

# NEVADA PLANNER



American Planning Association  
**Nevada Chapter**

*Making Great Communities Happen*

A Publication of the Nevada Chapter of the American Planning Association

## FALL 2019

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**ON THE COVER:** AN IDYLIC SETTING AT SPARKS MARINA.  
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# WHO's WHO

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## THE NEVADA PLANNER

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# LETTER FROM THE PRESIDENT

ROBERT SUMMERFIELD, AICP  
PRESIDENT, NEVADA CHAPTER

It has been my pleasure to serve the Nevada Chapter of the American Planning Association as an Executive Committee Member and for the last two years as President. I am grateful for the hardworking Chapter and Section officers and committee volunteers, who tirelessly ensure our state conferences, brown bags, and other functions are welcoming, fun, and relevant to the vital planning work happening here in Nevada.

In January, the Chapter will have some familiar faces working in new roles, others continuing to provide amazing service and support in roles they have performed for years, and several new faces that bring new energy and ideas to our Executive Committee. APA and the efforts of this board helps provide a connection among planning professionals by bringing people and organizations together to support one another and advance our interests. I am excited to see what our new board and the Chapter membership can accomplish in the coming years. Taking initiative and making things happen create a proactive and creative environment, which our Chapter and Section volunteers work to provide through informative/educational luncheons and our annual conference. All of our members play a vital role in keeping our peers and fellow members abreast of trends and changes in the planning field while working to enhance the quality of our organization and the quality of life of the communities they serve.

As we move into the holiday season and end of 2019, I encourage each Chapter member to actively promote the work you and your colleagues are doing. Take advantage of your local and national resources - you will be pleasantly surprised by our quality of information and interconnectivity we all share. Working together promotes a stronger voice with our elected officials and within the business community.


Finally, I want to highlight and add my congratulations to the City of Henderson and the team there for all the work they have done to make Water Street one of only 3 streets to receive the APA Great Places in America 2019 designation. Water Street is a worthy addition to APA's Great Places in America, joining the John S. Park Neighborhood (Las Vegas) and C Street (Virginia City) in showcasing Nevada planners' efforts in making communities stronger and bringing people together through good planning.

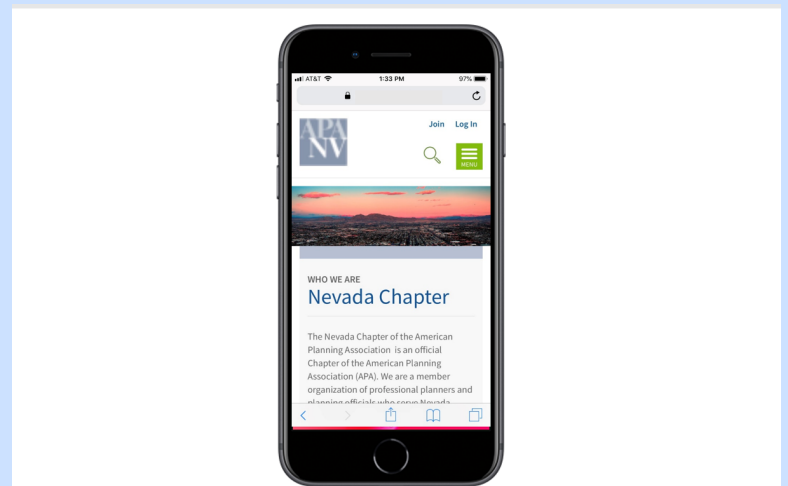
Regards,



## NEW CHAPTER WEBSITE COMING SOON!

The Chapter Communications Team has partnered with APA National to revamp the chapter website. The chapter site is currently under development and is expected to launch in the coming months. The Communications Team aims to engage with existing and potential members about upcoming events and news within our organization. The overhaul and remastered website is our first big project and, while still under construction, is our first step in opening our line of communication with you. If you have any interest in joining the team, or have any input on things you'd like to see on the site, we are open to receiving your input! Please e-mail Erin Schwab at [schwab.erin.k@gmail.com](mailto:schwab.erin.k@gmail.com) or Garrett Terberg at [garrettterberg@gmail.com](mailto:garrettterberg@gmail.com) for more information.

Here's a sneak peak of the mobile and desktop versions of the site! Stay tuned for more information from the Communications Team! Next steps include launching the new website and an overhaul of the social media platforms. 







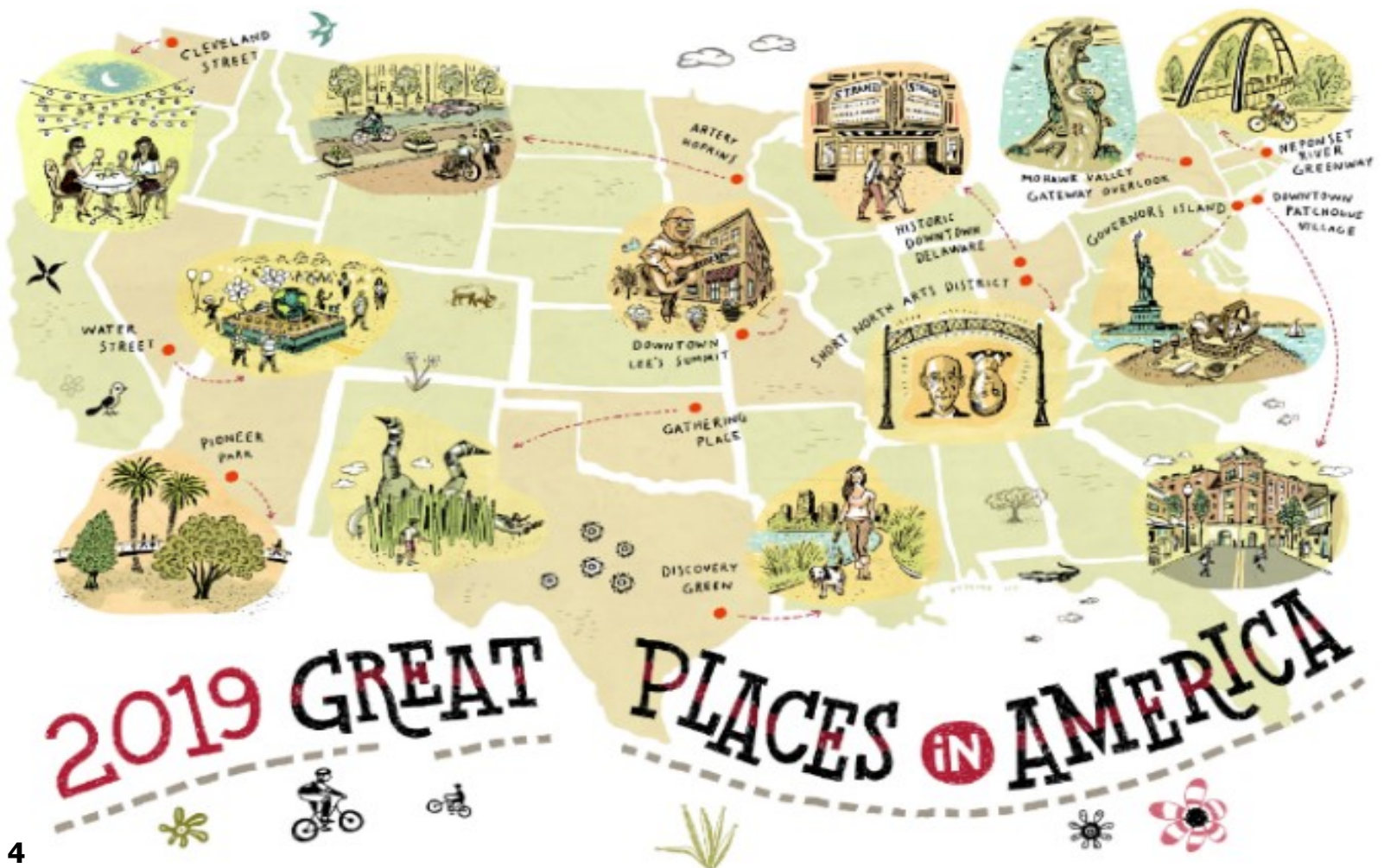
## National Community Planning Month is Here

This month, we're joining with our planning colleagues nationwide to celebrate the lasting value that planning brings to communities. This year's theme is planning for infrastructure that benefits all, underscoring the critical role planning plays in ensuring well-planned infrastructure projects strengthen communities, boost the economy, expand opportunity, and promote equitable development.

Use the tools in APA's Planning Month Resource Hub to share with elected officials, local media, and the public the positive impact planning has had on your community.

Have a planning success story you'd like APA to highlight during October? Send your stories and photos to us at [ncpm@planning.org](mailto:ncpm@planning.org).

Learn more about National Community Planning Month at [www.planning.org/ncpm](http://www.planning.org/ncpm).







# **RENO-SPARKS INDIAN COLONY AND NDOT COLLABORATION ON RENO SPAGHETTI BOWL**

**SCOTT H. CAREY**

In 2016, the Nevada Department of Transportation (NDOT) initiated the Environmental Impact Statement (EIS) process to improve the Spaghetti Bowl (intersection of I-80, I-580, and US-395) for the Reno-Sparks region. Originally constructed between 1969 and 1971 for a metropolitan population of about 130,000, the interchange now serves a region with a population of over 400,000. With the population of the Reno-Sparks area projected to increase 27% by 2040, without the future improvements travel delays near the Spaghetti Bowl would increase by 53%. Another key aspect of the project's need was to improve safety. In 2015, there were on average more than four crashes per day within the EIS study area, with more than one injury crash each day and 12 fatal crashes in 5 years.

The project boundaries for the EIS were: Parr Boulevard to the North, Meadowood Way/South Virginia Street to the South, East McCarran Boulevard to the East, and Virginia Street/Center Street to the west. With such a large project area, involving multiple jurisdictions and many complex environmental issues, NDOT had estimated the EIS process would take at least 3 years and not be complete until June 2020. Due to the project's proximity to Reno-Sparks Indian Colony (RSIC) and potential impacts to the Tribe's community and economy, the RSIC began working with NDOT, Federal Highways Administration, Bureau of Indian Affairs, and other regional and local agencies on the project's EIS. On April 21, 2017, RSIC Tribal Chairman, Arlan D. Melendez, formally accepted an invitation from NDOT to become a cooperating agency during the project's EIS. Becoming a cooperating agency allowed the Colony to provide input, access critical information, become more directly involved

with the project, and collaborate with other agencies.

To improve safety and traffic efficiency, the project proposed several changes to Interstate I-580 directly adjacent to the RSIC reservation. I-580 provides critical access to the reservation for Tribal Members, public safety on the reservation, and also plays an important role in the overall economy of the Tribe. When the original freeway was designed in the 1960s (before the adoption of the National Environmental Policy Act) there was very little, if any, coordination between the RSIC and NDOT. Over the past decades, the lack of original lack of coordination has led an inefficient & dangerous section of freeway and many direct impacts to the RSIC community. Since the construction of the freeway near the reservation in 1970, the Tribe has initiated a successful economic development program which has led to the construction of several Tribal Enterprises and other commercial projects near the freeway. These enterprises and projects, which rely on I-580 for customer access, account for 40% of the RSIC's government revenue and overall economy.

At the beginning of the planning process, designs for the new freeway proposed the demolition of several Tribal Members homes, a substantial loss of parking for one of the Tribe's largest businesses and tax revenue generators, and partial loss of freeway access to the RSIC community. In the fall of 2017, a community meeting for the RSIC was held to review the proposed freeway designs. At the meeting, there was overwhelming opposition from the community to the proposed designs that demolished Tribal Members homes, impacted other RSIC lands, and reduced freeway access to the community. Over the next year, the RSIC and NDOT





analyzed other proposed freeway designs for traffic efficiency and safety and to better understand the project's impacts to the Tribe and the community. Using the information gathered through its community interactions, the RSIC and NDOT developed a comprehensive set of mitigation measures to address those concerns and to minimize the community impacts. Extensive technical evaluations also took place, studying potential project related impacts to neighborhoods, businesses, parks, cultural resources, and other nearby resources per the National Environmental Policy Act's requirements.


During the design process, NDOT also worked closely with the RSIC Tri-Basin Cultural Committee and the community to develop a landscape and artwork plan for the project near the Colony. After several months of close collaboration with the Committee, NDOT developed a landscape and artwork plan that incorporated the Wa She Shu (Washoe), Numu (Northern Paiute), and Newe (Western Shoshone) cultures that make up the RSIC. The landscape and artwork plan included several artistic features that promote traditional culture. Water-efficient landscaping will also be installed to help create new green spaces near the RSIC community.

After developing a preferred freeway design, the RSIC and NDOT held another community meeting in the fall of 2018 to present the design and possible mitigation measures for the I-580 freeway near the reservation. At the meeting, many comments in support of the design were received, and several new mitigation measures were recommended by the public. The RSIC and NDOT then reviewed the comments and developed additional recommendations for mitigations for sound, cultural resources, air quality, construction, and visual impacts to

the RSIC community that were included in the project's final EIS.

The collaboration between RSIC and NDOT led to the creation of a preferred alternative design that met the project's objectives, would not demolish any Tribal Member owned homes, take any RSIC owned land, and preserved critical freeway access for the RSIC community and its economy. Because of its collaboration with the RSIC and other key stakeholders, NDOT completed the project's environmental review process in just 28 months, making it the fastest highway project EIS to be completed in NDOT's history and one of the fastest in the nation for a freeway project of this size.

During the environmental review process, the RSIC and NDOT held monthly staff meetings, made over a dozen presentations to the Tribal Council and community, held two RSIC specific community meetings, and worked directly with community groups and individual Tribal Members to carefully analyze the project. At the end of the design and environmental review process in January 2019, the Tribal Council unanimously approved the preferred design of the project and endorsed the Spaghetti Bowl project's EIS. The project would go on to receive the endorsement from all of the jurisdictions and agencies within the Reno-Sparks area. By working together during the environmental review process, the RSIC and NDOT were able to shave a full year off of the EIS process with the record of decision for the project being issued in July 2019. This successful collaboration between the RSIC and NDOT was able to increase overall public involvement during the environmental review process, result in thorough documentation and analysis of the project's impacts, the development of mitigation measures to reduce impacts to the surrounding areas, a design that protects the interests of the RSIC, and a project that meets the future needs of the Reno-Sparks region.

The collaboration between the RSIC and NDOT on the Reno Spaghetti Bowl EIS project has been recognized by the Nevada Chapter of the American Planning Association as the winner of its 2019 Outstanding Individual Project Award. 



**Scott H. Carey** is a Planner for the Reno-Sparks Indian Colony, where he has worked for the past three years. He received his Bachelor of Science Degree in Geography from the University of Nevada, and his Masters of Science Degree in Management & Leadership from Western Governor's University-Nevada.



NPC20 • April 25–28

DISCOVER INSPIRATION







## GREAT PLACES 2019: WATER STREET, HENDERSON

PHOTO: MIKEL PHOTOGRAPHY

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Without many local businesses, retail, or restaurants, Water Street once drew very little foot traffic to Henderson, Nevada. But in 2000, the introduction of the Downtown Henderson Investment Strategy provided a plan to start bringing life to the street. The strategy had one goal: to bring new businesses and vibrancy to Water Street and the downtown area.

Water Street's transformation suffered a setback with the nationwide recession that began in 2007. Perhaps the most significant hurdle was that the overall condition of downtown — its eclectic mix of existing uses, the deteriorating condition of its existing building inventory, and low population and median income figures were not conducive to instant success.


But the City of Henderson made the rebirth of Water Street a top priority with political support from community leaders like former Mayor James B. Gibson, former Mayor Andy Hafen, current Mayor Debra March, and current and former city council members (who also serve on the Henderson Redevelopment Agency Advisory Commission), a clear public vision, and a will to succeed.

The City of Henderson Redevelopment Agency has created a refined vision of an authentic downtown core that is welcoming to everyone. It provides community gathering space, as well as a collection of retail, professional services, family and nightlife entertainment, employment centers, and educational opportunities.

To gather community support for this vision, Henderson's outreach efforts focused on engaging all segments of Henderson residents, including hard-to-reach and normally marginalized groups. Henderson community members, including residents, local business leaders, nonprofit groups, faith-based organizations, private- and public-sector stakeholders, elected officials and other community groups, weighed in to help define a shared vision for the community.

During the four phases of public outreach, the City of Henderson used a broad array of tools and techniques to gather public input, including focus groups, targeted stakeholder interviews, online surveys, intercept surveys, hybrid open house, and speaking engagements. More than 26,000 residents were reached through the public engagement process, with 5,500 survey responses and 1,700 in-person attendees to various "Henderson Strong" events.

Currently, Water Street is included in a Downtown Complete Streets project, which is making physical improvements to provide safer, more inviting pedestrian and bicycle access. These improvements have, in turn, helped set the stage for more development downtown.

As a result of the forward-looking vision and commitment to improving the downtown core, Water Street has seen notable economic growth. New businesses include a new local brewery, several bars and restaurants, a coffee shop, new office spaces, and plans for residential units and a brand-new Henderson hockey facility. 



# LAS VEGAS 2050 MASTER PLAN GAINING STEAM WITH PUBLIC INPUT

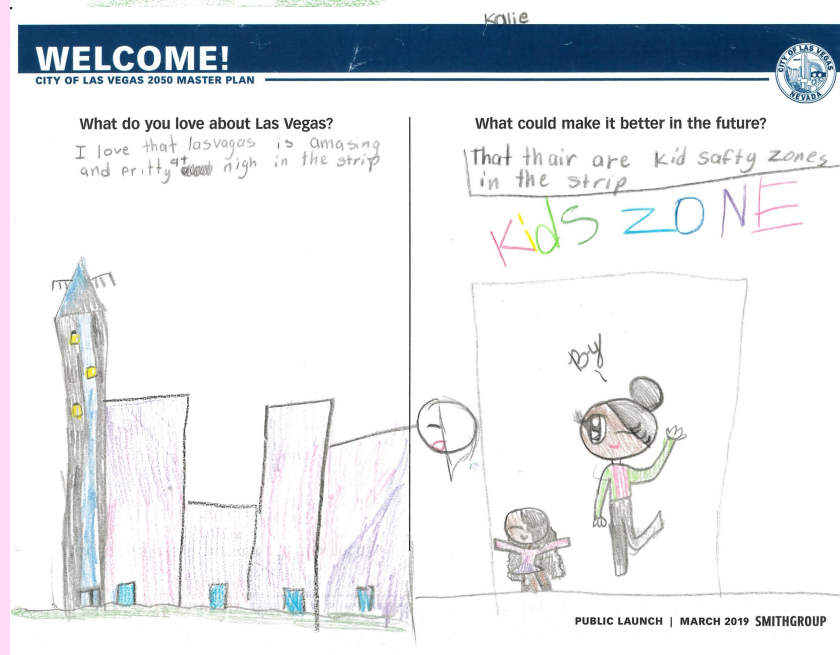
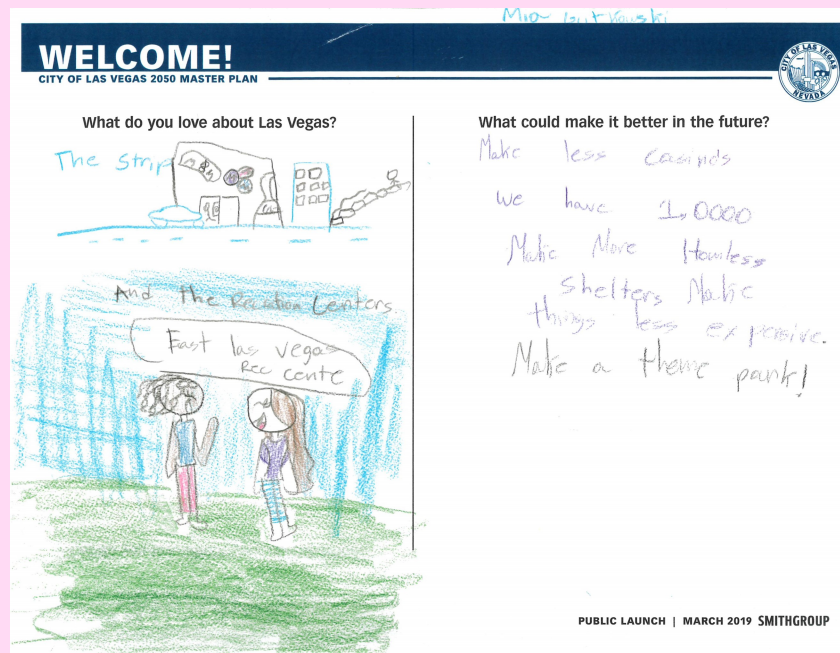
MARCO VELOTTA, AICP

Throughout 2019, the City of Las Vegas has been working with community stakeholders on the development of the City's 2050 Master Plan. Working with its consultant team led by SmithGroup, the City held more than 50 outreach events since March. During that time, planning staff received thousands of comments and community input from across the City on a wide range of topics, including civic space, the drought, public safety, homelessness, education, and general growth and development. This feedback, combined with direction from the Mayor, City Council, Planning Commission, Citizens Advisory Committee members, and a statistically significant survey from Applied Analysis, was used to develop a draft vision statement and guiding principles (including equity, resilience, health, livability, and innovation). Staff from the City's Department of Youth Development and Social Innovation also conducted outreach with children and teenagers to get their perspectives, as well.

Residents helped set goals for what Las Vegas should achieve as a city and community by 2050. Through a concurrent effort, the City aims to achieve certification from U.S. Green Building Council under the Leadership in Energy and Environmental Design (LEED) for Cities program. Metrics outlined by LEED have enabled the creation of tangible outcomes for the city and community that directly align with the plan, as well as resident preferences. The 2050 plan is also being aligned to be consistent with other regional efforts, including the Southern Nevada Strong Regional Plan, RTC's OnBoard regional transit plan, and the Southern Nevada Water Authority's Water Resources and Conservation Plans. Ultimately, the plan will serve as a framework and case for change over time for the public, businesses, developers, the City's planners, and its leadership. These efforts will be highlighted at the State Planning Conference in Sparks; a draft plan is anticipated by the end of the year and is expected to be considered for adoption in early 2020. More information will be shared on [the City's website](#).



OUR VERY OWN MARCO VELOTTA, AICP, SPREADING (AND COLLECTING) THE WORD.



OUT OF THE MOUTHS OF BABES...





# AFFORDABLE HOUSING VS THE ZONING CODE

DOUG RANKIN, AICP

Affordable housing was a major topic of discussion at the Nevada State Legislature and continues to be discussed within the Las Vegas Valley by elected officials and residents. There are many factors to consider for the cost of housing. Homebuilders have a rule of “Eight L’s” when they look at the cost of building homes.


- Land
- Labor
- Lumber
- Laws
- Licensing
- Litigation
- Lending
- Laterals (general infrastructure costs)

This list drives the ultimate home price. Included in the cost of Land and Licensing you find the cost of regulations. Recent research from Up for Growth indicates that regulations make up more than 30 percent of development costs. Here in Southern Nevada, regulations by each governmental jurisdiction will add cost to each housing unit anywhere from a few dollars to thousands. Homebuilders do consider jurisdictional regulations and their cost when considering where to build homes in the Las Vegas Valley. Examples of regulations that builders consider include individual applications and fees for waivers/variances for each lot of a subdivision versus blanket subdivision waivers/variances; design restrictions for setbacks (side loaded garages, porches, and other encroachments), minimum lot sizes, and maximum densities. All of these items create barriers to Affordable Housing by driving up the cost.

In Southern Nevada the use of traditional Euclidian zoning codes and land use plans drive separation of uses that provide for decreasing densities and increasing setbacks and lot areas by locations. This traditional zoning tends to create need for additional regulations or maintains rigid design criteria, which in turn trigger added cost. New smart codes being used by entities such as Minneapolis, Miami, and the State of Oregon, try to avoid this by allowing mixed use and transit-based developments within cities. These smart codes allow for increased densities, reduced setbacks, and remove minimum lot sizes. There are a number of different types of smart codes which include floating zones, cluster zoning, and planned unit developments (PUDs). Each smart code provides regulatory tools that allow more flexible development while maintaining local standards. However, in the Las Vegas Valley, smart codes are utilized on a limited basis, mainly within downtown districts and are used as redevelopment tools. It’s not hard to find large, undeveloped areas of the Valley in which one finds traditional zoning, where only single

family, large lot homes with large setbacks are allowed. You only need to look as far as one of the many Rural Preservation Districts spread throughout the valley.

The Rural Neighborhood Preservation District (RNP) is a typical case of Euclidian zoning that is hurting affordable housing. These districts were initially created by Nevada State legislation during the booming growth of 2002 to 2007, as a growth control measure. RNP overlays were restricted to two units per acre in order to preserve a rural nature of the neighborhood and protect it from over development. The state rules have since sunset but local jurisdictions still maintain these overlay districts. RNP overlay districts are no longer found at the edge of development. As the Las Vegas Valley has grown, so has the urban sprawl that has enveloped the RNPs, creating islands of underdeveloped areas. In addition to creating restrictive zoning in these overlays, the political influence of those residing within these districts also restricts affordable densities from being developed around them. This has exacerbated the sprawling growth within the Las Vegas Valley and does nothing to assist in developing affordable housing. As in the case of Minneapolis, it was realized that traditional zoning was creating a barrier to allowing more affordable housing to be built and ended their single-family zoning. “Large swaths of our city are exclusively zoned for single-family homes, so unless you have the ability to build a very large home on a very large lot, you can’t live in the neighborhood,” said Minneapolis Mayor Jacob Frey (*Metropolis*, December 7, 2018).

Other cities are looking at ways to remove these barriers much like Minneapolis has. Local jurisdictions can’t control the land, labor, or material costs, but the cost of regulations is certainly within their reach. According to the Department of Numbers, the median income for Las Vegas is \$57,189 and the median home price around \$300,000. This means that the majority of Las Vegans can’t afford the average home in Las Vegas. Affordable housing is often discussed and much needed, but rarely seen. Southern Nevada should consider how setbacks, minimum lot sizes, and maximum densities impact the cost of housing, and whether existing regulations help push affordable housing into a reality. Southern Nevada planners can help address the lack of affordable housing by working to remove barriers within their processes, zoning codes, and comprehensive plans. Using well-founded principals and knowledge, planners can guide the public and elected officials from the ever-escalating cost of regulations that affect housing into one that provides for more affordability and helps more Southern Nevadans attain the dream of home ownership. 



**Doug Rankin, AICP**, is the Planning Manager at G.C. Garcia, Inc., a land planning and development services consulting firm based in Henderson.



# COMING EVENTS

## PLANNING WEBCASTS

**October 18**

10:00 a.m. - 11:30 a.m.

**Path as Place: The Experiential Side of Transportation**

Presented by the Urban Design & Preservation Division  
CM | 1.5

**October 23**

10:00 a.m. - 11:30 a.m.

**Planning in the Bahamas: History, Culture, and Conversation**

Presented by the Planning in the Black Community Division

**October 25**

11:00 a.m. - 12:30 p.m.

**APA Ethics Case of the Year Panel Discussion**

Presented by the California Chapter  
CM | 1.5 ETHICS

**November 1**

10:00 a.m. - 11:30 a.m.

**Sea Level Rise 101: How to Select and Use Sea Level Rise Data for Planning Policy**

Presented by the Hazard Mitigation & Resilience Division  
CM | 1.5

**November 8**

10:00 a.m. - 11:30 a.m.

**Making Room for Middle Housing**

Presented by the Oregon Chapter

**November 15**

11:00 a.m. - 12:30 p.m.

**Current Topics in Planning Law: From Cannabis to the Fast Track**

Presented by the California Chapter  
CM | 1.5 LAW

**November 22**

10:00 a.m. - 11:30 a.m.

**Topic TBD**

Presented by the Massachusetts Chapter

**December 6**

10:00 a.m. - 11:30 a.m.

**Award-Winning Sustainability 2019**

Presented by the Planning in the Black Community Division

**December 20**

10:00 a.m. - 11:30 a.m.

**Topic TBD**

Presented by the Planning in the Black Community Division

To register and see the most up-to-date listing of all webcasts, visit [www.ohioplanning.org/planningwebcast](http://www.ohioplanning.org/planningwebcast).

CM credits can be claimed by looking up the sponsoring Chapter or Division as “provider” on the APA website.

## 2019 DISTANCE EDUCATION

These two recorded webcasts from 2018 have been selected for AICP CM Distance Education credit for viewing anytime during the 2019 calendar year. Both are 1.5 CM.

**Law: Native American Tribes, Law, and Planning**

Sponsored by the New Mexico Chapter

**Ethics: Let's Talk About Privilege**

Sponsored by the LGBTQ and Planning Division



*WATER STREET IN DOWNTOWN HENDERSON BUSTLES WITH ONLOOKERS DURING THE ANNUAL HOT ROD DAYS.*



# RESILIENCE AND CLIMATE CHANGE: CONNECTING THE PLANNING DOTS

IRENE NAVIS, AICP

At the end of September 2019, I attended the 6<sup>th</sup> *International Conference on Disaster Management and Human Health Risk: Reducing Risk, Improving Outcomes*, in Ancona, Italy. This multi-disciplinary conference covered many topics related to disaster management, including both natural and man-made disasters. I was invited to provide an overview of the Route 91 Shooting which occurred in October, 2017. It was a privilege to represent the Las Vegas community and share our story among colleagues from countries like Australia, South Korea, Saudi Arabia, Mexico, Japan, Puerto Rico, across Europe, and a dozen other countries. What struck me as I sat and listened to two and a half days of presentations were these common themes: (1) a direct correlation exists between climate change and the duration, frequency, and impacts of disasters; (2) large scale disasters have long-lasting impacts on a local, regional, and even global basis; and (3) addressing the impacts of disasters requires a multi-disciplinary approach. Across the globe, we have common natural risks and threats such as drought, wildfire, flooding, and earthquakes. Devastating loss of lives and property after a disaster are an unfortunate common denominator for all people in the world.

I listened carefully to colleagues discuss methods, tools, and techniques to identify and assess impacts and share lessons learned and best practices from some of the most devastating natural disasters that have happened




across the world in recent years. Disaster management practices are common throughout the world. Likewise, land use planning principles and approaches are commonly recognized internationally. The approach that is not as common is to consistently bring together the disciplines of disaster management and land use planning to mitigate disasters, protect the

public from future catastrophic events, and play an active role in community recovery. As I heard speakers discuss mitigation measures such as using natural and engineered barriers for flood control, relocation of repeat-flood homes, using land use planning or building codes to mitigate earthquake risk, etc., I realized that we already prac-



tice many of the same strategies here in Nevada. While many of our planning efforts are integrated and aligned, I believe we can do better. For example, we must go beyond bringing emergency management professionals and land use planners into the same room when we update our Hazard Mitigation plans every five years, update threat, hazard, or vulnerability assessments, or request GIS maps during an emergency. Emergency Managers should, on a regular basis, coordinate closely with Planning Directors, Public Works Directors, Building Directors, etc. to develop preparedness, mitigation, and recovery strategies. Ongoing, multi-disciplinary planning efforts, environmental protection, as well as capital improvement planning would go far in addressing the short-term impacts from disasters and long-term recovery efforts.

We are truly fortunate in Nevada to have a highly collaborative network of professionals who work on our most important community issues together on a regular basis. We already have a leg up on other communities, states, and countries across the world in this regard. Many of our community partners in land use planning and disaster planning are the same groups. Fortunately, elected officials who establish policy, provide direction, and make decisions are the generally same for emergency management and land use. I firmly believe that by connecting just a few more key dots, we can provide the models and templates for best practices in managing disasters, achieve resilience now and for future generations, and, in the broadest sense, do our part to address climate change. Let's build from what we already have in place and take integrated planning to the next level! 



**Irene L. Navis, AICP**, is Managing Partner of Navis Strategic Services, LLC, and is the former Assistant Emergency Manager for Clark County, Nevada. Prior to her retirement in February, 2018, Irene spent 25 years in the Clark County Department of Comprehensive Planning and 5 ½ years in the Clark County Office of Emergency Management and Homeland Security.



# TRENDS IN TECHNOLOGY AND INNOVATION AT NPC20 AND ELSEWHERE

CYNTHIA ALBRIGHT, AICP CUD

Have you ever wondered how all those sessions tastefully described on the APA website about next year’s National Planning Conference (NPC) get selected? As many of you know from experience, it takes a lot of time to pull off a successful State Planning Conference, and most of the effort is setting the table for attendees: determining what sessions will be offered. The credibility of the conference rests on attendees enjoying the sessions and learning new planning approaches, legal outcomes, lessons learned, and cool projects. Multiply that effort by 1000 and that’s what goes into a successful national conference. NPC20, hosted by our Houston contingent, promises to deliver especially in the areas of sustainability and climate change.

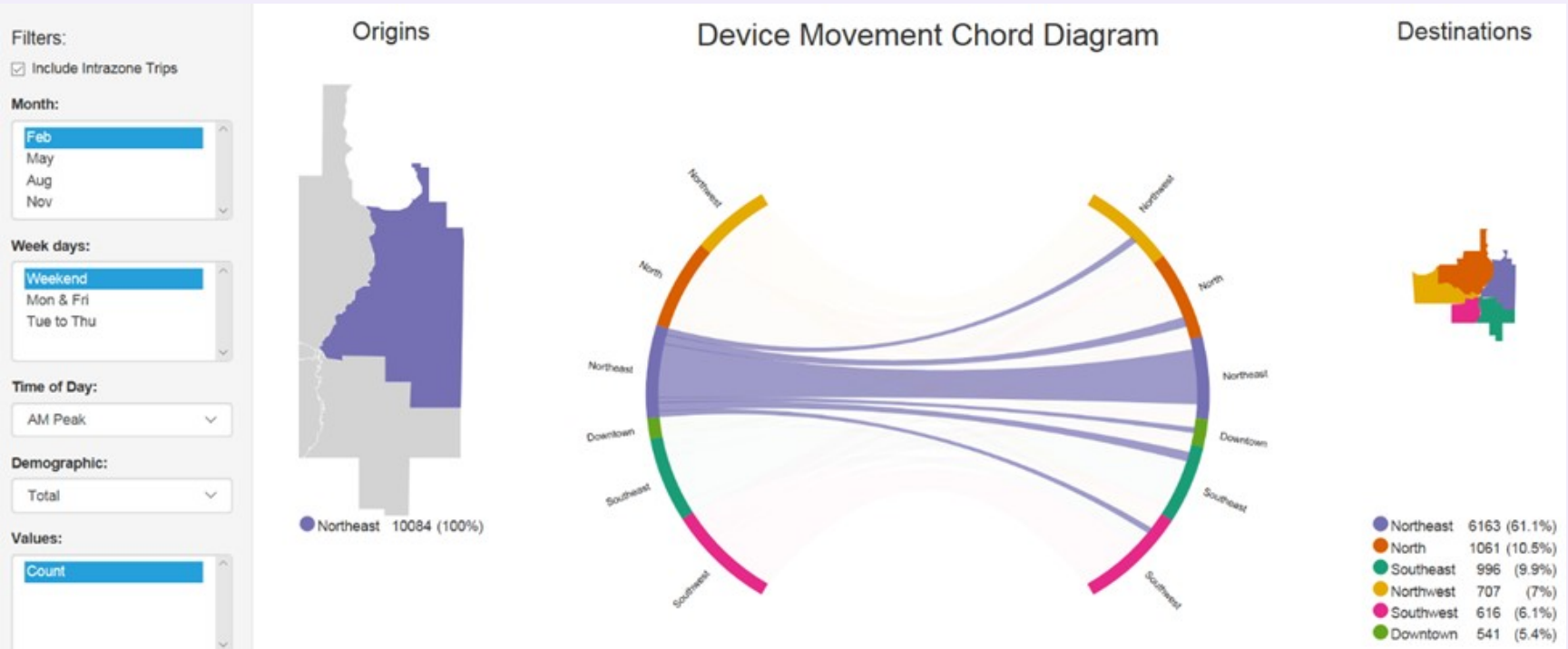
For the past few years I served as an initial reviewer of NPC abstracts, each year for a different track. One year: Transportation; the next Urban Design and Historic Preservation; and this year Technology and Innovation. At first, I volunteered because I dreamed of presenting at an NPC one day and thought “what better way to learn how to submit an abstract than to participate in the selection process?” But I quickly realized the experience is much more than that; it’s an excellent opportunity to learn about interesting projects undertaken by agencies, non-profits, educational institutions, and the private sector. The review process is rigorous and the curve to making it on stage, very steep. While the APA website provides clear guidelines, session proposals that promote diversity, collaboration between interest groups, and

measurable outcomes embedded within a topic that will hold the audience captive for 75 minutes quickly rise to the top. In this year’s review of 25 abstracts submitted for the Technology and Innovation track, not as many rated “outstanding” as in years past, but many are interesting and worthy of mention here. Please note that inclusion in this article doesn’t imply inclusion in the 2020 conference.

The educational session “Rethinking Smart Cities Holistically” proposed by APA’s new Deputy Director of Research in conjunction with representatives from ESRI, the University of Minnesota, and APA’s Director of Research and Advisory Services, explores how the implementation of smart technologies in cities provides opportunities to create equitable and more environmentally sustainable cities through the integration of technology, nature, and community. That’s a mouthful! But what these experts are investigating is how cities can use technology to counteract the impacts of emerging technology and trends. Think mobility as a service (Maas), autonomous vehicles, and telecommuting affecting roadways and parking areas and what happens to these potentially obsolete spaces which are a secondary impact from smart city implementation. The experts will use ESRI products, big data, and other tools to demonstrate a holistic approach to reuse these spaces to ensure resilient outcomes.

Another session proposal “Guide to Enforcing Short Term Rental Regulations” discusses the biggest challenges enforcing the shared economy. Panelists will share success stories derived from technology and compliance monitoring tools to enforce rental regulations. The goal is to make short term rentals work for everyone in a community.


A “Smart Mobility and Building Better Places” session promises to deliver robust perspectives from experts in the fields of strategic innovation, the Congress for New Urbanism, connected communities, suburban





redevelopment, and placemaking. Autonomous mobility, not just vehicles, presents challenges unique to every town and city. What are the potential impacts on the built environment? Will autonomous vehicles promote sprawl, or will communities embrace the opportunity to improve the built environment for people? Sidewalk bots and air transport are a mobility service few municipal development codes and comprehensive plans tackle, but promise to deliver impacts on buildings and public spaces and the users of both. How can cities manage their curbs and where will pads for drone delivery of goods (and people) be permitted? The public policy implications and various approaches, coupled with the relative strengths and weaknesses of each, promise to stimulate a robust discussion and audience participation.

As planners, we are proficient in analyzing, writing, presenting, and communicating with people. But how are we at communicating information? Instead of relying on ArcGIS, Adobe Illustrator, and Excel, look through these websites to see what possibilities exist to bring your data to life (links below)! Compelling visualization requires creative coding using JavaScript, R, JSON, and a few others, but it's not difficult and one script can be retooled for a different dataset. For a project I'm working on with our mobility team on behalf of the City of Winnipeg, we purchased four months of location-based data (LBD) to understand population movements throughout the city by season, day of week, time of day, and frequency. We also obtained a GPS point file of the aggregated cellular locations totaling over 25 million data points. Visualizing that breadth of information takes specialized skills. We all know our profession of today involves LBD, so learning to script code is another skill we need in our toolbox. The outcome blows the minds of our clients.

Our Winnipeg Comprehensive Mobility Project is underway, and to visualize the results we developed dynamic chord diagrams for spatial movements between large districts and dynamic matrices to illustrate movements between over 100 subdistricts. Other mapping tools assigned the device movements to transportation routes and correlated the LBD counts to other datasets. Datasets can be filtered and include social demographics. The results are live on-line for team, client, and public exploration of the data. This is the future, fellow planning professionals. Happy fall! 

<https://d3js.org>

<https://bost.ocks.org/mike/miserables/>



**Cynthia Albright, AICP CUP**, is a certified Urban Planner and Urban Designer. She served as Vice Chair for the NPC20 Technology and Innovation Track and is a member of the National American Planning Association Education Committee. She is a principal at Stantec in Reno, NV.

# CITY OF HENDERSON REACHES OUT ON CONSOLIDATED PLAN & HOUSING STRATEGY

BRITTANY L. MARKARIAN

The City of Henderson's Long Range Planning Housing and Community Resources Team is currently updating its [2020-2024 Consolidated Plan](#) and completing the Housing & Community Development Strategy (HCDS). These plans will guide the City's efforts to meet our various housing needs and create opportunities at all income levels, keep people in their homes, and improve neighborhoods.

The Consolidated Plan is required by the Department of Housing and Urban Development (HUD) to help local jurisdictions assess their affordable housing and community development needs and make data-driven, place-based investment decisions. This five-year plan provides long range strategic direction for the federally funded Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) programs. The City must complete and submit the plan in order to continue to receive these vital resources.

Staff proactively collected input from a variety of sources to better inform our housing-related planning efforts including: non-profit organizations, developers and home builders, public agency staff, elected and appointed officials, the public and vulnerable residents such as low income families, seniors, disabled individuals, and other typically hard-to-reach audiences.

Engagement efforts included stakeholder interviews, targeted focus groups, "boots on the ground" surveys, and an open house event. The stakeholder interviews





were conducted via telephone with various external stakeholders comprised of private, public, and nonprofit community leaders and subject matter experts who are engaged in housing related issues including:

- CDBG Program Advisory Committee members
- Nevada Hand
- Southern Nevada Home Builders Association
- Nevada State Housing Division
- Southern Nevada Strong
- Southern Nevada Health District

One of the targeted focus groups included nonprofit leaders and CDBG-eligible organizations. A facilitated discussion was conducted with about a dozen representatives from area non-profits that provide housing and/or housing-related services. The meetings were designed to educate local organizations on City priorities, identify partnership and alignment opportunities, and gain a better understanding of the types of programs and activities that can be funded through the CDBG program.

We also included low-to-moderate-income residents and those currently utilizing housing assistance in two focus groups. The City residents were recruited and

prescreened to ensure participation by a diverse group of people and representation. Participants shared their candid experiences about finding affordable housing in the City, current challenges, and priorities for the future of the City.

“Boots-on-the-Ground” intercept surveys conducted

through onsite attendance at a variety of targeted events attempted to effectively reach and facilitate input from a variety of HUD-identified vulnerable populations and key audiences, such as:

- The Three Square Hinman Grocery Giveaway
- Our Savior Lutheran Church Pantry Distribution
- Heritage Senior Center Outreach
- Downtown Senior Center Outreach
- HopeLink Pantry Distribution
- Acelero Learning Farmers Market


The Drake Street open house was a collaborative outreach event held on August 22nd at the Drake Street Boys & Girls Club (a future park location). Various city staff prepared presentation materials and were onsite to inform and engage residents regarding the Drake Street

Park Plan and efforts underway, healthy lifestyle preferences, and the Consolidated Plan update.

A few fun facts from the event:

- 147 children and adults checked-in via the welcome table.
- 86 comment cards indicated some level of engagement in the stations and activities.
- 60 completed Consolidated Plan surveys offered a variety of feedback on Henderson residents’ housing and community development needs and preferences.
- Several residents attended as a direct result of the postcard mailer.
- General input seemed positive, inquisitive and excited for the Drake Street Park and community garden concept.

Promotional efforts in support of the open house event included postcard mailers, a dedicated webpage, a dedicated online survey, bilingual flyers, targeted distribution as well as strategic partnerships with embedded neighborhood organizations like the Boys & Girls Club and their existing members.

Nearly 150 residents have participated via the housing and community development survey and were able to share detailed insight about existing and potential housing issues. This input, coupled with what was gathered via the HCDS planning process, stakeholder interviews, various focus groups, and targeted outreach will help identify housing and community development goals, policies, and implementation strategies that will be incorporated into the final plan(s). 

***Brittany L. Markarian*** is the Engagement and Programs Administrator for the City of Henderson Community Development and Services Department and is a frequent contributor to the Nevada Planner.



ENJOYING THE DRAKE STREET OPEN HOUSE (FROM LEFT TO RIGHT): STEPHANIE MURRAY, HEATHER VIRTUOSSO, BRITTANY MARKARIAN, AND ANNAMARIE SMITH.



# NEVADA PLANNER

The *Nevada Planner* is a publication of the Nevada Chapter of the American Planning Association, with a circulation of approximately 300 Chapter members, members of APA leadership, and Chapter Presidents. It is published three times per year.

## ARTICLES

To submit articles, letters, announcements, events, or photos, please contact Greg Toth, Editor, at [greg.toth@cityofhenderson.com](mailto:greg.toth@cityofhenderson.com). The next issue is planned for this winter.

## CHANGES OF ADDRESS

The Nevada Chapter receives all member mailing and email addresses from APA's National database. To change your mailing or email address, please log in to your account at [www.planning.org](http://www.planning.org) and update your information there.

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