

EASTSIDE REDEVELOPMENT AREA IMPLEMENTATION STRATEGY



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EXECUTIVE SUMMARY

The Eastside Redevelopment Area was formed to achieve the following goals and objectives:

- The elimination and prevention of the spread of blight
- Creating an environment reflecting a high level of concern for aesthetics
- The control of unplanned growth by guiding revitalization activities and new development
- The retention of as many existing businesses as possible
- The encouragement of investment by the private sector in the development and redevelopment of the Area by eliminating impediments to the greatest extent possible
- The encouragement of maximum participation of residents, business persons, property owners, and community organizations in the redevelopment of the Area.
- The re-planning, redesigning and redeveloping of areas which are stagnant or improperly used.

The Implementation Strategy for Eastside will focus on two sub-areas: Sub-area 4-2 (Pittman) and 4-3 (Valley View) and is based on the following components:

- Inventory of existing uses
- Market Profile Summary
- Summary of Initial Observations
- Organizational Strategies
- Project Strategies
- Implementation Action Plan

I. OVERVIEW

During the course of the approval process and public meetings for the Eastside Redevelopment Area, various issues were identified which would have to be addressed and mitigated to achieve the overall goal. Those issues were broken down into five categories, as follows:

Blight

- Graffiti
- Trash
- Vacant lots
- Unkempt homes and trailers
- Inadequate code enforcement
- Abandoned vehicles
- Unkempt and/or deteriorating rental homes

Safety

- Drugs in neighborhoods
- Inadequate police presence/response times
- Inadequate street lighting
- Inadequate traffic signage/speeding
- Stray animals

Infrastructure

- Inadequate storm sewer (Valley View)
- Inadequate sidewalks
- Poor street maintenance
- Unsafe intersections
- Insufficient crosswalks

Quality of Life

- Inadequate parks/open space
- Lack of recreational options
- Need for upgraded schools and libraries
- Language barrier
- Inadequate options for neighborhood after school programs

Economic Development

- Inadequate local-serving businesses
- Businesses needed that complement the community
- Lack of supermarket to serve residents

In addition, meetings with school principals within both sub-areas confirmed that the language barrier is a problem of real concern. Further, the schools experience high student turnover rates because families tend to move often because families cannot keep up with the rent or move to live with various family members.

After the meetings were held, staff from several departments met to address as many neighborhood concerns as possible. As such, the following strategies and/or projects are planned or have been completed:

Public Works

- Re-designing the intersection of Burkholder/Center/Major, adding a traffic signal and pedestrian trails with landscaping
- Using grant monies to address the deficient street lighting along Center Street
- Working with NDOT on the beautification of Lake Mead between Taylor Street and Lake Las Vegas
- Added a paved walkway between Ash Street and C.T. Sewell Elementary
- Streets have been re-slurried and striped

Code Enforcement

- Added a code enforcement officer to the staff complement to directly address problems within redevelopment areas

Police Department

- Began proactively addressing high-crime areas within Eastside, starting in the Valley View area with a very successful sting operation
- Began planning to add police sub-stations in both Pittman and Valley View

Parks & Recreation

- Began planning to build Heritage Park in the Valley View area, which will have numerous amenities and facilities for residents in the area

Neighborhood Services

- Neighborhood clean up programs have been scheduled for the Eastside Pilot Area, and will continue starting with the areas most in need
- Assistance programs are being promoted to residents

Redevelopment

- The Homeowner Assistance Program was created and funded for Eastside
- A grant was given to Basic High School's Community Based Health Center to provide free medical care to those residents most in need
- Opportunities to assist with developing vacant and underutilized land into productive uses are actively being studied

By recognizing that the success of the Eastside Redevelopment Area depends upon many factors, the Implementation Strategy addresses the goals of providing tools to homeowners for improvements to property, creating opportunities for improvements to existing or creation of new multi-family housing types, facilitating the addition of recreational space, creating opportunities for the development of neighborhood retail, and exploring prospects to address quality of life issues, with an incremental approach. Key components have been developed as part of the approach, including a list of immediate priorities for Eastside Sub-areas 4-2 and 4-3 improvements, an implementation/recommendation plan, identification of overall organizational strategies for those Sub-areas, a physical and development action plan for specific nodes of

development, and the identification of resources necessary to achieve the identified tasks.

II. INVENTORY OF EXISTING USES

Sub-area 4-2 (Pittman)



Pittman is comprised of approximately 1,010 acres. Pittman was developed to provide housing for the Boulder Dam construction workers and was initially settled in 1929 as one of two original townsites, now incorporated into the City. After the completion of the Boulder Dam in 1935, many of the workers moved away and the area began to decline. Pittman began to repopulate upon the development of the Industrial Complex in 1941.

Pittman is a triangular-shaped sub-area west of Landwell, generally bounded by Sunset Road on the north and Pabco Road on the east, with Boulder Highway running in a diagonal direction on the west. Pittman contains a mix of residential units (both single family residences and mobile homes), as well as commercial and industrial buildings.

Residential

For analysis purposes, the following definitions will be used:

Adequate Condition: No defects or slight defects correctable with normal maintenance. There may be slight damage to porches, steps, roofs; slight wearing away of mortar between bricks, stones or concrete blocks; small cracks in walls or chimney; cracked windows; lack of paint; slight wear on steps, doors, and window frames.

Deteriorating Condition: Intermediate defects requiring repair if unit is to provide safe and adequate shelter; more serious than those correctable by routine maintenance. These defects may include holes, open cracks, rotted, loose or missing materials; shaky, broken, or missing steps or railings; numerous missing and cracked window panes; some rotted or loose windows and doors; missing bricks or cracks in chimney.

Dilapidated Condition: Serious defects making the building a safety hazard or creating an unhealthy environment. These defects may include holes, open cracks, or rotted, loose or missing materials (siding, brick, concrete, tiles, plaster, floorboards) over large areas of foundation, walls or roof; substantial sagging of roof, floors, or walls; extensive damage by fire, flood, or storm; inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations of floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Much of the residential is in adequate condition, requiring only new roofing, painting, or landscaping. However, there are smaller pockets in deteriorating and/or dilapidated condition. There are a number of apartment complexes in this sub-area, most of which are kept in adequate condition.

Residential

The existing Homeowner Assistance Program would provide the tools necessary to address the problems existing on the adequate single-family, owner-occupied homes, such as roofing, landscaping, and painting. Property owners will be notified of the availability of the program by sections, with the areas identified as having the highest need first. Property owners will be mailed a letter and brochure describing the program and announcing its availability to that area.



(APN 1780172548) - Pittman



(APN 17801210229) - Pittman



(APN 17801310053) - Pittman



(APN 17801713067) - Pittman



(APN 17801712025) - Pittman



(APN 17801604005) - Pittman

Many of the homes in deteriorating and/or dilapidated condition also happen to be in clustered areas of rentals, e.g. the area immediately north of Hinman Elementary School. This also happens to be an area with many vacant or underutilized parcels. These parcels could more appropriately be used for the development of new workforce housing, including condos, town homes, or economy lot homes. As identified in the neighborhood meetings, residents felt that they are underserved for parks and/or recreational amenities. An opportunity exists to create pocket parks within the underdeveloped area to better service residents there, as Pittman only has one park for its residents' recreational needs.

There are a few other vacant parcels, on Ward Drive (1.48 acres with a single owner) and also on Merlayne Drive (.359 acres with a single owner) that provide an opportunity for development.





(APN 17801601015) - Pittman



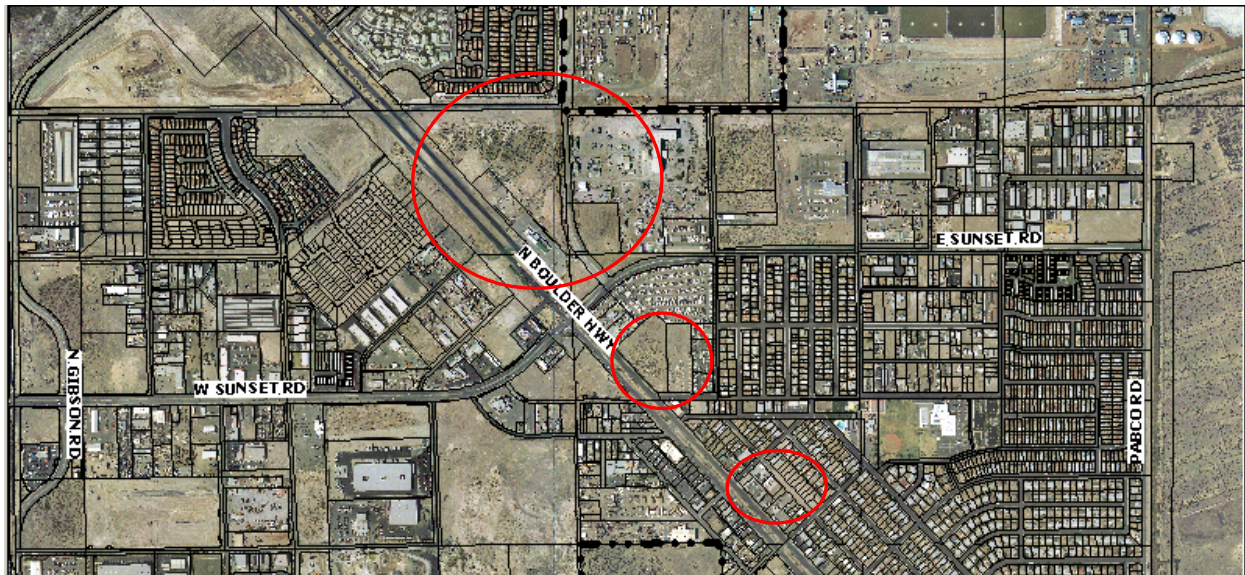
(APN 17801604016) - Pittman



(South of Jefferson Boulevard) - Pittman

Commercial

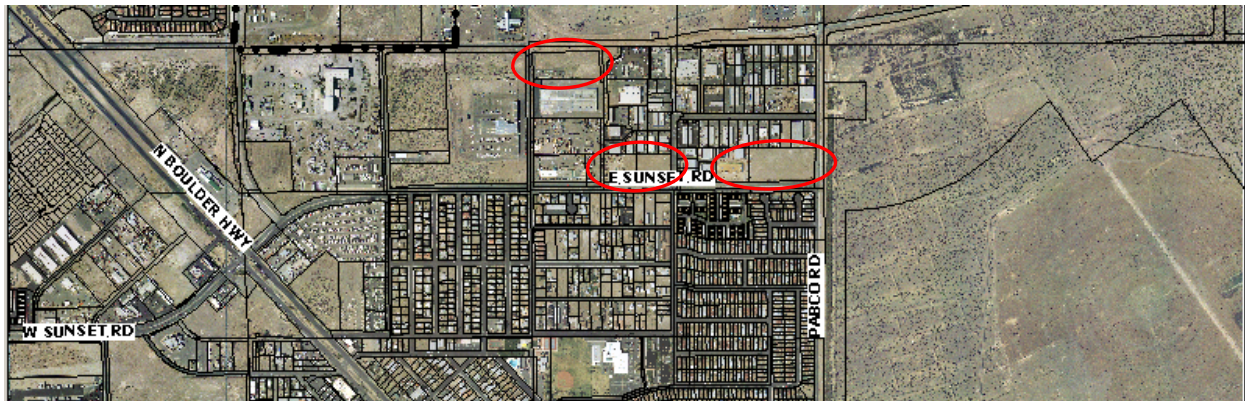
Pittman is underserved in various retail products; therefore the opportunity to fill gaps for numerous merchandise lines is evident by the leakages documented in the Gap Analysis. Within the sub-area are also several medium- to large-size vacant and/or underutilized parcels along or adjacent to Boulder Highway that could accommodate significant retail development. Under the right circumstances, these sites could provide the Agency opportunity to attract much-needed retailers—especially grocery and food, building materials, and clothing. The assemblage of commercial lots in key areas would provide additional opportunities to meet retail needs.



Two of the parcels shown above, bordered by Boulder Highway, Sunset Road, and W. Galleria Drive combined, include 27.94 acres, and have three owners. These sites could be ideal candidates for assemblage. The site would be large enough to house big box retailers, along with some outpads for restaurants, etc. The sites would service not only Sub-area 4-2, but Sub-area 4-1 as well.

Light Industrial

Available industrial land within the City of Henderson is virtually non-existent. There are, however several vacant parcels ranging in size from 1.74 to 4.24 acres within Sub-area 4-2 that could be opportunity sites for light industrial. These are single-owner sites.



Sub-area 4-3 (Valley View)



Valley View, a primarily residential community comprised of approximately 578 acres. This triangular-shaped sub-area is bordered by Pueblo Boulevard on the east, East Lake Mead Parkway on the west, and partially by Burkholder Boulevard on the south. Most of the residences, first developed in 1954, are single-family dwellings. The character of the sub-area has not changed much since 1954, although several of the buildings are now dilapidated. In addition to the single-family homes, mobile home communities/parks are scattered throughout the community.

ANALYSIS

Residential

A large percentage of the single-family residential within Area 4-3 is in adequate condition. There are, however, individual lots interspersed throughout that are in

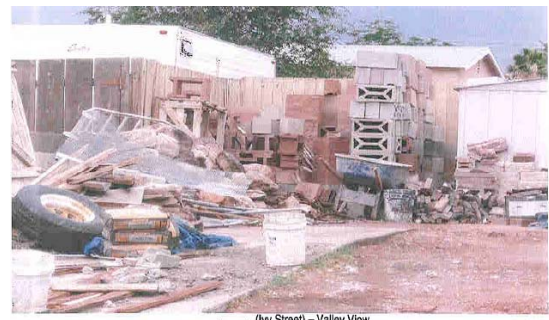
deteriorating condition. In the Trailer Estates subdivision, there are numerous dwellings in dilapidated condition and several vacant parcels. There are several multi-family units along Bruce Way, Randy Way, Kola Street, Westminster and Eastminster that are in deteriorating and/or dilapidated condition, with a few vacant parcels.



For those homes in adequate condition, the Homeowner Assistance Program provides the necessary tools for improvement and upkeep. For many of the homes in Sub-area 4-3, the issue is trash and garbage in the yards as opposed to deteriorating buildings.



(Grove Street) - Valley View



(Ivy Street) - Valley View

The Trailer Estates area may need a combination of Neighborhood Cleanups and an assistance program more tuned to owner-occupied trailer park residences. Empty lots could provide opportunities for new product types, such as manufactured housing, to be introduced into the neighborhood.



(Apache Place) - Valley View





Shoshone Lane-Valley View



Aztec Lane-Valley View

Several of the multi-family areas are in deteriorating and/or dilapidated condition. In these areas, opportunities for new development should be actively pursued.



Plaza Garden Apartments-Valley View



Westminster-Valley View



Bruce Way-Valley View



Randy Way-Valley View



Bruce Way-Valley View

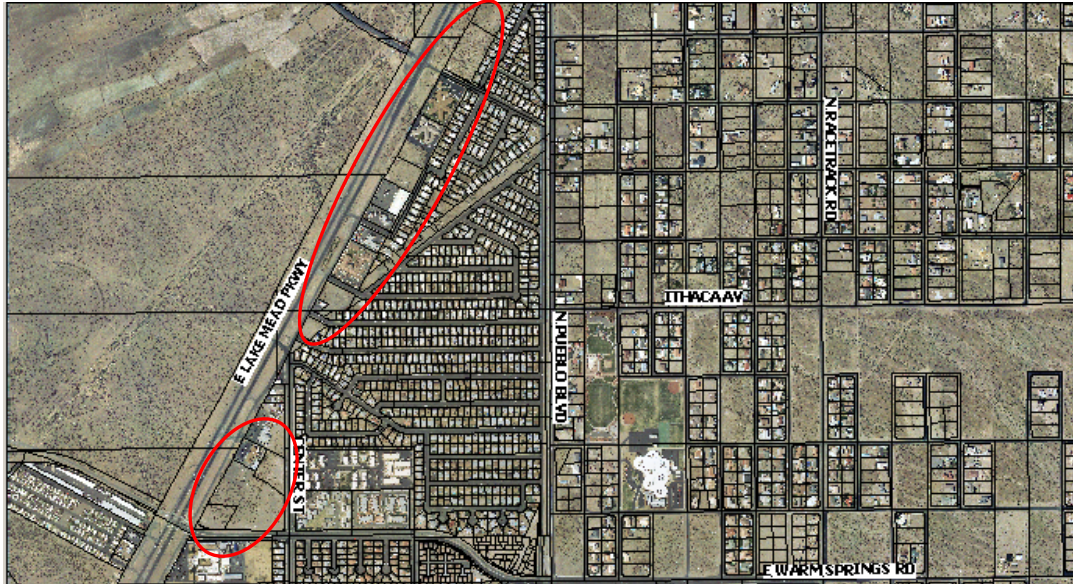


Kola Street-Valley View

Commercial

Sub-area 4-3 has a Smith's Food King, Rite Aid Drug Store, Wal-Mart, Food-4-Less, and an Albertson's along its western perimeter. There are some vacant

sites along the eastern edge of the area that could be utilized for additional retail. The Opportunity Gap Analysis done on this area demonstrated, among others, a need for additional grocery and other food, drugs, health and beauty aids, building materials, and clothing, with gaps ranging from \$1.5 million to \$6.2 million.



III. MARKET PROFILE SUMMARY

A. INTRODUCTION

This Market Profile Summary has been compiled to provide a local market context for the sub areas.

B. DEMOGRAPHICS

Description	1-Mile Radius	3-Mile Radius	5-Mile Radius	Henderson	Las Vegas
Pittman *					
Population					
1990 Census	4,826	27,650	75,925	66,093	261,374
2000 Census	5,600	52,275	158,972	175,381	478,434
2006 Estimate	5,719	66,271	192,270	238,952	557,484
2011 Projection	6,140	79,545	225,244	294,864	636,036
Growth 1990-2000	16.04%	89.06%	109.38%	165.35%	83.05%
Growth 2000-2006	2.13%	26.77%	20.95%	36.25%	16.52%
Growth 2006-2011	7.36%	20.67%	17.15%	23.40%	14.09%
Population	5,719	66,271	192,270	238,952	557,484
Households	2,017	24,094	71,671	91,297	203,372
Median HH Income	\$39,560	\$47,465	\$52,106	\$65,499	\$48,878
Per Capita Income	\$15,939	\$20,591	\$24,134	\$31,951	\$23,819
Valley View *					
Population					
1990 Census	12,234	32,387	37,158	66,093	261,374
2000 Census	16,123	58,707	81,431	175,381	478,434
2006 Estimate	17,483	69,660	104,917	238,952	557,484
2011 Projection	19,184	80,665	126,912	294,864	557,484
Growth 1990-2000	31.79%	81.27%	119.15%	165.35%	83.05%
Growth 2000-2006	8.44%	18.66%	28.84%	35.255	16.52%
Growth 2006-2011	9.73%	15.80%	20.96%	23.40%	14.09%
Population	17,483	69,660	104,917	238,952	557,484
Households	6,259	24,973	38,305	91,297	203,372
Median HH Income	\$42,786	\$50,529	\$52,583	\$65,499	\$48,878
Per Capita Income	\$17,486	\$20,800	\$22,238	\$31,951	

Source: Claritas September 2006

*Sub-area 4-2 centerpoint: Boulder Highway and Barrett Street; Sub-area 4-3 centerpoint: Burkholder Boulevard and Center Street

C. OPPORTUNITY GAPS

OPPORTUNITY	DEMAND	SUPPLY	GAP
PITTMAN			
Food & beverage stores	9,143,298	10,192	9,133,106
General merchandise stores	8,253,516	0	8,253,516
Building Materials, Garden Equip.	6,121,796	348,501	5,773,295
Foodservice and Drinking Places	6,110,962	2,061,109	4,049,853
Clothing & Clothing Accessories	2,940,788	321,728	2,619,060
Miscellaneous Store Retailers	1,623,447	1,296	1,622,151
Furniture & Home Furnishings	1,421,505	517	1,420,988
Electronics and Appliances	1,522,396	293,258	1,229,138
Sporting Goods, Hobby, Books & Music	1,236,379	1,154,577	81,802
VALLEY VIEW			
Foodservice & Drinking Places	9,304,002	4,217,985	5,086,017
Building Materials, Garden Equip.	10,029,185	5,818,454	4,210,731
Clothing & Clothing Accessories	4,568,239	447,081	4,121,158
Health & Personal Care	4,488,094	956,799	3,531,295
Food & Beverage Stores	14,130,298	11,407,229	2,723,069
Miscellaneous Store Retailers	2,511,554	118,083	2,393,471
Electronics and Appliances	2,359,505	221,298	2,138,207
Furniture and Home Furnishings	2,289,602	687,340	1,602,262
Sporting Goods, Hobby, Books & Music	1,941,069	359,330	1,581,739

Source: Claritas, October 2006

IV. SUMMARY OF ISSUES AND OPPORTUNITIES

A. INTRODUCTION

This summary of initial observations is based upon meetings with residents and property owners, school officials, and city staff, and combined with the Inventory of Existing Uses and Market Profile Summary, provide the basis for the overall Implementation Strategy.

B. BACKGROUND

In general, the Eastside Redevelopment Area was formed to achieve the following goals and objectives:

- The elimination and prevention of the spread of blight
- Creating an environment reflecting a high level of concern for aesthetics
- The control of unplanned growth by guiding revitalization activities and new development
- The retention of as many existing businesses as possible
- The encouragement of investment by the private sector in the development and redevelopment of the Area by eliminating impediments to the greatest extent possible
- The encouragement of maximum participation of residents, business persons, property owners, and community organizations in the redevelopment of the Area.
- The re-planning, redesigning and redeveloping of areas which are stagnant or improperly used.

C. INITIAL OBSERVATIONS

During the course of the approval process for the Eastside Redevelopment Area, hurdles were identified that required consideration in the process of addressing the overall goal. At those meetings, residents identified issues concerning their areas. Those issues were broken down into five categories, as follows:

Blight

- Graffiti
- Trash
- Vacant lots
- Unkempt homes and trailers
- Inadequate code enforcement
- Abandoned vehicles
- Unkempt and/or deteriorating rental homes

Safety

- Drugs in neighborhoods
- Inadequate police presence/response times
- Inadequate street lighting
- Inadequate traffic signage/speeding
- Stray animals

Infrastructure

- Inadequate storm sewer (Valley View)
- Inadequate sidewalks
- Poor street maintenance
- Unsafe intersections
- Insufficient crosswalks

Quality of Life

- Inadequate parks/open space
- Lack of recreational options
- Need for upgraded schools and libraries
- Language barrier
- Inadequate options for neighborhood after school programs

Economic Development

- Inadequate local-serving businesses
- Businesses needed that complement the community
- Lack of supermarket to serve residents

In addition, meetings with school principals within both sub-areas confirmed that language barrier is a problem of real concern. In addition, the schools experience high student turnover rates because families tend to move often.

After the meetings were held, staff from several departments met to address as many neighborhood concerns as possible. As such, the following strategies and/or projects are planned or have been completed:

Public Works

- Re-designing the intersection of Burkholder/Center/Major, adding a traffic signal and pedestrian trails with landscaping
- Using grant monies to address the deficient street lighting along Center Street
- Working with NDOT on the beautification of Lake Mead between Taylor Street and Lake Las Vegas
- Added a paved walkway between Ash Street and C.T. Sewell Elementary
- Streets have been re-slurried and striped

Code Enforcement

- Added a code enforcement officer to the staff complement to directly address problems within redevelopment areas

Police Department

- Began proactively addressing high-crime areas within Eastside, starting in the Valley View area with a very successful sting operation
- Planning to add police sub-stations in both Pittman and Valley View has begun

Parks & Recreation

- Planning has begun to build Heritage Park in the Valley View area, which will have numerous amenities and facilities for residents in the area

Neighborhood Services

- Neighborhood clean up programs have been scheduled for the Eastside Pilot Area, and will continue starting with the areas most in need
- Assistance programs are being promoted to residents

Redevelopment

- The Homeowner Assistance Program was created and funded for Eastside
- A grant was given to Basic High School's Community Based Health Center to provide free medical care to those residents most in need
- Opportunities to assist with developing vacant and underutilized land into productive uses are actively being pursued

By recognizing that the success of the Eastside Redevelopment Area depends upon many factors, the Implementation Strategy addresses the goals of providing tools to homeowners for improvements to property, creating opportunities for improvements to existing or creation of new multi-family housing types, facilitating the addition of recreational space, creating opportunities for the development of neighborhood retail, and exploring prospects to address quality of life issues, with an incremental approach. Key components have been developed as part of the approach, including a list of immediate priorities for Eastside Sub-areas 4-2 and 4-3 improvements, an implementation/recommendation plan, identification of overall organizational strategies for those Sub-areas, a physical and development action plan for specific nodes of development, and the identification of resources necessary to achieve the identified tasks.

D. CHALLENGES

PITTMAN

Demographic and crime reports for the Pittman Area indicate the following challenges facing residents there:

Blight

- *Rental properties.* Forty-two percent of the homes in the area are rentals. Residents suggest that many of the rental units are unkempt and in disrepair. To date, there are no programs available to address this problem.
- *Vacant and/or underutilized properties* in the area gather trash and debris and are negatively impacting the neighborhood. There has been little to no effort to develop these properties into a higher and better use.

Safety

- *Crime.* As reported by the Henderson Police Department, crime increased 89 percent in this area over the two-year period from 2003 to 2005 (however, crime actually decreased slightly from 2004-2005).

In one area of Pittman bounded by Ward, Sunset, Haren, Justin, Price, and Foster, the average number of reported crimes per month in 2006 is 99. That area is 99 square acres, so there is one crime per acre (*6 times higher* than the City's average). The City's average number of crimes per month is 10,716 over 63,363 acres, or .17 crimes per acre.

Infrastructure

- *Aging infrastructure.* As the city has grown at such a fast pace, some of the more mature areas have seen their streets, sidewalks, street lights, etc. deteriorate faster than it can be repaired or replaced.

Quality of Life

- *Language Barrier.* Within the Pittman Area, 16.5 percent of the households speak Spanish at home. This often leads to problems applying for assistance programs, as the applicant may not understand the materials, and the granting institution may not speak Spanish. Principals at all four schools (Hinman, Taylor, Sewell, and Basic) have reported that the language problem has also resulted in a barrier for students to pursue higher education and it has often times prevented good communication with the parents of students and school administration.
- *Inadequate open space* was identified by residents of Pittman at all of the public meetings. They felt that Wells Park was insufficient to service all of the residents' recreational needs, and than more amenity options would greatly improve the Pittman Area.

Housing

- *Household income* in Pittman is approximately 46 percent lower than compared to the rest of the city. Obtaining affordable housing and/or the ability to perform home improvements has become an issue.
- *Aging housing.* In this area, 46 percent of the homes are between 16 and 25 years old. As the housing continues to age, the need for repairs increases.

Economic Development

- *Inadequate local-serving business.* Most of the existing businesses within and surrounding the Pittman Area are focused on autos (repair and sales of used cars), boats, pawn shops, and convenience marts. The area is largely underserved in all other retail categories, as evidenced in the Opportunity Gap analysis above.
- *Numerous property owners.* Most of the vacant property is owned by individuals. This could present an assemblage and investment challenges.

VALLEY VIEW

Demographic and crime reports for the Valley View Area indicate the following challenges facing residents there:

Blight

- *Rental properties and owner-occupied trailer parks.* Forty-two percent of the homes in the area are rentals. Residents suggest that many of the rental units

are unkempt and in disrepair, as are many of the units in Trailer Estates. To date, there are no programs available to address this problem.

- *Vacant and/or underutilized properties* in the area gather trash and debris and are negatively impacting the neighborhood in Trailer Estates and along Lake Mead Parkway. There has been little to no effort to develop these properties into a higher and better use.

Safety

- *Crime.* As reported by the Henderson Police Department, crime increased 77 percent in this area over the two-year period from 2003 to 2005 (however, crime actually decreased slightly from 2004-2005).

In the Valley View area bounded by Kola, Center, Burkholder, and Palo Verde, the average number of reported crimes per month was 152 in 2006. That area is 39 square acres, so there are 3.9 crimes per acre (*23 times higher* than the City's average). Additionally, in the Valley View area bounded by Lake Mead, Warm Springs, and Pueblo, the average number of reported crimes per month in 2006 is 207. That area is 259 acres, so there are .8 crimes per acre (*5 times higher* than the City's average). As mentioned above, the City's average number of crimes per month is 10,716 over 63,363 acres, or .17 crimes per acre.

Infrastructure

- *Aging infrastructure.* As the city has grown at such a fast pace, some of the more mature areas have seen their streets, sidewalks, street lights, etc. deteriorate faster than it can be repaired or replaced.

Quality of Life

- *Language Barrier.* Within the Valley View Area, 12 percent of the households speak Spanish at home. This often leads to problems applying for assistance programs, as the applicant may not understand the materials, and the granting institution may not speak Spanish. Principals at all four schools (Hinman, Taylor, Sewell, and Basic) have reported that the language problem has also resulted in a barrier for students to pursue higher education and it has often times prevented good communication with the parents of students and school administration.
- *Inadequate open space* was identified by residents living at the eastern edge of Valley View, near Trailer Estates at all of the public meetings. They felt that available amenities were insufficient to service all of the residents' recreational needs, and that more amenity options would greatly improve the area.

Housing

- *Household income* in Valley View is approximately 45 percent lower than compared to the rest of the city. Obtaining affordable housing and/or the ability to perform home improvements has become an issue.
- *Aging housing.* In this area, 36 percent of the homes are between 26 and 35 years old. As the housing continues to age, the need for repairs increases.

Economic Development

- *Inadequate local-serving business.* The area is largely underserved in many retail categories, as evidenced in the Opportunity Gap analysis above.
- *Numerous property owners.* Most of the vacant property is owned by individuals. This could present an assemblage and investment challenges.

V. IMPLEMENTATION STRATEGY

A. ACTION PLAN

ACTION PLAN		
Goals & Objectives:	Tasks:	Potential Redevelopment Partners:
1. Home Improvement Assistance	A. Continue to roll out the Homeowner Assistance Program (HAP)	Neighborhood Svcs. (NS)
	B. Research the feasibility of creating a program to assist with improvements to rental properties	National Development Council (NDC), NS
	C. Coordinate roll outs of the HAP with neighborhood cleanups	NS
2. Site Assemblage	A. Identify potential sites with underutilized or vacant land or land along transportation corridors for possible development of neighborhood retail or new housing products	Code Enforcement (CE)
	B. Identify nodes of activity	
	C. As feasible opportunities present themselves, facilitate the assemblage of land for development	
3. Housing	A. Finalize the development of the First Time Homebuyers Program (FTHP) for those in critical careers	NS, NDC
	B. Identify potential developments where the FTHP could be used as an incentive to possible buyers	
	C. Identify and pursue feasible workforce housing projects and investigate opportunities to partner on projects	NDC
4. Public/Private Partnerships	A. Opportunities to partner with credible developers for needed projects should be researched and pursued, as they present themselves.	Economic Development (ED)
5. Community Building	A. As programs that address the problems leading to blight in the neighborhoods are identified, opportunities to partner or facilitate should be investigated.	Schools, non-profits, NS
6. Safe and Clean	A. The Agency should continue its efforts to facilitate programs and projects of other City departments that address enhanced street lighting, graffiti removal, and infrastructure improvements	Public Works (PW), Utilities (UT), CE, Police Department (PD)

B. NEXT STEPS

PITTMAN

Blight

- I. Unkempt rental properties have been identified by residents as a significant contributor to blight in Pittman. To address this problem, consideration should be given to developing an assistance program for non-owner occupied single- and multi-family residences. This program could be similar in scope to the existing Homeowner Assistance Program, with more restrictions and a higher interest rate (as these are income-producing properties). (See photos on pages 12-13.)
- II. As opportunities arise to improve the vacant and/or dilapidated parcels immediately north of Hinman Elementary school, they should be pursued to provide more adequate workforce housing to the area, along with the possible addition of pocket parks or recreational areas for the residents. The addition of pocket parks would provide much needed amenities to the Pittman Area.
- III. Schedule neighborhood cleanups with the Neighborhood Services Department, beginning with those areas most in need.
- IV. To maximize availability to access federal grants, staff will explore the possibility of contracting with a consultant to perform windshield surveys of the area to determine how pervasive the housing deterioration problems are in the area.
- V. With the addition of a Code Enforcement Officer, every effort should be made to ensure that owners are strongly encouraged to bring properties in violation up to Property Maintenance Code standards and that regular enforcement activity occurs in the area.

Safety

- VI. Planning for the Pittman police sub-station is underway. Construction is scheduled for completion in March 2008. Redevelopment should encourage this project to the greatest extent possible.

Infrastructure

- VII. The Agency should promote the Public Works improvement projects to the greatest extent possible.

Quality of Life

- VIII. The principal of Basic High School has instituted a school-based health center that offers free medical service to those students attending Basic High School and its feeder schools (which would include those in the Pittman area).

Basic recently had its indoor pool demolished and has a large vacant area on its property where the principal would like to see a school-based community

center built. The center would house a courtroom, a permanent home for the school-based health center (which is now in trailers), and classroom space for tutoring and English as a Second Language classes, along with neighborhood meetings. In addition, opportunities for mentoring and job shadowing in the law and medical fields would be made available to students at the center.

School administration is actively seeking community participation in bringing the idea to fruition. The community center would address many quality of life issues and opportunities to facilitate and/or partner on this project should be explored as it progresses.

Housing

- IX. As the Homeowner Assistance Program is already in place, it is recommended that this program be offered to residents on a block-by-block basis, starting with those areas most in need, as soon as is practicable. The home improvements should have a domino effect, as they have in the Downtown Redevelopment Area.

Economic Development

- X. Because of the dearth of retail in this sub-Area, it is recommended that the recruitment and facilitation of retail development be of highest importance. Both the Opportunity Gap Analysis and meetings with residents recognize the absence of retail as significantly important to this area. Staff should begin recruiting potential developers and identify assistance opportunities where needed.

Once a developer is identified and a concept is created, it is critical that the neighborhood be involved in the process to ensure that the final product meets the needs of the community.

- XI. Create a program to facilitate the assemblage of land in key areas for retail opportunities to meet community needs.

VALLEY VIEW

Blight

- I. In Area 4-3, absentee landlords and deteriorating multi-family residential units appear to be the most urgent problems. Staff should focus their efforts on pursuing opportunities to assemble parcels to build new workforce housing. The primary area focus should begin in the Bruce Way and Randy Way area, as it is in the worst condition and also has some of the highest calls for service from the police department in the city.
- II. Unkempt rental properties have been identified by residents as a significant contributor to blight in Valley View. To address this problem, consideration should be given to developing an assistance program for non-owner occupied single- and multi-family residences. This program could be similar in scope to the existing Homeowner Assistance Program, with more restrictions and a higher interest rate (as these are income-producing properties).

- III. Neighborhood clean ups should be scheduled with Neighborhood Services starting with those areas most in need.
- IV. If federal grants are to be pursued, staff should explore the possibility of contracting with a consultant to perform windshield surveys of the area to determine how pervasive the housing deterioration problems are in the area.
- V. With the addition of a Code Enforcement Officer, every effort should be made to ensure that owners are strongly encouraged to bring properties in violation up to Property Maintenance Code standards and that regular enforcement activity occurs in the area.

Safety

- VI. Planning for the Heritage Park police sub-station is in its infancy. Redevelopment should encourage this project to the greatest extent possible.

Infrastructure

- VII. The Agency should promote the Public Works improvement projects scheduled for this area to the greatest extent possible.

Quality of Life

- VIII. The principal of Basic High School has instituted a school-based health center that offers free medical service to those students attending Basic High School and its feeder schools (which would include those in the Valley View area).

Basic recently had its indoor pool demolished and has a large vacant area on its property where the principal would like to see a school-based community center built. The center would house a courtroom, a permanent home for the school-based health center (which is now in trailers), and classroom space for tutoring and English as a Second Language classes, along with neighborhood meetings. In addition, opportunities for mentoring and job shadowing in the law and medical fields would be made available to students at the center.

School administration is actively seeking community participation in bringing the idea to fruition. The community center would address many quality of life issues and opportunities to facilitate and/or partner on this project should be explored as it progresses.

Housing

- IX. As the Homeowner Assistance Program is already in place, it is recommended that this program be continued following the Pilot Area's roll out of the program.
- X. Consideration will be given to developing an assistance program for owner-occupied trailer park areas.

Economic Development

- XI. Create a program to facilitate the assemblage of land in key areas for retail opportunities to meet community needs.

VI. VISION

Pittman and Valley View are made up by a variety of residential housing types, including single-family, multi-family, and trailer park living. The neighborhoods are clean, well kept, inviting and vibrant, with convenient retail and services, offering nearby recreational amenities, such as pocket parks and tot lots. These components will help to establish both sub-areas as attractive alternatives to those looking to locate in Henderson.

The realization of this vision stems from the following components:

1. **Well-kept, attractive homes**—Homes are nicely painted, in good condition, and yards are manicured.



2. **Well-lit streets** – Streets are lit adequately, so as to invite residents to come outside and socialize, as well as act as a deterrent for crime.

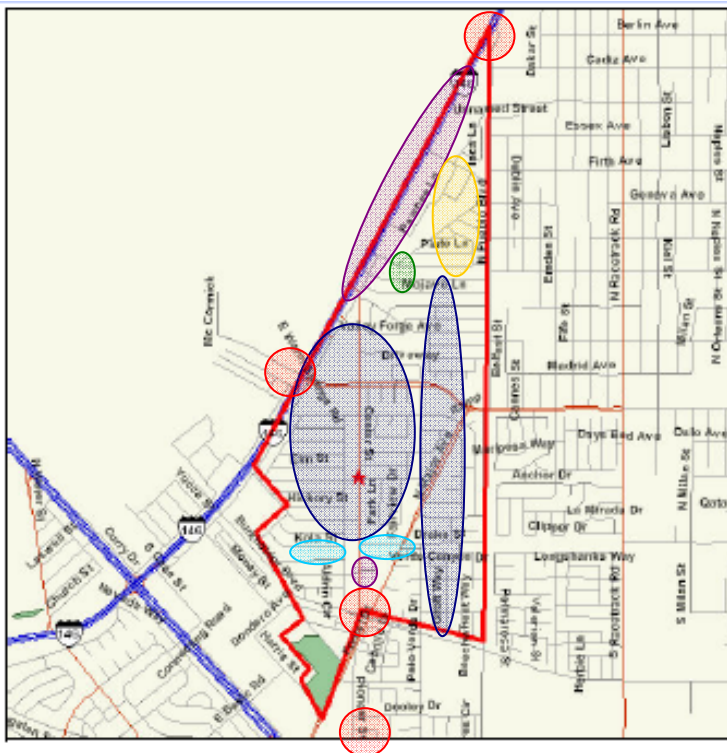


3. **Nodes of Activity** – Distinctive areas for neighborhood shopping, residential, and recreational activities should be established and facilitated.



NODES OF ACTIVITY

- Entryway
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation
- Retail/Transit-Oriented Development (TOD)



NODES OF ACTIVITY

- Entryway
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Recreation
- Retail

4. **Infrastructure** – Streets and sidewalks are in good repair and are adequately maintained.



5. **Quality of Life** – Residents enjoy a quality living experience with safe, clean neighborhoods with convenient shopping and good access to schools, as well as nearby open space and recreational amenities



VII. ORGANIZATIONAL STRATEGIES

Organizational strategies have been developed as a series of initiatives and tools to help implement the Implementation Strategy. The strategies address the steps needed to advance the improvement of the Pittman and Valley View areas, as follows:

A. HOME IMPROVEMENT ASSISTANCE

- Continue to roll out the Homeowner Assistance Program (HAP)
- The continued administration of programs such as the Homeowner Assistance Program, which offers homeowners financial assistance with home repairs and improvements, landscaping, painting, and the like will go far toward improving neighborhoods as a whole.
- Research the feasibility of creating a program to assist with improvements to rental properties.
- Coordinate roll outs of the HAP with neighborhood clean ups.

B. SITE ASSEMBLAGE

Wherever practicable, the assemblage of vacant or underutilized land should be facilitated to attract new development for neighborhood retail or workforce housing.

- Identify potential sites with underutilized or vacant land or land along transportation corridors for possible development of neighborhood retail or new housing products.
- Identify nodes of activity
- As feasible opportunities present themselves, facilitate the assemblage of land for development

C. HOUSING

With the price of homes in the Valley limiting the ability of many residents to purchase homes, the development of workforce housing should be facilitated to the greatest extent possible. In addition, homebuyer programs to assist those in critical careers to purchase homes should be developed and implemented.

- Finalize the development of the First Time Homebuyers Program (FTHP) for those in critical careers
- Identify potential developments where the FTHP could be used as an incentive to possible buyers
- Identify and pursue feasible workforce housing projects and investigate opportunities to partner

C. PUBLIC/PRIVATE PARTNERSHIPS

The long-term revitalization of Eastside will require lasting public/private partnerships that leverage limited Agency funds toward maximum results.

- Opportunities to partner with credible developers for needed projects should be researched and pursued, as they present themselves

D. COMMUNITY BUILDING

As programs that build the community and/or mitigate problems identified by residents, police, and school officials as contributors to blight are made available, the Agency should facilitate them to the greatest extent possible.

E. SAFE AND CLEAN

The Agency should continue to use and promote programs within other City departments that improve the cleanliness and safety of the neighborhoods, i.e. Neighborhood Clean Up Program and Neighborhood Watch.

- Facilitate programs and projects of other City departments that address enhanced street lighting, graffiti removal, and infrastructure improvements

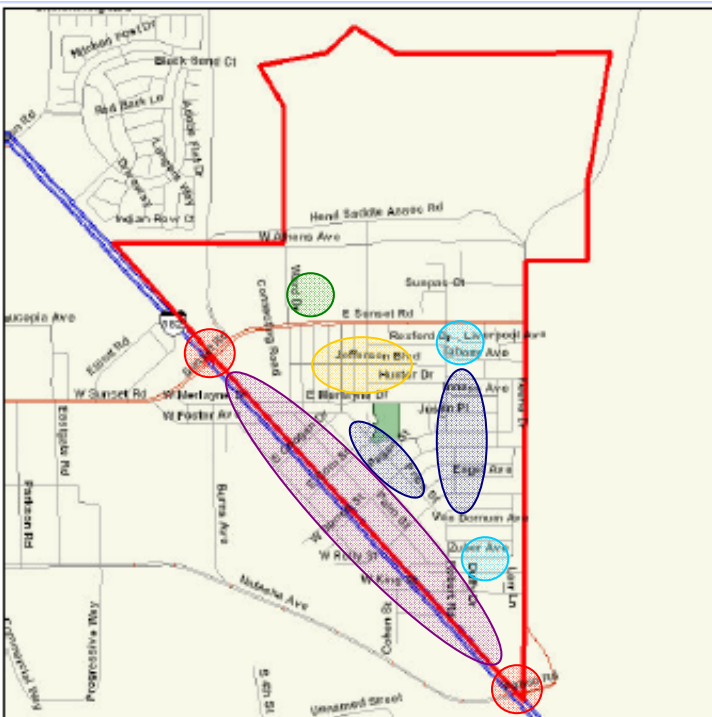
VIII. PROJECT STRATEGIES

A. OVERVIEW







The creation of distinct activity nodes within both Pittman and Valley View should be of high priority. Each of the nodes will play an important role in the overall neighborhood experience through appearance, uses and activities contained within. In addition, entryways into the neighborhoods have been identified as areas of focus, as follows:

- Sunset and Boulder Highway
- Boulder Highway and Pabco Road
- Lake Mead Parkway and Ivy Street
- Lake Mead Parkway and Center Street
- Boulder Highway and Major Street
- Burkholder Boulevard/Major Street/Center Street

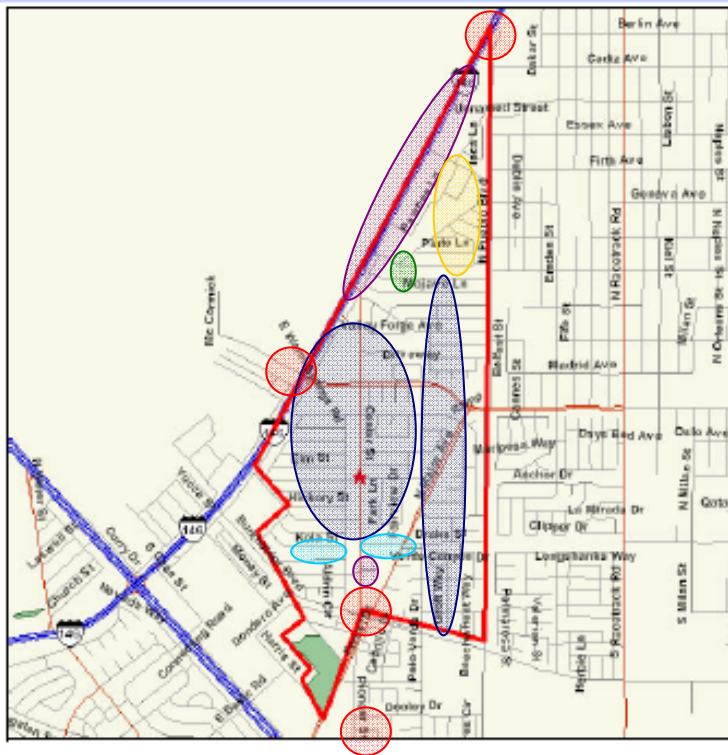
PITTMAN









NODES OF ACTIVITY

-  Entryway
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Recreation
-  Retail/TOD

VALLEY VIEW



NODES OF ACTIVITY

-  Entryway
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Recreation
-  Retail

B. PROJECT STRATEGY #1: ENTRYWAYS

GOAL:

Create an attractive, inviting, and serviceable gateway into the residential neighborhoods that improves the overall look and feel of the area.

OBJECTIVES/DESIRED RESULTS:

- Stimulate investment in and improvement of existing retail uses.
- Stimulate new construction activity to meet residents' needs.
- Encourage viable uses, such as grocery stores or restaurants, to meet the day-to-day needs of residents.
- Ensure that new development in the entryways provide a transition in scale and site orientation between the auto-oriented uses along Lake Mead and Boulder Highway and the residential neighborhoods.

FEASIBILITY ISSUES/CONSTRAINTS:

- Varied ownership of parcels
- Limited design guidelines for the areas
- Disparity between cost of improvements and incremental value
- Evaluation of owner incentives, such as the Façade Improvement Program

ACTION PLAN:

- Identify public/private partnering opportunities
- Implement the Façade Improvement Program for Eastside

C. PROJECT STRATEGY #2: RETAIL NODES/TRANSIT-ORIENTED DEVELOPMENT

GOAL:

Create opportunities for adequate local-serving businesses that function as the retail shopping centers for the sub-areas.

OBJECTIVES/DESIRED RESULTS:

- Stimulate investment in and improvement of existing retail uses.
- Stimulate new construction activity to meet residents' needs.
- Encourage viable uses, such as grocery stores or restaurants, to meet the day-to-day needs of residents.
- Focus on relatively inexpensive, highly visible physical improvements, such as façade improvements.
- Identify and pursue neighborhood-compatible retail uses.
- Identify opportunities for site assemblage.
- Identify opportunities for public/private partnerships.
- Identify potential park-and-ride sites to support the Bus Rapid Transit system.
- Identify areas near TOD sites for possible transition to other land uses, i.e. areas with too many marginal strip centers.

FEASIBILITY ISSUES/CONSTRAINTS:

- Existing uses are comprised of mostly auto-improvement services and convenience stores.
- Varied ownership of parcels.
- Disparity between cost of improvements and incremental value.
- Property owners who are content with "status quo."
- Evaluation of owner incentives, such as the Façade Improvement Program.

ACTION PLAN:

- Identify public/private partnering opportunities.
- Implement the Façade Improvement Program for Eastside.

D. PROJECT STRATEGY #3: RESIDENTIAL NODES

GOAL:

Create the opportunity for viable housing options for residents at various income levels.

OBJECTIVES/DESIRED RESULTS:

- Stimulate investment in and improvement of existing adequate multi-family uses.
- Stimulate new construction activity for high-density residential units.
- Stimulate re-population of blighted areas with programs such as the First Time Homebuyer Program.
- Focus on relatively inexpensive, highly visible physical improvements, such as the Homeowner Assistance Program.
- Identify opportunities for site assemblage.

- Identify opportunities for public/private partnerships.
- Identify the feasibility of and opportunity to create a program for improvements to rental properties.

FEASIBILITY ISSUES/CONSTRAINTS:

- Many existing multi-family uses are in deteriorating and/or dilapidated condition.
- Varied ownership of parcels.
- Disparity between cost of improvements and incremental value.
- Property owners who are content with “status quo.”

ACTION PLAN:

- Identify public/private partnering opportunities.
- Continue to implement the Homeowner Assistance Program and begin other feasible residential assistance programs.

E. PROJECT STRATEGY #4: RECREATION NODES

GOAL:

Create opportunities for the development of attractive, functional recreation areas that feature a variety of comfortable, year-round public gathering spaces.

OBJECTIVES/DESIRED RESULTS:

- Create an environment that supports activity
- Create convenient, comfortable outdoor spaces with shade trees, amenities, and play equipment.
- Ensure that gathering spaces utilize crime-sensitive design.
- Identify short-term parking needs.

FEASIBILITY ISSUES/CONSTRAINTS:

- Identify public costs versus public budget.

ACTION PLAN:

- Identify public/private partnering opportunities
- Identify opportunities to partner open space with other municipal facilities, i.e. the proposed Pittman police sub-station.

APPENDIX

SPECIFIC SUB-AREA PLANS FOR THE PITTMAN AND VALLEY VIEW AREAS OF THE EASTSIDE REDEVELOPMENT AREA

STRATEGIC OBJECTIVES	RESIDENT ISSUES	DEMOGRAPHIC ISSUES	PROGRAMS & MITIGATIONS	PARTNERSHIPS	LEAD DEPARTMENT	BUDGET	ANALYSIS & RECOMMENDATIONS
Blight	<ul style="list-style-type: none"> • Graffiti • Trash • Vacant Lots • Unkempt homes & trailer parks • Inadequate code enforcement • Abandoned vehicles 	<ul style="list-style-type: none"> • Home owner vs. rental <ul style="list-style-type: none"> ○ Sunset – 52% owned, 48% rentals ○ Pittman-56% owned, 44% rentals ○ VV-57% owned, 43% rentals • Household income compared to city average of \$56,211 <ul style="list-style-type: none"> ○ Sunset-\$44,184 ○ Pittman-\$44,558 ○ VV-\$45,039 	<ul style="list-style-type: none"> • Dedicated Code Enforcement Officer • Neighborhood cleanup programs • Property Maintenance Code Implementation • Aggressive resolution of abandoned vehicle complaints • Landscape program (NS) • Paint program (NS) • Rapid Response Position to address weeds, trash & possibly graffiti (NS) • Graffiti removal-(CE & HPD)-a second graffiti removal position is needed • The HPD is requesting two additional parking enforcement officers in the next fiscal year. 	<ul style="list-style-type: none"> • Code Enforcement • Police Department • Neighborhood Services 	Building and Fire Safety	\$59,000	<ul style="list-style-type: none"> • The demand for code enforcement is high, while staffing is very low. The Agency should contribute to a full-time C.E. Officer to be dedicated to the redevelopment areas to be more responsive to resident concerns. • Pittman and Valley View both have approximately 50% rentals. A program that encourages and assists with homeownership might give residents a stake in improving the neighborhoods. • Residents of all areas within Eastside are well below the average household income for Henderson, thus limiting the improvements that can be made to homes. A program to assist with home improvements would help this situation. • Graffiti has become a problem within these areas. The current program has only one position; to be effective

STRATEGIC OBJECTIVES	RESIDENT ISSUES	DEMOGRAPHIC ISSUES	PROGRAMS & MITIGATIONS	PARTNERSHIPS	LEAD DEPARTMENT	BUDGET	ANALYSIS & RECOMMENDATIONS
							with removal, a second position is needed to speed up the process.
Safety	<ul style="list-style-type: none"> • Drugs in neighborhoods • Inadequate police presence/response time • Inadequate street lighting • Inadequate traffic signage/speeding • Inadequate lighting at bus stops • Stray animals 	<ul style="list-style-type: none"> • Crime rate increase 2003-2005 <ul style="list-style-type: none"> ◦ Sunset-crime increased 22% ◦ Pittman-crime increased 89% ◦ VV-crime increased 77% ◦ Landwell-crime increased 4,820% <p>*In all areas except Landwell, crime actually decreased slightly from 2004-2005</p> <ul style="list-style-type: none"> • Animal complaint increase 2003-2005 <ul style="list-style-type: none"> ◦ Sunset-complaints increased 135% ◦ Pittman-complaints increased 181% ◦ VV-complaints increased 37% 	<ul style="list-style-type: none"> • Facilitate police programs (DARE, Neighborhood Watch, abandoned vehicle removal) • Streetlight Improvements • Neighborhood police sub-stations planned for Pittman Area and at the Racetrack/Burkholder intersection (HPD) • Further meetings needed with residents to determine the depth of the stray animal problem • Gang or criminal activity evictions from CC Housing Authority residences (HPD) • Street sign replacements 	<ul style="list-style-type: none"> • Police Department <ul style="list-style-type: none"> ◦ Animal Control • Public Works 	Police Department	\$50,000	<ul style="list-style-type: none"> • Crime has increased significantly in the past two years in all areas within Eastside. The residents' issues with problem animals are born out by the large number of police complaints in each area regarding animals. Further meetings with both the police department and residents together are necessary to further flesh out the specific nature of the problems. The Agency might be able to facilitate these meetings, as well as assist with the formation of Neighborhood Watch programs to proactively address problems. • Inadequate lighting continues to be a problem in many of the neighborhoods. Further meetings with Public Works are necessary to determine what steps can be taken to mitigate the problem. Funding sources must be researched for possible

STRATEGIC OBJECTIVES	RESIDENT ISSUES	DEMOGRAPHIC ISSUES	PROGRAMS & MITIGATIONS	PARTNERSHIPS	LEAD DEPARTMENT	BUDGET	ANALYSIS & RECOMMENDATIONS
							additional lighting. • Research the possibility of obtaining sign manufacturing equipment for the city
Infrastructure	<ul style="list-style-type: none"> • Inadequate storm sewer Inadequate sidewalks • Poor street maintenance • Unsafe intersections • Insufficient crosswalks 		<ul style="list-style-type: none"> • Identify needed infrastructure improvements; add to/prioritize in the Capital Improvement Plan • Major/Center/Burkholder intersection improvements & trail plan (PW) 	<ul style="list-style-type: none"> • Public Works 	Public Works	\$100,000	<ul style="list-style-type: none"> • Substandard street surfaces have been identified in every public meeting, including the Property Maintenance Code meetings held by Code Enforcement. Discussions with Public Works need to occur to place the streets in these areas on the CIP list for street resurfacing, rather than slurry sealing.
Quality of Life	<ul style="list-style-type: none"> • Inadequate open space/parks <ul style="list-style-type: none"> • Lack of recreational options • Need for upgraded schools and libraries • Language barrier • Inadequate options for neighborhood after school programs 	<ul style="list-style-type: none"> • Education levels compared to the national average of 25% of those over age 25 having at least a Bachelor's degree <ul style="list-style-type: none"> ○ Pittman-87% have no college degree ○ Valley View-90% have no college degree • Spanish spoken at home 	<ul style="list-style-type: none"> • Further meetings with residents to determine the types of recreation amenities they feel they are lacking. (Current parks include Haley Hendricks, CT Sewell, Morrell, and Cinnamon Ridge in Valley View, and Wells in Pittman.) • Facilitate consolidation of land for open/public space • Language Barrier <ul style="list-style-type: none"> ○ Assistance to school programs ○ Programs in Spanish ○ ESL for adults • Facilitate assistance with the newly proposed Boys & Girls Club & PAL Boxing Gym 	<ul style="list-style-type: none"> • Parks & Recreation • Neighborhood Services • Schools • Libraries • Leaders in the Hispanic Community • County Health Department • County Social Services 	Redevelopment	\$50,000	<ul style="list-style-type: none"> • Education levels in Pittman and Valley View are very low. The Agency should partner with the schools in the area to enhance existing after-school educational programs for children. Further meetings with the principals of these schools need to be held to determine what needs they have for those programs. • A significant portion of the population in both Pittman and Valley View speak Spanish at home. Principals in the area

STRATEGIC OBJECTIVES	RESIDENT ISSUES	DEMOGRAPHIC ISSUES	PROGRAMS & MITIGATIONS	PARTNERSHIPS	LEAD DEPARTMENT	BUDGET	ANALYSIS & RECOMMENDATIONS
		<ul style="list-style-type: none"> ○ Pittman-16.5% ○ VV-12% 					<p>have identified this as a problem, as it makes it difficult to engage parents in their children's progress at school. It is also a problem with the children's ability to learn. The Agency should partner with the schools to either enhance or develop English as a second language classes for adults to mitigate the problem.</p> <ul style="list-style-type: none"> • Existing programs for children in the area need to be identified, such as those within the Boys and Girls Club program. Areas of need must be determined and appropriate assistance or partnerships recognized.
Housing	<ul style="list-style-type: none"> • Home improvements assistance needed • More options for affordable housing are needed 	<ul style="list-style-type: none"> • Age of housing <ul style="list-style-type: none"> ○ Pittman-46% are 16-25 years old • VV-36% are 26-35 years old; approx. 40% are 50 years old • Value of housing <ul style="list-style-type: none"> ○ Pittman-76% are less than \$149,999 ○ Valley View-63% are less 	<ul style="list-style-type: none"> • Homeowners Assistance Program similar to the one for Downtown • Landlord Assistance Program • Facilitate development of various affordable housing options (ownership & rental) • Owner occupied & first-time homebuyer programs (NS) *income restricted 	<ul style="list-style-type: none"> • Neighborhood Services • Code Enforcement 	Redevelopment	\$250,000	<ul style="list-style-type: none"> • The homes in Valley View and Pittman are aging rapidly. The value of these homes is significantly lower than the rest of the city. Home improvement programs similar to those developed for other redevelopment areas need to be created for Eastside. Improving the homes will increase values while keeping the character of the

STRATEGIC OBJECTIVES	RESIDENT ISSUES	DEMOGRAPHIC ISSUES	PROGRAMS & MITIGATIONS	PARTNERSHIPS	LEAD DEPARTMENT	BUDGET	ANALYSIS & RECOMMENDATIONS
		than \$149,999					<p>neighborhood. Because of the age of the homes, they would remain more affordable than those in many other areas within the City, making it an ideal location for first-time homebuyers.</p> <ul style="list-style-type: none"> Because of the large number of rentals in the areas, a Landlord assistance program for property improvements needs to be created by the Agency.
Economic Development	<ul style="list-style-type: none"> Inadequate local-serving businesses Businesses needed that complement the community There is no supermarket in the area to serve the residents 	<ul style="list-style-type: none"> Much of the existing businesses are focused on autos (repair, sales, etc.), boats, pawn shops, and convenience marts. 	<ul style="list-style-type: none"> Facilitate consolidation of commercial land Facilitate the development process Recruit developers Facilitate financing Marketing of area Loan and grant programs for business retention and attraction 	<ul style="list-style-type: none"> Economic Development 	Redevelopment	\$200,000	<ul style="list-style-type: none"> Offer assistance on a case-by-case basis as opportunities arise. Façade program to improve existing commercial property.
Sunset Industrial Area Economic Development	<ul style="list-style-type: none"> Light industrial space being taken up by residential developers 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Zoning enforcement 	<ul style="list-style-type: none"> Community development 	Redevelopment	Augment as projects present themselves	<ul style="list-style-type: none"> Work with Economic Development to identify potential light industrial users and facilitate development.

DEMONSTRATION AREA:

- The internal focus group (Redevelopment, Police, Neighborhood Services, Code Enforcement, and Public Works) will meet in February to select a demonstration area within Valley View.
- Once the area has been identified, and boundaries set, we will discuss potential partners (such as Habitat for Humanity) to develop a plan for exactly what programs will be offered to the residents in the demo area.
- Meetings between the focus group and potential partners will be set. (February & March)
- A plan will be outlined on how the residents within the area will be notified, how they can participate, how work will be coordinated, etc. (March)
- A project schedule and time frame will be developed. (April & May)
- A Marketing Plan for the project will be developed. (May)
- Press releases, media contacts, and other marketing tools will be launched. (June)
- An Eastside neighborhood meeting will be scheduled which outlines the plan for the demo area, and how other areas will follow. (June)
- The project will launch after July 2006.

CFS
7/1/03 - 10/25/05
Area 4-2 (Pittman)

Count of Incident	Year			
Incident	2003	2004	2005	Grand Total
911 DISCONNECT	125	193	240	558
ABANDONED VEHICLE	47	108	81	236
ACCIDENT	14	87	70	171
ACCIDENT HIT & RUN	5	31	28	64
ACCIDENT PRIV PROP		4	9	13
ACCIDENT WITH INJURY	15	34	24	73
ALARM BURGLARY	88	111	50	249
ALARM ROBBERY	4	12	8	24
ANIMAL BITE	16	18	16	50
ANIMAL COMPLAINTS	139	264	391	794
ARSON	2	11	6	19
ASS/BAT	26	45	47	118
ASS/BAT W/GUN	1	2		3
ASS/BAT W/KNIFE	1	3	6	10
ASS/BAT W/OTHER	5	9	1	15
ASSIST FIRE/RESCUE	19	37	34	90
ASSIST OTHER JURISD	38	52	36	126
ATL BCAST ON 402			2	2
ATT BURGLARY	1	13	8	22
ATT HOMICIDE		2		2
ATT KIDNAP		1		1
ATT LARCENY	2	1		3
ATT LEWD WITH MINOR		1		1
ATT SEXUAL ASSAULT		1		1
ATT STOLEN VEHICLE	2	7	7	16
ATT SUICIDE	9	14	5	28
ATTEMPT ROBBERY	1	1		2
BAR/PERIMETER CHECK	47	133	169	349
BATTERY ON OFFICER		1		1
BOMB			1	1
BOMB THREAT		1	1	2
BURGLARY	49	79	43	171
CHILD ABUSE/NEGLECT	8	21	7	36
CIVIL MATTER	6	30	30	66
COMMUNITY POLICING	1	10	1	12
DEAD BODY	7	20	11	38
DISABLED VEHICLE	4	31	31	66
DISTURBANCE FAMILY	119	234	231	584
DISTURBANCE JUVENIL	54	85	78	217
DISTURBANCE OTHER	123	297	245	665
DISTURBANCE UNION		1		1
DOMESTIC BATTERY	72	110	90	272
DRUNK	10	27	25	62
DRUNK DRIVER	19	60	56	135
EMBEZZLEMENT	1	4		5
FIGHT	15	35	37	87
FIRE	1	3	2	6
FOLLOW-UP	519	801	511	1831

FOUND PERSON	4	23	23	50
FOUND PROPERTY	1	13	12	26
FRAUD	16	25	13	54
GRAND LARCENY	18	22	35	75
HOT PROWL	1	3		4
ILLEGAL DUMPING	4	4	3	11
ILLEGAL SHOOTING	7	21	24	52
INDECENT EXPOSURE	7	8	9	24
KEEP PEACE/ASST CITZ	64	153	148	365
KIDNAP	1	1		2
LEWD/ENTICE MINOR		3	3	6
MAN W/GUN	8	18	14	40
MAN W/KNIFE	4	5	6	15
MAN W/OTHER WEAPON	1	1		2
MENTALLY ILL PERSON	5	13	3	21
MISSING PERSON	8	22	27	57
NARCOTICS	21	59	35	115
NON SPECIFIC CRIMINA	35	70	60	165
OFFICER NEEDS HELP			1	1
PETIT LARCENY	26	48	38	112
PROCESSING	27	25	20	72
PROTECTIVE ORDER VI	1	11	7	19
PROWLER	2	5	8	15
RECKLESS DRIVER	22	37	51	110
RECOVERED STOLEN VEH	45	73	59	177
ROAD RAGE	2	8	4	14
ROBBERY	6	4	6	16
RUNAWAY JUVENILE	6	34	34	74
SEE THE PERSON	22	96	69	187
SEXUAL ASSAULT	3	5	1	9
STAKE OUT	15	6	11	32
STALKING		3	2	5
STOLEN LICENSE PLATE	2	18	10	30
STOLEN PROPERTY	1		5	6
STOLEN VEHICLE	43	99	76	218
SUSPICIOUS CIRCUMSTA	56	142	113	311
SUSPICIOUS PERSON	186	358	358	902
SUSPICIOUS VEHICLE	111	257	184	552
THEFT FROM A PERSON		6	1	7
THEFT FROM A VEHICLE	18	52	44	114
THREAT SUICIDE	8	18	21	47
THREATS/HARASSMENT	29	83	80	192
TPO SERVICE	9	26	7	42
TRAFFIC PARKING	12	14	25	51
TRAFFIC PROBLEM	5	38	27	70
TRAFFIC STOP	264	842	815	1921
TRESPASS - SECURITY			2	2
UNKNOWN PROBLEM	62	130	120	312
VANDALISM	36	74	71	181
VEHICLE REPO	4	15	11	30
WANTED PERSON	76	243	169	488
(blank)				
Grand Total	2919	6279	5503	14701

CFS
7/1/03 - 10/25/05
Area 4-3 (Valley View)

Count of Incident	Year			
Incident	2003	2004	2005	Grand Total
911 DISCONNECT	154	277	457	888
ABANDONED VEHICLE	84	134	107	325
ACCIDENT	23	65	52	140
ACCIDENT HIT & RUN	25	30	20	75
ACCIDENT PRIV PROP	5	3	6	14
ACCIDENT WITH INJURY	14	18	16	48
ALARM ROBBERY	13	23	10	46
ANIMAL BITE	25	27	21	73
ANIMAL COMPLAINTS	291	459	400	1150
ARSON	2	4	8	14
ASS/BAT	71	110	91	272
ASS/BAT W/GUN			4	4
ASS/BAT W/KNIFE	1	6	3	10
ASS/BAT W/OTHER	7	9	6	22
ASSIST FIRE/RESCUE	31	57	51	139
ASSIST OTHER JURISD	67	91	68	226
ATL BCAST ON 402			3	3
ATT BURGLARY	7	6	12	25
ATT HOMICIDE	2	1		3
ATT KIDNAP		1	1	2
ATT LARCENY		5	3	8
ATT LEWD WITH MINOR		1	1	2
ATT SEXUAL ASSAULT		2	2	4
ATT STOLEN VEHICLE	6	6	10	22
ATT SUICIDE	13	18	20	51
ATTEMPT ROBBERY		4	1	5
BAR/PERIMETER CHECK	103	215	329	647
BATTERY ON OFFICER	1	2		3
BOMB		1		1
BOMB THREAT			1	1
BURGLARY	72	117	109	298
CHILD ABUSE/NEGLECT	20	53	35	108
CIVIL MATTER	17	45	31	93
COMMUNITY POLICING	1	9	4	14
DEAD BODY	10	16	17	43
DISABLED VEHICLE	9	18	15	42
DISTURBANCE FAMILY	255	576	488	1319
DISTURBANCE JUVENIL	131	279	241	651
DISTURBANCE OTHER	253	544	546	1343
DOMESTIC BATTERY	122	242	215	579
DRUNK	14	32	34	80
DRUNK DRIVER	23	31	30	84
EMBEZZLEMENT	1	1	3	5
FIGHT	34	73	81	188
FIRE	3	2	2	7
FOLLOW-UP	277	388	320	985
FOUND PERSON	34	40	42	116
FOUND PROPERTY	16	28	26	70

FRAUD	27	55	43	125
GRAND LARCENY	29	39	33	101
HOMICIDE	2			2
HOT PROWL	2	3	6	11
ILLEGAL DUMPING	1	7	1	9
ILLEGAL SHOOTING	25	54	60	139
INDECENT EXPOSURE		9	7	16
KEEP PEACE/ASST CITZ	157	284	283	724
KIDNAP			1	1
LEWD/ENTICE MINOR	2	1	3	6
MAN W/GUN	20	25	34	79
MAN W/KNIFE	8	14	11	33
MAN W/OTHER WEAPON			1	1
MENTALLY ILL PERSON	20	22	31	73
MISSING PERSON	24	56	46	126
NARCOTICS	97	128	113	338
NON SPECIFIC CRIMINA	73	95	89	257
PETIT LARCENY	39	112	119	270
PROCESSING	28	48	45	121
PROTECTIVE ORDER VI	15	34	28	77
PROWLER	9	16	12	37
RECKLESS DRIVER	28	61	55	144
RECOVERED STOLEN VEH	28	64	66	158
ROAD RAGE		4	5	9
ROBBERY	8	6	10	24
RUNAWAY JUVENILE	35	73	70	178
SEE THE PERSON	37	204	127	368
SEXUAL ASSAULT	3	8	13	24
STAKE OUT	10	13	14	37
STALKING	3	4		7
STOLEN LICENSE PLATE	1	7	17	25
STOLEN PROPERTY	1	2	5	8
STOLEN VEHICLE	53	98	97	248
SUICIDE		1	6	7
SUSPICIOUS CIRCUMSTA	126	206	190	522
SUSPICIOUS PERSON	396	564	570	1530
SUSPICIOUS VEHICLE	128	265	253	646
THEFT FROM A PERSON	2	3	2	7
THEFT FROM A VEHICLE	33	70	57	160
THREAT SUICIDE	17	28	25	70
THREATS/HARASSMENT	70	146	159	375
TPO SERVICE	8	30	18	56
TRAFFIC PARKING	7	46	34	87
TRAFFIC PROBLEM	12	23	22	57
TRAFFIC STOP	469	813	837	2119
TRESPASS - SECURITY	2	1	1	4
UNKNOWN PROBLEM	131	236	236	603
VANDALISM	61	144	132	337
VEHICLE REPO	13	7	11	31
WANTED PERSON	141	417	269	827
(blank)				
Grand Total	4638	8615	8209	21462

CFS (Area 1 - Border Streets: Kola/Center/Burkholder/Palo Verde)
BY INCIDENT/YEAR

7/1/03 - 9/30/06

Note: Based on Create Time Incident

	7 months	12 months	12 months	9 months	
Incident Type	2003	2004	2005	2006	Total
911 DISCONNECT	43	58	109	59	269
ABANDONED VEHICLE	11	10	19	48	88
ACCIDENT	2	2	1	3	8
ACCIDENT HIT & RUN	5	4	2	1	12
ACCIDENT PRIV PROP				1	1
ACCIDENT WITH INJURY		3		1	4
ANIMAL BITE	1	8	1	2	12
ANIMAL COMPLAINTS	30	36	45	18	129
ARSON			2		2
ASS/BAT	21	27	39	24	111
ASS/BAT W/GUN			3		3
ASS/BAT W/KNIFE	1	1	1	1	4
ASS/BAT W/OTHER		2	3	2	7
ASSIST FIRE/RESCUE	3	7	13	5	28
ASSIST OTHER JURISD	22	23	21	16	82
ATL BCAST ON 402			2		2
ATT BURGLARY	1	2	3		6
ATT HOMICIDE	1				1
ATT KIDNAP			1		1
ATT LARCENY			1		1
ATT LEWD WITH MINOR		1	1		2
ATT SEXUAL ASSAULT		1			1
ATT STOLEN VEHICLE	1		1		2
ATT SUICIDE	1	2	7	3	13
BURGLARY	12	23	26	9	70
CHILD ABUSE/NEGLECT	4	14	12	9	39
CIVIL MATTER	3	10	11	5	29
DEAD BODY	1		2	3	6
DISABLED VEHICLE	2		2		4
DISTURBANCE FAMILY	56	133	183	123	495
DISTURBANCE JUVENIL	27	66	91	54	238
DISTURBANCE OTHER	72	153	223	104	552
DOMESTIC BATTERY	26	62	72	40	200
DRUNK	3	2	8	3	16
DRUNK DRIVER	1	5	2	1	9
EMBEZZLEMENT			1		1
FIGHT	5	19	40	20	84
FIRE	2	1			3
FOUND PERSON	6	6	17	8	37
FOUND PROPERTY	2	2	2	3	9
FRAUD	7	8	2	4	21
GRAND LARCENY	3	4	9	4	20
HOMICIDE				1	1
HOT PROWL		1			1

ILLEGAL SHOOTING	8	12	12	16	48
INDECENT EXPOSURE		3	2	3	8
KEEP PEACE/ASST CITZ	45	57	80	40	222
KIDNAP				1	1
LEWD/ENTICE MINOR				2	2
MAN W/GUN	7	6	16	14	43
MAN W/KNIFE	1	4	4	5	14
MENTALLY ILL PERSON	2	8	5	5	20
MISSING PERSON	4	13	12	9	38
NARCOTICS	22	40	49	42	153
NON SPECIFIC CRIMINA	12	28	21	19	80
PETIT LARCENY	10	50	48	24	132
PROTECTIVE ORDER VI	3	3	9	2	17
PROWLER	4	1	4	1	10
RECKLESS DRIVER	3	4	8	4	19
RECOVERED STOLEN VEH	3	2	18	9	32
ROAD RAGE		1	1		2
ROBBERY	2	1	1	4	8
RUNAWAY JUVENILE		20	35	28	83
SEE THE PERSON	2	36	36	35	109
SEXUAL ASSAULT		2	2		4
STAKE OUT	4		7	1	12
STALKING		1			1
STOLEN LICENSE PLATE		2	3	1	6
STOLEN VEHICLE	12	14	15	13	54
SUICIDE			1	1	2
SUSPICIOUS CIRCUMSTA	28	41	54	40	163
SUSPICIOUS PERSON	92	134	195	268	689
SUSPICIOUS VEHICLE	23	25	50	43	141
THEFT FROM A PERSON		1		2	3
THEFT FROM A VEHICLE	2	9	9	2	22
THREAT SUICIDE	5	4	11	5	25
THREATS/HARASSMENT	13	37	58	35	143
TPO SERVICE	1	6	6	10	23
TRAFFIC PARKING		3	9	3	15
TRAFFIC PROBLEM	1	1		2	4
TRESPASS - SECURITY	2				2
UNKNOWN PROBLEM	22	53	77	29	181
VANDALISM	8	33	48	26	115
VEHICLE REPO	4		2	1	7
WANTED PERSON	20	95	84	48	247
(blank)	1	3	1	3	8
Total	741	1449	1971	1371	5532

CFS (Area 2 - Border Streets: Lake Mead/Pueblo)
BY INCIDENT/YEAR

7/1/03 - 9/30/06

Note: Based on Create Time Incident

	7 months	12 months	12 months	9 months	
Incident Type	2003	2004	2005	2006	Total
911 DISCONNECT	54	103	174	134	465
ABANDONED VEHICLE	24	43	60	211	338
ACCIDENT	3	7	9	10	29
ACCIDENT HIT & RUN	9	10	9	5	33
ACCIDENT PRIV PROP	3	2	4	1	10
ACCIDENT WITH INJURY		3	5	4	12
ALARM ROBBERY		8	2	2	12
ANIMAL BITE	11	8	13	6	38
ANIMAL COMPLAINTS	119	171	159	94	543
ARSON		1	2		3
ASS/BAT	24	45	42	24	135
ASS/BAT W/GUN			1		1
ASS/BAT W/KNIFE		1	1	1	3
ASS/BAT W/OTHER	4	3	1		8
ASSIST FIRE/RESCUE	16	30	19	13	78
ASSIST OTHER JURISD	19	37	30	20	106
ATL BCAST ON 402			2	2	4
ATT BURGLARY	4	3	7	1	15
ATT HOMICIDE	1				1
ATT KIDNAP		1			1
ATT LARCENY		2	1	1	4
ATT SEXUAL ASSAULT			1	1	2
ATT STOLEN VEHICLE	4	4	7	3	18
ATT SUICIDE	8	7	7	4	26
ATTEMPT ROBBERY		1			1
BATTERY ON OFFICER	1	1			2
BURGLARY	26	48	43	17	134
CHILD ABUSE/NEGLECT	7	17	14	13	51
CIVIL MATTER	6	16	15	13	50
DEAD BODY	3	14	11	5	33
DISABLED VEHICLE		2	2	3	7
DISTURBANCE FAMILY	95	236	180	121	632
DISTURBANCE JUVENIL	38	90	62	34	224
DISTURBANCE OTHER	85	192	186	127	590
DOMESTIC BATTERY	46	91	92	75	304
DRUNK	4	8	19	11	42
DRUNK DRIVER	6	10	9	7	32
EMBEZZLEMENT	1	1	1		3
FIGHT	10	29	23	11	73
FIRE		1		1	2
FOUND EXPLOSIVES			1		1
FOUND PERSON	13	12	11	17	53
FOUND PROPERTY	2	10	9	10	31
FRAUD	13	27	33	21	94

GRAND LARCENY	9	19	10	13	51
HOT PROWL	2		5		7
ILLEGAL DUMPING		3	2	2	7
ILLEGAL SHOOTING	9	21	24	15	69
INDECENT EXPOSURE		1	2	1	4
KEEP PEACE/ASST CITZ	61	113	121	69	364
KIDNAP			1		1
LEWD/ENTICE MINOR			3	3	6
MAN W/GUN	6	9	18	15	48
MAN W/KNIFE	3	9	3	1	16
MENTALLY ILL PERSON	13	10	18	10	51
MISSING PERSON	10	15	18	12	55
NARCOTICS	40	41	38	21	140
NON SPECIFIC CRIMINA	26	30	38	18	112
PETIT LARCENY	10	44	44	35	133
PROTECTIVE ORDER VI	7	19	17	4	47
PROWLER	1	6	6	3	16
RECKLESS DRIVER	7	16	19	12	54
RECOVERED STOLEN VEH	6	17	24	12	59
ROAD RAGE			2		2
ROBBERY	3	2	4	6	15
RUNAWAY JUVENILE	14	25	15	31	85
SEE THE PERSON	20	74	62	42	198
SEXUAL ASSAULT	2	3	8		13
STAKE OUT	2	5	6		13
STALKING	3	1		1	5
STOLEN LICENSE PLATE		2	5	4	11
STOLEN PROPERTY		1	2		3
STOLEN VEHICLE	13	35	28	28	104
SUICIDE		1	2		3
SUSPICIOUS CIRCUMSTA	39	64	81	47	231
SUSPICIOUS PERSON	106	141	165	140	552
SUSPICIOUS VEHICLE	26	68	85	53	232
THEFT FROM A PERSON	2	2	1		5
THEFT FROM A VEHICLE	10	30	28	14	82
THREAT SUICIDE	4	11	4	7	26
THREATS/HARASSMENT	21	67	83	45	216
TPO SERVICE	3	11	6	4	24
TRAFFIC PARKING	2	19	16	10	47
TRAFFIC PROBLEM	2	3	4	4	13
TRESPASS - SECURITY			1		1
UNKNOWN PROBLEM	46	85	100	64	295
VANDALISM	21	45	48	40	154
VEHICLE REPO	6	3	6	4	19
WANTED PERSON	64	152	103	46	365
(blank)	1	5	6	1	13
Total	1279	2523	2549	1860	8211

CFS (Area 3 - Border Streets: Ward/Sunset/Haren/Justin/Price/Foster)
BY INCIDENT/YEAR

7/1/03 - 9/30/06

Note: Based on Create Time Incident

	7 months	12 months	12 months	9 months	
Incident Type	2003	2004	2005	2006	Total
911 DISCONNECT	41	50	44	41	176
ABANDONED VEHICLE	13	25	43	79	160
ACCIDENT	1	6	5	3	15
ACCIDENT HIT & RUN	1	4	2	1	8
ACCIDENT WITH INJURY	2	3	1		6
ALARM BURGLARY	3	6	4	3	16
ANIMAL BITE	6	5	4	1	16
ANIMAL COMPLAINTS	32	62	179	69	342
ARSON		7		1	8
ASS/BAT	11	16	18	14	59
ASS/BAT W/KNIFE	1	1	1		3
ASS/BAT W/OTHER	2	1			3
ASSIST FIRE/RESCUE	7	5	9	8	29
ASSIST OTHER JURISD	12	11	9	14	46
ATT BURGLARY	1	3	4	2	10
ATT HOMICIDE		1			1
ATT KIDNAP		1			1
ATT LARCENY	1			1	2
ATT STOLEN VEHICLE		1	2	3	6
ATT SUICIDE	2	3	3	3	11
ATTEMPT ROBBERY		1			1
BURGLARY	16	29	17	8	70
CHILD ABUSE/NEGLECT	2	2	5	2	11
CIVIL MATTER	3	10	11	3	27
DEAD BODY	1	8		2	11
DISABLED VEHICLE	1	4			5
DISTURBANCE FAMILY	47	98	79	55	279
DISTURBANCE JUVENIL	24	26	51	33	134
DISTURBANCE OTHER	43	73	80	57	253
DOMESTIC BATTERY	26	41	28	22	117
DRUNK	1	5	1	7	14
DRUNK DRIVER	3	1	3	4	11
FIGHT	3	10	12	9	34
FIRE			2		2
FOUND PERSON	3	4	9	10	26
FOUND PROPERTY		3	1	6	10
FRAUD		2	4	9	15
GRAND LARCENY	1	2	12	2	17
HOT PROWL		2		1	3
ILLEGAL DUMPING	1				1
ILLEGAL SHOOTING	2	7	9	5	23
INDECENT EXPOSURE	2	2	4	2	10
KEEP PEACE/ASST CITZ	19	34	34	28	115
LEWD/ENTICE MINOR		1			1

MAN W/GUN	4	9	7	8	28
MAN W/KNIFE	2	4	3	1	10
MAN W/OTHER WEAPON	1				1
MENTALLY ILL PERSON	3	5	3	4	15
MISSING PERSON	6	5	13	7	31
NARCOTICS	4	30	15	15	64
NON SPECIFIC CRIMINA	13	21	17	9	60
PETIT LARCENY	6	7	9	7	29
PROTECTIVE ORDER VI		1	1	1	3
PROWLER		2	1	2	5
RECKLESS DRIVER	6	4	7	8	25
RECOVERED STOLEN VEH	11	10	16	11	48
ROAD RAGE	1			1	2
ROBBERY	2	2	2	1	7
RUNAWAY JUVENILE	4	10	14	8	36
SEE THE PERSON	8	21	26	23	78
SEXUAL ASSAULT		3		2	5
STAKE OUT	7	2	4	4	17
STALKING		1			1
STOLEN LICENSE PLATE	1	3	3	1	8
STOLEN PROPERTY			1		1
STOLEN VEHICLE	12	15	24	9	60
SUSPICIOUS CIRCUMSTA	18	25	34	28	105
SUSPICIOUS PERSON	56	103	99	72	330
SUSPICIOUS VEHICLE	25	57	64	40	186
THEFT FROM A VEHICLE	3	14	3	5	25
THREAT SUICIDE	2	4	6	4	16
THREATS/HARASSMENT	12	23	21	18	74
TPO SERVICE	6	14	5	1	26
TRAFFIC PARKING	1	6	10	7	24
TRAFFIC PROBLEM	2		3	1	6
UNKNOWN PROBLEM	23	39	30	37	129
VANDALISM	9	21	34	22	86
VEHICLE REPO	2	5		3	10
WANTED PERSON	22	70	65	20	177
(blank)	2	3	3		8
Total	608	1115	1233	888	3844

CITY OF HENDERSON REDEVELOPMENT AGENCY

Proposed Study Area

Public Workshop
Henderson Convention Center
August 4, 2005

Introduction

On Thursday, August 4, 2005, the City of Henderson Redevelopment Agency convened a public meeting to gather community input on the proposed redevelopment study area. Michelle Romero, Redevelopment Program Coordinator, welcomed the community members and provided a brief overview of the Redevelopment Agency's role in the study area and the proposed Landwell development project. Ms. Romero explained that this was the first of two informational meetings being held to hear from the residents living in the study area.

A representative from Landwell then described the Landwell project area. Ned Madonia, Redevelopment Project Coordinator explained how Redevelopment has provided benefits to other Henderson neighborhoods and asked the group to consider needs that might be addressed in their neighborhood through Redevelopment. Mr. Madonia introduced Esmeralda García and Pat McLaughlin, consultants from Moore Iacofano Goltsman, Inc. (MIG), who were retained to facilitate the discussion. The following is a synopsis.

Meeting Summary

Esmeralda García began the discussion by asking the group to identify the greatest needs in their neighborhood. Ms. McLaughlin graphically recorded the discussion.

Neighborhood Needs

- Assistance to residents not qualifying for home improvement programs based on income
 - Services similar to Neighborhood Services CDBG improvement programs
- Blight – especially in areas on Boulder Hwy, Sunset and Merlane, Alystra Casino, etc.
 - Graffiti
 - Trash
 - Vacant lots
 - Unkempt homes and trailer parks
- Unsafe streets
 - Boulder Hwy – Sidewalk needed on retail side, should be more walkable
- Street surface improvements – current repairs to cracks don't last – for example, Barrett, Price and Chestnut
- Poor/inadequate lighting – street lights are needed
- More upgraded schools and libraries
- Parks
 - More big parks like Mission Hill
 - Water park, skate park
 - Amenities for existing parks

- Habitat for Humanity homes are an asset in Pittman – we need more like them in this and other areas
- Local serving businesses
 - A supermarket
 - Decent businesses – type and appearance that complement the community

Concerns

- Code enforcement
 - Enforceable regulations needed - address blight beyond “clean up the front yard”
- Greater contrast between older homes and nicer newer homes when new project is built
- Environmental concerns with Landwell site
- Safety at bus stops

Questions and Answers

- More information is needed on the proposed Landwell project
 - What is the timeline
 - What will the homes look like?
 - What features will be incorporated – for example, will it have a golf course?
 - What else is planned?
- Can eminent domain be used? *“The City has never used for single family zoned properties.”*
- Who will pay for the clean up of the Landwell site? *“The developer will pay for all clean up.”*
- What happened to the old plan that was unveiled five years ago? It look nice *“This plan replaces it. Landwell is doing more parks and open space this time.”*

Closing and Next Steps

Michelle Romero thanked the group for attending the meeting. She invited residents to attend a second meeting that will be held on Wednesday, August 24 from 6:00 PM – 8:00 PM. The meeting will provide a second opportunity for residents to provide input on the needs of the study area. A third meeting will be held in September to recap the results of the two input sessions and for Redevelopment Staff to present residents with potential tools that can address some of the neighborhood needs.

CITY OF HENDERSON REDEVELOPMENT AGENCY

Proposed Study Area

Public Workshop
Henderson Convention Center
August 24, 2005

Introduction

On Wednesday, August 24, 2005, the City of Henderson Redevelopment Agency convened a public meeting to gather community input on the proposed redevelopment study area. This was the second of two meetings scheduled by the Redevelopment Agency to review needs and opportunities for the study area. Michelle Romero, Redevelopment Program Coordinator, welcomed the community members and provided a brief overview of the Redevelopment Agency's role in the study area and the proposed Landwell development project.

A representative from Landwell then described the Landwell project area. She mentioned that, while detailed plans are not yet available, Landwell is proposing to clean up and remediate the site and provide a mix of uses, which will likely include open space, mixed use (commercial/residential) and parks. Ned Madonia, Redevelopment Project Coordinator explained how Redevelopment has provided benefits to other Henderson neighborhoods, including most recently the Downtown area. He asked the group to consider needs that might be addressed in their neighborhood through Redevelopment. Mr. Madonia introduced Esmeralda García and Pat McLaughlin, consultants from Moore Iacofano Goltsman, Inc. (MIG), who were retained to facilitate the discussion. The following is a synopsis.

Meeting Summary

Esmeralda García began the discussion by asking the group to identify the greatest needs in their neighborhood. Ms. McLaughlin graphically recorded the discussion.

Neighborhood Needs

- Public safety improvement – from both police responsiveness and infrastructure perspectives
 - There is little police presence -- police only come to certain neighborhoods when they are arresting someone.
 - Overall quality and level of street lighting is poor. It creates a safety hazard and needs to be replaced and brightened.
 - An area of particular concern is near the school at Senna and Ivy.
- Traffic issues and hazards
 - Center and Burkolder is a scary intersection with poor directional signage. It also has rocks and dirt.
 - Speeding is commonplace, especially on Major Avenue and 1st Street in Valley View
 - The Padco development and attendant street widening can induce more speeding.
 - The quality of street repair is poor, especially in Valley View, in Pittman and at Sunset and Boulder.

- Mojave Lane is a dangerous arterial and has a dirt ditch, subject to washout and runoff.
- Visual blight and underutilized properties
 - Lack of code enforcement – there are many dilapidated properties and junk vehicles.
 - Building and Safety codes create disincentives to remodel – we need flexible rules in redevelopment areas.
 - The Alystra Casino and the burned-out building in the Sunset Corridor
- Need for affordable housing
 - Vacant properties, for example on Navajo
 - Older trailers aren't allowed and current residents are priced out because of regulations and zoning.
 - Affordable housing is a particular problem for seniors and people with disabilities.

Concerns

- Lack of responsiveness and action on code enforcement
- Citizens mistrust city officials and developers
- Specific concerns with the Landwell site and proposals:
 - Toxic waste on the land can be hazardous to potential buyers
 - Current homeless encampments on the Landwell property
 - Landwell can be used to force gentrification and “upgrade” of the area and foster development and expansion
- Smelly areas – near the park and at Zuber and Spade
- Valley View, overall, is beautiful but is downgraded by sights such as empty beer bottles

Questions and Answers

- How can redevelopment attract new business? *“It has some unique tools and incentives for both improving the area and for encouraging the type of business the community wants to see in the area”*
- How will Sunset connect? *“We don't know yet.”*
- When will Warm Springs be connected? *“It will be connected with the development of the Landwell property.”*
- Will Landwell buy up houses? *“No.”*
- Are the toxics on the property all gone? *“Not yet. Cleanup is in progress.”*
- What standards are applied in cleanup? *“State standards are being applied.”*
- What is Landwell's role in redevelopment? *“The Landwell property occupies half of the area. They are dealing with their past contributions to blight in the area by remediating and upgrading uses on the property.”*
- What are the incentives for speculative purchase of rental properties? *There are actually disincentives for absentee and speculative ownership. Redevelopment can provide incentives for new homeowners such as a “silent second” (which is \$25,000 in the Downtown area) that only needs to be repaid when the property is refinanced or sold. When this happens the City shares in either gain or loss.”*
- Who will ensure that eminent domain won't be used to support Landwell? *If the property is zoned single family residential, the City won't do eminent domain. The City can do eminent domain if a property is zoned commercial/industrial but this hasn't been done to date – it's very rare.”*
- What will prevent changing the zoning? *There was some changed zoning in downtown but this has not yet required exercising eminent domain.”*

- How many homes are planned by Landwell? *"We don't know yet."*
- Is Landwell eligible for reimbursement by redevelopment area incentives? *"This is being discussed. Landwell is in the redevelopment area."* (A participant indicated objection to using city tax dollars to help a private developer).
- What commitment does Landwell have to providing infrastructure such as streets and schools? *"The City has stringent requirements for this and a history of enforcing them."*
- Will redevelopment extend the CC&Rs from Centex to adjacent land? *"No."*
- How does the city define a property as "dilapidated"? *"If it is a clear health and safety violation."*
- What impact will the beautification of Lake Mead Parkway have? *"This issue needs to be discussed with DOT since it is primarily a DOT issue."*

Closing and Next Steps

Michelle Romero thanked the group for attending the meeting. She encouraged participants to write additional questions and suggestions on the comment cards and discuss individual concerns with her and with Ned Madonia either after the meeting or by indicating on comment cards that they would like to be called. She indicated that the next steps would be to take the boundaries of the proposed redevelopment area to the City Council and then arrange a follow-up workshop with the community later in the fall.

CITY OF HENDERSON REDEVELOPMENT AGENCY

Proposed Study Area

Public Workshop
Henderson Convention Center
October 12, 2005

Introduction

On Wednesday, October 12, 2005, a third meeting of the City of Henderson Redevelopment Agency was held at the Henderson Convention Center. The purpose of the meeting was to gather community input on the proposed redevelopment study area. Michelle Romero, Redevelopment Program Coordinator, welcomed the community members and reviewed the meeting agenda.

Ned Madonia, Redevelopment Project Coordinator then explained the Redevelopment process and highlighted the benefits to the Henderson community, including most recently the Downtown area. Mr. Madonia explained to the group that the input gathered during the three neighborhood meetings would be used to develop strategies to address their neighborhood concerns. He then introduced Esmeralda García and Pat McLaughlin, consultants from Moore Iacofano Goltsman, Inc. (MIG), who were retained to facilitate the discussion. The following is a synopsis of the discussion.

Meeting Summary

Esmeralda García summarized some of the key issues that emerged during the first two meetings and Ms. McLaughlin graphically recorded these themes on the paper posted to the wall. Ms. García then asked the group to identify gaps and those issues of most importance.

Traffic

- Speeding
- Unsafe intersections
- Warm Springs Road needs to be connected
- Medians between Petco and Sunset
- Street improvements
 - Stop signs - Pueblo
 - Traffic lights
 - Coordinate signal lights
 - Crosswalks

Public Safety

- Crime
- Lighting
- Stray dogs – Mojave Lane
- Poor street maintenance – more permanent than slurry

Blight

- Unkempt properties

- Vacant properties - Alystra
- Burn out – rubble is unsafe at Sunset and Merlane
- Parked cars – More than is allowed
- Odors – Center and Lake Mead
- Sewer blocked causes back up and odor

Economic Development

- Loss of traditional businesses
- Spend resources in Henderson

Affordable Housing

- Need to preserve and expand
- Maintain Henderson's unique community character – Not like LA and Green Valley
- Concern with loss of trailer homes
- Derelict moving from one abandoned building to another

Code Enforcement

Ms. García introduced Greg Blackburn, representing Henderson's Code Enforcement department, who provided residents with an overview of the department mission and update on a new maintenance initiative. Mr. Blackburn explained that the new Property Maintenance Code will give our department more flexibility to address community concerns. He invited residents to stay informed in the Property Maintenance Code development process and announced that there will be a Council workshop in January. The purpose of this workshop is to review the Property Maintenance Code in detail. Mr. Blackburn addressed questions and concerns but also invited residents to contact him via email. Questions and comments are noted below.

- Need more enforcement officers
- Greatest issue – Pittman area
- Need more animal Control
- How does Code Enforcement relate to other Departments, we need a org chart to show these relationships?
- Why is it necessary to leave contact information when making a complaint? *The Department is legally required to show that a request was made in order to respond.*
- How many times does the Alystra need to be boarded up before it is torn down? *It takes three years before a building that has been boarded to become an attractive nuisance and not until then will it be demolished.*
- What can be done about burn out Buildings like the one at Boulder and Merlane? *The owner is encouraged to remove debris but there is due process to demolish the building.*
- Why does the Department not have more staffing? *We are trying but we need to justify the need.*
- What is the County's involvement such as the County Health Department? *There are problems with the response to renters.*

Other Comments

- As residents we need to take a proactive approach and not wait for government to take care all of our problems
- The proposed Walmart project is not a good idea – there are concerns with hazardous material

Closing and Next Steps

Michelle Romero thanked the group for attending the meeting and sharing their concerns. She stated that the Redevelopment agency would arrange to meet with smaller groups of residents representing specific neighborhoods. This approach will allow the Redevelopment to identify specific tools to address neighborhood concerns. Ms. Romero indicated that staff representing City agencies and departments such as Police, Code Enforcement and Parks and Recreation would be available at the end of the meeting to discuss specific concerns.