FINAL DRAFT
Redevelopment Plan

October 1995

Henderson Redevelopment Plan

City of Henderson, Nevada

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1.0 Report to City Council

The Introduction of the ***Henderson Redevelopment Plan*** document provides an overview of the planning process, statutory requirements, and area boundaries of the Redevelopment Plan. The Introduction is presented in the following nine sections:

- Redevelopment Agency Creation
- Redevelopment Plan Scope
- Redevelopment Plan Participation Program
- Redevelopment Study Area Identification and Designation
- Redevelopment Area Blight Determination
- Redevelopment Area Intent and Vision
- Redevelopment Area Existing and Future Conditions
- Redevelopment Plan Conformance with the Henderson Comprehensive Plan
- Redevelopment Plan Review and Adoption

1.1 REDEVELOPMENT AGENCY CREATION

The redevelopment agency for the City of Henderson was formed on 20 December 1994 through the passage of Resolution No. 1778 by the City Council. The Redevelopment Agency will exercise the powers granted by the Nevada Revised Statutes (NRS 279.382 to 279.680) and will perform its duties in conformance with NRS 279.426 to 279.514. The Henderson City Council serves as the Henderson Redevelopment Agency. A copy of Resolution No. 1778 is included in the Appendix of this document.

1.2 REDEVELOPMENT PLAN SCOPE

The scope to prepare the Henderson Redevelopment Plan included ten tasks and subtasks to integrate the technical tasks, statutory requirements and community participation process. These tasks and subtasks are identified below and include:

1.0 Conduct Community Participation

1.1 Henderson Redevelopment Newsletter
1.2 Public Meetings/Hearings
1.3 Commercial Property Owner/Affected Interest Briefings
1.4 Planning Commission Briefings

2.0 Establish Redevelopment Study Area

2.1 Designate Redevelopment Study Area

3.0 Validate Inventory and Analysis

3.1 Base Mapping
3.2 Review Past Plans and Studies
3.3 Environmental Analysis
3.4 General Planning, Land Use and Zoning
3.5 Property Ownership and Tax Data
3.6 Circulation System
3.7 Community Facilities and Services
3.8 Socio-economic/Market Characteristics
3.9 Financial Resources and Regulatory Measures
3.10 Community Attitudes and Key Issues

4.0 Validate Goals and Objectives

4.1 Revalidate Goals and Objectives

5.0 Prepare Redevelopment Plan Concepts

5.1 Redevelopment Area Formation
5.2 Employment Concepts
5.3 Land Use Concepts
5.4 Circulation Concepts
5.5 Open Space/Community Facilities Concepts

6.0 Prepare Redevelopment Plan

6.1 Employment Plan
6.2 Land Use Plan
6.3 Circulation Plan
6.4 Open Space/Community Facilities Plan
6.5 Regulatory Controls

7.0 Prepare Redevelopment Plan Activities

7.1 Plan Strategies
7.2 Public Involvement Activities
7.3 Property Activities

8.0 Prepare Redevelopment Plan Financing Program

8.1 Financial Methods
8.2 Financial Revenue Forecast

9.0 Review and Adopt Redevelopment Plan

9.1 Advisory Commission Review and Approval
9.2 Planning Commission Review and Approval
9.3 City Council Review and Approval

10.0 Print Redevelopment Plan Final Report

10.1 Final Document
10.2 Executive Summary

1.3 REDEVELOPMENT PLAN PARTICIPATION PROGRAM

A comprehensive community participation program was conducted throughout the four month planning process to prepare the ***Henderson Redevelopment Plan*** pursuant to NRS 279.566 to 279.580. The program began at project initiation and continued through plan adoption. The following four techniques identified and described below were utilized to obtain broad based public consensus for the plan.

- Henderson Redevelopment Newsletter
- Public Meetings/Hearings
- Commercial Property Owner/Affected Interest Briefings
- Planning Commission Briefings

Henderson Redevelopment Newsletter

The redevelopment newsletter was prepared and distributed at four key points in the planning process. The purpose of the newsletter was to provide progress reports of the planning process and to announce the date of upcoming project meetings. The first two editions were distributed to more than 1,400 households and businesses located within the approximate 630-acre preliminary study area. Once the preliminary study area boundaries expanded, the newsletter mailing expanded to 1,800 households and businesses within the approximate 1,307-acre Redevelopment Area.

Public Meetings/Hearings

Four Public Meetings were conducted during the planning process to provide the public, elected and appointed officials, commercial property owners, and City staff with the opportunity to review work completed to date and to voice opinions, comments and questions regarding the planning process. These meetings were announced through each edition of the Henderson Redevelopment Newsletter as well as frequent news articles that appeared in the *Henderson Home News* and the *Las Vegas Business Journal*.

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Commercial Property Owner/Affected Interest Briefings

Business owners located within the Redevelopment Area boundaries were also briefed at several key points in the process to review and critique the progress to date and to discuss the upcoming technical and community participation tasks to be accomplished. City staff also conducted additional briefings before the Henderson Development Association, Citizens Advisory Committee and senior citizens at the Senior Center throughout the process.

Planning Commission Briefings

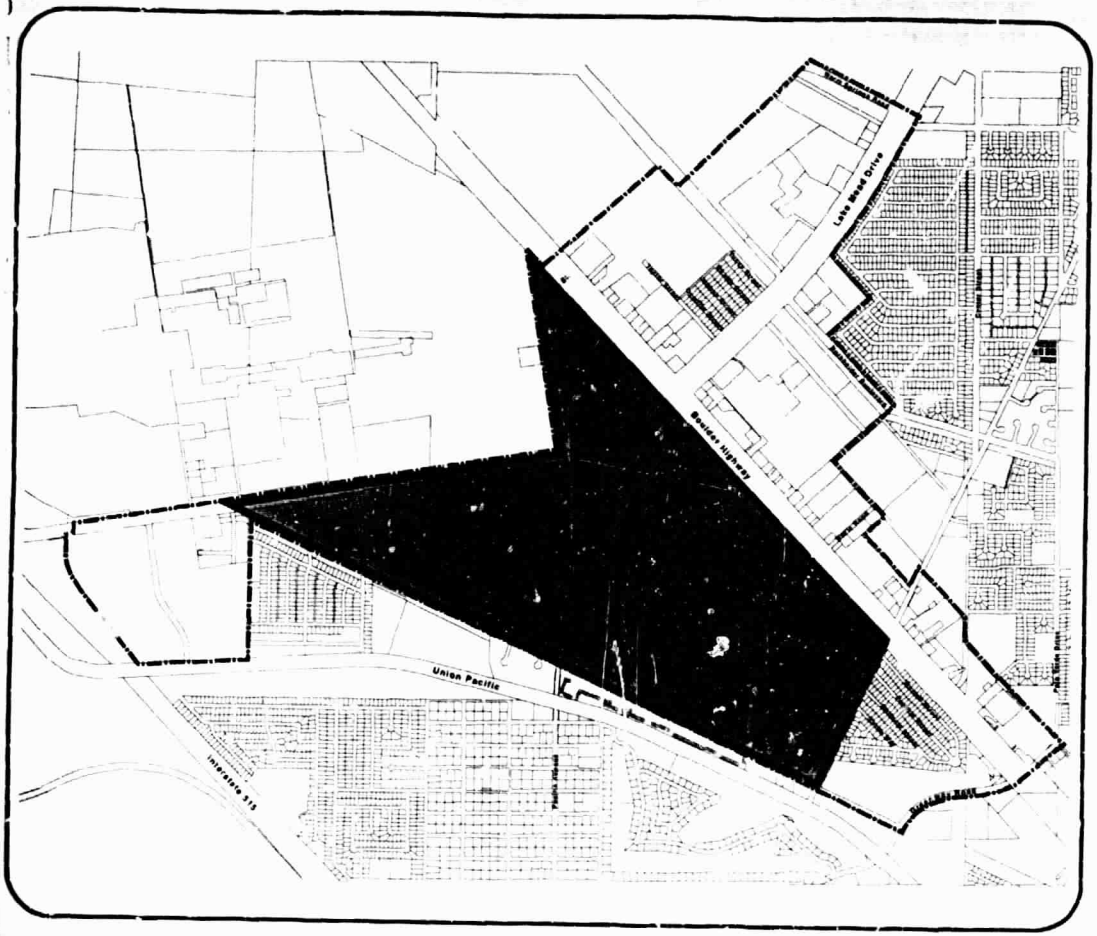
Briefings were held with the Planning Commission at two key points during the process. These briefings assured that members of the Planning Commission were kept abreast of plan progress and recommendations and that the plan integrated, and was consistent with, the City's Comprehensive Plan.

1.4 REDEVELOPMENT AREA IDENTIFICATION AND DESIGNATION

The identification of the study area boundaries for the Henderson Redevelopment Plan were initially based on the boundaries of the Central Area Plan as shown on Figure 1, *Preliminary Redevelopment Study Area*. These boundaries comprised approximately 630 acres. The Central Area Plan is the most recent addition to the City's Comprehensive Plan (as described in Section 1.6, Redevelopment Plan Conformance with the Henderson Comprehensive Plan). The Central Area provided the initial boundaries for the Redevelopment Study Area because it exhibited both the characteristics of blight and the foundation for successful redevelopment activities.

These initial boundaries were actively discussed at the second Public Meeting, held on 12 April 1995; and at the first Commercial Property Owners Briefing, held on 19 April 1995. Based on the input of more than 150 citizens, the boundaries were enlarged to capitalize on the opportunities of the adjacent vacant and under utilized land. The draft redevelopment area boundary comprises approximately 1,307 acres and is shown on Figure 2, *Redevelopment Area*.

The boundaries of the Draft Redevelopment Area were presented before the Henderson City Council for designation pursuant to NRS 279.518. The City Council passed Resolution No. 1834 on 18 July 1995 designating the boundaries shown on Figure 2.



Henderson Redevelopment Plan

City of Henderson, Nevada

Preliminary Redevelopment Study Area

Preliminary Boundary

Scale in Miles

0 1/4 1/2

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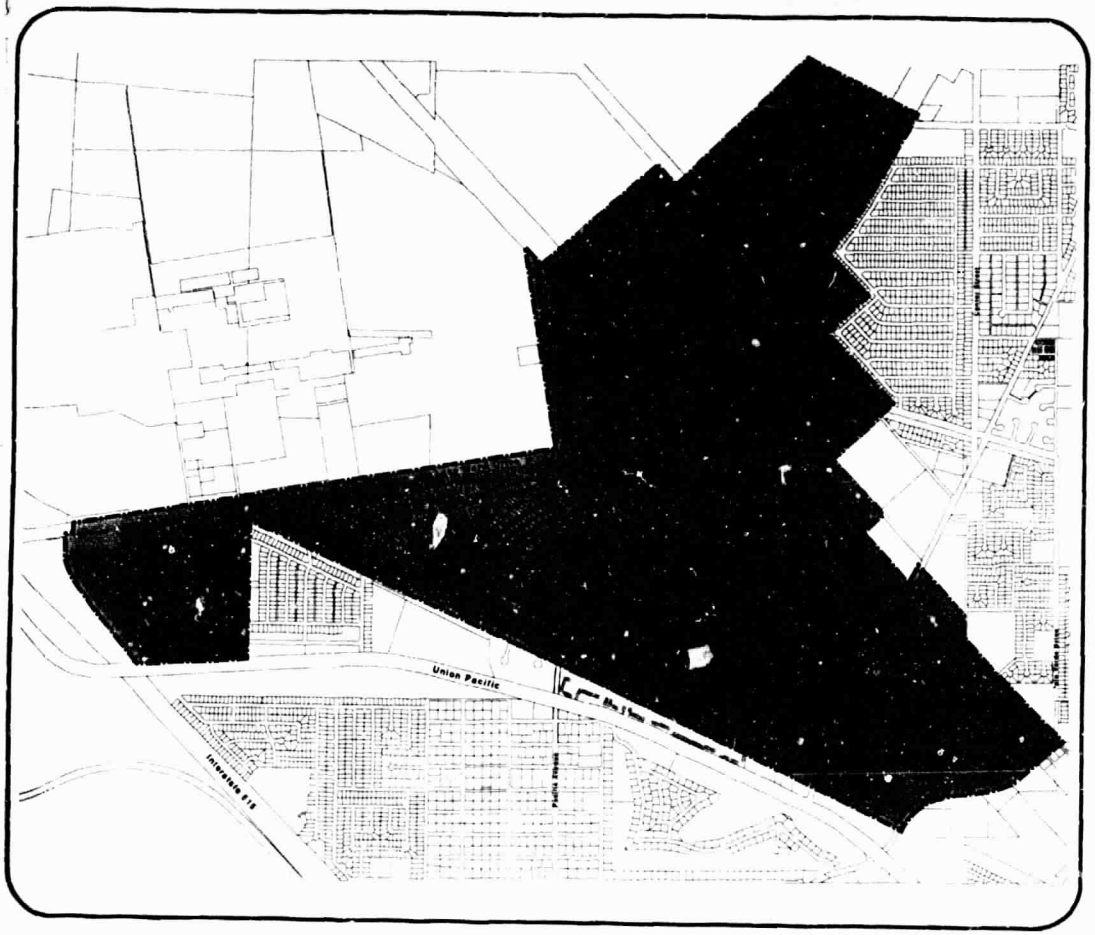

Henderson Redevelopment Plan

City of Henderson, Nevada

Redevelopment Area

Boundary

Scale in Miles

0 1/4 1/2

2

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1.5 REDEVELOPMENT AREA BLIGHT DETERMINATION

The determination of the Redevelopment Area qualifying as a blighted area is based on the conclusions presented in the Inventory and Analysis of Existing Conditions. These existing conditions provide the support to adequately address the 13 key characteristics of blight listed below, as defined in NRS 279.388.

- *Defective design and character of physical construction* - The Redevelopment Area contains significant existing residential areas that were built over 50 years ago for temporary worker housing. Approximately 2,500 residents live in these structures at the present time.
- *Faulty arrangement of the interior and spacing of buildings* - These temporary worker housing areas primarily include two and three bedroom units that do not meet the space or functional requirements of current home buyers.
- *Overcrowding* - Approximately 53 percent of the existing housing stock in the Redevelopment Area have less than two bedrooms per dwelling unit. Approximately 5.9% of the dwelling units in the Redevelopment Area are overcrowded compared with 4.6 percent in the entire City. Only 41 percent of the total structures in the City have two or less bedrooms.
- *Inadequate ventilation, light, sanitation, open spaces and recreational facilities* - The Redevelopment Area only provides 0.2 acres of park acreage per 1,000 residents. The City of Henderson has adopted a standard of 5.0 acres per 1,000 population.
- *Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses* - The fact that the residential areas were constructed for the short term 50 years ago and the historic shifting of commercial uses from primary shoppers goods and services to marginal services and a lack of shoppers goods for surrounding residents has significantly deteriorated the area.
- *Economic dislocation, deterioration or disuse, resulting from faulty planning* - The lack of coordinated planning has created vacant parcels that will not attain their economic value due to poor visibility, access and size.
- *Irregular form, shape and inadequate lot size for proper usefulness and development* - The small lot size of commercial lots fronting Water Street and Lake Mead Drive have constrained the full transition of employment land uses on these principal arterial corridors.
- *Existing lot layout with disregard for contours and other physical characteristics of the ground and surrounding conditions* - The perpendicular layout of Water Street and its function as a stormwater drainage channel create hazards to both property and structures.

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- *Inadequate existing streets, open spaces and utilities* - The lack of underground drainage facilities on Water Street increases potential for flood damage. The layout of the existing street network does not properly coordinate the roadway function with adjacent land uses. The age and sizing of existing sanitary sewer system does not provide adequate, reliable service.
- *Submerged lots or other areas* - The stormwater hazards of Water Street create a submerged roadway that is hazardous for vehicles and pedestrians.
- *Depreciated land value, impaired investments and social and economic maladjustment* - The relocation of commercial serving retail businesses from downtown to the Boulder Highway has created functional obsolescence in many existing commercial retail buildings. Low rents, high vacancies and property disinvestment is prevalent in the downtown area.
- *Lack of proper land utilization* - The Redevelopment Study Area contains approximately 700 acres of vacant, developable land comprising more than 51 percent of the total area.
- *Shifts in population growth resulting in the expenditure of monies for new public facilities and services located elsewhere* - The growth of Green Valley and other large scale residential subdivisions have required substantial City investment in infrastructure and other public facilities and services.

1.6 REDEVELOPMENT AREA INTENT AND VISION

The intent of preparing the ***Henderson Redevelopment Plan*** is to prevent the spread of blight through planning, rehabilitation, reconstruction, and clearance in the interest of the general welfare. In an effort to define how the intent is to be achieved, the citizens of the Redevelopment Area created a vision of how their designated area would be rejuvenated in the future. A vision is a concise statement that is directly linked to the values of a defined area and is presented as follows:

Our vision for the Redevelopment Area integrates a compatible mix of municipal, professional, retail and gaming services developed in a campus setting. The existing stock of mature, affordable housing provides a visible link to the past and has been augmented by infill housing targeted for senior citizens and new families. Proximity of the campus and residential neighborhoods is connected by a sound roadway network enhanced by available parking, bus transit and bike paths. An inviting pedestrian system allows interaction of residents, visitors and workers who appreciate the attractive sidewalks, signage and street furniture. A new sense of pride also exists as overhead electrical wires have been buried and front yards are well tended. The revitalized atmosphere and friendly attitude of its workers and residents have created a renewed spirit of small town community for the second largest city in the state.

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1.7 REDEVELOPMENT AREA EXISTING AND FUTURE CONDITIONS

A comprehensive inventory and analysis was prepared for the Redevelopment Area to address key issues and provide the foundation for the plan elements contained in the Redevelopment Plan. These conditions are briefly summarized below and described in additional detail in the following six sections:

- *Existing Employment Conditions* - Describes and analyzes the existing demographic characteristics and market trends.
- *Near Term Employment and Housing Opportunities* - Provides forecasts for future job expansion and population growth over the next 10 years.
- *Existing Land Use Conditions* - Provides a summary of existing land use, general planning, zoning and environmental characteristics.
- *Existing Circulation Conditions* - Describes and analyzes the existing multi-modal (i.e. vehicle, transit, bicycle and pedestrian) transportation methods currently being utilized.
- *Existing Open Space/Community Facilities Conditions* - Describes and analyzes the public uses of land to provide adequate levels of health, safety and welfare for residents, businesses and property owners.
- *Existing Fiscal Conditions* - Provides a summary of the tax structure of the City as well as its current revenues and expenses.

1.7.1 Existing Employment Conditions

The City of Henderson continues to emerge as a strong growth-oriented community in Clark County. City population estimates indicate that the City has increased its a population of 67,806 residents in 1990 to 117,890 and 1995, posting a growth increase of approximately 74 percent. The population of the Redevelopment Area is estimated at approximately 6,792 persons. The total number of residential dwelling units is estimated to have increased from 25,345 in 1990 to over 40,000 in 1994. A total of 2,709 dwelling units are located in the Redevelopment Area. During the same period, a total of 157 commercial, office and industrial building permits were issued, with a total valuation of nearly $74,000,000. Non-residential building permitting peaked in 1993, with a total of 64 permits issued, with a total valuation of almost $29,000,000. Although the number of non-residential permits declined in 1993, valuation was slighting higher than in 1993.

A disaggregation of Henderson housing units by type in 1994 indicates that approximate 65 percent were single family, 28 percent were multi-family and seven percent were mobile homes. The type of units located in the Redevelopment Area are comprised of a slightly higher level of single-family homes (67 percent), a lower level of multi-family units (18 percents) and a higher

level of mobile homes (15 percent). In terms of housing age, only 15 percent of all residential structures in the City are more than 25 years old. The age of the housing stock in the Redevelopment Area is significantly higher with approximately 75 percent *more* than 25 years old. Over 40 percent of the existing dwelling units have less than two bedrooms per structure. More than 50 percent of all existing dwelling units in the Redevelopment Area have less than two bedrooms per structure while the persons per dwelling unit ranges between 2.3 and 2.6 people.

The median age of the community in 1990 was 31.8 years of age, while those residents older than 65 years comprised approximately eight percent, the median income was $38,802. The racial composition of the City in 1990 was 91.4 percent, white 2.7 percent black, and the remaining 5.9 percent comprised of other races. Approximately 8.1 percent of the total population is of Hispanic origin. Only seven percent of the City population is below the poverty level.

The median age of the Redevelopment Area in 1990 was 33.0 years while the population older than 65 comprised approximately 16 percent. Median household income ranged from $12,250 to $33,971 (averaging $24,326) in 1990 and approximately 16 percent of the Redevelopment Area population was below the federal poverty level in 1989.

Employment development in the Redevelopment Area is generally located in two distinct areas, downtown and along the Boulder Highway. Although downtown is generally in a better position to capture development activity generated by the City's growth, the type and mix of new retail space will be significantly different from the type of development that has occurred in the past. The downtown area has lost its competitive position for providing community-serving retail goods and services. These types of businesses have now moved over to the Boulder Highway, as well as further to the west to serve Green Valley residential growth. However, in its place, the downtown area could become the civic, government, business and service center, responding to both market demand, and the proactive actions on the part of the City.

The City of Henderson has reinforced the importance of downtown as a civic center. The completion of the courthouse and jail, expansion and renovation of the City municipal building, development of the new library, 20,000 square foot expansion of the Convention Center, and the new water treatment facility amount to more than $26 million in investment that can foster private rehabilitation and development efforts.

These investments have clearly had an impact on the perception of the downtown area by the residents of the City and by the development community. Several related governmental and utility functions are located downtown and include the Nevada Department of Employment Security, Nevada Power Company and Sprint Telecommunications are located within close proximity to the City Municipal Complex on Water Street. Sprint Telecommunications. Three financial institutions also are located on Water Street including First Interstate Bank, Bank of America, and US Bank.

The City funded a $2 million investment in streetscape improvements along Water Street in 1992. This investment has not had a major impact to date on improvement and investment in the buildings and properties along Water Street. The pedestrian-oriented building stock along Water Street, and also along Pacific Avenue, suffers from low rents and high vacancies. The lack of reinvestment is indicative of a business district in decline or distress. Rents for ground level retail type space in this area are generally in the $.50 to $.80 per square foot per month range with older, larger properties at the low end of the range and smaller more improved properties at the higher end. There are no Water Street commercial properties with rents in the $1.00 to $1.25 range. These rents are generally more indicative of prime community level retail space that is located on Boulder Highway. Also, commercial uses in ground level space in the downtown are generally comprised of office rather than retail space. This is indicative of both a relatively weak retail location and also a shortage of professional office space.

1.7.2 Near Term Employment and Housing Opportunities

Employment Opportunities

Over the last five years, virtually all of the City's primary neighborhood and community serving retail stores have moved out of the downtown area. At the same time, Boulder Highway has had an explosion of development for these same uses. Since 1992, a total of more than 650,000 square feet of retail space has been added to the Boulder Highway corridor. Only 115,000 square feet of this space is not located in the Redevelopment Area. This retail space is generally located in shopping centers anchored by supermarkets, including discount department stores.

In other areas of the City of Henderson, there has also been considerable recent comparable retail development serving the new residential communities in the Green Valley and Whitney Ranch to the north and west precluding major new retail development or redevelopment in the downtown area. An opportunity exists for limited small-scale retail in-fill on the Lake Mead Drive Corridor between I-515 on the west and Boulder Highway on the east. Within the downtown area, the existing retail-type commercial space can be upgraded and redeveloped. Based on overall changes in the downtown area, this space will likely convert to primarily non-retail uses. However, market opportunities also exist for a portion of this space to be converted to restaurants, cafés, and entertainment businesses typical of what has occurred in other traditional downtown areas that have transitioned into specialized commercial districts.

Many older downtowns have become specialty retail districts with a mix of independent retail and restaurant and entertainment uses attracted by the historic building character, pedestrian scale, and lower rents. Although downtown Henderson lacks the older, historic building stock found in many of these downtown areas, it does have the pedestrian scale that allows multiple like-type businesses to locate together, and also offers the lower rent rates that allow many small start-up independent restauranteurs to enter the marketplace. This type of retail development will take place primarily in renovations of existing commercial buildings and in the construction of new

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in-fill developments along Water Street, Pacific Street and Texas Avenue. In terms of total specialty space, demand is likely to be less than 25,000 square feet over the next five years.

Along the Boulder Highway, the strength of the retail market will only increase as adjacent residential development continues to add people in the immediate trade area. Major vacant sites on the east side of Boulder Highway are likely to be infilled with similar retail development including major vacant parcels located between the Post Office and Megafoods and south of the Boulder Marketplace. Currently outmoded and underutilized retail centers including Henderson Plaza are likely to be remodeled and expanded or demolished for more modern retail space.

The west side of Boulder Highway contains residential areas including the Townsite and remains almost completely undeveloped for commercial uses. The southwest corner of Lake Mead and Boulder Highway originally planned for a Smith's shopping center would likely develop as community commercial if the land is allowed to be assembled for redevelopment. Additional community-level shopping centers could be built along the west side of the highway if the redevelopment of residential uses to commercial uses in this area is considered desirable.

The other major commercial development location within the Redevelopment Area is at the intersection of Lake Mead and I-515. The southeast corner of the systems interchange is in the Redevelopment Area and offers high potential for mixed use commercial development including hotels, casinos, highway oriented restaurants, and big box retail space.

The Las Vegas Metropolitan Area has a total of nearly 9.8 million square feet of multi-tenant office space contained in 244 properties. There are only 12 buildings with 1.6 million square feet that are considered Class A space, and only 1.6 percent of this space is currently vacant. As a result, there is a metro-wide shortage of the most desirable office space.

No Class A buildings exist within the greater Henderson Area. A total of nine properties provide less than 200,000 square feet of office space. The largest properties in the City include the Green Valley Professional Office Building, constructed in 1984 with 55,000 square feet and the Quail Park Office Building, built in 1985 with 44,700 square feet of space. Within the Redevelopment Study Area, the St. Rose Dominican Medical Plaza, built in 1992 with 44,100 square feet of space, is the only significant office building, but is dedicated entirely to medical tenants.

As explained above, the Downtown area contains a mix of retail and office uses in its core area centered along Water Street from Lake Mead on the north to Ocean Avenue on the south. Office uses include several realtors, insurance agents, government agencies and professional offices such as accountants, lawyers, architects, and engineers. These uses are expected to continue to grow in the downtown core based on the expectation that the area will become primarily a business, government and civic center location with a small commercial support base. The conversion and renovation of existing commercial buildings to office-type uses will increase, even though only

a limited number of buildings are suitable for renovation. Approximately 25,000 square feet of space is expected to be redeveloped or added in this are in the next 10 years.

The lack of multi-tenant office space in the area and the growth of office users in existing commercial-retail space indicates that there is likely to be sufficient demand to support a professional office building in the downtown area in the next five years. The size of a supportable multi-tenant building is difficult to estimate based on the lack of comparable historical development in the area upon which to forecast future demand. A future office building could support approximately 50,000 to 100,000 square feet of space depending on the ability to pre-lease the building and to sign a major tenant. This building is forecast to be supportable by the Year 2000 with a second similar sized building supportable by 2005.

A small amount of additional office development, primarily in the form of small office buildings built on pad sites within commercial shopping center locations, will be located along the Boulder Highway. The types of users will be primarily realtors, insurance and business services preferring commercial - retail locations, along high traffic arterial corridors. The professional office community will be primarily attracted to the downtown location, to the extent that it is successfully developed. A total of two to four buildings totalling 100,000 square feet are forecast for the 1995 to 2005 period.

The Redevelopment Area contains one hotel property, the Best Western Motel, located at the southwest corner of Lake Mead Drive and Water Street. A total of three casino properties are also located within the Redevelopment Area. The Eldorado Casino and the Rainbow Club, both older budget oriented properties, are located on Water Street. PT's is a small casino located on Water Street. The Lucky Strike Casino is located in the Henderson Plaza Shopping Center on the Boulder Highway. Within the entire City, only two larger hotel/casino properties exist along the Boulder Highway. These include Sam's Town, located approximately three miles north of the Redevelopment Area and the Railroad Pass Casino located at the south end of the City.

Although the majority of Las Vegas casinos are located further in-town along the Las Vegas Strip and adjacent to the Interstate 15 (I-15) corridor, the recent development of more moderate-priced hotel casinos in the area including Sam's Town, located north of Henderson, and the Fiesta Casino-Hotel and Texas Casino properties along Rancho Drive in North Las Vegas illustrates the success of non-strip casino locations. These same types of moderate priced hotel/casinos are oriented toward local customers, and particularly Recreational Vehicle travellers who would like to stay away from the crowded and urbanized Strip area. Prime locations would include the I-515 terminus at US 93/95; and the I-515/Lake Mead interchange within the Redevelopment Area. The primary development opportunity within the Redevelopment Area is for existing casino and hotel properties to upgrade and expand. Existing traffic volumes in the Downtown Area do not support the development of new hotels or casinos. Within the next 10 years, two moderate priced hotel casinos are expected to be built in the Redevelopment Area. Two additional non casino properties

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can also be expected to locate on the Boulder Highway or the I 515 interchange. A total of 600 hotel rooms and 100,000 square feet of casino space could result from these projects.

Over the next ten years, the potential addition of supportable development and subsequent employment is estimated at 29,000 jobs based on the development intensity of employment land uses. The ultimate achievement of this Plan forecast will be contingent on many factors such as interest rates, market demand and potential redevelopment incentives.

Housing Opportunities

According to Henderson Planning Department statistics, a total of 503 multi-family dwelling units are located in the Downtown area. These units are comprised of small apartment projects as well as duplex and townhouse units scattered throughout the neighborhood.

Two primary markets exist for multi family development within the Redevelopment Area. Within the Downtown area, the primary market is for senior housing apartments and assisted living units for those long-time residents that want to stay in the area but no longer desire or are able to care for a single family detached home. Within the next ten years, an estimated 250 senior housing units and 600 market rate multi-family units are expected to be supportable in the Redevelopment Area. Using persons per household factors of 1.8 and 2.5 respectively, a total of 1,950 residents could be added within the Redevelopment Area.

1.7.3 Existing Land Use Conditions

Over the last five years, a noticeable shift in the pattern of development in the City of Henderson has taken place. During the 1980's, the City's geographic center effectively shifted to the west as the primary area of new residential growth focused on Green Valley. As a result, the Townsite and the Central Area (Downtown) were no longer located at the center of the City but had shifted to the City's eastern periphery away from the primary area of new residential growth. This geographic shift has had a major impact on the Central Area and its competitive position, particularly for retail goods and services.

While Green Valley is still the largest and fastest growing master planned community in the City, several new large master planned communities have initiated development south of Lake Mead Drive including Green Valley Ranch, McDonald Ranch, Sunridge, and Mountain Valley Ranch. As Green Valley becomes built out in the next few years, the shift of the City's geographic center should continue to move back toward the downtown area. This development trend has been accelerated by the completion of the I-515 freeway which places the southeastern sections of the City in a more competitive position for new suburban residential growth. Additional recent development at the Lake at Las Vegas, the City's first high end golf course gated community, has established a new development direction east of the Boulder Highway in the foothills.

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The existing land use, general planning, zoning and environmental characteristics in the Redevelopment Area will dramatically impact future rehabilitation and redevelopment activities. The existing Henderson Comprehensive Plan was adopted in September, 1985 and was augmented by the adoption of the Central Area Plan in November 1990. The two plans recommend seven types of land uses for the Redevelopment Area including residential, community and neighborhood shopping, highway commercial, tourist commercial, light industry/business park, public and semi-public and open space. Residential uses include low and high density categories along with neighborhood retail and public/semi-public support. Light industry/business park uses include light manufacturing and assembly, warehousing, research and development office and other supportive uses. Public and semi-public uses include schools, parks, playgrounds, water sewage treatment facilities and public institutions.

The existing pattern of land use located within the approximate 1,307-acre Redevelopment Area includes single and multi-family residential, commercial, office, industrial, public/semi-public, vacant and roadway right-of-way uses. Residential uses are located throughout the Redevelopment Area and include single family and multi family residential which comprise approximately 291 acres or 22.2 percent and 15 acres or 1.1 percent, respectively of the Redevelopment Area. Commercial uses are generally located on the south side of Lake Mead Drive, line both sides of Water Street and create a commercial node at the center of the Redevelopment Area which includes both casino and retail uses. These existing areas comprise approximately 166 acres or 12.7 percent of the Redevelopment Area. Many of these parcels are extremely small and only include one lot of parcel depth due to the fact that they have been redeveloped from prior single family residential uses. Office uses are presently located on both sides of Water Street between Lake Mead Drive and Basic Road and within a redeveloping area on the south side of Lake Mead Drive between Water Street and Atlantic Avenue. Office land uses include approximately 12 acres or 0.9 percent of the Redevelopment Area and consist of medical finance, insurance and real estate uses. Industrial land use includes approximately 27 acres or 2.1 percent of the Redevelopment Area. Public/Semi-Public uses located within the Redevelopment Area include schools, parks, churches and city facilities which constitute approximately 128 acres or 9.7 percent of the Redevelopment Area. These uses are generally located adjacent to Water Street, from Lake Mead Drive to Major Avenue. Vacant land is scattered throughout the Redevelopment Area on large and small parcels that total approximately 669 acres, or 51.2 percent. Roadway rights-of-way are included in the vacant category.

The existing pattern of zoning within the Redevelopment Area includes single family residential (RR, RS-6), multi-family residential (RM-12, RM-20, RM-24, RM-36), commercial (CN, CC, CD, CT), industrial (IG, IP, IL), public/semi-public (PS) and urban reserve (UR) districts. The single family zoning districts comprise approximately 498 acres or 38.1 percent of the Redevelopment Area. The multi-family residential zoning districts include 243 acres or 18.6 percent of the Redevelopment Area. The commercial districts include 374 acres or 28.7 percent of the Redevelopment Area. The industrial districts comprise approximately 41 acres or three

percent of the Redevelopment Area, and the public/semi-public and urban reserve districts comprise 151 acres or 11.6 percent of the Redevelopment Area.

When the majority of the Redevelopment Area was originally platted, the arterial and collector roadway system carried minimal vehicular traffic. Parcels with frontage on major streets were relatively small but could accommodate commercial or residential land uses. As the area developed, and as the automobile become the dominant mode of travel, residential lots fronting on major roads became less desirable. The commercial uses became less profitable due to lack of parking, inability to expand, shifting of residential development to other areas of the community.

The national transition in retailing favored larger lots, plenty of parking and an affluent customer base, that caused retail to abandon central cities for suburban locations. The Redevelopment Area, subdivided with a series of small lots on major streets, could not accommodate contemporary retailers and were also undesirable for single family homes. These areas gradually transitioned to marginal commercial or residential land uses which did not improve the quality of the area. The loss of businesses and residences also has contributed to the deterioration of neighborhoods, and a loss of economic value to the City's tax base.

Major public landowners in the Redevelopment Area include: the City of Henderson (Municipal Complex, Water Treatment Plant, Justice Complex and Senior Center); the Bureau of Reclamation (transmission line right-of-way); and the Clark County School District (Gordon McCaw Elementary Schools). Private land holdings generally consist of smaller residential or commercial land users. The Redevelopment Area also includes major non-profit uses such as St. Rose Dominican Hospital as well as seven churches representing many diverse denominations.

Several existing landmarks are located within the Redevelopment Area however, no structures have been placed on the National Register of Historic Places nor historically documented by state or local agencies. Based upon the history of the community, the St. Rose Dominican Hospital, the Senior Citizens Center (formerly the Community Church), the Eldorado Casino and the City Hall Complex have been identified as community landmarks/monuments within the Redevelopment Area.

The key environmental conditions of the Redevelopment Area include vehicular generated noise, potential land uses that could pose health threats water or air contamination, and electromagnetic proximity. Noise generated from vehicles pose significant impacts for the Redevelopment Area. The location of Lake Mead Drive which transects the Redevelopment Area generates high volumes of noise for the adjacent residential properties located between Water Street and Van Wagenen Avenue. Boulder Highway will also impact the adjacent residential areas through the noise produced by the extensive volumes of traffic utilizing this controlled access highway. Other secondary arterial and collector streets (i.e., Major Avenue, Basic Road, Water Street and Pacific Avenue) that penetrate the Redevelopment Area also create increased noise levels when not

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buffered (i.e., employment uses) from residential areas. Some preliminary studies have suggested that the electromagnetic fields (EMF), produced by high voltage overhead power lines or electrical substations, may impact the proper location of residential land uses located within close proximity to such facilities. These high voltage lines also impact the view to downtown Las Vegas.

Several existing land uses in the Redevelopment Area are potential stationary sources of air or water contamination. These primarily include such uses as electrical substations, service stations, dry cleaners, as well as industrial facilities, oil change establishments, and automobile part stores which generally store or temporarily dispose of potentially hazardous materials on site. Restaurants, through degreasing operations, emit reactive hydrocarbons. Service stations, through the filling of underground storage tanks and private vehicle fuel tanks also emit hydrocarbons into the atmosphere. It should be noted that the northern boundary of the Redevelopment Area is located adjacent to BMI facilities, which produce a wide range of titanium and industrial products. The process to develop these products may pose environmental concerns if not in compliance with pollution control regulations or frequently checked by appropriate personnel. The opportunity may exist in the future to redevelop a portion of the BMI lands that front the north side of Lake Mead Drive. These parcels are generally vacant and under the jurisdiction of Clark County, but could offer the City significant opportunities to expand the boundaries of the Redevelopment Area. If expanded the frontage could provide a buffer to the heavier interior industrial uses, expanded employment and tax increment capture and an aesthetic treatment to enhance the image of Lake Mead Drive as the Gateway to the Redevelopment Area.

1.7.4 Existing Circulation Conditions

Henderson is well located with respect to its regional circulation network, a system that includes vehicular, transit, railroad and aviation modes. Historically, the major north-south vehicular linkage from the City to Las Vegas has focused on the Boulder Highway (U.S. 93-95) which continues south to Kingman, Arizona. Major east-west linkages include Lake Mead Drive and Major Avenue. Vehicular travel time has been improved and future employment nodes may be re-oriented with the completion of the southern extension of Interstate 515/US 93-95 to Boulder Highway, with interchanges located at Horizon Drive, College Drive and Boulder Highway at Old Vegas. The existing vehicular circulation system, surrounding and penetrating the Redevelopment Area, utilizes a hierarchy of street systems to provide both intra- and inter-city movement. This hierarchy of street systems includes limited access freeways, controlled access highways, primary arterial, secondary arterial, collector streets and local streets as described below:

- *Limited Access Freeway* - A divided, access controlled system designed to transport large volumes of traffic quickly and safely over long distances, including the Henderson Expressway.
- *Controlled Access Highway* - A partially developed freeway system that transports traffic over long distances, including Boulder Highway and Lake Mead Drive.

- *Primary Arterial* - A street system that serves major activity centers through the provision of mobility rather than access to abutting land, including Water Street.
- *Secondary Arterial* - A street system that connects with the primary arterial system to provide a lower level of mobility and limited access to adjacent land, including Major Avenue, Burkholder Boulevard, Warm Springs Road, Van Wagenen Street and Pacific Avenue.
- *Collector Street* - A street system that penetrates neighborhoods to connect the arterial and local street networks, including Basic Road and Atlantic Avenue.
- *Local Street* - A street system that connects with the collector system to provide direct access to abutting land which includes all other roadways.

Existing parking facilities located in the Redevelopment Area include both on-site and on-street parking, utilizing regulated and unregulated spaces, and off-street areas consisting of city owned, privately controlled and uncontrolled lots. The focus of parking activity is bounded an area that includes Lake Mead Drive on the north, Ocean Avenue on the south and approximately one block to the east and west of Water Street. It appears that adequate parking currently exists even though some of the parking spaces on Water Street were eliminated with the completion of streetscaping improvements. Some vacant lots could also be considered for lease or purchase by the City for this purpose. Therefore, the question of whether there is adequate space available for the transfer of parking from Water Street to other off-street facilities, is more of a question of convenience and making alternative parking attractive to encourage a change to existing parking behavior.

Existing transit service provided by Citizens Area Transit allows another alternative for travel throughout the community and Las Vegas Metropolitan Area. Transit circulation throughout the Vegas Valley is administered by Citizens Area Transit (CAT), a private for-profit enterprise which receives no operating subsidy. The system operates 31 routes throughout the Las Vegas Valley, with Route 107 and 212 serving the Redevelopment Area. Route 107 provides service from the Las Vegas Downtown Transit Center, with a scheduled stop at Lake Mead Drive. Service continues south to Boulder City. Route 212 provides more extensive coverage of the Redevelopment Area. The route originates at Sunset and Las Vegas Boulevard where there is a transfer stop for routes 213, 301 and 303. Service in the Redevelopment Area and vicinity serves portions of Lake Mead Drive, Van Wagenen Street, Pacific Avenue, Horizon Drive, Boulder Highway, Palo Verde Drive, Major Avenue, Center Street, Basic Road and Water Street. A one-way loop provides east bound buses into Henderson and a reverse one-way loop transport west bond buses from Henderson. Bus service in the Redevelopment Area has significantly improved over the past four years through increased bus coverage and reduced headways (i.e. timing between buses). The longer duration of bus service has provided additional opportunities for bus ridership by local residents.

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Railroad service exists to the south of the Redevelopment Area is with the existing Union Pacific Railroad right-of-way (which has been dedicated to the City of Henderson within its incorporated boundaries) and transverses the City from the northwest to the southeast, linking southern California and northern Arizona. The Redevelopment Area is located approximately ten miles southeast of McCarran International Airport and approximately nine miles east of Sky Harbor Airport.

The Average Daily Traffic (ADT) for arterial roadways bounding and penetrating the Redevelopment Area were produced by the Nevada Department of Transportation (NDOT) utilizing traffic data from the Years 1984 and 1993. Generally traffic levels have reduced by approximately 18 percent, from 38,000 to 32,000 ADT, on Boulder Highway. This reduction is the result of the opening of Intestate 515 that provides a direct, limited access linkage from downtown Las Vegas to Boulder City.

Bicycle circulation within the Redevelopment Area is promoted through the creation of the Trails Network Plan which was prepared by the City Parks and Recreation Department in 1987. The network plan illustrates the locations of bicycle routes identified on previous plans that date from 1973. The only designated bike path in the Redevelopment Area includes Van Wagenen Street from Major Avenue to Burkholder Junior High School.

Even though Boulder Highway and Lake Mead Drive form significant barriers and hazards, pedestrian circulation within the Downtown portion of the Redevelopment Area utilizes an extensive network of sidewalks. The existing network is generally located on both sides of the arterial, collector and local streets. Although the sidewalks, curbs and gutters are, in some cases, more than 30 years old, much of the pedestrian system appears to be in adequate condition and is extensively utilized. These sidewalks are constructed of concrete and have a typical width of 3.5 feet that abuts the curbs and gutters of the street system.

1.7.5 Existing Open Space/Community Facilities Conditions

The existing area dedicated for open space and public facilities includes a significant amount of acreage within the Redevelopment Area. Open spaces which comprise the two Bureau of Reclamation Rights-of-Way that transect the Redevelopment Area include approximately 59 acres. Public facilities which include educational, health care, municipal and religious facilities comprise approximately 212 acres. In total approximately 20 percent of the Redevelopment Area is dedicated to open space and public facility use. A total of three elementary schools, two junior high schools and one senior high school serve the public education needs of Redevelopment Area students. The only elementary school located within the Redevelopment Area includes the Gordon McCaw Elementary School.

Gordon McCaw Elementary School is located on the west side of Tin Street between Basic Road and Ocean Avenue. The school offers grade levels from kindergarten through five. The

attendance area for McCaw Elementary School encompasses the area bounded by Lake Mead Drive. Water Street, Boulder Highway, Greenway Road, the Union Pacific Railroad and Interstate 515. The other two elementary schools that serve Redevelopment Area students include Sewell and Taylor Elementary Schools. Sewell Elementary School is located north of the Redevelopment Area at 700 East Lake Mead Drive. Sewell Elementary provides year-round education for students from kindergarten to fifth grade. Although the northern portion of the Redevelopment Area is included in the attendance area for Sewell Elementary School, no residential neighborhoods in the Redevelopment Area create any students for this elementary school. Robert Taylor Elementary School is located at 400 McNeil Drive outside the Redevelopment Area, however portions of its attendance area are within the Redevelopment Area. This is a nine-month school which provides education for students in kindergarten through fifth grade. Students in the Redevelopment Area residing north of Boulder Highway are within the attendance zone for Taylor Elementary School.

There are no junior high schools in the Redevelopment Area. Junior high students residing west of Boulder Highway attend Burkholder Junior High. Students residing east of Boulder Highway attend Brown Junior High School. There are no high schools in the Redevelopment Area. High school students residing in the Redevelopment area attend Basic High School.

The existing health care facilities that serve the Redevelopment Area include St. Rose Dominican Hospital. Southern Nevada's only non-profit Catholic health care provider, offers a complete range of both in- and out-patient services for all health care needs. Built in 1942, the facility has undergone a series of improvements to create a stable influence for the Redevelopment Area. The hospital currently has a total of 127 beds with a staff of approximately 150 medical and dental physicians and 150 support personnel.

A total of five City park facilities serve the Redevelopment Area and include Burkholder Baseball Field, City Youth Center/BMI Pool, Gordon McCaw School Park, Morrell Park/Korterson Valley View Recreation Center and Sewell School Park. Burkholder Baseball field is an eight acre facility adjacent to Burkholder Junior High School. The facility contains a lighted regulation baseball diamond utilized by many baseball organizations. The City Youth Center is located in the Redevelopment Area and provides recreational and social activities for youths under 17 years of age. Activities include: basketball; billiards; football; table tennis; art-and-crafts; movies; volleyball and whiffleball. The BMI swimming pools are adjacent to the Youth Center and are open to all ages. A wading pool, swimming pool with lap lanes and a diving pool with one-meter and three-meter diving boards total 4.4 acres. Gordon McCaw School Park is a seven acre park located in the Redevelopment Area at Van Wagenen Street and Ocean Street. Morrell Park and the Kesterson Valley View Recreation Center is located at Major Avenue and Harris Street outside of, yet adjacent to the eastern Redevelopment Area boundary and totals 15 acres. The facility includes two lighted tennis courts, a basketball court, five ballfields (four lighted), two playground equipment areas, a grassed picnic area, a fitness and jogging course, and two parking lots. Sewell

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School Park is a 4.5 acre park located at Lake Mead Drive and Warm Springs Road adjacent to the eastern boundary of the Redevelopment Area.

The major existing public utility facilities located in the Redevelopment Area include the water treatment plant and electrical powerline corridors. The Henderson Water Treatment Plant encompasses approximately 19.1 acres and is located on the south side of Water Street between Ocean Avenue and Major Avenue. The facility contains a treatment facility and two concrete lined, aerated lagoons which presently treat approximately 6.4 million gallons per day (mgd) with a capacity to treat an additional 2.4 mgd. The perimeter landscaping of the Water Treatment Plant has recently been revitalizated and significantly improves the visual quality of the surrounding area.

The Department of Energy, Western Area Power Administration (WAPA) provides jurisdiction over the Hoover-Basic 230 kv overhead electrical transmission line that is located on the north side of Van Wagenen Street and utilizes a 275 to 325 foot right-of-way. The right-of-way includes approximately 49 acres. WAPA, in its license agreement with the City of Henderson will allow the design and placement of certain vegetation and improvements (15' maximum height) within the right-of-way for a period of 30 years (starting in 1985) to utilize the availability of linear, vacant land in the public interest.

The major existing administrative facilities located in the Redevelopment Area include the City Municipal Complex and Henderson Convention Center. The Municipal Complex contains the Convention Center, City Library and City Hall. The City Hall, which was dedicated in July 1989, provides a centralized location for the administrative functions of Henderson. The City Police Department is also located on the west side of the City Hall. The City's criminal justice facility for police and court services is located at the northeast corner of Water Street and Basic Road. The City Public Library was dedicated on 8 April 1989 and is located at the northwest corner of Water Street and Basic Road. In addition to books and periodicals, the facility offers childrens programs, records and paintings. The Henderson Convention Center was completed in 1982 and offers 20,000 square feet, 7,500 square feet which can be divided into one, two or three rooms. The facility includes a ballroom, meeting rooms, a conference room, offices a holding kitchen and registration counter along with parking for 200 vehicles.

The Redevelopment Area contains seven churches which represent a wide variety of religious denominations to serve the adjacent neighborhoods. The churches are generally located in the western portion of the area. The former Community Church, located east of the intersection of Army and Texas Streets, was rehabilitated in 1989 and now functions as the Senior Citizens Center.

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1.7.6 Existing Fiscal Conditions

The City of Henderson, similar to all cities in Nevada, has a favorable tax structure with no personal or corporate income taxes and no inventory, estate, inheritance or gift tax. The City had a total property tax rate of 0.7124 per $100 of assessed valuation in fiscal year 1995-1996 as shown on Table 1, *City Assessed Values and Tax Rates, 1995-1996*. The total overlapping tax rate including county and school district rates is 2.7972 per $100 which is slightly below the average state-wide. Property is assessed at 35 percent of market value. The average property taxes on a home with a market value of $100,000 would therefore be $979 per year.

TABLE 1
City Assessed Values and Tax Rates, 1993-1996

Fiscal Year	Assessed Valuation	Total Tax Rate	Debt Service Rate
1993	$1,203,690,215	$0.7124	$0.3295
1994	$1,548,698,499	$0.7124	$0.3295
1995	$1,708,662,768	$0.7436	$0.3295
1996	$1,945,569,150	$0.7124	$0.3295

Source: City of Henderson Budget Reports, 1994 and 1995.

The total assessed valuation in Henderson has increased from $1.2 billion to over $1.9 billion, exhibiting an increase of 62 percent in only four years. The Redevelopment Area only contributes 2.7 percent of the total assessed value in the entire City. The current debt service tax rate is $0.3295 per $100.

Because Nevada is a tourist oriented state, the local government tax structure is more heavily weighted toward sales taxes that treats residents and non-residents the same, relative to the purchase of goods and services. The total sales tax rate in Clark County is seven percent. Portions of sales taxes are used to support Nevada, Clark County and Clark County School District functions, with a portion of the tax collected subsequently returned to each city based on their existing population. Therefore, a fiscal imperative exists for each City to increase their housing stock rather than capturing commercial development within their incorporated area because place of sale is irrelevant in the redistribution of sales tax back to each City.

Intergovernmental revenues, of which sales taxes account for over $26.5 million or more than 75 percent, comprise 30 percent of the total Henderson revenues as shown in Table 2, *City Revenues and Expenses, 1995-1996*. Excluding the revenues generated by utilities and other enterprise funds, sales and use taxes currently account for approximately 50 percent of General Fund revenues. By contrast, property taxes account for only 12 percent of the City's total revenues.

TABLE 2

City Revenues and Expenses, 1995-1996

Revenues	Budget Year	Proprietary Funds	Total	% of Total
Property Taxes	$13,860,235	$ 0	$13,860,235	12%
Other Taxes	10,000	39,000	49,0000	0%
Licenses and Permits	11,218,011	160,000	11,378,011	10%
Intergovernmental Revenues	34,891,515	0	34,891,515	30%
Charges for Services	7,223,108	38,008,291	45,231,399	39%
Fines and Forfeits	1,042,109	0	1,042,109	1%
Miscellaneous	6,976,364	1,786,977	8,763,341	8%
Total Revenues	$75,221,342	$39,994,268	$115,215,610	100%
Expenses				
General Government	14,149,073	0	14,149,073	11%
Judicial	1,376,021	0	1,376,021	1%
Public Safety	29,023,903	0	29,023,903	23%
Public Works	3,625,470	0	3,625,470	3%
Culture and Recreation	7,309,897	0	7,309,897	6%
Intergovernmental	600,000	0	600,000	0%
Utility Enterprises	0	29,781,907	29,781,907	24%
Capital Projects	1,782,379	0	1,782,379	1%
Other Property	0	14,362,439	14,362,439	11%
Debt Service	17,932,167	5,567,726	23,499,893	19%
Total Expenses	$75,798,910	$49,712,072	$125,510,982	100%

Source: City of Henderson Final Budget, FY 1996

Henderson has increased its population by 74 percent over the last four years, and is now struggling to provide City facilities and infrastructure to adequately serve existing and future growth. The City currently exhibits a relatively liberal level of debt with the overall level of debt projected to exceed eight percent in FY 1997 as shown on Table 3, *Projected Debt Ratios, City of Henderson*. The City generally desires to retain its overall debt below 8.5 percent of its revenues.

The recent civic center improvement projects including the civic center expansion, jail and justice facility and Water Street improvements have contributed to the increase of direct general obligation debt. Numerous planned infrastructure and public facility projects are expected to utilize all available debt financing over the next several years. This includes a planned $30 million cultural center proposed for construction in Green Valley Ranch, a $7.5 million fire training facility and a $2.5 million animal control facility. As a result, a minimal amount of direct city funds are expected to be available for physical improvements in the Redevelopment Area.

This situation is a primary motivation for establishing a redevelopment district in order to take advantage of tax increment financing (TIF) and other available redevelopment tools to fund needed improvements.

TABLE 3

City Projected Debt Ratios, of Henderson

Fiscal Year	Net Direct Debt Per Capita	Net Direct Debt Percent of Taxable Value	Overall Debt Per Capita	Overall Debt Percent of Taxable Value
1995	630	1.4%	3,069	6.6%
1996	543	1.2%	3,106	6.7%
1997	673	1.4%	4,021	8.6%
1998	581	1.2%	4,016	8.6%
1999	497	1.1%	3,825	8.2%
2000	421	.09%	3,472	7.4%
2001	338	.08%	3,109	6.9%

Source: City of Henderson Finance Department, May 1995.

1.8 REDEVELOPMENT PLAN CONFORMANCE WITH THE HENDERSON COMPREHENSIVE PLAN

The City of Henderson has prepared and utilizes its Comprehensive Plan to guide the long term physical development of the area over which it has jurisdiction. The Henderson Comprehensive Plan was prepared and adopted pursuant to Section 278.150 of Nevada Revised Statutes (NRS). The Comprehensive Plan was adopted by the Henderson City Council over a ten month period that began on 5 November 1984 and extended through 3 September 1985. The most recent addition to the Henderson Comprehensive Plan is the Central Area Plan which was adopted through the passage of Resolution No. 1470 by the City Council on 11 November 1990. The goals of the City in the preparation of the Central Area Plan were to:

- Create a specific land use plan that allows existing and future residential, employment and public uses to co-exist compatibly.
- Develop a specific plan that integrates compatibly with the Henderson Comprehensive Plan.
- Identify, define and prioritize those improvements achieving community consensus to preserve and enhance the Central Area.

The boundaries of the Central Area are included within the boundaries of the Redevelopment Area. However, the boundaries of the Redevelopment Area extend outside the boundaries of the Central Area. The majority of the Redevelopment Area is in conformance with the 1985 Comprehensive Plan. However, certain parcels have been revised to reflect appropriate changes to physical, market and environmental conditions within the Redevelopment Area. An amendment to the Comprehensive Plan was approved by the Planning Commission and City Council to make the Comprehensive Plan and Redevelopment Plan consistent. The land use, circulation and open space/community facility recommendations presented in the Redevelopment Plan are consistent with the Henderson Comprehensive Plan pursuant to NRS 279.526 and NRS 279.568. A copy of Resolution No. 1470 is contained in the Appendix of this document.

1.9 REDEVELOPMENT PLAN REVIEW AND ADOPTION

The ***Henderson Redevelopment Plan*** was reviewed by the Henderson Planning Commission and Henderson City Council. The Planning Commission approved the Draft Redevelopment Plan on 6 September 1995. The City Council adopted the Final Draft Redevelopment Plan through the passage of Ordinance No. _____ at a public hearing held on ___ _____ 1995. A copy of Ordinance No. _____ is contained in the Appendix of this document.

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2.0 Redevelopment Plan

The Redevelopment Plan of the ***Henderson Redevelopment Plan*** document provides the legal description and the key elements to guide the appropriate development, rehabilitation and redevelopment within the designated Redevelopment Area. The Redevelopment Plan is presented in the following six sections:

- Redevelopment Area Legal Description
- Employment Plan
- Land Use Plan
- Circulation Plan
- Open Space/Community Facilities Plan
- Financing Plan

2.1 REDEVELOMENT AREA LEGAL DESCRIPTION

A generalized legal description of the Henderson Redevelopment Area is provided below:

That portion of Section 13, Township 22 South, Range 62 East, M.D.M., Sections 7, 8 17, and 18, Township 22, South, Range 63 East M.D.M., in the City of Henderson, County of Clark, State of Nevada, more particularly described as follows:

Commencing at the northeast corner of said Section 17 as shown on parcel map recorded in File 20 at page 42; thence along the north line of said Section 17, north 89° 48' 07" east 413.13 feet to a point on the northeasterly boundary of record of survey recorded in File 7 at Page 38, thence along said boundary south 42° 21' 32" east 40.90 feet to an intersection with the southerly prolongation of the southeasterly boundary of parcel map recorded in File 49 at Page 13, said intersection being the Point of Beginning. Thence continuing along said northeasterly boundary of record of survey File 7 Page 38 and its southeasterly prolongation, south 42° 21' 32" east 1,395.12 feet to the northwesterly right of way of Dondero Avenue (80.00 feet wide), thence along said right of way south 47° 38' 28" west 1,003.03 feet to the northwesterly corner of parcel map recorded in File 25 at Page 12; thence along the northeasterly boundary of said parcel map, also being the southwesterly right of way of Harris Street (60.00 feet wide); south 42° 23' 52" East 1,123.20 feet to the northeasterly corner of said parcel map; thence along the southeasterly boundary of said parcel map south 47° 36' 08" West 390.12 feet to the northeasterly boundary of parcel map recorded in File 40 at Page 26; thence along said northeasterly boundary and its southeasterly prolongation south 42° 23' 52" east 1,142.45 feet to a point on the northwesterly boundary of parcel map recorded in File 57 at Page 32; thence along said northwesterly boundary, also being the southeasterly right of way of Major Avenue (80.00 feet wide), north

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25° 35' 24" east 306.63 feet to the most northerly corner of said parcel map; thence along the northeasterly boundary of said parcel map and its southeasterly prolongation south 42° 23' 52" east 865.06 feet to the easterly boundary of parcel map recorded in File 28 at Page 43; thence along said easterly boundary, also being the westerly right of way of Pioneer Street (80.00 feet wide), south 00°06'09" west 355.95 feet to an intersection with the northwesterly prolongation of the southwesterly boundary of parcel map recorded in File 76 at Page 77; thence along said prolongation and southwesterly boundary south 42°23'52" east 745.53 feet to the centerline of Lido Street (60.00 feet wide); thence along said centerline south 47°36'08" west 30.00 feet to an intersection with the northwesterly prolongation of the northeasterly boundary of parcel map recorded in File 26 at Page 63; thence along said prolongation and northeasterly boundary, also being the southwesterly right of way of Sausalito Drive (60.00 feet wide), south 42°23'52" east 1,207.66 feet to the beginning of a curve concave southwesterly, having a radius of 20.00 feet; thence southerly along the arc of said curve 31.42 feet, through a central angle of 90°00'00" to a point on the northwesterly right of way of Palo Verde Drive, as shown on said parcel map; thence along said right of way south 47°36'08" west 340.00 feet to the beginning of a curve concave northerly, having a radius of 25.00 feet; thence westerly along the arc of said curve 39.27 feet, through a central angle of 90°00'00" to a point on the northeasterly right of way of U.S. Highway 93-95-466 (Boulder Highway) (290.00 feet wide from centerline); thence south 51°22'59" west 491.07 feet to a point on the southwesterly right of way of said Highway 93-95-466 which lies at the intersection of the easterly prolongation of the northerly right of way of Greenway Road as shown on parcel map recorded in File 71 at Page 44, said intersection also being the beginning of a non-tangent 860.00 foot radius curve concave northwesterly, a radial line from said point bears north 29°37'58" west; thence southwesterly along the arc of said curve and right of way 348.02 feet, through a central angle of 23°11'09"; thence south 83°33'11" west 261.43 feet to the southwest corner of said parcel map; thence continuing along said right of way as shown on parcel map recorded in File 74 at Page 97 south 83°33'11" west 251.12 feet to the beginning of a curve concave southeasterly, having a radius of 940.00 feet; thence southwesterly along the arc of said curve 938.26 feet, through a central angle of 57°11'22"; thence south 25°35'44" west 52.76 feet to a point of cusp with the southwesterly right of way of Van Wagenen Street as shown on said parcel map, being the beginning of a non-tangent 25.00 foot radius curve concave southwesterly, a radial line from said point bears north 64°24'19" west; thence northwesterly along the arc of said curve and southwesterly right of way, 39.37 feet through a central angle of 90°13'46" to a point on said right of way which lies 50.00 feet southerly, measured at right angles from the centerline of said Van Wagenen Street; thence along said right of way north 64°38'05" west 1,240.70 feet; thence north 25°21'55" east 20.00 feet to a point on said right of way which lies 30.00 southerly, measured at right angles from the centerline of said right of way; thence continuing along said right of way and the southerly boundary of said parcel map north 64°38'05" west 1,309.17 feet; thence continuing along said southerly boundary and right of way south 25°21'55" west 25.00 feet; thence along and leaving said boundary, continuing along said right of way north 64°38'05" west 4,934.08 feet to a point on the easterly line of Section 13 Township 22 South, Range 62 East which bears north 00°14'10" east 1,276.95 feet from the southeast corner of said Section 13, as shown on said parcel map File 74 page 97; thence

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continuing along said right of way north 64°38'05" east 904.70 feet to a point on the easterly boundary of Hillcrest Manor subdivision recorded in Book 4 at Page 38; thence along said boundary north 00°21'30" east 15.52 feet to the southerly right of way of said Van Wagenen Street (formerly Watson Avenue as shown on said subdivision); thence along said right of way north 64°52'52" west 2,003.74 feet to the westerly boundary of said subdivision also being the north south centerline of said Section 13; thence along said boundary and centerline south 00°03'00" west 2,032.16 feet to the southeast corner of Parcel Map recorded in File 30 at Page 22; thence along the southerly boundary of said parcel map, also being the northerly line of the Union Pacific Railroad property as shown on said parcel map, south 87°00'44" west 1,575.57 feet to the easterly right of way of U.S. 95 as shown on Nevada Department of Transportation right of way drawings, said point lies on the arc of a non-tangent 9,850.00 foot radius curve concave northeasterly, a radial line from said point bears north 47°57'59" east; thence northwesterly along the arc of said curve and right of way 158.21 feet through a central angle of 00°55'13"; thence north 41°06'48" west 391.47 feet; thence north 37°16'26" west 771.87 feet to the beginning of a 1,400.00 foot radius curve concave easterly; thence northerly along the arc of said curve 768.07 feet, through a central angel of 31°26'02" to the beginning of a compound 100.00 foot radius curve concave southeasterly; thence northeasterly along the arc of said curve 138.88 feet, through a central angle of 79°34'26"; thence north 08°51'37 west 91.90 feet; to the centerline of Lake Mead Drive ("0" line of State Route 546-State Highway 41) as shown on record of survey File 21 Page 18; thence along said centerline north 81°08'23" east 7,238.15 feet to an intersection with the centerline of Water Street (100.00 feet wide) as shown on parcel map recorded in File 76 at Page 41 and per Henderson Townsite Annex No. 4 subdivision recorded in Book 3 at Page 41; thence along said centerline north 08°51'37" west 2,937.59 feet to the southwesterly right of way of U.S. Highway 93-95-466 (Boulder Highway) (400.00 feet wide); thence along said right of way south 42°23'52" east 219.94 feet; thence north 47°36'08" east 400.00 feet to a point on the northeasterly right of way of said Boulder Highway, said point being the most westerly corner of record of survey for boundary line adjustment recorded in File 73 at Page 19; thence along the northwesterly boundary of said adjustment north 50°16'51" east 500.07 feet to the most northerly corner of said boundary; thence along the northeasterly prolongation of the original boundary line shown on said record of survey north 47°36'08" east 1,354.80 feet to the southerly line of a 200.00 foot wide Nevada Power Company easement as shown on record of survey recorded in File 9 at Page 46; thence along said line south 42°24'50" east 425.97 feet to an intersection with the southwesterly prolongation of the northwesterly boundary of said record of survey; thence along said prolongation and boundary north 47°34'40" east 1,929.08 feet to the southwesterly right of way of Ballerina Street (60.00 feet wide) as shown on record of survey recorded in File 18 Page 53; thence along the northeasterly prolongation of the northwesterly boundary of said record of survey in File 9 at Page 46, north 47°34'40" east 615.07 feet to an intersection with the southerly right of way of Warm Springs Road (100.00 feet wide) as described in Grant Deed recorded April 20, 1983, in Book 1721 as Document No. 1680352, of Official Records in the Office of the County Recorder, said intersection being the beginning of a non-tangent 2,950.00 foot radius curve concave southwesterly, a radial line from said point bears south 18°55'42" west; thence southeasterly along the arc of said curve and right of way 509.15

feet, through a central angel of 09°53'20"; thence south 61°10'58" east 782.67 feet to the beginning of a 25.00 foot radius curve concave southwesterly; thence southerly along the arc of said curve 39.27 feet, through a central angle of 90°00'00 to a point on the northwesterly right of way of Lake Mead Drive (400.00 feet wide) (State Highway No. 41); thence south 61°10'52" east 400.00 feet to the southeasterly right of way of Lake Mead Drive; thence along said right of way south 28°49'08" west 665.28 feet to the beginning of a curve concave northwesterly having a radius of 10,200.00 feet; thence southwesterly along the arc of said curve and right of way 1,541.78 feet through a central angle of 08°39'38" to the most northerly corner of parcel map recorded in File 49 at Page 13; thence along the northeasterly boundary of said parcel map south 42°21'32" east 810.04 feet to the most easterly corner of said parcel map; thence along the southeasterly boundary of said parcel map and the southwesterly prolongation thereof south 47°38'28" west 991.22 feet to the Point of Beginning.

Contains 1,307 acres more or less.

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2.2 EMPLOYMENT PLAN

The Employment Plan component identifies the existing economic characteristics, city strategies and future opportunities to enhance employment in the designated redevelopment area. The employment plan is presented in the following two subsections:

- Employment Goals, Objectives and Policies
- Equal Opportunity Employment Plan Preparation

2.2.1 Employment Goals, Objectives, and Policies

Goal 1.0: **A diversified and strengthened economy in the Redevelopment Area.**

Objective 1.1 Provide a balanced community for various social, economic and ethnic groups.

Policy 1.1.1 The Agency should identify appropriate locations for senior housing to serve the changing demographics of the townsite area.

Policy 1.1.2 The Agency should preserve and enhance existing owner-occupied residential areas in the Townsite Neighborhood.

Policy 1.1.3 The Agency should explore opportunities for senior citizen housing on the Townsite Apartment site.

Policy 1.1.4 The Agency should support the assemblage of parcels and transition of rental residential parcels to commercial or office uses on Lake Mead Drive and Basic Road.

Policy 1.1.5 The Agency should utilize mortgage, trust fund and grant programs to rehabilitate housing in the Redevelopment Area.

Objective 1.2 Stimulate new employment expansion and economic growth.

Policy 1.2.1 The Agency should provide financial assistance to private redevelopment projects consistent with the Redevelopment Plan to make them economically feasible.

Policy 1.2.2 The Agency should emphasize the development of vacant parcels for employment uses.

Policy 1.2.3 The Agency shall require the submittal of an employment plan for all phases of each redevelopment project.

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Policy 1.2.4 The Agency should continue to evaluate the potential of Redevelopment Area expansion to increase employment and tax increment capture for the Redevelopment Area.

2.2.2 Equal Opportunity Employment Plan Preparation

The Agency shall exhibit a good faith effort to ensure that employment opportunities are generated from redevelopment projects for residents of the Redevelopment Area. In conjunction with plans and specifications for the project, the applicant must submit an employment plan to the Agency that quantifies the amount of employees to be hired, their general job requirements and expected payroll. The employees to be typically quantified shall be subject to the following space/employee standards for each general land use type.

• Highway Commercial	1 Employee/500 SF
• Community and Neighborhood Shopping	1 Employee/500 SF
• Tourist Commercial	1 Employee/500 SF
• Downtown Commercial	1 Employee/500 SF
• Light Industry/Business Park	1 Employee/700 SF
• Public/Semi-Public	1 Employee/400 SF

In addition, each employment plan shall identify strategies to employee the following redevelopment residents that are:

- Economically Disadvantaged
- Physically Challenged
- Racial Minorities
- Veterans of Military Service
- Women

2.3 LAND USE PLAN

The Land Use Plan component identifies the existing land use characteristics, City strategies and development parameters to guide orderly and appropriate growth, rehabilitation and redevelopment in the designated Redevelopment Area. The Land Use Plan is presented in the following four sections:

- Land Use Goals, Objectives and Policies
- Permitted Land Uses
- Redevelopment Land Use Plan
- Real Property Controls and Limitations

2.3.1 Land Use Goals, Objectives, and Policies

Goal 1.0: Orderly rehabilitation and development of the Redevelopment Area.

Objective 1.1 Replan, redesign, and develop underutilized and undeveloped areas.

Policy 1.1.1 The Redevelopment Plan shall identify appropriate land uses for existing vacant areas.

Policy 1.1.2 The Redevelopment Plan will designate the corridors on Water Street, Basic Road (East), Lake Mead Drive and the Boulder Highway for lodging, entertainment, office, medical, government and neighborhood retail activity.

Policy 1.1.3 The Agency should identify corridors of sufficient depth to allow development that satisfies updated design standards and includes parking areas to serve multiple commercial establishments and adequate landscaping and buffering from adjacent land uses.

Policy 1.1.4 The Agency shall identify other appropriate strategies to buffer incompatible land uses.

Policy 1.1.5 The Redevelopment Plan shall utilize the Bureau of Reclamation right-of-way as the buffer between employment and residential land uses.

Objective 1.2 Preserve and upgrade existing residential structures.

Policy 1.2.1 The Redevelopment Plan shall identify the Townsite Neighborhood for future residential rehabilitation efforts.

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Policy 1.2.2. The Redevelopment Plan shall target owner occupied dwellings for rehabilitation activities.

Objective 1.3 Assemble land into suitable sized parcels for development.

Policy 1.3.1 The Agency will identify the Townsite Apartments and trailer park sites for redevelopment.

Policy 1.3.2 The Agency should provide for the adoption of specific relocation rules for displaced persons and businesses by the Agency.

Goal 2.0: Environmental deficiency and blight elimination within the Redevelopment Area.

Objective 2.1 Provide facilities for non-vehicular circulation to link living and working areas to improve air quality and reduce traffic congestion.

Policy 2.1.1 The Redevelopment Plan shall identify a continuous pedestrian and bicycle path system.

Objective 2.2 Monitor and appropriately relocate land uses with potentially hazardous effects on land, air and water.

Policy 2.2.1 The Agency will require conformance of all federal, state and local requirements prior to initiating any redevelopment activities.

Policy 2.2.2 The Agency should identify the relocation of utilities.

Policy 2.2.3 The Agency should identify the redevelopment of the Nevada Power electrical substation site.

Objective 2.3 Utilize employment or public/semi-public land uses to buffer residential areas from roadways that produce excessive levels of vehicular noise.

Policy 2.3.1 The Redevelopment Plan shall identify appropriate employment or public/semi public land uses on Basic Road (East), Lake Mead Drive, Water Street, and Pacific Avenue.

Objective 2.4 Promote the use of drought tolerant vegetation in landscape areas to buffer land uses, provide entry statements, define vistas and provide a desired micro-climate.

Policy 2.4.1 The Agency will require the use of water conserving vegetation from the City's accepted landscape list for all redevelopment projects.

Objective 2.5 Ensure that the Redevelopment Area is visually appealing and free of harmful or hazardous debris.

Policy 2.5.1 The Agency shall actively enforce the City's property maintenance ordinance within the Redevelopment Area.

Policy 2.5.2 The Agency should identify necessary staffing resources to enforce the City's property maintenance ordinance.

Policy 2.5.3 The Agency should identify key participants to maintain the Redevelopment Area in a high quality manner.

2.3.2 Permitted Land Uses

The permitted land uses of the Redevelopment Area include a mix of residential employment and support facility designations to identify the density and intensity for the Redevelopment Plan. Residential land uses include Low Density Residential, Medium Density Residential, High Density Residential categories. Employment uses include Community and Neighborhood Shopping, Downtown Commercial, Highway Commercial, Tourist Commercial, and Light Industry/Business Park. Support facility uses include Public and Semi-Public. Each of these categories is described in greater detail below.

- *Low Density Residential* - The "Low Density Residential" (LDR) category generally includes, but is not limited to single family types of uses at densities not exceeding eight dwelling units per acre. Low density residential areas are located in areas previously existing and/or zoned for such uses, where the circulation system provides local street access and where public facilities and services can adequately serve the area. All such uses contained in this designation shall conform to the provisions of the plan and City ordinances and codes in effect from time to time.
- *Medium Density* - The "Medium Density Residential" (MDR) category generally includes, but is not limited to, single family duplex, condominium and townhouse types of uses of densities not exceeding 10 dwelling units per acre. Medium density residential areas are located in areas previously existing and/or zoned for such uses, where the circulation system provides collector street access and where public facilities and services can adequately serve the area. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *High Density Residential* - The "High Density Residential" (HDR) category generally includes, but is not limited to, apartment types of uses at densities not exceeding 36 dwelling units per acre. High density residential areas are located in areas that are previously zoned for such uses, where redevelopment may provide affordable housing and where density and vehicular circulation impacts will not be detrimental to existing adjacent land uses. All such uses contained in this designation shall conform to the provisions of the plan and City ordinances and codes in effect from time to time.

- *Highway Commercial* - The "Highway Commercial" (HC), category represents an effort to recognize those retail and commercial activities which typically front state highways and major arterial streets. Typical uses in this category would include automobile service stations, car washes, drive-in restaurants and convenience grocery stores. The HC designated areas are appropriate for areas previously zoned (i.e. CH) for such uses, where visibility and access is located adjacent to a secondary arterial or higher level roadway and where impacts will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *Community and Neighborhood Shopping* - The "Community and Neighborhood Shopping" (CNS), category is designed to meet consumer demands from adjacent neighborhoods. Typical uses include a supermarket with an associated mix of retail and service oriented activities such as dry cleaning, financial institutions and medical offices. It is anticipated that many neighborhoods shopping areas will be a function of the density of residential areas and will be located on no more than two corners of a portion of the intersections of two major arterial street. The CNS designated areas are appropriate for areas previously zoned (i.e., CN, CC) for such uses, where vehicular visibility and access is located adjacent to a collector or higher level roadway and where adjacent land use impacts will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the plan and City ordinances and codes in effect from time to time.

- *Downtown Commercial* - The "Downtown Commercial" (DC) category is designed to provide a full range of retail and service uses that strengthen the economic base of downtown and provide jobs within close proximity to residential neighborhoods. Typical uses include financial institutions, real estate, insurance, restaurants, retail sales and travel services. The DC designated areas are appropriate for areas previously zoned (i.e., CD) for such uses, where vehicular visibility and access is located adjacent to a collector or higher level roadway and where adjacent land use impacts will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *Tourist Commercial* - The "Tourist Commercial" (CT) designation is aimed at providing for areas of sufficient size and location to accommodate visitor-oriented commercial activities to the region in addition to recommended uses for HC, CNS and DC designated areas. Activities which would be appropriately located in these areas include casinos,

hotel/motels, and resort complex uses. The TC designated areas are appropriate for areas previously zoned (i.e CT) for such uses, where vehicular visibility and access is located adjacent to a primary arterial or higher level road and where impacts will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *Light Industry/Business Park* - The "Light Industrial/Business Park" (LI/BP), designation generally provides areas for moderately intensive employment centers. Locations are selected which offer exceptional access to the regional employment base of the Valley. Typical uses include, but are not limited to, light manufacturing and assembly, warehousing, research and development facilities, offices and supporting uses. The LI/BP designated areas are appropriate for areas previously zoned (i.e. IP) for such uses, where vehicular visibility and access is located adjacent to a secondary arterial or higher level roadway and where impacts produced by more intensive uses (i.e. heavy industry) will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *Public and Semi-Public* - The "Public and Semi-public" (PSP), uses generally provide supportive services and facilities for both residential and employment uses. Typical uses include, but are not limited to schools, parks, playgrounds, water and sewage treatment facilities and public institutions which are located throughout the community to serve the needs of its residents and businesses. The PSP designated areas are appropriate for areas previously zoned (i.e. PS) for such uses, where vehicular access is located adjacent to a collector roadway and where impacts will be minimized through buffering. All such uses contained in this designation shall conform to the provisions of the Redevelopment Plan and City ordinances and codes in effect from time to time.

- *Park/Open Space* - The "Park/Open Space" (POS) category includes, but is not limited to locations that exist as Bureau of Reclamation or other utility provider right-of-way as well as locations to be developed by the City and potentially other private interests as public space amenities. These amenities. These amenities include thematic signage lighting landscaping paving ad public art features. These public space amenities will be located in appropriate densities and groupings at key major and minor entry points within the Redevelopment. All such uses contained in this designation shall conform to the provision of the plan and City ordinances and codes in effect from time to time.

2.3.3 Redevelopment Land Use Plan

The Redevelopment Land Use Plan identifies and describes the proposed land use configuration to be achieved in the Redevelopment Area. These uses are located on Figure 3, *Land Use Plan* and shall serve as the guideline to approve permitted land uses for all new or rehabilitated

development within the Redevelopment Area. All new or rehabilitated development shall also conform to the applicable Nevada State Statutes and City ordinances and codes as they now exist or may be amended hereafter.

The Redevelopment Land Use Plan is based on the existing conditions and the permitted land uses. The land use types are consistent with the Henderson Comprehensive Plan and include a total of ten categories. The density and each designation is contained in Table 4, *Residential Land Use Program* which has been calculated for each parcel and aggregated by land use type.

The intensity of each employment and public facility designation is contained in Table 5 *Employment Land Use Program* which has also been calculated for each parcel and aggregated by land use type.

2.3.4 Real Property Controls and Limitations

All real property in the Redevelopment Are[illegible]y made subject to the c[illegible]ols and requirements of this Plan. No real property sha[illegible]oped, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

- *Construction*- All new construction and/or rehabilitation of existing structures within the Redevelopment Area shall comply with all applicable Nevada and Henderson laws in effect from time to time. In addition to applicable City codes, ordinances or other requirements governing development in the Redevelopment Area, additional specific performance and development standards may be adopted by the Agency to control and direct revitalization and redevelopment in the Redevelopment Area.

The Agency shall require that adequate landscaping and screening be provided to create a buffer between those areas remaining in the residential use during implementation of the Plan, and those areas designated for various types of commercial uses.

- *Rehabilitation and Retention of Properties* - Any existing structure within the Redevelopment Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

- *Limitation on Number of Buildings* - The number of buildings in the Redevelopment Area shall be regulated by the applicable City ordinances and codes as they now exist or may be amended hereafter for each specific parcel to be redeveloped. General parameters relative to desired redevelopment densities and resultant building square footage are presented in Table 1, *Residential Land Use Program* and Table 2, *Employment Land Use Program.*

TABLE 4

Residential Land Use Program

Land Use	Parcel Designation	Acreage (acres)	Density[1]	DU	Population[2]
Low Density Residential	LDR 1	14.6	4 DU/AC	58	146
	LDR 2	34.1	4 DU/AC	136	341
	LDR 3	12.9	4 DU/AC	52	130
	LDR 4	42.6	5 DU/AC	170	425
	LDR 5	39.5	4 DU/AC	158	395
	LDR 6	43.5	4 DU/AC	174	435
	LDR 7	4.9	4 DU/AC	20	50
	LDR 8	79.5	4 DU/AC	318	795
	LDR 9	5	4 DU/AC	20	50
	LDR 10	26.4	4 DU/AC	106	264
Medium Density Residential	MDR 1	23.6	9 DU/AC	212	530
	MDR 2	42.1	9 DU/AC	379	947
High Density Residential	HDR 1	40	23 DU/AC	920	2300
	HDR 2	4.8	23 DU/AC	110	275
	HDR 3	6.7	23 DU/AC	154	385
	HDR 4	21.6	23 DU/AC	497	1242
	HDR 5	4.8	23 DU/AC	110	275
	HDR 6	6.8	23 DU/AC	156	391
Total		452.8	8.2 DU/AC	3750	9376

Notes:
(1) Based on the median value of the land use or zoning district designation.
(2) Based on 2.5 person per household.

Source: BRW, Inc., August 1995.

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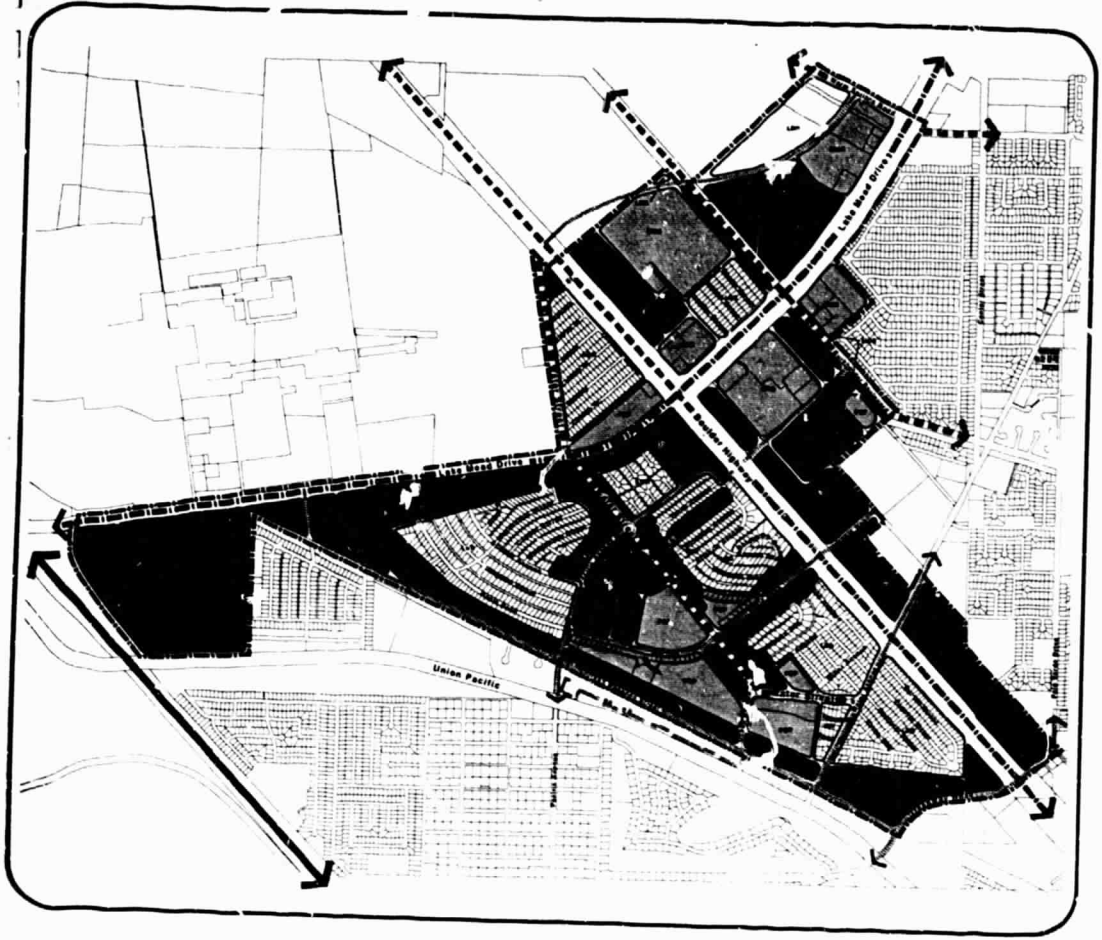

Henderson Redevelopment Plan

City of Henderson, Nevada

Land Use Plan

- LDR — Low Density Residential (0-8 DU/AC)
- MDR — Medium Density Residential (8-10 DU-AC)
- High Density Residential (10+ DU/AC)
- Highway Commercial
- CNB — Community and Neighborhood Shopping
- Downtown Commercial
- Tourist Commercial
- Light Industry/Business Park
- PSP — Public and Semi-Public
- Park/Open Space
- Limited Access Freeway
- Controlled Access Arterial
- Primary Arterial
- Secondary Arterial
- Redevelopment Boundary

Scale in Miles: 0 — 1/4 — 1/2

3

BRW

TABLE 5
Employment Land Use Program

Land Use	Parcel Designation	Acreage	Floor Area Ratio	Bldg. Sq. Ft.	Emp.
Highway Commercial	HC1	19.6	0.25	13068	26
	HC2	5.9	0.25	64251	128
	HC3	20.6	0.25	224334	449
	HC4	[illegible]	0.25	136125	272
	HC5	36.8	0.25	400752	801
	HC6	4.7	0.25	51183	102
Community and Neighborhood Shopping	CNS1	8.9	0.25	96921	194
	CNS2	11.9	0.25	129591	259
	CNS3	28	0.25	304920	610
	CNS5	14.6	0.25	158994	318
	CNS6	1.2	0.25	13068	26
Downtown Commercial	DC1	4	0.25	43560	87
	DC2	13.9	0.25	151371	303
	DC3	37.2	0.25	405108	810
	DC4	6.2	0.25	67518	135
	DC5	7.9	0.25	86031	172
	DC6	10.9	0.25	118701	237
	DC7	6.9	0.25	9801	20
	DC8	3.3	0.25	35937	72
Tourist Commercial	TC2	4.3	0.25	46827	94
Light Industry/Business Park	LI/BP1	10.2	0.22	97749	140
	LI/BP2	5.8	0.22	55455	79
	TC1	96.5	0.25	1050885	2102
Public/Semi-Public	PSP1	10.5	0.15	68607	171
	PSP2	2.8	0.15	18295	46
	PSP3	0.5	0.15	3267	8
	PSP4	15.1	0.15	98663	247
	PSP5	28.6	0.15	186872	467
	PSP6	15	0.15	98010	245
	PSP7	3.2	0.15	20908	52
	PSP8	6.6			
Totals		**429.3**	**0.22**	**4,137,854**	**8,375**

Source: BRW, Inc., August 1995.

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- *Existing Non-Conforming Uses* - The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of the Plan, provided that such use is generally compatible with existing and proposed development and uses in the Redevelopment Area. The owner of such a property must be willing to enter into a Participation Agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Redevelopment Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Redevelopment Area, where, in the determination of the Agency, such improvements would be compatible as interim uses with surrounding uses and development.

- *Interim Uses* - The Agency is authorized to use or permit the use of any land in the Redevelopment Area for interim uses that are in conformity with the uses permitted in this Plan, pending the ultimate development of land by developers and participants.
- *Incompatible Uses* - No use of structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Redevelopment Area.
- *Limitations on Type, Size and Height of Buildings* - Except as set forth in other sections of this Plan, the type, size and height of buildings shall be limited by applicable federal, state and local statutes, ordinances and regulations.
- *Open Spaces, Landscaping, Light, Air and Privacy* - The approximate amount of open space to be provided in the Redevelopment Area is the total of all areas which will be in the public rights-of-way, the public space parcels identified on Figure 3, *Land Use Plan*, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to insure optimum use of living plant material in the Redevelopment Area. The Agency is hereby authorized to assign responsibility for the review and approval of landscaping plans to the staff of the agency, the City's Planning Department staff, or consultants, should it so choose.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

- *Signage* - All signs shall conform at a minimum to the [illegible] zoning and sign ordinances as they now exist or are hereafter amended, and [illegible] such other sign standards as the Agency and/or City may establish. Design of all new signs shall be submitted to the Agency for review and approval before their construction and

placement. The Agency is hereby authorized to assign responsibility for the review and approval of all new signs to the staff of the Agency, the City's Planning Department staff, or consultants, should it so choose.

- *Utilities* - The Agency shall require that all public and private utilities be placed underground.

- *Subdivision of Parcels* - No parcel in the Redevelopment Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency. The Agency is hereby authorized to assign responsibility for the subdivision of parcels to the staff of the Agency, the City's Planning Department staff, or consultants, should it so choose.

- *Minor Variations* - Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must first determine that:

  - The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;

  - There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls;

  - Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

  - Permitting a variation will not be contrary to the goals, objectives and policies of this Plan or of the Henderson Comprehensive Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

- *Non-discrimination and Non-segregation* - There shall be no discrimination or segregation based on race, color, sex, sexual preference, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Redevelopment Area

- *Design for Development* - The Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls within the limits, restrictions and controls

established in this Plan, necessary for proper development of both private and public areas within the Redevelopment Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated in the Redevelopment Area except in accordance with this Plan and any controls such as architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Redevelopment Area. Therefore, such plans shall give consideration to good design, open space development and other amenities to enhance the aesthetic quality of the Redevelopment Area. The Agency shall not approve any plans that do not comply with this Plan. The Agency is hereby authorized to assign responsibility for the review and approval of such plans to the staff of the Agency, the City's Planning Department staff, or consultants, should it so choose.

- *Building Permits* - No permits shall be issued for the construction of any new building or any reconstruction of an existing building in the Redevelopment Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

Upon receipt of such an application for a permit, the City shall request the staff of the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Redevelopment Area. The staff of the Agency shall file with the City, within twenty (20) working days thereafter, a written report setting forth its findings of fact, including but not limited to, the following:

- That the applicant has entered into an agreement with the Agency for the development of said improvements and has previously submitted architectural, landscape and site plans to the Agency;
- That the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
- That the modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan.

After receipt of the report, or after the twenty (20) working day period, whichever occurs first, the City may begin the plans check process for the issuance of the permit with conditions, or shall withhold the issuance of the permit if the Agency staff finds that the proposed improvements do not meet the requirements of the Plan and the proposed design of the Agency. The City shall notify the Agency staff of its decision within five (5) days after allowing or withholding issuance of the permit.

No new improvement shall be constructed and/or modified unless resubmitted to the Agency, and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.

No new improvement shall be constructed and/or modified unless resubmitted to the Agency, and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.

2.4 CIRCULATION PLAN

The Circulation Plan component identifies the existing vehicular and non-vehicular circulation characteristics, City strategies and facilities designations to balance mobility and access within the designated Redevelopment Area. The Circulation Plan is presented in the following three sections:

- Circulation Goals, Objectives and Policies
- Circulation Plan
- Circulation Facilities Activities

2.4.1 Circulation Goals, Objectives, and Policies

Goal 1.0: **A safe, efficient vehicular and non-vehicular circulation system in the Redevelopment Area.**

Objective 1.1 Promote the continued development of a roadway network that adequately serves vehicular mobility and access needs.

Policy 1.1.1 The Redevelopment Plan shall designate Interstate 515 as a Limited Access Freeway that provides above grade vehicular mobility at appropriate one mile interchange spacings.

Policy 1.1.2 The Redevelopment Plan shall designate the Boulder Highway and Lake Mead Drive as a Controlled Access Highway with attendant improvements to vehicular frontage road ingress and egress that provides at grade vehicular mobility at approximate one mile signal spacings.

Policy 1.1.3 The Redevelopment Plan shall designate Water Street as a Primary Arterial Roadway that provides at grade vehicular mobility at approximate one-quarter mile signal spacings.

Policy 1.1.4 The Redevelopment Plan shall designate Basic Road (East), Major Avenue, Burkholder Boulevard, Warm Springs Road, Van Wagenen Street and Pacific Avenue as Secondary Arterial Roadways that provide at grade vehicular mobility and limited parcel access.

Policy 1.1.5 The Redevelopment Plan shall designate Atlantic Avenue as a Collector Street that balances vehicular mobility and parcel access.

Objective 1.2 Provide adequate centralized parking facilities in the Redevelopment Area for both existing uses and future expansion or redevelopment opportunities.

Policy 1.2.1 The Agency should designate conceptual locations for surface and structured parking facilities to serve the Water Street employment corridor.

Policy 1.2.2 The Agency should conduct a parking study to quantify the existing and forecasted need for additional vehicular parking in accordance with the Redevelopment Plan.

Objective 1.3 Promote the continued development of a well utilized transit system.

Policy 1.3.1 The Agency shall coordinate with the Regional Transportation Commission (RTC) for locations of transit shelter facilities in the Redevelopment Area.

Policy 1.3.2 The Agency shall coordinate with the Regional Transportation Commission (RTC) and Citizens Area Transit (CAT) to enhance transit routing and capital facilities improvements.

Objective 1.4 Minimize conflicts between pedestrian and automobile traffic.

Policy 1.4.1 The Redevelopment Plan will include recommendations for a bicycle/ pedestrian circulation system that successfully links residential neighborhoods with public facilities (i.e., parks, schools, churches) and commercial/employment areas.

2.4.2 Circulation Plan

The recommended circulation plan for the Redevelopment Area is based on the existing master streets and highway plan, recommended transitions of land use types, accepted circulation principles and existing public transit routes. The plan includes a recommended hierarchial system of tree types, transit routes and a linked bikeway system as shown on Figure 4, *Circulation Plan*. The hierarchial roadway system includes a limited access freeway controlled access highway primary and secondary arterials and collector streets. Interstate 515 functions as the limited access. Freeway that provides regional mobility between Downtown Las Vegas and Henderson. Boulder Highway and Lake Mead Drive comprise the controlled access highways because they provide perimeter mobility of vehicles from the area to other regions within the Las Vegas Valley.

Although designated as a controlled access highway, the mobility provided by Lake Mead Drive has been reduced through the proliferation of curb cuts produced by the continued transition of residential to employment uses. Even through this transition makes sense from a land use perspective, the inclusion of both frontage and adjacent lots and their assemblage into larger development parcels.

Water street provides the only primary arterial roadway and functions to transport vehicular traffic to the adjacent retail, office, casino and municipal uses. Water Street has been identified as potential linkage to connect the downtown "business loop" which utilizes Lake Mead Drive, Boulder Highway Basic Road to transport traffic efficiently and safely through the Downtown area.

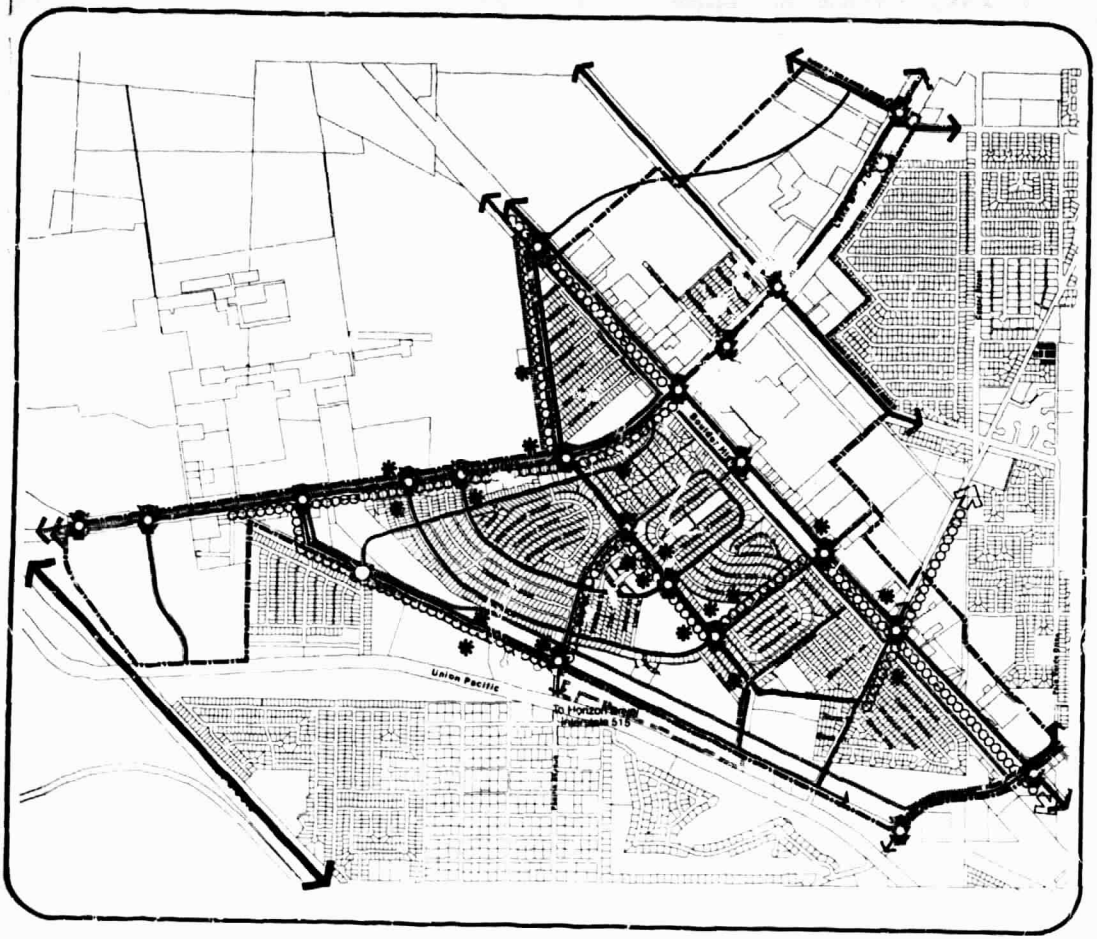
Major Avenue, Van Wagenen Street, Hillcrest Drive, Ocean Avenue (west) Pacific Avenue and a new roadway linkage that connects Boulder Highway and Warm Springs Road comprise the secondary arterial network which links the collector network and Water Street to provide perimeter mobility and access to the casino and municipal areas.

Hillcrest Drive/Van Wagenen Street/Major Avenue may presently qualify as higher level roadway based on current average daily traffic (ADT) volume utilizing the facility to circumvent the Lake Mead Drive/Boulder Highway intersection. Once the southern extension of Interstate 515/U.S. 93-95 is complete (1993), future volumes should reduce to normal levels for these secondary arterial trees. In conjunction with the future southern extension of Interstate 515/U.S. 93-95 freeway and the revitalization and expansion of casino and municipal facilities, a full directional freeway interchange will be located at Pacific Avenue and Horizon Drive.

Basic Road (west) Atlantic Avenue and Pacific Avenue provide the foundation for the collection street system which balances the provision of both be mobility and access for vehicular traffic. Both Basic Road and Atlantic Avenue parallel one another to link residential neighborhoods with employment uses and the controlled access highways located on the perimeter of the Downtown area. East Pacific Avenue links with its western extension and the Texas Avenue outlet (which will be signalized in the future at Boulder Highway) to provide an interior loop for residential parcels.

All of the remaining streets located within the Central Area are recommended as local streets at the present time. If, in the future, individual parcels are assembled and undergo a transition in land use intensity, further analysis may determine that a higher level roadway classification is warranted. A traffic impact analysis should be conducted to assist in theses future street classification determinations.

Parking opportunities within the Water Street Corridor, as described previously are considered adequate at the current time based on the existing land use pattern. However, the future rehabilitation, redevelopment and development may require the development of new parking facilities downtown. Distance should not play a strong role in selecting alternate parking locations when warranted by new development or revitalization. Even though all commercial parking on Water Street is a product of convenience rather than necessity, a strong pattern exists to park on surface lots to access downtown services and merchants.



Henderson Redevelopment Plan

City of Henderson, Nevada

Circulation Plan

- Limited Access Freeway (130' ROW)
- Controlled Access Hwy (120' ROW)
- Primary Arterial (100' ROW)
- Secondary Arterial (80' ROW)
- Collector Street (60' ROW)
- School Flashing Beacon
- Traffic Signal
- Transit Route
- Transit Stops
- Bikeway System

Source: BRW Inc. 31 August 1995

Scale in Miles: 0 1/4 1/2

4

BRW

2.4.3 Circulation Facilities Activities

The street layout of the Plan includes a hierarchy of roadway types that provide appropriate levels of circulation mobility and access. These roadways and any other streets and alleys in the Redevelopment Area may be widened, altered or abandoned, as necessary for the proper redevelopment of the area. Additional public roadways, alleys and easements may be created in the Redevelopment Area, as appropriate. The principal roadways that serve the Redevelopment Area and their characteristics are identified in Table 6, *Roadway Layout,* and illustrated on Figure 4, *Circulation Plan*.

Because circulation is essential to the Redevelopment Area, the Agency, in cooperation with City, the Clark County Regional Transportation Commission, Las Vegas Transit and (as appropriate) with other entities, may explore concepts and develop facilities to increase circulation and transit efficiency. Possible concepts include grade separation of streets and/or pedestrians over streets, realignment or de-emphasis of streets, establishment of superblocks, elimination of pedestrian-vehicular conflicts, construction of pedestrian streetscape improvements and a coordinated short- and long-range system of alternate transportation modes, which may include, but not be limited to expanded line haul bus service, downtown shuttle transit, fixed guideway transit facilities, etc.

Parking sites and facilities and bicycle sites and facilities may be developed, or caused to be developed by the Agency.

The Agency shall review all design plans in order to determine that easements, rights-of-way, transit stop locations and/or stations and development linkages can be effectuated both internally and externally of the Redevelopment Area, in order to assure continuous and maximum efficiency in development.

TABLE 6
Roadway Layout

Functional Classification	Roadway Name	Right-of-Way	Orientation
Limited Access Freeway	Henderson Expressway (Interstate 515)	600'	North - South
Controlled Access Highway	Boulder Highway	400'	North - South
	Lake Mead Drive	160'	East - West
Primary Arterial	Water Street	60' - 110'	North - South
Secondary Arterial	Major Avenue	100'	North - South
	Burkholder Boulevard	60'	East - West
	Van Wagenen Street	80'	North - South
	Pacific Avenue	60' - 70'	East - West
	Warm Springs Road	60'	North - South

Source: City of Henderson and BRW, Inc., August 1995.

The use of alternative circulation modes within the Redevelopment Area includes bicycle and transit facilities.

The network of bicycle circulation in the Redevelopment Area is consistent with the Trails Network Plan prepared and adopted by the City in 1987. The bicycle network, which includes but is not limited to the primary routes identified below consists of paths lanes and routes as deemed appropriate by the City and the Agency.

These types of bicycle facilities could be implemented in creating a comprehensive bicycle network. These three types include bike paths, (Class I) bike lanes (Class II) and bike routes (Class III). The Class I bike path is a completely separated right-of-way designated for the exclusive use of bicycles where cross-flows by pedestrians and motorists are minimized. A paved pathway is provided along with signage designating the bike path's location. The only existing bike path links Burkholder Junior High School with Ocean Avenue. A Class II bike lane is a shared, but restricted, right-of-way designated by signage for the exclusive or semi-exclusive use of bicycles. Through travel by motor vehicles or pedestrians is not allowed, although vehicle parking may be allowed. Bike lanes often consist of striped lanes on streets or as a portion of over-size sidewalks. No dedicated bike lanes exist in the Redevelopment Area. A Class III bike route is shared right-of-way designated by signs or markings stenciled on the pavement. Any bikeway which shares its through traffic right-of-way with moving (not parking) motor vehicles and/or pedestrian is considered a Class III bikeway. No dedicated bike routes exist in the Redevelopment Area.

The primary facilities of the bicycle network that serve the Redevelopment Area are identified in Table 7, *Proposed Bicycle Network* and identified on Figure 4.

TABLE 7

Proposed Bicycle Network

Designated Roadway	Identified Segment	Bicycle Facility Type
Van Wagenen Street	Burkholder Junior High School to Hillcrest Drive	Route
Hillcrest Drive	Van Wagenen Street to Lake Mead Drive	Route
Lake Mead Drive	Hillcrest Drive to Boulder Highway	Route
Boulder Highway	Lake Mead Drive to Major Avenue	Route
Major Avenue	Boulder Highway to Van Wagenen Street	Lane
Victory Road	Van Wagenen Street to Lake Mead Drive	Lane

Source: City of Henderson, 1989.

2.5 OPEN SPACE/COMMUNITY FACILITIES PLAN

The Open Space/Community Facilities Plan component identifies the existing open space areas and public facilities located within or serving the designated Redevelopment Area, and City strategies and future needs to adequately serve residents, businesses and property owners. The Open Space/Community Facilities Plan is presented in the following three sections:

- Open Space/Community Facility Goals, Objectives and Policies
- Community Facilities Plan
- Open Space Amenity Plan

2.5.1 Open Space/Community Facilities Goals, Objectives and Policies

Goal 1: **Adequate open space and community facilities in the Redevelopment Area.**

Objective 1.1 Provide community facilities to correct existing facility or acreage deficiencies in serving the redevelopment residents and businesses.

Policy 1.1.1 The Redevelopment Plan will identify the Gordon McCaw Elementary facility to provide elementary education.

Policy 1.1.2 The Redevelopment Plan will identify the Henderson Youth Center/BMI Pool for needed park recreation facility acreage.

Policy 1.1.3 The Redevelopment Plan will define a Civic Center site to provide the primary location for City Government activities.

Policy 1.1.4 The Redevelopment Plan will identify opportunities for Civic Center expansion to adequately serve the growing municipal needs of the City.

Policy 1.1.5 The Redevelopment Plan will establish a preliminary identity program including signage and streetscape improvements to enhance the visibility, patronage and perception of the Redevelopment Area.

Policy 1.1.6 The Redevelopment Plan will identify a bicycle/pedestrian network that links neighborhoods, employment and public facility uses within and adjacent to the Redevelopment Area.

Objective 1.2 Provide needed infrastructure and public utility off-site improvements.

Policy 1.2.2 The Agency will identify locations for additional street lighting.

2.5.2 Community Facilitie Plan

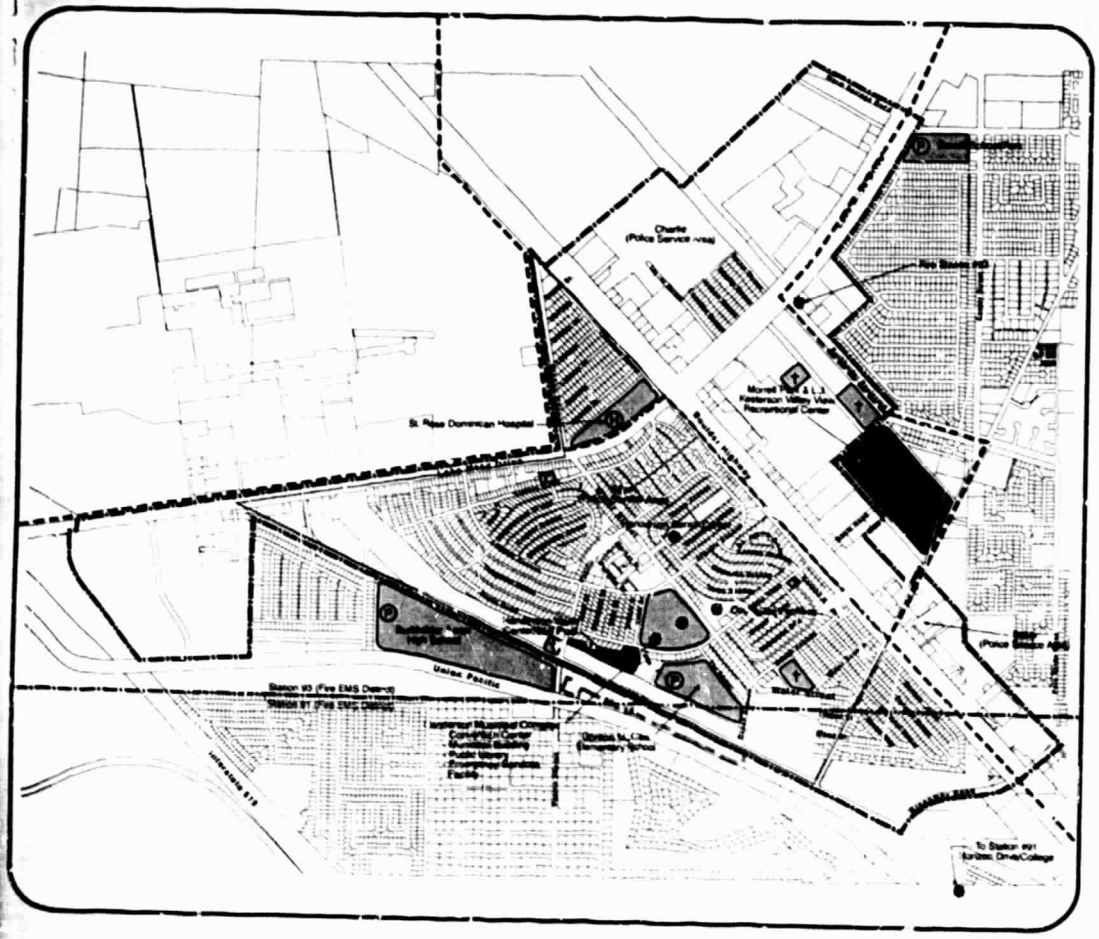
The community facilities plan identifies and describes the public facilities and services that support the recommended land uses of the Redevelopment Area. These necessary facilities and their respective service areas are located on Figure 5, *Public Facilities and Services Plan*. this Plan shall serve as a guideline to maintain appropriate levels of public safety, education, administrative, health care and recreational facilities in the Redevelopment Area. All new or rehabilitated facilities shall conform with applicable Nevada State Statutes with City ordinances and coded as they now exist or may be amended hereafter.

2.5.3 Open Space Amenity Plan

The provision open space amenities upgrades the image, establishes consistently in public space and public right of way development and attracts private sector investment. The City has implemented a streetscape program along the Boulder Highway that extends from Sunset Road to Horizon Drive, which includes all frontage in the Redevelopment Area. The City has also constructed streetscape improvements along Water Street, from Victory Road to Basic Road. The foundation has now been laid to create a phased program of future improvements to formalize gateways into the Redevelopment Area and the City, connect these initial streetscape efforts together in a cohesive manor and enhance the residential and business environment in Downtown Henderson. In an effort t enhance the existing and future built environment these urban design improvements should build on the architectural theme (Post Modern) exhibited through the development of the Municipal Complex and James I. Gibson Library and rehabilitation of the Community Church into the Senior Citizens Center as the basis for future development and rehabilitation of non-residential structures; the same plant materials contained in the Boulder Highway Beautification Project and Water Street Streetscape project to main the vegetation treatment consistency of the area; prepare a comprehensive signage program to integrate cohesively with streetscape program elements; and create a hierarchy of design treatments based on the classification of the roadway system below:

Roadway Classification	Streetscape
Limited Access Highway	Primary
Controlled Access Highway	Secondary
Primary Arterial Roadway	

The Urban Design Framework Plan for the Redevelopment Area is predicated on the previously described streetscape levels of design. These levels are based upon the type of roadway, vehicle speed and the interface of vehicular and pedestrian traffic. The system of three distinct design levels are described as follows and illustrated on Figure 6, *Open Space Amenity Plan*.



Henderson Redevelopment Plan

City of Henderson, Nevada

Public Facilities and Services Plan

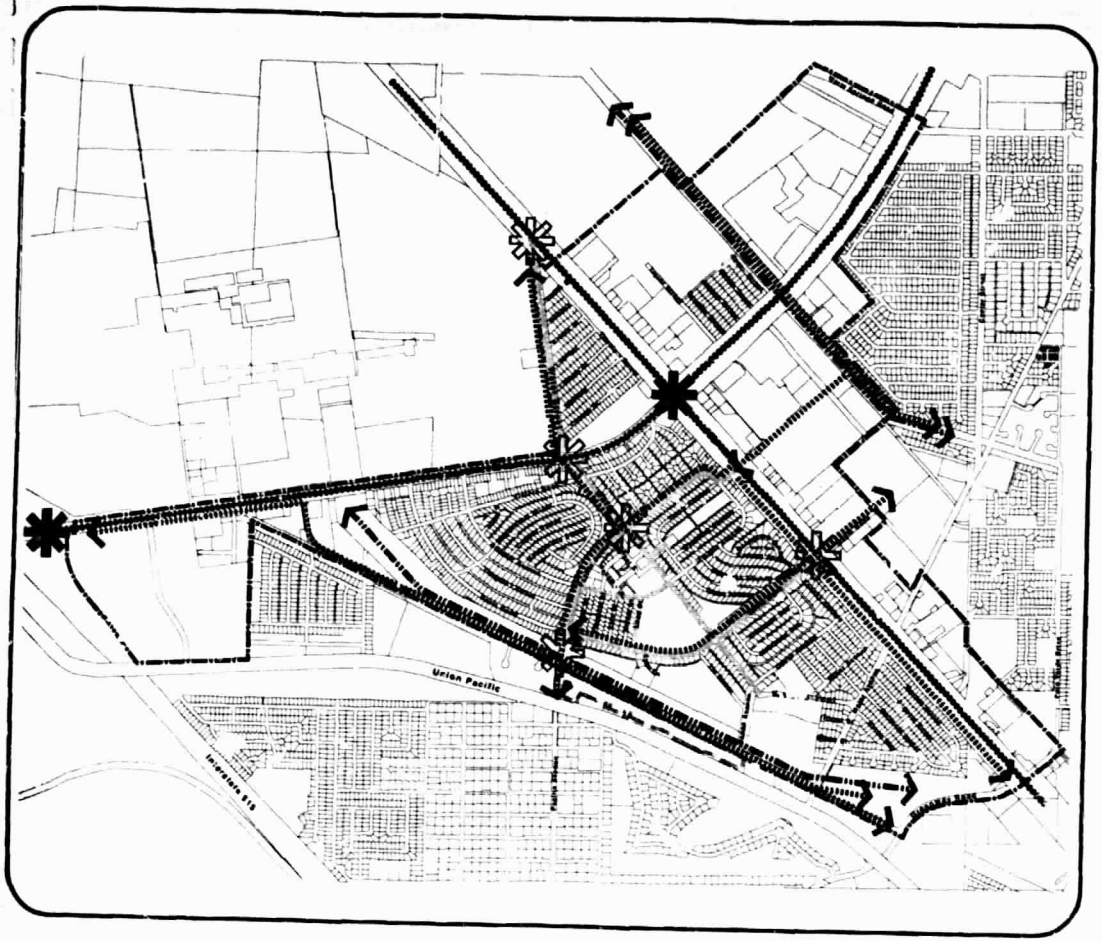
- Police Facilities
- Police Service Areas
- Fire Facilities
- Fire EMS Districts
- Education Facilities
- Religious Facilities
- Administrative Facilities
- Hospital Facilities
- Parks and Recreation Facilities

Scale in Miles

0 1/4 1/2

5

BRW



City of Henderson, Nevada

Open Space Amenity Plan

- Major Identity Node
- Minor Identity Node
- Primary Streetscape Treatment
- Secondary Streetscape Treatment
- Tertiary Streetscape Treatment
- Open Space Corridor
- Pedestrian/Bikeway Network
- Redevelopment Area

Source: BRW, Inc., 31 August, 1995

Scale in Miles
0 1/4 1/2

6

BRW

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- *Primary Streetscape Treatment*

The primary streetscape treatment is based on the provision of vehicle oriented, high volume traffic at high speeds. Primary streetscape includes special paving highlights, landscaping (i.e. formal intersections, informal linkages) and signage (i.e. identity, banners, directional). Streetscapes to be developed with the primary level of improvements include:

- Boulder Highway (Completed)
- Lake Mead Drive
- Pacific Avenue (Horizon Drive Interchange to Van Wagenen Street)

- *Secondary Streetscape Treatment*

The Secondary Streetscape Treatment is based on the provision balanced vehicular and pedestrian traffic at moderate speeds. Secondary streetscape improvements include special paving, (i.e. intersections, pedestrians nodes) landscaping (i.e. street trees and grates shrubs, groundcover) signage, (i.e. identity, directional, banners, kiosks, street and regulatory signage) and site amenities (i.e. pedestrian lighting, benches, trash receptacles, bollards). Streetscapes to be developed with Secondary improvements include:

- Water Street (Boulder Highway to Ocean Avenue)
- Pacific Avenue (Boulder Highway to Van Wagenen Street)
- Basic Avenue (Water Street to Boulder Highway)
- Army Street (Market Street to Texas Avenue)

- *Tertiary Streetscape Treatment*

The Tertiary Streetscape Treatment is based on the provision of balanced vehicle and pedestrian traffic at low speeds. Tertiary streetscape improvements include special paving (i.e. intersections, pedestrian nodes) landscaping, (i.e. street trees with grates) signage, (i.e. directional) and site amenities (i.e. pedestrian lighting). Streetscapes to be developed with Tertiary improvements include:

- Atlantic Avenue (Pacific Avenue to Water Street)
- Basic Road (Pacific Avenue to Water Street)

- *Open Space Corridor*

The key Open Space Corridors of the Redevelopment Area include the BOR rights of way and the Nevada Power company rights of way. The rights of way have an will be utilized to augment the pedestrian the bikeway network planned to link the Redevelopment Area with the entire City.

2.6 FINANCIAL PLAN

The Financial Plan component identifies the fiscal capacity of the City and Agency to undertake redevelopment activities, City strategies to accomplish these undertakings, and the proposed forecast of development, property taxes and tax increment revenue generated over the next 30-year period. The Financial Plan is presented in the following five sections:

- Financial Goal, Objective and Policies
- Financial Methods
- Estimated Tax Collection
- Development Forecast
- Tax Increment Forecast

2.6.1 Financial Goal, Objective and Policies

Goal 1.0: **A reliable stream of revenue to finance redevelopment activities and projects.**

Objective 1.1 Establish a variety of financial mechanisms for the upgrading of properties and the stimulation of redevelopment activities.

Policy 1.1.1 The Agency should evaluate the use of tax increment financing (TIF)

Policy 1.1.2 The Agency should utilize the revenues generated by TIF to sell bonds.

Policy 1.1.3 The Agency shall pursue public-private partnerships to leverage City resources and investments.

Policy 1.1.4 The Agency will establish an appropriate ratio of public-private funding for redevelopment projects.

Policy 1.1.5 The Agency should maximize the use of other federal, state, county and city resources for redevelopment programs and activities.

Policy 1.1.6 The Agency shall continue to evaluate the potential of Redevelopment Area expansion to increase employment and tax increment capture for the Redevelopment Plan.

Policy 1.1.7 The Agency shall file a statement o indebtedness annually with the City.

2.6.2 Financial Methods

The Agency is authorized to finance projec_ within the redevelopment area utilizing financial assistance from the City of Henderson, State of Nevada, Federal Government, tax increment funds, interest income, agency bonds, donations, loans from private financial institutions, the lease or sale of agency-owned property or any other available public or private source.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey, planning and design and for operating capital for administration of the Redevelopment Area may be provided by the City of Henderson until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit loans of working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

All ad valorem taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, Clark County, the City of Henderson, any district or any other public corporation (hereinafter sometimes called "taxable agencies") after the effective date of establishing a tax increment area, shall be divided as described in the Redevelopment Statute's section on tax increment financing (NRS 279.676) and the Tax Increment Area Statute (NRS 361B.010-361B.310):

(A) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance approving this plan, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. to allocate taxes levied by or for any taxing agency or agencies which did not include the territory in the redevelopment area on the effective date of adoption of this Plan, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of Clark County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the redevelopment area on the effective date.

(B) That portion of the levied taxes each year in excess of that amount must be allocated to and when collected must be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed or otherwise incurred by the agency to finance or refinance, in whole or in part, implementation of the plan. Unless the total assessed valuation of the taxable property in the redevelopment area exceeds the total assessed

value of the taxable property in the redevelopment area as shown by the last equalized assessment roll referred to in subdivision "A" hereof, all of the taxes levied and collected upon the taxable property in the redevelopment area must be paid into the funds of the respective taxing agencies. When such loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the redevelopment area must be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

For the purposes of this section, the assessment roll last equalized before the effective date of the ordinance approving the Plan is the assessment roll in existence on 15 March immediately preceding the effective date of such ordinance.

The Agency, therefore, is authorized to issue bonds or incur other indebtedness from time to time, if it deems appropriate to do so, in order to finance all or any part of implementing the Redevelopment Plan. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State of Nevada, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bond and other obligations shall so state on their face. The bonds do not constitute in indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The State of Nevada Community Redevelopment Law limits total revenue from TIF districts to 10 percent of the total assessed valuation in cities of over 100,000 population. The existing population of the City is 117,890. Henderson's total assessed valuation of $1,945,569,150 in fiscal year 1996 would allow for a maximum of $194.5 million to be generated. The increment-generated revenue from this redevelopment area will not approach that figure, as illustrated in subsection 2.6.6., *Tax Increment Forecast*.

Under state Nevada Statute, the Redevelopment Area is authorized to use tax increment financing to fund operations of the Redevelopment Agency and/or to back revenue bonds issued by the Agency for eligible public improvements. Tax increment financing diverts the increase in property tax revenues within the tax increment area to be used by the district for a period of time. It does not levy additional taxes. The tax increment area, in most cases, is coterminous with a redevelopment area boundary. The means by which revenues flow to the district are explained in the following steps.

- When a tax increment area is established, the total assessed value is established.
- All taxes linked to the property tax base continue to flow to the taxing entities as in the past (City, Clark County School District, Clark County, etc.).

- Future redevelopment or improvements in the tax increment area will generally increase assessed value. The increment, or difference between the value that set the base and the new value can be used by the Agency for redevelopment purposes.
- The tax revenues applying the current tax rate to the increment from all taxing entities flow to the Agency to support redevelopment activities.
- The Agency can use these revenues to issue tax increment revenue bonds to pay for public improvements or other redevelopment activities. All revenue bonds need to be issued within 20 years of establishing the tax increment area.
- The Agency can then use a portion of the existing tax revenues to finance necessary improvements that are intended to further increase the property tax base of the Redevelopment Area.

The Redevelopment Area is being established to promote redevelopment and reinvestment in an area of the City that has experienced a lack of growth exhibited through blight conditions. The use of tax increment financing would allow the City to use some of its existing tax revenues to implement strategic investments intended to increased private investment and therefore generate greater future tax revenues for the City without increasing tax rates. One difficulty with tax increment financing is that stimulating sufficient growth to support tax increment bonds may require an extended period of time. Typically in the early years of redevelopment, the greatest need for public investments to stimulate redevelopment activities exists. If one or more major projects are underway, that will generate tax increment revenues, the Agency may issue tax increment anticipation bonds based on the future expected revenues to be generated.

As the subsequent section indicates, tax increment financing (TIF) is a mechanism that uses property taxes from new development to assist in paying for public and private improvements that stimulated the development. It is expected that insufficient revenues will be generated from TIF in the early years of Redevelopment to fully amortize these needed investments. As a result, the City of Henderson and its Redevelopment Agency may need to consider public/private revenue sources to finance improvements. While the City could utilize its general fund revenues or issue general obligation bonds, these sources are not expected to be available to the Agency. Each of these financing methods has advantages and disadvantages relative to revenue generation potential, election requirements and other factors as identified and described below.

- *Local Improvement Districts (LID)* - There a number of special districts including local improvement districts and that can be used to finance public improvements such as curbs, gutters, drainage and streetscape amenities. These districts may be established based on the approval of a majority of the property owners in the district to voluntarily assess themselves to finance the design, construction and maintenance of the improvements. Assessments are generally based on relative benefits to the

affected property. The City may participate in financing property owners to approve the district.

- *Land Write-downs and Incentives* - One of the overriding purposes of redevelopment is to assist in the assembly of multiple parcels of land or buildings within a urbanized portion of the City for private redevelopment projects. The powers of condemnation and the ability to purchase and sell lands for redevelopment purposes at a discount or write-down is a key power granted to an Agency. It is not the City's intent to extensively use condemnation powers. However, the ability to selectively utilize land write-downs may be advantageous to attracting major shopping centers or office buildings in a vacant infill location where the costs of land and assembly generally exceed land costs on a vacant site at suburban location.
- *Fee Waivers/Infrastructure Extensions* - The City has the ability to waive certain building and development fees to provide additional incentives to desirable projects in the Redevelopment Area. Similarly, the City can implement certain public improvements normally borne by the private developer to provide a financial incentive for desirable development, redevelopment or rehabilitation projects.
- *Zoning* - The selected use of property rezoning in the Redevelopment Area can stimulate redevelopment interest in sites considered desirable for higher value land uses. It is not the intent of the City to rezone viable single family areas for vacant land and employment or multi-family development. The selective use of these powers is recommended for properties that are up or suffering from disinvestment and neglect because the lack of use and existing zoning is clearly not appropriate nor supportable.
- *Community Reinvestment Act (CRA)* - This federal act requires banks to provide special efforts that makes financing available to persons and businesses in low income areas. The proposed redevelopment area meets the in come criteria of CRA. The most common type of assistance provided incudes high risk loans for first time homeowners. CRA allows the minimum income requirements, down payment requirements, and/or maximum debt standards to be reduced to enable homeowner qualification. Many banks also provide assistance to businesses in the form of working capital and construction loans to higher risk applicants. This type of assistance may help individual entrepreneurs in the Redevelopment Area rehabilitate or redevelop existing commercial buildings develop vacant property, and/or start new businesses within them.

2.6.3 Estimated Tax Collection

Because tax increment financing is intended to be the primary source of revenue for the operations of the Redevelopment Plan, the ad valorem increment needs to be estimated. Assessed valuation in the Redevelopment Area has not appreciably increased over the past few years. Without the use of Redevelopment Agency initiatives, the existing trend of stagnant revenue generation would

continue. Because of the limited number of land sales in downtown Henderson, land values also have not increased significantly in the recent past. In comparison, the Clark County Assessor estimates that land values within the entire City have risen by approximately 13 percent annually over the last four years. Additionally, the lack of new construction has meant that existing improvements have been depreciating at the standard rage of 1.5 percent per year. Therefore, without the Agency stimulating new development, the annual increment above the current base year would be minimal. The previously identified blight conditions indicate that this downward trend will continue without the incentives provided by the Agency through adoption this Plan to upgrade and intensify uses in the area. The market analysis presented in Section 2.1, *Employment Plan* provides a basis to forecast new development in the Redevelopment Area, and thereby creates a positive increment as described in subsections 2.5.5 and 2.5.6.

2.6.4 Development Forecast

The creation of the Agency and adoption of the Redevelopment Plan will provide a catalyst to make downtown Henderson a more attractive place to visit, shop, conduct business and develop real estate. The purpose of redevelopment is to create opportunities for new and intensified uses to replace existing blight conditions.

The creation of a realistic Redevelopment Plan must be put in the context of market feasibility. The development forecast for downtown Henderson is a combination of two factors, the forecasted 1995-2015 redevelopment potential for the area, plus replacement of existing development, as presented in Table 8, *Redevelopment Area Development Forecast, 1995-2015.*

TABLE 8

Redevelopment Area Development Forecast, 1995-2005

Type	Replacement	New Development	Total
Retail (S.F.)	25,000	500,000	525,000
Office (S.F.)	25,000	250,000	275,000
Hotel (Rooms)	0	600	600
Casino (S.F.)	0	100,000	100,000
Residential (D.U.)	0	850	850

Notes:
SF - Square Feet
DU - Dwelling Unit

Source: BRW, Inc., August 1995.

The development forecast for the Redevelopment Area projects a total of 900,000 square feet of employment space, 600 hotel rooms and 850 high density residential dwelling units replacement demand includes 50,000 square feet of space in the development area for retail and office redevelopment. Major retail development in the form of three additional shopping centers with a total of 500,000 square feet are forecast for the east side of Boulder Highway. Two office buildings with a total of 150,000 square feet are forecast for downtown and two four smaller office building with a total of 100,000 square feet are expected to locate on Boulder Highway. Hotel and casino development is expected to occur at the southeast corner of the I-515/Lake Mead Drive interchange, within the Redevelopment Area. Approximately 600 hotel rooms and 100,000 square feet of casino space are forecast to be located in two to four projects. Multi-family residential development is expected to locate at two sites in the Redevelopment Area. A total of 250 senior housing units are expected in the downtown and 600 market rate apartments are projected to locate on the Boulder Highway.

2.6.5 Tax Increment Forecast

The total assessed value of the Henderson Redevelopment Area is estimated to be $51,750,430 which includes $20,326,980 in land, $31,422,970 for improvements, and $480 for other personal property. Exempt properties (i.e. City owned, non-profit, religious institutions) $5,108,120 resulting in a total net assessed value of $46,642,310. This estimate is based on current Clark County assessor records and does not represent the actual base for the Redevelopment Area which will be established subsequent to approval of the Redevelopment Plan.

Tax increment revenues available to the agency will be generated by the growth in assessed value due to new development net of any reductions or losses in assessed value. In the State of Nevada the assessed value of improvements are depreciated at a rate of 1.5 percent per year, slightly reducing the base from this source. On the other hand, land generally appreciates over time.

Because a separate breakdown of land and improvements (with exempt properties removed) available at this time, we have assumed that land appreciation will be approximately equal to improvements depreciation and have estimated the tax increment based on the change in assessed value directly due to forecast development.

The total assessed value and projected TIF revenues associated with the development forecasts are estimated in Table 9, *Redevelopment Area Tax Increment Revenue Forecast*. Market values for development are estimated based on Marshall and Swift construction values as utilized by the Clark County Assessor's Office. We have not assumed any additional increases in land value although some increases can be expected due to property rezonings to accommodate redevelopment projects. The average market values per square foot of space applied by land use category are $20 for redevelopment, $38 for commercial shopping center space, $45 for office space, $50 for hotel/casinos and $35 for multi-family apartments.

The development is assumed to take place in even increments over the 10 year period. In reality development will occur in project-sized increments, but the exact when future development will occur.

The development forecasts show an average increase of $9.6 million in market value per year which equals $3.36 million in assessed value based on the 35% assessment rate.

Applying the current total overlapping Henderson tax rate of $2.7972 per $100 assessed value for District 505, an average increment of $93,986 per year which will equal $939,659 after 10 years as shown in Table 9.

TABLE 9

Redevelopment Area Tax Increment Revenue Forecast, 1996-2005

Year	Market Value	Assessed Value	Tax Rate	TIF Revenue
1996	$9,600,000	$3,360,000	0.027972	$93,986
1997	$19,200,000	$6,720,000	0.027972	$187,972
1998	$28,800,000	$10,080,000	0.027972	$281,958
1999	$38,400,000	$13,440,000	0.027972	$375,944
2000	$48,000,000	$16,800,000	0.027972	$469,930
2001	$57,600,000	$20,160,000	0.027972	$563,916
2002	$67,200,000	$23,520,000	0.027972	$657,901
2003	$76,800,000	$26,880,000	0.027972	$751,887
2004	$86,400,000	$30,240,000	0.027972	$845,873
2005	$96,000,000	$33,600,000	0.027972	$939,859

If the forecast level of development is realized, the $939,859 in TIF revenues in 10 years would support approximately $10 million in revenue bonds based on a six percent rate and 20 year maturity timeframe. A more realistic scenario is that the Redevelopment Agency would issue a smaller increment of bonds at an earlier time to provide improvements to assist a specific development project deemed desirable to the City that achieves the goals of the Redevelopment Agency.

3.0 Redevelopment Activities

The Redevelopment Activities of the ***Henderson Redevelopment Plan*** document provides a series of guidelines for Agency use that encourages and regulates participation activities, cooperation with adjacent jurisdictions and other activities related to the acquisition and development of property, and relocation and rehabilitation of structures. The Redevelopment Activities is presented in the following nine sections:

- Redevelopment Safeguards
- Participation Priorities and Preferences
- Public Body Cooperation
- Property Acquisition
- Property Management
- Project Relocation
- Site Preparation and Development
- Property Disposition and Development
- Structure Rehabilitation and Redevelopment

3.1 REDEVELOPMENT SAFEGUARDS

The Redevelopment Plan contains safeguards that future projects will be carried but in conformance with this Plan and the Henderson Comprehensive Plan. The Agency is charged with certain obligations and responsibilities to administer the Plan pursuant to state statute. The Agency shall also retain certain controls and establish any restrictions or covenants pertinent to parcels of land sold or leased for private use as a public purpose. These controls shall extend through such periods of time and conditions that the Agency deems appropriate to fulfill state redevelopment provisions.

3.2 PARTICIPATION PRIORITIES AND PREFERENCES

The Henderson Redevelopment Agency strongly encourages property owner and business participation in the growth and development of the Redevelopment Area. Residents and business owners will be encouraged, whenever feasible, to leverage their participation and preference opportunities subject to and limited by the following factors:

- Elimination, modification or intensification of land uses.
- Construction, vacation, realignment and widening of streets.
- Ability of participants to finance acquisition and development or rehabilitation.

- Redevelopment to land uses proposed in the Redevelopment Plan.
- Reduction in the total number of parcels in the Redevelopment Area.
- Construction or expansion of public facilities.

The Henderson Redevelopment Agency has established its rules and guidelines to ensure adequate participation opportunities within the Redevelopment Area for both owners and tenants. The intent of the Agency is to maximize the participation for affected existing property owners and businesses and provide preferences in the development and ownership of commercial, residential and public facility activities within the Redevelopment Area. The Agency intends to utilize Owner Participation Agreements to achieve its participation objectives. These agreements comprise a contractual obligation between the Agency and a property owner or business which contains specific responsibilities and obligations that each party must accomplish. The responsibilities of the Agency include:

- Financing or partial financing of public improvements.
- Promoting new employment or residential development that achieves rehabilitation and specific job creation policies.
- Providing assistance and resources necessary to encourage quality economic and tax increment growth in the Redevelopment Area.

Circumstances may exist where more than one proposal has been submitted to the Agency for consideration. The Agency will utilize several criteria to evaluate the merits of the submitted proposals. The Agency shall render a timely decision as to the preferred proposal for further negotiation and potential development of an Owner Participation Agreement. The criteria for proposal evaluation includes:

- Status of land ownership, lease or occupancy in the Redevelopment Area.
- Size and configuration of existing parcel(s) for the project.
- Amount of participants included in the project.
- Ability of the proposer to achieve implementation through:
  - Willing partner in participation agreements
  - Project financing capability
  - Directly related experience and qualifications of proposer
  - Ability to achieve high quality design standards
  - Satisfying the vision, goals, objectives and policies of the Redevelopment Plan
  - Evaluation of amount, type and configuration of proposed dwelling units
  - Evaluation of amount and types of jobs created
  - Evaluation of sales taxes and tax increment generated

Redevelopment Area residents, property owners and business tenants may initiate revisions or amendments to the previously adopted participation rules. Any revision or amendment must be submitted to the Agency one (1) month prior to its scheduled review by the Agency.

The Agency may determine that certain real property within the Redevelopment Area meets the requirements of the Redevelopment Plan. The owner of such property will be permitted to remain as a conforming owner without a Participation Agreement with the Agency, only if such owner continues to operate, utilize and maintain the real property within the requirements of this Plan. The Agency generally shall not, through the use of eminent domain, acquire property owned by conforming owners. In the event any conforming owner desires to construct additional improvements or substantially alter or modify existing structures on conforming property, or acquire additional property within the Redevelopment Area, the owner will be required to obtain Agency approval prior to receiving additional improvements, modifications or acquisitions.

Participation Rules Amendments

The Agency may amend these rules at any future meeting after their adoption. Persons or firms that have executed Participation Agreements must be notified by mail at least fourteen (14) days prior to the day of the meeting at which the proposed amendment is to be considered by the Agency. The notice will be addressed to the address provided on the previously executed Participation Agreement.

3.3 PUBLIC BODY COOPERATION

Every public body is authorized by Nevada State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of the Redevelopment Plan, as defined herein. Any public agency, with or without consideration may:

- Dedicate, sell, convey, or lease any of its property to the Agency;
- Cause parks, playgrounds, recreational, community, educational, water, sanitary sewer or storm drainage facilities, or any other facilities which it is otherwise empowered to construct and maintain, to be furnished adjacent to or in connection with the Redevelopment Plan;
- Furnish, dedicate, close, pave, install, grade, regrade plan or replan streets, alleys, sidewalks or other facilities which it is otherwise empowered to undertake;
- Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinances;
- Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by NRS 279.382 to 279.680, inclusive; and,
- Purchase or legally invest in any of the bonds of the Agency.

The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of the Redevelopment Plan and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will, however, seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Area. The Agency shall impose on all public bodies the planning and development controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns or leases property in the Redevelopment Area will be afforded all the privileges of owner and tenant participation, if such public body is willing to enter into a Participation Agreement with the Agency. All plans for development of property in the Redevelopment Area by a public body shall be subject to Agency approval.

In any year during which it owns property in the Redevelopment Area, the Agency is authorized, but not required, to pay to any public agency which would have levied a tax upon such property, had it not been exempt, an amount of money in lieu of taxes.

3.4 PROPERTY ACQUISITION

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, all real property located in the Redevelopment Area, by gift, grant, bequest, exchange, purchase, eminent domain, or any other means authorized by law.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Redevelopment Area, which cannot be acquired by gift, devise, exchange, purchase or other lawful method.

The Agency shall not acquire real property to be retained by an owner pursuant to a Participation Agreement if the owner fully performs under the Agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including, specifically, any leasehold interest.

The Agency may not acquire any real property without the consent of an owner or owners, on which an existing building is to be continued on its present site and in its present form and use unless:

- Such building requires structural alterations, improvement, modernization or rehabilitation;

- The site or lot on which the building is situated requires modification in size, shape or use; or
- It is necessary to impose upon such property any of the standards, restrictions and controls established pursuant to the Plan and the owner fails or refuses to execute a Participation Agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Redevelopment Area is completed unless the Agency and the private owner enter into a Participation Agreement and the owner completes his responsibilities under the Participation Agreement.

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means, including eminent domain.

3.5 PROPERTY MANAGEMENT

During such time as property, if any, in the Redevelopment Area, is owned by the Agency, such property shall be under the management, maintenance and control of the Agency. Such property may be rented or leased by the Agency, pending its disposition or redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

3.6 PROJECT RELOCATION

The Agency shall provide assistance for relocation and shall make all of the relocation payments required by Chapter 342 of Nevada Revised Statutes (NRS) for programs or projects for which federal financial assistance is received to pay all or any part of the cost of that program or project. The Agency may make such other payments as may be appropriate and for which funds are available. The Agency will adopt a relocation policy applicable to federal and state law subsequent to the adoption of the Redevelopment Plan.

3.7 SITE PREPARATION AND DEVELOPMENT

The Agency is authorized to demolish, or cause to be demolished, buildings, structures or other improvements from any real property in the Redevelopment Area owned by the Agency as necessary to carry out the goals and objectives of this Plan, and to clear or cause to be cleared such real property.

To the extent and in the manner authorized by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Redevelopment Area) necessary to carry out the Plan. Such public improvements include, but are not limited to bridges, streets, curbs and gutters, sidewalks, street

lights and wiring systems, sanitary sewers, storm drains, traffic signals and attendant cable systems, electrical distribution systems, parks, plazas, playgrounds, parking facilities, landscaped areas, street furnishings and other related transportation and transit facilities.

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Redevelopment Area whether or not owned by the Agency. The Agency is also authorized (to the extent and in such manner permitted by law) to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights, sites for buildings to be used for residential retail/service, casino/hotel/entertainment, professional office, recreational, public and other uses provided in the Plan.

3.8 PROPERTY DISPOSITION AND DEVELOPMENT

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, cause to be subdivided, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any real property acquired.

To the extent permitted by law, the Agency is authorized to dispose of real property by sale or lease by negotiation without public bidding.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and where beneficial to the Redevelopment Project, without charge to any other public body.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, except property conveyed by the Agency to the City or other public bodies. Any such lease or sale must be conditioned on the redevelopment and use of the property in conformity with this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to insure developments are carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to Participation Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, design and development guidelines or other means.

Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

The leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain conditions, covenants and restrictions (CCRs), covenants running with the land, rights of reverter, conditions subsequent, equitable servitude or any other provision necessary to carry out this Plan.

All property in the Redevelopment Area is hereby subject to the restriction that there shall be no discrimination or segregation based on race, sex, sexual preference, color, religion, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Redevelopment Area. All property sold, leased, conveyed or subject to a Participation Agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, subleases, contracts for the sale, or other transfer of land in the Redevelopment Area shall contain such nondiscrimination and nonsegregation clauses as are required by federal, state and local law.

To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly- or privately-owned building, facility or other improvement either within or outside of the Redevelopment Area, except for a residential facility, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Redevelopment Area, and may acquire or pay for the land required therefore.

If the value of that land or the cost of the construction of that building, facility, structure or other improvement or the installation of any improvement has been, or will be, paid or provided for initially by the City or other governmental entity, the Agency may enter into a contract with that City or governmental entity for all or part of the value of that land or the cost of the building, facility or structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under Paragraph (b) of Subsection One of NRS 279.676, or out of any other available financial resources.

All development plans for parcels within the Redevelopment Area shall be submitted to the Agency for approval and architectural review. The Agency is hereby authorized to assign responsibility for the review and approval of development plans to the staff of, or consultants to, the Redevelopment Agency should it so choose. All development in the Redevelopment Area must conform to this Plan and all applicable federal, state and local laws, and to such architectural and design review standards

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as the City and/or Redevelopment Agency may subsequently establish, and must receive the approval of the appropriate public agencies (e.g. Planning Commission, City Council).

During the period of development in the Redevelopment Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Redevelopment Area is proceeding in accordance with disposition and development documents and generally stipulated development phasing schedules.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

3.9 STRUCTURE REHABILITATION AND CONSERVATION

The Agency is authorized to rehabilitate or cause to be rehabilitated and conserved any building or structure in the Redevelopment Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation or conservation of property in the Redevelopment Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings and/or sites of historic or architectural significance in the Redevelopment Area. As necessary in carrying out this Plan, the Agency is also authorized to move or cause to be moved any standard structure or building which can be rehabilitated to a location within or outside the Redevelopment Area.

4.0 Administrative Actions

The Administrative Actions of the ***Henderson Redevelopment Plan*** identifies the key steps necessary to maintain the redevelopment plan in full force and affect in the future. The Administrative Actions is presented in the following three subsections.

- Plan Enforcement
- Plan Duration
- Plan Amendment

4.1 PLAN ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provision of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Redevelopment Area may be enforced by such owners.

4.2 PLAN DURATION

The provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years from the date of adoption of this Plan by the City Council.

4.3 PLAN AMENDMENT

This Plan may be amended through of the procedure established in NRS Section 279.608, or by any other procedure hereafter established by law. This procedure can be carried out through the City Council, Agency, and Planning Commission of the City of Henderson.

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5.0 Appendix

The Appendix of the ***Henderson Redevelopment Plan*** includes the supportive documentation of the redevelopment process. The Appendix is presented in the following two sections:

- Adopted Resolutions
- Redevelopment Definitions

5.1 ADOPTED RESOLUTIONS

(To be added subsequent to plan adoption)

5.2 REDEVELOPMENT DEFINITIONS

Urban Renewal; Redevelopment

Agency - Agency means a redevelopment agency created under NRS 279.382 to 279.680, inclusive, or a legislative body which has elected to exercise the powers granted to an agency under NRS 279.382, 382 to 279.680, inclusive.

Blighted Area - Blighted area means an area which characterized by one or more of the following factors:

1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination there of which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one more of the following factors:
   (a) Defective design and character of physical construction.
   (b) Faulty arrangement of the interior and spacing of buildings.
   (c) Overcrowding.
   (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
   (e) Age, obsolescence, deterioration, dilapidation, mixed character or shifting uses.
2. An economic dislocation, deterioration or disuse, resulting from faulty planning.
3. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

4. The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
5. The existence of inadequate streets, open space and utilities.
6. The existence of lots or other areas which may be submerged.
7. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
8. A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
9. A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere (NRS 279.388).

Bonds - Bonds mean any bonds, notes, interim certificates, debentures or other obligations issued by an agency pursuant to NRS 279.382 to 279.680 inclusive (NRS 279.390).

Community - Community means on city or a county.

Cost of the undertaking - Cost of the undertaking, or any phrase of similar import, means the cost of any project as the latter phrase is defined in the Local Government Securities Law (NRS 361B.030).

County - County means any county in the state; and where the context so indicates, the term means the unincorporated area of the county (NRS 361B.040).

Engineer - Engineer means the municipal engineer or firm of engineers employed by the municipality in connection with any undertaking, any project or the exercise of any power authorized in this chapter (NRS 316B.050).

Facilities - Facilities means buildings, structures, utilities or other properties pertaining to any undertaking or any project authorized in this chapter, including, without limitations, income-producing facilities and facilities acquired with the proceeds of bonds or other securities (NRS 316B.060).

Governing body - Governing body means the board of county commissioners, the board of supervisors, the city council or the board of commissioners, as the case may be (NRS 361B.070).

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Low-income household - Low-income household means a household, which may include one or more persons, whose total gross income is less than 80 percent of the median gross income for households of the same size within the same geographic region (NRS 279.397).

Mailed notice and notice by mail - Mailed notice or notice by mail means any written or printed notice sent by prepaid, first-class mail, at the direction of the governing body, to the last known address of each owner of each tract in a tax increment area, or to any other person designated by the owner at his known address, at least 20 days before the designated hearing or other time or event (NRS 361B.080).

Municipality - Municipality means any county or city in this state, including Carson City (NRS 361B.090).

Newspaper - Newspaper means a newspaper printed in the English language at least once each calendar week and published and of general circulation in the municipality (NRS 361B.100).

Obligee - Obligee includes any bondholder, his trustee, any lessor demising to the agency property used in connection with a redevelopment area or any assignee of all or part of his interest and the Federal Government if it is a party to any contract with the agency (NRS 279.398).

Planning commission - Planning commission means a planning commission established pursuant to law or charter (NRS 279.400).

Posting - Posting means posting in three public places at or near the site of the undertaking or any project designated at least 20 days before the designated hearing or other time or event (NRS 361B.110).

Public body - Public body means the state, or any city, county, district or any other political subdivision of the state (NRS 279.400).

Publication or publish - Publication or publish means publication in at least one newspaper and, except as otherwise expressly provided or necessarily implied in this chapter, for at least once a week for 3 consecutive weeks by three weekly insertions, the first publication being at least 15 days before the designated time or event (NRS 361B.120).

Real property - Real property means:

1. Land, including land under water and waterfront property.
2. Buildings, structures, fixtures and improvements on land.
3. Any property appurtenant to or used in connection with land.

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4. Every estate, interest, privilege, easement, franchise and right in land, including rights of way, terms for years and liens, charges of encumbrances by way judgement, mortgage or otherwise and the indebtedness secured by such liens (NRS 279.406).

Redevelopment

1. Redevelopment means the planning, development, replanning, redesign clearance, reconstruction or rehabilitation, or any combination of these, of all or of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including:

   (a) Recreational and other facilities appurtenant thereto.

   (b) The alteration, improvement, modernization, reconstruction or rehabilitation or any combination thereof, of existing structures in a redevelopment area.

   (c) Provision for use involving open space, such as:

      (1) Streets and other public grounds;
      (2) Space around buildings, structures and improvements;
      (3) Improvements of recreational areas; and
      (4) Improvement of other public grounds.

   (d) The replanning, redesign or original development of undeveloped area where:

      (1) The areas are stagnant or used improperly because of defective or in adequate layouts of streets, faulty layouts of lots in relation to size, shape, accessible or usefulness, or for other causes; or

      (2) The areas require replanning and assembly of land for reclamatic development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

(2) Redevelopment does not exclude the continuance of existing building uses whose demolition and rebuilding or change of use are not deemed essential to the redevelopment and rehabilitation of the area (NRS 279.408).

Redevelopment area - Redevelopment area means area of a community whose redevelopment is necessary to effectuate the public purposes declared in NRS 279.382 to 279.680, inclusive (NRS 279.410).

Redevelopment project - Redevelopment project means any undertaking of an agency pursuant to NRS 279.382 to 279.680, inclusive (NRS 279.412).

Taxes - As used in NRS 279.674 to 279.680, inclusive, the word taxes shall include, but without limitation all levies on an ad valorem basis upon land or real property (NRS 279.674).

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Tax increment account - Tax increment account means a special account created pursuant to subsection 3 of NRS 361B.240 (NRS 361B.130).

Tax increment area - Tax increment area means the area:

1. Whose boundaries are coterminous with those of a specially benefited zone established under chapter 274 of NRS, except as otherwise provided in subsection 3 of NRS 361B.170;
2. Specially benefited by an undertaking under this chapter;
3. Designated by ordinance as provided in subsection 3 of NRS 361B.240; and
4. In which is located the taxable property the assessed valuation of which is the basis for the allocation of tax proceeds to the tax increment account under NRS 361B.260 (NRS 361B.140).

Undertaking - Undertaking means any enterprise to acquire, improve or equip (or any combination thereof) any project or projects authorized in the County Bond Law, in the case of counties, or the City Bond Law, in the case of cities, and to defray the cost of such enterprise wholly or in part by the issuance of the municipality's bonds or other securities payable wholly or in part from tax proceeds allocated to the tax increment account pertaining to the enterprise pursuant to NRS 361B.260 (NRS 361B.150).