



Nevada System
of Higher Education

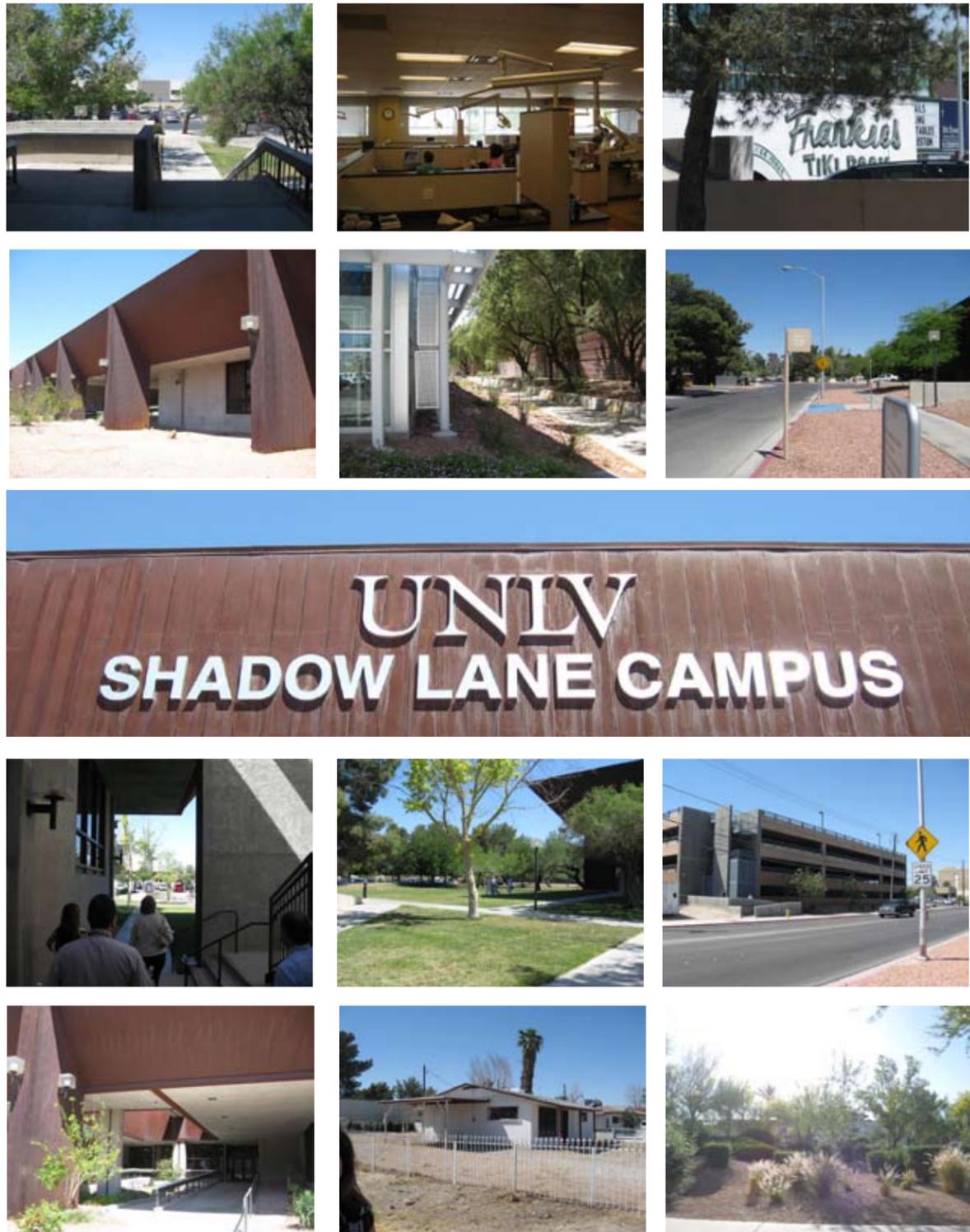


UNLV



SHADOW LANE CAMPUS MASTER PLAN UPDATE
LAS VEGAS, NEVADA

JUNE 30, 2009



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1.1 INTRODUCTION

The purpose of the University of Nevada, Las Vegas Shadow Lane Campus Master Plan Update is to establish the feasibility of developing a shared health sciences campus occupied and guided by several educational institutions under the umbrella of the Nevada System of Higher Education (NSHE). The Master Plan Update documents physical development decisions in order to assist in guiding the university's and NSHE's planning efforts on program and facility growth over the next 20 years. Moreover, the Master Plan Update will provide a framework for long- and short-term planning decisions that are clear and flexible—responding to changing needs and conditions. This planning tool is not a detailed blueprint for building construction; rather, it illustrates the many factors that influence the growth and expansion of the Shadow Lane Campus.

Shadow Lane Campus is an 18-acre site originally developed by the State of Nevada as a physical rehabilitation facility. Although the site is currently owned by the University of Nevada, Las Vegas (UNLV), the vision for its future development is that of a shared campus, with space for the University of Nevada, Reno (UNR) School of Medicine and a range of UNLV health programs. Nevada State College (NSC) and the College of Southern Nevada (CSN) may also expand some of their programs to Shadow Lane Campus.

There are four existing buildings on the Shadow Lane Campus. A new simulation laboratory suite is under construction in one of the buildings and will be shared by the nursing and medical school programs. A fifth building, the Advanced Clinical Training Center (ACTC), has been designed, but construction is not funded. The ACTC will accommodate the relocation of the final two years of the UNLV nursing program from the main UNLV campus to the Shadow Lane Campus.

Programming information for this report is based on a series of interviews conducted with stakeholders during May 2009.



1.2 PLANNING CONTEXT

This Master Plan Update was coordinated and funded by the NSHE Health Sciences System (HSS). The HSS was created to address Nevada's community health issues—to meet the health and wellness needs of the state's adults, children and families. HSS is a statewide collaboration of higher education health science programs and educators, health care professionals and practitioners, business partners and community stakeholders. Its goal is to be the catalyst for health system change in Nevada by increasing and retaining the number of physicians, nurses and other health care professionals.

With this vision in mind, this project focused on creating a physical framework that will support and encourage collaboration, with shared facilities. The underlying planning concept is that the campus is organized according to functional requirements rather than separation of the various institutions.

The Shadow Lane Campus is part of Las Vegas's designated 160-acre Medical District. Other large medical and public health entities in this area are the University Medical Center of Southern Nevada (UMC), Valley Hospital and the Southern Nevada Health District (SNHD). UMC is partnered with the UNLV School of Medicine.

Especially important to the area development context is the Nevada Department of Transportation (NDOT) project that will widen Interstate 15 (I-15) at Charleston Boulevard and create new highway flyovers, one of which will take Martin Luther King Boulevard over I-15 to Industrial Parkway. Project NEON, as it is know, will reconfigure the Charleston Boulevard entrance ramps, eliminate the existing development between Desert Lane and the current I-15 alignment, and build flyover ramps whose anticipated height will be at least 40 feet.



1.3 PROGRAM DEVELOPMENT

Programmatic requirements were developed by The Innova Group (TIG). Programmatic requirements are projected for 2009, 2019 and 2029. Projections are based on reviews of student enrollment, faculty staffing projections and research productivity projections, as well as projections developed under a separate contract by LarsonAllen LLP in 2006 and 2007. Additionally, TIG participated in a visioning session with program leaders and conducted a series of interviews with the leaders of stakeholder institutions.

Programming projections are done at a conceptual level using space requirement benchmarks from past projects and public sources. The initial program identified the need for an additional 800,000 square feet of building by 2029. Of special concern was the large clinical demand—more than 240,000 square feet of clinic space is needed for the School of Medicine by 2029.

It quickly became evident during early concept planning that 800,000 square feet of additional development was not feasible on the Shadow Lane Campus. Utility infrastructure, traffic and circulation capacity would be completely overtaxed.

The initial program was revised to reflect the scale of development deemed more feasible, approximately 400,000 square feet of new development. The revisions reflect small adjustments in enrollment targets and an assumption that 60 percent of the School of Medicine’s clinical space needs will be accommodated off campus. The five primary limiting factors to site capacity were determined to be existing utility infrastructure, transportation, parking, density and development feasibility, defined below:

Utilities: The ability of the existing infrastructure in the area to support development

Transportation: The capacity of the existing access, circulation and site transportation to support additional traffic

Parking: The impact of parking additional automobiles on site ingress and egress, and the costs associated with the development of structured parking

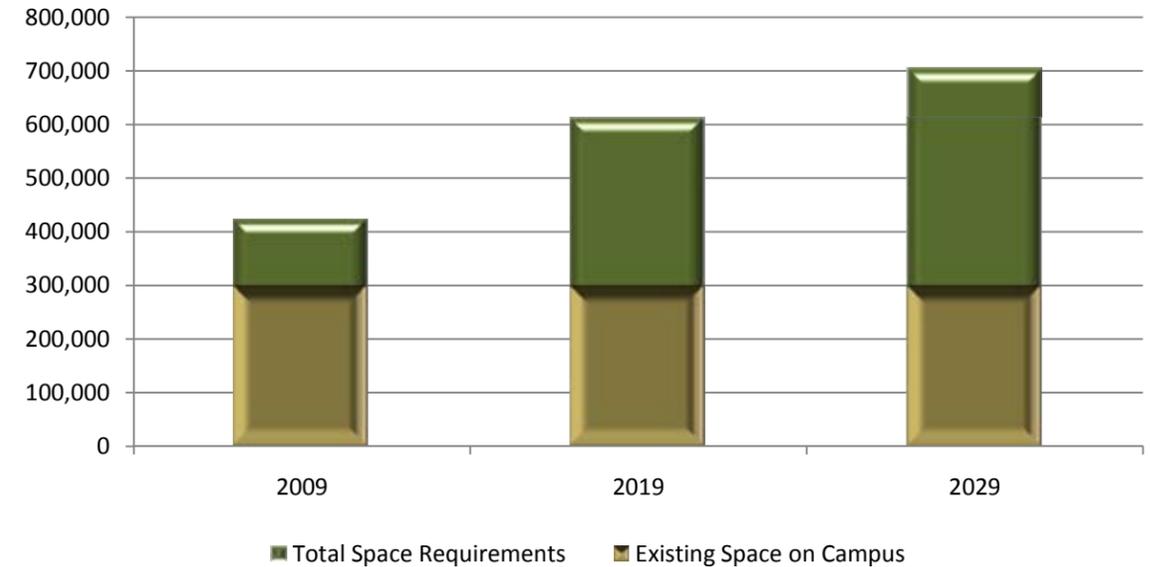
Density: The costs and environmental issues associated with very large, multi-use buildings

Project Feasibility: The feasibility of building individual program elements within the NSHE funding and development model

PROGRAM PROJECTIONS

	2009	2019	2029
UNLV School of Dentistry	143,514	203,869	210,673
CSN School of Dentistry	7,522	7,522	9,326
Physical Therapy	30,200	36,912	41,945
UNLV School of Nursing	64,706	94,256	98,570
CSN Nursing	0	0	0
NSC Nursing	14,264	16,760	16,760
UNR School of Medicine	75,808	133,588	186,076
Outpost Space	33,412	49,291	56,844
NSHE System Offices	20,000	22,500	25,000
Support Space	20,303	26,926	30,642
Student Life	15,227	20,195	22,982
Total Space Requirements	423,076	611,819	703,900
Existing Space on Campus	298,992	298,994	298,994
Difference, Required vs. Existing	124,084	312,825	404,906

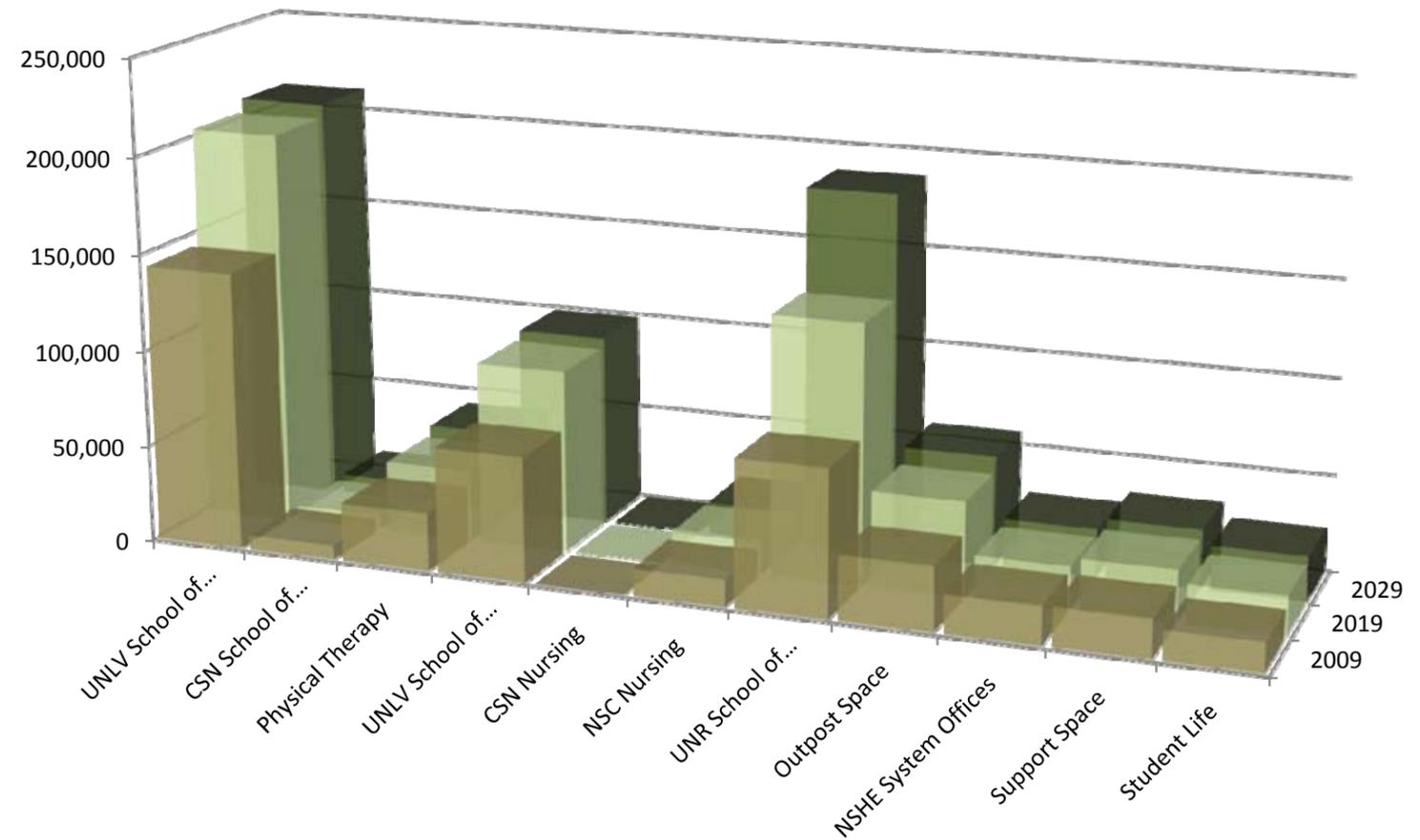
Additional Square Footage Required



PROGRAM PROJECTIONS

	2009	2019	2029
Dental Programs			
UNLV School of Dentistry	143,514	203,869	210,673
CSN School of Dentistry	7,522	7,522	9,326
Dental Assistant			
Dental Lab Tech			
Allied Health Programs			
School of Allied Health and Sciences			
Physical Therapy	30,200	36,912	41,945
Nursing Programs			
UNLV School of Nursing	64,706	94,256	98,570
CSN Nursing	0	0	0
NSC Nursing	14,264	16,760	16,760
Medicine Programs			
UNR School of Medicine	75,808	133,588	186,076
Other Programs			
Outpost Space	33,412	49,291	56,844
NSHE System Offices	20,000	22,500	25,000
Support Space	20,303	26,926	30,642
Academic Support Space			
Computer Labs/Library/LRC			
Bookstore/Retail			
Student Life	15,227	20,195	22,982
Food Service/Lounge/Union			
Fitness Center			
Total Space Requirements	423,076	611,819	703,900
Existing Space on Campus	298,992	298,994	298,994
Difference, Required vs. Existing	124,084	312,825	404,906
Parking Requirements	1,181	1,740	2,005

Square Footage by Program



1.4 EXISTING CONDITIONS

The Shadow Lane Campus is 18 acres. There are four buildings with a combined gross square footage of 228,702. A fifth building, the ACTC, is planned for the campus. It is a 4-story, 72,000-square-foot building for the UNLV nursing program that includes teaching, administrative and research space.

Only surface parking is provided on the campus, and no structured parking is planned for the ACTC project. UNLV expects to have a net shortage of approximately 200 spaces when the ACTC is completed. Any substantial future development on the campus will need to be supported by structured parking.

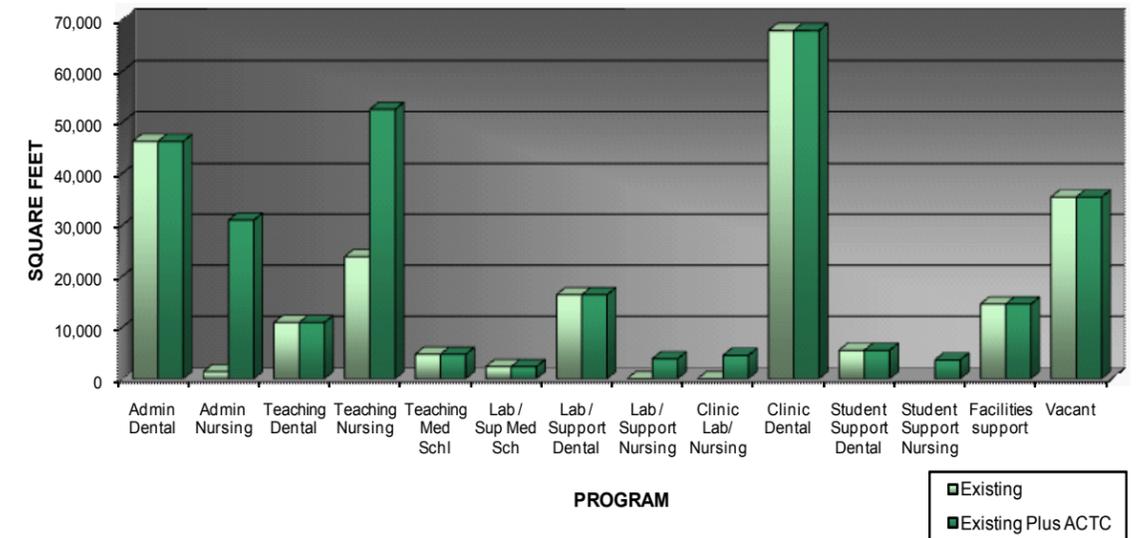
To the north of the campus, the City of Las Vegas has purchased the land that will be required to connect Bearden Drive to the Project NEON Martin Luther King Boulevard flyover. UNLV recently acquired two residential properties to the north of this land.

The land characteristics in this area will affect the type of development that can be pursued on the campus. UMC has experienced difficulties with their development projects due to water table and soil conditions. Underground parking was not considered as an option because of the geotechnical issues expected to be encountered on campus.

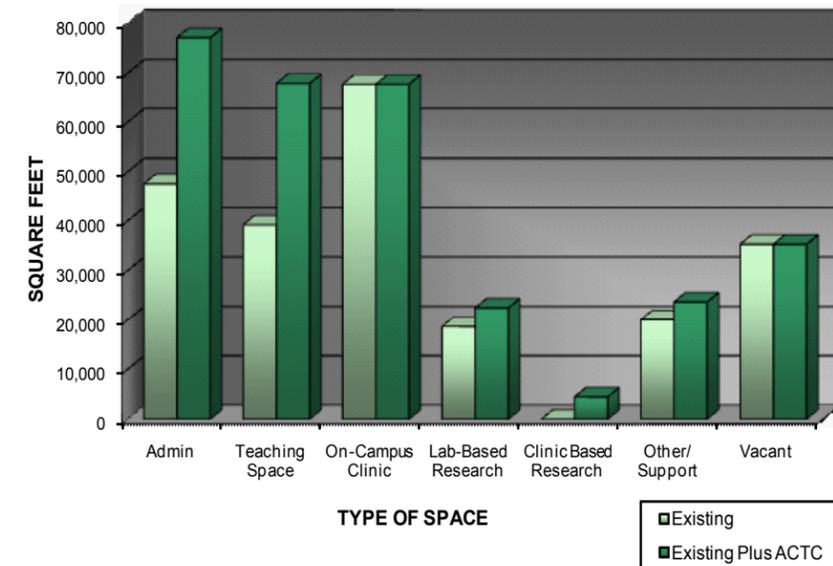
Existing development in the area includes the UMC to the west and the SNHD to the north. The UMC and SNHD have established relationships with institutions and organizations involved with the Shadow Lane Campus and will likely continue to collaborate on research and education projects.

Existing Square Footage	
Building A	78,249
Building B	95,379
Building C	10,812
Building D	43,686
HazMat	576
Subtotal	228,702
Building E (ACTC)	70,292
Total with ACTC	298,994

EXISTING SPACE BY PROGRAM



EXISTING SPACE BY TYPE



1.5 SCENARIO MODELING

During the planning process, scenario modeling played an important role in generating the preferred direction for the Master Plan Update. These scenarios provided a mechanism for highlighting and prioritizing critical issues. Initially, four alternatives were developed to explore ways to accommodate the initial program of 800,000 gross square feet (gsf) on campus. Although further analysis revealed that 800,000 gsf was not feasible on site, the initial scenarios are included here to indicate the early planning concepts that led to the final two scenarios.



SCENARIO A



SCENARIO B



SCENARIO C



SCENARIO D

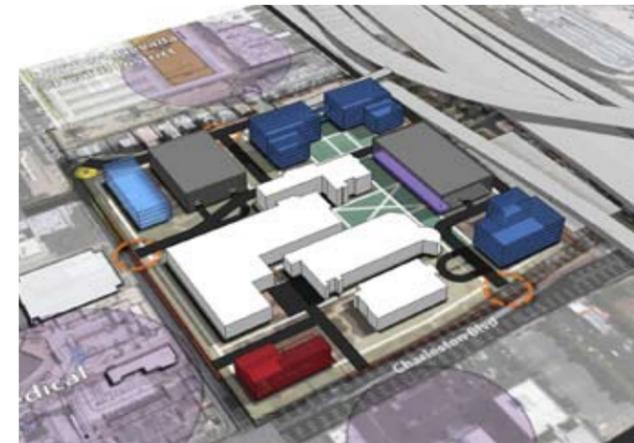
1.6 PREFERRED SCENARIOS

Two final development scenarios emerged from the early concept planning exercises as the best suited for the campus, and the best able to deliver the type and scale of development desired. The primary difference between the two scenarios is the way they incorporate parking into the campus, reflecting two different approaches to the relationship between pedestrians and vehicles. One scenario places parking strategically around campus. While this will allow more convenient parking for some functions, it mixes pedestrian and automotive circulation. The other scenario places vehicles at the campus border, creating a purely pedestrian environment at the heart of the campus.

1.6.1 Distributed Scenario

This scenario distributes parking more evenly throughout the campus. At final build-out, parking is primarily available in two parking garages. One parking garage is to the east of campus, along the west side of Desert Lane. The other parking garage is south of Bearden Avenue. Because the Charleston Boulevard entrance will be right-in, right-out only, motorists wishing to access or lease the Desert Lane parking garage may need to travel through campus from Shadow Lane.

A pedestrian core does remain in this plan, with a quad created between the existing buildings, the ACTC and the new parking garage. The first floor space in the parking garage that faces the quad will house student support and gathering spaces to provide a more inviting and lively face to the quad.

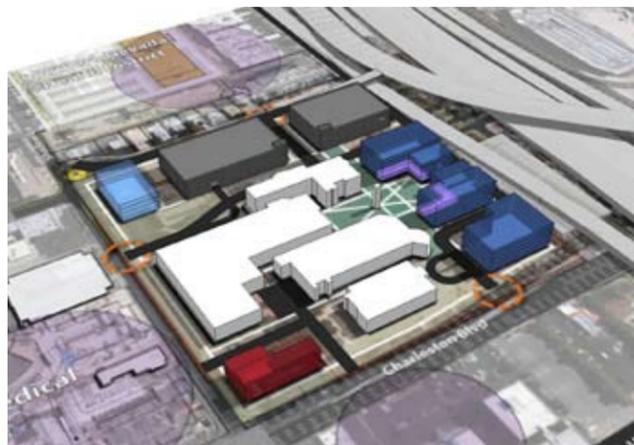




1.6.2 Consolidated Scenario

This scenario places all of the structured parking at the northern portion of campus, accessed from Bearden Avenue. This will make Bearden Avenue the primary entry point to the campus for automotive traffic, reducing on-campus traffic and creating a pedestrian-friendly core. Student services and support will be developed in the lower levels of the "sister" buildings to the east of the new green.

The new buildings will create a central quad with the existing buildings, providing convenient pedestrian access between most major functions on campus.



A critical first step in any planning project is establishing an accurate picture of the existing conditions baseline. As part of this project, the design team conducted research required to establish an understanding of factors that would help determine site capacity and development potential. Traffic conditions, the current utility infrastructure, land use and ownership were all items that needed to be researched to establish a basis for testing the planning scenarios.



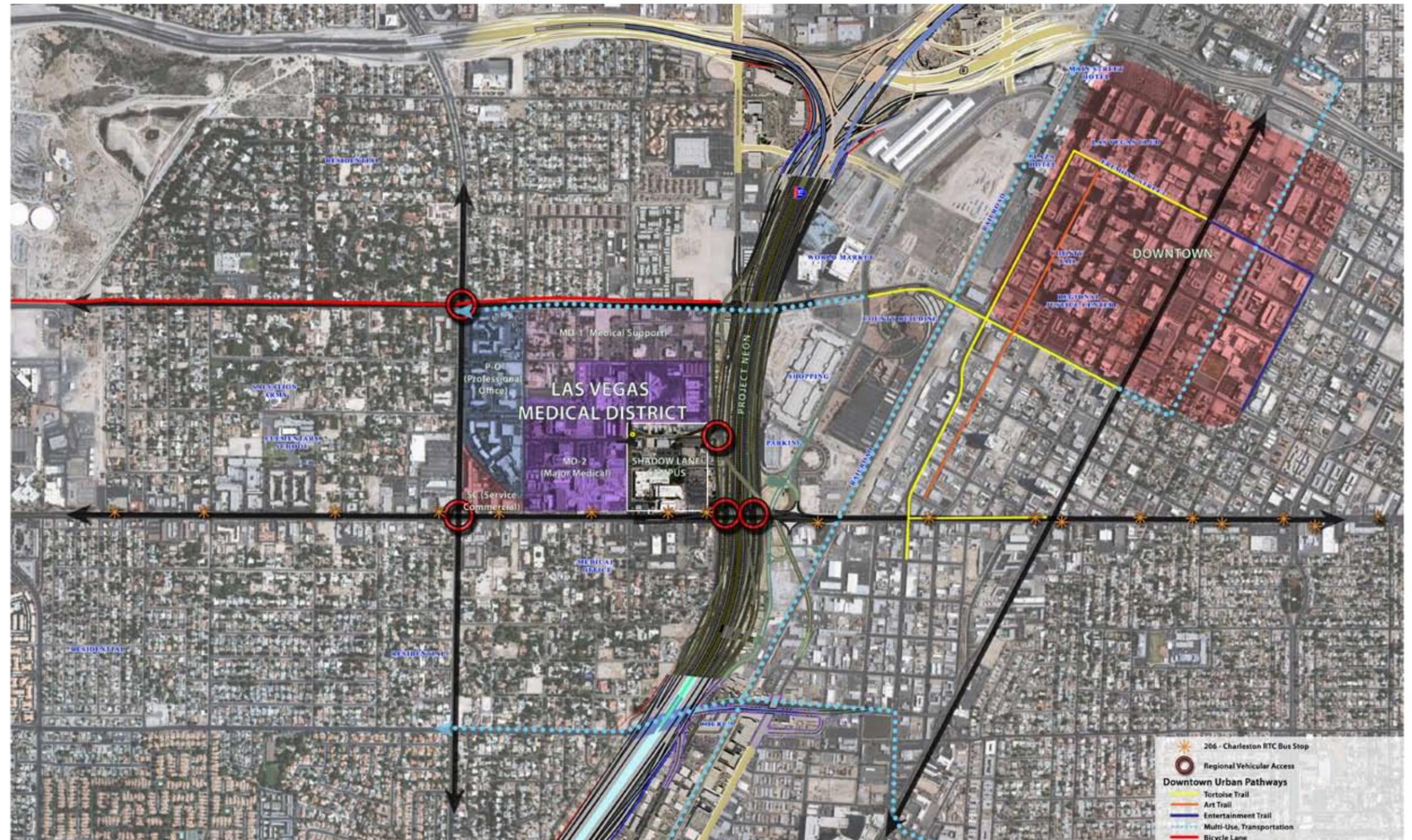
2.1 COMMUNITY CONTEXT

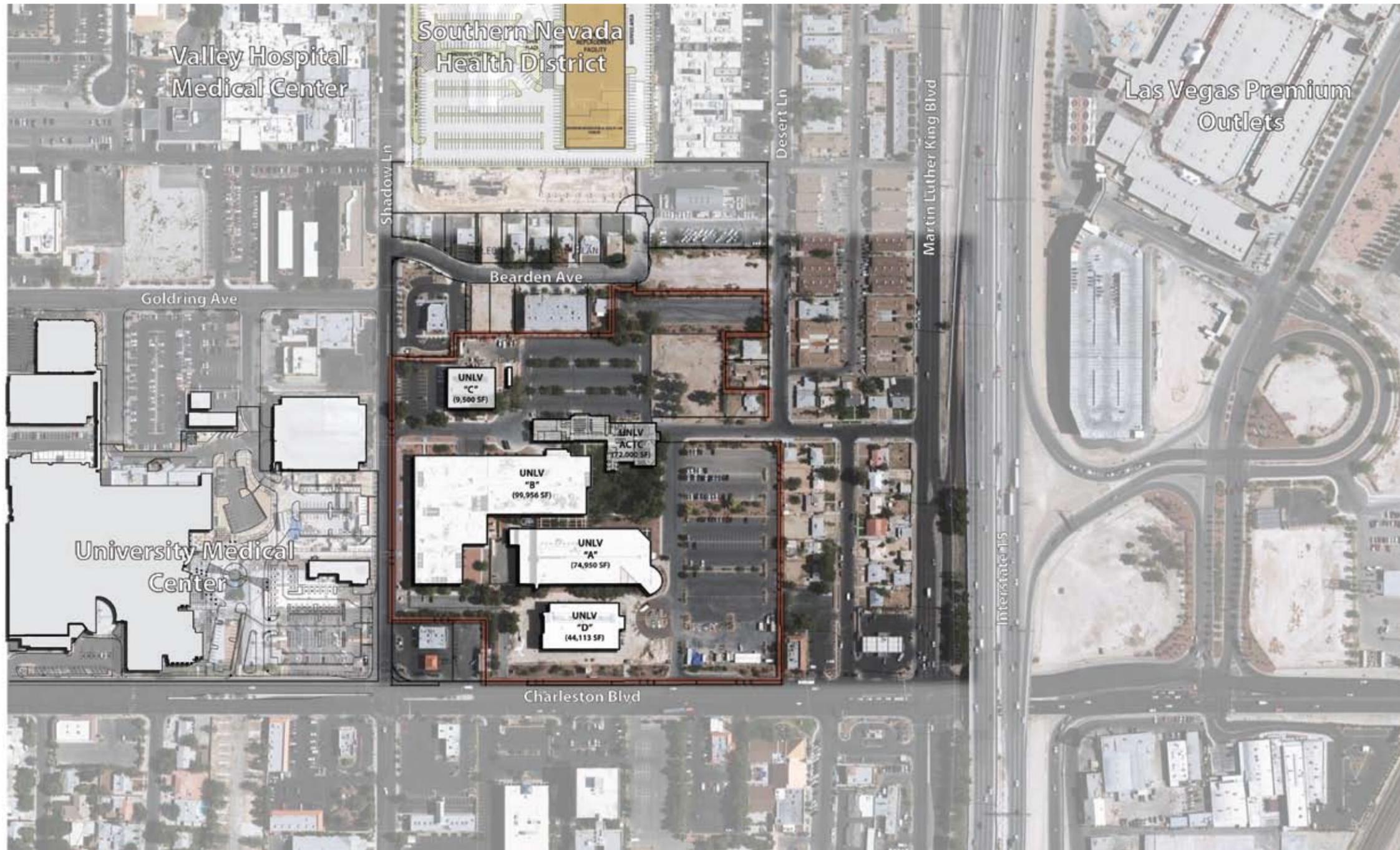
2.1.1 Las Vegas Medical District

The City of Las Vegas has designated the 160 acres surrounding the Shadow Lane Campus as its Medical District. This photograph illustrates the campus within the context of the district, and the district within the larger context in terms of its location with respect to downtown.

Important neighbors within the Medical District include the UMC directly to the west, and the SNHD to the north. Each of these entities has its own expansion plans in design or construction.

The Shadow Lane Campus is a crucial element of the Medical District. Its emphasis on collaborative teaching, research and clinical practice can provide the catalyst needed to pull the disparate medical entities within the district into a coherent whole.





2.1.2 Surrounding Development

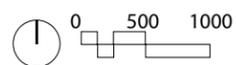
The Shadow Lane Campus's most significant neighbors are the UMC to the west and the SNHD to the north. The UMC is the teaching hospital associated with the School of Medicine, and the SNHD has a history of collaborating with the UNLV School of Public Health for research projects.

Both the UMC and the SNHD have expansion and renovation plans. Their proposed new site plans are indicated here, to the west and north of the campus.

The UMC is developing a new "front door" that will open to the Shadow Lane/Charleston Boulevard intersection, providing opportunities to tie to the campus visually and in terms of circulation patterns.

The SNHD is replacing its current facility with a new building and an on-site parking garage.

Representatives of both the UMC and the SNHD were interviewed as part of this planning effort, and the institutions' future plans were among the factors that informed the final form of the planning scenarios.



2.2 EXISTING DEVELOPMENT

2.2.1 Existing Campus

The extent of the current 18-acre Shadow Lane Campus is indicated by the brown line in the graphic on this page.

The site is approximately bounded by Charleston Boulevard to the south, Shadow Lane to the west, Desert Lane to the west, and Bearden Avenue to the north.

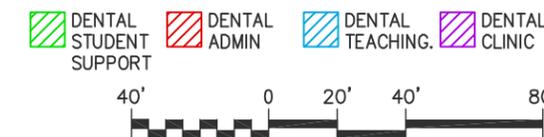
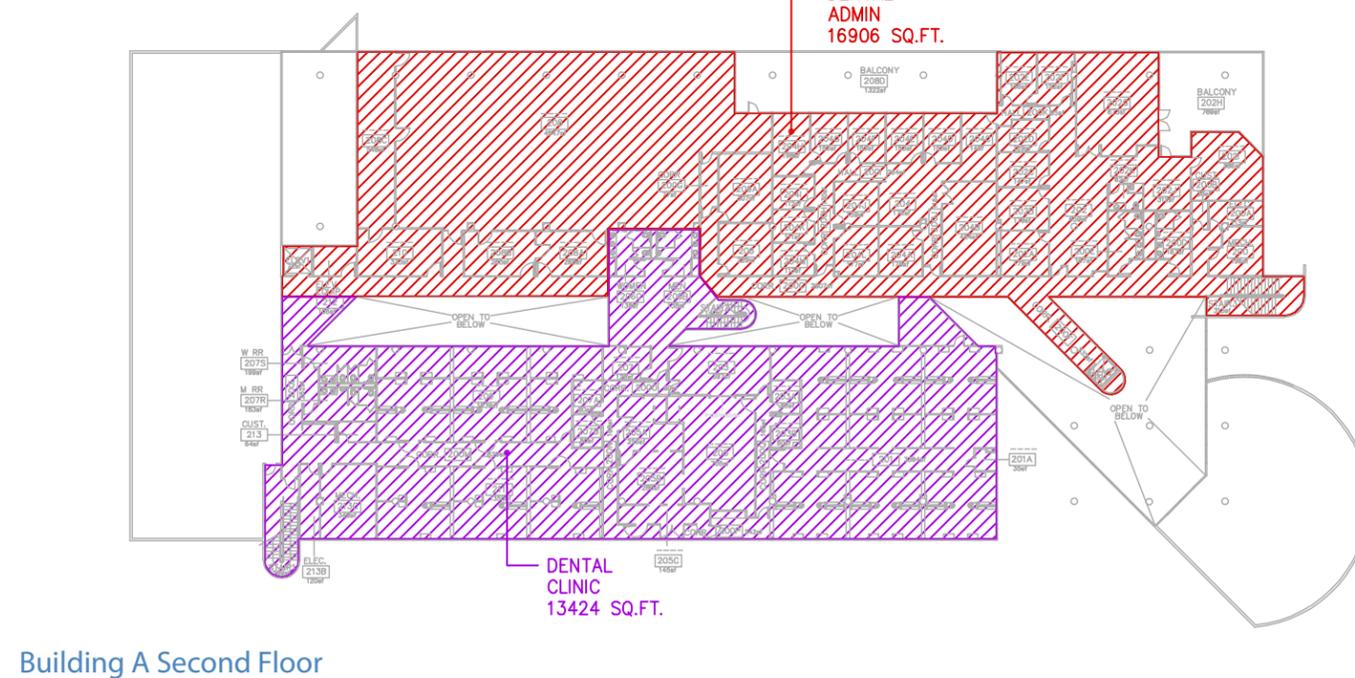
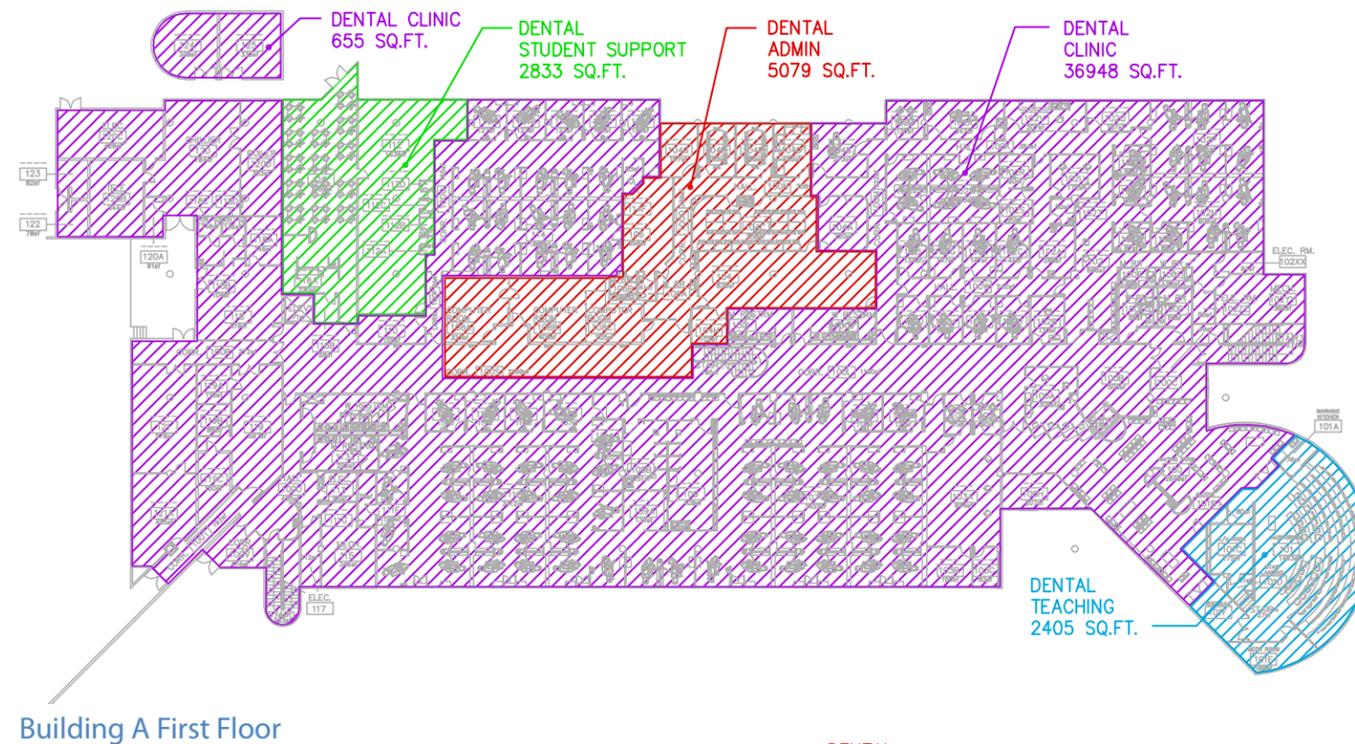
As shown on the graphic, not all of the land within those boundaries is part of the campus.



2.2.2 Existing Buildings

The existing buildings and proposed ACTC contain almost 300,000 square feet. Based on current conditions, approximately 35,000 square feet are vacant. The vacant space is not contiguous and is of varying character. Some of the space is completely built out but not occupied, while some is vacant shell space.

Building A is completely occupied by the School of Dentistry. Most of the building is clinical space, with the rest primarily filled with School of Dentistry administrative uses.

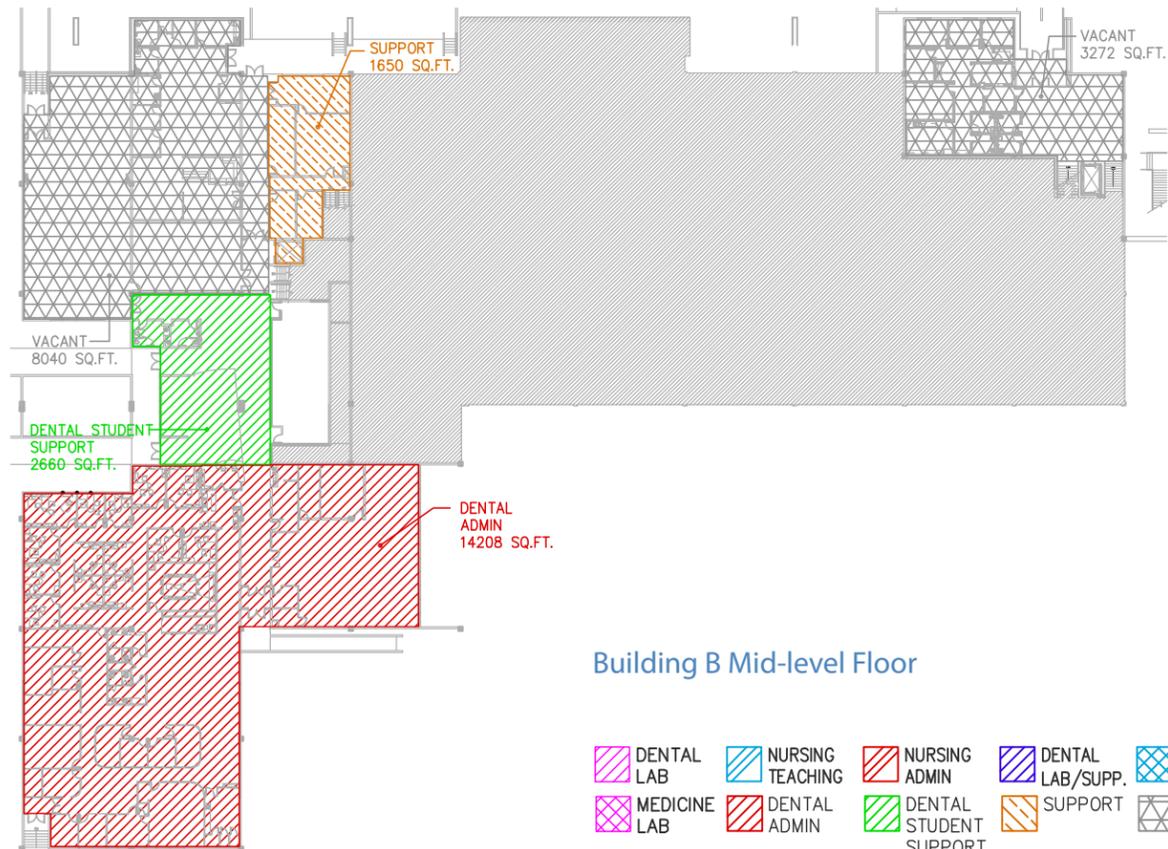


Building B is occupied by a mix of uses and vacant space.

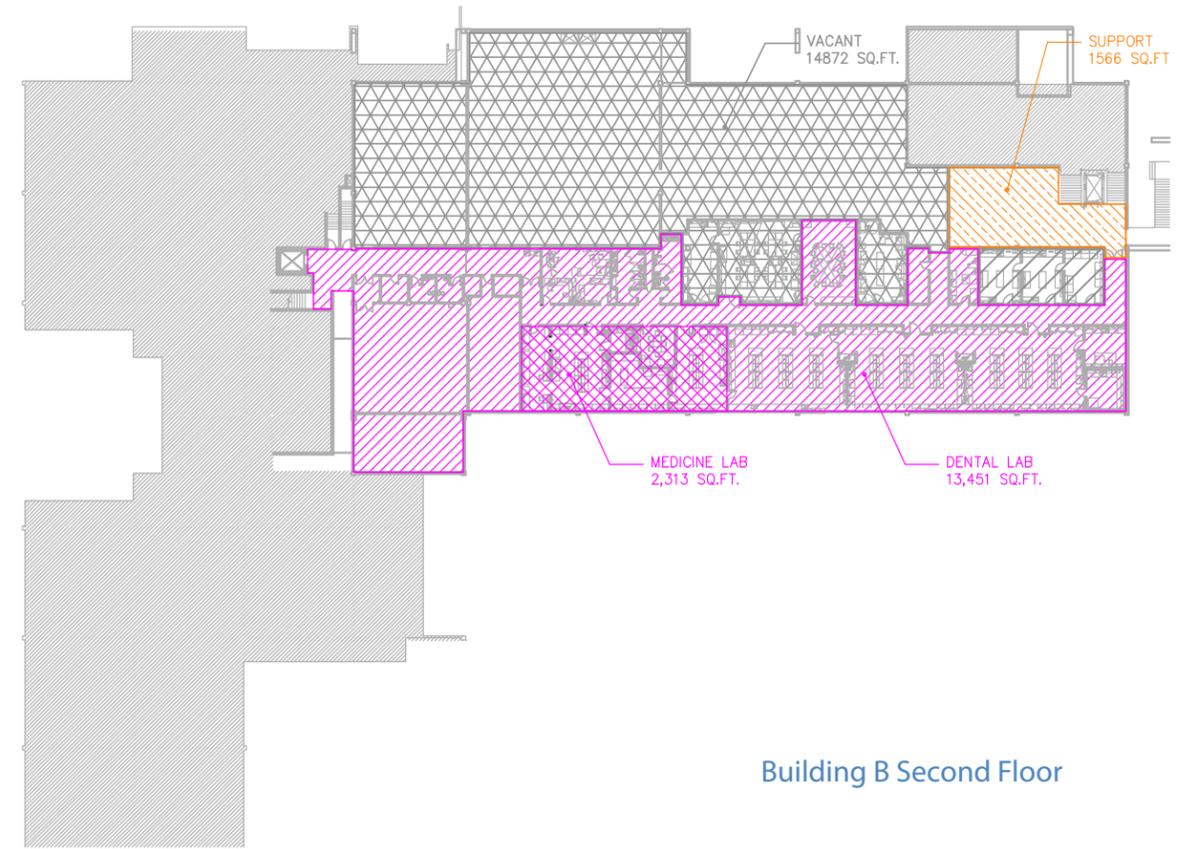
The construction of a simulation teaching lab suite on the first floor is nearing completion. The simulation suite will be shared by School of Nursing and School of Medicine programs.

The mid-level floor contains School of Dentistry administrative functions, support spaces including mechanical rooms and loading docks, and a vacant but finished office suite.

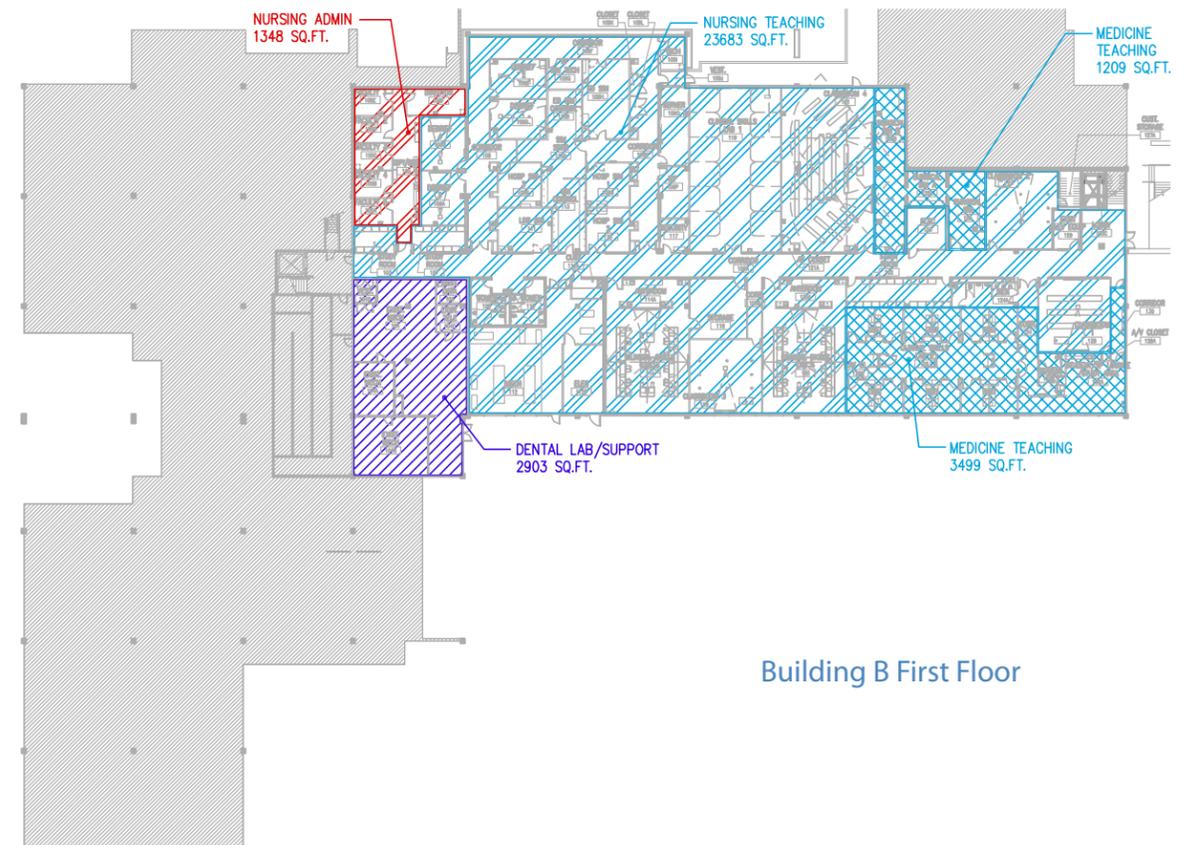
The second floor contains a mix of labs and vacant shell space.



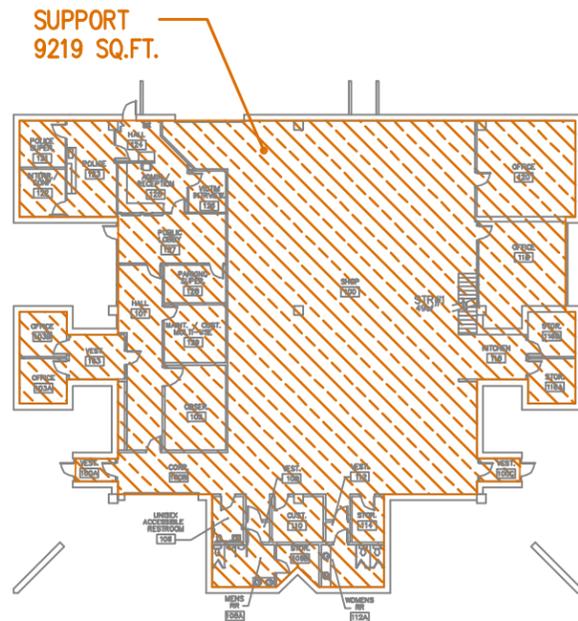
Building B Mid-level Floor



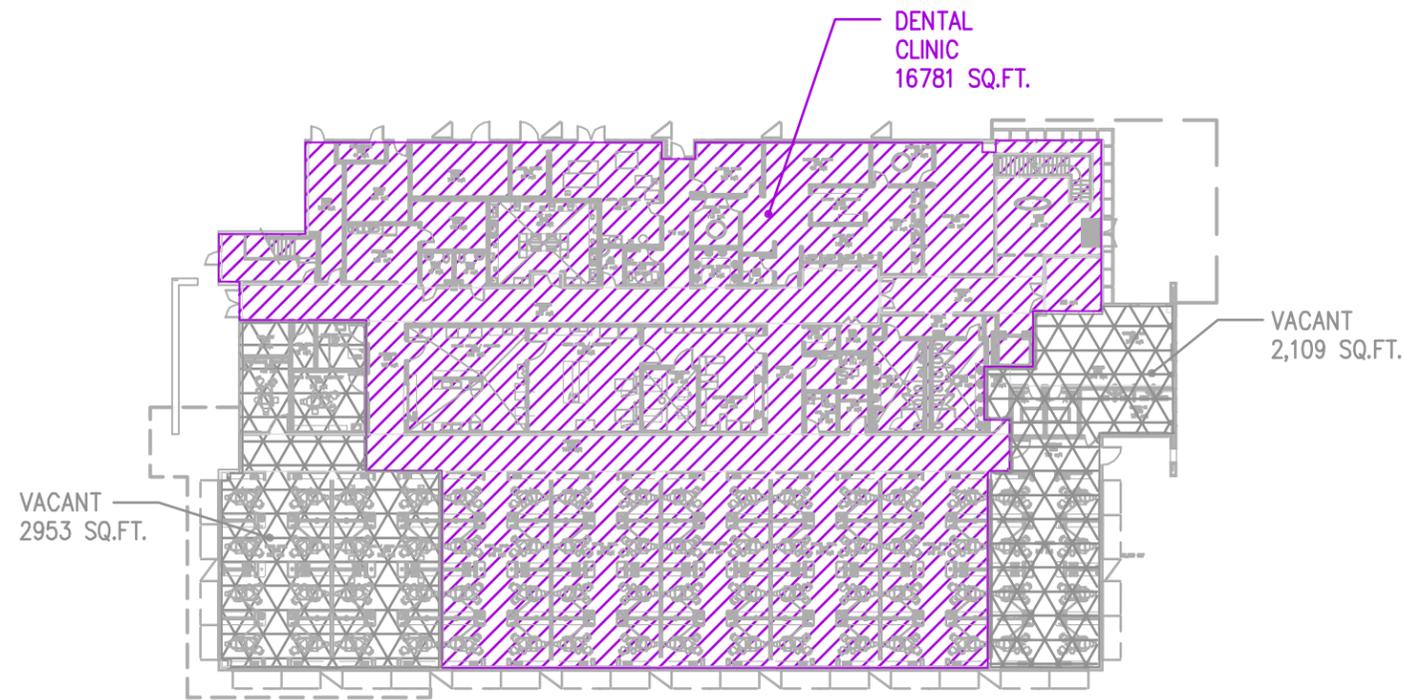
Building B Second Floor



Building B First Floor



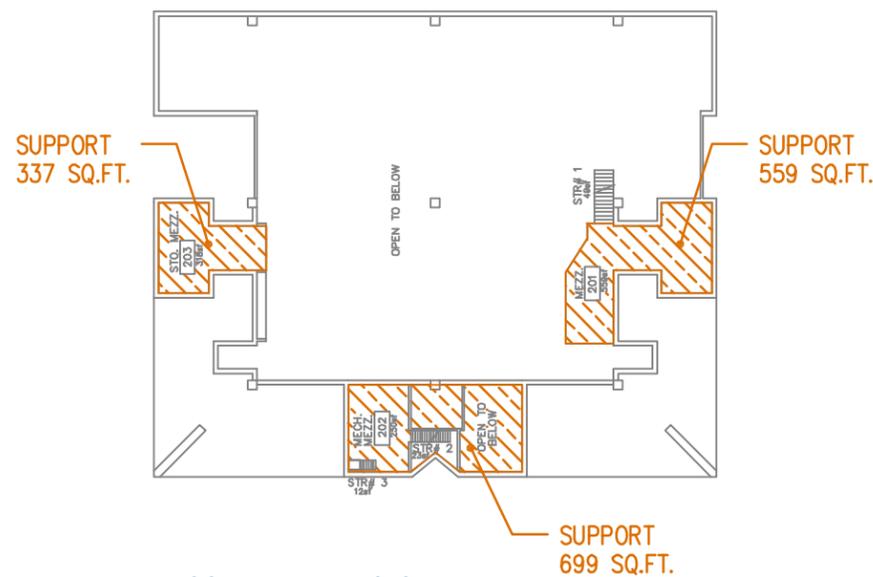
Building C First Floor



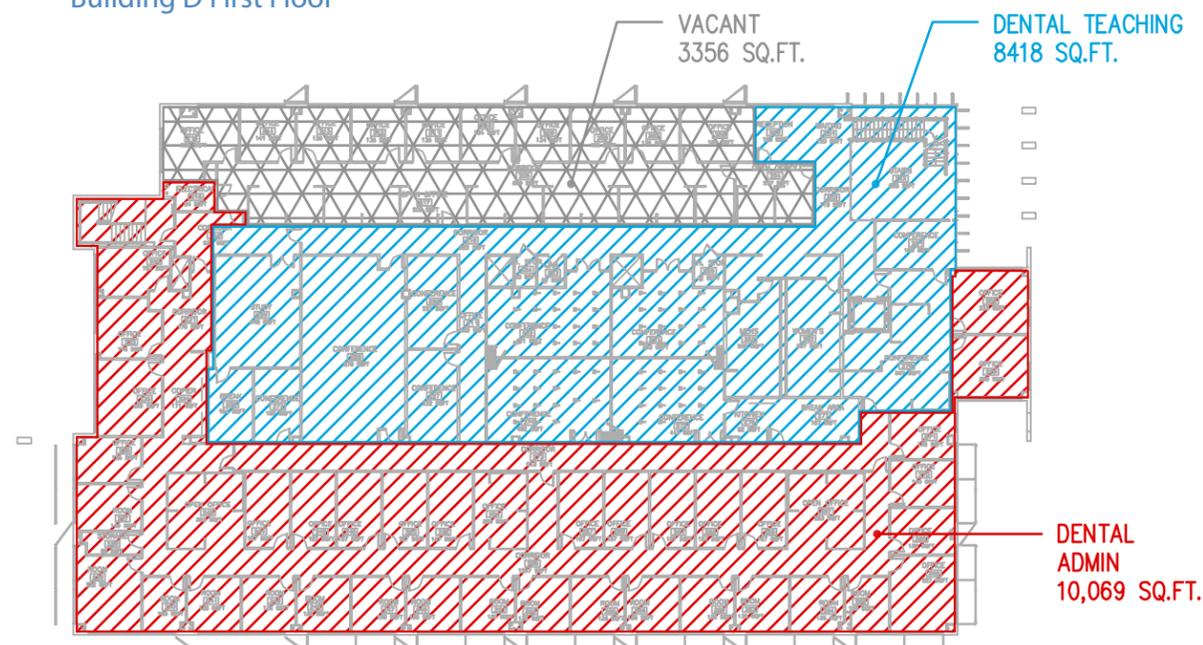
Building D First Floor

Building C is the smallest building on campus. It contains campus support functions, primarily security and facilities. It is the only existing building on campus that was considered for demolition in the concept planning exercises.

Building D contains School of Dentistry clinics on the first floor, and a mixture of clinics and teaching spaces on the second floor. Both floors of this building contain spaces that are built out and finished but not currently occupied.



Building C Second Floor

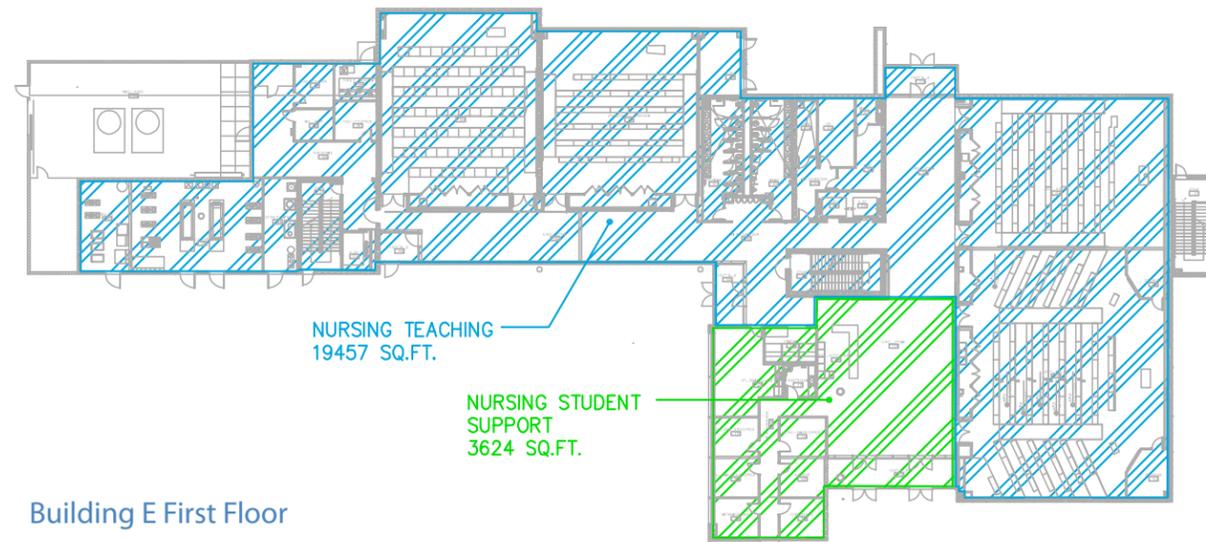


Building D Second Floor

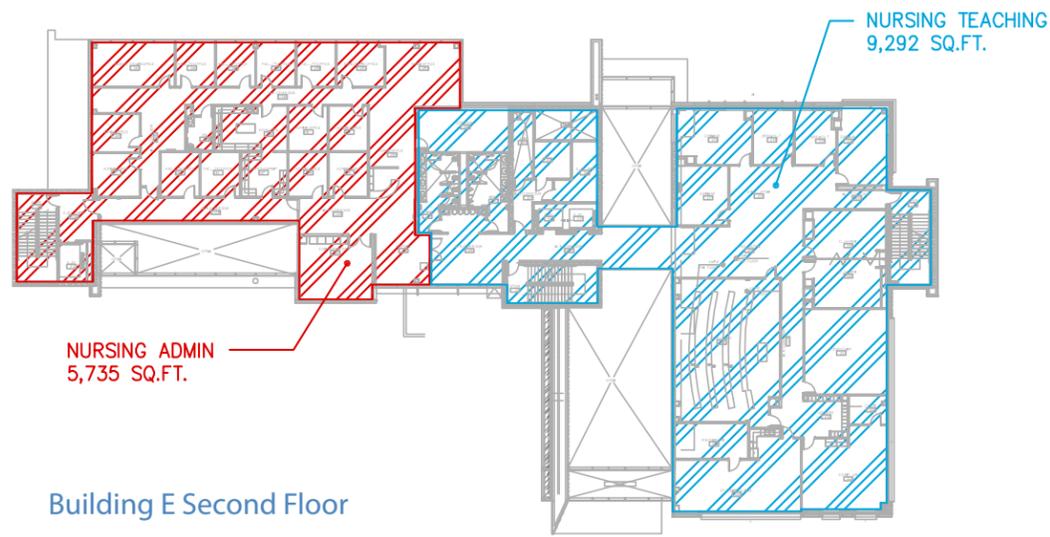


Building E, the Advanced Clinical Training Center (ACTC), has been designed, but its construction is not funded.

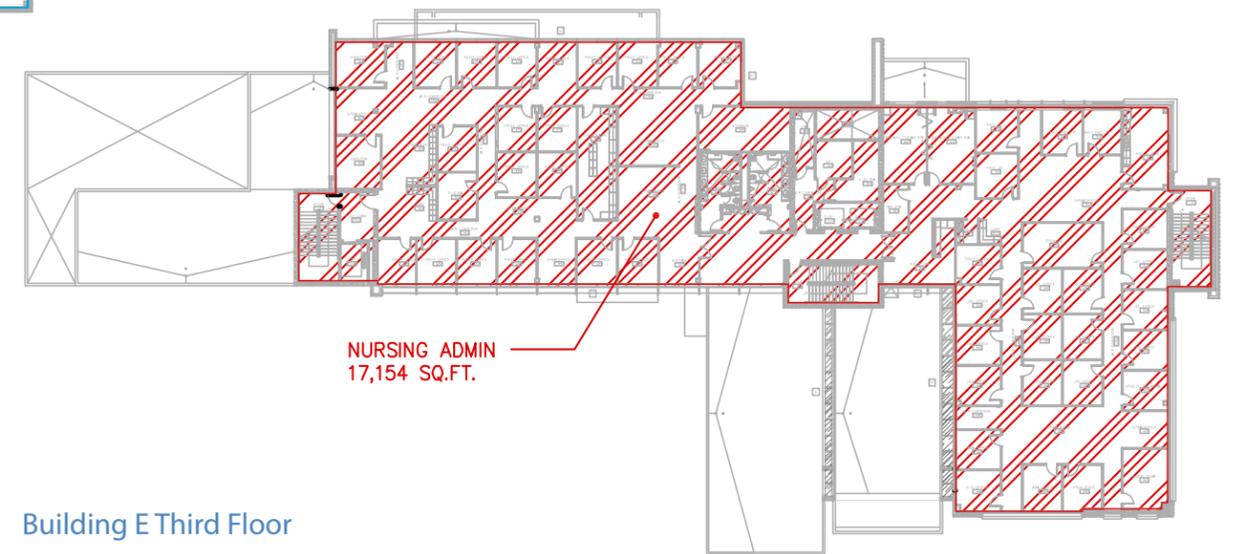
This building will provide the additional space needed to relocate the last two years of the UNLV nursing program from the main campus to the Shadow Lane Campus.



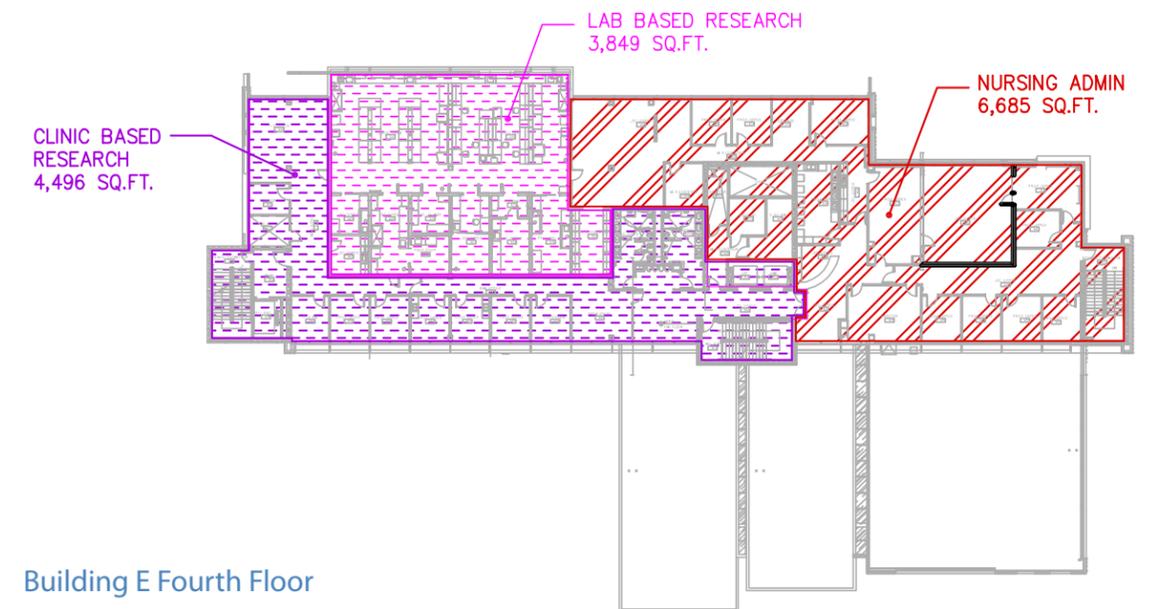
Building E First Floor



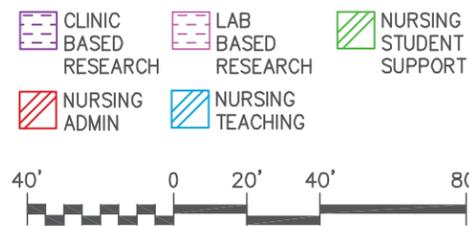
Building E Second Floor

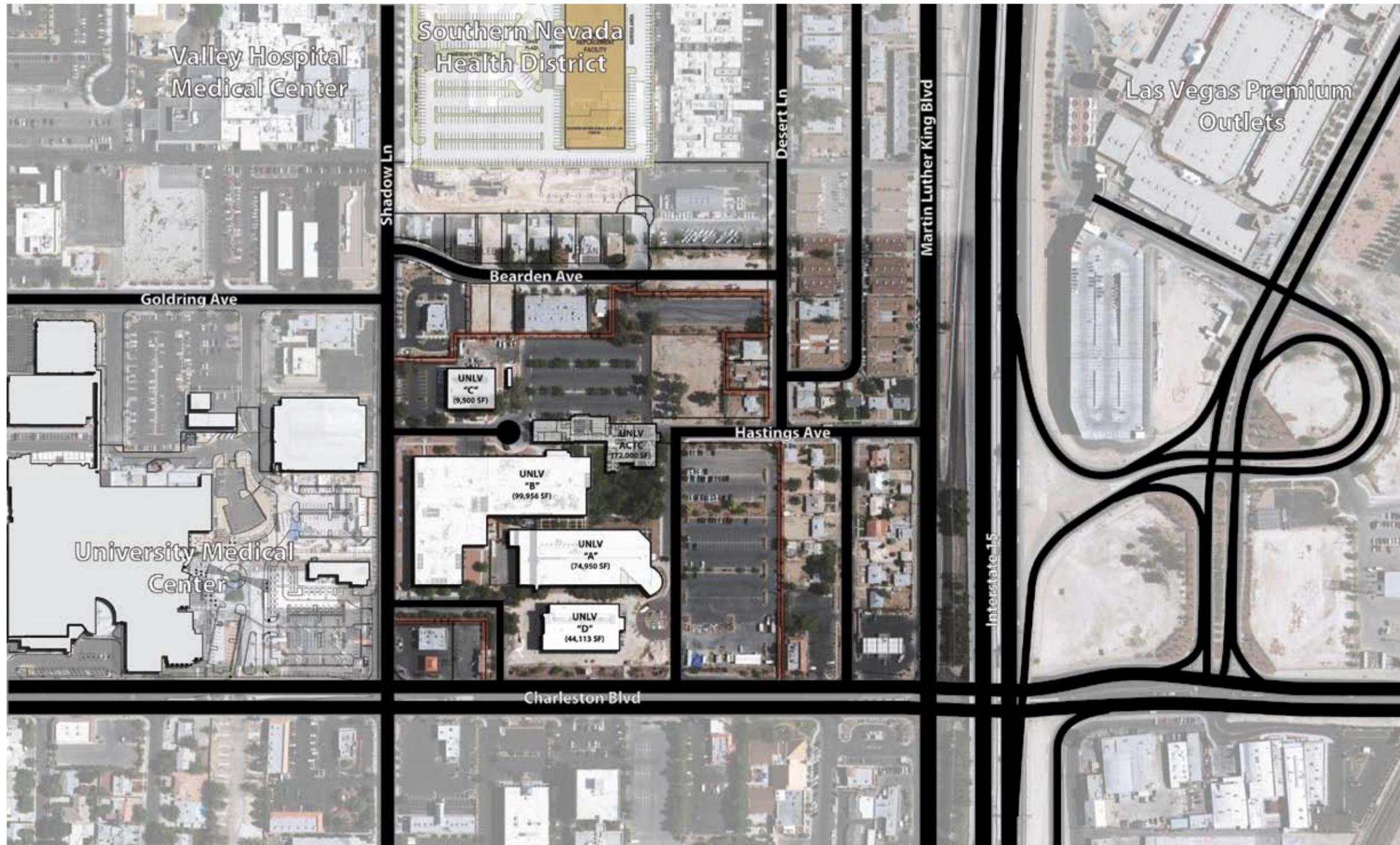


Building E Third Floor



Building E Fourth Floor



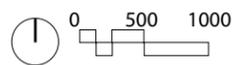


2.3 EXISTING TRANSPORTATION NETWORK

2.3.1 Existing Street Network

The existing public rights-of-way are illustrated in this graphic. The current alignment of I-15 and its access ramps are shown.

Primary access to the site is from Charleston Boulevard. Secondary access is from Shadow Lane and Bearden Avenue. The Hastings Avenue right-of-way has been vacated. The Bearden Avenue extension to Desert Lane has recently been purchased by the City of Las Vegas for connections to anticipated NDOT improvements.



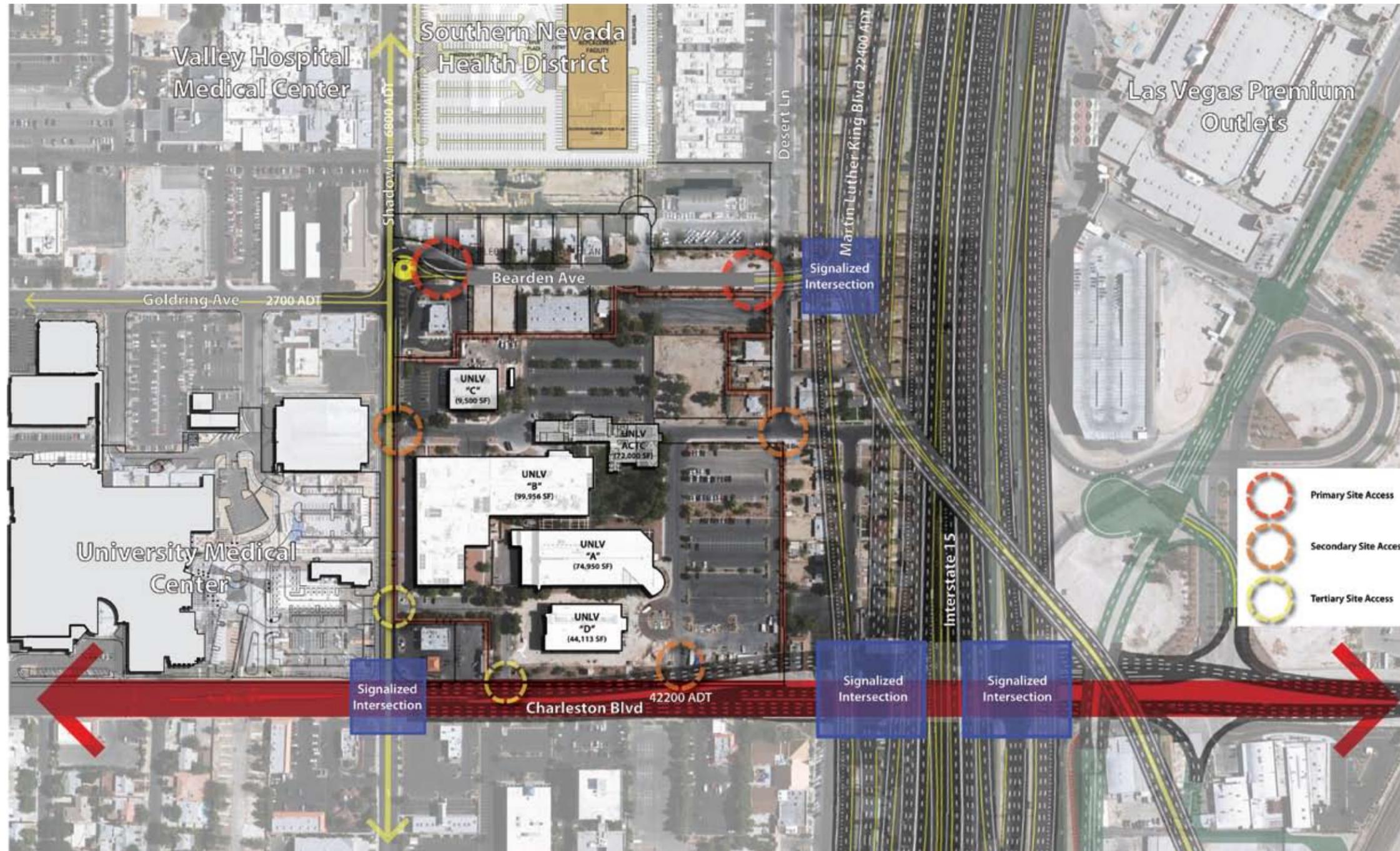
2.3.2 Project NEON

This graphic illustrates the impact that the NDOT Project NEON will have on the Shadow Lane Campus. The Martin Luther King (MLK) Boulevard flyover, the collector-distributor (C-D) connector and the new I-15 on/off ramp will double the current I-15 right-of-way. NDOT is anticipating that it will purchase all property from the current right-of-way to Desert Lane. The new NDOT right-of-way and the Shadow Lane Campus will directly abut one another.

The Charleston Boulevard right-of-way will be expanded as part of this project and will expand into Shadow Lane Campus property.

Project NEON will completely reconfigure traffic patterns along Bearden Avenue and MLK Boulevard. The new intersection of Bearden Avenue and MLK Boulevard will be elevated approximately 15 feet above the surround grade. MLK Boulevard will no longer intersect Charleston Boulevard, and the Bearden Avenue/Shadow Lane/Goldring Avenue intersection will become a roundabout. Other than changes required for this roundabout, Shadow Lane itself is not part of the Project NEON plan.



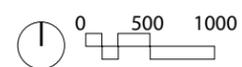


2.3.3 Existing Site Access

Project NEON will change primary points of site access as well as locations where signals may be placed (shown on the accompanying graphic). Signals at the I-15 ramps will preclude any additional signals between Shadow Lane and the highway.

The street carrying the largest volume of traffic is and will remain Charleston Boulevard.

Also shown on the graphic are existing average daily traffic (ADT) counts for Charleston Boulevard, Shadow Lane and Goldring Avenue. The differences in volume are substantial, with Charleston Boulevard showing an ADT of 42,200 compared to 2,700 for Goldring Avenue and 6,800 for Shadow Lane.



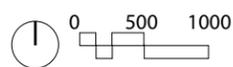
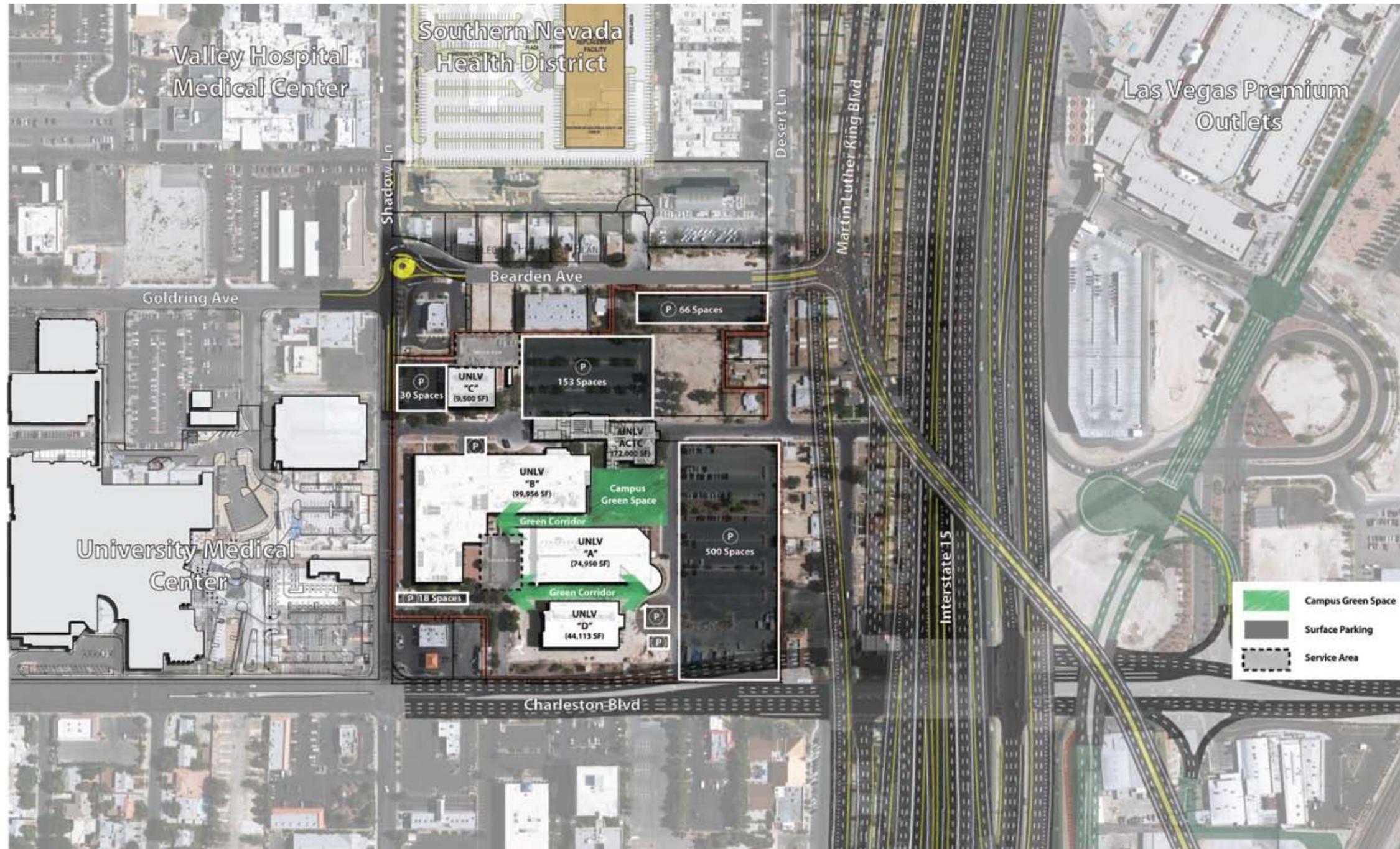
2.3.4 Existing Public Transportation

Public transportation options at the campus are limited to the Regional Transportation Commission of Southern Nevada (RTC) bus route along Charleston Boulevard.

There are four stops along the campus boundary: two on the westbound route and two on the eastbound.

The careful placement of future mixed-use facilities along Charleston Boulevard might present an opportunity to capture additional ridership.





2.4 EXISTING PARKING

Once the ACTC is built, available surface parking on the campus will total 767 spaces. At this point, the campus will have a parking deficit of between 200 and 400 spaces.

With an existing deficit and limited parking in the surrounding area, the ability to support new development with parking is the single largest challenge on the 18-acre site.

Most of the existing spaces (500) are in the large lot on the east side of campus. This lot can be accessed from Charleston Boulevard and through other lots with Shadow Lane access. A large portion of the spaces on the north end of this lot is reserved for patients of the dental clinics.

The next largest concentration of spaces is to the north of the existing buildings. After the ACTC is built, there will be approximately 150 spaces available in that lot.

Additional parking is distributed at the periphery of the campus in small lots by Building C, south of Building B and alongside Bearden Avenue. Combined, these lots contain approximately 114 spaces.

2.5 EXISTING UTILITIES

Water

There is a 16-inch water main in Charleston Boulevard, a 12-inch water main in Shadow Lane and a 12-inch water main in MLK Boulevard. The static pressure within this zone is 50 pounds per square inch. The campus area is primarily served by two 6-inch water services connected to the Shadow Lane water main. The on-site system is not looped and is marginally adequate to meet its existing uses. The on-site system will require significant upgrade through to the water main in MLK Boulevard via the Hastings Avenue right-of-way. Prior to development approval, a hydraulic study will be required.

Sanitary Sewer

There is a 10-inch sanitary sewer in Charleston Boulevard, with a capacity of 0.85 million gallons per day, and a 10-inch sanitary sewer in Hastings Avenue. There is a 10-inch sanitary sewer in Shadow Lane, but the campus is not connected to that line.

Storm Drains

There are two on-site storm systems: an older sewer flowing northeast and a newer sewer flowing south to Charleston Boulevard, which is part of the new regional storm system.



School/Department/Program		2009		2019		2029	
		6/9/09	6/29/09	6/9/09	6/29/09	6/9/09	6/29/09
Dental	UNLV - General	320	320	320	320	320	336
	UNLV - Advanced	24	24	76	62	76	62
	CSN – Dental Assistant	30	30	40	40	50	50
	CSN – Dental Lab Tech	30	30	40	40	48	48
Allied Health	Physical Therapy	90	90	150	110	180	125
Nursing	UNLV – RN Students	96	192	144	288	144	302
	UNLV – MSN / PHD	50	150	50	150	50	150
	NSC – RN Students	128	128	192	150	256	200
	NSC – Accelerated RN	32	32	48	38	64	45
Medicine	Medical Students	80	80	120	120	140	140
	Residency/Fellowship	184	184	328	328	457	457

School	Program	2009		2019		2029	
		6/9/09	6/29/09	6/9/09	6/29/09	6/9/09	6/29/09
Dental							
	UNLV	\$ 3.1M	\$3.1M	\$8.1M	\$8.1M	\$8.1M	\$8.1M
Allied Health							
	Physical Therapy	\$ 1.9M	\$1.9M	\$3.3M	\$2.4M	\$3.3M	\$2.8M
Nursing							
	UNLV	\$1.0M	\$1.0M	\$1.3M	\$1.3M	\$1.3M	\$1.3M
Medicine							
	Medical Students Residents / Fellowship	\$15.0M	\$10.3M	\$25.5M	\$17.5M	\$34.0M	\$23.3M
Other Programs							
	Outpost Space	\$4.2M	\$0.8M	\$7.6M	\$1.0M	\$9.3M	\$1.8M

3.1 PROGRAMMATIC PARTNERSHIPS

Development of the programmatic requirements was completed by The Innova Group (TIG). Programmatic requirements have been projected for 2009, 2019 and 2029. The projections methodology consisted of a cursory review of student enrollment, faculty staffing projections and research productivity projections initially developed by the LarsonAllen consulting group as part of their work with NSHE in 2006 and 2007. In addition, TIG participated in a visioning session with the leadership of the NSHE and the leadership of the various participating organizations of the NSHE to identify a concept for the use of the Shadow Lane Campus and to identify some targeted programs for relocation and/or growth onto the Shadow Lane Campus. Subsequent to that effort, TIG had meetings with the presidents of both UNLV and UNR to discuss their vision and ideals for the development of the Shadow Lane Campus. To further the understanding of the goals of the programs, TIG held both group and individual meetings with the leadership of the various schools, departments and programs to clarify their goals for enrollment, faculty and research initiatives. Finally, TIG met with the leadership of the UMC to initiate a dialogue of program needs, alignment and future planning.

The programs envisioned for location and/or growth on the Shadow Lane Campus include the following:

- Dental Programs
 - UNLV
 - General Dentistry
 - Advanced Education Programs
 - College of Southern Nevada
 - Dental Assistant Program
 - Dental Laboratory Technologist Program
- UNLV Allied Health Programs
 - Physical Therapy
- Nursing Programs
 - UNLV
 - Bachelor’s Degree in Nursing
 - Master’s Degree in Nursing (Online Program)
 - Doctorate Degree in Nursing (Online Program)
 - Nevada State College
 - Bachelors Degree Program (Limited to Use of Skills and Simulation Labs)
- UNR
 - School of Medicine (Third and Fourth Year Medical Students)
 - Residency and Fellowship Programs
- Outpost Space
 - A “Placeholder” for Unknown Programs and Initiatives that May Relocate to the Shadow Lane Campus
- NSHE
 - NSHE Southern Nevada Administrative Offices

Subsequent to this visioning session, TIG interviewed the leadership of the respective schools, departments and programs to identify:

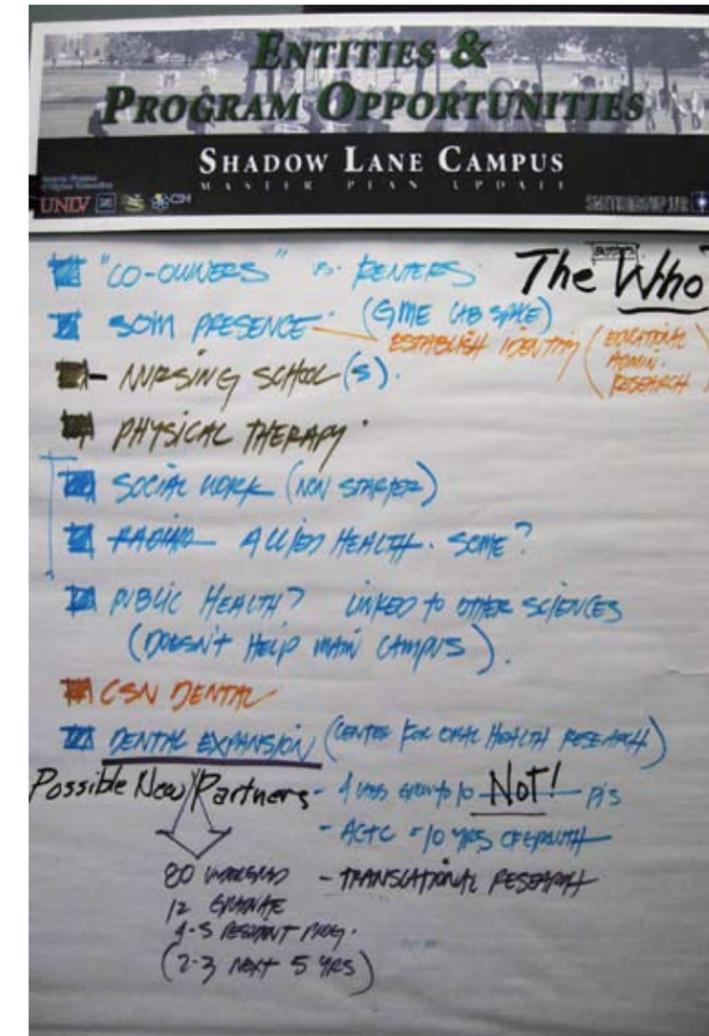
- Specific enrollment targets for the plan periods.
- Specific research productivity targets for the plan periods.
- Conceptual thoughts on the focus of research as it relates to the type of space required.
- Conceptual thoughts on the ways by which the various schools/departments/programs can collaborate and maximize the efficient use of space.
- Requirements for new programmatic spaces not currently supported on the Shadow Lane Campus.

The programming projections were done at a conceptual level using space requirement benchmarks (square feet per student, square feet per research dollar, square feet per clinical provider) from past projects completed by TIG and public sources. These benchmarks were tested against the current space utilization as well as the operational model engaged by the various programs with the NSHE. A draft program was presented to the stakeholders of the NSHE on June 9, 2009. This program reflected the space requirements for building on the Shadow Lane Campus if all of the targeted programs were to accommodate all of their space needs on the Shadow Lane Campus. This initial program identified the need for an additional 800,000 square feet of buildings on the campus (in addition to the existing 298,000 square feet of buildings on the campus, including the proposed ACTC). Of special concern was the large clinical demand, primarily driven by growth projections of the School of Medicine. This early program identified a need of more than 240,000 square feet of clinic space for the School of Medicine in 2029.

Based upon decisions of the meeting with the stakeholders, a revised program was developed to limit the scale of the new/additional development on the Shadow Lane Campus to 400,000 square feet of buildings. The revised program included the following changes in assumptions and resulting space needs (see the Program Comparison Table on the following page):

- There is a small reduction in enrollment targets in 2029 for UNLV advanced dental education, allied health and Nevada State College nursing programs.
- Only 40 percent of the required needs for the School of Medicine specialty/residency clinics will be located on the Shadow Lane Campus. This significantly drops the clinical demand for the School of Medicine from 240,000 square feet to 39,000 square feet
- The amount of space designated for Outpost Space is reduced from 20 percent to 5 percent of the other program requirements.

The table on the following page is a summary of the programming projections by school, program and department. The table shows the assumptions of enrollment and research expenditures as well the resulting space needs for both the Draft Program (06/09/09) and the Final Revised Program (06/29/09). One of the major assumptions included in the change is that only 40 percent of the School of Medicine specialty/residency clinical needs will be located within the bounds of the Shadow Lane Campus. The remainder of the clinical requirements will/can be located in land proximate to the Shadow Lane Campus or in other parts of the city. There were also some minor reductions in the planned growth for the other programs to be located on the campus.



NSHE Shadow Lane Campus - Program Comparison Table (6/9/09 Deliverable vs. 6/29/09 Final Devliverable)																		
School/Department/Program	Defining Characteristics - Enrollment (Students)						Defining Characteristics - Research Targets (Annual Research \$)						Program Requirements on Shadow Lane (Square Feet)					
	2009		2019		2029		2009		2019		2029		2009		2019		2029	
	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009	6/9/2009	6/29/2009
Dental Programs							\$3.1M	\$3.1M	\$8.1M	\$8.1M	\$8.1M	\$8.1M	149,155	149,155	226,694	211,390	228,498	219,999
UNLV School of Dentistry																		
General Dentistry	320	320	320	320	320	336												
Advanced Education	24	24	76	62	76	62												
CSN School of Dentistry																		
Dental Assistant	30	30	40	40	50	50												
Dental Lab Tech	30	30	40	40	48	48												
Allied Health Programs							\$1.9M	\$1.9M	\$3.3M	\$2.4M	\$3.3M	\$2.8M	30,201	30,201	50,334	36,912	60,401	41,945
School of Allied Health and Sciences																		
Physical Therapy	90	90	150	110	180	125												
Nursing Programs							\$1.0M	\$1.0M	\$1.3M	\$1.3M	\$1.3M	\$1.3M	51,686	78,946	76,107	111,017	83,239	120,411
UNLV School of Nursing																		
RN Students	96	192	144	288	144	302												
MSN/PhD Students (Online)	50	150	50	150	50	150												
CSN Nursing																		
NSC Nursing																		
RN Program	128	128	192	150	256	200												
Accelrated RN Program	32	32	48	38	64	45												
Medicine Programs							\$15M	\$10.3M	\$25.5M	\$17.5M	\$34.0M	\$23.3M	119,616	75,809	285,600	133,589	449,193	186,076
UNR School of Medicine																		
Medical Students (LV)	80	80	120	120	140	140												
Residency/Fellowships	184	184	328	328	457	457												
Other Programs							\$4.2M	\$8M	\$7.6M	\$1.0M	\$9.3M	\$1.8M	70,132	33,411	127,747	49,291	164,266	56,843
Outpost Space																		
NSHE Southern Nevada Adm Offices													20,000	20,000	22,500	22,500	25,000	25,000
Support Space													34,004	35,530	46,603	47,121	53,046	53,624
Academic Support Space																		
Computer Labs/Library/LRC																		
Bookstore/Retail																		
Student Life																		
Food Service/Lounge/Union Svsc																		
Fitness Center																		
Total Space Requirements													474,794	423,050	835,585	611,819	1,063,643	703,898

The tables on the following pages depict the final programmatic requirements for each of the schools/departments/programs by space type (administrative, teaching, clinical, research and support space) for each of the planning year targets (2009, 2019 and 2029).

NSHE SHADOW LANE CAMPUS PROGRAM SUMMARY										
Program	2009 (Normative Space Needs Based Upon Industry Benchmarks)									
	Space									
	Current Space for Program	Total Space Required On Campus	Admin Space	Teaching Space	Clinic Space		Lab Based Research	Clinic Based Research		Other/Support Space
				On-Campus	Off-Campus		On-Campus	Off-Campus		
Dental Programs										
UNLV School of Dentistry	141,243	143,514	6,834	62,803	62,182		3,706	7,989		
CSN School of Dentistry	-	5,641	269	5,373						
Dental Assistant										
Dental Lab Tech										
Allied Health Programs										
School of Allied Health and Sciences										
Physical Therapy	16,200	30,201	1,438	12,542	8,300			7,920		
Nursing Programs										
UNLV School of Nursing	87,203	64,682	3,080	58,294			1,149	2,159		
CSN Nursing		0								
NSC Nursing (Skills Lab)	14,264	14,264		14,264						
Medicine Programs										
UNR School of Medicine	71,749	75,809	11,875	35,751	3,888	165,600	12,355	11,939		
Other Programs										
Outpost Space	-	33,411	2,350	18,903	7,437		1,721	3,001		
NSHE System Offices										
		20,000	20,000							
Support Space										
Academic Support Space										
Computer Labs/Library/LRC	14,559	12,689								12,689
Bookstore/Retail		7,614								7,614
Student Life										
Food Service/Lounge/Union Svsc		12,689								12,689
Fitness Center		2,538								2,538
Total Students on Campus										
Total Space Requirements		423,050	45,845	207,930	81,807	165,600	18,931	33,008		35,530
<i>Square Feet</i>										
Existing Space on Shadow Lane Campus (Including ACTC)		298,992	77,184	67,960	67,807	<i>n/a</i>	22,515	4,496		59,030
<i>Square Feet</i>										
Difference in Requirments vs. Existing		124,058	(31,339)	139,970	14,000	<i>n/a</i>	(3,584)	28,512		(23,500)
<i>Square Feet</i>										
Parking Requirements										
Spaces			115	520	327	<i>n/a</i>	47	83		89

NSHE SHADOW LANE CAMPUS PROGRAM SUMMARY										
Program	2019									
	Space									
	Current Space for Program	Total Space Required On Campus	Admin Space	Teaching Space	Clinic Space		Lab Based Research	Clinic Based Research		Other/Support Space
				On-Campus	Off-Campus		On-Campus	Off-Campus		
Dental Programs										
UNLV School of Dentistry	141,243	203,868	9,708	65,860	96,382	0	10,085	21,834		0
CSN School of Dentistry	-	7,522	358	7,164	0	0	0	0		0
Dental Assistant										
Dental Lab Tech										
Allied Health Programs										
School of Allied Health and Sciences										
Physical Therapy	16,200	36,912	1,758	15,330	10,144	0	2,904	6,776		0
Nursing Programs										
UNLV School of Nursing	87,203	94,257	4,488	85,385	0	0	1,472	2,911		0
CSN Nursing		0								
NSC Nursing (Skills Lab)	14,264	16,760	0	16,760	0	0	0	0		0
Medicine Programs										
UNR School of Medicine	71,749	133,589	21,348	57,351	20,448	295,200	20,966	13,475	19,802	0
Other Programs										
Outpost Space	-	49,291	3,766	24,785	12,697		3,543	4,500		0
NSHE System Offices										
		22,500	22,500							
Support Space										
Academic Support Space										
Computer Labs/Library/LRC	14,559	16,829								16,829
Bookstore/Retail		10,097								10,097
Student Life										
Food Service/Lounge/Union Svsc		16,829								16,829
Fitness Center		3,366								3,366
Total Students on Campus										
Total Space Requirements		611,819	63,927	272,634	139,671	295,200	38,970	49,496	19,802	47,121
<i>Square Feet</i>										
Existing Space on Shadow Lane Campus (Including ACTC)		298,992	77,184	67,960	67,807	<i>n/a</i>	22,515	4,496	<i>n/a</i>	59,030
<i>Square Feet</i>										
Difference in Requirments vs. Existing		312,827	(13,257)	204,674	71,864	<i>n/a</i>	16,455	45,000	<i>n/a</i>	(11,909)
<i>Square Feet</i>										
Parking Requirements										
Spaces			160	682	559	<i>n/a</i>	97	124	<i>n/a</i>	118

NSHE SHADOW LANE CAMPUS PROGRAM SUMMARY										
Program	2029									
	Current Space for Program	Total Space Required On Campus	Space		Clinic Space		Lab Based Research	Clinic Based Research	Other/Support Space	
			Admin Space	Teaching Space	On-Campus	Off-Campus			On-Campus	Off-Campus
Dental Programs										
UNLV School of Dentistry	141,243	210,673	10,032	68,904	98,411	0	10,507	22,819		0
CSN School of Dentistry	-	9,326	444	8,882	0	0	0	0		0
Dental Assistant										
Dental Lab Tech										
Allied Health Programs										
School of Allied Health and Sciences										
Physical Therapy	16,200	41,945	1,997	17,420	11,528	0	3,300	7,700		0
Nursing Programs										
UNLV School of Nursing	87,203	98,570	4,694	89,336	0	0	1,519	3,021		0
CSN Nursing		0								
NSC Nursing (Skills Lab)	14,264	21,842	0	21,842	0	0	0	0		0
Medicine Programs										
UNR School of Medicine	71,749	186,076	29,675	72,232	39,024	411,300	27,940	17,205	25,808	
Other Programs										
Outpost Space	-	56,843	4,684	27,862	14,896		4,327	5,075		0
NSHE System Offices										
		25,000	25,000							
Support Space										
Academic Support Space										
Computer Labs/Library/LRC	14,559	19,151								19,151
Bookstore/Retail		11,491								11,491
Student Life										
Food Service/Lounge/Union Svcs		19,151								19,151
Fitness Center		3,831								3,831
Total Students on Campus										
Total Space Requirements		703,898	76,527	306,477	163,859	411,300	47,592	55,820	25,808	53,624
<i>Square Feet</i>										
Existing Space on Shadow Lane Campus (Including ACTC)		298,992	77,184	67,960	67,807	n/a	22,515	4,496	n/a	59,030
<i>Square Feet</i>										
Difference in Requirments vs. Existing		404,906	(657)	238,517	96,052	n/a	25,077	51,324	n/a	(5,406)
<i>Square Feet</i>										
Parking Requirements										
Spaces			191	766	655	n/a	119	140	n/a	134



4.1 DESIGN PRINCIPLES

This planning effort concentrated on the questions set forth below:

1. To what degree do the participating entities have an interest in locating programs or operations on the Shadow Lane Campus?
2. If there is an interest in locating programs/operations on the Shadow Lane Campus, which programs/operations, and what is the current/future scale, space requirements needed to accommodate these programs/operations at the Shadow Lane Campus?
3. What are the potential areas of collaboration and operational synergies that could exist on the Shadow Lane Campus, and what physical solutions are required to facilitate such synergies?
4. What efficiencies could accrue if programs from different disciplines or institutions were collocated at the Shadow Lane Campus?
5. What types of joint research opportunities could/should be planned on the Shadow Lane Campus?
6. What opportunities exist to establish a physical environment that supports the collaboration and integration of the various health sciences programs that would occupy space on the Shadow Lane Campus?
7. What special student or faculty issues should be incorporated into the discussion?
8. What special programmatic support elements should be incorporated into the discussion?

4.2 SITE RELATIONSHIPS

Clinical

The existing buildings create a cluster of clinical uses at the Charleston Boulevard entrance, in the southeast corner of the site. All of the clinics are dental. Convenient parking and access will be important for any new clinical uses, as will maintaining parking and access for existing clinical uses. Clinical uses will have a strong relationship with any public amenities on the site, as patients and their family members will likely patronize retail or eating establishments during the course of their stay on the campus. Providers at the clinics will likely practice at UMC or off-site clinics as well. For providers coming from off-campus, reserved and convenient parking will be important.

Teaching

Buildings A and B, and the proposed ACTC create a teaching core at the center of the campus. Additional teaching or student support spaces would be best located in proximity to these existing uses, to provide for collaborative use of facilities.

Research

Existing research space on campus is limited. There are labs located on the second floor of Building B, which total less than 20,000 square feet, including the mechanical spaces that support them. UMC's campus is to the west of Shadow Lane, and the SNHD campus is to the north. Both of these entities conduct research and could be considered likely collaborators in future research. It is likely that any translational research done on the Shadow Lane Campus will involve UMC.



4.3 IMAGE

Entry Sequence

At present, the campus has a limited visual presence in the district. The low, unassuming character of the existing buildings limits their visual impact, even from Charleston Boulevard and the surrounding streets. The campus has no visual presence from the highway. An iconic visual presence will become more critical when Project NEON is completed and the volume of traffic passing by the campus increases.

Visual Hierarchy

The portions of the program for which visibility is most important are the clinical uses. Many of the clinical patients will be first-time or one-time visitors. It will be crucial that they are able to find and access the clinical buildings easily. For this reason, perimeter locations are ideally suited for clinical locations.



4.4 PHASING

The long-range nature of the campus plan, combined with the State of Nevada's capital improvement funding cycles, guarantee that this campus will be built in phases. If all projects were to be funded by State of Nevada capital improvement funds, it could be assumed that development would occur in increments of 100,000- to 150,000-gross-square-foot buildings, with associated parking. Phasing will need to be a major consideration from initial development on so that future development does not impinge on existing operations. Phasing diagrams follow each planning scenario in section 6.0 of this document

4.5 DISTRICT RELATIONSHIPS

The UMC is and has been the School of Medicine's partner in Las Vegas. The UMC's campus is directly west of the Shadow Lane Campus. Planning concepts were based on the assumption that the UMC will continue to be an active partner in the campus's development. Of particular importance is Shadow Lane itself. Both the UMC and campus traffic will utilize this road for access.

The SNHD's main campus is directly to the north of Shadow Lane. Plans for a replacement facility are currently underway. The SNHD's BSL3 lab is directly adjacent to the Project NEON site, and there are

concerns regarding the ability of the lab to function properly once Project NEON is completed. As part of its current planning, the SNHD is considering the relocation of the BSL3 lab. The SNHD has established relationships with the UNLV School of Public Health and could be a potential partner for future development within the campus and Medical District.

4.6 UTILITIES

ASSESSMENT OF PUBLIC UTILITY SERVICE CAPACITY

Assumption: Campus growth of an additional 400,000 to 500,000 square feet

Water System

Las Vegas Valley Water District (LVVWD), Planning Division, Contact: Akash Sehdev (702-259-8148)
There is a good water distribution loop around the campus with a 16-inch water main in Charleston Boulevard, a 12-inch water main in Shadow Lane and a 12-inch water main in MLK Boulevard. The static pressure within this pressure zone is 50 pounds per square inch. Per Mr. Sehdev, the LVVWD system can provide adequate flow and pressure for up to 400,000 to 500,000 square feet of new educational facilities.

Sanitary Sewer

City of Las Vegas, Public Works, City Engineer Division, Contact: Joe Pena (702-229-2180)
There is a 10-inch sanitary sewer in Charleston Boulevard (with a capacity of 0.85 million gallons per day) and a 10-inch sanitary sewer in the Hastings Avenue right-of-way. There is also a 10-inch sanitary sewer in the Shadow Lane right-of-way, but the campus area is not connected to that sewer. Per Mr. Pena, based on current average daily flows in the city sewers, this system can accept sewage flow for up to 400,000 to 500,000 square feet of new educational facilities.

Storm Drains

City of Las Vegas, Public Works, City Engineer Division, Contact: Peter Jackson (702-229-5266)
There are two on-site storm systems: an older sewer flowing to the northeast and a newer sewer flowing south to Charleston Boulevard, which is part of the new regional storm system. Soils in downtown Las Vegas do not percolate, so no groundwater discharge can be expected; however, the site is almost entirely building or pavement, so no significant increase in flow is anticipated (no net increase in percentage of impervious surface).

ASSESSMENT OF ON-SITE UTILITY SYSTEMS

Assumptions: Increase of 1,800 education users per day and 1,200 clinic users per day

Average daily water use of 70,000 gallons per day

Average daily sewer use of 65,000 gallons per day

Water System

The campus area is primarily served by two 6-inch water services connected to the Shadow Lane water main. The on-site system is not looped and is marginally adequate to meet its existing uses. The on-site

system will require significant upgrade that should be through to the water main in MLK Boulevard via the Hastings Avenue right-of-way. Prior to development approval, a hydraulic study will be required.

Sanitary Sewer

The campus sewer system is connected to the municipal sewer system via Hastings Boulevard and MLK Boulevard. This connection may be adequate for planned uses but will need additional engineering analysis prior to development approval.

Storm Drainage

New on-site storm drains will be required. However, if the site is planned for “no net increase in the percentage of impervious surface,” existing municipal drains and stormwater basins are adequate. A drainage study update will be required, and all work should be in accordance with the City of Las Vegas drainage manual.

4.7 PARKING DEMAND

Parking Ratios

Parking demand is related to the types of uses. Clinical uses present the highest demand, as parking must be provided for staff and patients. Clinical parking is also more location sensitive. Clinical patients are more likely to be elderly, frail or otherwise unable to walk long distances from parking to clinics. Drop-off areas, increased ratios of ADA parking and parking in closer proximity will be required to support intensive clinical use. Parking ratios used to determine clinic parking needs for this study is 1 parking space for every 250 gsf of clinical building. Today, the campus averages about 1 space per 350 gsf. The future parking model suggests a target range of 1 space per 333-350 gsf.



Parking demands for office, research and teaching spaces are lower than for clinical uses. The parking ratio used to determine parking needs for this study was 1 parking space for every 400 gsf of research, office or teaching space.

4.8 TRANSPORTATION, ACCESS AND CIRCULATION

Overview

It is predicted that the Shadow Lane Campus can absorb traffic created by an additional 400,000 gsf of future development with the following assumptions. Firstly, development will occur with land use proportions of approximately 55 percent teaching, 25 percent clinical and 20 percent research. Secondly, roughly 45 percent of the traffic arriving on site will come from the north travelling on the freeway system for the majority of their trip, 25 percent will arrive from the south on the freeway system, and 30 percent will arrive travelling only local roads (10 percent from the east, 10 percent from the west, 5 percent from the north and 5 percent from the south). The opportunity to absorb traffic created by an additional 400,000 gsf of development on the Shadow Lane Campus is anticipated to provide the greatest benefit to the institutions with a manageable impact to the surrounding road system. It is anticipated that this level of additional development will increase ADT on Charleston Boulevard to the ADT limit of a major arterial its size. From this perspective, Charleston Boulevard becomes the limiting factor in relation to traffic changes created by development. Secondary limiting factors include queue lengths at Shadow Lane and Bearden Avenue.

Adjacent ADT Changes (all percentage increases are in relation to existing roadway ADT):

- Charleston Boulevard: Roughly a 10 percent increase in ADT
- Bearden Avenue: Roughly a 2 to 3 times increase in ADT
- Shadow Lane: Roughly a 15 to 20 percent increase in ADT

Charleston Boulevard and MLK Boulevard:

The intersection of Charleston Boulevard/MLK Boulevard has the lowest (most burdened) level of service (LOS) of the existing project area intersections during the AM and PM peak traffic periods. Both geometric and travel patterns will change as a result of the NDOT Project NEON, which will realign MLK Boulevard to fly over I-15 rather than intersect with Charleston Boulevard. I-15 on- and off-ramps will continue to access Charleston Boulevard, but the MLK Boulevard access to the site will no longer affect Charleston Boulevard.

Bearden Avenue

Average daily traffic on Bearden Avenue will increase significantly, but NDOT geometric changes to the roadway and its intersection with Shadow Lane/Goldring Avenue should accommodate this level of traffic with proper design. Special attention should be given to the future design of Bearden Avenue, Shadow Lane and Goldring Avenue to ensure adequate intersection operation and reduce the potential for split phasing signal timing resulting in excessive queuing during peak periods.

Shadow Lane

Shadow Lane currently operates acceptably at its intersections with Charleston Boulevard, Goldring Avenue and Alta Drive. Projected additional traffic will increase ADT along the roadway and specifically at the intersection with Bearden Avenue/Goldring Avenue. It is anticipated that Shadow Lane will continue to operate acceptably with the addition of project-generated traffic.

Queue Lengths and Project Access

Queue lengths at the driveway and adjacent roadway intersections are expected to increase in varying amounts, and it is recommended that any connections made to Bearden Avenue or Shadow Lane be made as far from existing and future intersections as possible to reduce the possibility of intersection blockage by queues during both AM and PM peak periods. The campus's proposed northern connection to Bearden Avenue is recommended to be set back a minimum of 500 feet from the future Bearden Avenue/MLK Boulevard intersection based on initial queuing calculations.

The unsignalized driveway intersection with Charleston Boulevard, east of Building B, currently allows right and left turns in and out. Proposed Project NEON improvement plans include the installation of a raised median along Charleston Boulevard. In addition, this driveway intersection is anticipated to experience volume increases due to project-generated traffic. To reduce queuing southbound on the driveway and to reduce potential for conflicts at the intersection, it is recommended that the access point allow right-in/right-out traffic only.

5.1 SCENARIO MODELING

Early in the planning stages, scenario modeling played an important role in generating a preferred direction for the Shadow Lane Campus Master Plan Update. As an important component of the process, these ideas were developed to stimulate discussion, test programmatic and functional relationships, and test site capacity. This critical inquiry provided the mechanism for highlighting and prioritizing critical issues.

Four divergent alternatives were developed, each of which suggested an overarching theme for functional redevelopment, expansion, and/or infill of the campus. These alternatives also identified scenarios for new spatial disposition, connectivity, circulation and overall character. Each scenario explored ways to accommodate the original 800,000 gsf program demand model.

Through facilitated workshops and follow-up dialog, the stakeholders group weighed the merits of each scenario. One of the key outcomes of the modeling exercise was an empirical understanding of site capacity. Arguably, the most critical factor was total gsf of potential new development absorption. Several key factors suggested establishing a lower gsf absorption for the Shadow Lane Campus of approximately 400,000 gsf, as the original 800,000 gsf demand model proved to exceed the capacity of the site.



Site capacity was primarily determined by the following elements:

Utilities

City of Las Vegas potable water and sanitary waste site capacity for the Shadow Lane Campus is approximately 400,000 to 500,000 gsf of additional development.

Transportation

The access, circulation and site transportation network is approaching a practical limit with the addition of 400,000 gsf. Key indicators of this limit are proposed queuing lengths and future intersection levels of service.

Parking

The parking required for 800,000 gsf, particularly clinical space, compromises campus character, places undue stress on ingress and egress, and requires large and costly mixed use parking structures. An additional 400,000 gsf and associated parking for approximately 2,100 vehicles is functionally more achievable.

Density Model

An additional 800,000 gsf necessitated vertical, mixed use program elements. This posed a challenge for construction logistics, phasing and financial feasibility. An additional 400,000 gsf allows more reasonable expectations of height and floor area ratio, and less emphasis on program integration.

Project Model

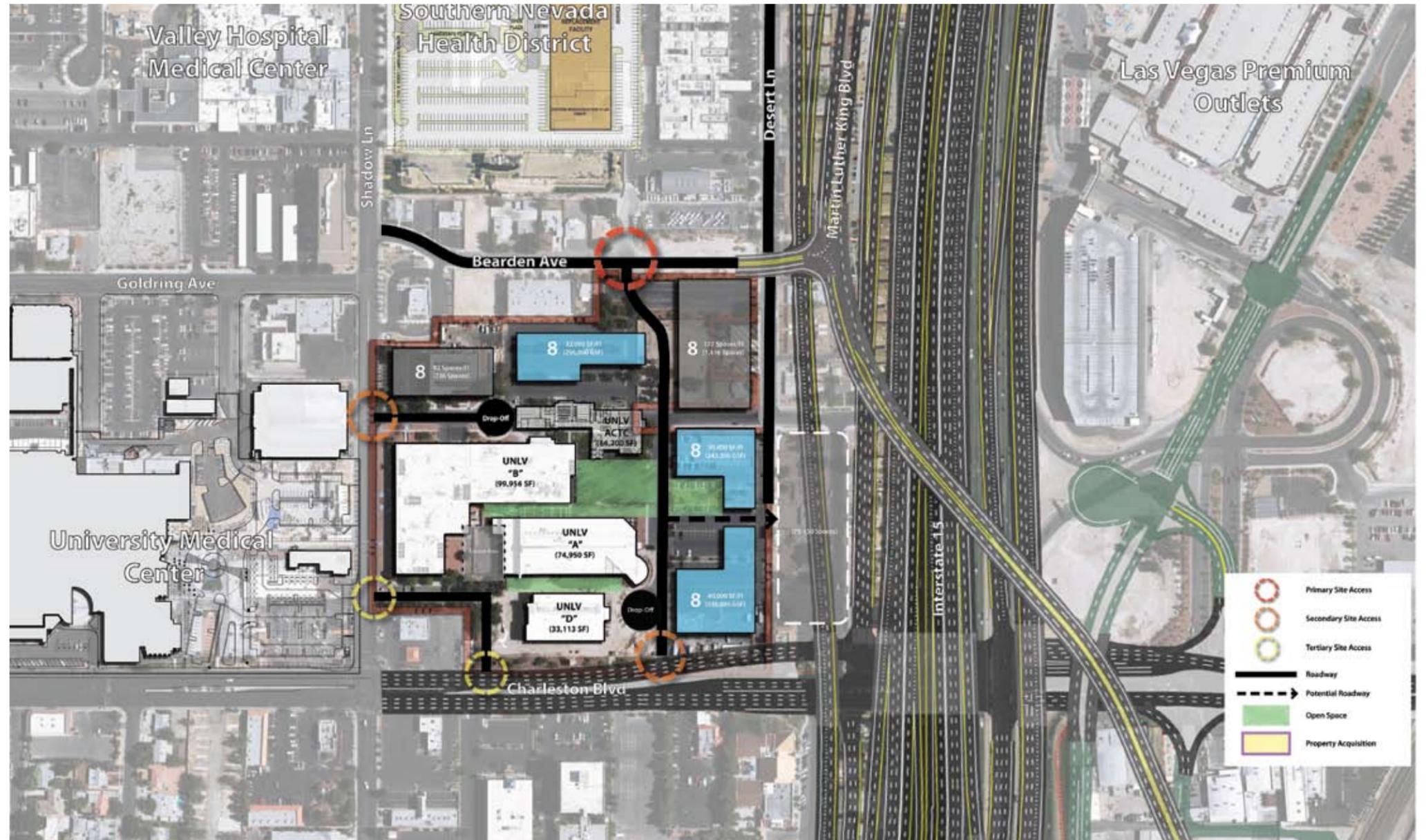
The NSHE has historically demonstrated the ability to fund and construct projects between 100,000 and 150,000 gsf and projects less than \$100 million. The 400,000 gsf program allows a more comfortable footprint size and suggests better financial positioning and flexibility.

Presented on the following pages are the four alternative scenarios that were originally presented to the stakeholders. Each of the program elements were vetted and ultimately recombined into a scenario model representing preferred directions.

5.1.1 Scenario A

The central green space is the main organizing element in this plan. Eight-story mixed use buildings finish the quad to the east. Large 8-story parking garages flank the campus at the northeast and northwest corners along Bearden Avenue. No new land is acquired in this model. A major north/south vehicular connector bisects the campus.

Primary entries for automobile traffic will be along Shadow Lane and Bearden Avenue, greatly increasing traffic along Shadow Lane. Surface parking is provided under the Project NEON flyover, and will support dental clinic parking needs.





5.1.2 Scenario B

The major north/south vehicular connector remains in this plan. Parking is in two locations: the large deck on the north end of the campus, and three levels of parking on the east side of campus under five levels of buildings. Some surface parking is available under the Project NEON flyovers, and can be used to support existing dental clinics at the south side of campus.

Rather than one large green space, a series of alternating courtyards are created along the north/south vehicular corridor.



5.1.3 Scenario C

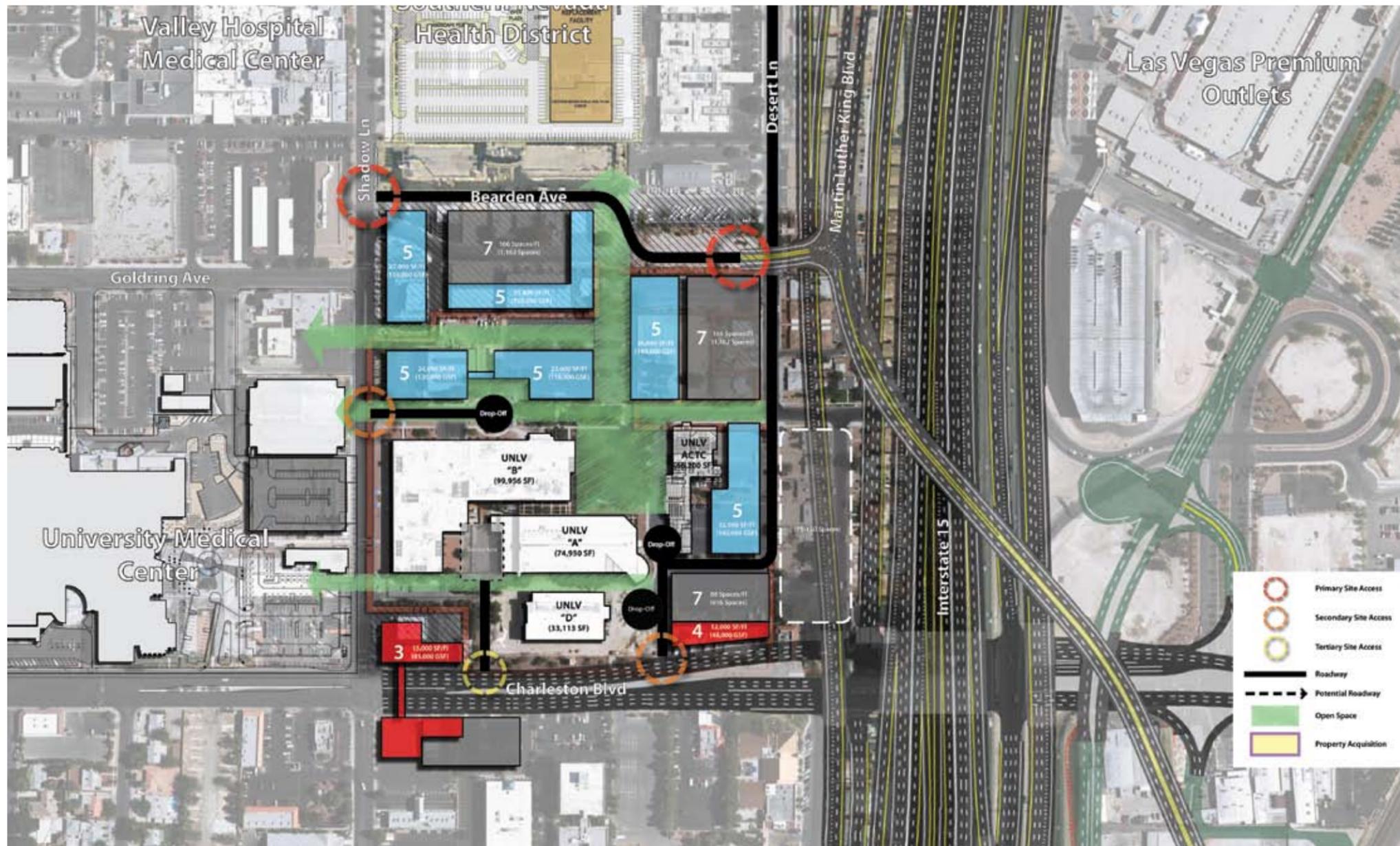
This scheme anticipates using parking structures as a buffer to I-15, sheltering interior academic, laboratory, research and clinical functions.

A similar notion was established for the Bearden Avenue edge. Parking is found on the perimeter of the site, acting as a buffer to the interior academic fabric.

This scheme develops parking garages directly behind other uses, compromising views from certain building elevations. Placing 7-story parking garages next to the highway flyovers will mitigate the highway's noise and other detrimental effects on campus but will not present an attractive or distinctive image for Shadow Lane.

The distribution of the buildings allows for the creation of a pedestrian-oriented "heart" of campus, completely separated from automotive traffic.





5.1.4 Scenario D

The most ambitious of the schemes, this scenario begins to expand Shadow Lane across Charleston Boulevard. Within that expanded context, the plan adheres to the concept of a circulation perimeter with a pedestrian-oriented learning core.

This concept recognizes that no matter the level of development on the Shadow Lane campus itself, it will continue to maintain ties to other entities in the Medical District. A connection over Charleston Boulevard will allow the students and faculty to work more easily with existing or new clinical facilities in the district.

This plan is equally ambitious to the north, rerouting Bearden Avenue to create more opportunities for growth.

The idea of separating pedestrians and vehicles continues in this scenario, with major parking garages pushed to the periphery of campus and a pedestrian-only campus center.

Finally, this plan also relocates the proposed ACTC to allow for the creation of a contiguous pedestrian mall between the north side of campus and the existing buildings.



6.1 OVERVIEW AND PLANNING CONCEPTS



The scenarios presented in this document were developed to provide a flexible framework for managing development at the Shadow Lane Campus. The State of Nevada is perpetually in need of more medical professionals, and their education and retention are a priority. The Shadow Lane Campus, with its location at the heart of the Las Vegas Medical District, provides a perfect opportunity for improving the state's ability to expand its pool of medical professionals—an opportunity that must be properly managed if it is to succeed.

The main themes to emerge during the visioning sessions and interviews, as well as the emerging consensus among medical education programs in general, are the creation of a collaborative environment; an understanding of the importance of the environment in the ability of students to learn, patients to heal and everyone to work more productively; the need to match development to the capacity of the site; and the necessity of developing a phased approach.

These themes are utilized as the main organizational factors for both of the scenarios outlined in the following pages. In each case, the campus is arranged to create opportunities for informal meetings, with shared green areas and common spaces. There is an emphasis on creating a pedestrian-friendly campus, separating automobiles and people to create a high quality outdoor learning environment.

The balance of people and automobiles extends to the location and configuration of parking. Part of the early programming phase was finding the proper balance between the space required for programs and the space required for automobiles.

There are two scenarios moving forward that are thematically similar with subtle but important differences. Those differences allow flexibility to adjust to changing conditions in program demand, property acquisition and physical organization. Each scenario is followed by a series of phasing diagrams, illustrating how each plan can be implemented in a series of steps.

The primary differences between the two scenarios relate to how they treat the balance between pedestrians and vehicles and their approach to land use organization. The Distributed Scenario places parking garages in separate parts of the campus. This provides more convenient parking, but does lead to more interaction between pedestrian and automotive circulation routes. The Consolidated Scenario places all of the structured parking in one part of the site. This very clearly separates the automotive and pedestrian circulation patterns, but some buildings may be farther from parking than in the Distributed Scenario.

Finally, a limited land acquisition alternative is presented, illustrating what could be developed if almost no new land were acquired.

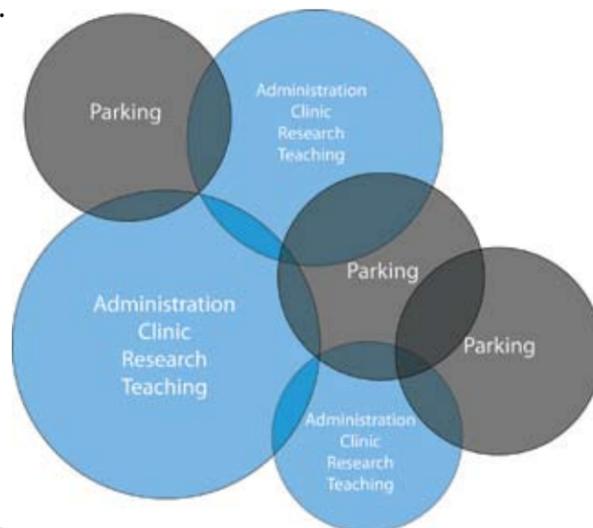
6.2 DISTRIBUTED SCENARIO

The organizational concept behind this scenario was the equal distribution of parking, program and open space elements.

Buildings are located at the northeast, northwest and southwest corners of the site; parking garages are interspersed between them.

There is one north-south pedestrian mall, connecting two signature green spaces: one to the north between the two new "sister" buildings, and a central courtyard to the south, surrounded by the existing buildings and the new parking garage. Ground level spaces on the west side of the parking garage are envisioned to be developed with an array of student life and support spaces, bringing life to the south green.

Although parking is distributed around the campus, automobile circulation is moved to the perimeter. Garage entrances will be along Bearden Avenue or Desert Lane, reducing the need for automobiles to enter the center of campus. Some traffic will enter at the cross connector road south of Beardon Avenue to access the southern garage, as entry from Charleston Boulevard will be restricted to right-in/right-out only. The garages will provide 85 percent of parking on the site, with additional parking available under the Project NEON flyovers.





PHASE 1



PHASE 2



PHASE 2B



PHASE 3

6.2.1 Distributed Scenario: Phasing

The amount of development and likely funding mechanisms make phased development a given. General phasing principles adhered to in both scenarios include:

- Land acquisition is a first step.
- Develop parking resources first.
- Develop buildings and parking in tandem in future phases.
- Acquisition of two small residential properties on Desert Lane is a priority.
- NDOT Project NEON is anticipated to be in mid-term implementation by 2017. Negotiate right-of-way usage for parking in the near term.
- Corner of Bearden Avenue and Shadow Lane is a late term acquisition.

Specific to this scenario, implementation phases include the following:

Phase 1

Develop the southern parking garage and student life resource spaces.

Phase 2

Develop the new building to the south of the parking garage.

Phase 2B

Project NEON is in place. Develop parking under flyover spaces.

Phase 3

Develop the first "sister" building north of the new parking garage. Two residential properties on Desert Lane will need to be acquired before this phase.

Phase 4

Develop the second parking garage. The parcels to the south of Bearden Avenue, consisting of a small medical office building and adjacent residential properties will need to be acquired before this development can proceed.

Phase 5

Develop the second "sister" building.

Full Build-Out

Develop the final building at the northwest corner. The intent of this building is to accommodate the "unallocated space for future growth" shown in the program. Land acquisition will be required for this phase. The credit union on the corner of Bearden Avenue and Shadow Lane will need to be acquired. Development options for the service station/restaurant at the corner of Charleston Boulevard and Shadow Lane can be explored at this point.



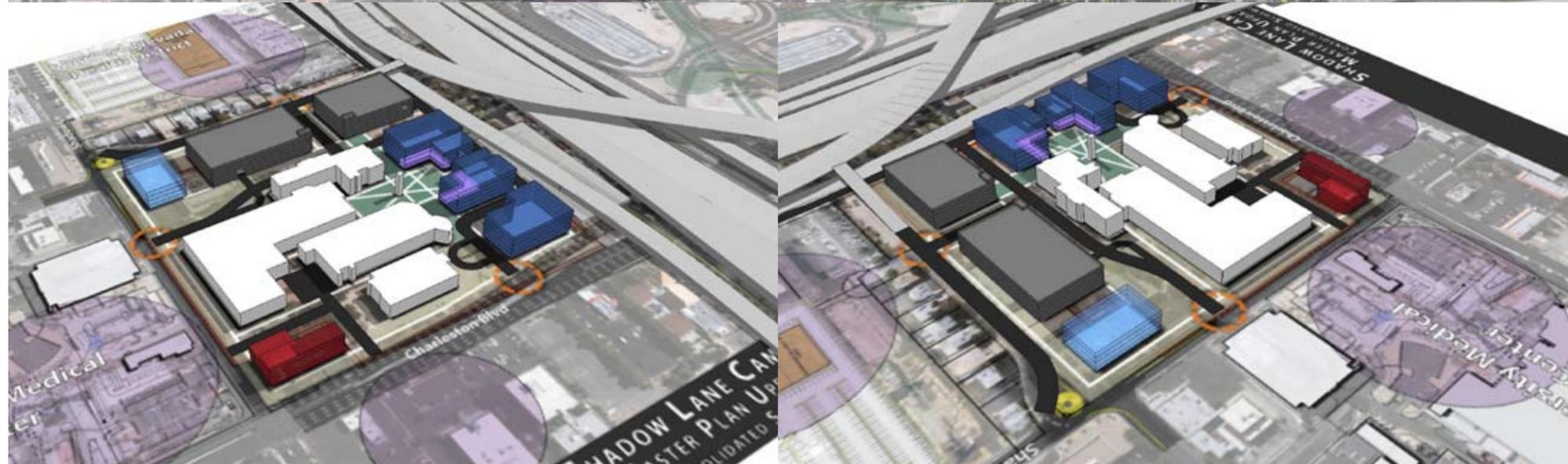
PHASE 4



PHASE 5



FULL BUILD-OUT



6.3 CONSOLIDATED SCENARIO

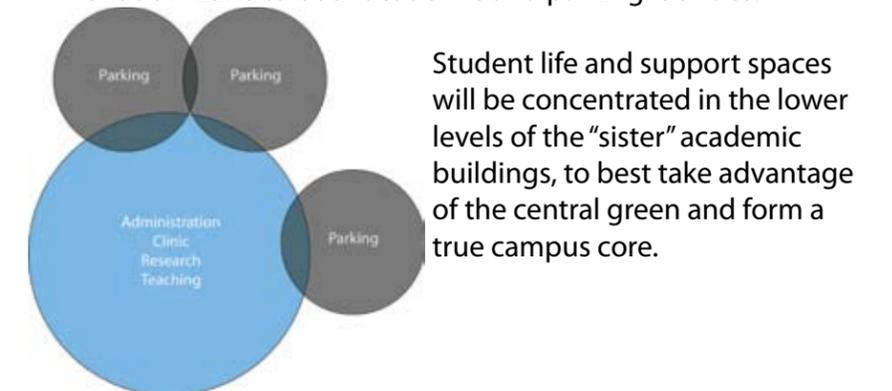
The primary organizational driver for this scheme is the clustering of similar uses on the site to promote a pedestrian-oriented campus environment. The central pedestrian space will encourage collaboration by increasing and concentrating foot traffic between buildings, encouraging the sort of chance encounters that help create a collaborative dynamic.

The academic buildings are located in the southern two-thirds of the site, adjacent to the existing campus buildings. One additional facility is located in the northeastern corner to support unprogrammed future growth.

A quad is created at the center of campus, defined by existing and new academic buildings. The majority of the campus buildings will be directly accessible from this central green, and linear malls will connect pedestrians to other parts of the campus.

Structured parking is concentrated at the north side of campus and will provide 85 percent of site parking demand. Visitors arriving by automobile, once parked, will be directed south via a series of walkways to the academic core. Additional surface parking will be developed under the Project NEON flyover.

There are three main gateways to the campus: the academic gateway from Charleston Boulevard, the vehicular gateway at the north along Bearden Avenue, and direct access from Shadow Lane to both academic and parking facilities.



6.3.1 Consolidated Scenario: Phasing

The amount of development and the likely funding mechanisms that will be used for the development demand that a phased approach be taken to implement the Master Plan Update. Proposed phasing must take into account the need to have parking in place when buildings are brought online.

General principles followed in these phasing schemes echo those discussed earlier under the Distributed Scenario.

In this case, the phasing pattern is as follows:

Phase 1

Develop a parking garage to address the parking shortage created by the development of the ACTC and to provide the additional parking that will be required for the next phase of building. Project NEON is not yet started. Acquisition of the two small residential properties on Desert Lane will need to be completed before this garage can be developed.

Phase 2

Develop the first “sister” building south of the parking garage. Project NEON is still not in place.

Phase 2B

Project NEON is in place. Develop parking under the flyover.

Phase 3

Develop the second “sister” building. The central campus quad can be developed as part of this phase.



PHASE 1



PHASE 2



PHASE 2B



PHASE 3



PHASE 4



PHASE 5

Phase 4

Develop the second parking garage. The medical office building and residential properties to the south of Bearden Avenue will need to be acquired for this phase.

Phase 5

Develop the building at the southeastern corner.

Final Build-Out

Develop the building at the northwestern corner. As with the Distributed Scenario, this building is intended to serve as the location for the "unallocated space for future growth" shown in the program. Development options for the southwestern corner can be considered at this phase of development.



FULL BUILD-OUT

6.4 LIMITED LAND ACQUISITION

This graphic illustrates what could be developed at Shadow Lane if only the two small residential properties along Desert Lane were acquired and the Desert Lane right-of-way was not reconfigured.

The scenario most easily accommodated with such limited land acquisition is the Distributed Scheme, as the placement of the parking garage is better suited to the shape of the existing campus.

In either scheme, a second parking garage can not be constructed without additional land acquisition along Bearden Avenue.

Circulation of pedestrians and vehicles will not be as clearly separated as in the preferred scenarios. Automotive traffic will be routed through the middle of campus, in the space that ideally will be reserved as the central campus quad.





6.5 POTENTIAL LAND ACQUISITION

Parcels surrounding the campus provide the most likely short-term targets for land acquisition.

Land acquisition will be a consideration during the phased development. The highest priority will be those parcels that can provide a congruent boundary. The ideal campus boundary will include land contained by Charleston Boulevard to the south, Shadow Lane to the west, Bearden Avenue to the north and Desert Lane to the east. High priority acquisitions include those required to achieve the 2029 programmatic and parking demands.

High priority acquisitions include:

- Two single-family homes on Desert Lane.
- The medical office building, single-family home and credit union facility on the south side of Bearden Avenue.

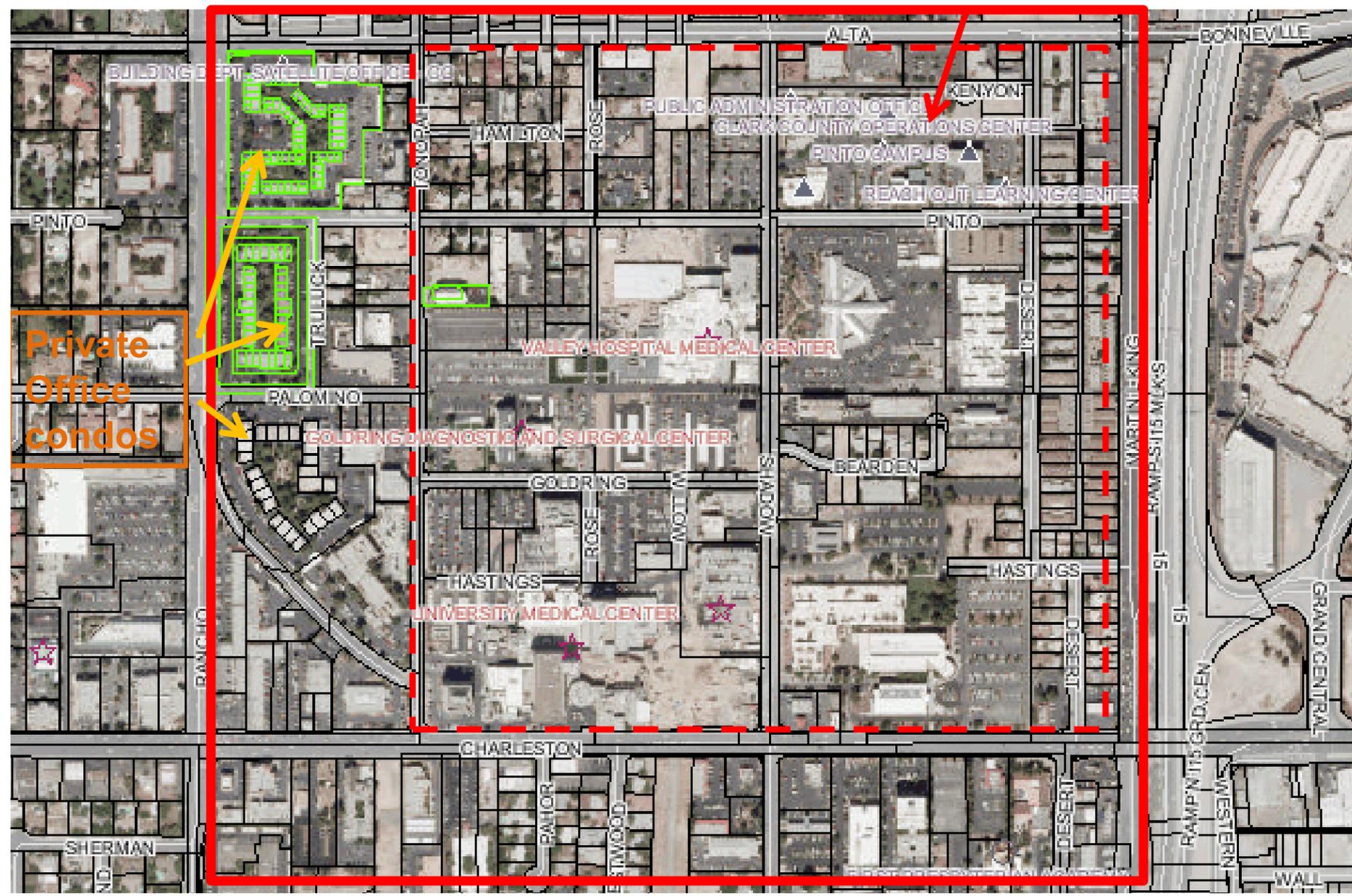
Lower priority acquisitions include:

- The service station/lounge at the corner of Charleston Boulevard and Shadow Lane
- Eight parcels to the north of Bearden Avenue from Shadow Lane eastward to the SNHD lab facility.

UNLV Shadow Lane Campus Map #1

Property Review Area ———

Las Vegas Medical District Boundary - - - -



UNLV Shadow Lane Campus Area (SLC) Property Review - (Rev. 5-15-09)

Review Criteria

The tables below contain a list (red) of all publically-owned property within the city of Las Vegas Medical District between the boundaries of Alta Dr. on the north, Charleston Blvd. on the south, MLK Blvd. on the east and Tonopah Ave. on the west. Shadow Lane is the east-west dividing line. The NSHE/UNLV Shadow Lane Campus is 18.03 acres. The Valley Health System is 27.17 acres. The colors correspond to the maps that accompany these tables. All other properties are privately owned.

Summary of Non-NSHE Public Holdings (except street rights-of-way)		Color Code:
East of Shadow Lane (W. Charleston to Alta)	23.44	Public 
West of Shadow Lane (W. Charleston to Alta)	23.87	Valley Health 
Total of Non-NSHE Public Owned	47.31	Private 

Map No.	Name	Address	Assessor Parcel Number	Acres	Area Public Acre Totals
East of Shadow Lane					
A	UNLV Shadow Lane Campus	1001 Shadow Lane		18.00	
1	Clark County (Administrative)	1700 Kenyon Pl.	139-33-304-016	1.61	
2	Clark County (Administrative) - UMC & Others	1625 Alta Dr.	139-33-304-017	0.87	
3	Clark County (Administrative) - Vacant	1591 Kenyon Pl.	139-33-305-011	0.29	
4	Clark County (Administrative) - Vacant	516 Desert Ln.	139-33-305-013	0.21	
5	Clark County (Administrative) - UMC & Others	515 Shadow Lane	139-33-305-023	9.14	
6	Clark County Health Dept.	625 Shadow Lane	139-33-305-020	9.11	
7	Clark County Health Dept.	700 Desert Ln.	139-33-402-031	1.47	
8	City of Las Vegas (Bearden R-O-W)	728 Desert Ln.	139-33-402-021	0.74	
Non-NSHE Public Owned Sub-total					23.44
West Section					
9	Clark County (Public Works)	807 S. Tonopah Dr.	139-33-410-001	1.27	
10	Clark County (Public Works)	None	139-33-410-029	0.17	
11	Clark County (Public Works)	None	139-33-410-018	0.17	
12	Clark County	800 Rose St.	139-33-410-004	0.61	
13	Clark County (UMC)	800 Rose St.	139-33-410-006	1.65	
14	Clark County (Public Works)	2020 Hastings Ave.	139-33-410-007	0.21	
15	Clark County (Public Works)	2026 Hastings Ave.	139-33-410-008	0.21	
16	Clark County (Public Works)	2032 Hastings Ave.	139-33-410-009	0.21	
17	Clark County	800 Willow St.	139-33-410-010	1.78	
18	Clark County	812 Willow St.	139-33-410-011	0.32	
19	Clark County (UMC)	820 Shadow Lane	139-33-405-002	2.93	
20	Clark County (UMC)	1000 Shadow Lane	139-33-405-001	14.34	
Clark County Sub-total					23.87
Private Properties					
21	Quail Park Office Condos & Common Area	801 S. Rancho	139-32-897-002	4.00	PD
22	AHP of Nevada Inc.	901 Rancho	139-32-803-009	3.70	PD
23	Cartwright Tonopah LLC ETAL	706 S. Tonopah	139-32-803-010	1.13	PD
24	Palomino Holdings-Parking LLC	2025 Palomino Ln.	139-32-803-001	0.16	PD
25	Palomino Holdings-Parking LLC	2023 Palomino Ln.	139-32-803-002	0.12	PD
26	Palomino Holdings-Parking LLC	2021 Palomino Ln.	139-32-803-003	0.14	PD
27	Palomino Holdings-Parking LLC	704 S. Tonopah	139-32-803-004	0.28	PD
28	Palomino Tonopah Assoc. LLC	2020 Palomino Ln.	139-32-705-008	1.58	PD
29	Radiation Oncology Leasing Co.	624 S. Tonopah	139-32-705-009	0.74	PD
30	Ortega Luis Carlos Co-TRS ETAL	620 S. Tonopah	139-32-705-007	0.26	PD

31	Palomino Holdings LLC	612 S. Tonopah	139-32-705-005	0.44	PD
32	J&J Capital Investments LLC	600 S. Tonopah	139-32-705-002	0.70	PD
33	Exemption Trust & Young Birgit F Trs	2121 Pinto Ln.	139-32-705-001	0.21	PD
34	Murphy SR LLC	604 Truluck Ln.	139-32-705-003	0.21	PD
35	Martin Rita M	608 Truluck Ln.	139-32-705-004	0.21	PD
36	Fruits, Rita L	612 Truluck Ln.	139-32-705-006	0.21	PD
37	Quail Park #2 Office Condominiums	601 S. Rancho	139-32-711-000	4.50	PD
38	Rainbow Studios LLC	611 S. Tonopah	139-33-302-024	0.69	PD
39	Toombs Roy Jr. & Barbara J.	2031 Pinto Ln.	139-33-302-016	0.23	PD
40	Gosselin Mary & Jennifer Torri	2025 Pinto Ln.	139-33-302-017	0.16	PD
41	Keane Frank Family Trust and Keane Frank Trs	2021 Pinto Ln.	139-33-302-018	0.16	PD
42	Fredi Family Trust ETAL	2017 Pinto Ln.	139-33-302-019	0.48	PD
43	Medical Realty LLC	2011 Pinto Ln.	139-33-302-033	0.96	PD
44	Lkitvak David M	2005 Pinto Ln.	139-33-302-022	0.26	PD
45	Valley Health System LLC	None	139-33-302-026	0.22	PD
46	Nevada Mutual Insurance	709 Shadow Lane	139-33-402-003	0.22	PD
47	Sherrod Real Estate	1712 Bearden	139-33-402-004	0.19	PD
48	Eziagu Properties LLC	1710 Bearden	139-33-402-005	0.16	PD
49	Pitterman Artuhur & Shari	1706 Bearden	139-33-402-007	0.17	PD
50	One Realty LLC	1700 Bearden	139-33-402-008	0.17	PD
51	Hale, Diana L & Floyd A	1608 Bearden	139-33-402-009	0.16	PD
52	Ortega Luis Carlos Co-TRS ETAL	1604 Bearden	139-33-402-010	0.17	PD
53	Wawerna John C.	1600 Bearden	139-33-402-011	0.16	PD
Total Non-NSHE Public Owned Acres					47.31

Northwest Section

Valley Health System Properties

1	Valley Health System LLC	500 Shadow Lane	139-33-303-005	0.45	
2	Valley Health System LLC	502 Shadow Lane	139-33-303-007	0.45	
3	Valley Health System LLC	510 Shadow Lane	139-33-303-009	0.50	
4	Valley Health System LLC	514 Shadow Lane	139-33-303-011	0.50	
5	Valley Health System LLC	518 Shadow Lane	139-33-303-016	1.00	
6	Valley Health System LLC	1916 Pinto Ln.	139-33-303-015	0.48	
7	Valley Health System LLC	1918 Pinto Ln.	139-33-303-013	0.48	
8	Valley Health System LLC	1920 Pinto Ln.	139-33-303-015	0.48	
9	Valley Health System LLC	None	139-33-311-001	19.84	
10	Valley Health System LLC	2001 Pinto Ln.	139-33-302-023	0.34	
11	Valley Health System LLC	620 Rose St.	139-33-302-027	0.34	
12	Valley Health System LLC	720 Rose St.	139-33-302-032	0.36	
13	Valley Health System LLC	716 Rose St.	139-33-302-031	0.26	
14	Valley Health System LLC	None	139-33-302-030	0.26	
15	Valley Health System LLC	None	139-33-302-029	0.26	
16	Valley Health System LLC	625 S. Tonopah	139-33-302-028	1.17	
Valley Health System LLC Total					27.17

Northwest Section Private Properties - Alta Dr. South to Pinto Ln. & Shadow Ln. West to Tonopah Dr.

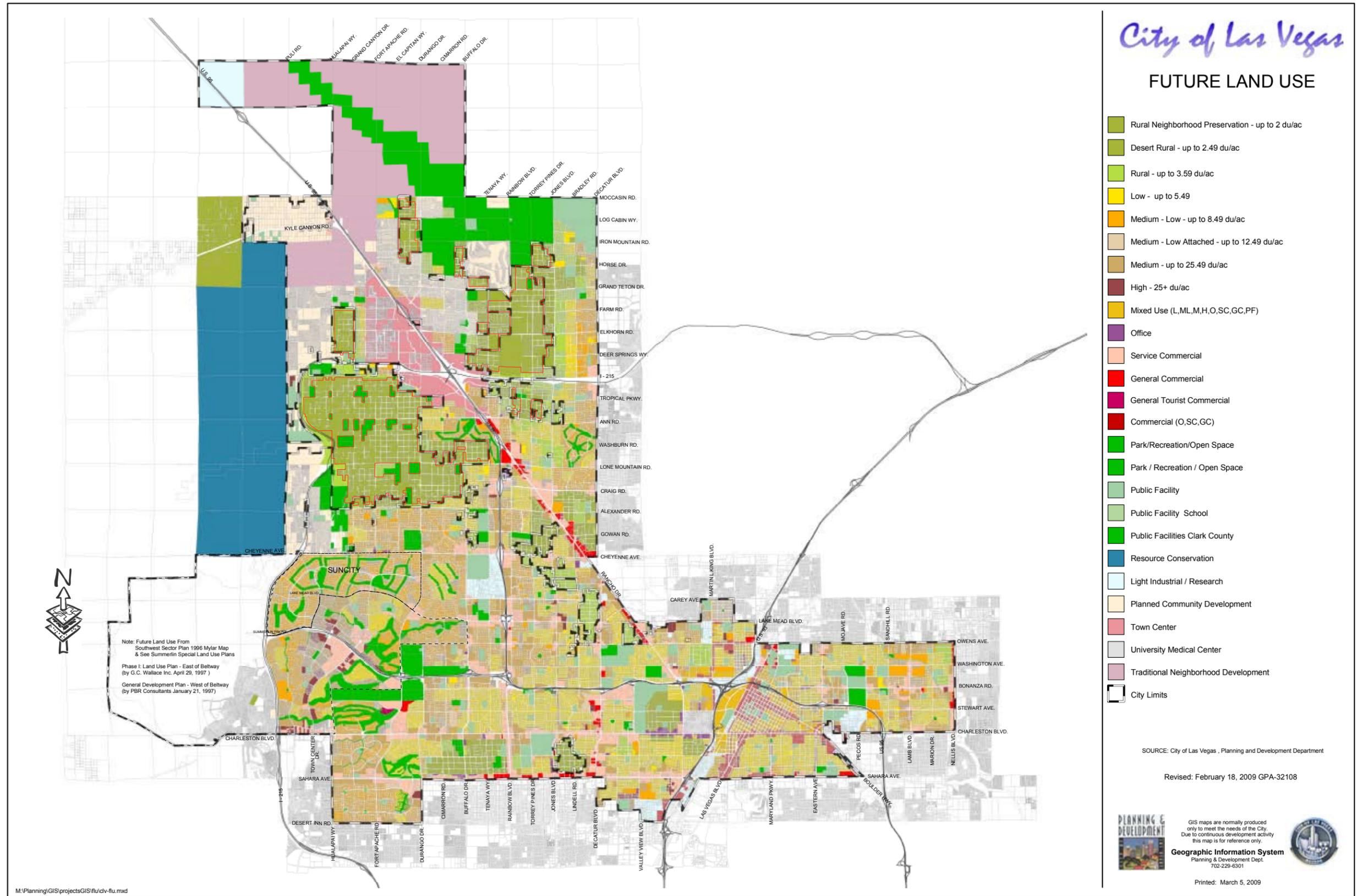
17	Property Holding Corp.	1825 Alta Dr.	139-33-303-004	0.60	PD
18	Property Holding Corp.	1835 Alta Dr.	139-33-303-003	0.99	PD
19	Alta-Rose Development Co LLC	1845 Alta Dr.	139-33-303-002	0.23	PD
20	Alta-Rose Development Co LLC	501 Rose St.	139-33-303-001	0.26	PD
21	Alta-Rose Development Co LLC	505 Rose St.	139-33-303-006	0.48	PD
22	DJ Rose LLC	515 Rose St.	139-33-303-008	0.39	PD
23	Rose St. Multi-specialty	517 Rose St.	139-33-303-010	0.73	PD
24	Groom Real Estate LLC	1950 Pinto Ln.	139-33-303-012	0.92	PD
25	Barberini Laura	500 Rose St.	139-33-301-008	0.23	PD
26	BKZ Rose St. LLC	504 Rose St.	139-33-301-009	0.23	PD
27	NV Wealth Preservation Assoc Trs	510 Rose St.	139-33-301-014	0.13	PD
28	NV Wealth Preservation Assoc Trs	511 Rose St.	139-33-301-015	0.33	PD
29	Brisepierre Christian & Jeri	None	139-33-302-006	0.19	PD

30	Stephens Debra Revocable Liv Trs ETAL	518 Rose St.	139-33-302-007	0.25	PD
31	Kenyon LP	2004 Pinto Ln.	139-33-302-014	0.24	PD
32	Gmnerdsiri LLC	2000 Pinto Ln.	139-33-302-015	0.29	PD
33	Antonio Margarita G. Rev Liv Trs	2007 Alta Dr.	139-33-301-007	0.22	PD
34	Hawkins Frank Jr.	2008 Hamilton Ln.	139-33-301-013	0.41	PD
35	Briseperre Christian & Jeri	2011 Hamilton Ln.	139-33-302-005	0.23	PD
36	Kenyon LP	2008 Pinto Ln.	139-33-302-013	0.22	PD
37	Hawkins Frank Jr.	2009 Alta Dr.	139-33-301-006	0.25	PD
38	Mandelbaum Kim and Allen	2012 Hamilton Ln.	139-33-301-012	0.39	PD
39	Fischer Diane & John C	2013 Hamilton Ln.	139-33-302-004	0.21	PD
40	Kenyon LP	2012 Pinto Ln.	139-33-302-012	0.24	PD
41	Ravenholt Cynthia	2013 Alta Dr.	139-33-301-005	0.24	PD
42	Standard II LLC	2016 Hamilton Ln.	139-33-301-011	0.31	PD
43	ILRE Enterprises LLC	2016 Pinto Ln.	139-33-302-003	0.43	PD
44	Skurski Stanley A Jr % Tamara L	2021 Hamilton Ln.	139-33-302-002	0.22	PD
45	Llaneras Iliana and Mobarez Raymond	2020 Pinto Ln.	139-33-302-011	0.22	PD
46	Woods Eric Heaston	2017 Alta Dr.	139-33-301-004	0.22	PD
47	2021 Alta LLC	2021 Alta Dr.	139-33-301-003	0.20	PD
48	Fedelleck Richard A & Lianne R	2025 Alta Dr.	139-33-301-002	0.19	PD
49	ABC Academy Learning LLC	501 S. Tonopah	139-33-301-001	0.28	PD
50	Dalacas Anthony & Eugenia	511 S. Tonopah	139-33-301-010	0.22	PD
51	Standard II LLC	None	139-33-301-016	0.22	PD
52	Huntington David	517 S. Tonopah	139-33-302-001	0.31	PD
53	Souza David M and Stocks Gary W	521 S. Tonopah	139-33-302-008	0.39	PD
54	Pinto Properties LLC and Racoma Agapito & Estela Fam TR	2026 Pinto Ln.	139-33-302-010	0.16	PD
55	Pinto Properties LLC and Racoma Agapito & Estela	2030 Pinto Ln.	139-33-302-009	0.23	PD
56	Bartsas Mary13 LLC	504 S. Tonopah	139-32-704-004	0.26	PD
57	Achrem Edward J.	None	139-32-704-006	0.12	PD
58	Achrem Edward J.	512 S. Tonopah	139-32-704-007	0.25	PD
59	Pine Development Inc.	526 S. Tonopah	139-32-704-012	0.82	PD
60	Latourette Family Trust and Laourette Gary J & Margaret Trs	2100 Pinto Ln.	139-32-704-011	0.30	PD
61	Perkovich Ivan N Estate	2109 Alta Dr.	139-32-704-003	0.24	PD
62	Quail Pine LLC	501 S Rancho	139-32-710-000	7.00	PD
63	Milne Robert Drew Family Trust and Milne Robert D & Julie A TRS	2110 Pinto Ln.	139-32-704-010	0.29	PD

All Properties South of W. Charleston from Desert Ln. West to Rancho					
22	First Presbyterian Church	1515 W. Charleston	162-04-510-004	2.21	R-E
23	McDonalds Corp	1601 W. Charleston	162-04-510-003	1.11	C-1
24	First Presbyterian Church	1608 Ellis Ave.	162-04-510-005	0.98	R-E
25	First Presbyterian Church	1619 W. Charleston	162-04-510-002	0.93	C-1
26	First Presbyterian Church	1608 Ellis Ave.	162-04-510-006	0.47	R-E
27	First Presbyterian Church	1620 Ellis Ave.	162-04-510-007	0.47	R-E
28	Charleston Tower - FFHS Assoc. - Owens LP	1701 W. Charleston	162-04-510-001	2.48	C-1
29	VA Clinic Assoc. LP	1707 W. Charleston	162-04-112-010	2.13	C-1
30	FFHS Assoc. - Owens LP	1701 W. Charleston	162-04-112-011	0.37	P-R
31	Wendys LV Inc.	1725 W. Charleston	162-04-112-009	0.90	C-1
32	Lovett James V & Theresa L and Lewis Family Trust	1111 Shadow Lane	162-04-112-008	0.40	P-R
33	VA Clinic Assoc. LP	1119 Shadow Lane	162-04-112-007	0.66	P-R
34	Potter Family Trust ETAL	1125 Shadow Lane	162-04-112-006	0.65	P-R
35	JDA Real Estate Holdings LLC	1801 W. Charleston	162-04-112-019	0.47	C-1
36	Moore, Michael & Diana Trust and Matthews Family Trust	1807 W. Charleston	162-04-112-021	0.42	C-1
37	Shadow Lane Property LLC	1120 Shadow Lane	162-04-112-004	0.90	P-R
38	Bielinski, John	1128 Shadow Lane	162-04-112-005	0.96	R-E
39	Josephs Family LP	1815 W. Charleston	162-04-112-020	0.89	C-1
40	Ellis Ave. Properties	1823 W. Charleston	162-04-111-018	1.97	R-E
41	Rocklin Covenant Group LP	2001 Shadow Lane	162-04-110-017	0.34	C-1
42	DiBella Living Trust	2021 W. Charleston	162-04-110-001	0.23	C-1
43	DiBella Living Trust	1106 Pahor Dr.	162-04-110-002	0.21	P-R
44	DiBella Living Trust	1925 W. Charleston	162-04-101-010	0.32	R-1
45	Charleston Assoc. LP	None	162-04-101-013	0.69	C-1
46	Charleston Assoc. LP	2033 W. Charleston	162-04-101-009	0.95	C-1
47	Charleston Assoc. LP	2035 W. Charleston	162-04-101-008	1.00	C-1
48	Woodes, Eric H.	2055 W. Charleston	162-04-116-001	1.10	C-D
49	Sonrisa Venture LP ETAL	2047 W. Charleston	162-04-116-002	0.98	C-D
50	Bella Exploration Inc.	2101 W. Charleston	162-04-101-006	1.49	R-E
51	Charleston Residential Hotel	2121 W. Charleston	162-04-101-005	1.31	C-1
52	Davis Funeral Home	2127 W. Charleston	162-04-101-004	0.94	C-1
53	Davis Funeral Home	2129 W. Charleston	162-04-101-003	0.65	C-1
54	Clark County	2231 W. Charleston	162-04-101-002	0.99	PF
55	Garrett Group LLC	2237 W. Charleston	162-04-101-001	0.74	C-1
Private Properties North of W. Charleston from Rancho to Tonopah					
56	Kwik-Chek Realty Co. Inc.	2220 W. Charleston	139-32-804-010	0.37	PD
57	TDF Investments LLC	1001 S. Rancho	139-32-804-006	0.35	PD
58	Good, Robert J & Virginia L	901 S. Rancho	139-32-804-001	1.41	PD
59	Rancho Lane LLC	820 Rancho	139-32-804-002	0.85	PD
60	Hovanec Ethney Living Trust	2202 W. Charleston	139-32-804-007	0.78	PD
61	Hovanec Ethney Living Trust	2200 W. Charleston	139-32-804-008	0.48	PD
62	MLCAD LLC	2160 W. Charleston	139-32-804-009	0.85	PD
63	Tam, Richard & Mat Trust	2140 W. Charleston	139-32-804-011	0.15	PD
64	MLCAD LLC	2138 W. Charleston	139-32-804-012	0.23	PD
65	Tonopah Partners LLC	2100 W. Charleston	139-32-804-013	1.54	PD
66	HJS1 Family LP	900 Rancho	139-32-804-004	0.41	PD
67	MLCAD LLC	2160 W. Charleston	139-32-804-005	0.17	PD

**Privately-Owned Properties - South of W. Charleston Blvd.
East of Shadow Lane - Pinto Ln. to North of W. Charleston**

Owner	Address	APN	Acres	Zoning
1	Josephs, Jennifer Lynn (Rebel Gas/Store)	1720 W. Charleston	139-33-406-002	0.50
2	Hooper Industrial Limited (Bar/restaurant)	1712 W. Charleston	139-33-406-003	0.27
3	Clark County Credit Union	801 Shadow Lane	139-33-402-032	0.86
4	Real Estate Unlimited LLC - Vacant land	1711 Bearden	139-33-402-014	0.17
5	Real Estate Unlimited LLC - Vacant land	1707 Bearden	139-33-402-015	0.17
6	Eziagu Properties LLC	1701 Bearden	139-33-402-030	0.51
7	Wawerna, John C.	1605 Bearden	139-33-402-019	0.17
8	Desert Lane LLC	640 Desert Ln.	139-33-305-022	3.18
9	Pinto Lane LLC	1525 Pinto Ln.	139-33-305-021	1.15
10	MHE Inc.	NA	139-33-304-014	0.22
11	MHE Inc.	1617 Alta Dr.	139-33-304-013	0.38
12	Bedich, George J & Sandra L ETAL	1601 Alta Dr.	139-33-304-015	0.15
13	Martin Rentals	501 Desert Ln.	139-33-306-001	0.93
14	Kaltenborn Margaret F. Trust	500 S. MLK	139-33-308-001	0.51
15	Martin Rentals	510 S. MLK	139-33-308-002	0.60
16	Martin Rentals	538 S. MLK	139-33-308-003	0.48
17	Reich Series LLC	550 S. MLK	139-33-308-004	0.48
18	Desert Alta LLC	515 Desert Ln.	139-33-307-001	0.49
19	Golden Rainbow Inc.	525 Desert Ln.	139-33-307-002	0.16
20	Golden Rainbow Inc.	529 Desert Ln.	139-33-307-003	0.16
21	Santos Michael S. & Maricar D.	531 Desert Ln.	139-33-307-004	0.16



PRELIMINARY
 SUBJECT TO REVISION
 \$\$\$date\$\$\$

STATE	PROJECT NO.	COUNTY
NEVADA		CLARK

