



## SOUTHERN NEVADA STRONG

**DATE:** June 10, 2025  
**TO:** Scenario Planning Advisory Committee (SPAC)  
**FROM:** EConorthwest, MIG, & RTC  
**SUBJECT:** Scenario Planning Advisory Committee Meeting #2 Agenda

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**Date:** June 17, 2025

**Time:** 10:00 – 11:30 AM PST

**Location:** Virtual

### 1. Welcome and Re-introductions

**Time:** 10:00 AM – 10:15AM (15 minutes)

### 2. Overview of SNS Update and Kickoff Week Recap

**Time:** 10:15 AM – 10:25 AM (10 minutes)

### 3. Scenario Planning Key Assumptions and Baseline Conditions

**Time:** 10:25 AM – 10:55 (30 minutes)

### 4. Drivers of Scenarios

**Time:** 10:55 AM – 11:25 AM (30 minutes)

### 5. Next Steps and Action Items

**Time:** 11:25 AM – 11:27 AM (2 minutes)

### 6. Open Forum and Adjournment

**Time:** 11:27 AM – 11:30 AM (3 minutes)





## Scenario Planning Advisory Committee

### MEETING #2 SUMMARY

Tuesday, June 17, 2025  
10:00 – 11:30 AM  
Virtual Meeting via Zoom

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#### Overview

The RTC has launched the Southern Nevada Strong (SNS) 2050 Regional Plan Update, a new plan driven by our community to bring housing we can attain, higher-paying jobs, and better ways to get around the region for everyone. To support this effort, a dedicated Scenario Planning Advisory Committee (SPAC) was convened to guide the scenario planning elements of the Southern Nevada Strong (SNS) 2050 Regional Plan Update.

The second meeting provided an update for SPAC members on some baseline assumptions and solicited feedback from the committee on primary drivers for future scenarios.

#### Participants

SPAC members in attendance included representatives from:

- ◆ City of Henderson
- ◆ City of Las Vegas
- ◆ City of North Las Vegas
- ◆ Clark County (Planning, Sustainability, and School District)
- ◆ HUD (via advisory partners)
- ◆ LAS Airport
- ◆ Lied Center for Real Estate at UNLV
- ◆ Millenium Commercial
- ◆ NAIOP
- ◆ Nevada Department of Transportation (NDOT)
- ◆ NV Energy

- ◆ Nevada HAND
- ◆ Opportunity Village
- ◆ PLA Nevada
- ◆ Sierra Environmental
- ◆ Southern Nevada Transit Coalition
- ◆ Southern Nevada Water Authority
- ◆ University of Nevada Reno
- ◆ Urban Land Institute (ULI)
- ◆ U.S. Nature Conservancy

## Agenda

- ◆ Welcome and Re-introductions
  - ◆ SNS Plan Update and Kickoff Week Recap
  - ◆ Scenario Planning Key Assumptions and Baseline Conditions
  - ◆ Drivers of Scenarios
  - ◆ Next Steps
- 

## Welcome and Re-introductions

Michelle Larime (RTC) and the EConorthwest team welcomed participants and provided an overview of the meeting's purpose and agenda. Participants introduced themselves and responded to the icebreaker prompt:

### **“What is one big uncertainty facing Southern Nevada in the future?”**

Responses from several participants addressed uncertainty around Federal land disposal policy, funding for transit and other important programs, future water availability and allocations, extreme heat, and climate change. Other responses included economic disruptions due to artificial intelligence, workforce development, transportation, infill versus greenfield development, public participation, food insecurity, access to needed services and housing, and development of major infrastructure such as an additional airport facility.

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## Overview of the SNS 2050 Plan

Tyler Bump (ECONorthwest) provided an overview of other ongoing efforts supporting the Southern Nevada Strong (SNS) 2050 Regional Plan Update. These include a draft Housing Needs Assessment of the region, an Activity Centers analysis of census blocks that have concentrations of community/economic assets, and an upcoming Housing Task Force meeting. Draft materials from all task groups will be made available to members.

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## Scenario Planning Key Assumptions and Baseline Conditions

Andrew Parish (MIG) presented a series of key assumptions and baseline conditions for feedback from the committee. Major topics and discussion are noted below.

### Population Forecasts:

- ◆ The University Nevada Las Vegas (UNLV) develops population forecasts for the County as a whole. The proportion of population growth expected to occur in specific jurisdictions may be a variable for scenario planning; the “business as usual” scenario will use the proportion identified in the most recent Regional Transportation Plan.

### Study Area:

- ◆ The initial study area concept is based on the 2024 RTC Underutilized Land Inventory, with potential additions for disposal boundary additions.
- ◆ Discussion highlights included:
  - A suggestion to include an additional uncertainty created by federal legislation regarding the sale of public lands throughout the country.
  - Clarification that Boulder City has a much smaller developable area than currently depicted.
  - A suggestion to consider incorporating updated population projections from UNLV CBER.
  - The need to account for supplemental airport infrastructure and the potential for related future job and development growth.
  - Emphasis on evaluating infrastructure and fiscal costs as part of the outcome analysis.
  - Concerns about the accuracy of the infill map, especially regarding vacant land that is privately owned and already slated for development.

- A note that SNWA uses its own population growth methodology, including a “high-needs” scenario projecting 15% higher population than CBER estimates, due to past inaccuracies in CBER forecasts.

### **Data Sources:**

- ◆ The Underutilized Land Inventory will provide a foundational look at what land is developable. Committee members noted that many vacant areas have plans/approvals. Andrew Parish noted that where plans/entitlements are in place they will be carried forward into the scenario planning. The project team will work with individual jurisdictions to get an accurate picture of development.

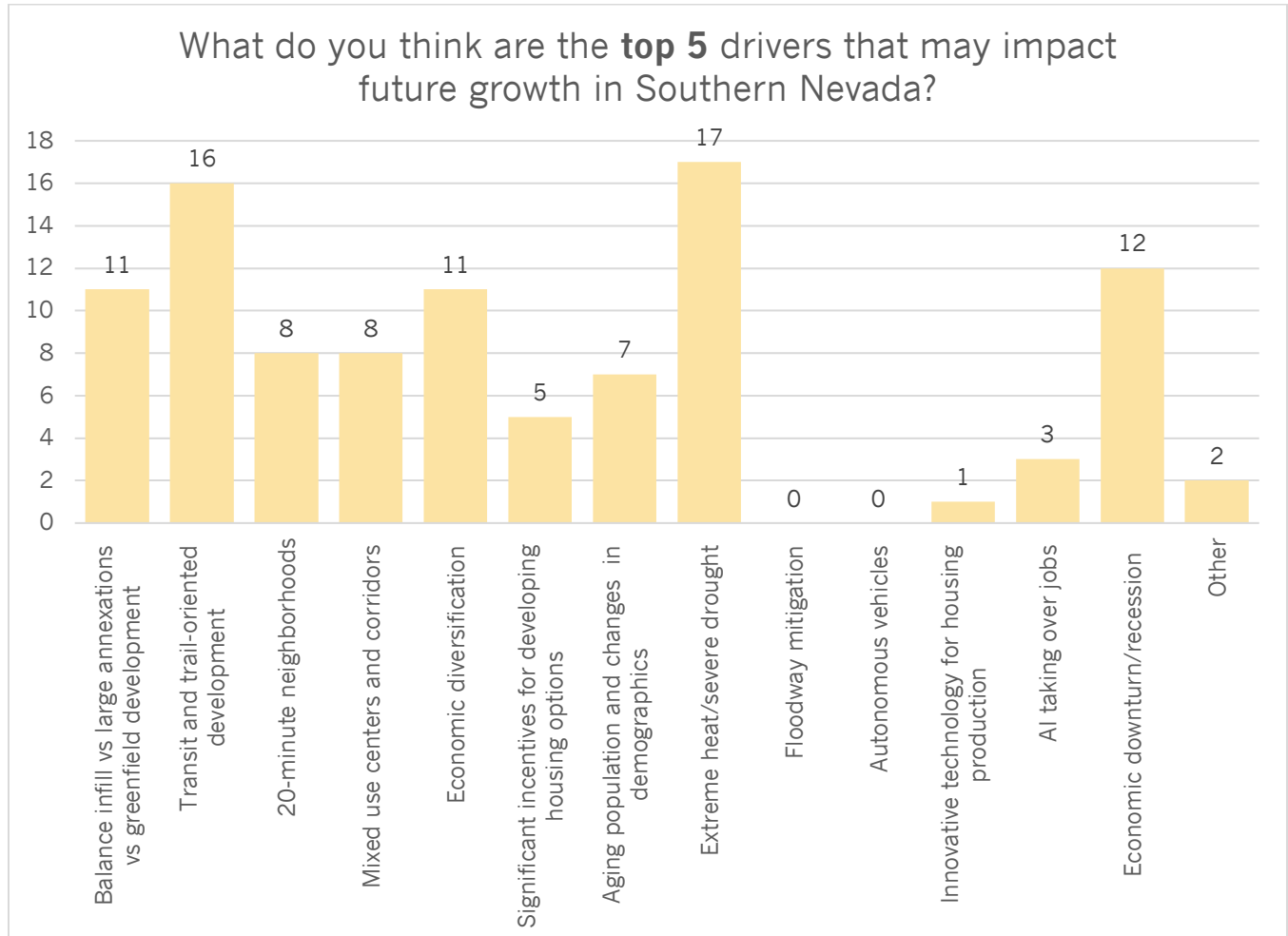
### **Land Use Typology:**

- ◆ Elly Schaefer, MIG, introduced the concept of a common land use typology made up of several place types.
- ◆ The scenario planning effort will aggregate land use designations throughout the region into one common “palette” of place types. These will include things like large lot residential areas, mixed neighborhoods with different housing types, commercial/residential mixed use nodes, employment centers, open space, and other types. This will provide the team, committee, and broader community with a common language for land uses.
- ◆ Committee members suggested providing more information and illustrations of these place types, potentially adding more gradations of residential areas, and adding agricultural uses.

## **Drivers of Scenarios**

Andrew Parish described the process of thinking through major drivers of change that can be tested in the scenario process. A given trend, such as increased heat due to climate change, can interact with other variables such as green energy adoption and urban cooling design practices to create a range of outcomes.

Elly Schaefer led the committee through a range of potential drivers of scenarios, asking participants to select their top five drivers for analysis and provide their own additional options. Results are summarized below.



### What other drivers do you think we should consider?

- ◆ Land availability
- ◆ Preservation of existing affordable housing, homelessness, regulation of rental property
- ◆ Water and other resource constraints, quality, other environmental impacts
- ◆ Zoning and Land Use Variables
- ◆ Food access
- ◆ Best scenarios for people in poverty/at risk groups
- ◆ Existing Plans that have been adopted in conformance with SNS
- ◆ Regional Coordination
- ◆ Building codes to support higher density housing, commercial development
- ◆ Transportation
- ◆ Federal immigration policy, demographics
- ◆ Infill policy and incentives
- ◆ Development agreements
- ◆ Light rail and regional public transit
- ◆ Workforce development opportunities, small business development, and type/intensity of employment uses

- ◆ Education
  - ◆ Hydroponic leadership in Nevada for water saving food production using alternate energy sources
  - ◆ Public Safety
  - ◆ Extreme heat, urban heat island, community gardens and green spaces to mitigate
  - ◆ Second airport
  - ◆ Light Rail
- 

## Next Steps and Action Items

- ◆ ECONorthwest will share draft reports (Housing Market Analysis and Supportive Efforts Report) with SPAC members.
- ◆ Community engagement will launch this summer, including a survey. People will be able to weigh-in on scenario drivers and other items.
- ◆ Fall engagement will also continue to gather input regarding metrics, feedback on scenario alternatives, and thoughts about the preferred alternative.
- ◆ The team is still developing the engagement activities and approach
- ◆ **Next SPAC meeting tentatively scheduled for late Summer 2025.**



# Southern Nevada Strong

## Regional Plan Update



## Scenario Planning Advisory Committee

June 17, 2025



# SOUTHERNNEVADASTRONG

LET'S GROW OUR FUTURE TOGETHER



# Agenda

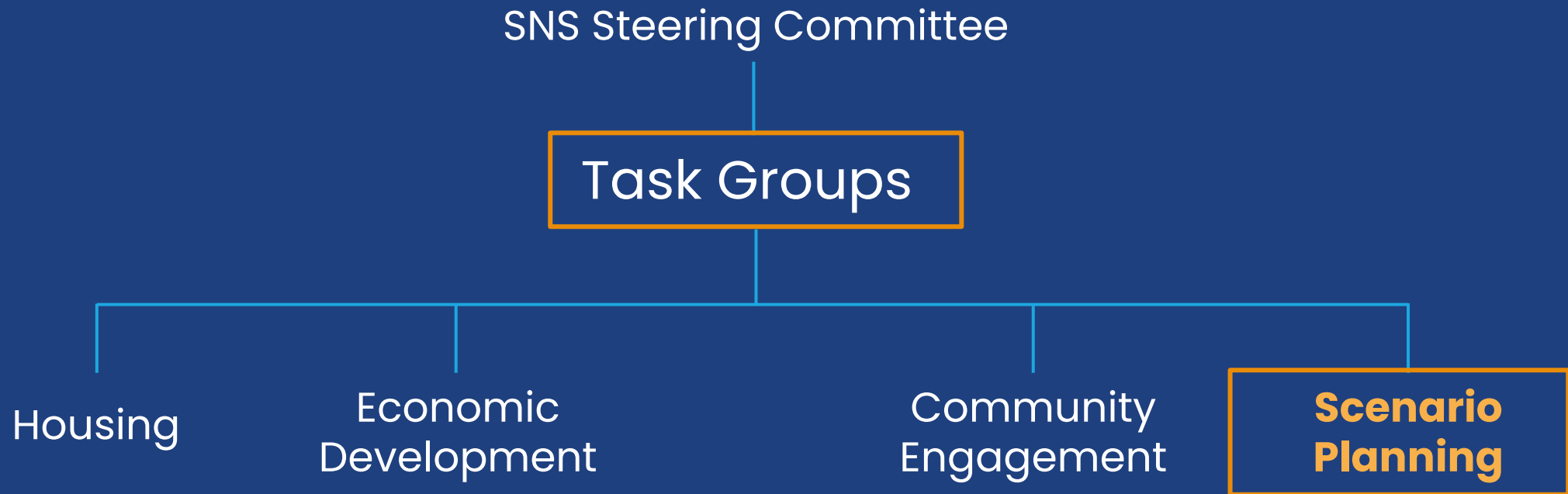


- **Welcome and Re-Introductions** (15 mins)
- **Overview of the SNS Update and Kickoff Week Recap** (10 mins)
- **Scenario Planning Key Assumptions and Baseline Conditions** (30 minutes)
- **Drivers of Scenarios** (30 mins)
- **Next Steps** (5 mins)



# Role of the Scenario Planning Advisory Committee

The **Scenario Planning Advisory Committee** will help our team develop a regional plan for Southern Nevada.



- Attend meetings every few months to provide input and review key deliverables related to the scenario planning tasks, along with policy development. Up to 5 Meetings.



# Brief (re)introductions

Please share your:

*Name*

*Organization*

*Role*

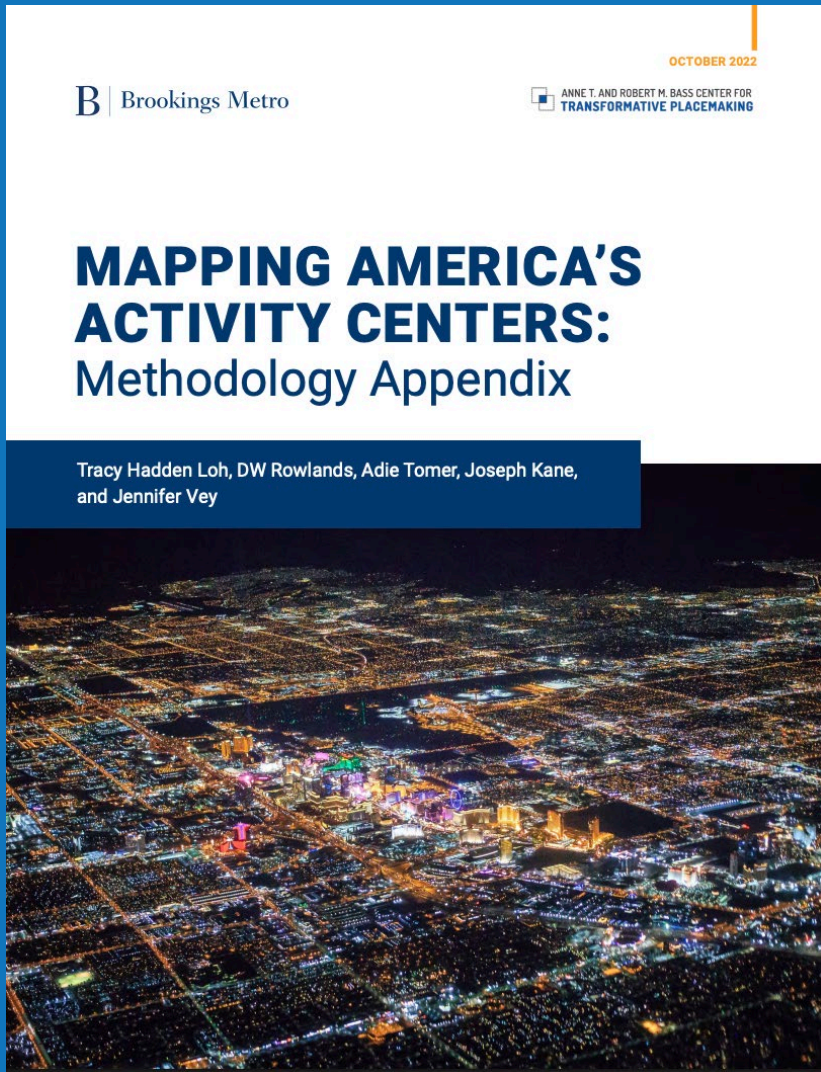
Question:

*What is one big uncertainty facing  
Southern Nevada in the future?*

# Project Progress Update

- 1) Activity Centers Analysis
- 2) Housing Needs Assessment and Draft Housing Market Report
- 3) Housing Task Group Meeting #2

# Activity Centers Analysis



Unit of analysis: census block groups

Compute normalized density of assets within block groups

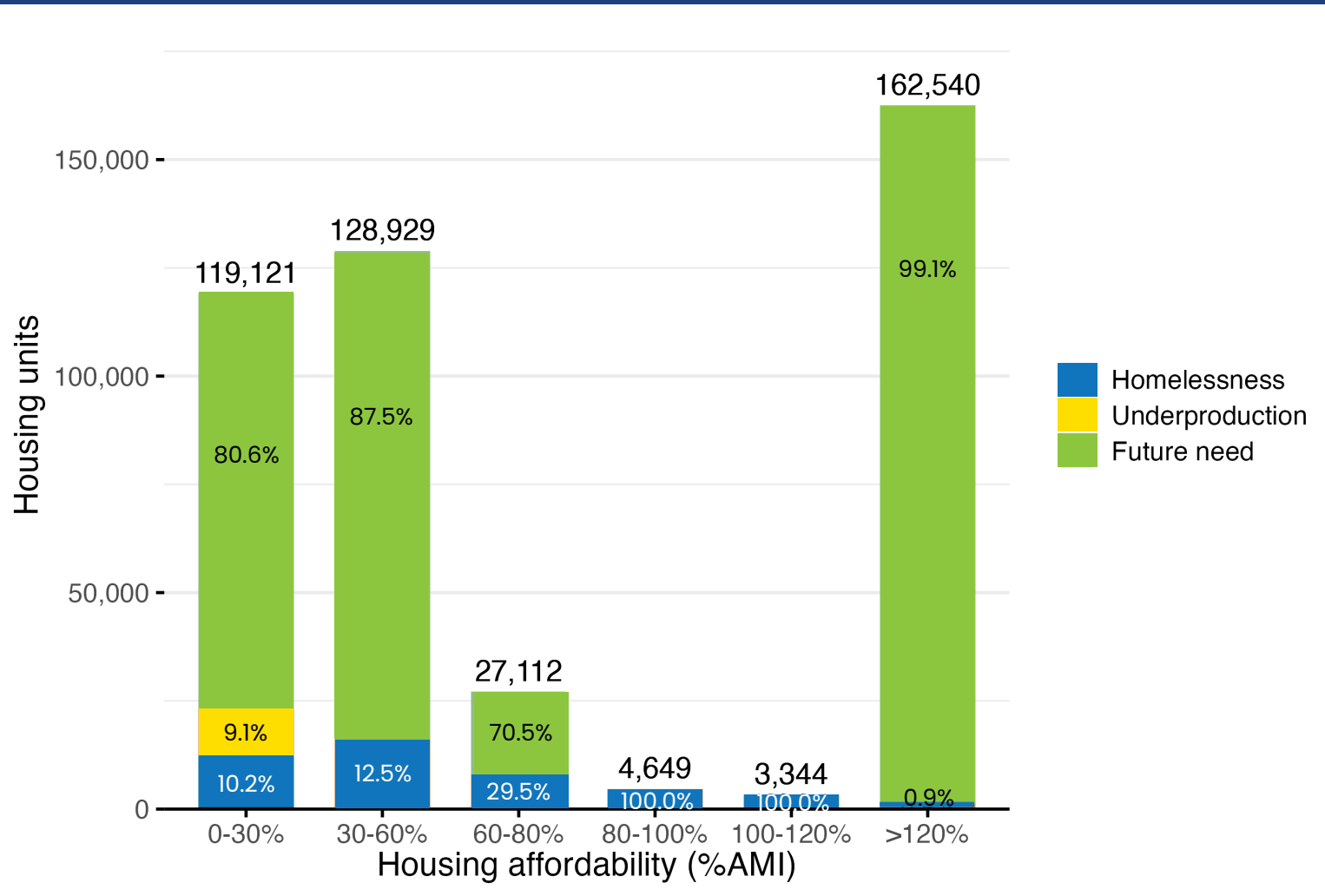
- Community assets
- Daily Needs
- Tourism
- Institutional

Combine resulting scores within asset categories

Compute percent rank within region

Highlight high-performing block groups

# DRAFT Regional Housing Needs



Around **445,000** total new units needed by 2050

- Population growth: **388,993**
- Underproduction: **44,493**
- Houselessness: **12,209**

Source: UNLV, RTC, EConorthwest

# Key findings from kickoff week



# Summary of SWOT Exercises (4 task groups + steering committee)

## Strengths

- Strong and emerging industries
- Diverse, multicultural identity
- Regional land use and transportation coordination

## Weaknesses

- Overreliance on entertainment/gaming
- Limited affordable housing today
- Constraints on transportation funding
- Development pressure beyond urban boundaries

## Opportunities

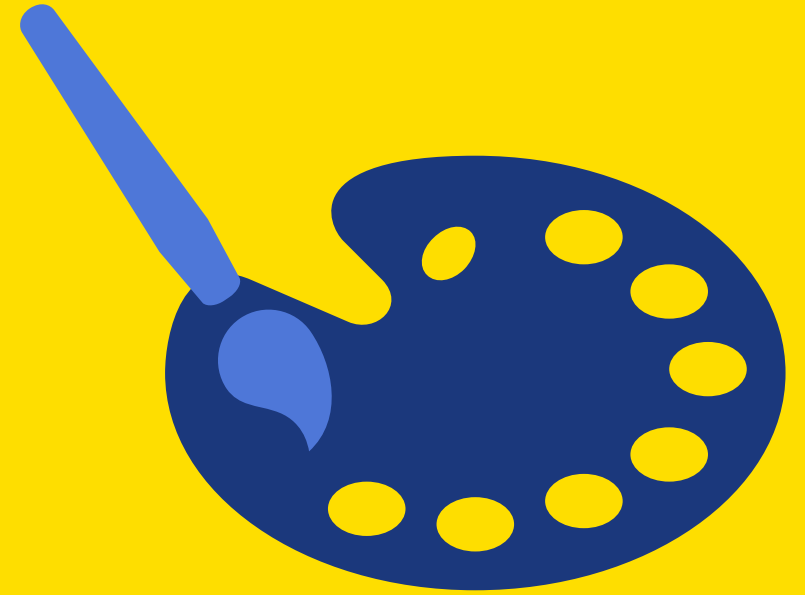
- **CONTINUED GROWTH**
- Growth of specific employers and attracting new industries
- Redevelopment of underutilized land
- Acquiring Federal land
- Housing Needs Assessments as a policy tool
- Expanded transit to support new development

## Threats

- **UNCERTAINTY**
- Costs of living/affordability challenges
- Outmigration of skilled workers
- Limited natural resources
- Limited available land
- Funding gaps
- Development that exacerbates current challenges

# Scenario Planning

## Key Assumptions & Baseline Conditions



# WHAT IS SCENARIO PLANNING?



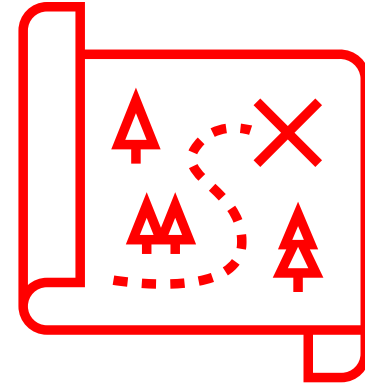
## EXPLORATION

Identify  
possibilities



## ANALYSIS

Evaluate  
metrics



## PLANNING

Strategize for  
the future

# SCENARIO PLANNING PROCESS

**We're  
Here!**

**1**

**Data  
Acquisition**



**2**

**Baseline &  
Business-  
As-Usual  
Scenario**



**3**

**Create &  
Evaluate  
Future  
Scenarios**



**4**

**Create One  
or More  
Preferred  
Scenarios**



**5**

**Policy and  
Implement-  
ation Plan**



**PUBLIC ENGAGEMENT**

**Understand  
Values**

**Share  
Alternatives  
for Input**

**Evaluate  
Policies**

# Baseline Assumptions

## Study Area

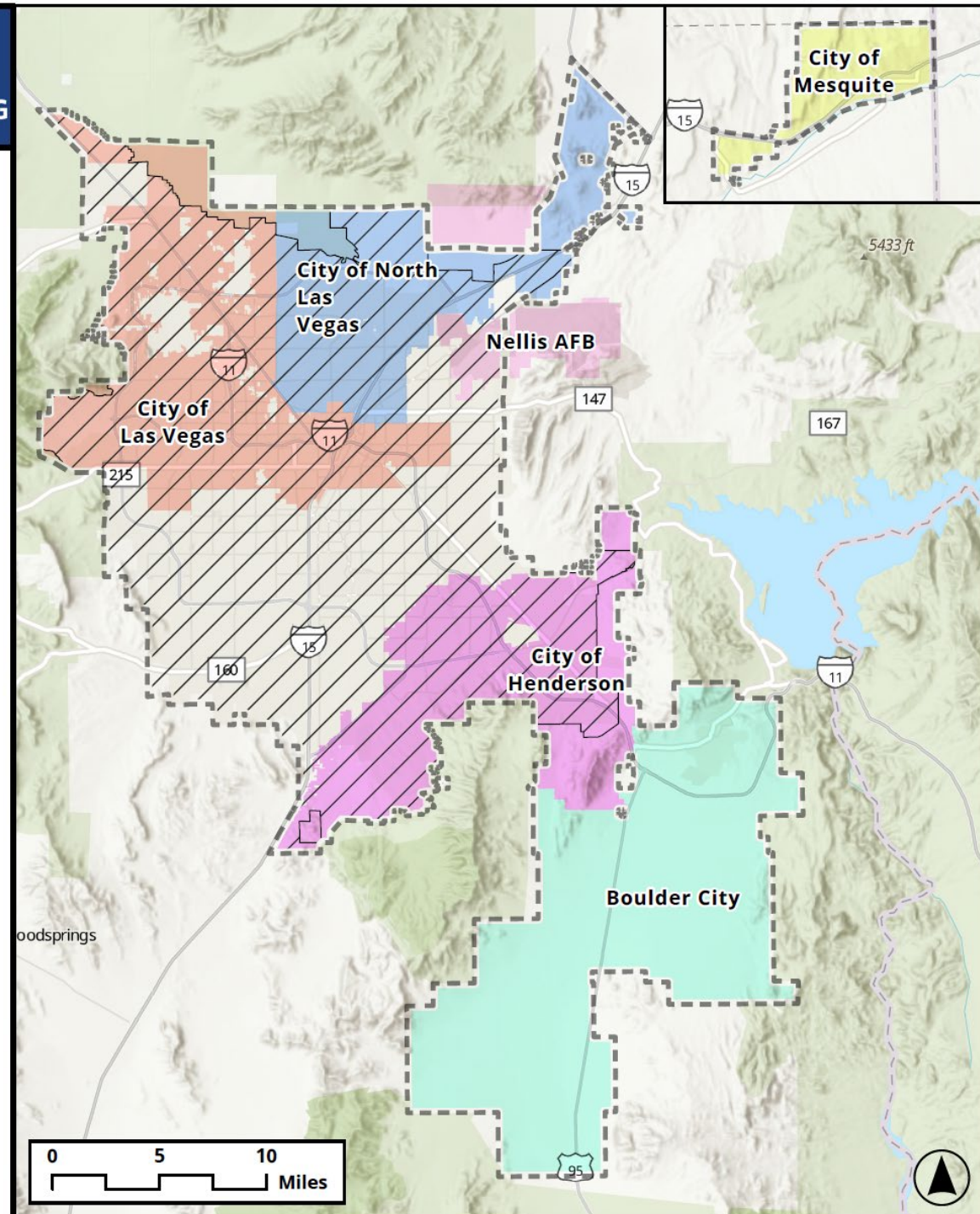
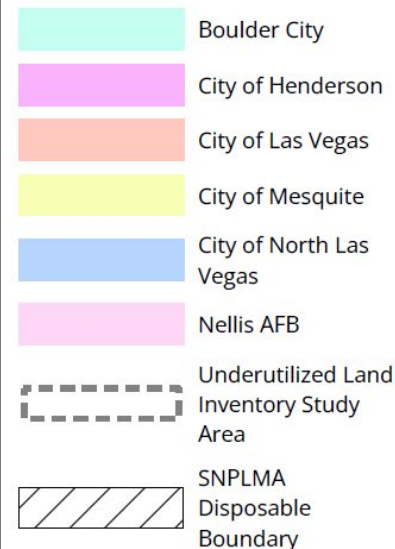
- Intent to establish one study area for all scenarios for analysis
- Study area is broad and encompasses the “Universe of Possibilities” for our work



# Baseline Assumptions

## Study Area Components

- Underutilized Land Inventory Boundary
- City boundaries
- Unincorporated communities
- SNPLMA Disposal Boundary





# Baseline Assumptions

## Study Area Components

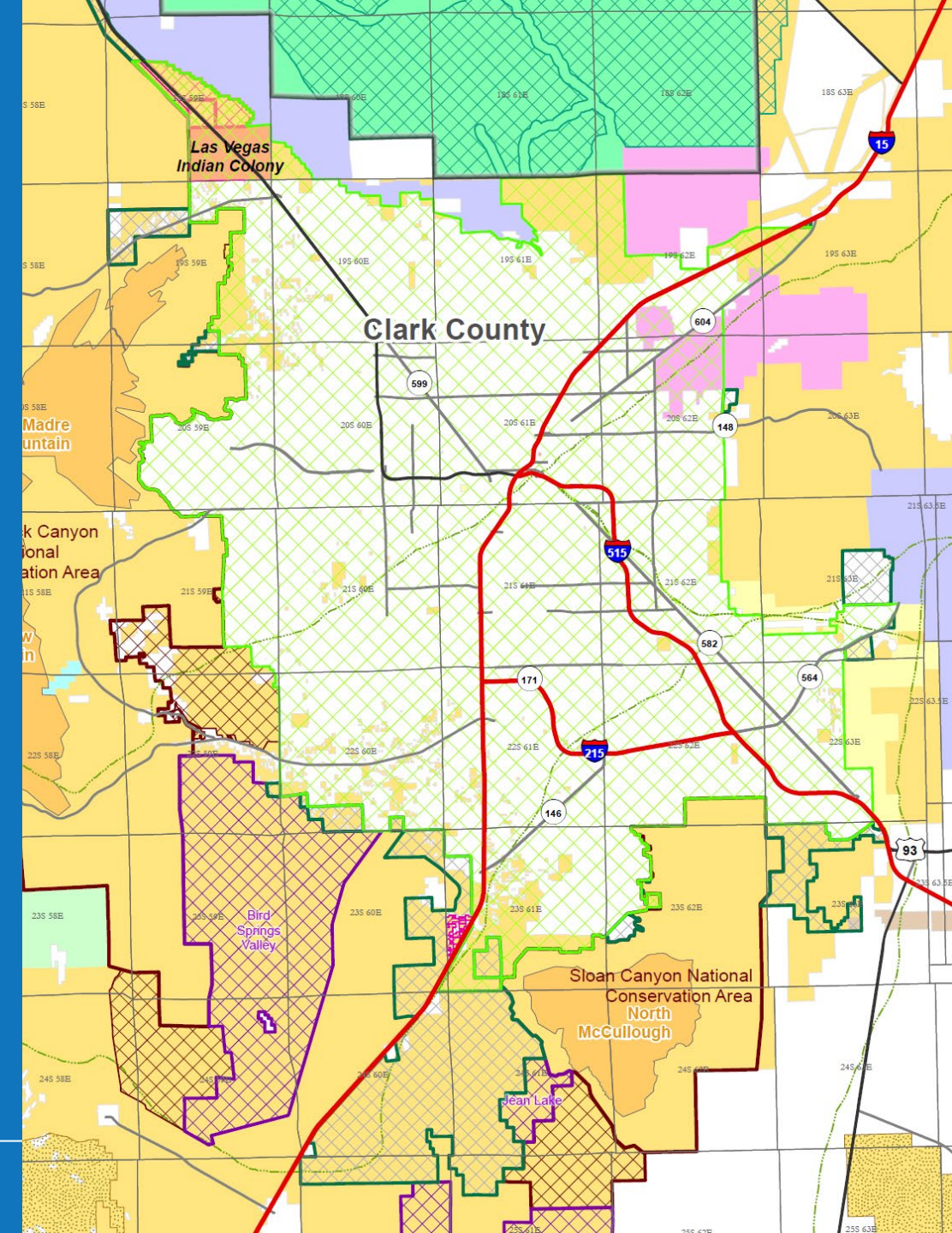
- Proposed Expanded Las Vegas Valley Disposal Boundary
- Regional Transportation Plan



Current Las Vegas Valley Disposal Boundary



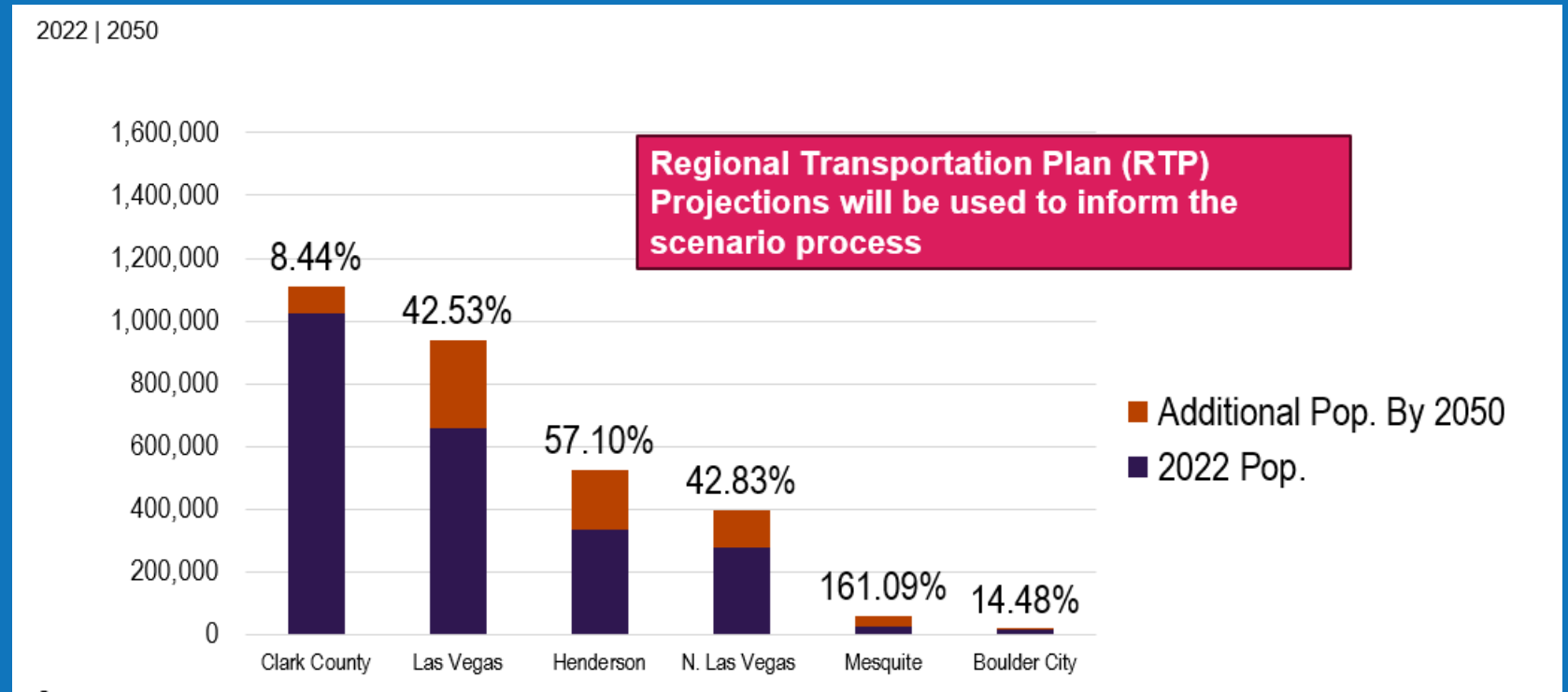
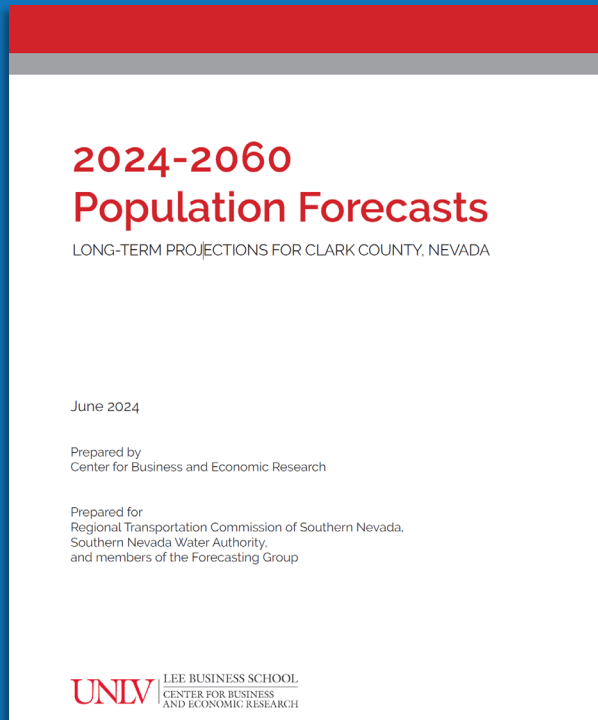
Proposed Expanded Las Vegas Valley Disposal Boundary





# Baseline Assumptions

## Projected Growth



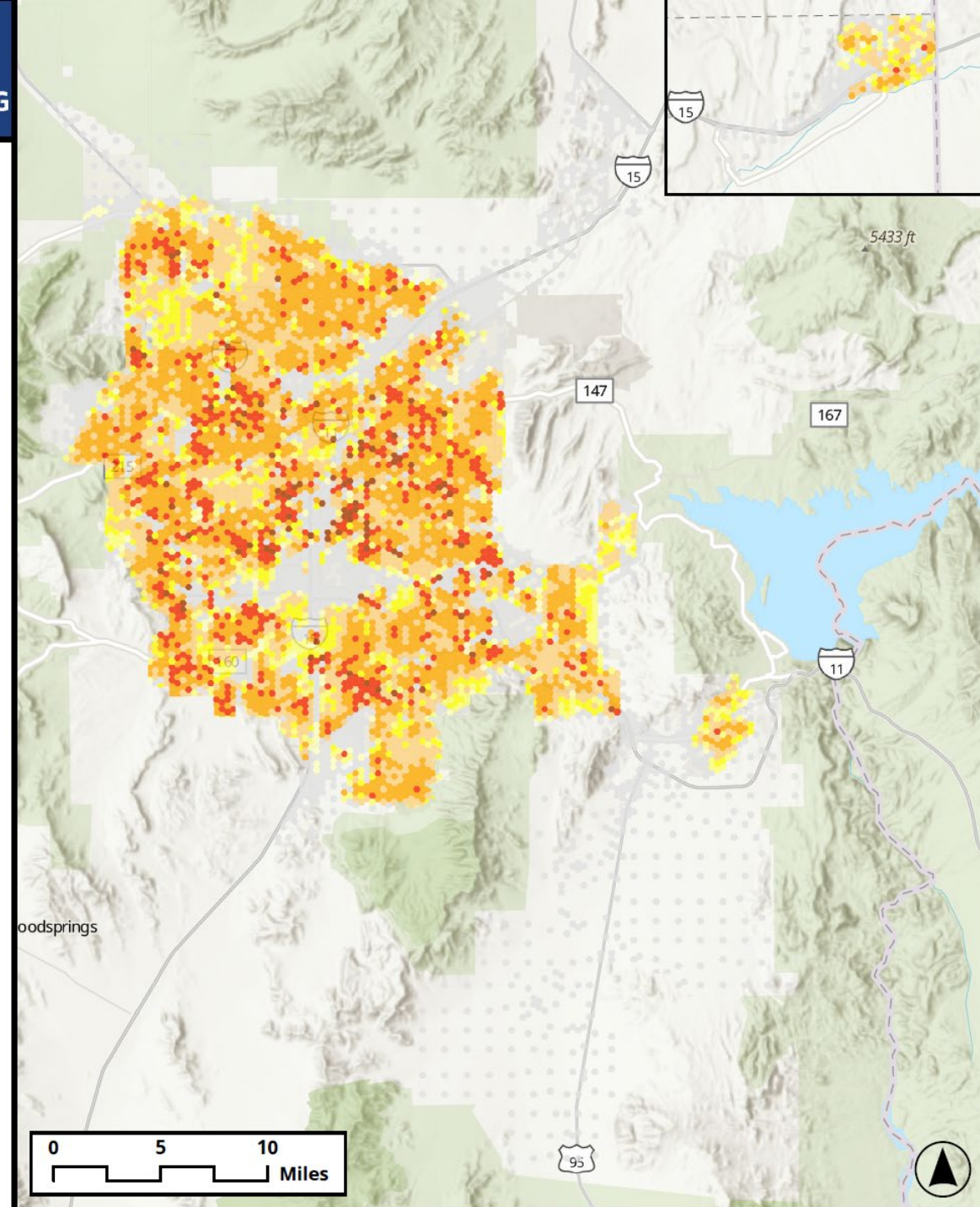
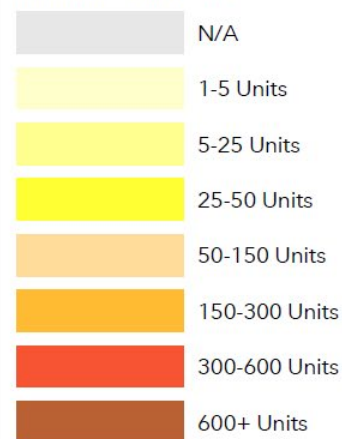
- Total based on UNLV forecast & Land Use Working Group
- Share for baseline – assigned throughout the region proportionate to the Regional Transportation Plan

# Baseline Assumptions

Existing housing units

Source: Urban Footprint Base Canvas, 2025

## Existing Housing Units

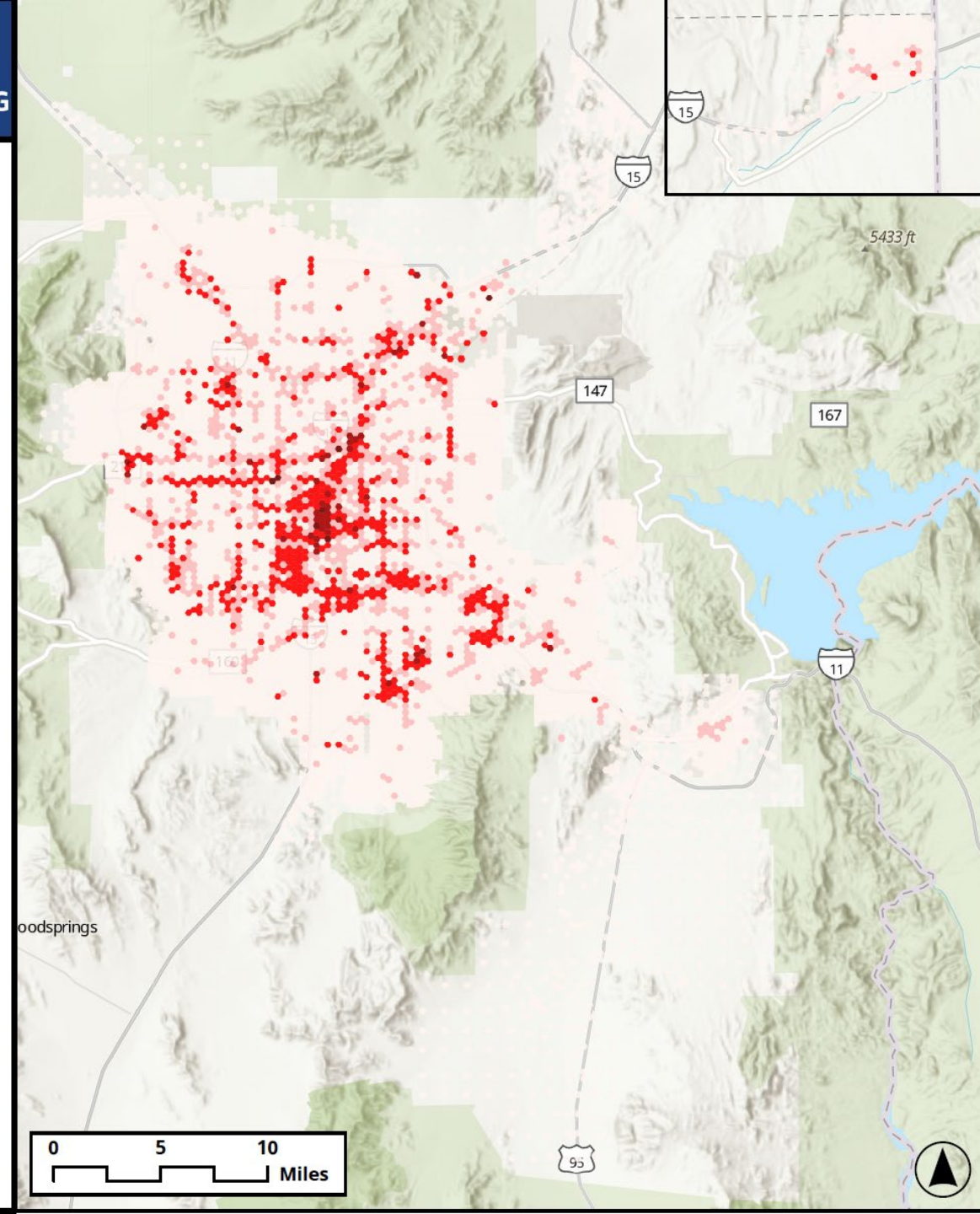
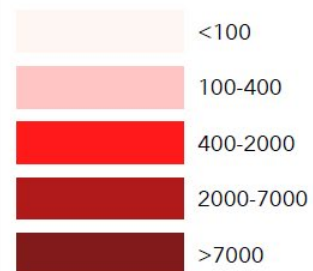


# Baseline Assumptions

Existing jobs

Source: Urban Footprint Base Canvas, 2025

[SouthernNevadaStrong.org](https://SouthernNevadaStrong.org)



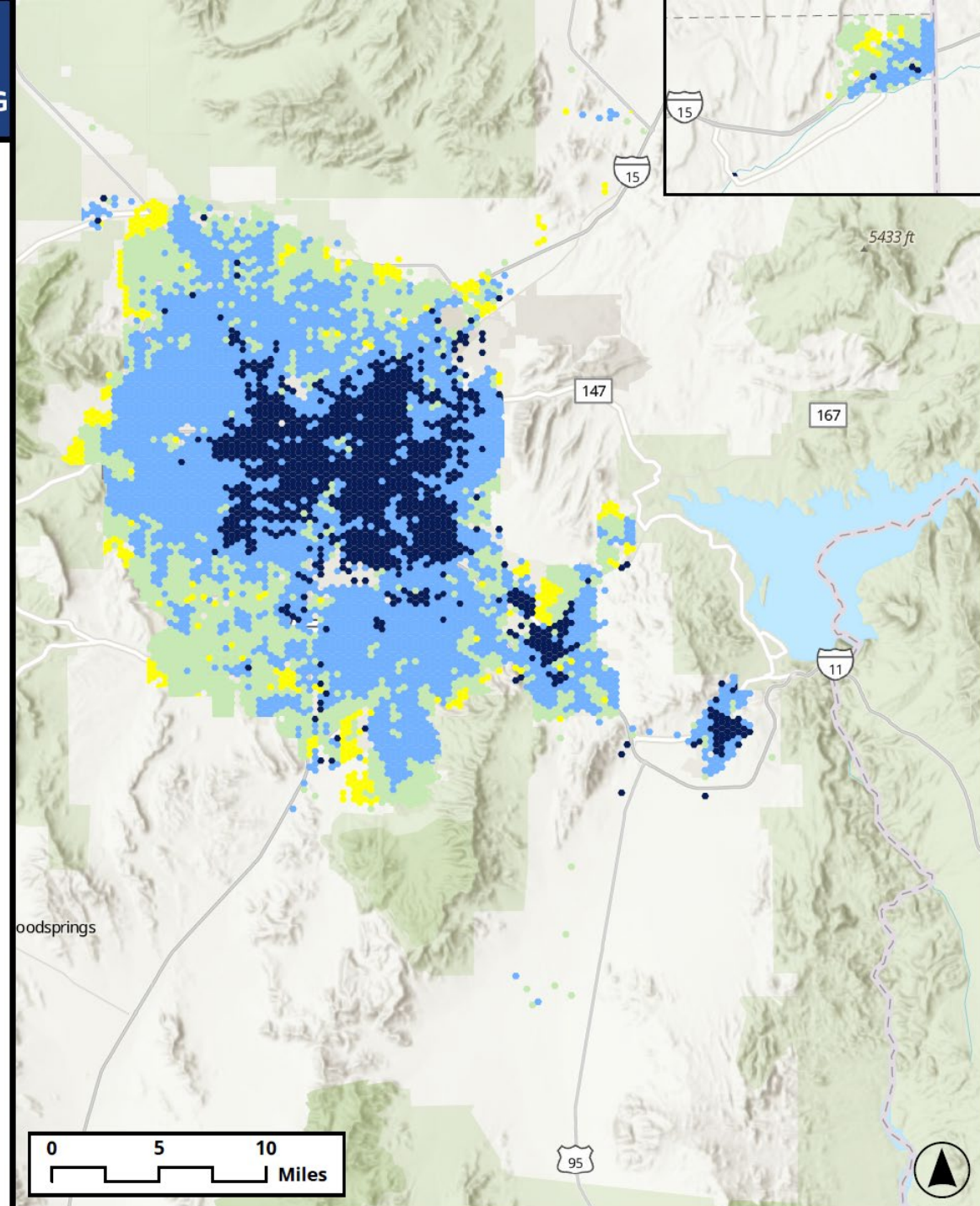
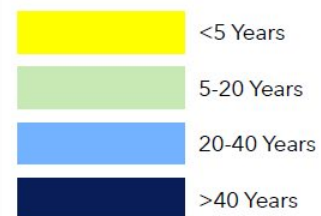


# Baseline Assumptions

## Building Age

Source: Urban Footprint Parcel Inventory, 2025

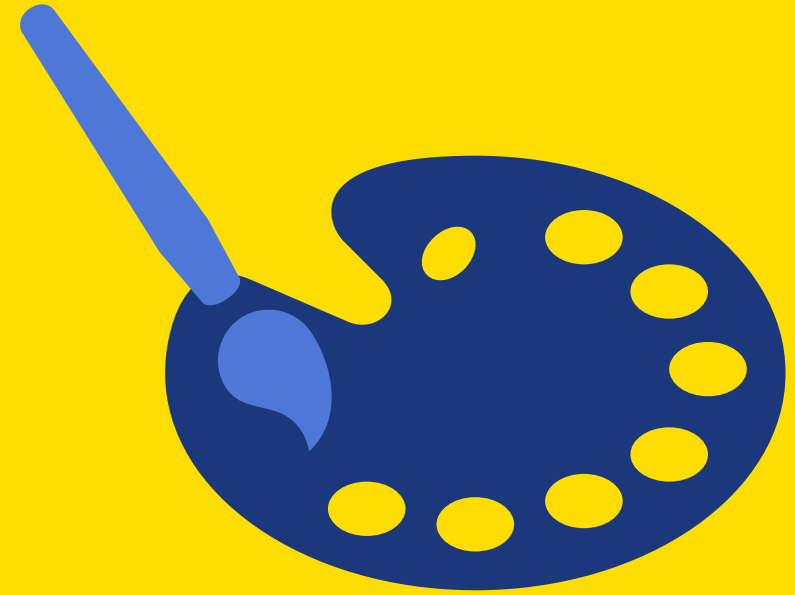
[SouthernNevadaStrong.org](https://SouthernNevadaStrong.org)

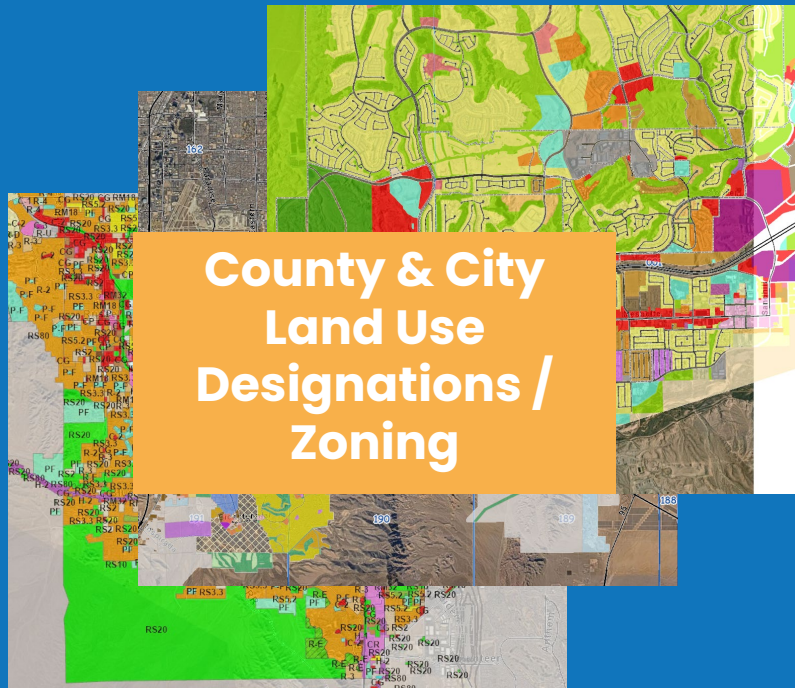


# Questions so far?

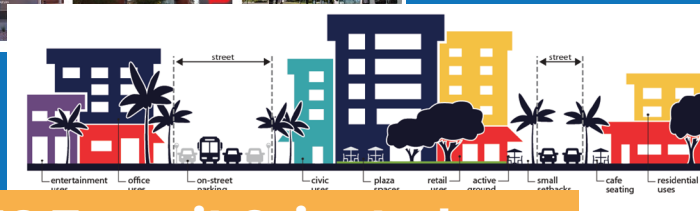
# Scenario Planning

## Land Use Typology

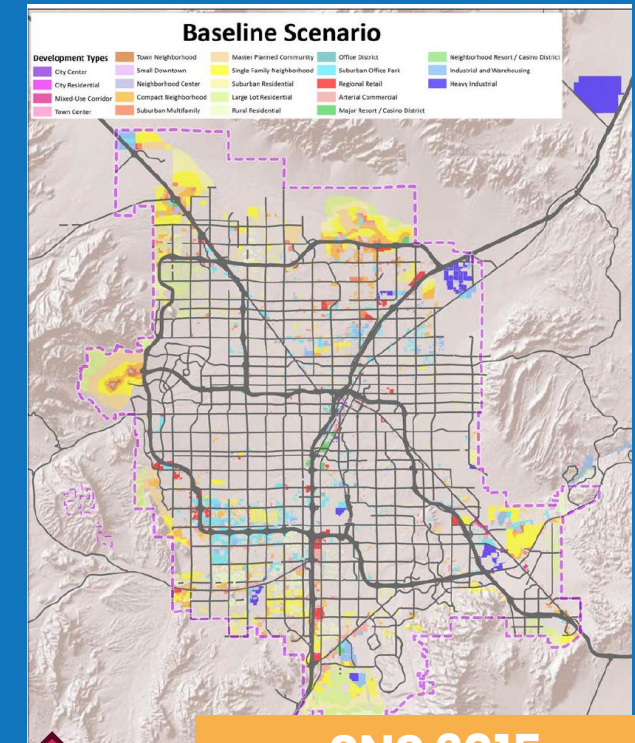




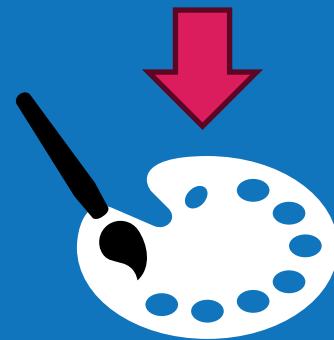
## County & City Land Use Designations / Zoning



## RTC Transit Oriented Development Briefing Book



## SNS 2015



# SNS 2050 Typology



# DRAFT Place Types

## Residential

- Estate Residential
- Suburban Detached
- Suburban Mixed
- Urban Neighborhood

## Employment & Special Use

- Medical District
- Educational Campus
- Entertainment District  
(Gaming/hospitality focus)
- Employment District (Non-gaming focus)
- Industrial Center
- Industrial Flex
- General Commercial
- Civic Center

## Centers & Mixed Use

- Las Vegas Strip
- Downtown Regional
- Downtown Local
- Town Center
- Mixed Use Corridor
- Neighborhood Commercial

## Other

- Natural Areas
- Park / Open Space
- Recreational Open Space
- Sporting Venue
- Airport
- Military

# Questions so far?

# Scenario Planning

## Drivers of Scenarios



# Scenario Drivers – What are they?



- **External Factors:** Uncertainties that could impact the pattern of land development over the next 25 years
- **Internal Factors:** Policy choices, investment decisions



# Scenario Drivers – How will we use them?



- Shaping the scenario alternatives
- Drivers should be diverse enough to show various outcomes
- Ultimately, the preferred scenario will account for several of these influences



Example from APA 2025 Trends Report

Co-Living With Extreme Heat

Urban communities face extreme heat challenges and more.

Planners designed communities for heat.

SCENARIO D  
COOLING CONUNDRUM

Unreliable and expensive energy supply makes it hard to cool homes.

Public spaces stay cool with nature-based solutions but increased carbon emissions from widespread A/C usage create a vicious cycle.



SCENARIO A  
IT'S HOT, BUT THAT'S COOL

Heat-resilient cities offer appropriate cooling systems, including green and blue infrastructure elements.

A mix of sustainable energy sources and a stable grid allow for decarbonization, electrification, and a decentralized, more equitable distribution of energy.

SCENARIO C  
HEAT HATH ITS FURY

Cities are boiling while air quality is worsening due to carbon emissions.

Energy is scarce and expensive. Power outages are frequent.

Cities experience drought and significant vegetation loss.



SCENARIO B  
A DOG DAY'S NIGHT

People stay indoors with A/C running. Social life shifts to evening hours.

The energy grid collapses more frequently during heat waves. Batteries pose fire hazards.

Cities experience drought and significant vegetation loss.

Planners failed to prepare their communities for heat.

Fossil fuels are the primary energy source, but we are running out.

Abundance of renewable energy and electrification of everything.

Photo illustrations created in ChatGPT.



# Longevity, But Where?

What happens if we can't solve the housing supply crisis? Illustrations by Jim Tsinganos

Health innovations increase life span to more than 150 years.

**SCENARIO D  
SEVERE HOUSING  
CRISIS FOR ALL AGES**

The increasing population has nowhere to live.

The homeless population spikes.

Urban areas lose population due to cost of living.



**SCENARIO A  
CITIES GROW TO  
MEET DEMANDS**

Extensive population growth pushes housing boom.

Urban boundaries expand with increased density across large areas.

Truly rural areas become less common.

**SCENARIO C  
HOUSING STILL A  
CHALLENGE**

Most people can't afford a home.

Multigenerational households have become the norm as young people can't afford to buy and the elderly find care within the family.



**SCENARIO B  
AFFORDABLE  
CHOICES AVAILABLE  
FOR ALL AGES**

Less competition for housing.

Decrease in homelessness.

Improved mental health and upward mobility.

Life expectancy remains stable or decreases.

Housing supply remains limited; slow to no progress in availability.

An ongoing housing boom results in abundant housing.

# Potential Scenario Drivers



1. Balance infill vs large annexations vs greenfield development
2. Transit investment & Transit and trail-oriented development
3. "20-minute Neighborhoods" or "Complete Communities"
4. Mixed use centers and corridors
5. Economic diversification
6. Significant incentives for developing affordable housing options
7. Aging population and changes in demographics
8. Extreme heat/severe drought
9. Floodway mitigation
10. Autonomous vehicles
11. Innovative technology for housing production
12. AI taking over jobs
13. Economic downturn/recession

# Drivers Discussion

What do you think are the **top 5 drivers** that may impact future growth in Southern Nevada?

What other drivers do you think we should consider?

## INSTRUCTIONS:

Go to

[www.menti.com](https://www.menti.com)

Enter the code

**3552 2528**



Or use QR code

# Discussion



# Next Steps for SPAC

## **SPAC #3: Late Summer 2025**

- Feedback on “Business as Usual” Scenario
- Evaluation Metrics

## **SPAC #4: Fall 2025**

- Draft Alternative Scenarios and Themes for Preferred Scenario

## **SPAC #5: Early 2026**

- Preferred Scenario and Implementation



# Thank you!

Tyler Bump, Project Director – [bump@econw.com](mailto:bump@econw.com)

