

Land Use Forecasts

RTC MPO


February 2, 2012



Regional Coordinated Planning Process

- Land Use Working Group
- Coordinated Planning Process
- Consent final products for RTC Regional Transportation Plan

Data Source for Population Estimates

- 2010 Census data by block group
 - GILIS 2010 data from Clark County Department of Comprehensive Planning
 - Housing occupancy rate from Clark County 2010 utility survey
 - Household size from 2010 Census data
 - Jurisdiction Planned Land Use for years 2015-2035 with 5 year increment
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Residential Units and Population for Year 2010

Entities	Dwelling Units	Occupied DU	Population
Boulder City	6769	6219.2	14,502
Henderson	113427	107538.4	257,983
Las Vegas	240710	221306.6	587,224
Mesquite	8807	7667.4	15,276
North Las Vegas	77341	71244.9	213,095
Unincorporated CC	367814	335290.7	872,950
Total	814868	749267.2	1,961,030

2010 Population: 1,961,030

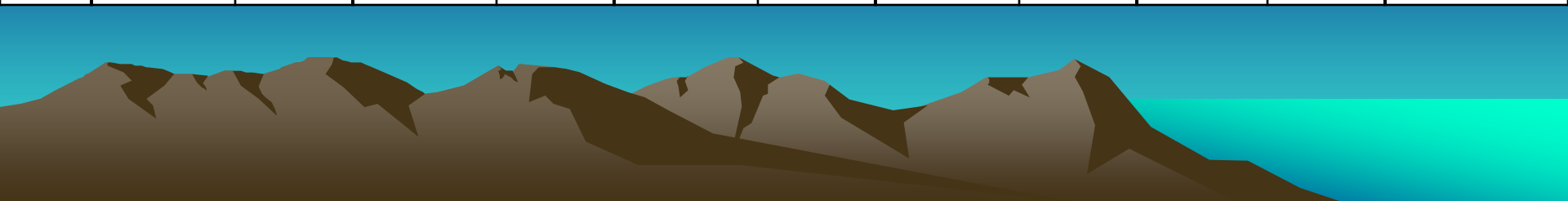
2010 CBER population estimates as control total: 1,951,269.

Difference: 9,761



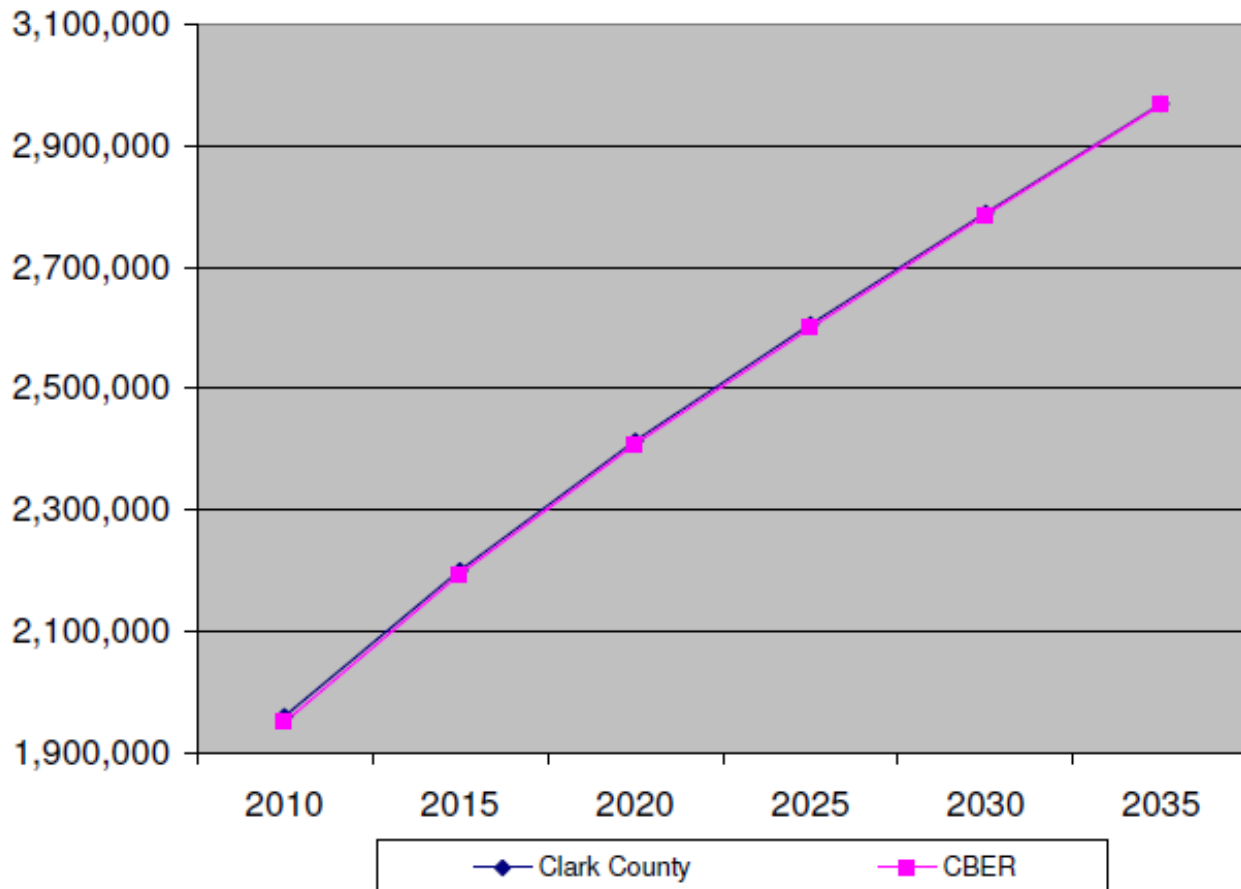
Future Population Projections in Five Year Increment by Jurisdiction

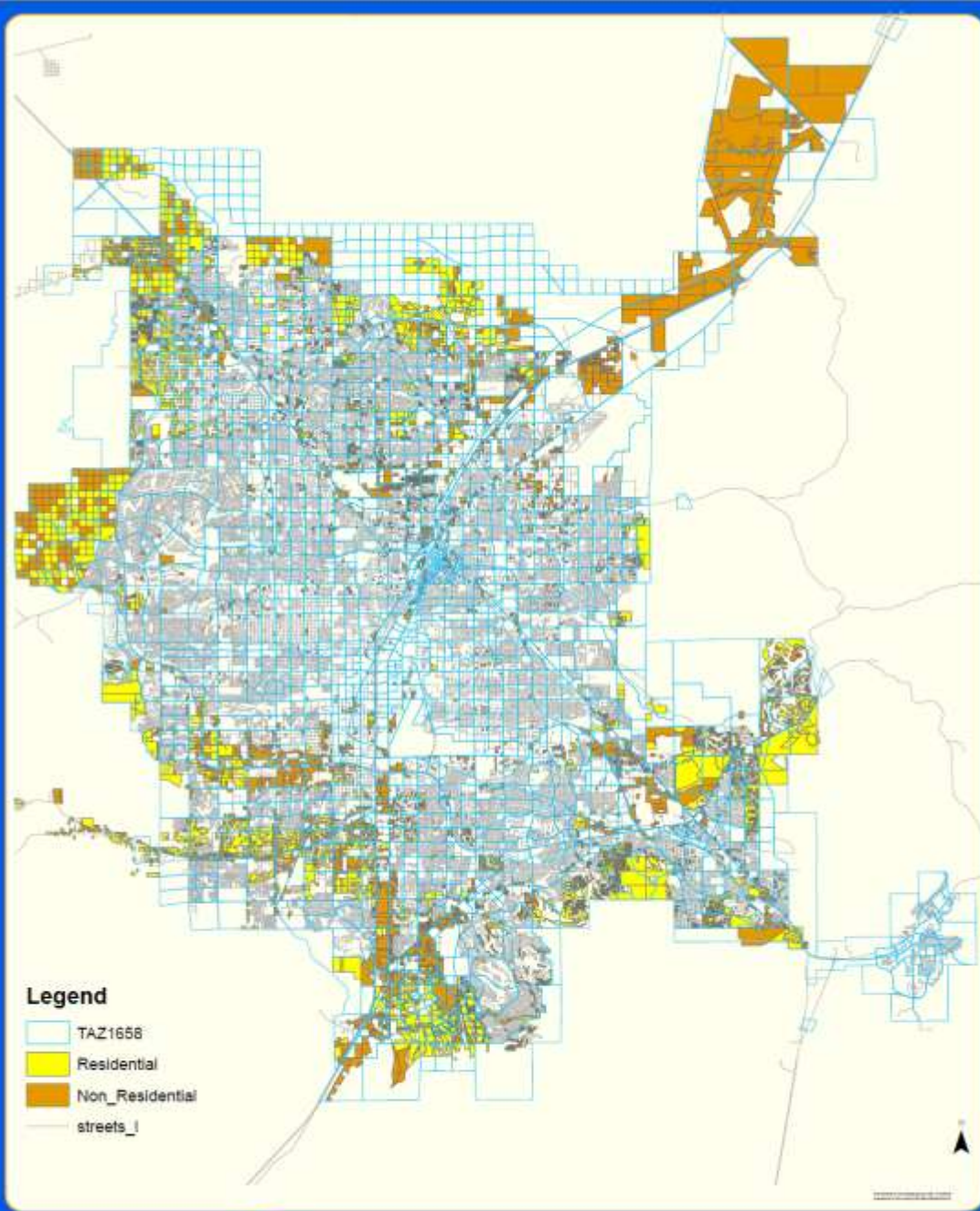
Year	Las Vegas		N. Las Vegas		Unincorporated CC		Henderson		Mesquite	Boulder City	Total
	Population	% change	Population	% Change	Population	% Change	Population	% Change			
2010 *	587224		213095		872950		257983		15276	14502	1,961,030
2015	625869	6.6%	228884	7.4%	1018617	16.7%	296948	15.1%	15276	15248	2,200,843
2020	678910	8.5%	250832	9.6%	1116168	9.6%	336032	13.2%	16040	16019	2,414,001
2025	731127	7.7%	276536	10.2%	1163778	4.3%	380147	13.1%	37000	16836	2,605,425
2030	763152	4.4%	305391	10.4%	1226119	5.4%	416741	9.6%	60000	17695	2,789,098
2035	771024	1.0%	345959	13.3%	1316932	7.4%	441085	5.8%	75000	18597	2,968,597



Comparison with CBER Control Total

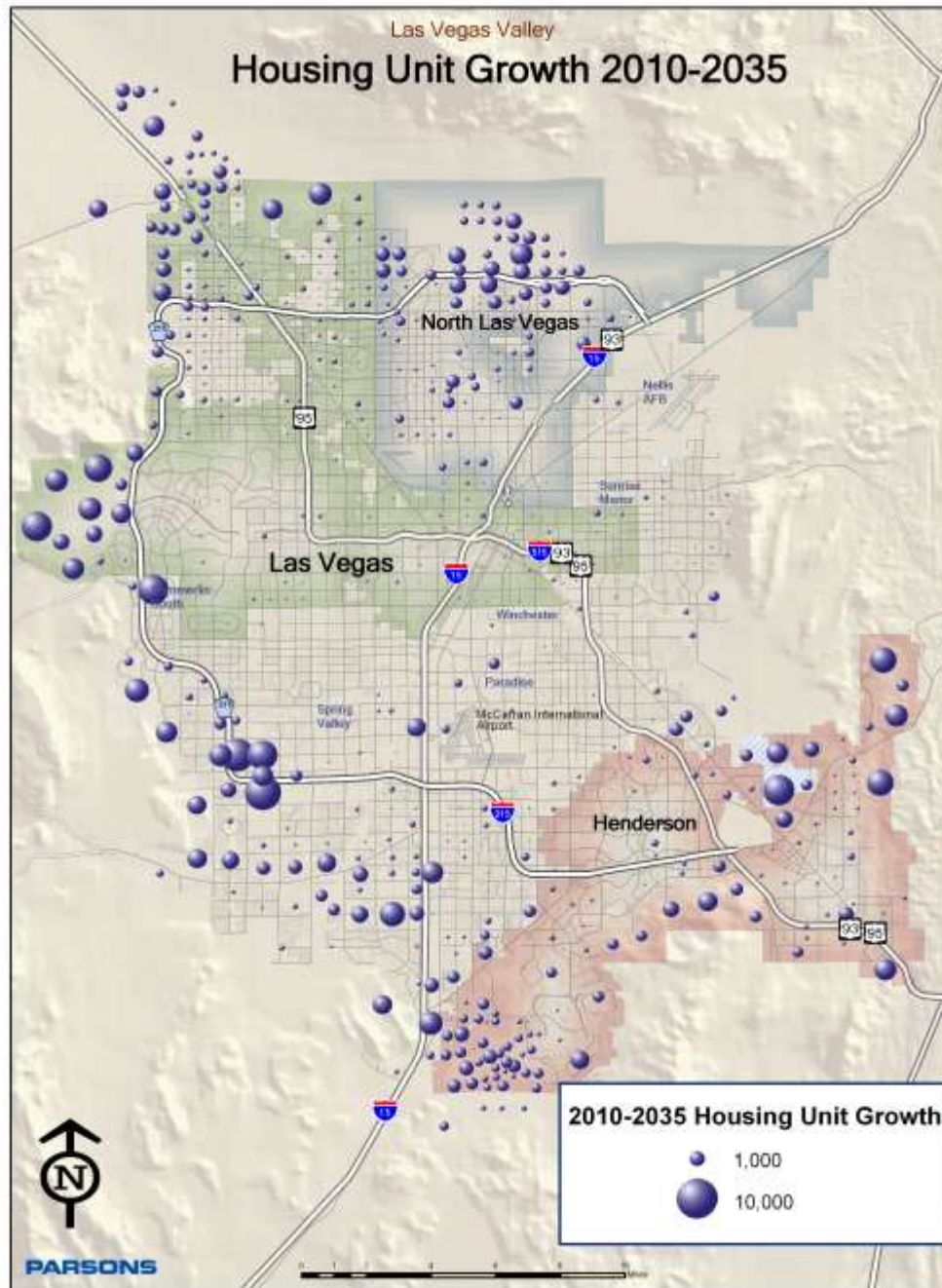
Year	Clark County	CBER	Difference
2010	1,961,030	1,951,269	9,761
2015	2,200,843	2,195,000	5,843
2020	2,414,001	2,409,000	5,001
2025	2,605,425	2,600,000	5,425
2030	2,789,098	2,786,000	3,098
2035	2,968,597	2,967,000	1,597





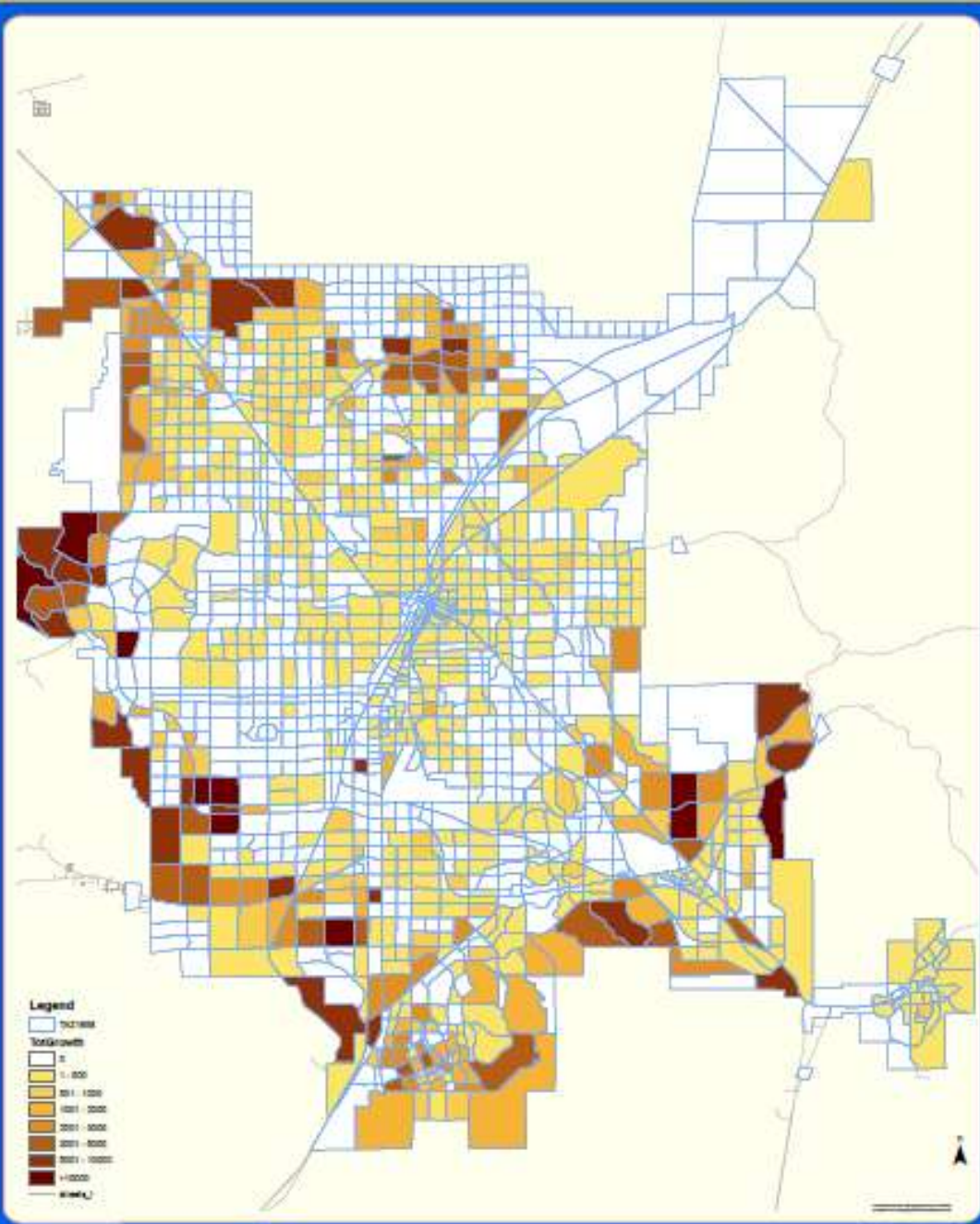
Las Vegas Valley

Housing Unit Growth 2010-2035



2010-2035 Housing Unit Growth

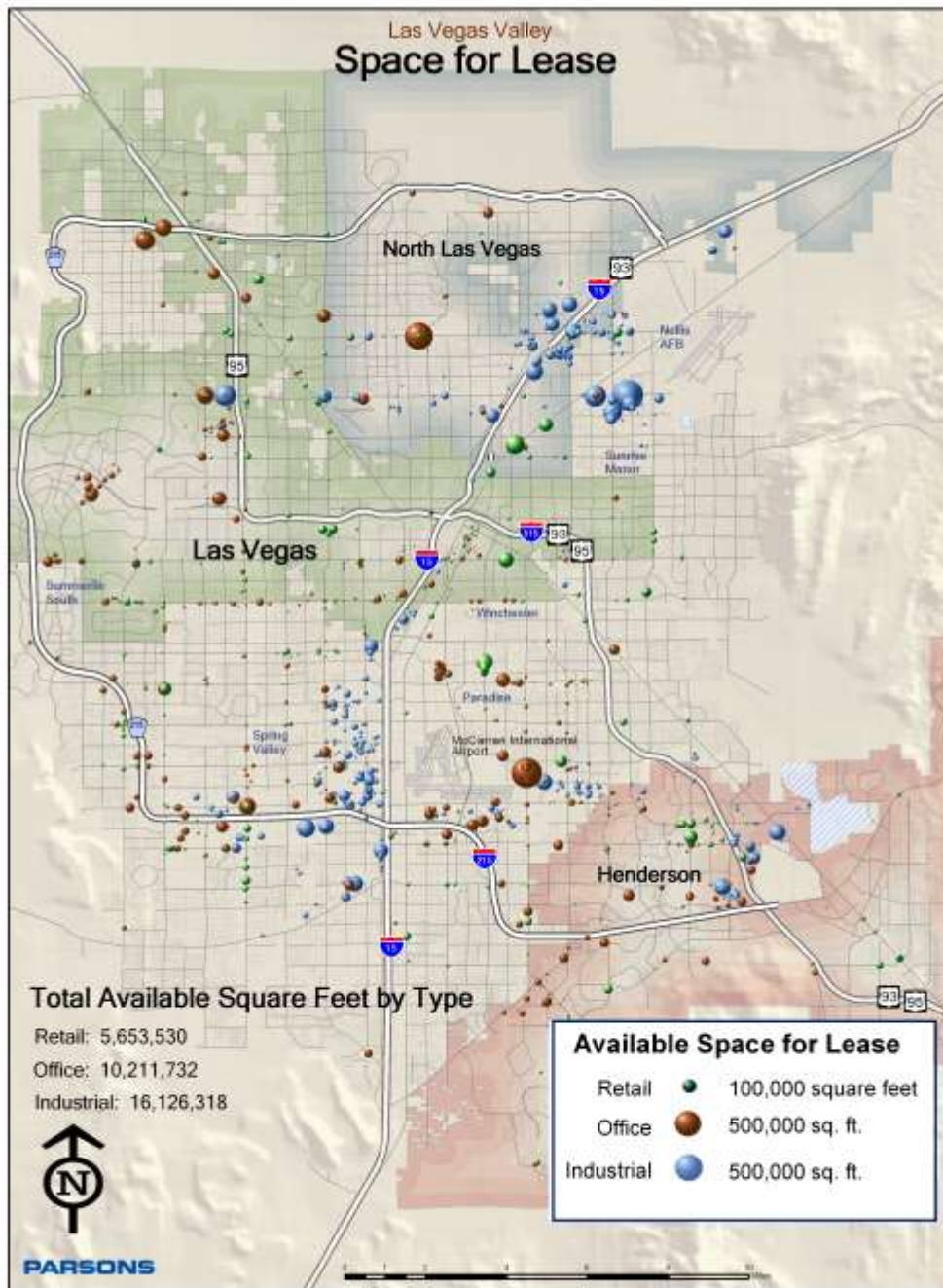
- 1,000
- 10,000



Clark County Employment Forecasts in Five Year Increment

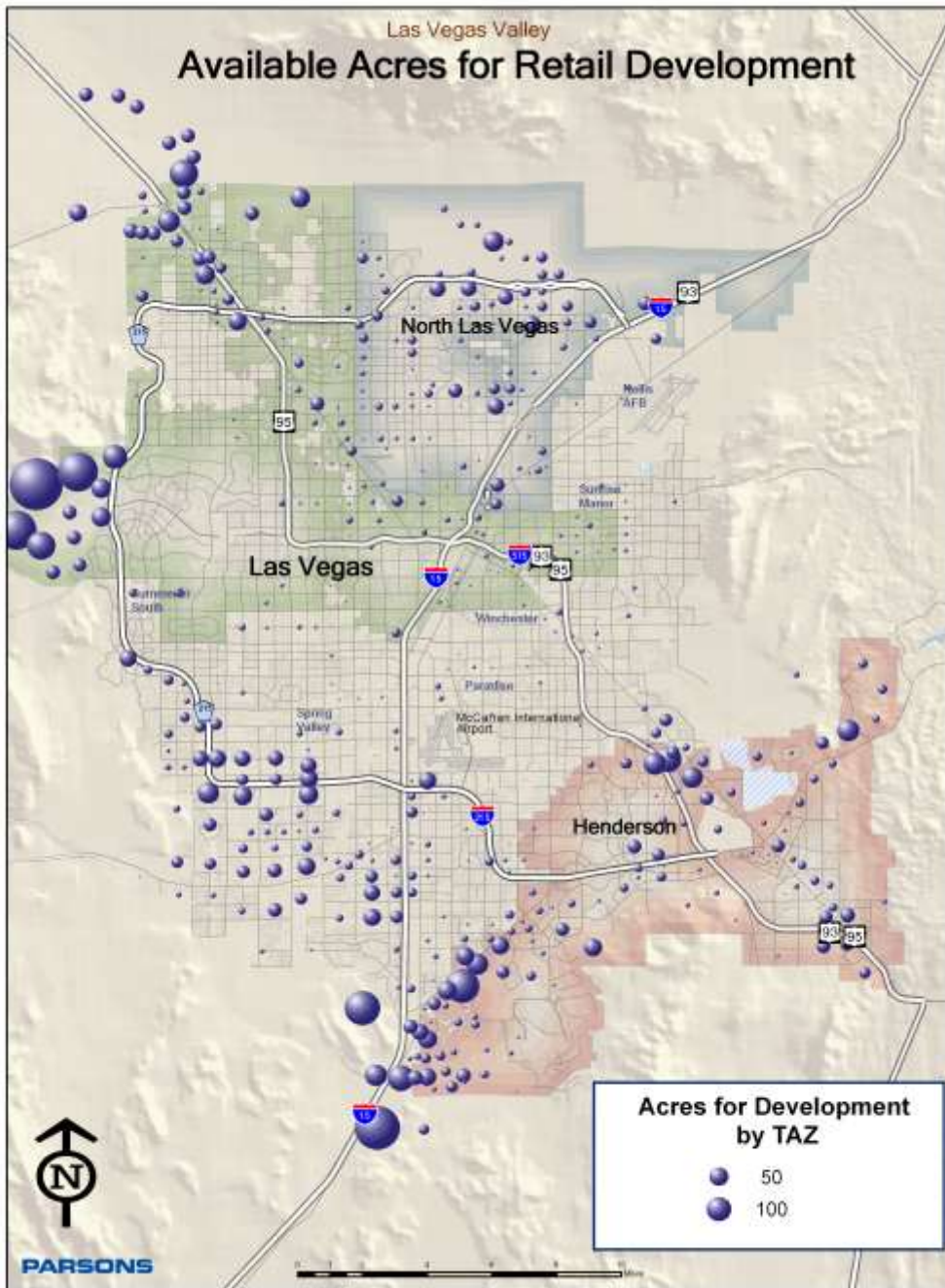
Model Category	DETR		Parsons				
	2010	2011	2015	2020	2025	2030	2035
Hotel	248,300	262,700	279,700	290,700	310,400	330,200	346,700
Industrial	66,600	58,800	63,800	70,600	87,300	96,100	104,900
Non-retail	179,600	185,900	198,600	218,000	235,300	252,100	268,500
Office	187,400	179,500	215,500	236,500	255,300	273,500	291,300
Retail	109,900	109,600	129,300	141,900	153,200	164,100	174,800
Total	791,800	796,500	886,900	957,700	1,041,500	1,116,000	1,186,200

Source: Parsons, based on DETR as base Year and CBER May 27, 2011 population growth forecasts



For the near future:

- Allocate projected job growth to existing buildings or spaces that are for Lease.
- Reach the targeted vacancy rates



Then allocate projected job growth to available land for development

Question?

