

BOARD OF REGENTS BRIEFING PAPER

AGENDA ITEM TITLE: UNLV Campus Master Plan

MEETING DATE: September 7-8, 2017

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

At its December 3-4, 2015 meeting, the Board approved the 2015 Limited Campus Master Plan Update incorporating a 42-acre property west of the Maryland Campus into the campus master plan. The Board requested that UNLV present additional information via a follow-up agenda item, which included: (1) providing more detailed plans for the 42-acre parcel plan; and (2) providing more detailed information on the 15-20 acres of existing Maryland Campus land (generally in the area of the existing Paul McDermott Physical Education Complex (MPE) and the facilities currently leased to the Environmental Protection Agency) that would be repurposed or redeveloped, as the 42-acre purchase provided this redevelopment opportunity.

Concurrently with the UNLV Campus Master Planning Update process, the Southern Nevada Tourism Infrastructure Committee (“SNTIC”) conducted meetings from July 2015 through September 2016. One of the primary agenda items for the SNTIC was consideration of a potential stadium in Southern Nevada, focused on a National Football League (“NFL”) stadium that could support UNLV/collegiate football events and other major events in Southern Nevada.

Subsequent to the SNTIC developing its final report and recommendations in September 2016, the Nevada legislature concluded an October 2016 special session that resulted in approved legislation (Senate Bill 1) that provided significant funding, support, governance, and other requirements for the development of a stadium in Southern Nevada and also formed the Las Vegas Stadium Authority Board (“SAB”).

The SAB has been working with the Raiders and its development team throughout 2017 to develop an NFL stadium on a parcel of land west of I-15 near Russell Road, approximately three miles southwest of the UNLV Maryland Campus.

This campus master plan update has been coordinated to reflect the recommendations of the SNTIC, the outcomes of Senate Bill 1, the work of the SAB, Clark County planning efforts related to an elevated roadway, and other activities that affect the UNLV campus master plan.

A notable item for this UNLV Campus Master Plan Update is that, with the Raiders developing the NFL stadium at the I-15/Russell Road site, UNLV is, at this juncture, primarily focused on the development of the Campus Village option for the 42-acre parcel – with the Stadium Option remaining as an avenue for future consideration. UNLV's intent is to ultimately fully remove the Stadium Option for the 42-acre parcel upon either the successful completion or significant progress of facility development for the NFL stadium at the I-15/Russell Road site. If UNLV were to retain and pursue the Stadium Option in the campus master plan, agreement and/or approvals would be required by various entities (i.e. the Federal Aviation Administration, McCarran International Airport, Clark County, etc.). Further, the campus master plan indicates that UNLV sees an opportunity to continue to work with Clark County after the elevated roadway and other relevant land use determinations are complete. UNLV will pursue UNLV/Clark County partnership options for use of Clark County land, to the extent that those options are determined to be feasible. The Federal Aviation Administration's (FAA) requirements, land restrictions, operations plans, and other items may govern the nature of these opportunities. UNLV anticipates that these items will change over time as its representatives continue to collaborate with Clark County and McCarran International Airport. For example, Clark County and McCarran International Airport have indicated to UNLV that some land uses indicated on Clark County parcels need further discussion and/or may conflict with McCarran International Airport's potential or projected uses for some of those parcels. UNLV will seek the Board's review and approval, as required, for subsequent campus master plan updates and refinements.

UNLV does continue to see highly meaningful opportunities for campus development related to: (1) the 42-acre parcel; (2) the opportunities that the 42-acre parcel presents to enhance Maryland Campus development opportunities; (3) collaboration with Clark County/McCarran International Airport; and (4) other campus development components.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV President Len Jessup requests approval of the UNLV Campus Master Plan Update, last approved by the Board of Regents in December 2015.

4. IMPETUS (WHY NOW?):

At its December 3-4, 2015 meeting, the Board requested that UNLV present additional information on the master plan that was approved. UNLV has also been tracking the progress of the development of an NFL stadium in Las Vegas, implementation of Senate Bill 1, activities of the SAB, planning for an elevated roadway coming out of the airport (which may affect the UNLV Maryland Campus and the 42-acre site), and other items that are relevant to this campus master plan update.

Although many of these items are still being planned and are in development, much progress has been made on many of these items, and it is timely both to present a campus master plan update to the Board of Regents related to outstanding questions, as well as to request approval of the update to the UNLV Campus Master Plan.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- This campus master plan follow-up item incorporates information to respond to Board member questions from the December 3-4, 2015 meeting.
- This campus master plan update incorporates new information and changes in direction related to several items that affect the master plan.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Wait for a future date to present an update on the Board questions and request approval of a campus master plan update after all planning activities that might impact UNLV are settled (i.e., the elevated roadway coming out of the airport, finalization of NFL stadium planning and related development items, etc.).

7. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

- The alternative would be to defer the action item to a future Board meeting.

8. COMPLIANCE WITH BOARD POLICY:

Consistent With Current Board Policy: Title #_____ Chapter #_____ Section #_____

Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____

Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____

Other:_____

X Fiscal Impact: Yes_____ No X

Explain:_____



UNLV

UNLV Campus Master Plan – Follow-Up Items and Update

NSHE Board of Regents - Action Item

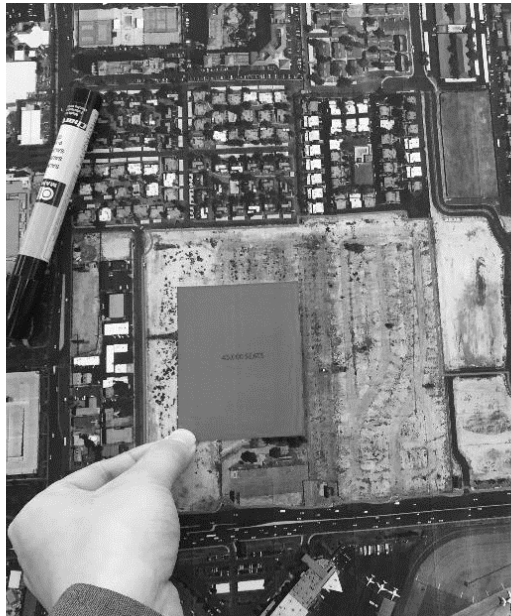
September 7-8, 2017

SMITHGROUP JJR

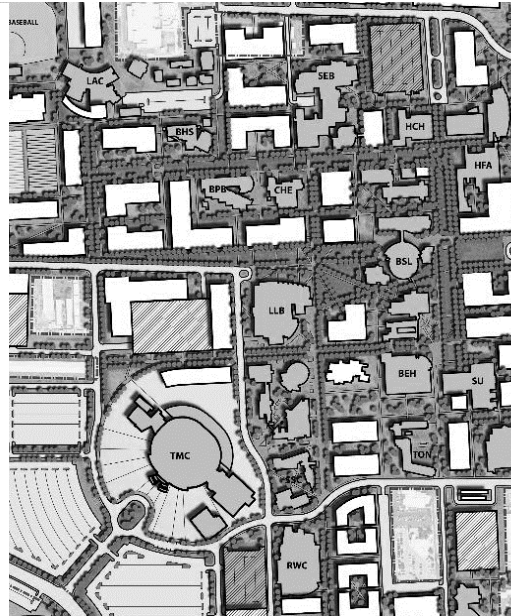
TABLE OF CONTENTS



I VISION + CONTEXT



II PROGRAM + DRIVERS



III CAMPUS PLAN + SYSTEMS



IV NEIGHBORHOODS + PRIORITIES

PURPOSE OF CAMPUS MASTER PLAN AGENDA ITEM

Respond to Board of Regents questions that were a part of the December 3-4, 2015 campus master plan discussion, that resulted in Board approval of the campus master plan. Questions were focused on:

1. Providing more detailed plans for the 42 acre parcel plan; and
2. Providing more detailed information on the 15-20 acres of existing Maryland Campus land (generally in the area of the existing MPE and EPA facilities) that would be repurposed or redeveloped, as the 42 acre purchase provided this redevelopment opportunity.

Update the campus master plan to reflect recent developments that impact the campus master plan, such as:

1. Implementation of Senate Bill 1 of 2016;
2. Activities of the Las Vegas Stadium Authority Board (SAB);
3. Planning for an elevated roadway coming out of the airport (which may impact the UNLV Maryland Campus and the 42 acre site);
4. Progress of the development of an NFL stadium in Las Vegas;
5. Ongoing conversations and coordination with Clark County and McCarran International Airport (which includes potential campus master plan impacts for proposed UNLV uses for Clark County land that may change based on Clark County plans for the use of indicated land, subsequent to a prior MOU);
6. Other items that are relevant to a campus master plan update.

VISION, MISSION AND CORE THEMES

TOP TIER VISION: By 2025, UNLV will be recognized as a top tier public university in research, education and community impact.

TOP TIER MISSION: UNLV's diverse faculty, students, staff, and alumni promote community well-being and individual achievement through education, research, scholarship, creative activities, and clinical services. We stimulate economic development and diversification , foster and climate of innovation, promote health, and enrich the cultural vitality of the communities that we serve.

TOP TIER MAJOR GOAL AREAS:

- Research, Scholarship, and Creative Activity
- Student Achievement
- Academic Health Center
- Community Partnerships
- Infrastructure and Shared Governance

PURPOSE + PROCESS OF CAMPUS MASTER PLAN UPDATE

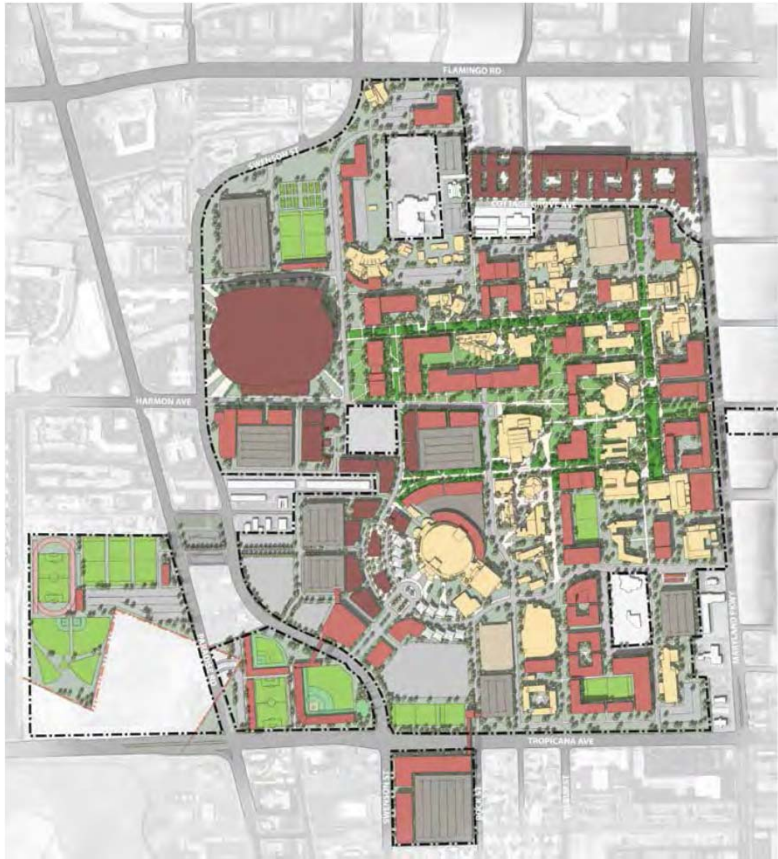
PURPOSE

- Provide focused/supplemental follow-up to approved 2015 Campus Master Plan to target current planning focus, primary approach/opportunities, recent updates
- Driven by UNLV Top Tier mission + strategic goals
- Opportunity-based yet realistic
- Align academic, spatial, fiscal, and physical visions
- Provide powerful ideas developed through a methodical process with campus, community, public/private partner input
- Implementable in short and long term strategies
- Flexible, data-driven and rational

PROCESS

- Focus on Areas of Change
- Input + feedback
- Align with Leadership Goals
- Integrate Recent and Potential Property Acquisitions/Partnerships with the Plan

PROJECT BACKGROUND

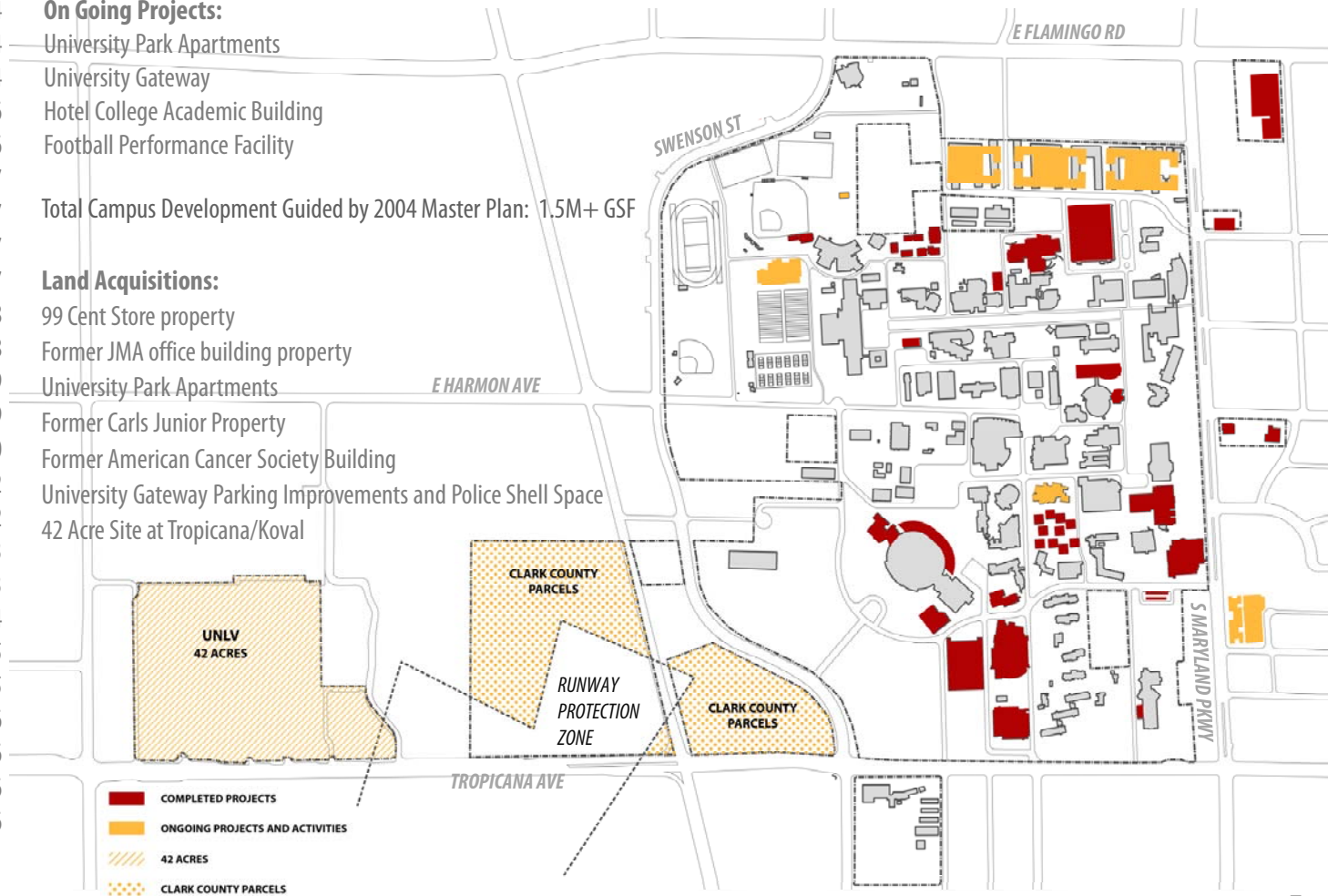


2012 MASTER PLAN UPDATE

COMPLETED PROJECTS (SINCE THE 2004 MASTER PLAN)

- Central Desert Complex Phase II
- Lynn Bennett Early Childhood Education Center
- Dayton Complex
- Architecture School Addition
- Cottage Grove Parking Addition
- Thomas & Mack Moot Court
- Student Recreation and Wellness Center
- Science Teaching Labs
- Student Union
- Greenspun Hall
- Police Headquarters
- Science and Engineering Building
- Student Services Complex Addition
- Tropicana Parking Garage
- Graduate Art Studios
- Mendenhall Center
- High Bay Lab
- UNLV Transit Center
- Tropicana Wash Parking Lot
- Beverly Rogers Literature & Law Building Renovations
- Flamingo Auxiliary Building
- Baseball Clubhouse
- Maryland Administrative Building
- Thomas & Mack Center Modernization & West Addition
- White Hall Annex 1 & 2

- 2004 **On Going Projects:**
- 2004 University Park Apartments
- 2004 University Gateway
- 2006 Hotel College Academic Building
- 2006 Football Performance Facility
- 2007
- 2007 Total Campus Development Guided by 2004 Master Plan: 1.5M+ GSF
- 2007
- 2007 **Land Acquisitions:**
- 2008 99 Cent Store property
- 2008 Former JMA office building property
- 2009 University Park Apartments
- 2009 Former Carls Junior Property
- 2010 Former American Cancer Society Building
- 2012 University Gateway Parking Improvements and Police Shell Space
- 2012 42 Acre Site at Tropicana/Koval
- 2013
- 2013
- 2014
- 2015
- 2015
- 2016
- 2016
- 2016
- 2016



- COMPLETED PROJECTS
- ONGOING PROJECTS AND ACTIVITIES
- 42 ACRES
- CLARK COUNTY PARCELS

NEW OPPORTUNITIES (SINCE THE 2012 MASTER PLAN UPDATE)

- A** 42 Acre Site for Development
- B** Potential use of Clark County Land Through Partnerships to Be Developed
- C** Athletic and Recreational Uses Relocation
- D** Midtown UNLV
- E** Improved Vehicular Exit from Airport

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



MASTER PLAN GUIDING PRINCIPLES



Strengthen and Enhance Academic and Research Core



Improve Community Connections and Support Economic Development



Expand Campus Housing and Quality of Campus Life



Enhance University Athletics, Recreation and Open Spaces



Optimize Development Capacity and Maximize Utilization



Embody Sustainability and Innovation in Physical Design



CAMPUS CAPACITIES

The Campus Today

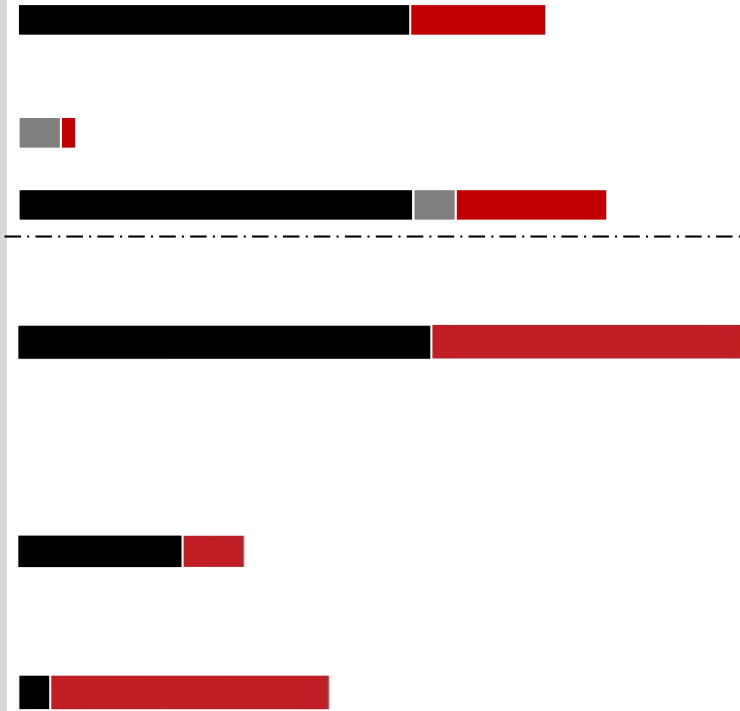
- **Student Headcount (Fall 2016 Preliminary)** 29,626
- Student FTE 22,687
- **Faculty/Staff** 3,208
- **Total Campus Population** 32,834

- Campus Acreage 390
- **GSF (non-residential)** 5.4M
- GSF Per Student 182
- Floor Area Ratio (FAR) 0.36
- **Parking Spaces-UNLV only** 13,463
- Ratio of People to Parking Spaces 2.20
- **Total Number of Occupied Beds** 1,800
- Living on Campus +/- 6.1%

Growth Capacity

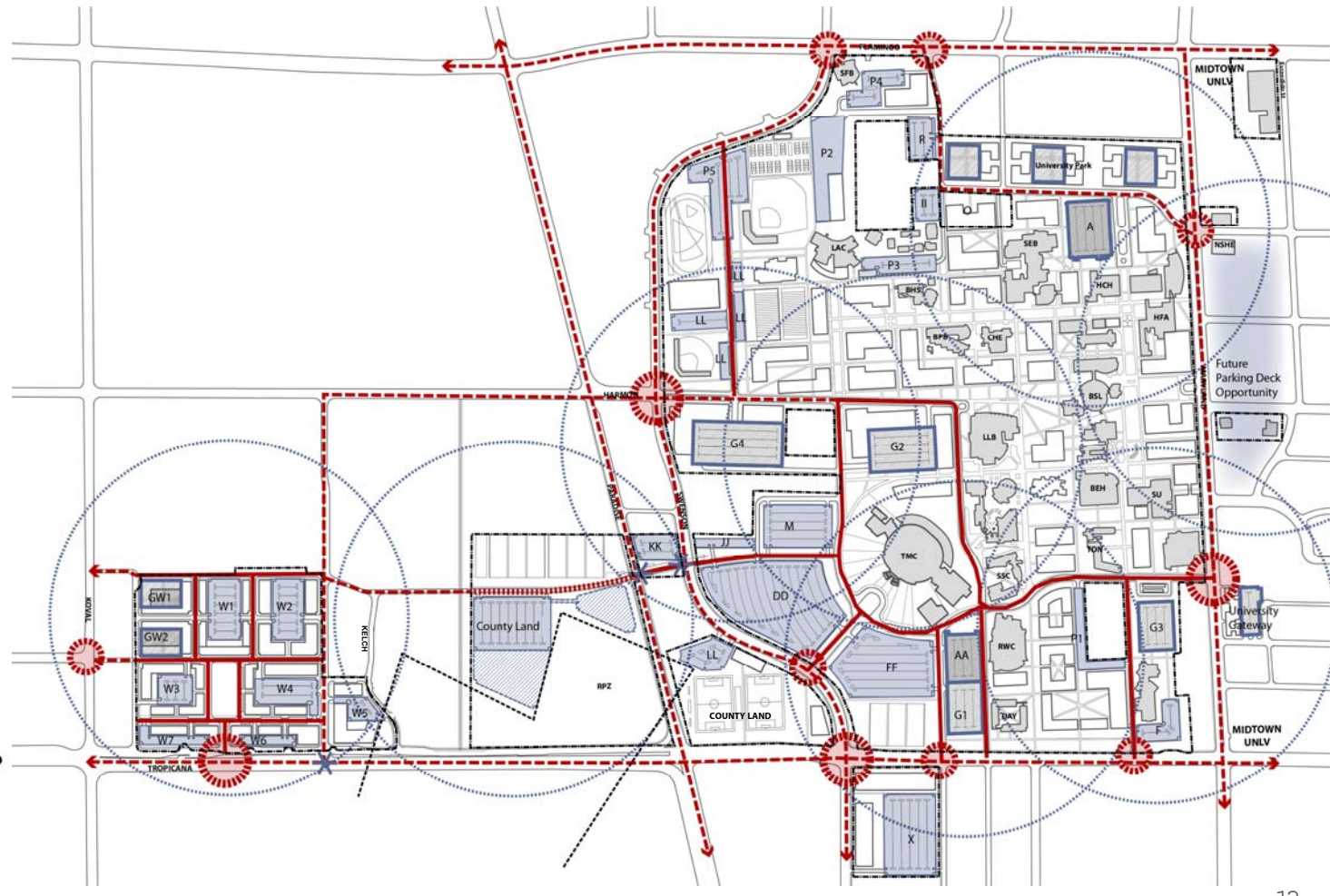
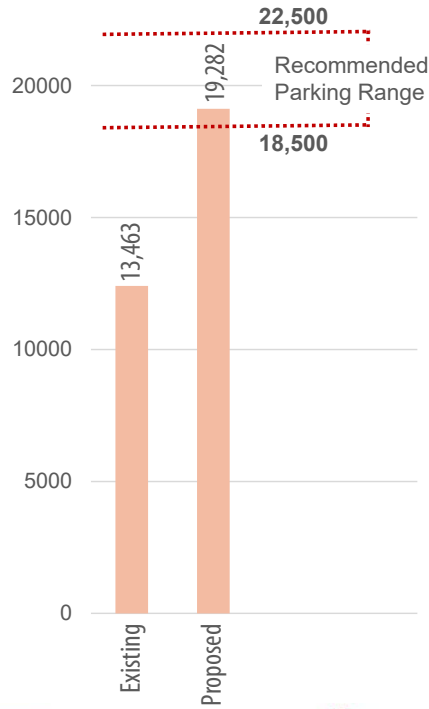
- **35,000 – 40,000** (5,374-10,374)
- **30,000 – 35,000** (7,313-12,313)
- **4,000** (792)
- **39,000 – 44,000** (6,166-11,166)

- 390
- **7.4M-8.2M** (2-2.8M)
- +/- **210** (21)
- 0.52
- **18,500 – 22,500** (5,711-9,711)
- 2.35
- **9,000** (7,200)
- +/- 25%



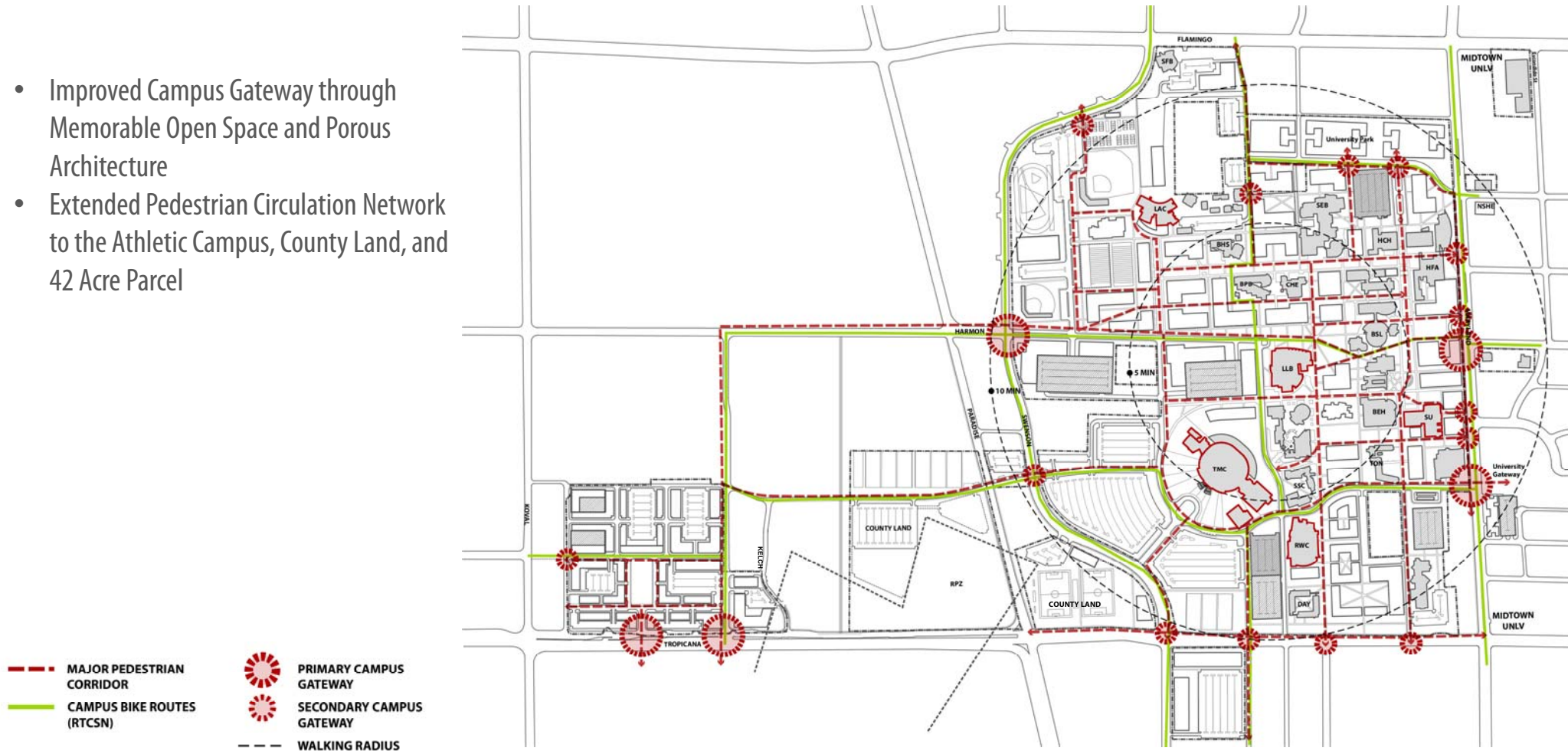
(#) = increase

CIRCULATION AND PARKING



PEDESTRIAN CONNECTION

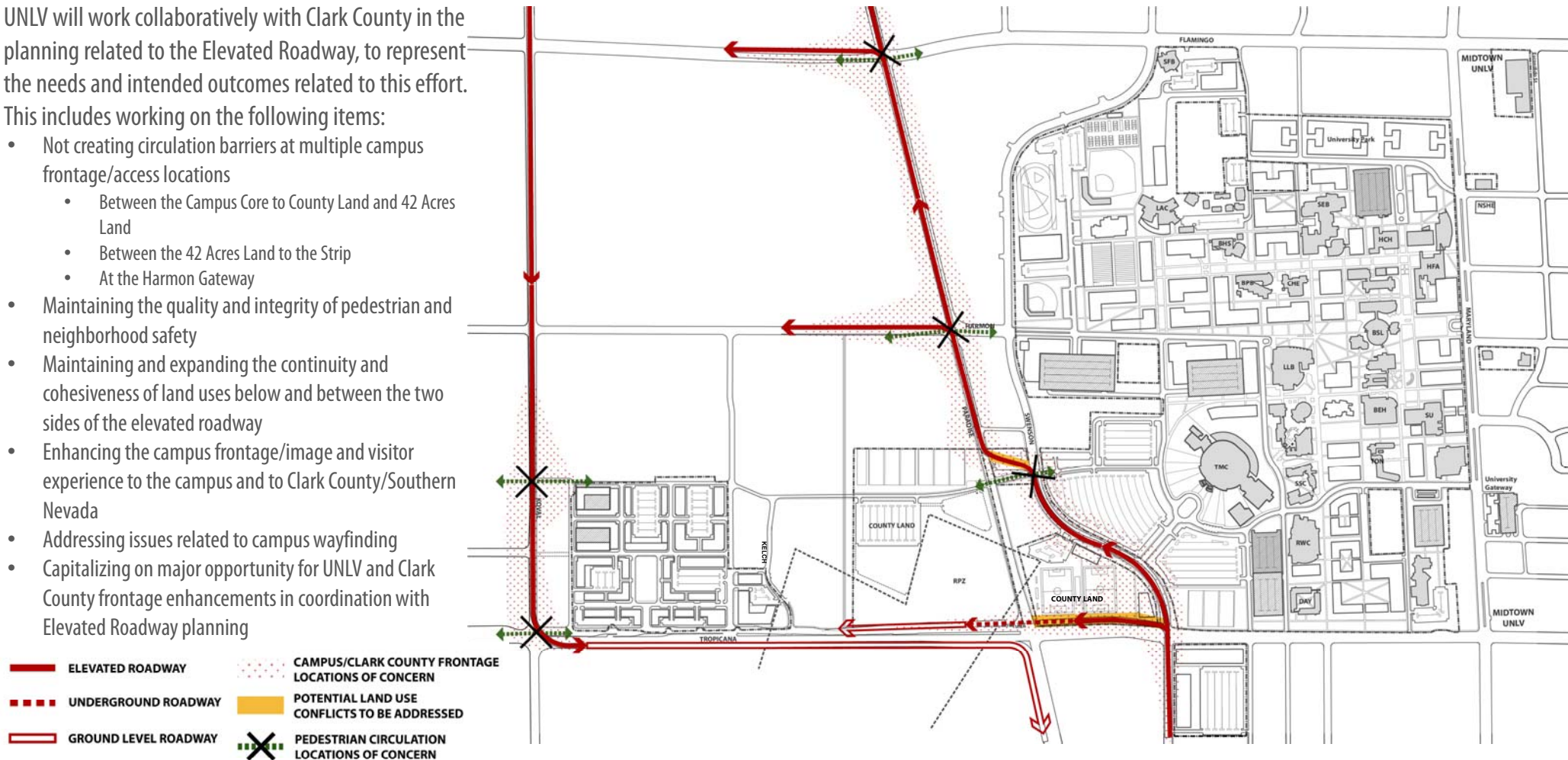
- Improved Campus Gateway through Memorable Open Space and Porous Architecture
- Extended Pedestrian Circulation Network to the Athletic Campus, County Land, and 42 Acre Parcel



ELEVATED ROADWAY CONSIDERATIONS

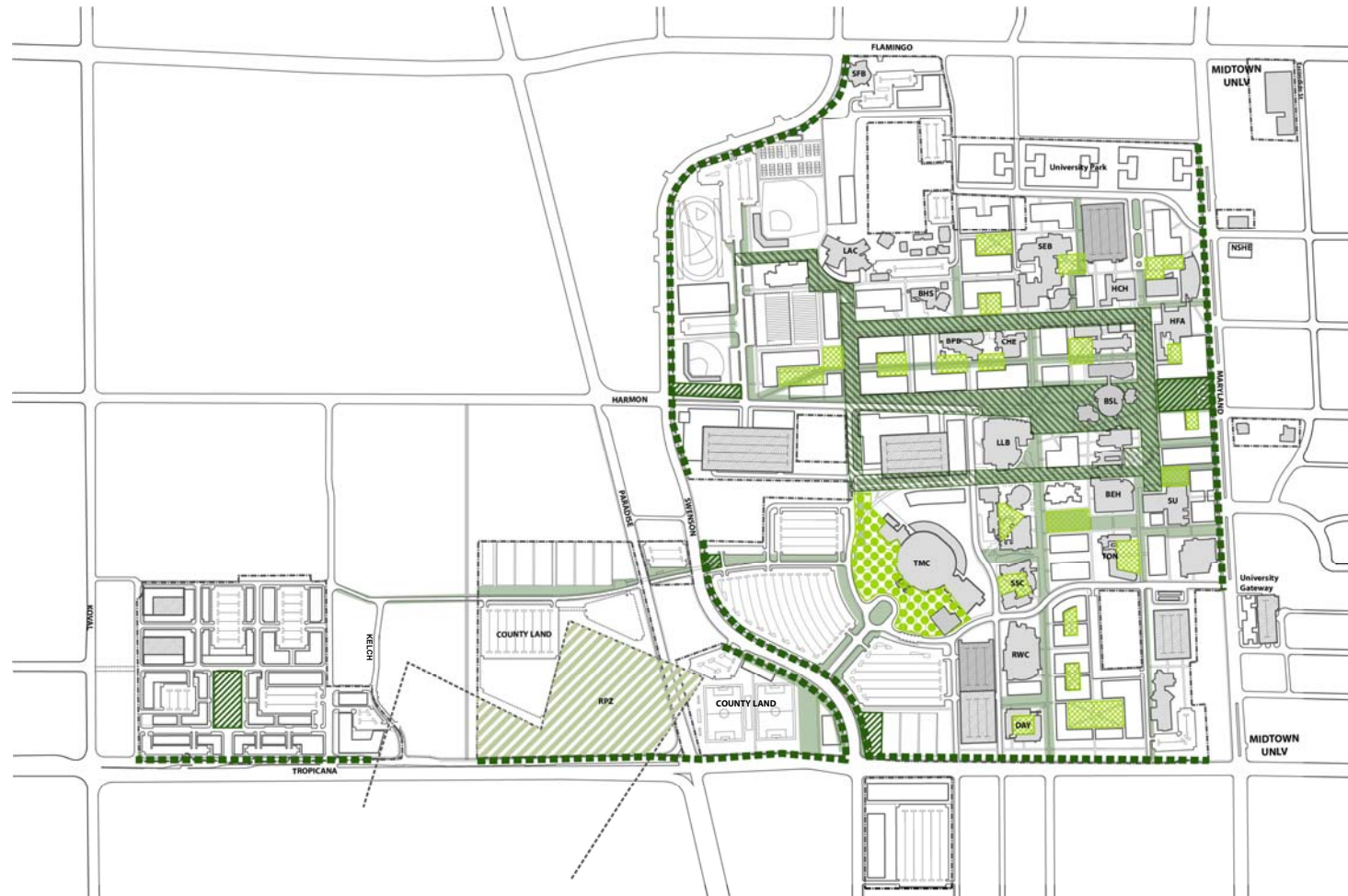
UNLV will work collaboratively with Clark County in the planning related to the Elevated Roadway, to represent the needs and intended outcomes related to this effort. This includes working on the following items:

- Not creating circulation barriers at multiple campus frontage/access locations
 - Between the Campus Core to County Land and 42 Acres Land
 - Between the 42 Acres Land to the Strip
 - At the Harmon Gateway
- Maintaining the quality and integrity of pedestrian and neighborhood safety
- Maintaining and expanding the continuity and cohesiveness of land uses below and between the two sides of the elevated roadway
- Enhancing the campus frontage/image and visitor experience to the campus and to Clark County/Southern Nevada
- Addressing issues related to campus wayfinding
- Capitalizing on major opportunity for UNLV and Clark County frontage enhancements in coordination with Elevated Roadway planning



OPEN SPACE

- Extended Campus Malls
- Interconnected Campus Courtyards
- Integrated Desert Landscape



-  CAMPUS MALL
-  CIVIC OPEN SPACE
-  EVENT OPEN SPACE
-  CAMPUS COURTYARD
-  IMPROVED PEDESTRIAN CORRIDOR
-  SITE ENHANCEMENT IN RPZ AS PERMISSIBLE
-  ENHANCED CAMPUS AND COMMUNITY FRONTAGE

CAMPUS GROWTH

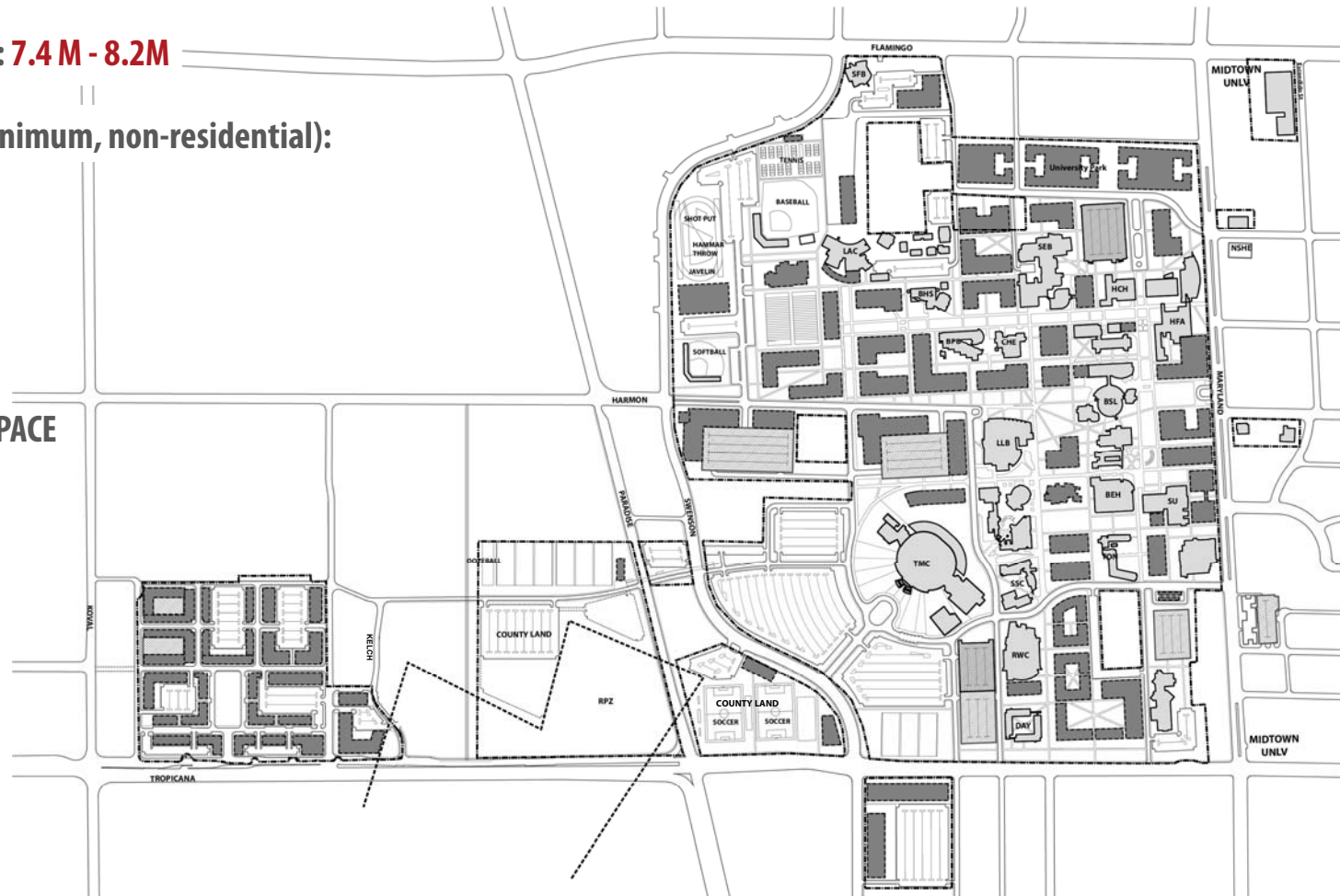
TOTAL CAPACITY in GSF (non-residential): **7.4 M - 8.2M**

TOTAL AREA, EXISTING AND PLANNED (minimum, non-residential):

- ACADEMIC AND SUPPORT
6.4 M GSF
- ATHLETICS AND RECREATION
0.4 M GSF
- STUDENT LIFE, MIXED USE AND FLEX SPACE
0.6 M GSF

TOTAL NEW CONSTRUCTION in the MPE
and EPA areas: **1.2 M GSF**

 PLANNED BUILDING

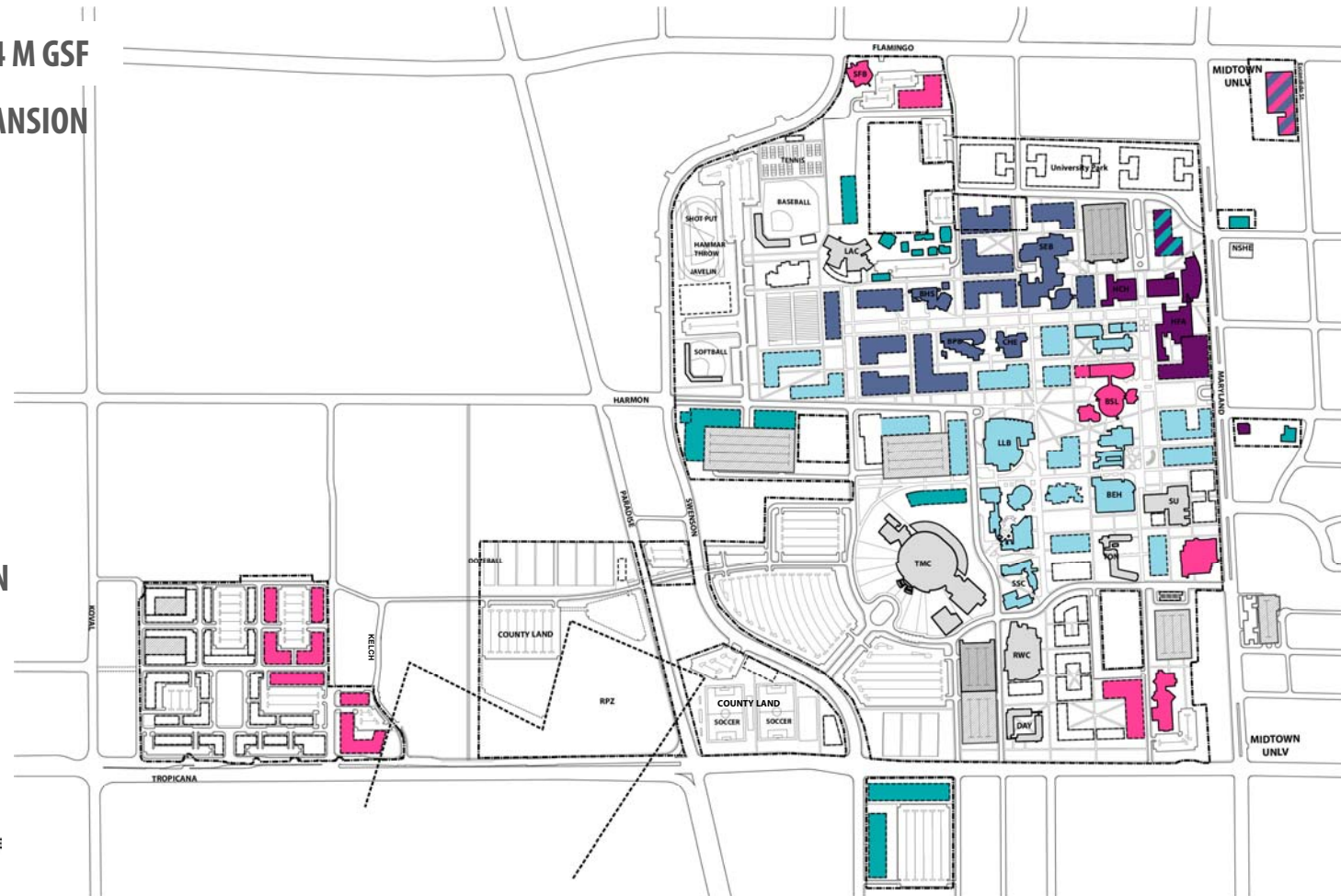


ACADEMIC AND SUPPORT GROWTH

TOTAL AREA, EXISTING AND PLANNED: 6.4 M GSF

- **GENERAL ACADEMIC + TEACHING EXPANSION**
2.0 M GSF
- **FINE ARTS EXPANSION**
0.5 M GSF
- **SCIENCE + RESEARCH EXPANSION**
1.8 M GSF
- **OUTREACH/SUPPORT EXPANSION**
1.2 M GSF
- **PROFESSIONAL/GRADUATE EXPANSION**
0.9 M GSF

TOTAL NEW CONSTRUCTION in the MPE and EPA areas: 1.2 M GSF



ATHLETICS AND RECREATION GROWTH

TOTAL AREA: 0.4 M GSF

- **ATHLETIC BUILDING EXPANSION**
0.3 M GSF
- **RECREATIONAL BUILDING EXPANSION**
0.1 M GSF

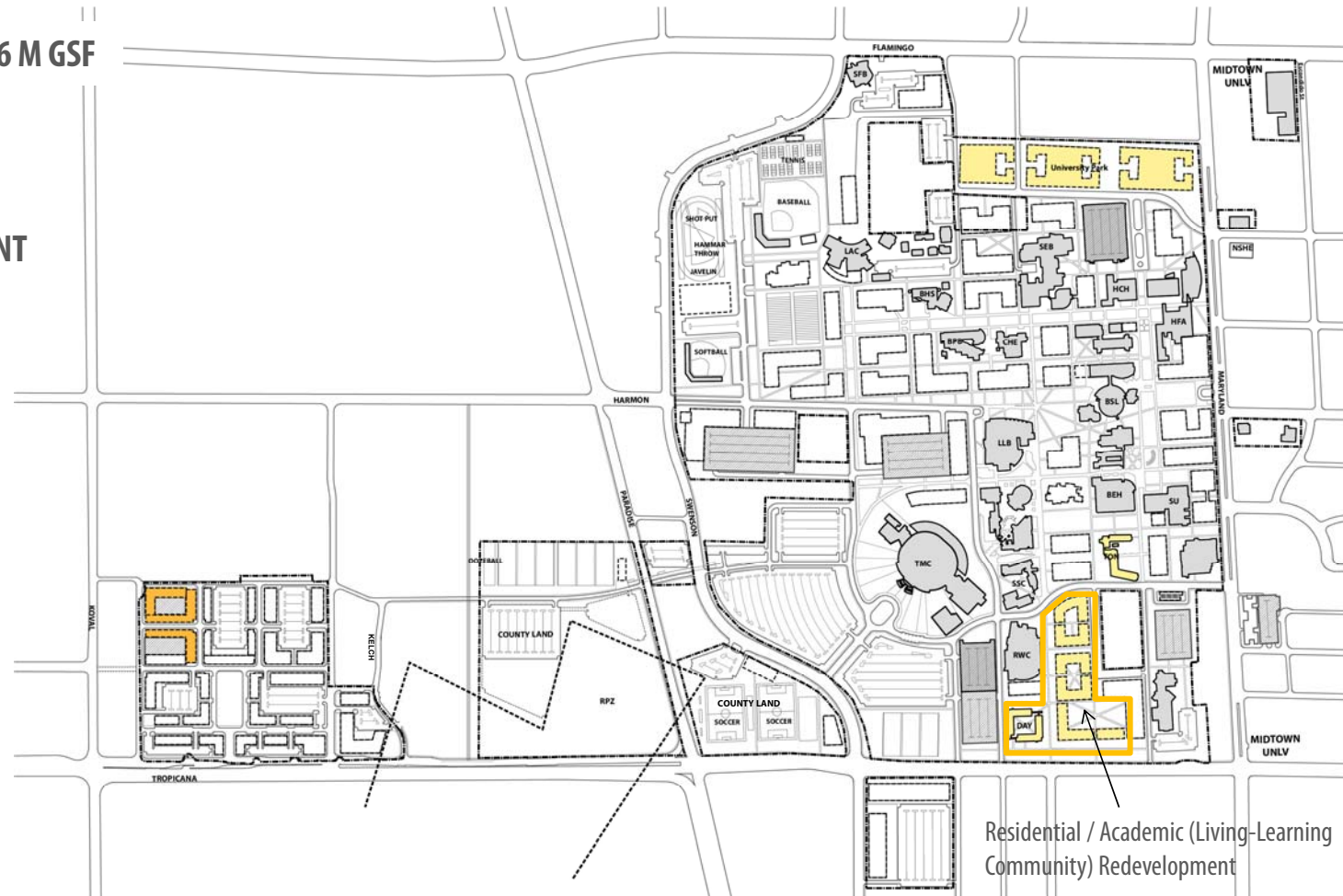
UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



RESIDENTIAL GROWTH

TOTAL AREA, EXISTING AND PLANNED : 2.6 M GSF

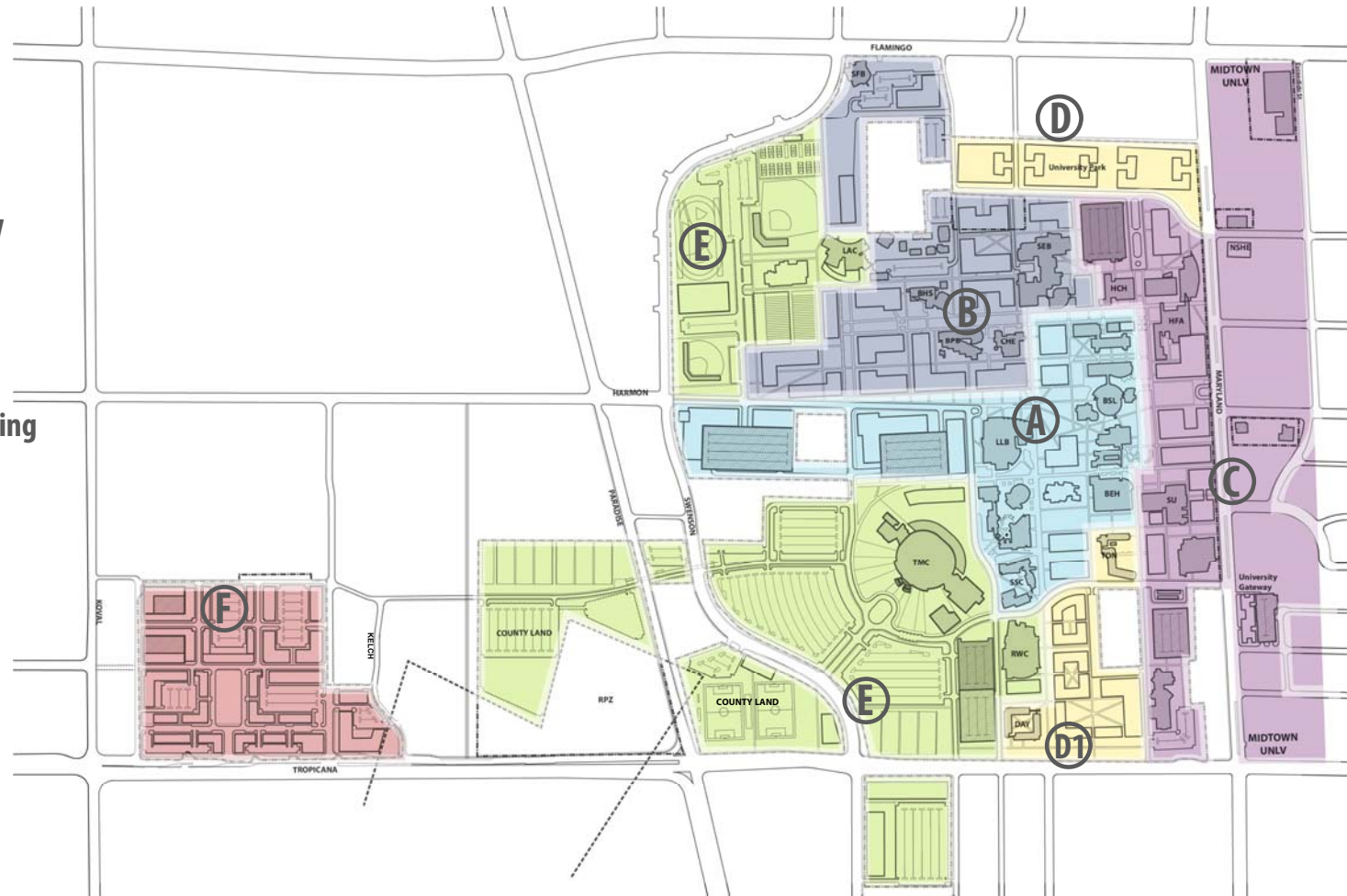
- RESIDENTIAL EXPANSION
2.1 M GSF
- MARKET RESIDENTIAL EXPANSION
THROUGH POTENTIAL P3 DEVELOPMENT
0.5 M GSF



NEIGHBORHOODS

- A** Campus Core
- B** North Mall
- C** Maryland Parkway + Midtown UNLV
- D** Residential
- D1** Residential/Academic (Living-Learning Community) Redevelopment
- E** Athletics + Recreation
- F** Campus Village

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



CAMPUS CORE

Strategic Projects

A Instructional Lab Building

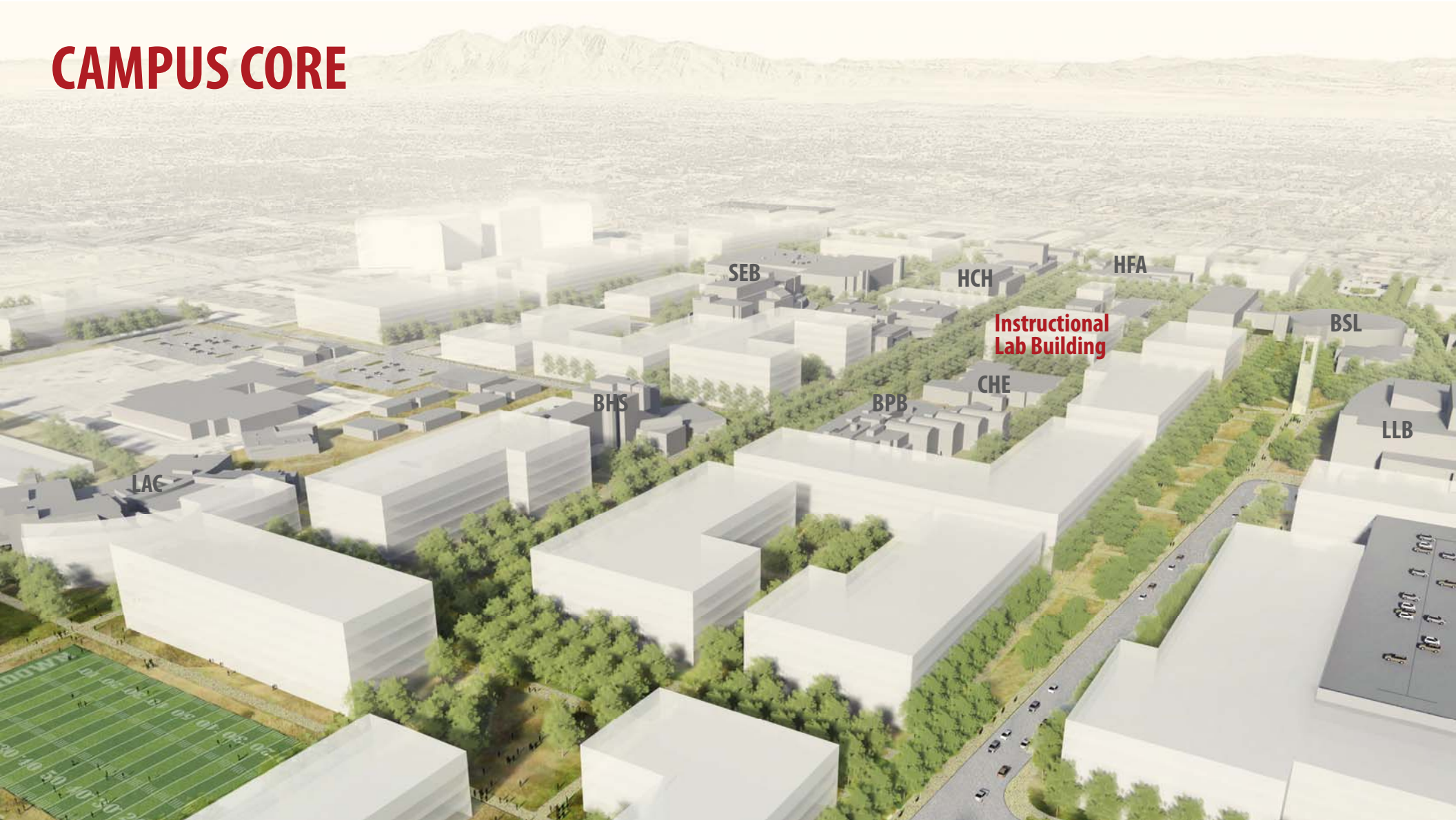
B Campus Crossroads

C Harmon Gateway

D New Campus Mall



CAMPUS CORE

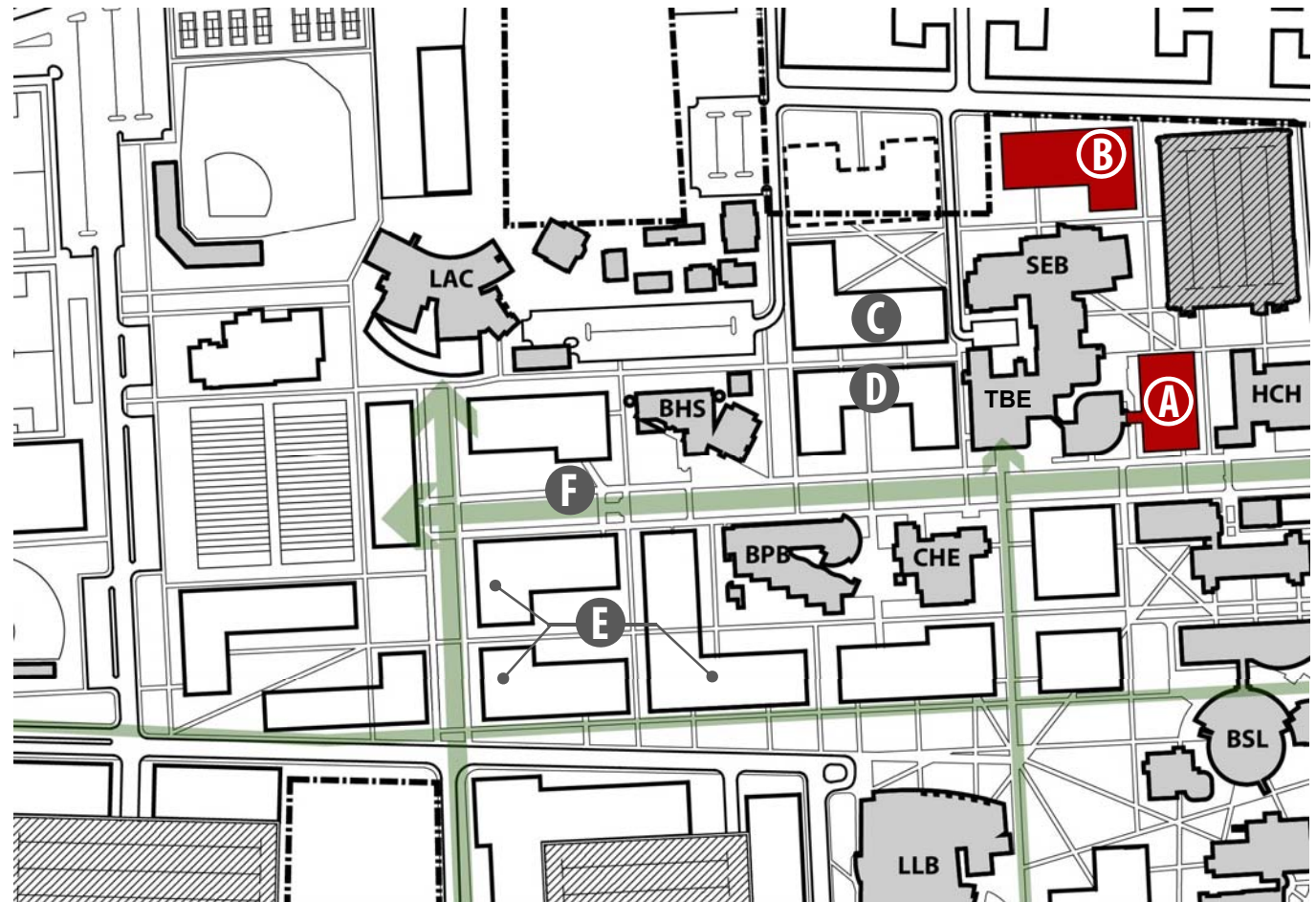


NORTH MALL NEIGHBORHOOD

Strategic Projects

- A** Engineering Expansion
- B** Science Expansion
- C** Engineering/Science Expansion
- D** Engineering/Science Expansion
- E** Integrated Research Complex at Location of Existing EPA Site
- F** Extended Campus Mall

TOTAL NEW CONSTRUCTION in the MPE and EPA areas, targeted towards Research Facilities - 1.2 M GSF



NORTH MALL



MARYLAND PARKWAY FRONTAGE

Strategic Projects

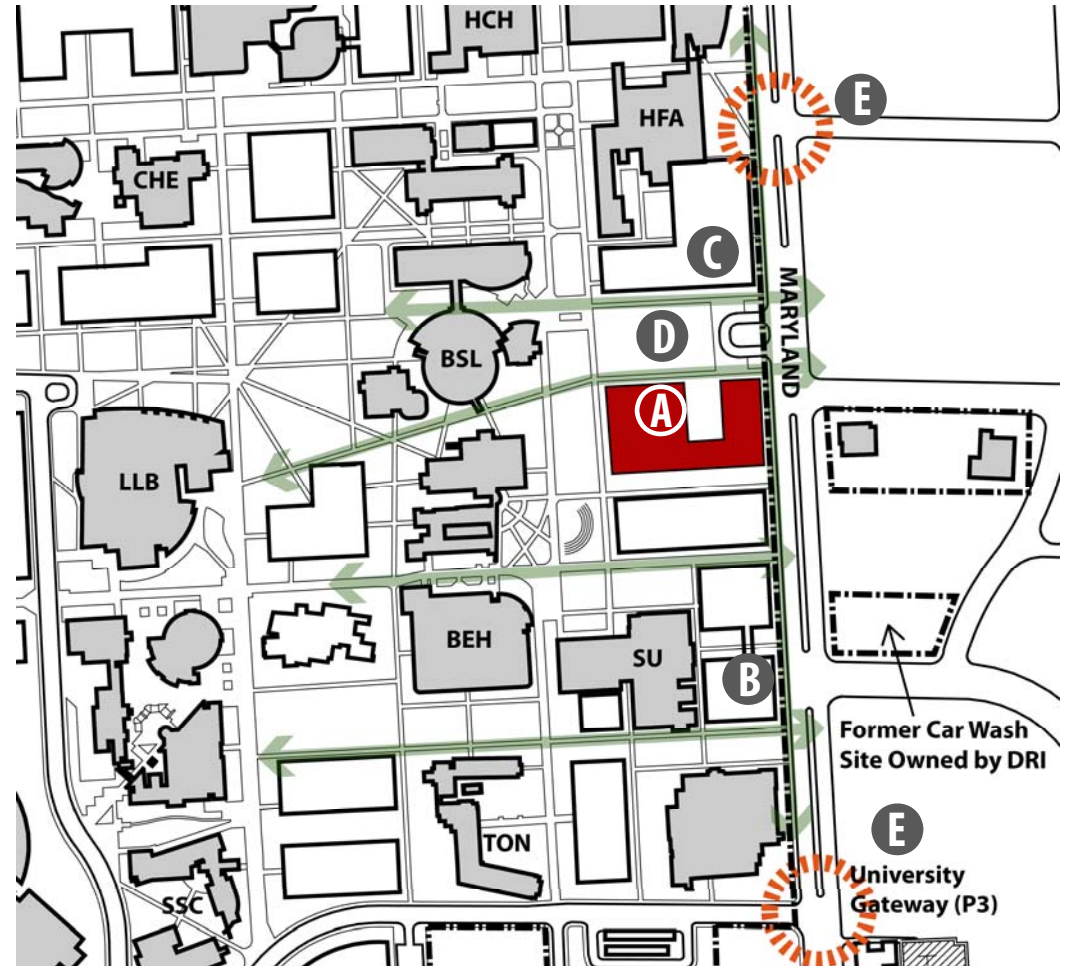
A Business Building

B Student Union East Expansion

C Fine Arts Expansion

D Campus Gateway Open Space

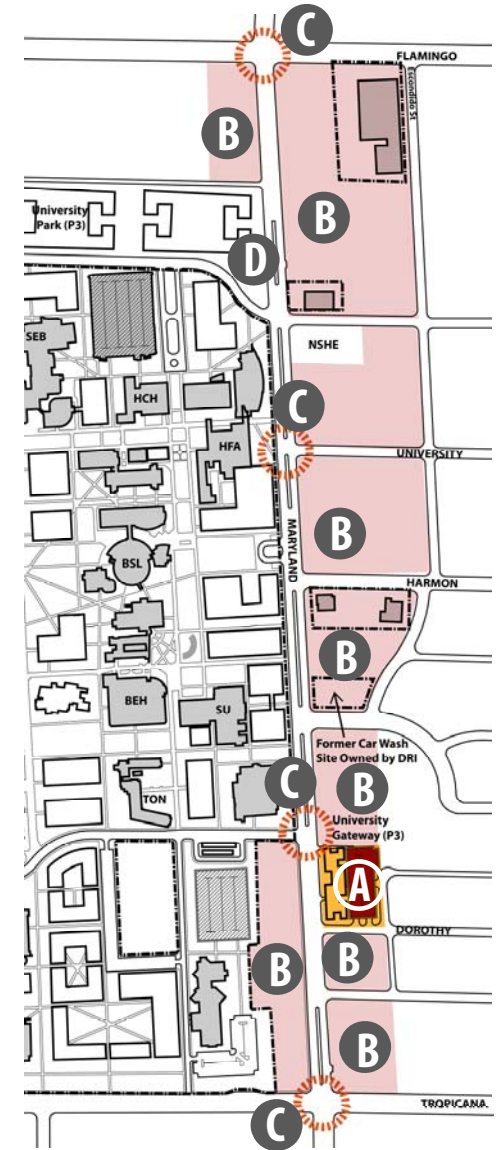
E Connection to Future Light Rail / BRT Stations



MIDTOWN UNLV

Strategic Projects

- A** University Gateway
- B** Potential P3 Development Area, including Future Parking Deck Opportunity
- C** Connection to Future Light Rail / BRT Stations 
- D** Cottage Grove Street Realignment and New Signalized Intersection



MARYLAND PARKWAY + MIDTOWN UNLV

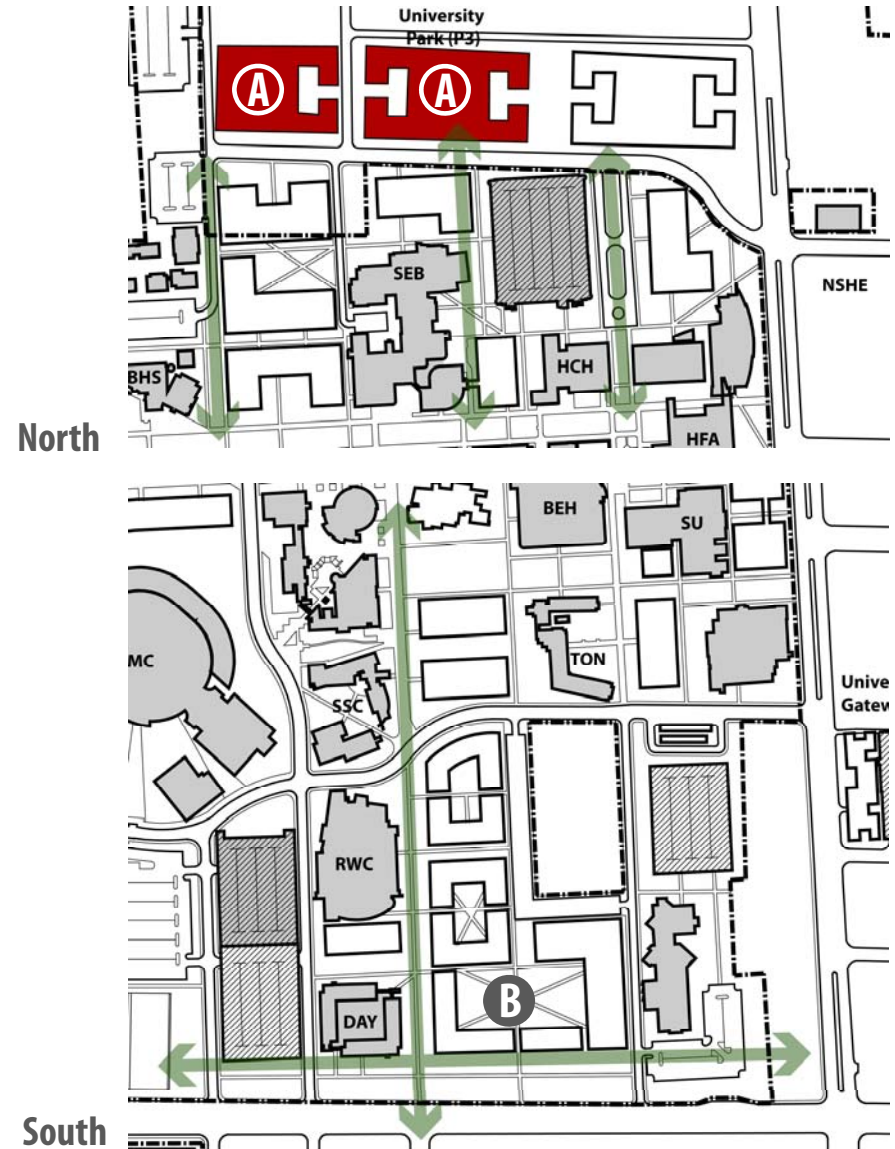


RESIDENTIAL

Strategic Projects

A University Park Phase 2-3

B Residential/Academic (Living/Learning Community) Redevelopment on Existing 10-12 Acre Campus Area



STUDENT LIFE



UNIVERSITY PARK

ATHLETICS + RECREATION

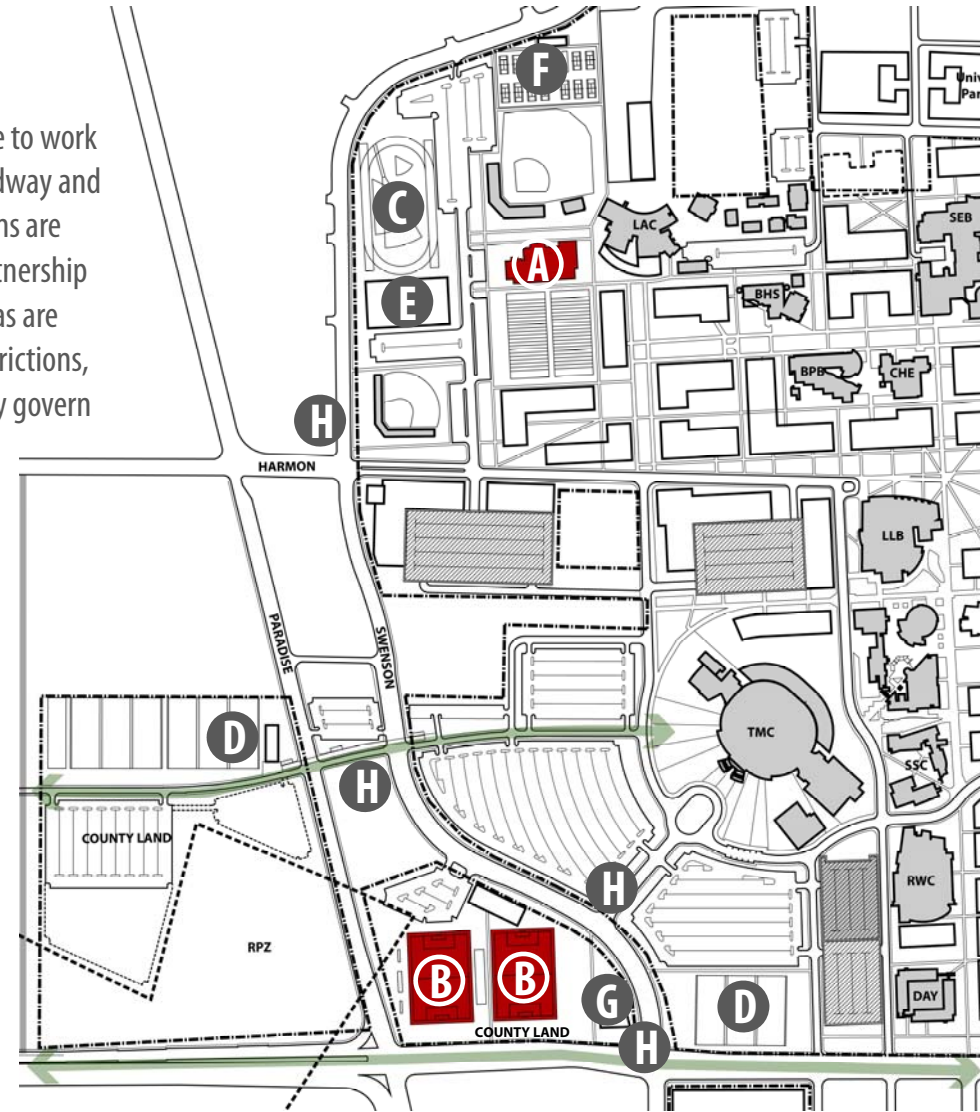
Strategic Projects

- A** New Football Building
- B** Potential Soccer Relocation
if feasible and approved by Clark County
- C** Track and Field
- D** Recreational Fields and Recreational Facility Building
- E** MPE Replacement
- F** Tennis Relocation
- G** Golf Facility
- H** Improved Street Crossing and Gateway



TOTAL NEW CONSTRUCTION in the MPE and EPA areas, targeted towards Research Facilities - 1.2M GSF.
Restructuring of Athletics land use contributes to this redevelopment opportunity.

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



ATHLETICS + RECREATION

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern nature of these opportunities.



CAMPUS VILLAGE

A UNLV Footprint for programs such as Exec. Education, Educ. Outreach, Entertainment Engin., Kinesiology and Clinics, Others
+/- 600,000 – 700,000 GSF

B Mixed Use and/or 'Flex' Space Through Potential P3 or Other Development
+/- 200,000 – 300,000 GSF

C Market Residential Through Potential P3 Development
+/- 500,000 GSF (550 Units) with parking as required/needed

D Parking
Surface and/or structured parking as required/needed

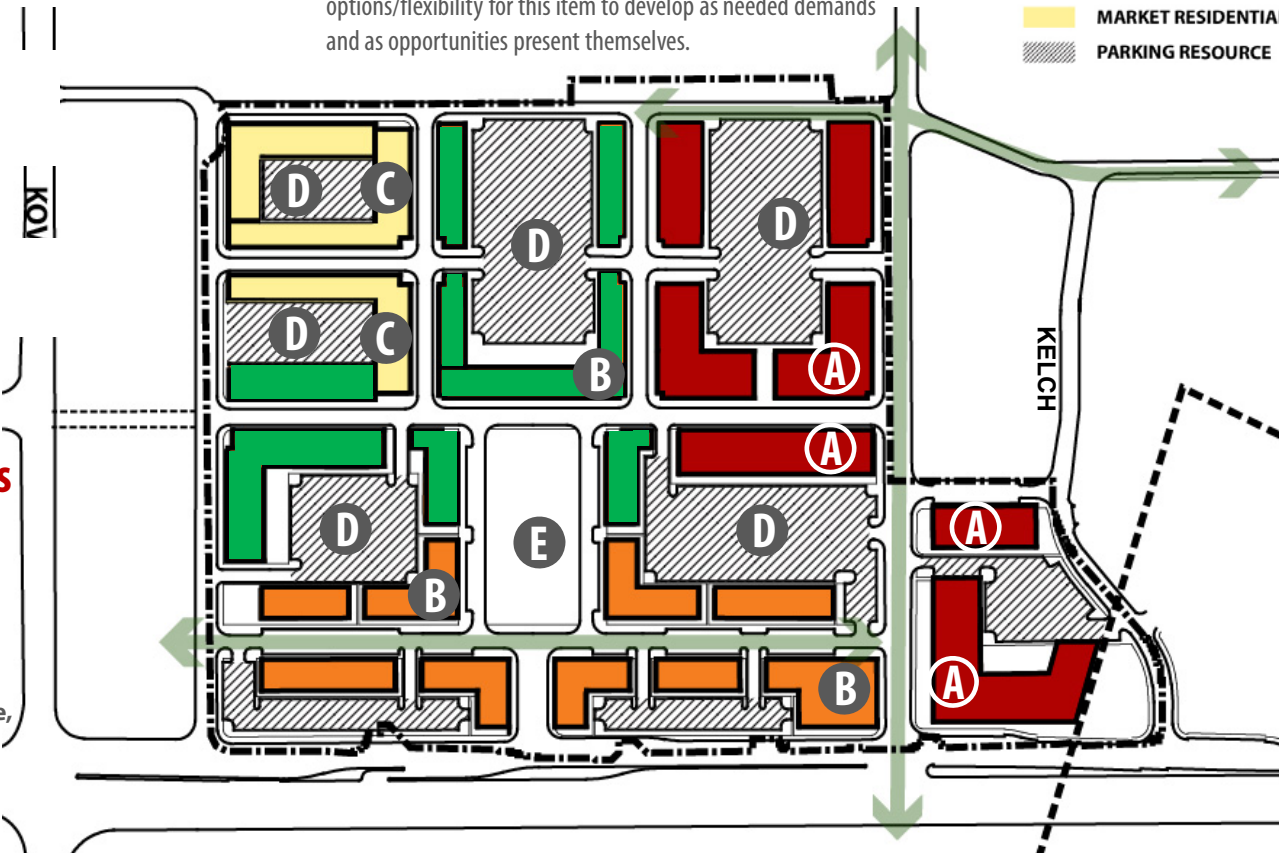
E Campus Village Open Space

Potential Occupants:

- Executive Education (Hotel Management, Business, Law, Medicine, General Programs)
- Educational Outreach
- Entertainment Engineering
- Kinesiology
- Clinical Opportunities (Medicine, Dental, Other)

Traditional mixed use development through Public-Private Partnerships would be more focused on Tropicana Avenue Frontage pads. Flex space development may be more focused on remaining pads, on space with more direct UNLV uses, be them purely UNLV functions or UNLV functions combined with other uses/functions. Campus master plan provides development options/flexibility for this item to develop as needed demands and as opportunities present themselves.

- UNLV** (Red)
- FLEX SPACE** (Green)
- MIXED USE** (Including potential UNLV and other uses) (Orange)
- MARKET RESIDENTIAL** (Yellow)
- PARKING RESOURCE** (Hatched)



CAMPUS VILLAGE

Mixed Use Street



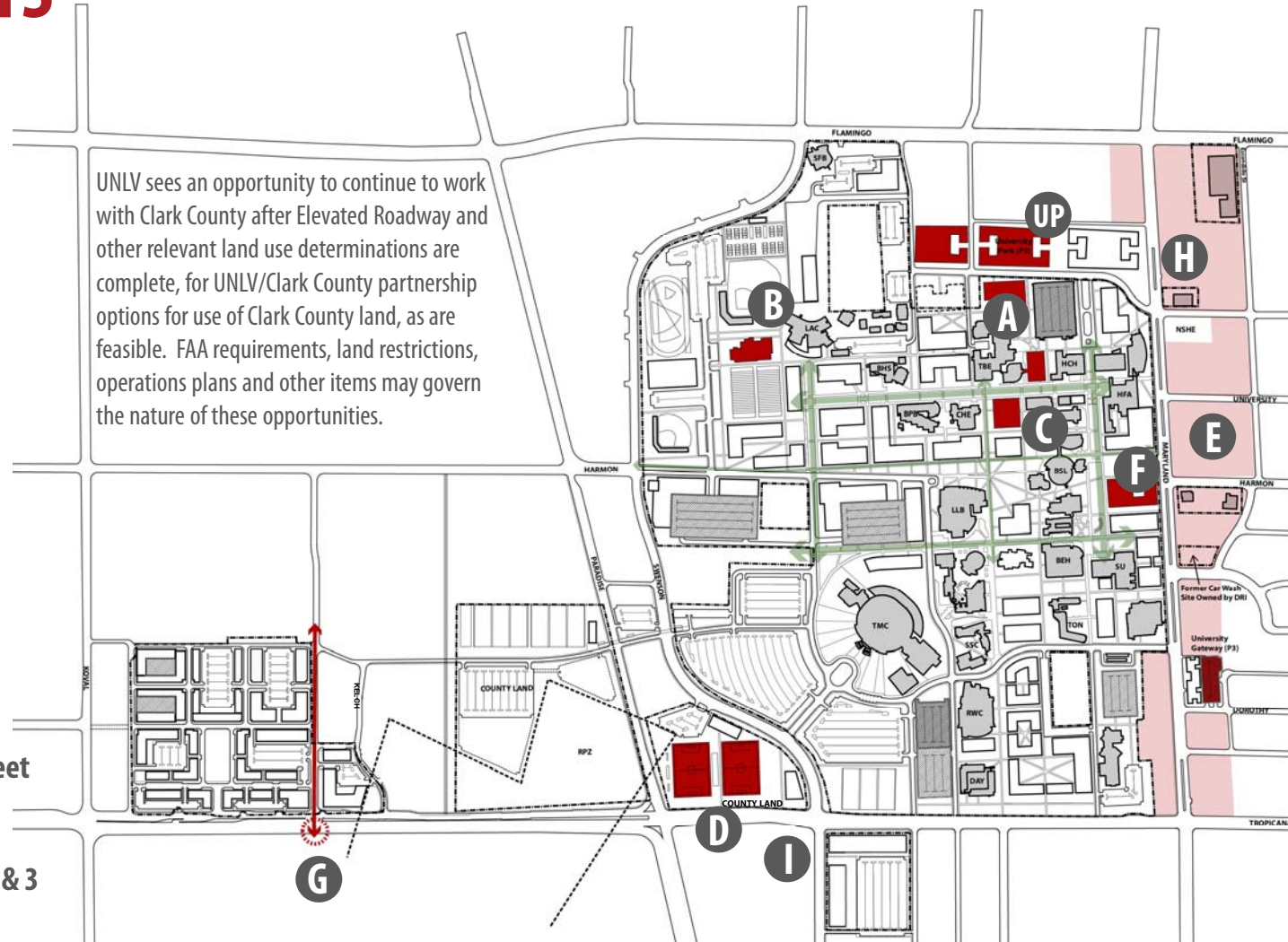
CAMPUS VILLAGE



STRATEGIC PROJECTS

- A** Engineering/Science Expansion
- B** New Football Building
- C** Instructional Lab Building
- D** Potential Soccer Relocation if feasible and approved by Clark County
- E** POTENTIAL P3 DEVELOPMENT AREA INCLUDING FUTURE PARKING DECK OPPORTUNITY
- F** Business School Building
- G** Kelch Drive Realignment and New Signalized Intersection
- H** Cottage Grove Street Realignment and New Signalized Intersection
- I** Potential Renaming of Swenson Street if approved by Clark County
- UP** University Park Apartment Phases 2 & 3

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



CAMPUS EXPERIENCE

