

Gateway District South

Gateway South Community Priorities
Strat to Sahara Avenue, within the City of Las Vegas.

Our Suggestions

1. Eliminate Dirt Lots and Gateway Blight

• Prioritize removal of dirt lots and blighted parcels along Las Vegas Boulevard and surrounding streets

• Activate vacant sites immediately with pop up parks, temporary parking with landscaping, festivals, markets, and art installations

• Prevent dead land at the city gateway while permanent development is planned



2. Build the Pedestrian Bridge at Sahara Avenue and Las Vegas Boulevard

• Construct the long planned pedestrian bridge at Sahara and Las Vegas Boulevard
• Improve pedestrian safety and eliminate a dangerous crossing point
• Create a clear and welcoming transition from the Strip into the City of Las Vegas
• Increase foot traffic into Gateway South and nearby businesses

3. Encourage High Rise Development Along Las Vegas Boulevard

• Recruit condo towers, hotels, timeshares, casino resorts, and mixed use developments
- Target underutilized parcels between the Strat and Sahara
- Offer targeted incentives for developments that add height, density, and long term tax base

4. Support Local Style Casinos and Entertainment

• Encourage smaller footprint local casinos and entertainment venues
• Emphasize strong neon presence and live entertainment
• Use lighting, signage, and public art as wayfinding and identity
• Create a continuous visual experience leading into downtown

6. Add More Parks and Green Space

• Develop new parks on the west side of Las Vegas Boulevard
• Include shade trees, walking paths, seating, and public art
• Support nearby residential and mixed use development



7. Increase Housing Options

• Encourage workforce and mixed income housing
• Support student oriented housing options
• Create a 24 hour neighborhood with residents living near jobs and entertainment

8. Establish a College or University Presence

• Explore a UNLV satellite campus or partnerships with other institutions
• Support arts, technology, and design focused programs
• Bring long term activity and innovation to Gateway South

9. Expand Arts and Culture Districts West of Las Vegas Boulevard

• Support galleries, studios, maker spaces, and creative offices
• Encourage live work units for artists and creators
• Allow culture to grow organically in underutilized areas



10. Activate the Vacant Lot Across from the Strat

• Prioritize development or activation of the highly visible vacant site

• Support attractions, entertainment uses, or temporary activations• Eliminate blight at a key gateway location

11. Create a Tech and Innovation Presence

• Attract tech incubators and startup hubs

• Offer affordable office space and public private partnerships

• Diversify the local economy beyond tourism

12. Invest in a Major Library and Civic Space

• Improve existing library facilities

• Consider a signature modern library and civic space

• Support community programming, events, and learning



13. Trees, Shade, and Walkability

• Increase tree canopy and shade structures
• Improve sidewalks, lighting, and crossings
• Make walking between the Strip and downtown safe and comfortable



14. Future Transit Vision, Optional Bonus

• Explore extending the Las Vegas Monorail north of Sahara Avenue
• Consider routing west across Las Vegas Boulevard and north along the west side into the Arts District and Downtown
• Evaluate potential station locations in the Gateway District and near the Arts District,


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FREMONT