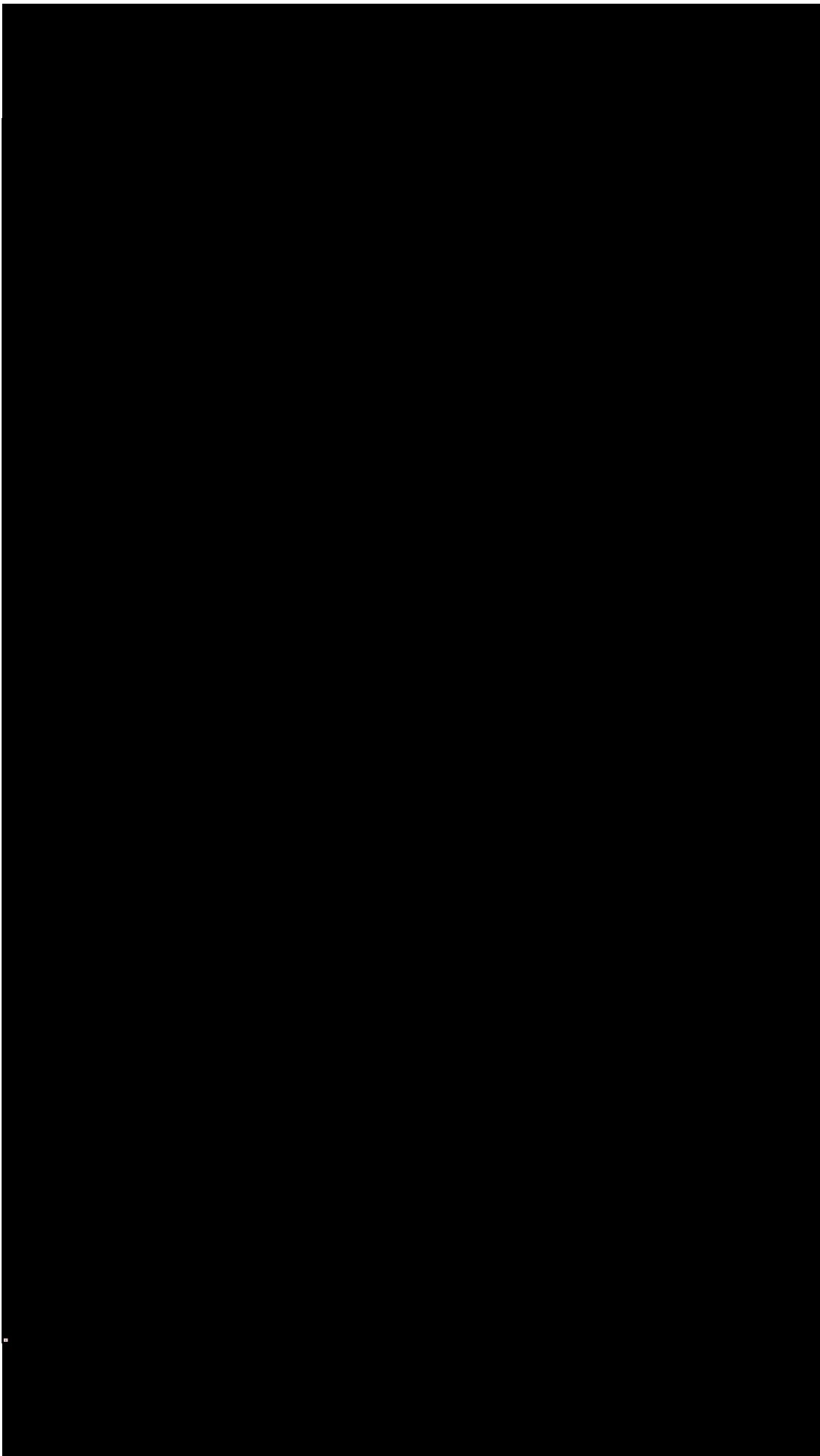
Redevelopment



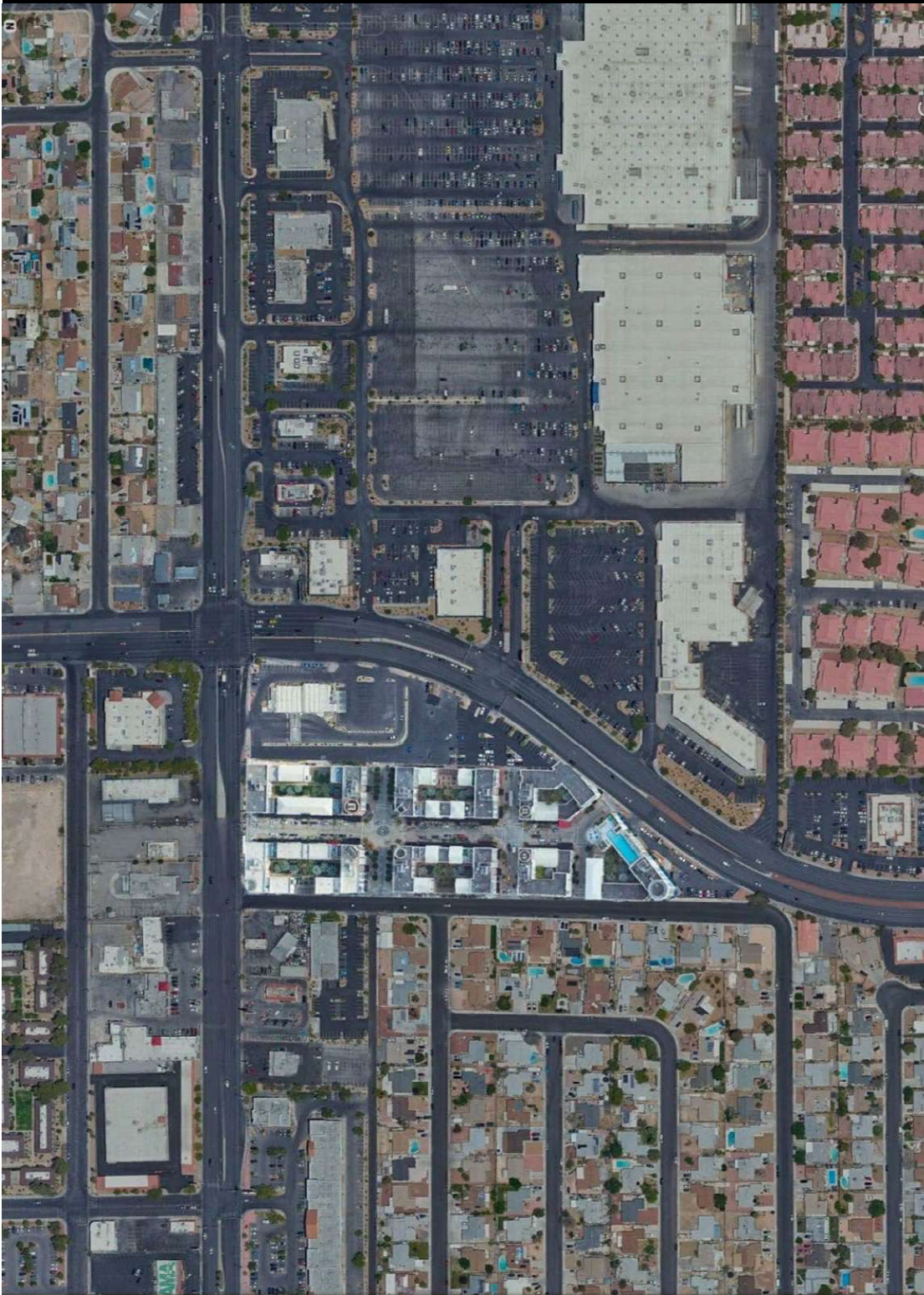
- Priority catalytic redevelopment area:** NW and SW of Decatur Blvd. Charleston Blvd. intersection. Focus on attracting redevelopment here first.
- Priority area for future growth:** SW of Decatur Blvd. intersection. Encourage redevelopment of this area long-term into a mini-downtown for Charleston.
- Conditional catalytic redevelopment area:** College of Southern Nevada, Meadows Mall, North of Rancho Dr. and Charleston Blvd. intersection. Provide support for redeveloping these areas if landowners are willing to invest in change.
- The majority of these sites are located within the “**Redevelopment Area 2**” designation, which means that Las Vegas’s Redevelopment Authority has jurisdiction to use incentives to encourage growth here.











Redevelopment sites

Vision. Charleston will attract high-quality, transit-oriented development in strategic places through upfront investments and financial incentives.



Invest in transit: An efficient transit system will play a key role in attracting compact, pedestrian-friendly development to Charleston.



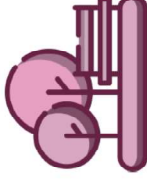
Create connections with local neighborhoods: Local residents offer a built-in customer base for potential new businesses.



Offer financial incentives: Incentives play a crucial role in making pedestrian-friendly developments financially feasible.



Improve the pedestrian realm: Las Vegas should invest up front in safety and comfort improvements for streets in and around catalytic redevelopment areas.



Invest in public assets: New schools, community centers, or similar high-quality facilities show that government is committed to supporting an area.



Place time limits on incentives: Without time limits, developers may be less likely to invest in transit-oriented, people-friendly development.

Thank you!

