

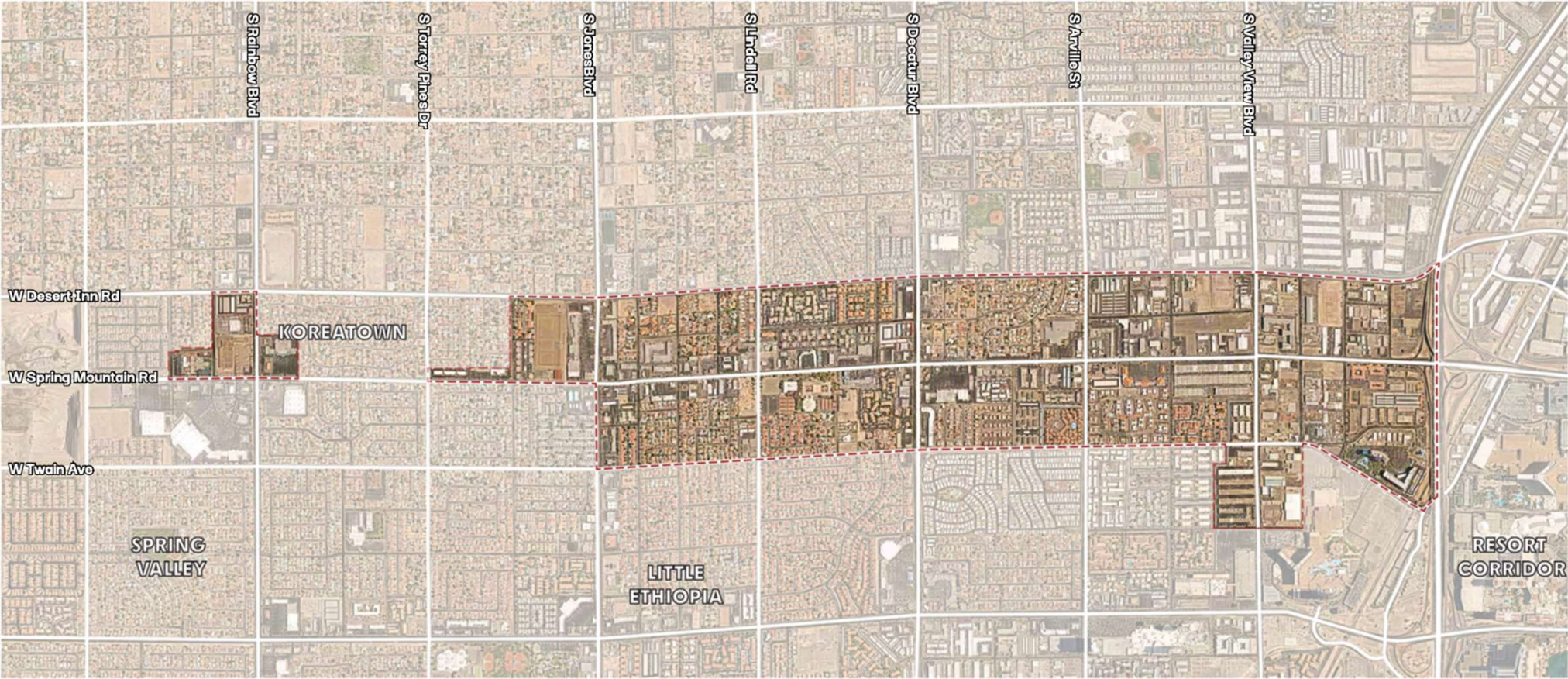


# Inspiring Spring Mountain: Corridor Improvement Grant

**RDA Board Presentation**  
July 22, 2026



# INSPIRING SPRING MOUNTAIN CORRIDOR - STUDY AREA MAP



**INSPIRING SPRING MOUNTAIN**  
Where Tradition Meets Innovation



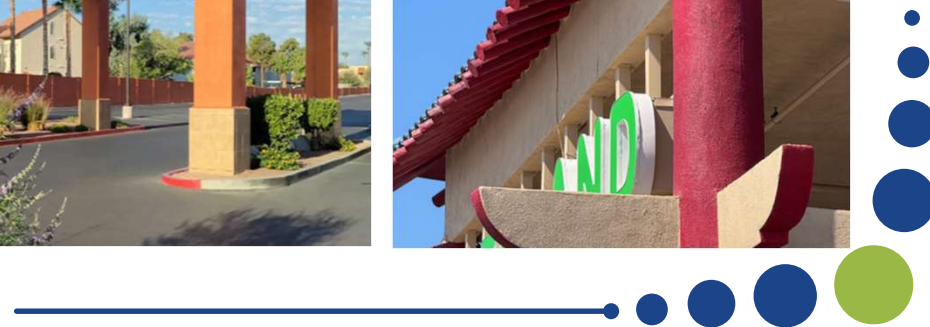
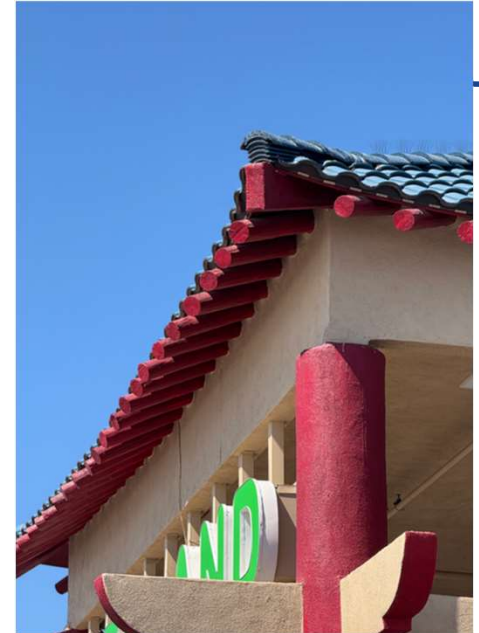
# Program Purpose and Strategic Context

## Program Mission

A signature initiative of the Clark County Redevelopment Agency, this program is designed to catalyze economic reinvestment and reduce urban blight within the Chinatown/Spring Mountain Cultural Corridor.

## Core Objectives

- Placemaking & Public Art
- Safety, Lighting, & Circulation Improvements
- Facade & Storefront Enhancement



## Award Structure

- **Total Allocation:** \$1,500,000
- **Maximum Award:** Up to \$75,000 per property owner
- **Match Requirement:** 25% cash match (may be waived for exceptional community impact, cultural significance, or documented financial hardship).

All funded projects must further the purposes of the Redevelopment Area and demonstrate clear public benefit, consistent with NRS 279.486(4).

## INSPIRING SPRING MOUNTAIN CORRIDOR IMPROVEMENT GRANT PROGRAM

### Questions about the program?

Applicants are encouraged to meet with Clark County Community & Economic Development or County Commission District F staff to discuss project scope, eligibility, and permitting needs. Information sessions will also be hosted in Chinatown.



Jayson Dagher  
Commission Analyst  
Commissioner Justin Jones

### Meet with Jayson

#### Thursday, Feb. 5

Noon - 4:00 PM

#### Pop Cafe

3910 Spring Mountain Rd, Las Vegas, NV 89102

#### Tuesday, Feb. 17

Noon - 4:00 PM

#### Broken Coffee

5115 Spring Mountain Rd, Las Vegas, NV 89102

#### Thursday, Feb. 19

1:00 - 3:00 PM

#### Bbear Cafe

6850 Spring Mountain Rd #103, Las Vegas, NV 89102



INSPIRING SPRING MOUNTAIN  
Where Tradition Meets Innovation



INSPIRING SPRING MOUNTAIN  
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## By The Numbers

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**11**

**MOBILE OFFICE HOURS  
IN CHINATOWN**

**338**

**MEETINGS WITH PROPERTY  
OWNERS, PROPERTY  
MANAGERS, AND TENANTS**

**1992**

**LETTERS TO PROPERTY  
OWNERS AND BUSINESSES  
SENT INFORMING THEM  
ABOUT THE GRANT**

**124**

**APPLICATIONS OPENED**

**38**

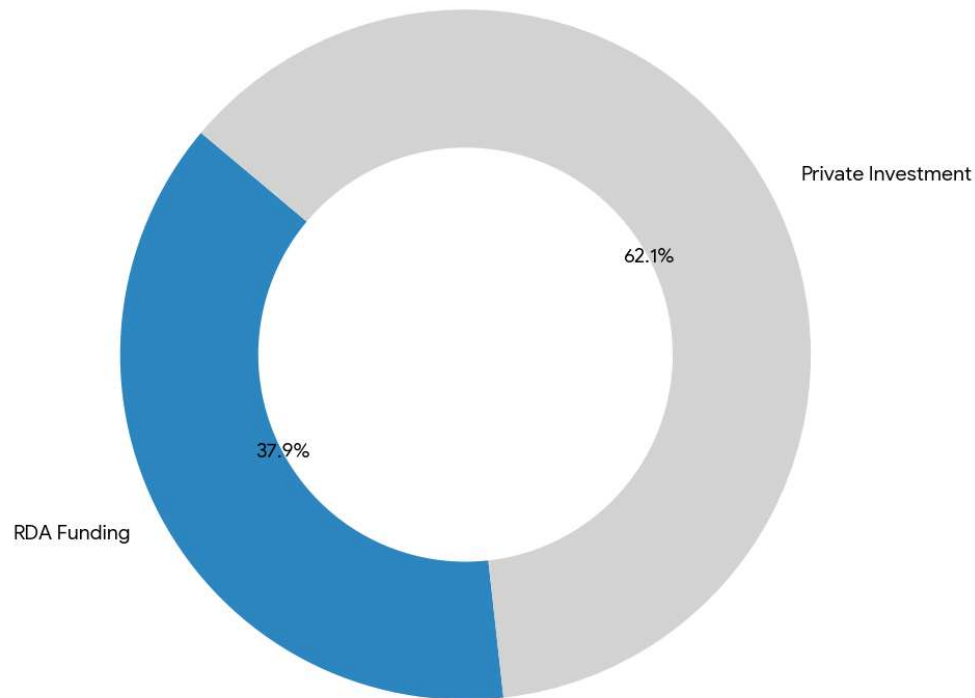
**COMPLETED APPLICATIONS  
READY FOR REVIEW**

**26**

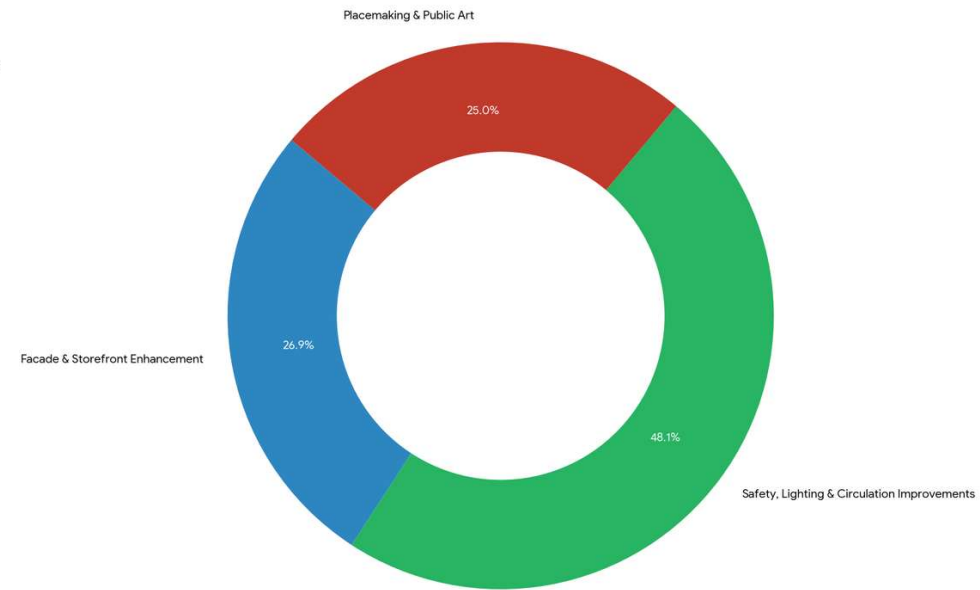
**REVIEWED AND APPROVED  
BY THE SCORING  
COMMITTEE**



### Program-Wide Leverage: RDA Funding vs. Private Investment



### Distribution of Project Scopes by Grant Category



For every **\$1** of RDA grant funding spent, the program is leveraging approximately **\$1.64** in private investment.



# Examples of Scope of Work

## SAFETY, LIGHTING, & CIRCULATION



## FACADE & STOREFRONT

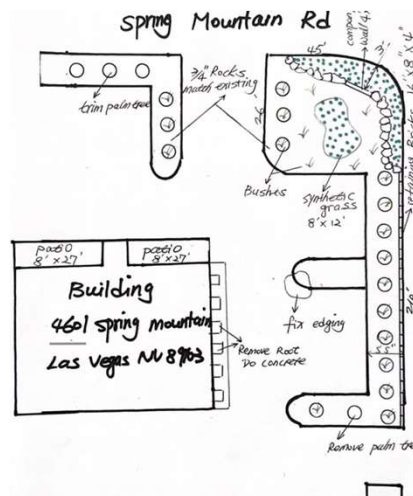
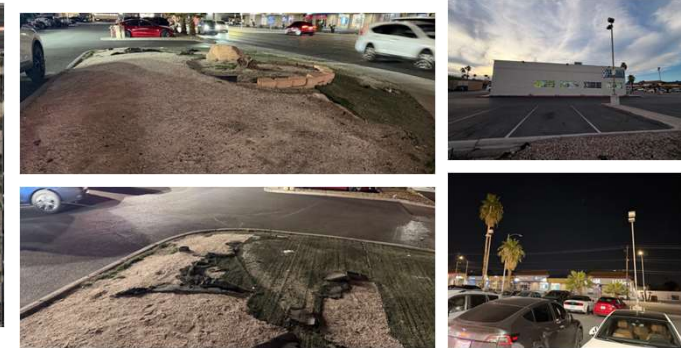


## PLACEMAKING & PUBLIC ART



# Application ID: #16 | Palette Tea Lounge

- **Grant:** \$65,750
- **Total Project Cost:** \$82,187
- **Private Match Commitment:** \$16,437 (approx. 20%)
- **Annual Foot Traffic:** 99,100 visitors
- **Safety Context:** 17 LVMPD calls for service (2025–Present)
- **Efficiency:** ~\$0.66 grant funding per annual visitor
- **Current Condition:** Despite a 2023 facade refresh, the property suffers from non-functional parking lot lighting on all three sides, leading to a documented increase in vehicle break-ins. The landscape is currently degraded with dead vegetation and damaged ground cover.
- **Scope of Work:**
  - **Safety Hardening:** Full repair and restoration of parking lot lighting and integration of facade LED lighting.
  - **Public Realm/Landscape:** Clearing of dead landscaping on Spring Mountain & Stober St and replacement with aesthetic, maintained greenery.
  - **Cultural Identity:** Installation of public-facing wall art and a creative monument on the corner of Spring Mountain Rd and Stober to enhance the corridor's cultural visibility.





## Application ID: #25 | Dragon Gateway Plaza

- Grant Amount: \$55,474
- Total Project Cost: \$73,966
- Annual Foot Traffic: 164,500 visitors
- Safety Context: 18 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.45 grant funding per annual visitor
- Current Condition: While the property has undergone recent aesthetic updates (exterior paint/signage), original lighting fixtures are insufficient. Tenants report safety concerns following multiple vehicle break-ins, noting that under-lit areas diminish site security. Sidewalk concrete currently shows significant wear and peeling paint.
- Scope of Work:
  - **Safety Hardening:** Retrofit of existing lighting to high-visibility LED and installation of new, additional fixtures in under-lit areas.
  - **Security Integration:** Installation of an on-site camera system to deter crime and assist law enforcement with incident investigation.
  - **Aesthetics:** Sidewalk repair and sealing to match recent building-wide exterior upgrades.

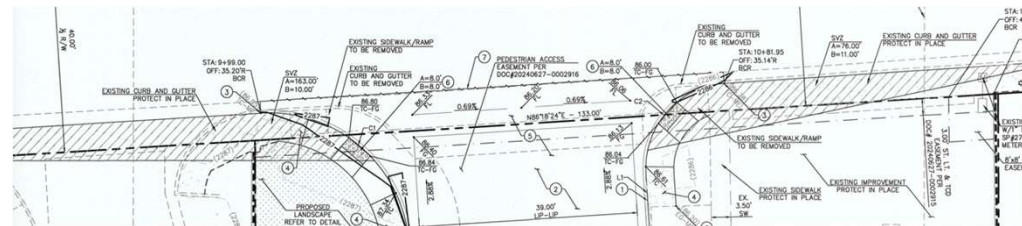


Photocell  
Included



## Application ID: #27 | Lee Auto

- **Grant Amount:** \$30,095.50
- **Total Project Cost:** \$81,452.50
- **Annual Foot Traffic:** 11,100 visitors
- **Safety Context:** 3 LVMPD calls for service (2025–Present)
- **Efficiency:** ~\$5.41 grant funding per annual visitor
- **Current Condition:** The property is currently in good condition following recent exterior painting and landscaping upgrades. However, existing ingress/egress points require ADA-compliant widening to improve traffic safety and flow. The property also lacks adequate waste management infrastructure and sufficient security lighting.
- **Scope of Work:**
  - **Accessibility & Circulation:** Widening of the ingress/egress and ADA-compliant curb work (permits already acquired).
  - **Safety Hardening:** Installation of additional exterior security lighting and camera systems.
  - **Public Realm/Landscape:** Perimeter landscaping with desert-indigenous plants to align with the corridor's aesthetic.
  - **Waste Management:** Construction of a new, enclosed trash area.
  - **Community Hub:** Preparation for a weekend "local market" initiative intended to boost cultural engagement and foot traffic.





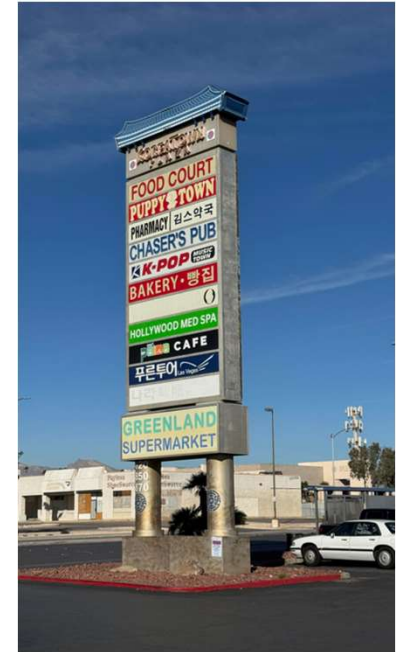
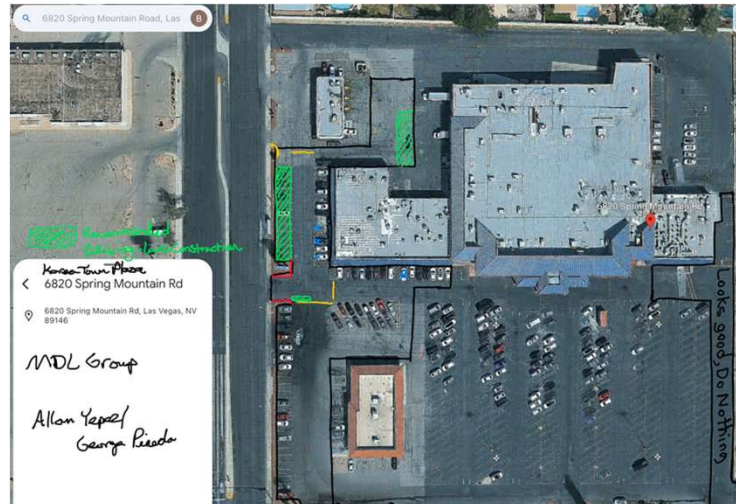
# Application ID: #31 | Decatur Twain Shopping Center

- Grant Amount: \$75,000
- Total Project Cost: \$314,501.14
- Annual Foot Traffic: 979,800 visitors
- Safety Context: 33 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.08 grant funding per annual visitor
- Current Condition: While generally well-maintained, the center requires significant infrastructure upgrades to reach its full potential. The property suffers from inadequate security/lighting, deteriorating trash enclosures, and general structural wear in the parking lot and retaining walls.
- Scope of Work:
  - **Safety & Security:** Installation of new common area lighting, comprehensive security camera system with LVMPD access, and implementation of nighttime on-site security guards.
  - **Infrastructure Hardening:** Repair of parking lot surface and retaining walls.
  - **Public Realm/Sanitation:** Repair of damaged trash enclosures and construction of new enclosures for proper waste containment.
  - **Aesthetics & Identity:** Landscaping updates to improve site safety and a long-term goal of a facade facelift featuring Asian-inspired architectural elements.



## Application ID: #38 | Lee and Yu Investment, LLC (Korea Town Plaza)

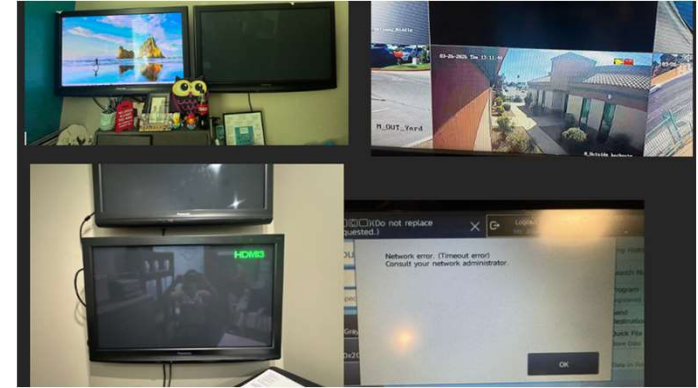
- Grant Amount: \$75,000
- Total Project Cost: \$265,000
- Private Match Commitment: \$190,000 (Approx. 71% — Exceeds the 25% minimum requirement)
- Annual Foot Traffic: 239,600 visitors
- Safety Context: 22 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.31 grant funding per annual visitor
- Current Condition: The property is functional but visually outdated. Existing finishes are inconsistent with the modernized Chinatown corridor. Minimal utilitarian lighting leaves pedestrian areas dark, and security infrastructure is outdated. Landscaping is sparse, creating an uninviting "hardscape" appearance.
- Scope of Work:
  - **Cultural Branding:** Installation of new, visually consistent signage and wayfinding featuring culturally inspired design elements to reinforce Chinatown's identity.
  - **Safety & Circulation:** Resurfacing of asphalt and fresh striping to improve traffic flow, reduce accident risks, and modernize the center's curb appeal.
  - **Public Realm/Landscaping:** Addition of planters, greenery, and culturally appropriate design accents to soften the exterior and improve the pedestrian experience.





## Application ID: #40 | Nasri Academy Gifted Children

- Grant Amount: \$26,088.01
- Total Project Cost: \$32,250
- Annual Foot Traffic: 3,000 visitors
- Safety Context: 3 LVMPD calls for service (2025–Present)
- Efficiency: ~\$10.75 grant funding per annual visitor
- Current Condition: The property has a history of transient occupation and safety concerns. Existing security infrastructure (cameras/gate) is failing, consumer-grade, and sporadically functional. Recent hardware failures have left the school with significant blind spots and no ability to provide footage to law enforcement regarding local criminal activity.
- Scope of Work:
  - **Security Hardening:** Replacement of the manual gate with an automatic, electrified system.
  - **Surveillance Overhaul:** Complete replacement of fragmented, failing cameras with an enterprise-class, high-resolution surveillance system featuring expanded coverage and centralized storage.
  - **Operational Stability:** Replacement of consumer-grade networking/connectivity systems to ensure reliable operation of the campus security and safety hardware.



- Wireless AP
- Ubiquiti wireless access point, WiFi 7, Tri-Band, Quad radio
- VPN Router
- Ubiquiti router - Dream Machine Pro
- 24switch
- Ubiquiti switch, 24-ports, PoE, SFP uplinks
- NVR
- Ubiquiti NVR - Network Video Recorder with 3x16TB
- HDD drives
- CCTV
- CCTV camera - turret, 4MP resolution
- CCTV
- CCTV camera - bullet, 8K resolution, VF lens
- CCTV
- CCTV camera, 180 degree view, 4K
- Field service (Normal hours)
- Installation labor
- Access control
- Ubiquiti Door controller
- Access control
  - Ubiquiti Access reader



## Application ID: #44 | Sayo Plaza

- Grant Amount: \$16,000
- Total Project Cost: \$100,000
- Annual Foot Traffic: 111,100 visitors
- Safety Context: 18 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.68 grant funding per annual visitor
- Current Condition: The property faces significant security vulnerabilities, notably the absence of any security camera system and aging exterior infrastructure. Burglary incidents have highlighted a need for improved deterrence. Furthermore, the building's aesthetics are degraded by worn paint, damaged stucco, and deteriorated parking lot surfaces.
- Scope of Work:
  - **Safety & Security:** Installation of a comprehensive, modern security camera system and replacement of outdated lighting with energy-efficient LED fixtures.
  - **Exterior Facade:** Repair of damaged stucco, full power-washing, and repainting of the entire building exterior.
  - **Parking Lot Infrastructure:** Full repaving of the lot and structural repairs to parking stoppers and bumpers to improve safety and accessibility.



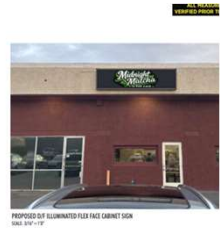
### SCOPE OF WORK

Providing and installing a Hikvision DS-2DY3220IW-DE4-S-A1 security camera system with an 8TB HDD and smart-analytics capabilities for the property. The project also includes providing and installing new energy-efficient LED lights and fixtures.



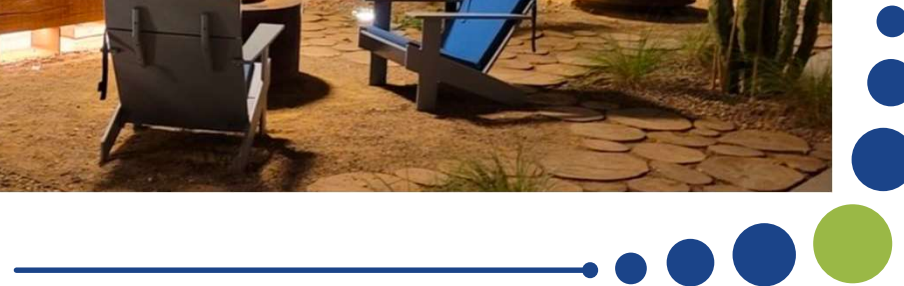
# Application ID: #47 & #96 | Chinatown Retail Plaza (Joint App)

- Grant Amount: \$2,060
- Total Project Cost: \$24,945.97
- Annual Foot Traffic: 343,900 visitors
- Safety Context: 21 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.07 grant funding per annual visitor
- Current Condition: While the interior of the businesses are modern and code-compliant, the exterior facade remains a "standard" strip-center condition. Issues include aged, blackened signage, insufficient nighttime lighting, and a lack of surveillance, contributing to a documented history of vehicle break-ins and diminished aesthetic appeal.
- Scope of Work:
  - **Identity & Aesthetics:** Installation of unique, hand-painted, and dimensional signage with enhanced night illumination.
  - **Architectural Refinement:** Façade upgrades featuring decorative paneling and culturally inspired design accents to differentiate the storefronts.
  - **Safety & Security:** Integration of expanded security camera coverage to deter criminal activity and improve pedestrian safety perception during late-night hours.
  - **Visibility:** Window treatments and improved transparency to create an active, inviting street presence.



## Application ID: #52 | Arville Plaza (Arville St)

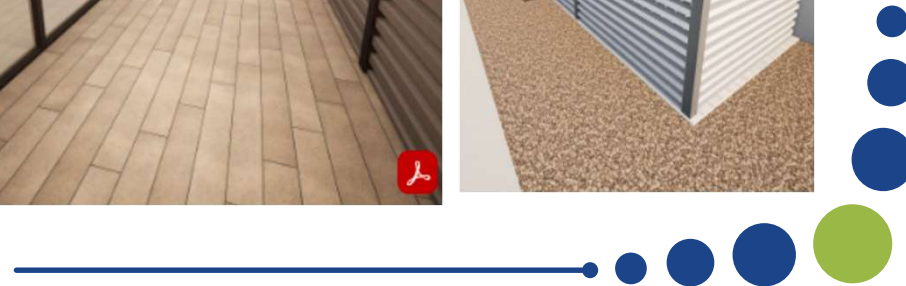
- Grant Amount: \$24,750
- Total Project Cost: \$96,000
- Annual Foot Traffic: 30,400 visitors
- Safety Context: 4 LVMPD calls for service (2025–Present)
- Efficiency: ~\$1.06 grant funding per annual visitor
- Current Condition: The property's exterior aesthetics are dated and require a cohesive remodel to align with the surrounding district. Safety infrastructure is lacking, specifically regarding missing or broken exterior security systems, damaged handrails, and outdated site lighting that fails to provide adequate nighttime visibility.
- Scope of Work:
  - **Aesthetic Upgrade:** Full exterior building repainting to refresh the plaza's visual presence.
  - **Safety & Security:** Installation of new exterior security camera systems to deter loitering/crime and upgrades to lighting fixtures to enhance pedestrian safety.
  - **Site Infrastructure:** Repair and refurbishment of damaged handrails and parking lot posts/bumpers to improve site accessibility and reduce injury hazards.





## Application ID: #54, #97 & #106 | Arville Plaza (Joint Application)

- Grant Amount: \$16,000
- Total Project Cost: \$109,263.06
- Annual Foot Traffic: 130,300 visitors
- Safety Context: 23 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.58 grant funding per annual visitor
- Current Condition: Despite a 2022 partial remodel, the plaza suffers from aging exterior finishes (worn paint, damaged stucco) and a deteriorated parking lot. Security is a primary concern, as the property currently lacks any camera surveillance system, leaving it vulnerable to burglary. Additionally, outdoor patio areas are outdated/hidden, and specific tenant storefronts (e.g., Seafood Soundz) are showing "tired" exterior facades and signage.
- Scope of Work:
  - **Safety & Security:** Installation of a comprehensive, modern security camera system and replacement of outdated lighting with energy-efficient LED fixtures.
  - **Exterior Facade/Parking:** Full stucco repair, power-washing, and repainting of the plaza. Repaving of the parking lot and repair of all parking stoppers/bumpers.
  - **Patio Modernization:** Construction of a pergola and redesigned patio space to leverage proximity to the pedestrian crosswalk and boost walkability.
  - **Storefront Revitalization:** Comprehensive exterior modernization including new doors, signage, glass windows, and facade detailing to improve curb appeal and cultural alignment.



## Application ID: #67 | Golden Spring Mountain Plaza

- Grant Amount: \$40,000
- Total Project Cost: \$84,853.
- Annual Foot Traffic: 989,200 visitors
- Safety Context: 15 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.08 grant funding per annual visitor
- Current Condition: The property requires immediate maintenance and modernization to prevent vandalism and maintain safety. Current lighting, signage, and entry concrete are degraded, and the plaza lacks an integrated security system.
- Scope of Work:
  - **Safety & Security:** Installation of a modern security camera system and replacement of outdated lighting with contemporary fixtures to enhance visibility and deter crime.
  - **Infrastructure & Aesthetics:** Repair of entry concrete and full replacement/upgrade of signage to reflect a high-end, contemporary style.
  - **Landscape/Streetscape:** Replacement/upgrade of existing trees to improve the plaza's curb appeal and align with the "upscale" branding of the current tenant mix.





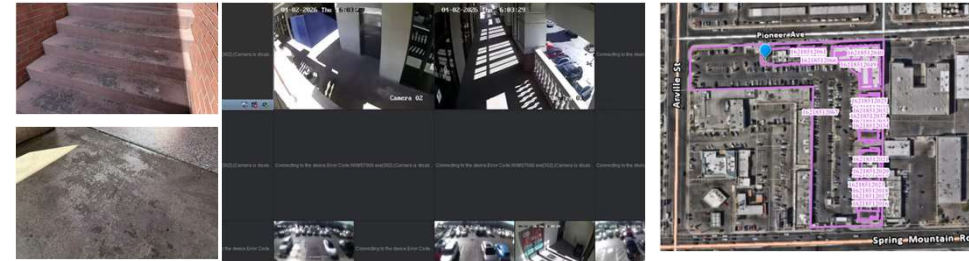
## Application ID: #68 | Mountain View Plaza

- Grant Amount: \$75,000
- Total Project Cost: \$220,765.51
- Annual Foot Traffic: 1,300,000 visitors
- Safety Context: 33 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.06 grant funding per annual visitor
- Current Condition: The shopping center is currently in average condition. The owner identifies a need to modernize the plaza's appearance and upgrade site infrastructure to improve safety and public comfort.
- Scope of Work:
  - **Aesthetic Revitalization:** Full exterior repainting of the plaza to modernize the center's visual identity and refresh the facade.
  - **Safety & Security:** Implementation of a new security camera surveillance system and the addition/repair of site lighting to enhance visibility.
  - **Design Status:** Ownership is currently developing a comprehensive design plan for the plaza's visual upgrade.



## Application ID: #70 | Shanghai Plaza

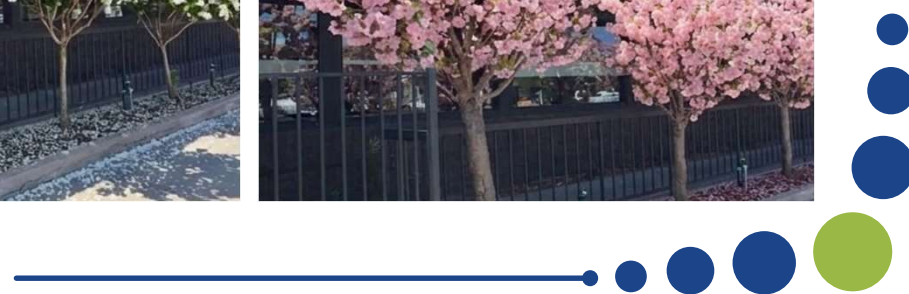
- Grant Amount: \$75,000
- Total Project Cost: \$125,128.51
- Private Match Commitment: \$50,128.51 (Approx. 40% — Exceeds the 25% minimum requirement)
- Annual Foot Traffic: 2,700,000 visitors (Highest in the current application pool)
- Safety Context: 169 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.03 grant funding per annual visitor (Highest ROI in the current application pool)
- Current Condition: Shanghai Plaza is a high-traffic anchor for the corridor but suffers from significant wear. Security infrastructure (cameras/DVR) has been degraded by extreme heat and requires modernization. The parking lot shows heavy wear from restaurant operations (grease/staining), and aesthetic elements—including walkways and facades—require maintenance (repainting/graffiti removal) to maintain the plaza's status as a gateway destination.
- Scope of Work:
  - **Security Hardening:** Replacement of heat-damaged security cameras and installation of a high-capacity, reliable DVR system to support LVMPD investigations.
  - **Infrastructure & Sanitation:** Parking lot resurfacing/restriping to manage grease/wear and structural repairs to second-floor walkways.
  - **Placemaking & Branding:** Installation of decorative cultural signage and statues to enhance "photo-friendly" landmarks, increasing social media visibility and reinforcing Chinatown's identity.
  - **Aesthetic Refresh:** Comprehensive graffiti removal, exterior repainting, and façade crack repairs.





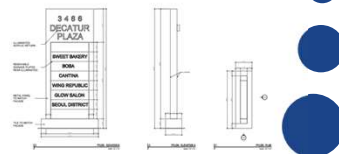
## Application ID: #77 | Spring Oaks Shopping Center

- Grant Amount: \$72,000
- Total Project Cost: \$96,000
- Annual Foot Traffic: 2,300,000 visitors
- Safety Context: 23 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.03 grant funding per annual visitor
- Current Condition: While operational, the property suffers from poor exterior lighting, outdated security infrastructure, and aesthetic degradation (faded paint, minimal/neglected landscaping). These conditions, combined with recent incidents of homelessness and vehicle break-ins, have created safety concerns for both employees and late-night patrons.
- Scope of Work:
  - **Safety & Security:** Upgrade to modern high-definition security camera systems and installation of high-intensity, effective exterior lighting to deter crime.
  - **Structural Integrity:** Replacement of vulnerable/broken glass with durable materials to mitigate future vandalism.
  - **Aesthetic Revitalization:** Complete exterior repainting with vibrant, fresh colors and significant landscaping upgrades to enhance curb appeal and align with the Spring Mountain corridor's cultural identity.



# Application ID: #80 | Decatur Marketplace

- **Grant Amount:** \$75,000
- **Total Project Cost:** \$666,641
- **Annual Foot Traffic:** 24,400 visitors
- **Safety Context:** 9 LVMPD calls for service (2025–Present)
- **Efficiency:** ~\$3.07 grant funding per annual visitor
- **Current Condition:** While the structure is sound, the facade is dated, showing signs of weathering and inconsistent design elements that do not reflect the current vibrancy of the Chinatown district.
- **Scope of Work:**
  - **Aesthetic Modernization:** Comprehensive facade renovation including refreshed paint, updated architectural elements to create a uniform look, and new tenant signage.
  - **Placemaking & Cultural Identity:** Installation of a large-scale mural celebrating Asian cultural heritage to reinforce the corridor's visual character.
  - **Safety & Visibility:** Upgraded lighting fixtures across the property to improve nighttime visibility for pedestrians and customers, alongside utility improvements.





## Application ID: #99 | AM Plaza

- Grant Amount: \$8,199.56
- Total Project Cost: \$10,932.74
- Annual Foot Traffic: 261,900 visitors
- Safety Context: 35 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.03 grant funding per annual visitor
- Current Condition: The property has identified a critical safety vulnerability regarding frequent criminal activity, specifically "grab-and-go" vehicle window break-ins in the parking area. The existing surveillance infrastructure is insufficient to deter these incidents or provide adequate support for law enforcement investigations.
- Scope of Work:
  - **Security Hardening:** Installation of upgraded, high-performance surveillance camera systems to enhance site monitoring and deter criminal activity. The project aims to improve collaboration with LVMPD crime investigation units by providing reliable, high-quality footage.

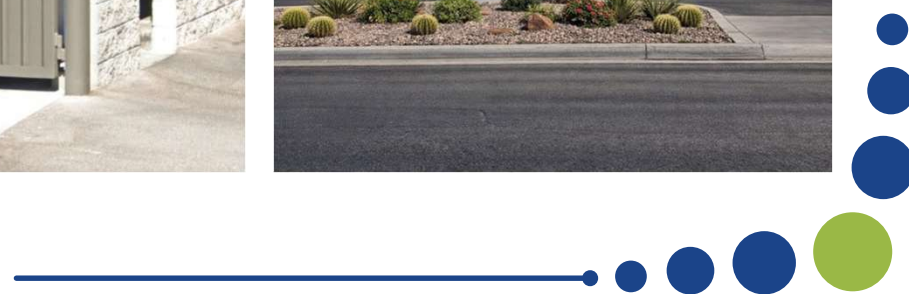


- 12MP PoE Security System with Color Night Vision (12 Cameras)
- 12MP Add-On Camera with Color Night Vision
- Commercial Camera Installation and Configuration



## Application ID: #104 | 4810 Spring Mountain Road

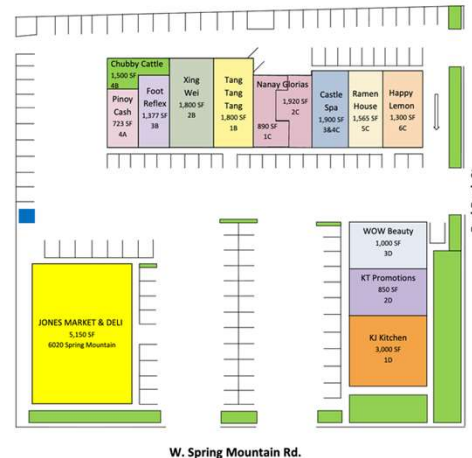
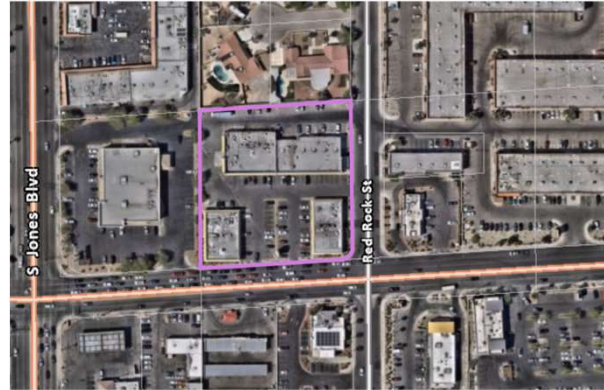
- Grant Amount: \$18,291.00
- Total Project Cost: \$24,388.00
- Annual Foot Traffic: 150,100 visitors
- Safety Context: 17 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.12 grant funding per annual visitor
- Current Condition: The property suffers from inadequate waste management infrastructure, as the current undersized trash enclosure leaves bins visible from the public right-of-way. Additionally, the street-front landscaping is minimal and does not align with the desired aesthetic standards of the Spring Mountain corridor.
- Scope of Work:
  - **Sanitation & Screening:** Demolition and replacement of the existing undersized trash enclosure with a larger, durable structure designed to fully screen waste and recycling containers from public view.
  - **Public Realm/Landscaping:** Installation of new, drought-tolerant landscaping and decorative ground cover along the Spring Mountain Road frontage to enhance curb appeal, soften the site's appearance, and create a more inviting environment for pedestrians.





# Application ID: #105 | 6000 Spring Mountain

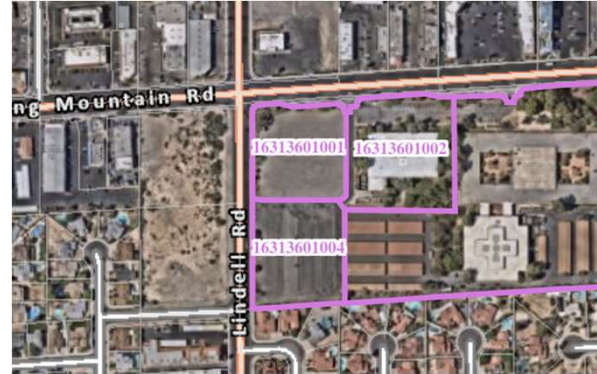
- **Grant Amount:** \$75,000
- **Total Project Cost:** \$106,000
- **Annual Foot Traffic:** 492,700 visitors
- **Safety Context:** 39 LVMPD calls for service (2025–Present)
- **Efficiency:** ~\$0.15 grant funding per annual visitor
- **Current Condition:** The plaza is largely outdated, lacking modern security infrastructure and suffering from aesthetic degradation. The property is a magnet for loitering, with issues regarding open waste disposal and poor nighttime lighting impacting safety and visitor comfort.
- **Scope of Work:**
  - **Safety & Security:** Implementation of a new security camera system accessible to LVMPD and a significant lighting upgrade covering the parking lot and back alley areas.
  - **Sanitation Infrastructure:** Installation of fencing around trash enclosures to prevent unauthorized access and improve site cleanliness.
  - **Aesthetic Revitalization:** Full repainting of all three buildings and staining of concrete sidewalks throughout the plaza.
  - **Landscaping:** Installation of new greenery and trees to improve curb appeal and environmental quality.



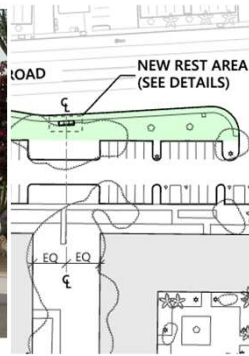
| QUANTITY | DESCRIPTION                               |
|----------|-------------------------------------------|
| 6        | HIKVISION 180-DEGREE 4K CAMERA MODELS     |
|          | NIGHT VISION, TWO-WAY AUDIO, DETECTION    |
| 10       | HIKVISION PTZ 4K CAMERA MODELS            |
| 1        | 16 CH4K POE NVR ULTRA HD SECURITY NETWORK |
| 1        | 12TB HARD DRIVE                           |
| *        | CAT 6 CABLES WILL BE RUN, INSTALLATION    |
| *        | INSTALLATION ACCESSORIES                  |
|          | LABOR                                     |

# Application ID: #108 | Culinary Workers Union Local 226

- Grant Amount: \$75,000
- Total Project Cost: \$195,527
- Private Match Commitment: \$120,527 (Approx. 62% — Exceeds the 25% minimum requirement)
- Annual Foot Traffic: 77,200 visitors
- Safety Context: 0 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.97 grant funding per annual visitor
- Current Condition: While buildings A and C are in excellent condition, the campus lacks cohesive street-level branding and pedestrian amenities along the Spring Mountain Road frontage. The property currently lacks an identifiable main sign and designated spaces for pedestrians and their pets.
- Scope of Work (Phase 1 focus):
  - **Identity & Wayfinding:** Installation of a new, prominent pylon sign located northwest of Building C to establish campus identity.
  - **Public Realm/Pedestrian Experience:** Construction of a designated pedestrian and dog-friendly rest area near the Spring Mountain sidewalk to improve walkability and support corridor visitors.
  - **Landscaping:** Initial landscaping updates to align with the Inspiring Spring Mountain master plan, with future phases (2 and 3) slated for more extensive drought-tolerant conversions and frontage improvements.



AREA | RENDERING



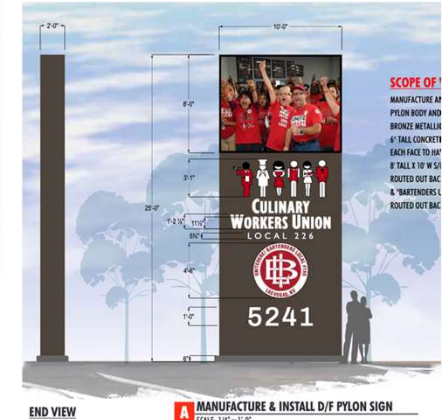
A PROPOSED D/F PYLON SIGN DISPLAY CONCEPT  
SCALE: 1/4"=1'-0"



NIGHTTIME CONCEPT



EXISTING ENTRANCE CONDITION





## Application ID: #131 | Chinatown Plaza

- Grant Amount: \$56,801.25
- Total Project Cost: \$75,735.00
- Annual Foot Traffic: 2,000,000 visitors
- Safety Context: 121 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.04 grant funding per annual visitor
- Current Condition: As a central community hub and host for major cultural events (e.g., Chinese New Year), the plaza experiences extremely high daily traffic. This volume has caused significant degradation to the parking lot, including faded striping and the development of potholes, which pose ongoing safety risks to pedestrians and vehicles.
- Scope of Work:
  - **Safety & Mobility:** Repair of asphalt potholes and comprehensive restriping of the parking lot to improve traffic organization, pedestrian safety, and accessibility.
  - **Public Realm:** Ensuring a safe, orderly environment for the plaza's heavy visitor base, supporting its role as a premier cultural gathering destination.



## Application ID: #133 | Korea Town Plaza (B-Bear Sweets)

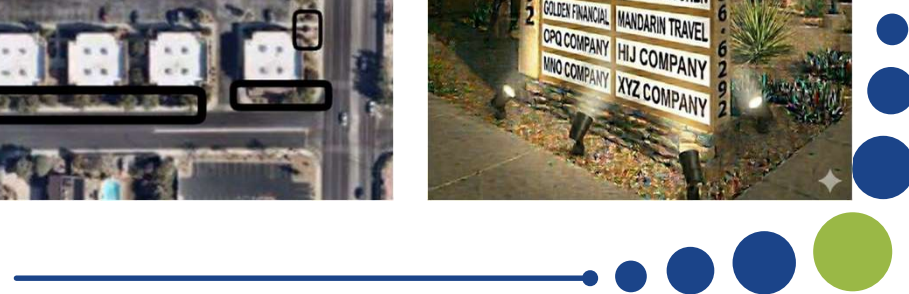
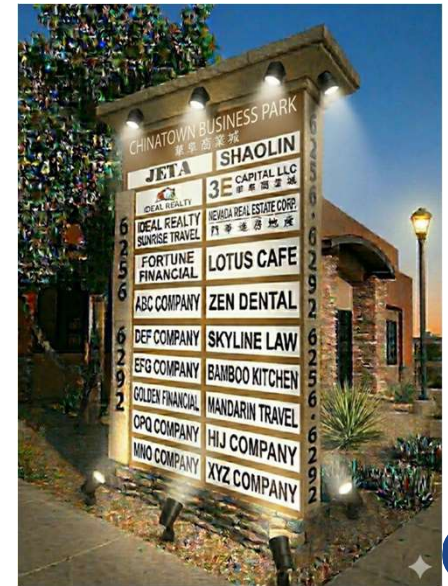
- Grant Amount: \$67,800
- Total Project Cost: \$67,800
- Annual Foot Traffic: 477,500 visitors
- Safety Context: 39 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.14 grant funding per annual visitor
- Current Condition: The storefront is currently underutilized and features physical hazards, including uneven flooring that poses a fall risk. The site has been targeted by past security incidents, and the overall space lacks the visibility and aesthetic appeal necessary to fully engage pedestrian traffic.
- Scope of Work:
  - **Accessibility & Engagement:** Conversion of existing storefront glass into a walk-up service window, addressing floor leveling issues and enhancing customer interaction.
  - **Safety & Security:** Installation of CPTED-approved security screens, high-definition security cameras, and enhanced lighting to deter crime and improve evening safety.
  - **Public Realm/Patio:** Transformation of the "triangle" area into a defined patio space using decorative turf, low fencing, and a lockable gate to reduce urban blight and encourage lingering.
  - **Aesthetics:** Installation of an 18.5' x 8' decorative awning featuring culturally inspired design elements to provide weather protection and establish a stronger visual identity.





# Application ID: #134 | Shea At Spring Mountain

- Grant Amount: \$75,000
- Total Project Cost: \$242,285.80
- Private Match Commitment: \$167,285.80 (Approx. 69% — Exceeds the 25% minimum requirement)
- Annual Foot Traffic: 25,600 visitors
- Safety Context: 4 LVMPD calls for service (2025–Present)
- Efficiency: ~\$2.93 grant funding per annual visitor
- Current Condition: The property has not undergone major exterior work since 2006. The monument signage is undersized and failing, leaving 10 of 30 tenants without visibility. Landscaping has deteriorated (dead street-front trees), and the original building paint is failing. Lighting is currently insufficient to address modern safety standards or police-recommended sightlines.
- Scope of Work:
  - **Identity & Economic Visibility:** Replace undersized monument signs with new structures to accommodate all 30+ tenants and formalize the transition to Chinatown Business Park (華阜商業城).
  - **Safety & Security:** Transition to high-efficiency LED lighting to eliminate dark spots and improve sightlines; installation of formal security signage ("No Trespassing") on all 10 buildings.
  - **Aesthetics & Environmental Health:** Removal and replacement of dead street-front trees. Conditional phase includes a comprehensive repainting of all building exteriors.



## Application ID: #136 | Shuntai Plaza

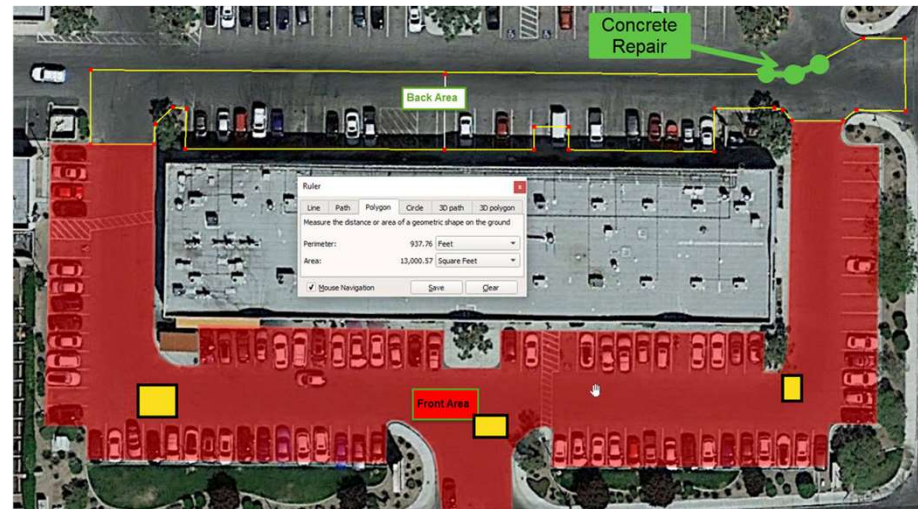
- Grant Amount: \$17,000
- Total Project Cost: \$50,000.00
- Annual Foot Traffic: 164,800 visitors
- Safety Context: 29 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.23 grant funding per annual visitor
- Current Condition: The plaza's existing monument/monument-style signage is aged and faded, which reduces the professional appearance of the property and limits business visibility for tenants.
- Scope of Work:
  - **Signage Modernization:** Upgrading sign faces from vinyl to high-durability, clean-look acrylic.
  - **Lighting Efficiency:** Replacing standard lighting elements with energy-efficient LED systems to improve nighttime visibility and reduce maintenance costs.
  - **Cultural Alignment:** Installing new Asian channel lettering on the top frame of the sign to strengthen the plaza's visual connection to the Chinatown district identity.





## Application ID: #137 | Golden Dragon Park

- Grant Amount: \$55,385.25
- Total Project Cost: \$73,847.00
- Annual Foot Traffic: 538,200 visitors
- Safety Context: 67 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.14 grant funding per annual visitor
- Current Condition: The property has been well-maintained regarding aesthetic branding (recent mural/painting), but the parking lot infrastructure is failing. Asphalt surrounding the 5808 building shows severe degradation, including large cracks and "alligatoring," which compromises drainage, pedestrian accessibility, and safety.
- Scope of Work:
  - **Safety & Mobility:** Phase 1 of a multi-phase infrastructure plan consisting of full asphalt removal and replacement surrounding the 5808 building.
  - **Drainage/Sanitation:** Repair of back-of-property gutters to ensure proper water drainage.
  - **Public Realm:** Proactive maintenance to eliminate trip hazards, improve pedestrian accessibility for diverse visitors, and signal ongoing reinvestment in the Spring Mountain corridor.



## Application ID: #138 | Valley View Investments

- Grant Amount: \$29,512.50
- Total Project Cost: \$39,350.00
- Annual Foot Traffic: 179,000 visitors
- Safety Context: 72 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.16 grant funding per annual visitor
- Current Condition: Built in 1981, the property exhibits aging aesthetics and insufficient exterior lighting. The site requires general modernization to improve tenant visibility, deter unauthorized activity, and enhance the overall presentation of the plaza within the corridor.
- Scope of Work:
  - **Aesthetic Revitalization:** Comprehensive exterior repainting to refresh the facade and modernize the property's look.
  - **Safety & Efficiency:** Replacement of outdated exterior lighting with energy-efficient LED fixtures to eliminate dark spots and improve safety for patrons.
  - **Sanitation Infrastructure:** Installation of a CMU (concrete masonry unit) wall enclosure for the property's dumpsters to improve sanitation and visual curb appeal.
  - **Placemaking:** Installation of a cultural mural on the east-facing exterior wall along Valley View Blvd to establish a unique identity and contribute to the corridor's public art goals.



CMU Wall for enclosures to be built here



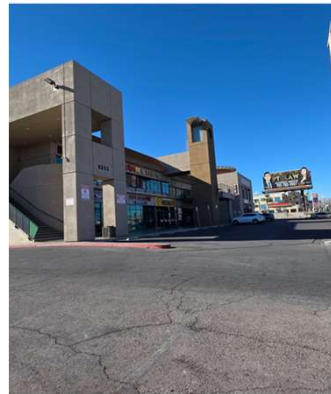
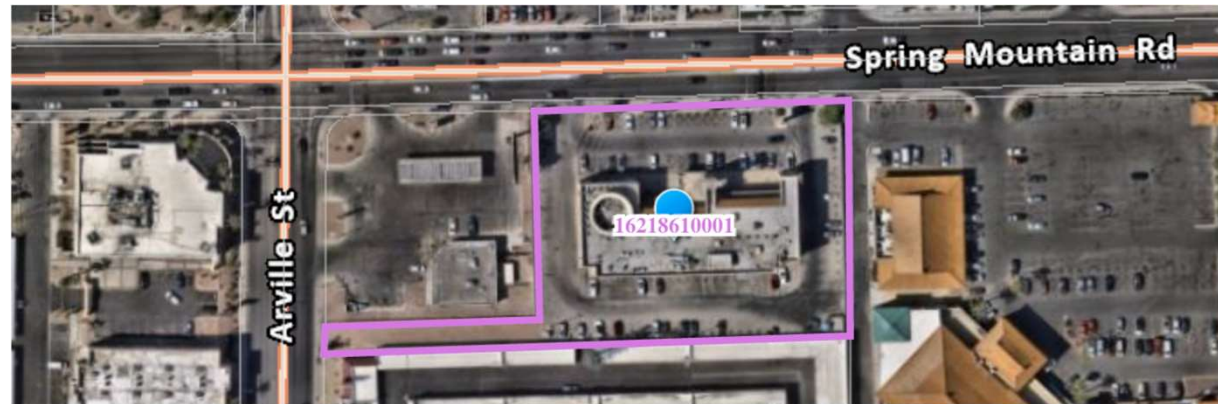
Entire building to be painted, and LED lights installed here under the soffit





## Application ID: #139 | GC Plaza

- Grant Amount: \$75,000
- Total Project Cost: \$110,476.46
- Private Match Commitment: \$35,476.46 (Approx. 32% — Meets program requirements)
- Annual Foot Traffic: 313,800 visitors
- Safety Context: 43 LVMPD calls for service (2025–Present)
- Efficiency: ~\$0.24 grant funding per annual visitor
- Current Condition: The plaza has served the community since 1998 but now displays significant deferred maintenance. Parking lot degradation and fading striping impact accessibility and safety. Furthermore, common areas (stairways) and building exteriors show significant wear, and the current security camera system is insufficient for the high-traffic site.
- Scope of Work:
  - **Safety & Mobility:** Full repair and restriping of the parking lot to improve traffic flow, maximize parking organization, and enhance ADA accessibility.
  - **Structural/Common Area Maintenance:** Cleaning, repair, and repainting of all stairways and exterior wall surfaces to address aging and improve visual appeal.
  - **Security Enhancement:** Upgrading the facility's security camera system to provide robust site monitoring and improve public safety for tenants and visitors.



| Property/Business Name           | Grant Amount | Total Project Cost | Grant Funding per Annual Visitor | LVMPD calls for service (2025–Present) | Annual Foot Traffic |
|----------------------------------|--------------|--------------------|----------------------------------|----------------------------------------|---------------------|
| Palette Tea Lounge               | \$65,760.00  | \$82,187.00        | \$0.66                           | 17                                     | 99,100              |
| Dragon Gateway Plaza             | \$55,474.00  | \$73,966.00        | \$0.45                           | 18                                     | 164,500             |
| Lee Auto                         | \$30,095.50  | \$81,452.50        | \$2.71                           | 3                                      | 11,100              |
| Decatur Twain Shopping Center    | \$75,000.00  | \$315,501.14       | \$0.08                           | 33                                     | 979,800             |
| Lee & Yu Investments (Koreatown) | \$75,000.00  | \$265,000.00       | \$0.31                           | 22                                     | 239,600             |
| Nasri Academy Gifted Children    | \$26,088.01  | \$32,250.00        | \$10.75                          | 3                                      | 3,000               |
| Sayo Plaza                       | \$16,000.00  | \$100,000.00       | \$0.68                           | 18                                     | 111,100             |
| Arville Plaza (on Arville)       | \$24,750.00  | \$96,000.00        | \$0.81                           | 4                                      | 30,400              |
| Golden Spring Mountain Plaza     | \$40,000.00  | \$84,853.00        | \$0.04                           | 15                                     | 989,200             |
| Mountain View Plaza              | \$75,000.00  | \$220,765.51       | \$0.06                           | 33                                     | 1,300,000           |
| Shanghai Plaza                   | \$75,000.00  | \$125,128.51       | \$0.03                           | 169                                    | 2,700,000           |
| Spring Oaks Shopping Center      | \$72,000.00  | \$96,000.00        | \$0.03                           | 23                                     | 2,300,000           |
| Decatur Marketplace              | \$75,000.00  | \$666,641.00       | \$3.07                           | 9                                      | 24,400              |
| AM Plaza                         | \$8,199.56   | \$10,932.74        | \$0.03                           | 35                                     | 261,900             |
| 4810 Spring Mountain Road        | \$18,291.00  | \$24,388.00        | \$0.12                           | 17                                     | 150,100             |
| 6000 Spring Mountain             | \$75,000.00  | \$106,000.00       | \$0.15                           | 39                                     | 492,700             |
| Culinary Workers Union Local 226 | \$75,000.00  | \$195,527.00       | \$0.97                           | 0                                      | 77,200              |
| Chinatown Plaza                  | \$56,801.25  | \$75,735.00        | \$0.04                           | 121                                    | 2,000,000           |
| Korea Town Plaza                 | \$67,800.00  | \$67,800.00        | \$0.14                           | 39                                     | 477,500             |
| Shea at Spring Mountain          | \$75,000.00  | \$242,285.80       | \$2.93                           | 4                                      | 25,600              |
| Shuntai Plaza                    | \$17,000.00  | \$50,000.00        | \$0.10                           | 29                                     | 164,800             |
| Golden Dragon Park               | \$55,385.25  | \$73,847.00        | \$0.10                           | 67                                     | 538,200             |
| Valley View Investments          | \$29,512.50  | \$73,847.00        | \$0.16                           | 72                                     | 179,000             |
| GC Plaza/4355 Spring Mountain    | \$75,000.00  | \$73,847.00        | \$0.24                           | 43                                     | 313,800             |
| Chinatown Retail Plaza           | \$2,060.00   | \$73,847.00        | \$0.07                           | 21                                     | 343,900             |
| Arville Plaza (on SMR)           | \$16,000.00  | \$73,847.00        | \$0.12                           | 23                                     | 130,300             |





# Inspiring Spring Mountain: Corridor Improvement Grant

**RDA Board Presentation**  
July 22, 2026