

CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

STADIUM DISTRICT PLAN

TAC MEETING No. 2

December 12, 2019



WELCOME AND INTRODUCTIONS
BROWNFIELD REVITALIZATION PROGRAM
SUMMARY OF LAST WORKSHOP AND PUBLIC INPUT
VISION AND GOALS
LAND USE PLAN
NEXT STEPS

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Maryland Parkway Corridor Brownfields Assessment Project

Stadium District Technical Advisory Committee
December 12, 2019



EPA Brownfield Grant Program

- What is the EPA Brownfields Program?
- What *exactly* is a Brownfield?

Funding: \$500K EPA Brownfield Assessment Grant

Coalition Partners:

- Clark County
- City of Las Vegas
- Regional Transportation Commission

Grant Time Period: October 1, 2015 – October 31, 2020



Brownfield Project Goals

- Catalyze reinvestment and redevelopment
- Provide information for redevelopment and reuse
- Prioritize sites
- Assess for potential environmental contaminants
- Encourage redevelopment
- Develop reuse/cleanup plans
- Assist in search for funding opportunities



EPA Brownfield Grant Expansion Area

- How does this affect properties adjacent to and near the Allegiant Stadium Site?
- What are the benefits to property owners?



Environmental Site Assessment (ESA)

Phase I ESA:

- Research site use
- Review environmental records
- Conduct site inspection
- Deliver report on recognized environmental conditions
- *Est. Value: \$5,000*
- *Est. Timeline: 1-2 months*

Phase II ESA:

- Collect soil and groundwater samples to evaluate nature, extent and concentration of contamination (if any), and estimate cleanup scope and costs
- *Est. Value: \$25,000*
- *Est. Timeline: 2-3 months*



Project Benefits to Approved Participants

- Investigate site history and potential for site to be contaminated at no cost.
- Evaluate levels of contamination or confirm that the site has no contamination at no cost.
- If contamination is found, cleanup planning may be available at no cost. Assistance to identify sources of clean-up funding will be provided.
- An evaluation of the highest and best use for the site may be available at no cost.
- All of the above will increase the marketability of the site and/or fulfill a lender requirement for site assessment.



Property Owner Participation

- Participation is voluntary.
- If a property owner chooses to participate, the following two forms are required:
 - Site Nomination Form
 - Permit of Entry Form
- Property access must be provided for a site visit and interview with property owner and/or authorized representative.
- A copy of the Environmental Site Assessment report will be provided to the property owner.



Application Process, Procedures & Criteria

- If you have a property owner that may be a good candidate, either have them contact us or we can contact them
- We will schedule a preliminary meeting and provide informational materials and site application
- After the property owner provides the application we will make a determination based on redevelopment potential
- If the site is selected, we will seek approval from EPA to move forward



WELCOME AND INTRODUCTIONS

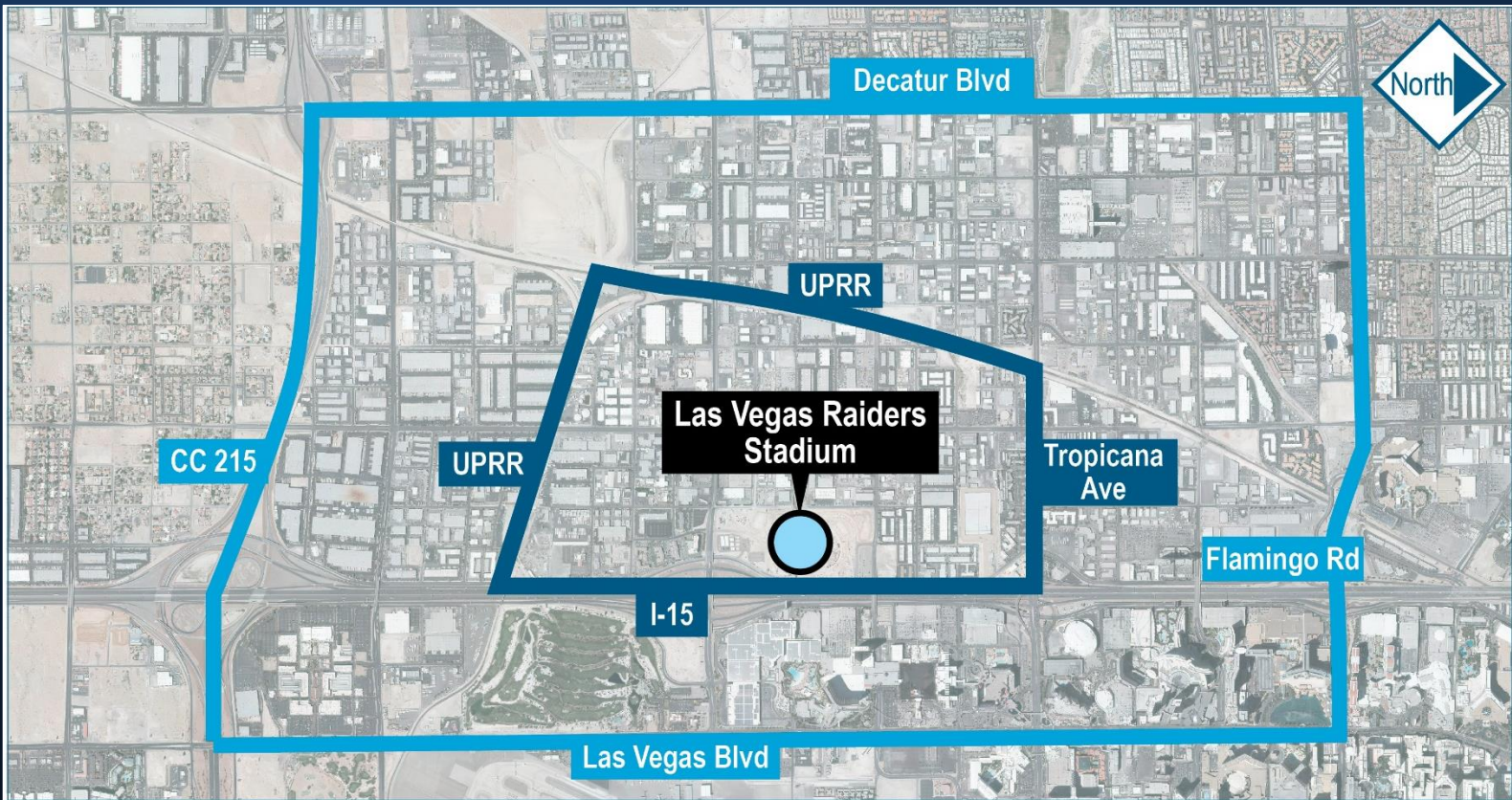
BROWNFIELD REVITALIZATION PROGRAM

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LAND USE PLAN

NEXT STEPS



Decatur Blvd

North

UPRR

Las Vegas Raiders Stadium

CC 215

UPRR

Tropicana Ave

Flamingo Rd

I-15

Las Vegas Blvd



MULTIMODAL TRAVEL CHOICES • QUALITY OF LIFE • ENVIRONMENTAL QUALITY • PROMOTE ECONOMY • PEDESTRIAN FRIENDLY

GOALS OF THE STUDY

- DEVELOP AN OVERALL VISION FOR THE DISTRICT
- DEVELOP A TOOLBOX OF SOLUTIONS THAT WILL GUIDE THE IMPLEMENTATION OF THE VISION
- DEVELOP AN ACTION PLAN
- IDENTIFY POTENTIAL INVESTMENTS

VISIONING SCENARIOS

Scenario 1



Scenario 2

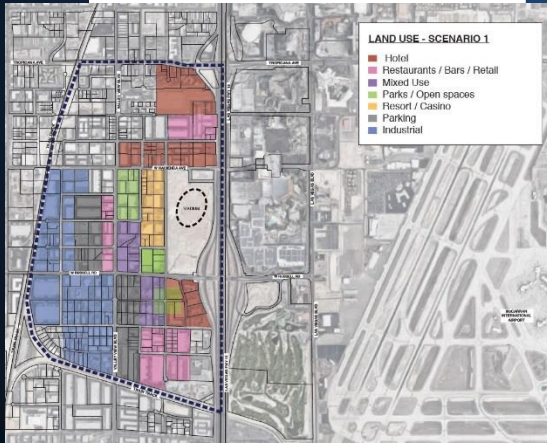


Scenario 3

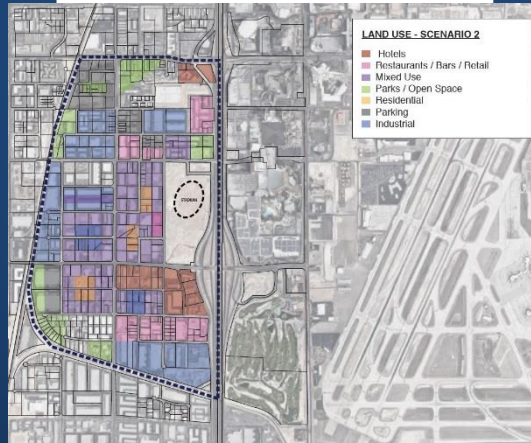


VISIONING SCENARIOS

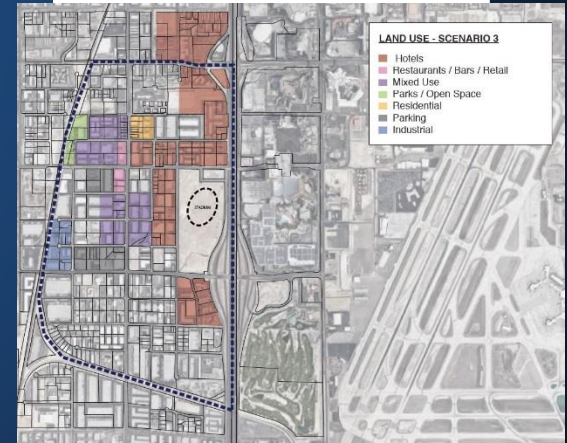
Scenario 1



Scenario 2



Scenario 3



PUBLIC AND STAKEHOLDER SURVEY

589 Responses

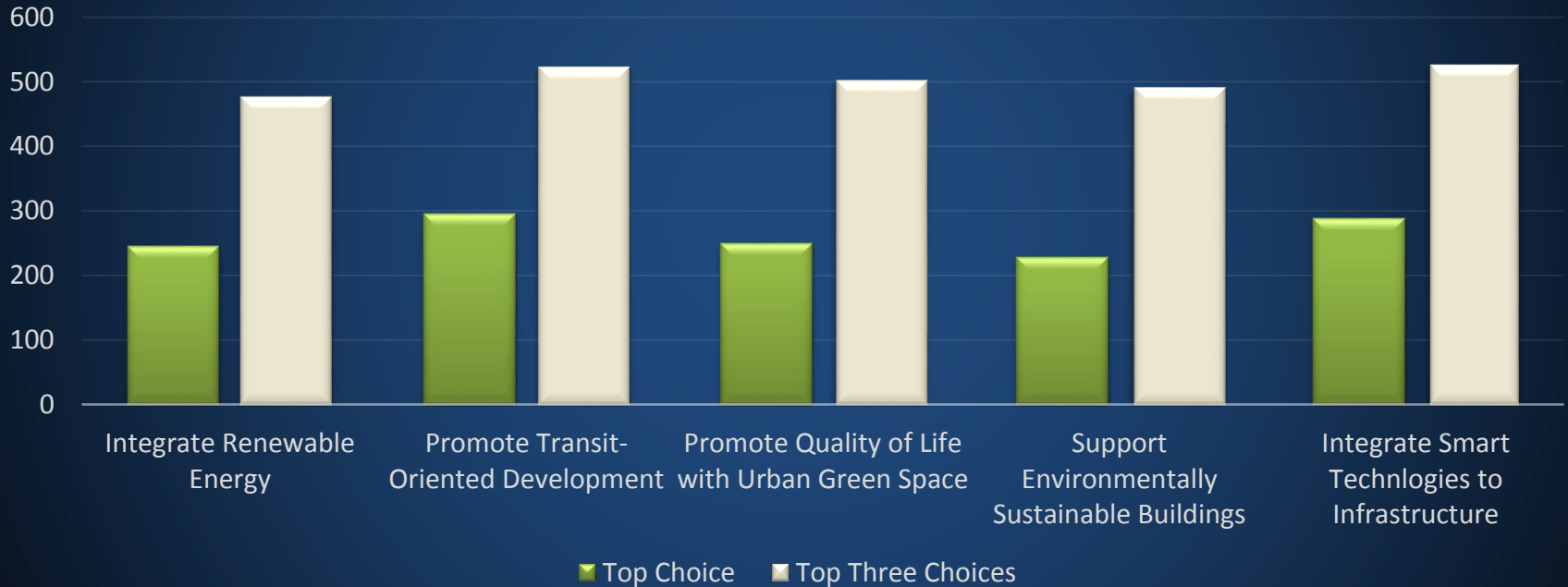
ECONOMIC VITALITY



MOBILITY AND ACTIVITY



ENERGY AND ENVIRONMENT



WHAT MAKES A GREAT STADIUM NEIGHBORHOOD

Family oriented uses – no adult entertainment

Mixed-use and local small businesses, not chains and
big businesses

Affordable entertainment and great food

Strong safety and security measures

WHAT MAKES A GREAT STADIUM NEIGHBORHOOD

Public transportation options

Pedestrian walkways across I-15

Parking

Easy access

Lots of open green space, gathering areas, public art

Water reclamation and green energy

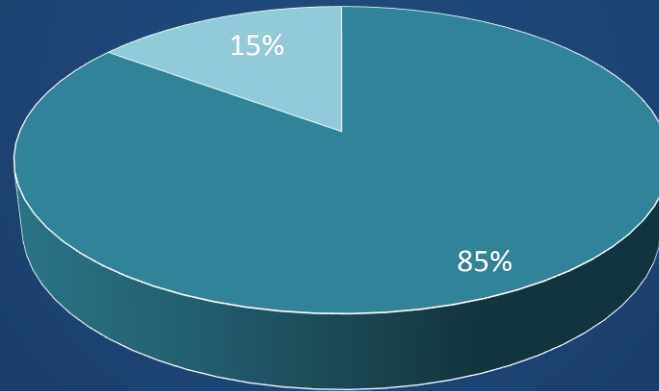
PUBLIC RESPONSE

Pop-Up Meeting and Visual Survey

175 responses

VISUAL PREFERENCE SURVEY

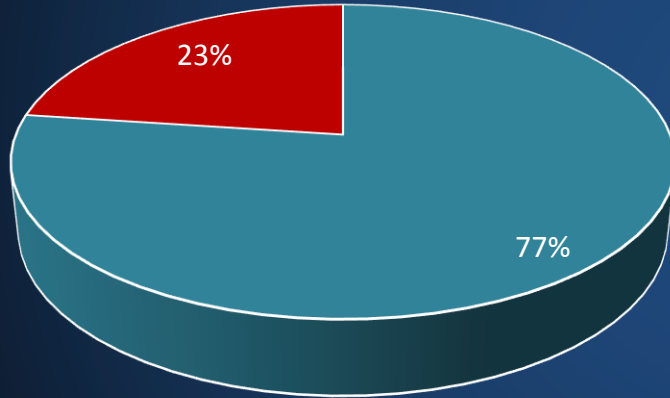
Are You Local or Visiting?



Local Visiting

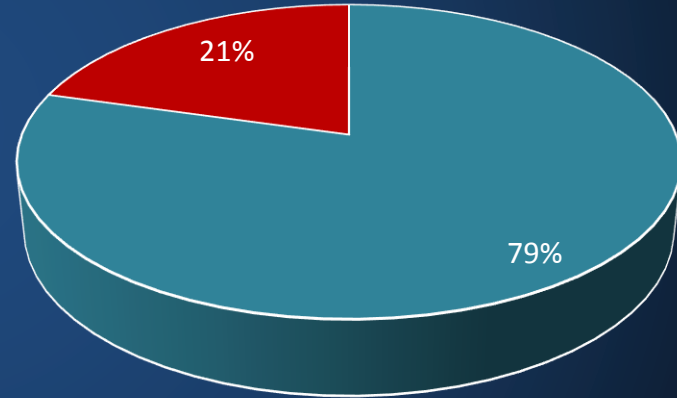
LAND USE

Retail/Grocery



■ Street Front Shopping ■ Shopping Centers

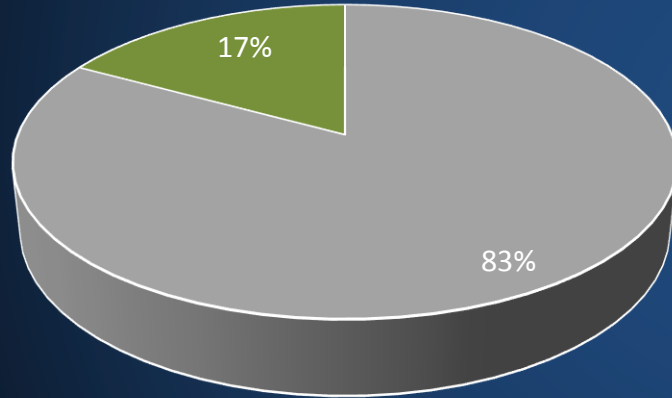
Food and Beverage



■ Street Front Patio Dining ■ Stand Alone Restaurant

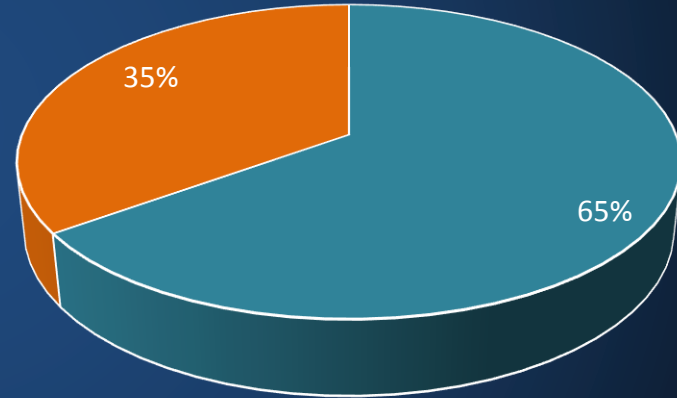
PUBLIC ART AND OPEN SPACE

Public Open Space



■ Plazas ■ Parks

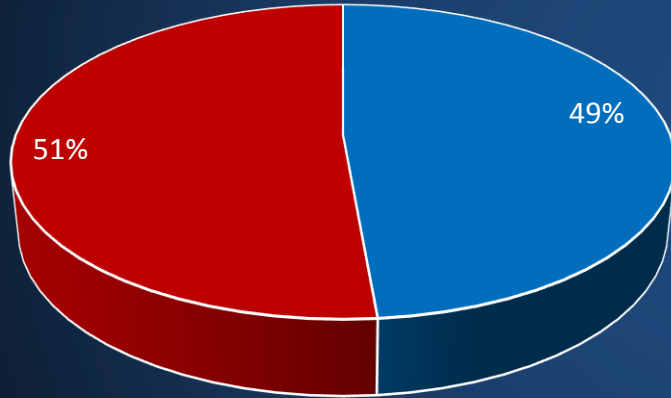
Public Art



■ Sculptures ■ Murals

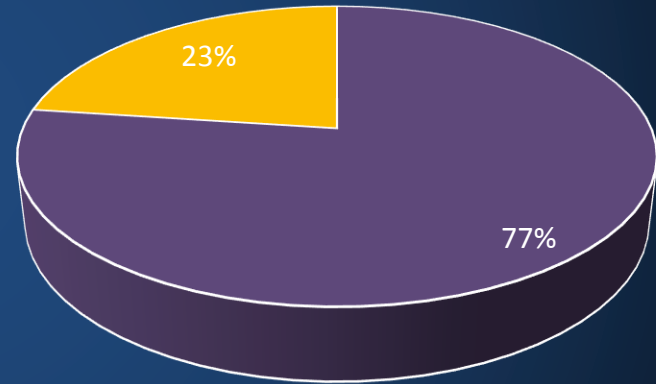
HOUSING AND ECONOMIC DEVELOPMENT

Jobs/Businesses



Professional Tourism

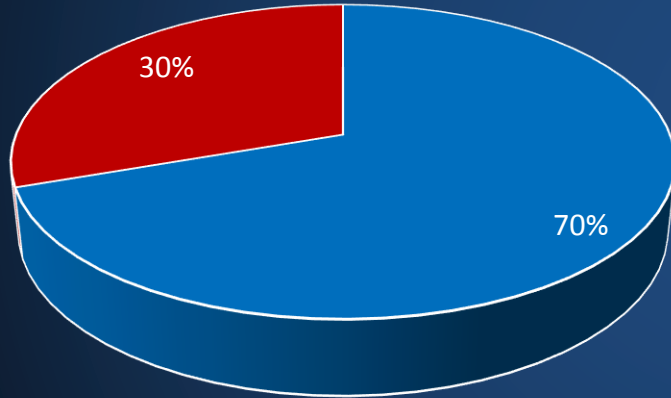
Housing Options



Mixed Use Vertical Development
Detached or Townhome Development

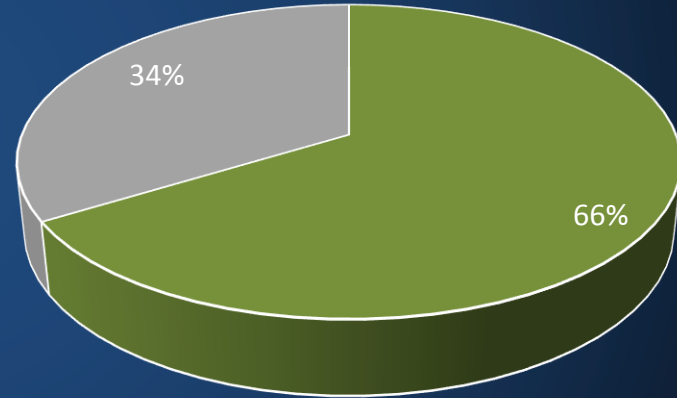
TRANSPORTATION

Connections to Public Transit



■ Bus Stops/Stations ■ Rideshare Stations

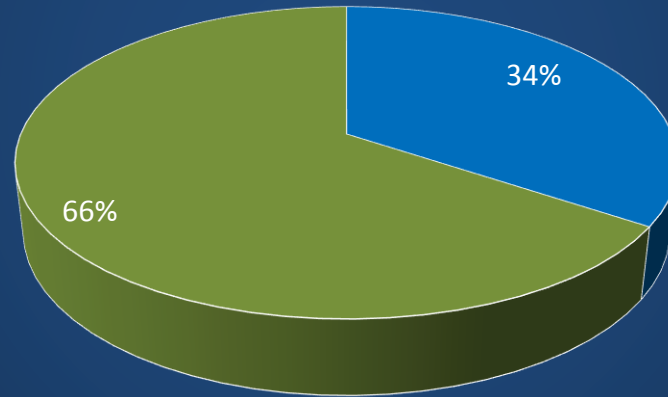
Bicycle-Friendly



■ Separated Bike Lanes ■ Shared Lanes

CONNECTIVITY TO LAS VEGAS STRIP

Connections to Las Vegas Strip

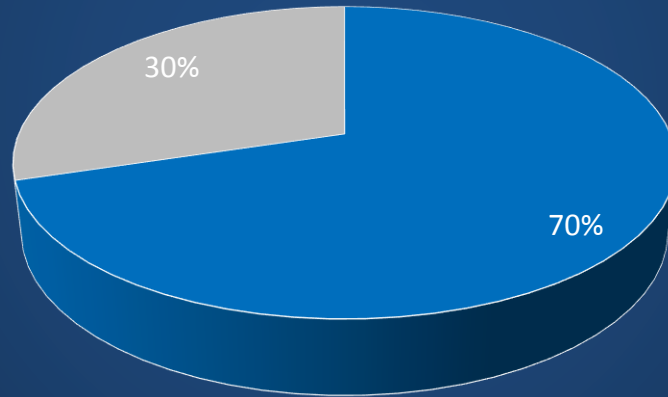


■ Utilitarian Walkways

■ Interactive or Park Walkways

PARKING

Parking



■ Parking Garages ■ Street Parking/Lots

WELCOME AND INTRODUCTIONS

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VISION AND GOALS

LAND USE PLAN

NEXT STEPS

VISION STATEMENT

“Create a dynamic district with a comprehensive mix of uses that supports the continuation of current businesses while providing opportunities to transition into a thriving destination for entertainment, hospitality, business, and sports”

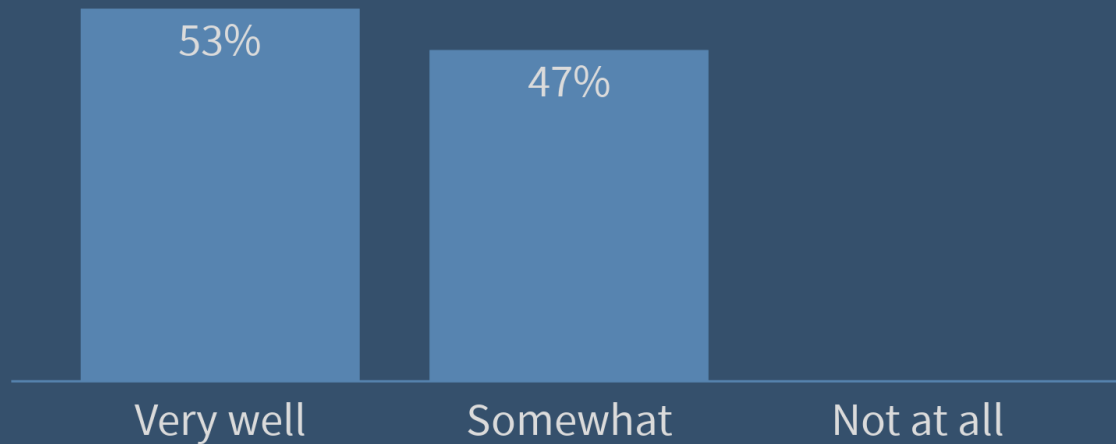
Question 1

How well does this Vision statement align with how you imagine the future of the Stadium District?

- Very well
- Somewhat
- Not at all

 Poll locked. Responses not accepted.

How well does this Vision statement align with how you imagine the future of the Stadium District?



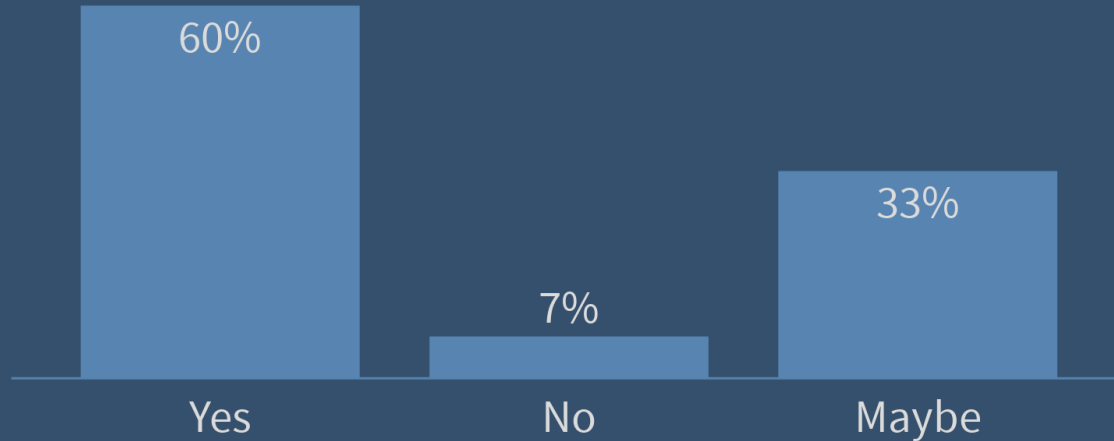
Question 2

Does this Vision statement reflect how you think others imagine the future of the Stadium District?

- Yes
- No
- Maybe

 Poll locked. Responses not accepted.

**Does this Vision statement reflect how you think others
imagine the future of the Stadium District?**



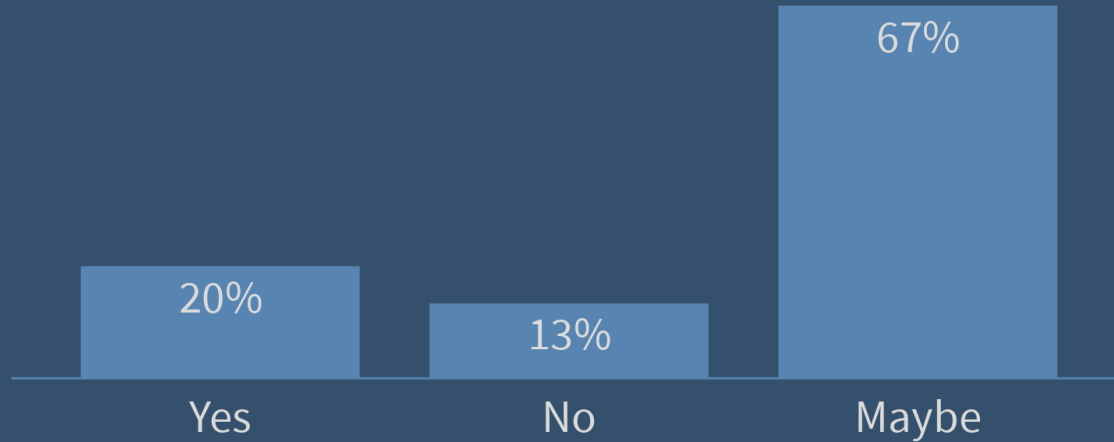
Question 3

Do you feel that the Vision statement will inspire action to develop a dynamic future Stadium District?

- Yes
- No
- Maybe

 Poll locked. Responses not accepted.

Do you feel that the Vision statement will inspire action to develop a dynamic future Stadium District?



GOALS

Goal 1: Enhance quality of life by creating a vibrant district with best practices for urban design.

Goal 2: Promote a vibrant economy by enabling multiple options that support individual property and business owners' intentions to remain or transition to new uses.

Goal 3: Promote flexibility within the built environment to accommodate both event day and non-event day functions.

Goal 4: Provide connectivity and access to and throughout the district to improve mobility by encouraging the use of alternative modes of transportation.

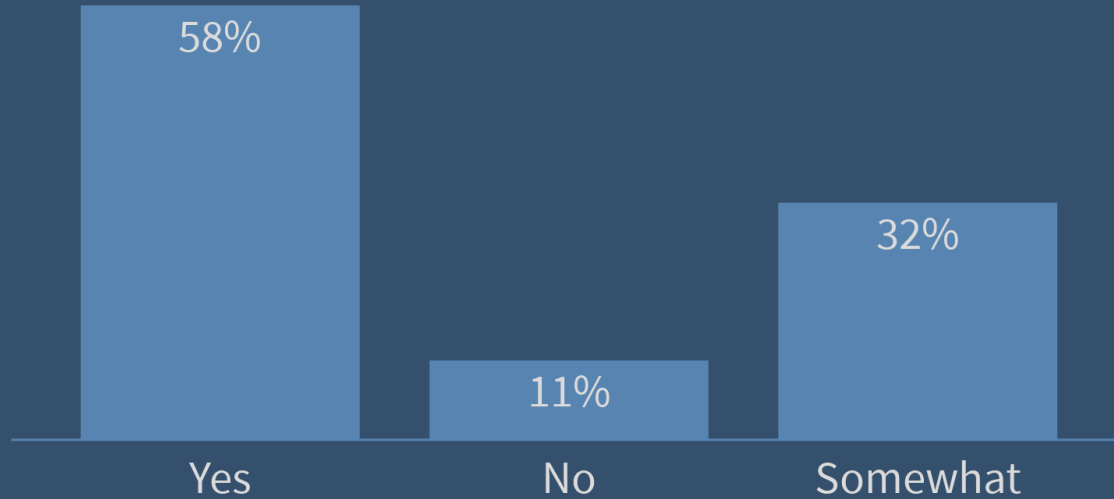
Goal 1

Is Goal 1 understandable and actionable?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Is Goal 1 understandable and actionable?



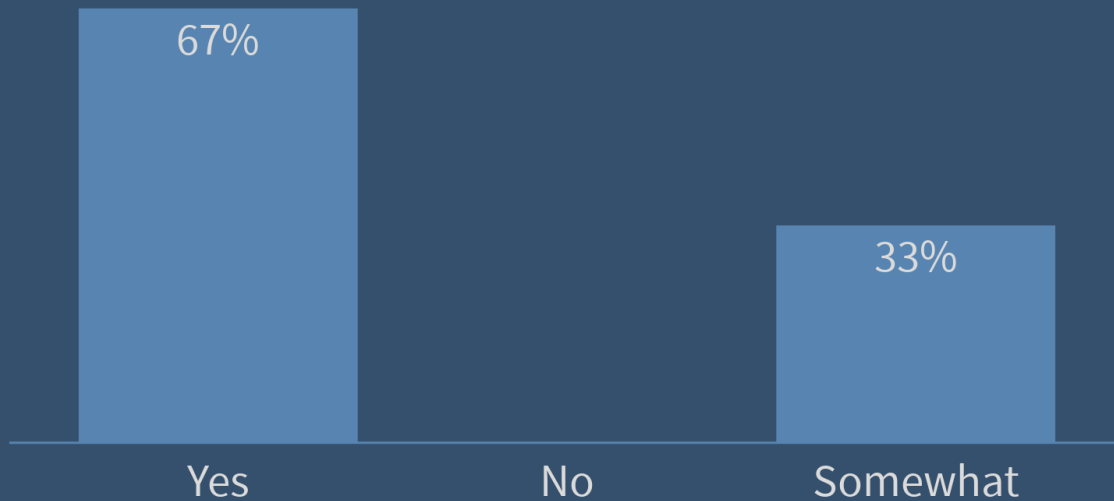
Goal 1

Does Goal 1 align with the Vision?

- Yes
- No
- Somewhat

🔒 Poll locked. Responses not accepted.

Does Goal 1 align with the Vision?



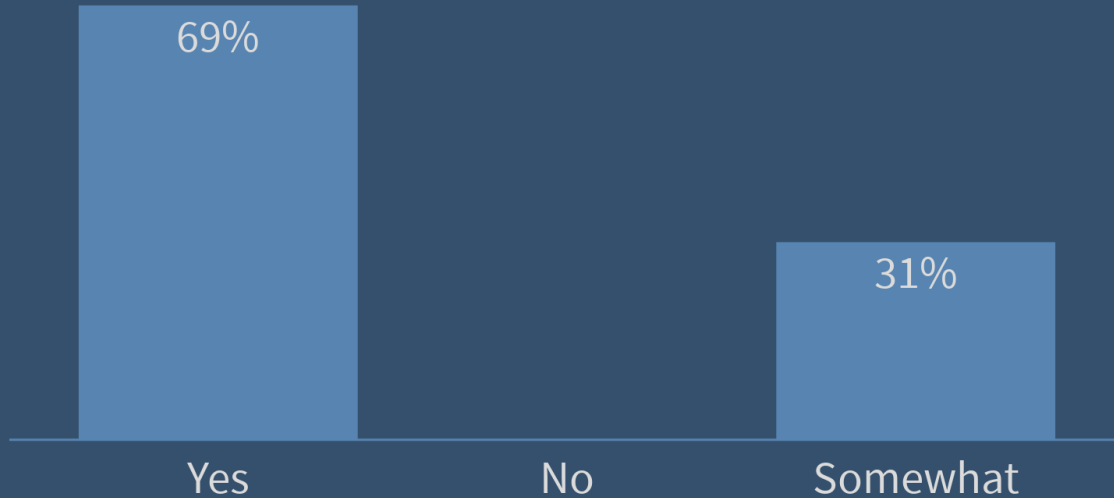
Goal 2

Is Goal 2 understandable and actionable?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Is Goal 2 understandable and actionable?



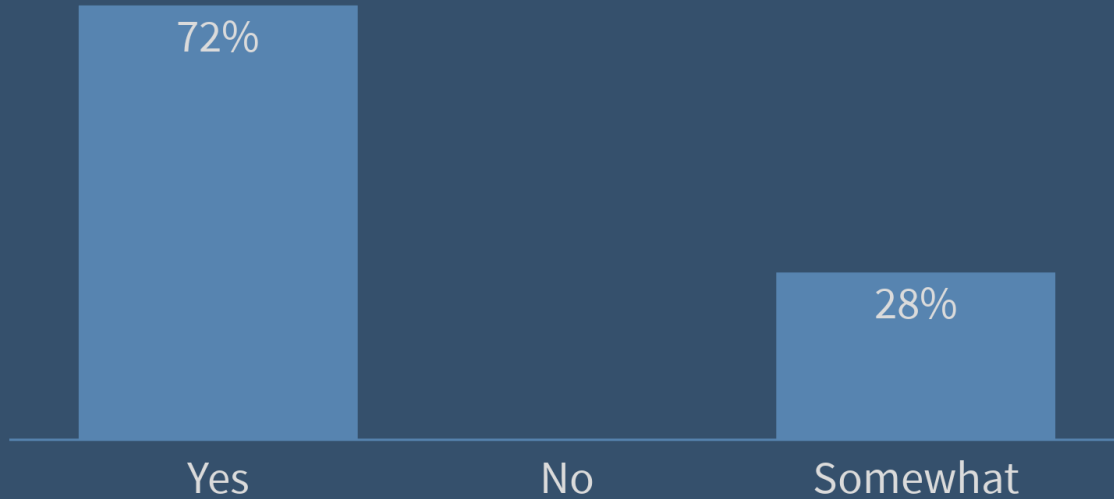
Goal 2

Does Goal 2 align with the Vision?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Does Goal 2 align with the Vision?



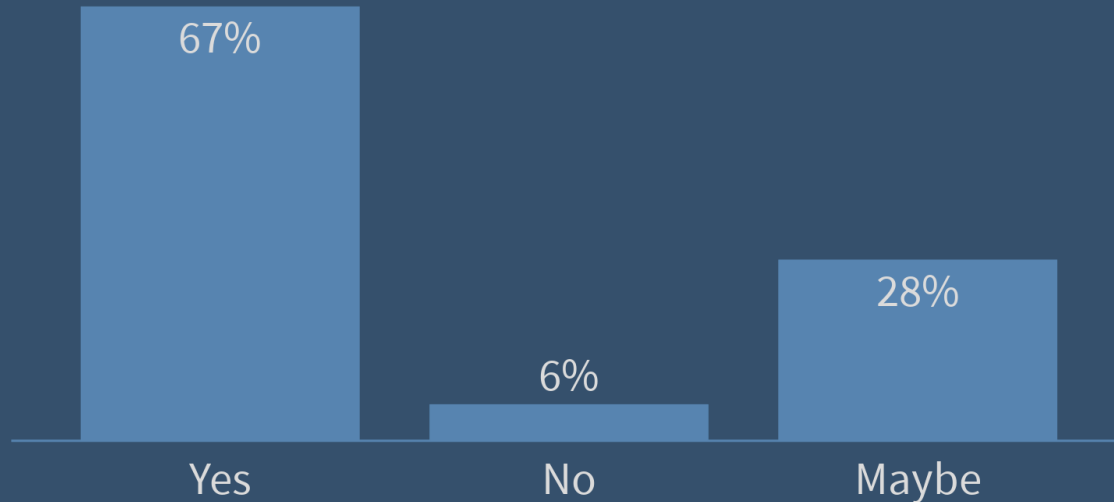
Goal 3

Is Goal 3 understandable and actionable?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Is Goal 3 understandable and actionable?



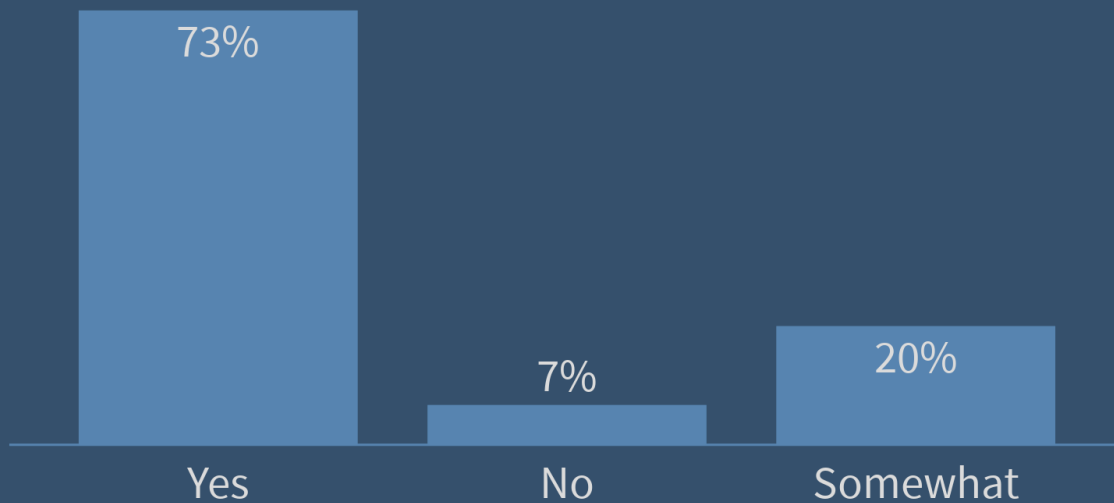
Goal 3

Does Goal 3 align with the Vision?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Does Goal 3 align with the Vision?



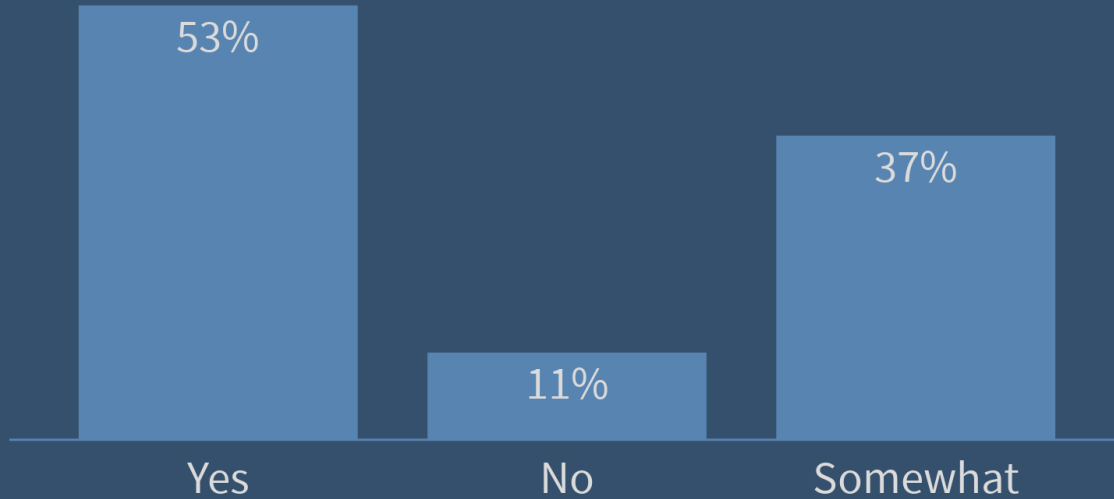
Goal 4

Is Goal 4 understandable and actionable?

- Yes
- No
- Somewhat

🔒 Poll locked. Responses not accepted.

Is Goal 4 understandable and actionable?



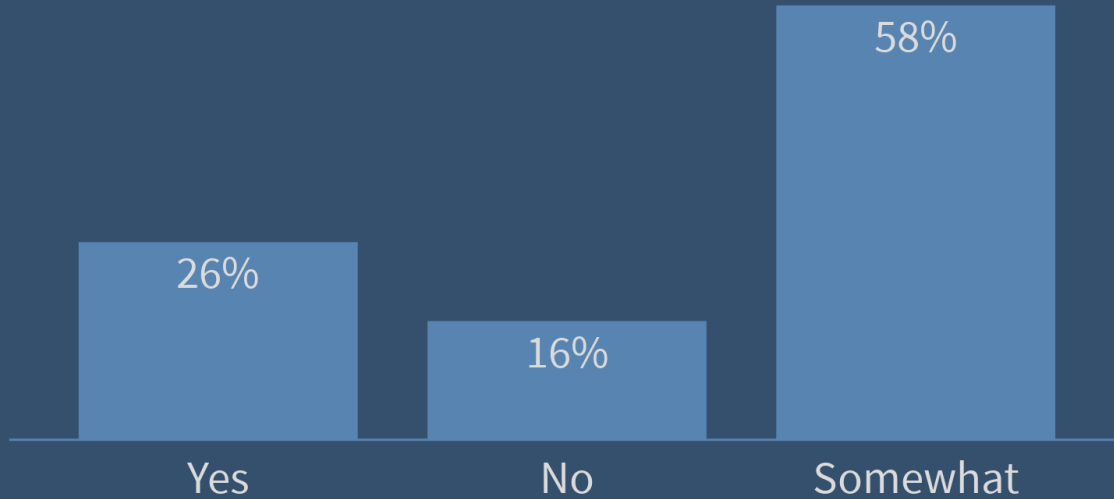
Goal 4

Does Goal 4 align with the Vision?

- Yes
- No
- Somewhat

 Poll locked. Responses not accepted.

Does Goal 4 align with the Vision?



WELCOME AND INTRODUCTIONS

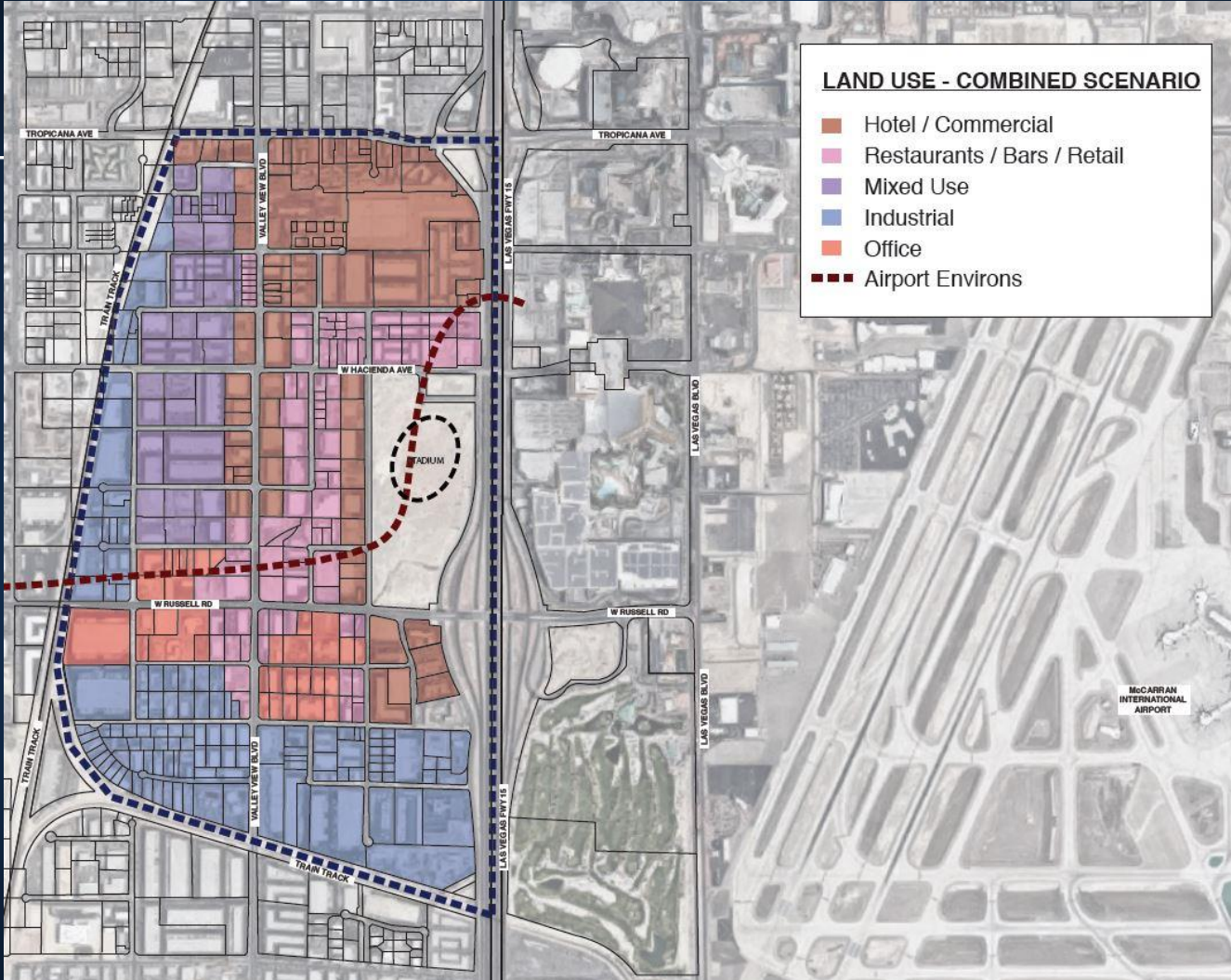
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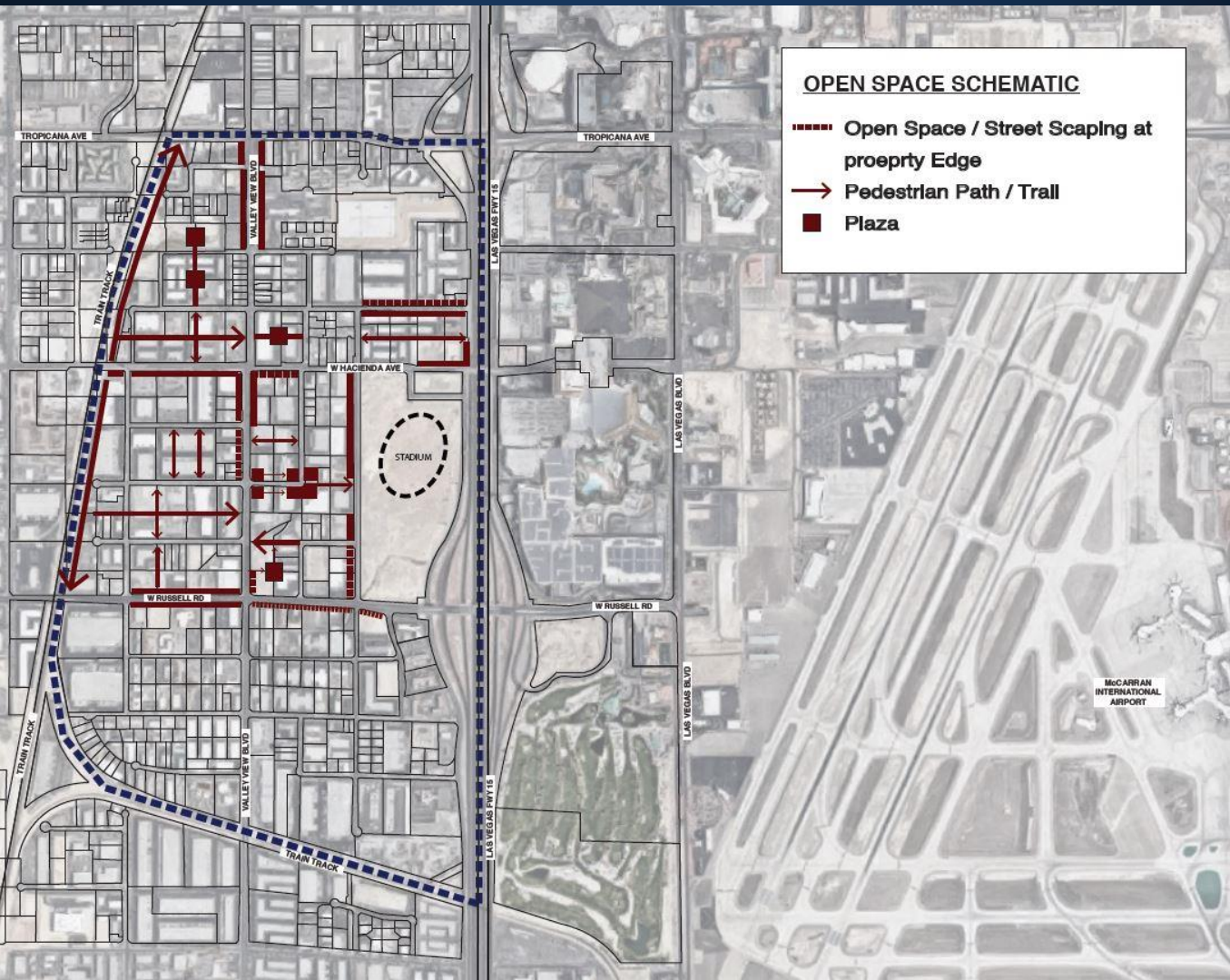
LAND USE - COMBINED SCENARIO

- Hotel / Commercial
- Restaurants / Bars / Retail
- Mixed Use
- Industrial
- Office
- Airport Environs

McCARRAN INTERNATIONAL AIRPORT

OPEN SPACE SCHEMATIC

-  Open Space / Street Scaping at property Edge
-  Pedestrian Path / Trail
-  Plaza



PUBLIC ART



- Why?
 - Wayfinding
 - Vibrancy
- Where?
 - Entryways
 - Plazas
- Type of Art?
 - Mural, sculpture, utility

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NEXT STEPS



Transportation Charrette



allegiant stadium

RAIDERS
vs.
CHARGERS
9:12 PM/PT

RTC

