

UNIVERSITY AREA LIVABLE CENTERS STUDY

What is a Livable Center?

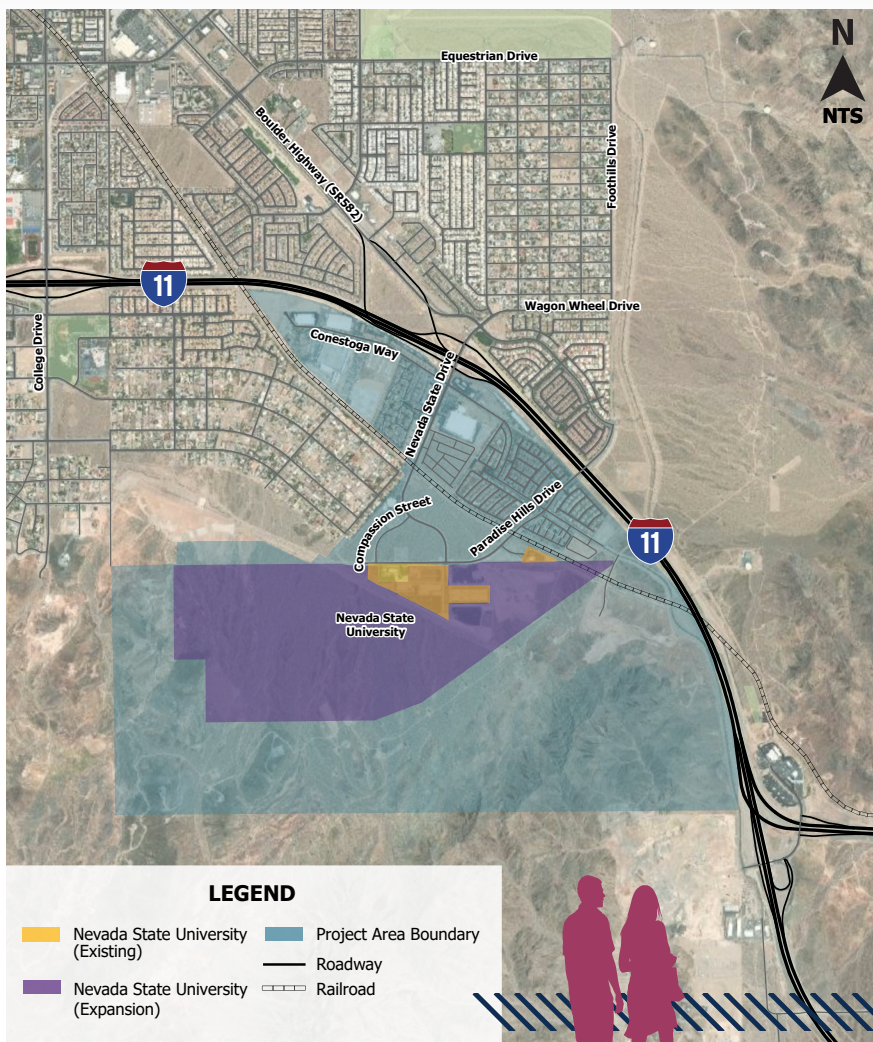
A Livable Center is a place where people can live, work, and play with minimum reliance on cars. Livable Centers are places with a mix of development types and a variety of housing options, which contribute to a community that is walkable, connected, and accessible by multiple types of transportation modes (such as walking and biking).



Project Overview

The University Area in southeast Henderson is currently undergoing a plan update to the 2004 University Area Plan that will build upon previous planning efforts and encourage the future transformation of the area into a Livable Center.

The University Area covers a 1,400-acre area, including the Nevada State University (NSU) campus and its planned future expansion area. The study area is bound on the north and east by Interstate 11 (I-11), Mission Hills Neighborhood to the northwest, and Bureau of Land Management (BLM) property to the west and south.



Project Goals

The goal for the University Area Livable Center Study is to create a long-range plan that encourages a reduced dependence on automobiles through improved multimodal access (walking, biking, etc.) and connectivity. The study will also seek to increase housing options, services, and amenities, along with fostering a strong and diverse economy that supports active transportation choices.

The plan will be developed focusing on the following topics:

- Transportation
- Economic Development, Housing, and Built Environment
- Community Health
- Place Making
- Parks, Trails, and Open Space

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University Area Facts and Figures

Demographics*

- Population of 4,356 residents
- Median Household Income: \$58,917
- 68% White, 7% Black or African American, and 4% Asian, and 4% with two or more races with 17% of Hispanic ethnicity
- 51% Female; 49% Male
- Percent of high school graduates or higher is 93.6%
- Resident Age: Under 18: 26%, 18 to 64: 62%, Seniors: 12%

* 2021 American Community Survey (ACS), Block Group 1, Census Tract 53.60



Existing Land Uses

- Commercial/Industrial
- Nevada State University Campus
- Residential (*Multi-Family & Single Family Residential*)
- Bureau of Land Management (BLM) Land

Nevada State University Statistics

- 2023 Enrollment – 7,165 Students
- 2047 Enrollment – 20,300 Students (**expected 183% growth**)
- 510 total acres



Existing Trails/Outdoor Recreational Amenities

Union Pacific Railroad Trail (12 miles)

- Connects to Mission Hills Neighborhood, Walker Elementary School and Mission Hills Park
- Connects to River Mountains Loop Trail

Nearby parks:

Mission Hills Park, River Mountain Park, and Equestrian Park

Sloan Canyon National Conservation Area



Project Background

The Livable Centers program was established in 2018 by the Regional Transportation Commission of Southern Nevada (RTC) to encourage implementation of the *Southern Nevada Strong Regional Policy Plan* and the development of “Complete Communities” throughout the region. The Complete Communities concept looks at locating jobs, housing, transportation options, and community amenities within a reasonable proximity of one another, meaning that everyone has access to housing, economic opportunity, and healthy resources, regardless of income or transportation choice.

The Livable Centers program invites local agencies to apply through a competitive process to receive funding to develop plans that prioritize multimodal transportation solutions and employ more resource-efficient land use and development practices.

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For more information on Livable Center studies in Southern Nevada, scan this code or visit:

www.rtcsonv.com/projects-initiatives/transportation-planning/planning-studies-reports/livable-centers-study/

