

College Area Plan
City Council Workshop
September 14, 2010

Agenda

1. Introduction/Purpose
2. Guiding Principles
3. Challenges/Obstacles
4. Opportunities
5. Current and Potential Development Pattern
6. Interface with NSC
7. Next Steps

SEPTEMBER 7, 2004



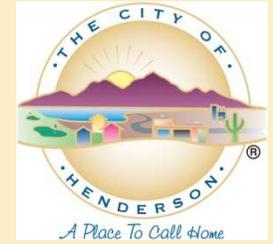
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Item 1: Introduction and Purpose



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Citywide Strategic Goal Alignment

Strong & Diverse Economy:

Pursuit of businesses that leverage local resources, improve intellectual advancement, and provide opportunities and stability for our citizens.

Vibrant Community:

Promote balanced land-use design, development and investments

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CITY OF HENDERSON, NEVADA

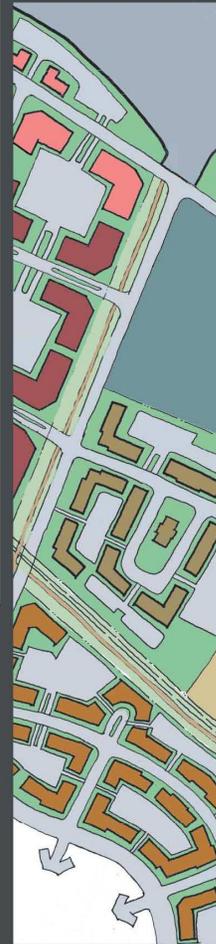
COLLEGE AREA PLAN

College Area Plan
City Council Workshop
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Purpose

Review the vision and goals of the College Area Plan in light of potential new development.

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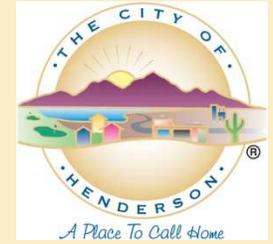
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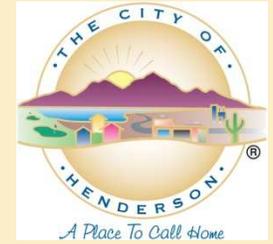
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Item 2: College Area Plan Guiding Principles



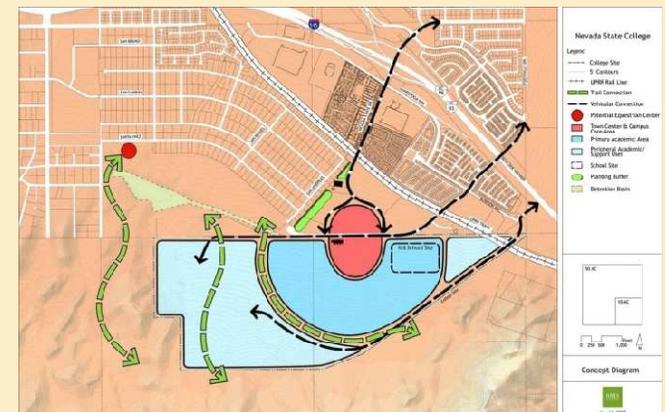
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Development should occur in such a manner that preserves the rural lifestyle of the surrounding rural neighborhoods to the greatest extent possible.

- Buffering in Campus Master Plan
- Carefully locating higher activity uses in Town Center
- Preserving trail access through the campus





The area surrounding the Nevada State College should maintain a coordinated, cohesive look.

- Apply Campus Plan design guidelines throughout
- Seamless interface between Town Center and the Campus



Use of one or more materials consistently throughout, e.g., stone or brick

Development in the area should maintain and reflect the rural, desert surroundings through architecture, coloring and landscaping that blend into the mountain environment.



- Design Guidelines will ensure that buildings are designed to blend in
- Colors reflect desert palette
- Desert landscaping
- Designed to blend into the slope



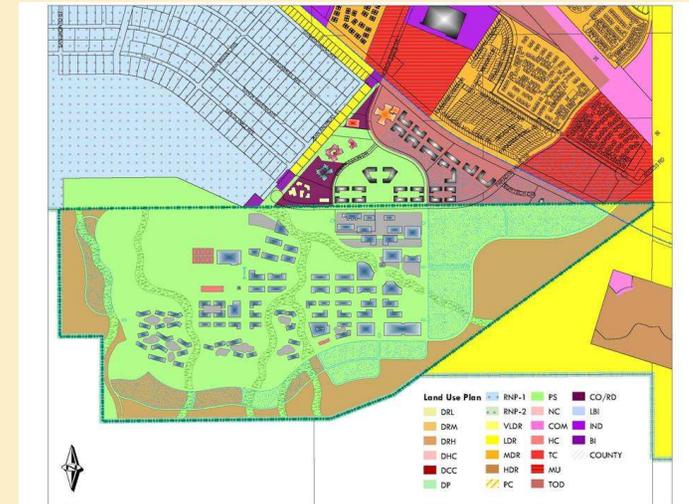
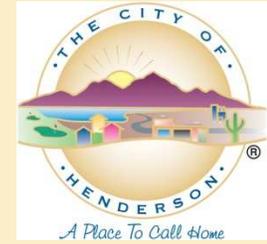
Retail and service businesses, which serve the campus as well as the surrounding residential and business community, should be encouraged.



- Healthcare facilities provide training opportunities
- Town Center will provide dining, medical, book store, Kinko's, other low intensity commercial uses
- Possibly entertainment venue in Town Center or Campus



Determine street alignment alternatives that will preserve the residential rural character to the greatest extent possible.



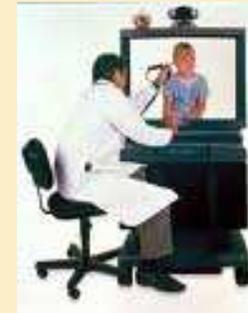
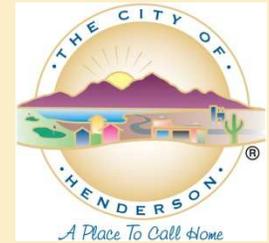
- No access via Mission Hills and/or Paradise Hills
- Secondary access from the east



Potential NDOT Frontage Road

Attract businesses and economic development that is aimed at supplementing College programs, while maintaining low intensity business uses.

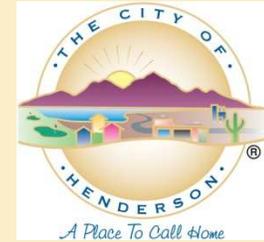
- Telemedicine in conjunction with the HCHC
- Tech Park



Attain walkability in the newly developed areas of the plan.

- College Campus is designed for pedestrian access
- Town Center is envisioned as active, pedestrian friendly area
- Transit Station will need to have good pedestrian access to be viable

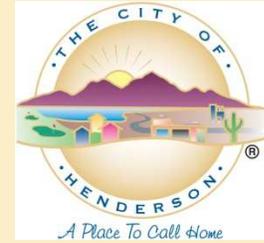




Take advantage of opportunities for mass transit within the College Plan area, including light rail, bus systems, and bicycle routes.

- Design so that transit may one day be supported
- Mix of residential, office and retail
- Verticle mixed-use





Comments or Questions?

Item 3: Challenges/Obstacles

Obstacles Identified in 2003:

- Traffic flows/Access
- Surrounding development will be dependent on College development
- Low transit ridership until development progresses
- Market forces may conflict with Guiding Principles

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Item 4: Opportunities

Opportunities Identified in 2003:

Create a Town Center that
people want to go to

Create a sustainable
development

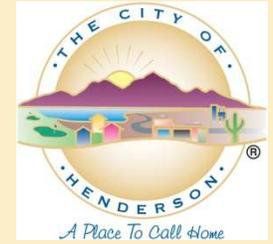
Proximity to Transit

Gateway to Henderson

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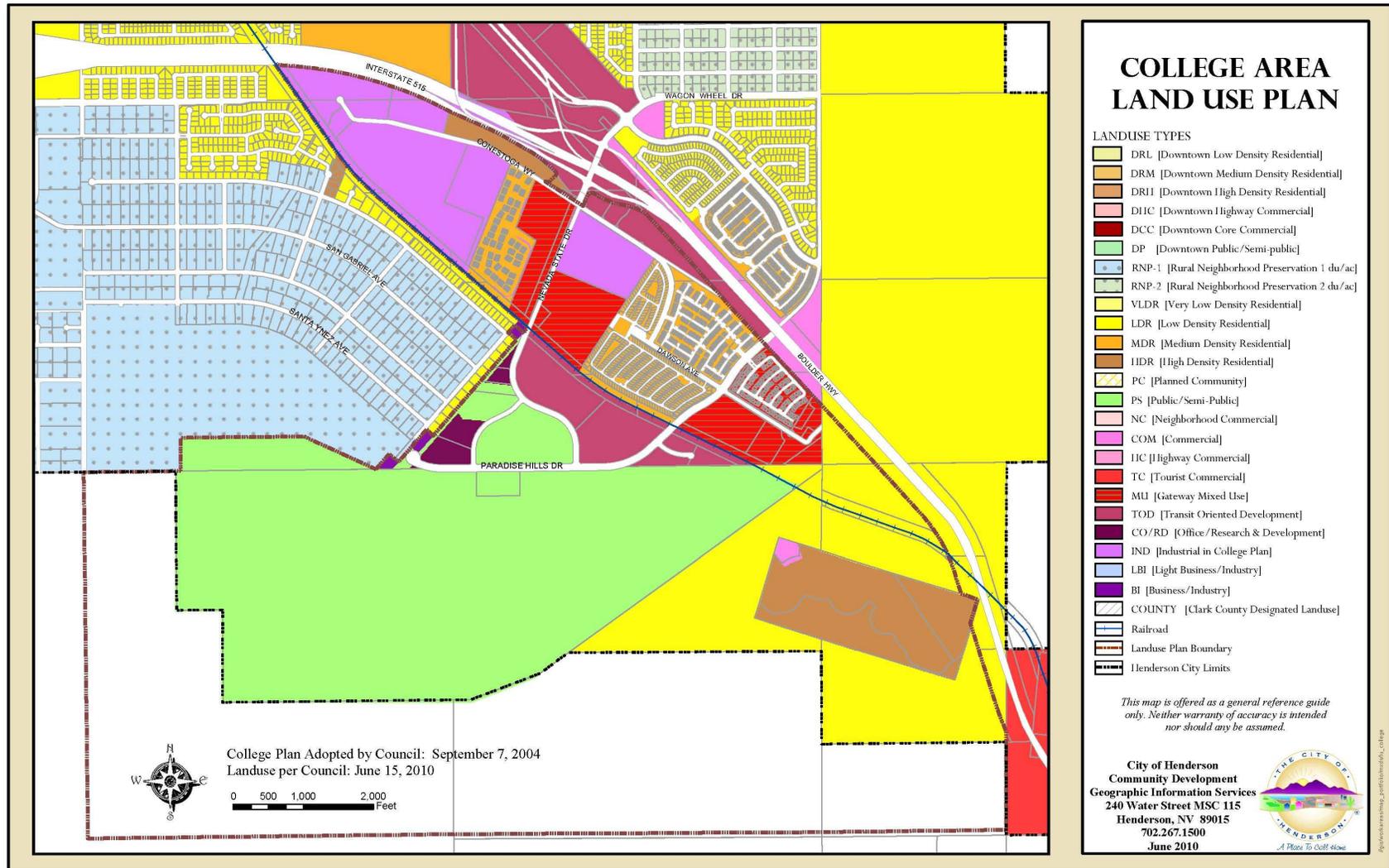
Item 5: Current and Potential Pattern of Development

The Context



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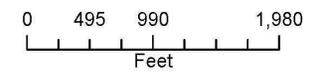


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Adopted in 2004; last revised June 2010

City of Henderson, Nevada

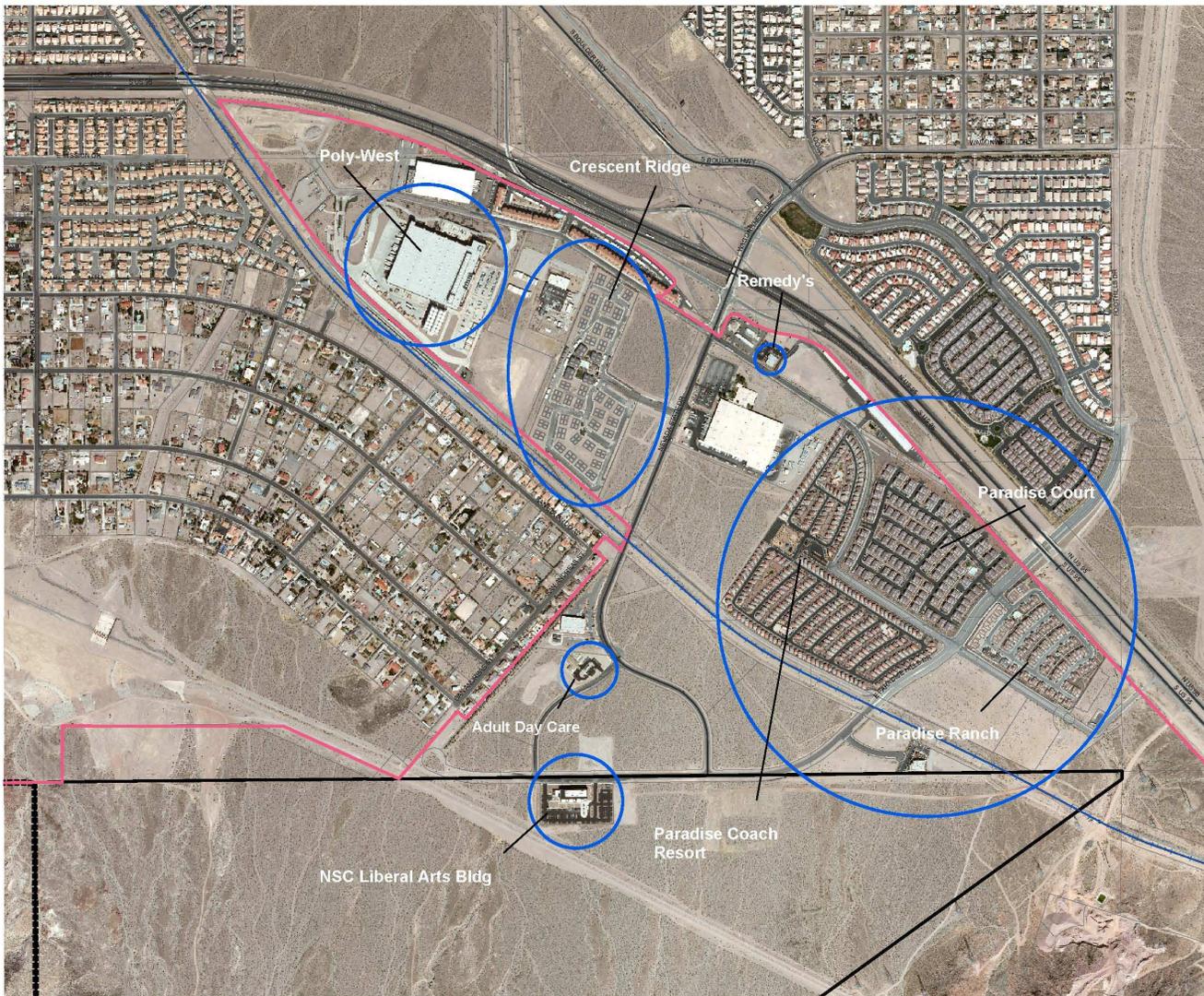
City of Henderson College Area Plan Recent Development



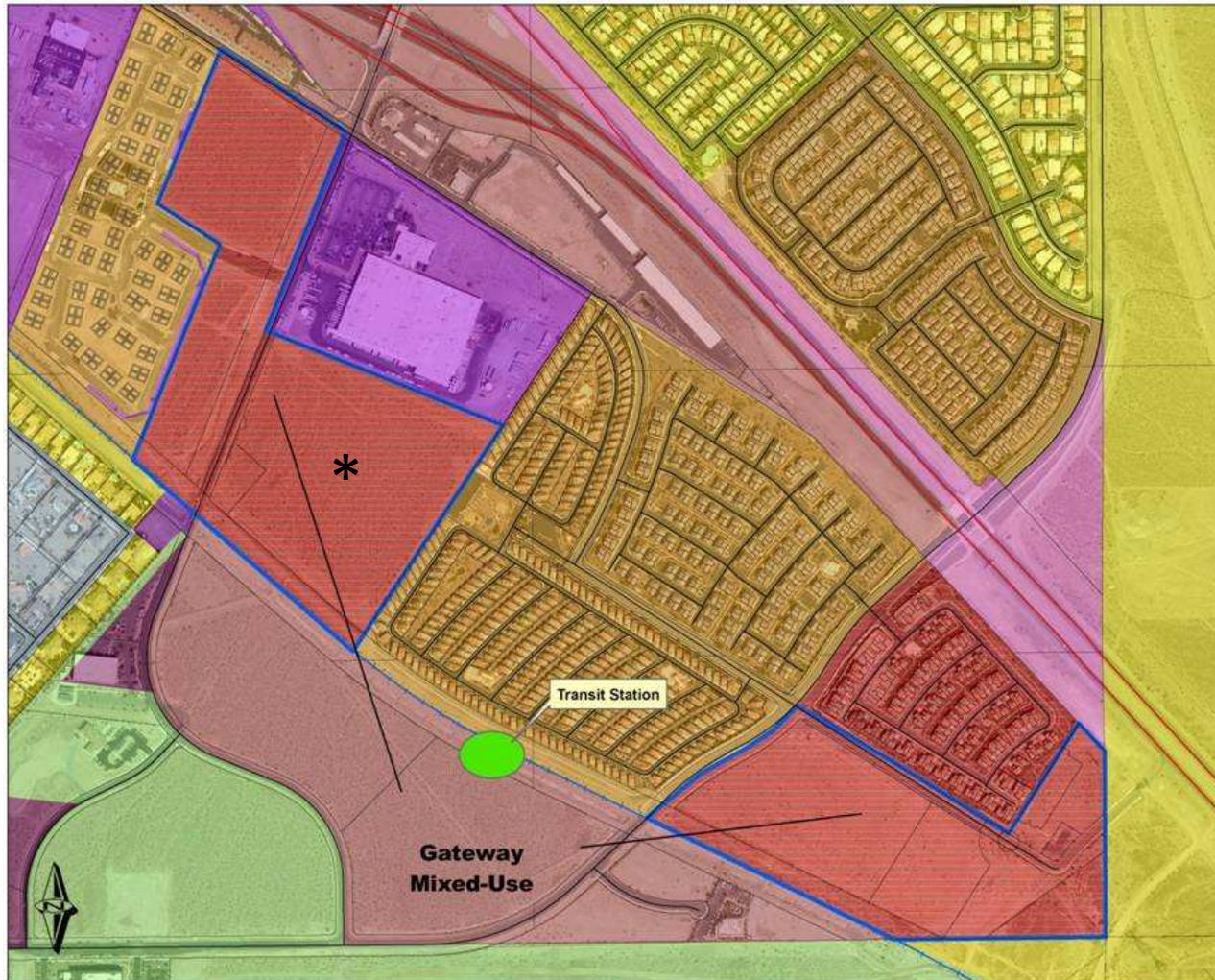
Geographic Information Systems

Community Development

August 2010



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Gateway Mixed-Use

* 300 Residential
Units Approved

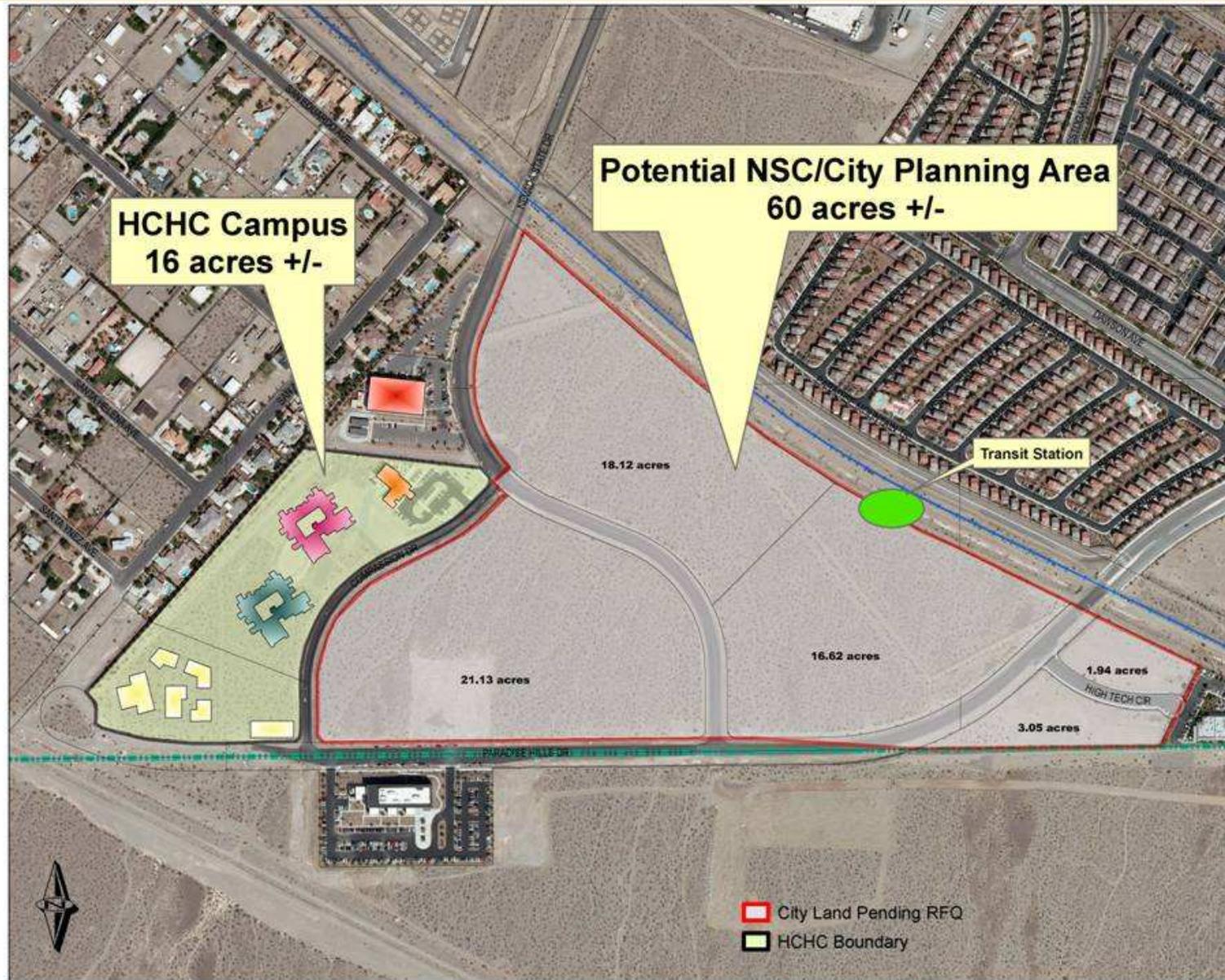
Design Requirements

Clearly defined street frontage – build-to lines
Rear parking
Multi-story
Varied articulation

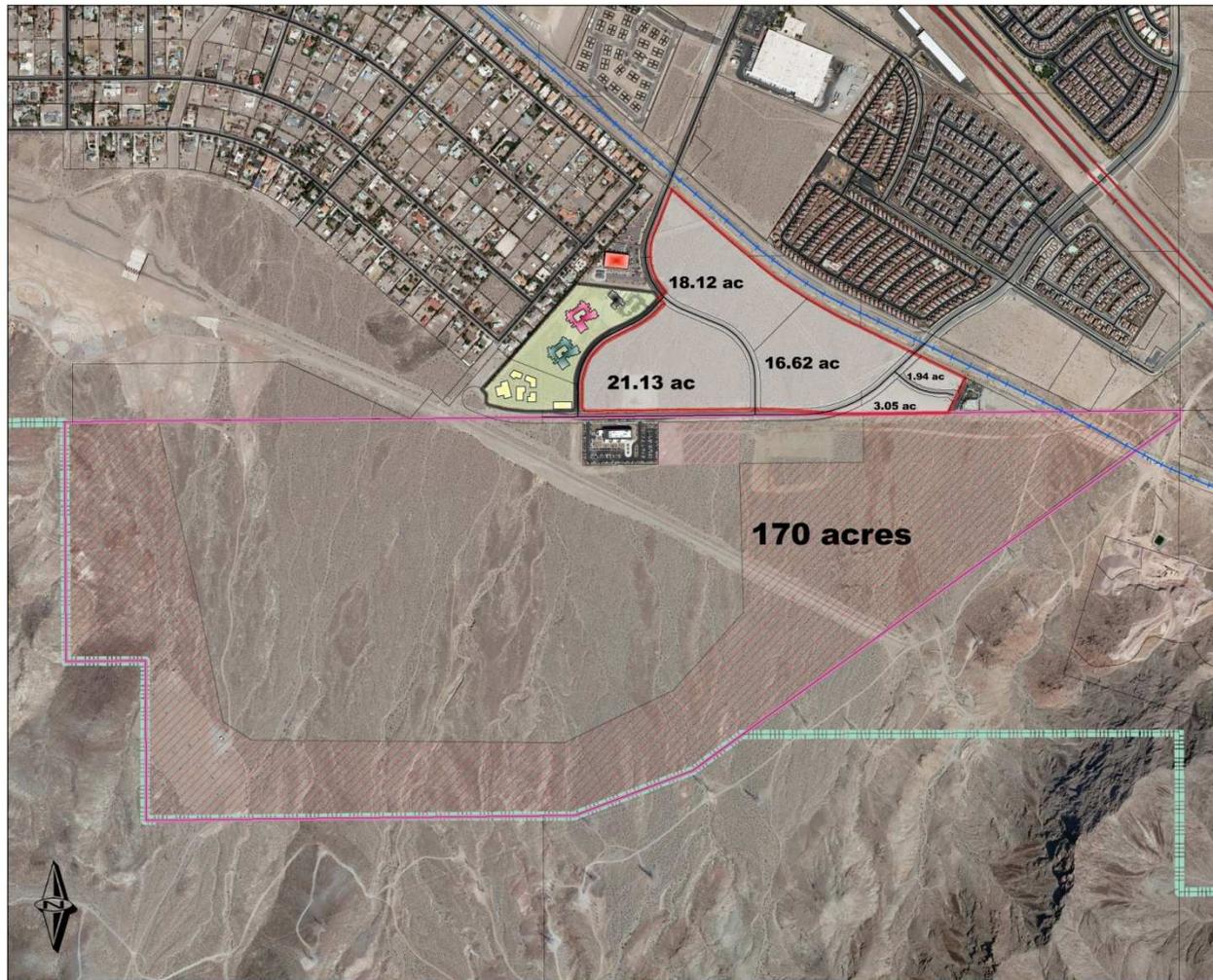
Typical uses

Restaurants
Shops
Small Inn
Fast Food

- No Big Box
- No Automotive uses



60 acres of City-owned land is available for development.



HENDERSON, NEVADA

College Area Plan Proposed/Potential Development

- 150 acre TIF area
- Nursing Building
- NSC Site Boundary
- Henderson City Limits
- Building Footprints**
 - Adult Day Care - Existing
 - Dawson Building - City Lease
 - Lill Claire Building - Proposed
 - Nathan Adelson Building - Proposed
 - Nathan Adelson Admin. Building - Proposed

Revised: August 2010

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System: NAD83, StatePlane NV East FIPS 2701 Feet

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.



City of Henderson
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P.O. Box 95050
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www.cityofhenderson.com

F:\projects\cd\1r\2010\CAP Council Workshop\msda\Proposed Developments

How do you envision a private development of potentially 210 acres?

- Joint, master planned development?
- Separate but coordinated project?

CITY OF HENDERSON, NEVADA

COLLEGE AREA PLAN

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Item 6: Interface with Nevada State College

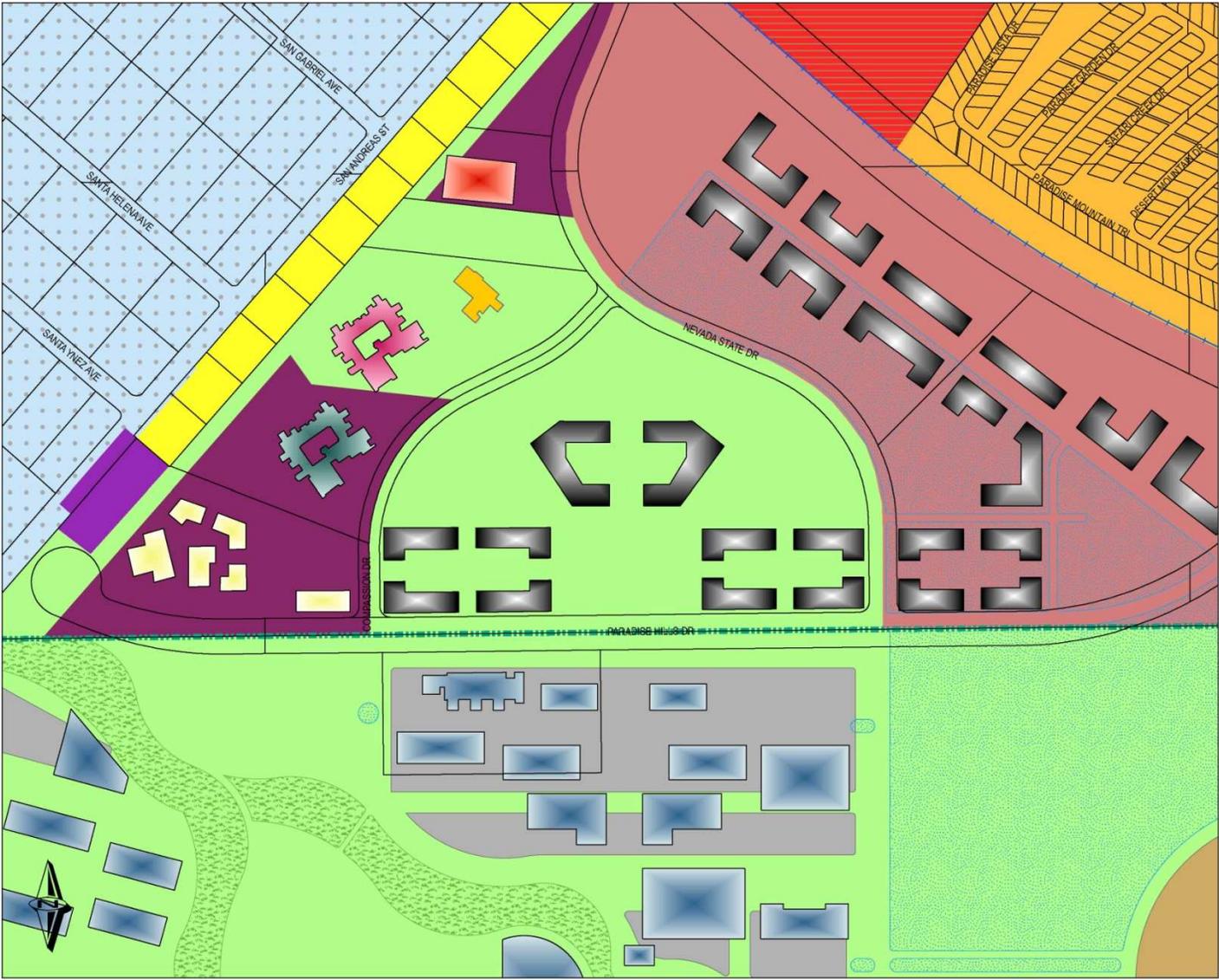


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HENDERSON, NEVADA

**College Area Plan
Campus/Town Center
Interface Area**



Revised: March 1, 2010

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

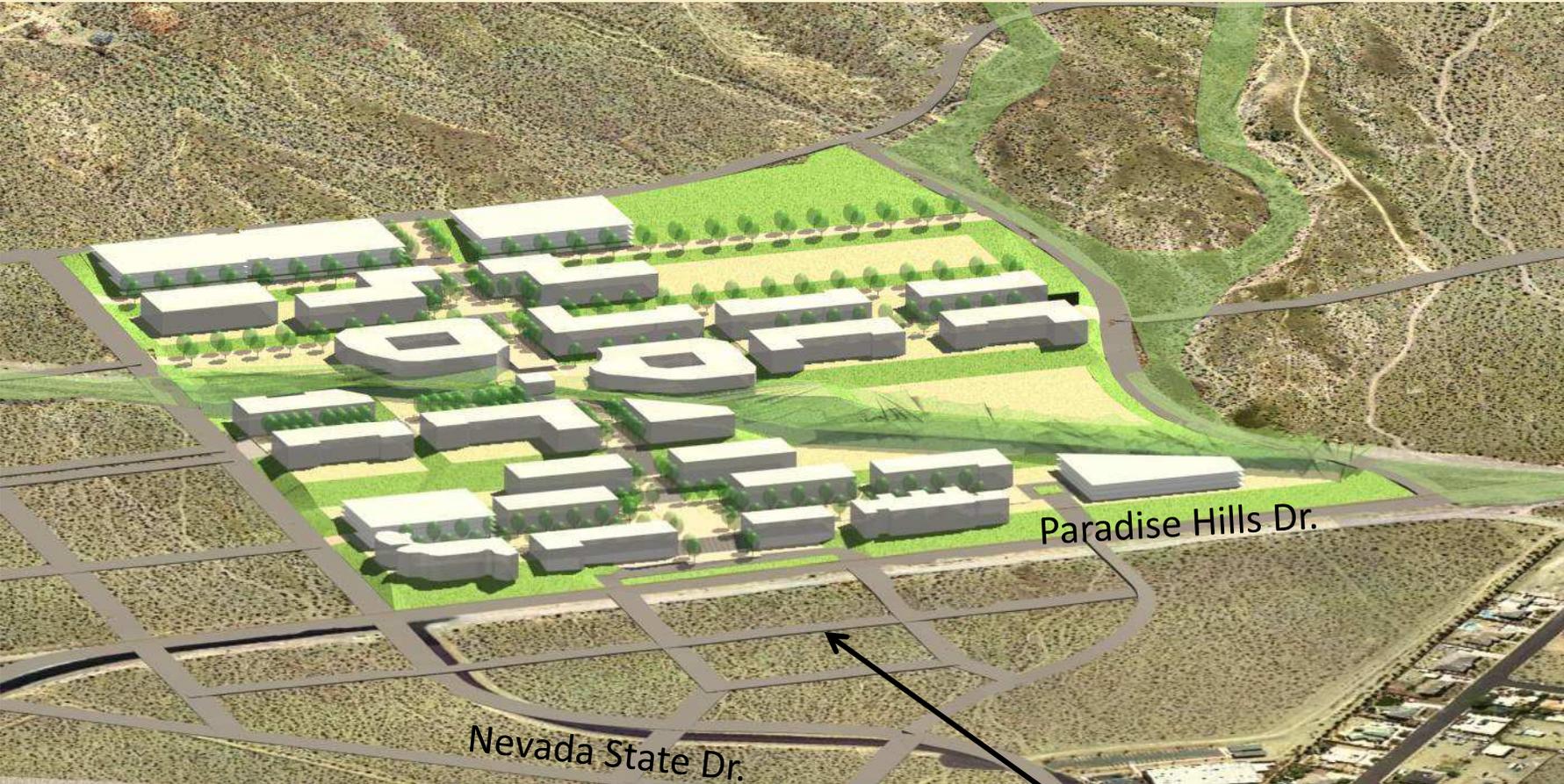
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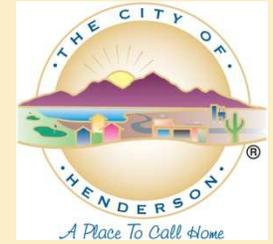
3-D conceptual image of the first phase of development



What components make a successful town/gown interface?



Town Center / Interface Area



Item 7: Next Steps/ Implementation

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