

HUNDRED PLAN IN ACTION:

ALIGNING THE IMPLEMENTATION STRATEGY
FOR THE HISTORIC WESTSIDE



PHASE I UPDATE

Created in partnership between the Historic Westside Community and the city of Las Vegas.



ACHIEVEMENTS

- **More than \$56M committed since 2019**
 - \$24M in grants, philanthropy
 - \$32M in city, state funds for projects
- **Coordinated communications strategy**
- **Ongoing community engagement and events**

Change
is
Coming



Take Flight Event | Historic Westside | May 2021

CONNECTIONS MADE

- Take Flight Event | May 2021
- 12+ community meetings
- Dozens of one-on-one conversations
- ~20 technical assistance sessions
- Historic Westside Newsletter
- Historic Westside web page (on CLV's site)
- Attending community events

ENGAGING THE COMMUNITY

ISSUES DISCUSSED

- Form-based code/zoning
- Museum development
- Technical assistance and capacity building
- CDC development/co-op development
- Entrepreneurial coaching
- EUD/business matters
- General HUNDRED Plan status
- Issues arising in the neighborhood



Public Art in the Historic Westside

- Queen of the Arts sculpture installed at West Las Vegas Art Center | April 2021
- Community mural completed at Take Flight event on Jackson | May 2021
- New mural coming to NW corner of Jackson Ave. & D Street:
 - Awaiting proposal from artist Nima Akbenar
 - Part of the Contemporary Public Art program

- Two new sculptures coming to 1100 and 1200 D Street:
 - Awaiting proposal from artists Beck Stafford and Adolfo Gonzalez
 - Part of the Contemporary Public Art program
- Historic Westside Mural Project
 - Community works together to envision a series of murals throughout the neighborhood, reflective of history and vision
 - Led by local artist Chase McCurdy

COMPLETED PROJECTS

- Historic Westside Brand Established
- Historic Westside Gateway Signs + Parquee Installed
- ACCED Network Phase One Deployed
- Historic Westside Form-Based Zoning Introduced
- Cox Innovation Center at the Strong Future Technology Training Center Opened
- Strong Start Mobile Pre-K Academy Opened
- EmployNV Career Hub Opened





PROJECTS IN DEVELOPMENT

- CSN Westside Education and Training Center
- Jackson Ave. Complete Streets Improvements
- Historic Westside Design Center
- Inventory & Preserve | Historic Westside Building Stock
- Small Business Support Center
- ACCED Network | Phase Two
- Reimagined James Gay Park
- West Las Vegas Holistic Wellness Center
- D Street Properties Development
- Market Hall and Small Business Incubator
- African American Museum & Cultural Arts Center

Overview: Historic Westside Projects in Development

PROJECT NAME	LOCATION	ESTIMATED COST	TIMELINE	IN THE OZ?	IN RDA?
CSN Westside Education and Training Center	SW Corner of D Street and Jefferson Ave.	\$15M	Architecture finalized; Break ground in early 2024	Y	Y
Jackson Ave. Complete Streets Improvements	Jackson Ave. from C to H Streets	\$4.5M	Construction began Dec 2022; Complete Q3 2023	Y	Y
Historic Westside Design Center	Historic Westside School	\$100,000	Opening Jan/Feb 2023	Y	Y
Inventory & Preserve Historic Westside Building Stock	Throughout the Historic Westside	\$50,000	Underway; complete Q3 2023	Y	Y
Small Business Support Center	Historic Westside School	\$800,000	2023	Y	Y
ACCED Network Phase 2	Throughout the Historic Westside	~\$500,000	Design completed February 2022; Construction/installation completed March 2023	Y	Y
Reimagined James Gay Park Vertical Ag, Housing, Growing Containers, Co-Op Market	James Gay Park (Jackson Ave. and B Street)	\$40M	Shipping containers installed December 2022; Vertical ag + housing break ground late 2023; Co-Op moving forward on architecture + op plan	Y	Y
West Las Vegas Holistic Wellness Center	400 Jackson Ave. at D Street	\$30M	In conceptual design; Delivery 2024	Y	Y
D Street Properties Development – Housing + Commercial –	NW Corner of D Street and Jefferson Ave.	\$40M	Entitlements by early 2023, expected completion 2025	Y	Y
Market Hall & Small Business Incubator	Tentatively – to be located in the D Street Properties Main Floor	TBD – TI and subsidies	Working to design it within D Street main floor – delivery aligned with D Street	Y	Y
African American Museum & Cultural Arts Center	Site TBD, but within the Historic Westside	\$75M	Master Plan development beginning January 2023	Unknown – Site TBD	Unknown – Site TBD

CSN Westside Education and Training Center

- Architect Carpenter Sellers Del Gatto/KME is on board, working on programming and lay-out
- 15,000 square feet
- Job training in tech + trades, wrap-around services

Future Home of the Westside
Education & Training Center



DANGER
-NO-
TRESPASSING

- Estimated groundbreaking Q2 2023
- Estimated construction completion/opening Q2 2024

HISTORIC WESTSIDE INFRASTRUCTURE PHASING PLAN



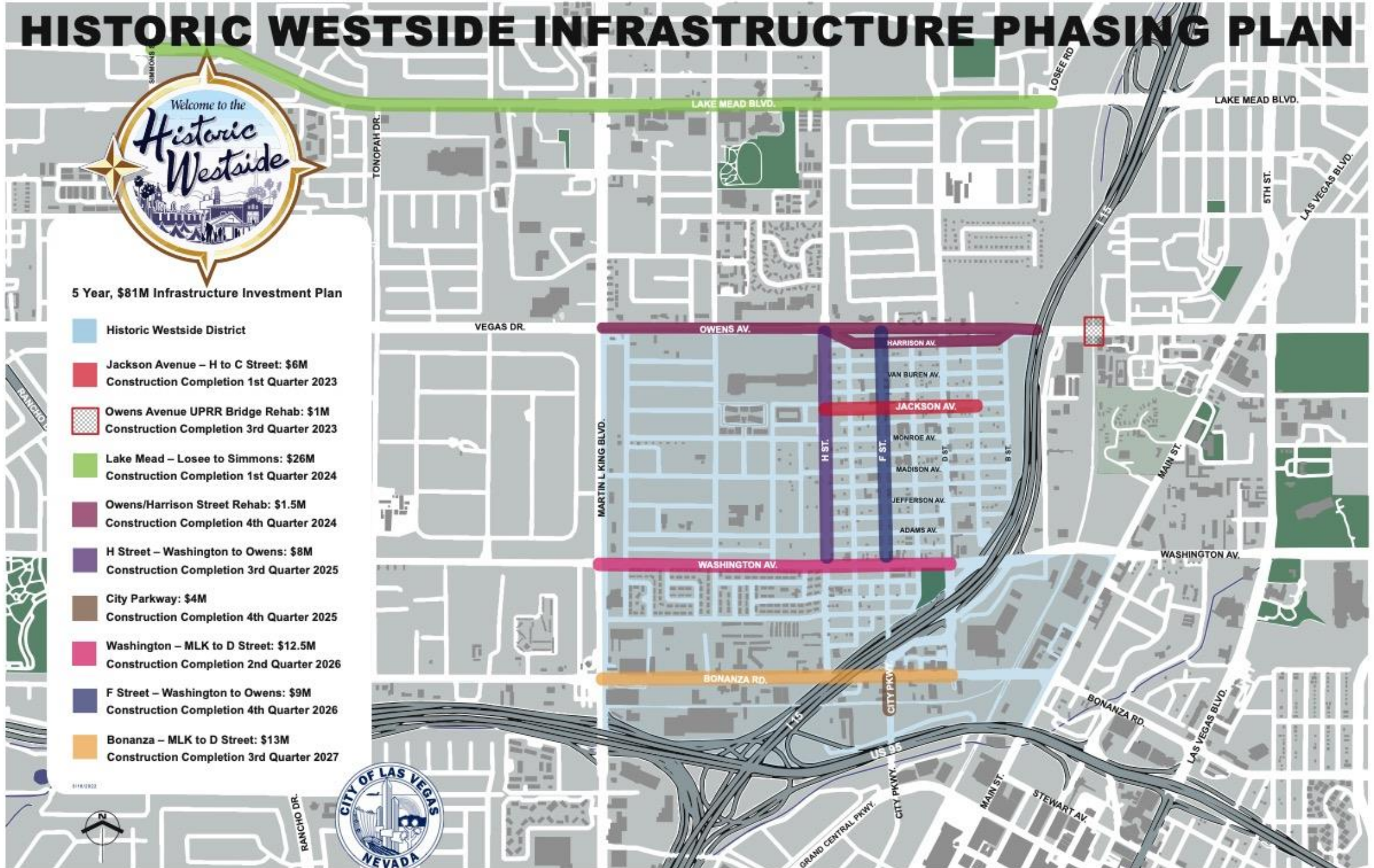
5 Year, \$81M Infrastructure Investment Plan

- Historic Westside District
- Jackson Avenue – H to C Street: \$6M
Construction Completion 1st Quarter 2023
- Owens Avenue UPRR Bridge Rehab: \$1M
Construction Completion 3rd Quarter 2023
- Lake Mead – Losee to Simmons: \$26M
Construction Completion 1st Quarter 2024
- Owens/Harrison Street Rehab: \$1.5M
Construction Completion 4th Quarter 2024
- H Street – Washington to Owens: \$8M
Construction Completion 3rd Quarter 2025
- City Parkway: \$4M
Construction Completion 4th Quarter 2025
- Washington – MLK to D Street: \$12.5M
Construction Completion 2nd Quarter 2026
- F Street – Washington to Owens: \$9M
Construction Completion 4th Quarter 2026
- Bonanza – MLK to D Street: \$13M
Construction Completion 3rd Quarter 2027

01/18/2022



RANCHO DR.



Jackson Ave. Complete Streets Improvements



- Improvements occurring from C St to H St
- Will include:
 - 15 ft sidewalks with shade trees
 - Upgraded lighting for both roadway and pedestrians
 - Curb extensions at intersections to improve pedestrian safety

- Construction began December 2022
- Project completion estimated Q3 2023



Historic Westside Design Center



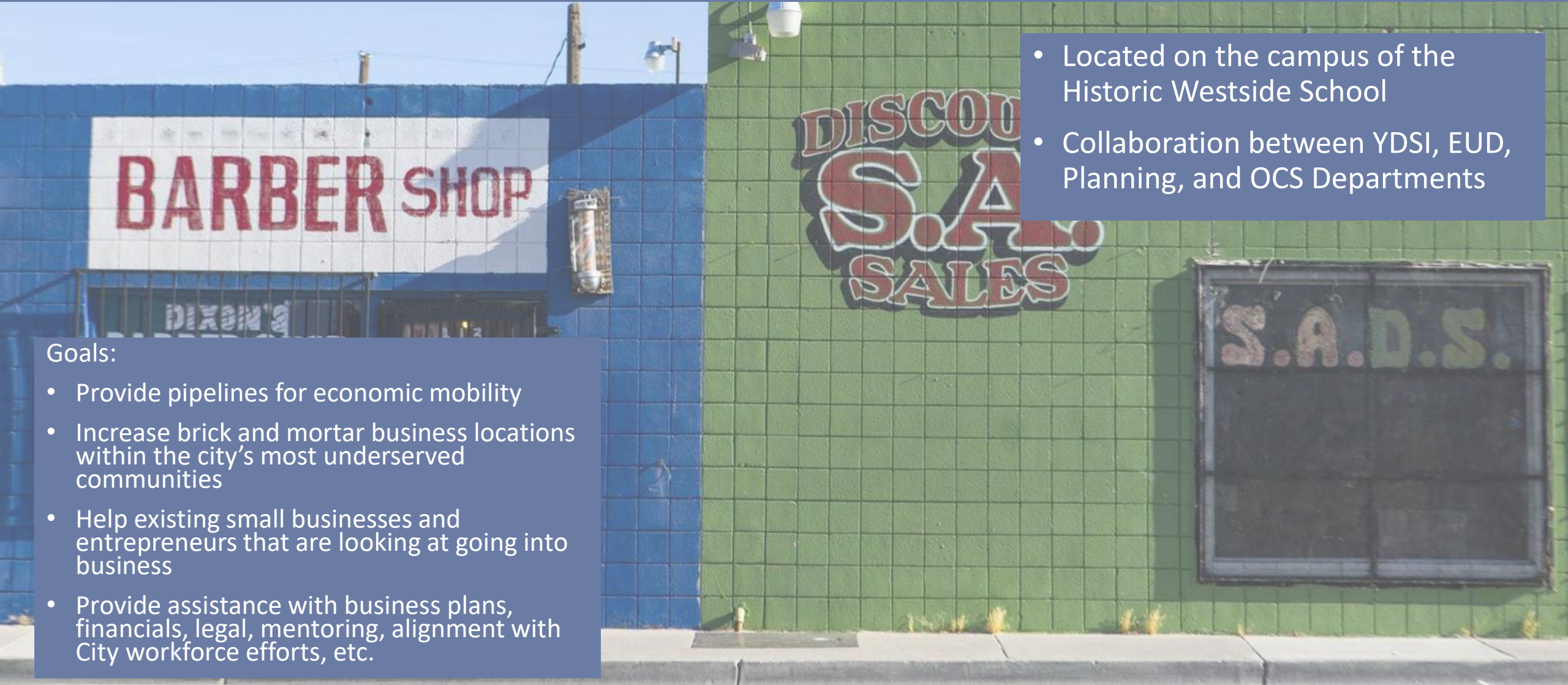
- Opening January 2023
- Space will feature information on history, and projects to come
- Community meeting and learning space

Inventory & Preserve | Historic Westside Building Stock



- \$50K NPS Underrepresented Community Grant
- Partnership with HPO, Planning
- Architectural inventory and survey of resources associated with the African American community in West Las Vegas 1930-1979
- At least one resource will be nominated to the National Register of Historic Places

Small Business Support Center

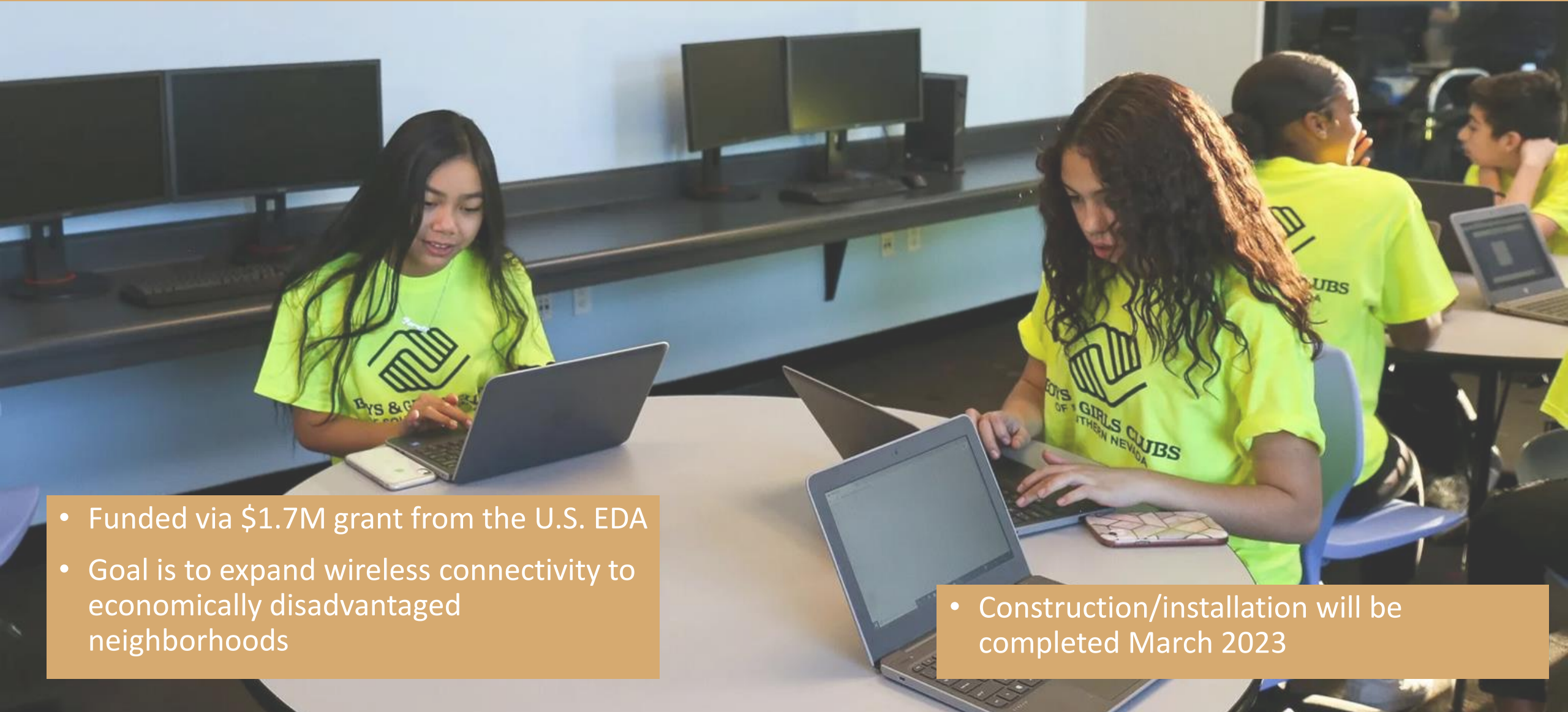


Goals:

- Provide pipelines for economic mobility
- Increase brick and mortar business locations within the city's most underserved communities
- Help existing small businesses and entrepreneurs that are looking at going into business
- Provide assistance with business plans, financials, legal, mentoring, alignment with City workforce efforts, etc.

- Located on the campus of the Historic Westside School
- Collaboration between YDSI, EUD, Planning, and OCS Departments

ACCED Network | Phase Two



- Funded via \$1.7M grant from the U.S. EDA
- Goal is to expand wireless connectivity to economically disadvantaged neighborhoods

- Construction/installation will be completed March 2023

Reimagined James Gay Park

- Two container growing facilities
- Co-op market to address food insecurity/community wealth building
- Vertical, hydroponic growing facilities
- Workforce housing
- Job training & employment
- Internships & education K-12+
- Community space

Development costs:

- Containers x 2 - \$500,000
- Co-Op Market – 6,000 SF - \$10M
 - 16 churches working together to form CDC
 - Local Foods, Local Places for Capacity Building
 - Enterprise via Schwab Bank funding to form CDC
- Vertical Ag + Housing – Est 70,000 SF – Cost \$25-30M

HISTORIC WESTSIDE URBAN FARM



MGM RESORTS
INTERNATIONAL



New light poles.

New Stairs

RENDERING OF FINISHED PROJECT



West Las Vegas Holistic Wellness Center

- 3-story, 30K SF holistic health center & primary care
- Some specialty services & dental

Est. \$30M construction cost

- City of Las Vegas owns the land
- CDBG Funds committed for design, underway
- NMTC opportunity
- In the Opportunity Zone





D Street Properties Development

\$40M construction cost

- City Owned Land
- Finalizing agreement with developer
- NMTC & Opportunity Zone Eligible
- Private Activity Bond Eligible

5-story mixed-use facility:

- Retail /commercial space - 6,600 SF Community and meeting space
- Mixed-income residential – 84 units
- Delivery by 2025

Market Hall & Small Business Incubator



- Market hall space supporting culinary business incubator
- Food truck commissary kitchen
- ~10K SF, co-located in D Street

- NMTC & Opportunity Zone Eligible
- Private Activity Bond Eligible

African American Museum & Cultural Arts Center



- Celebrating and honoring the histories and contributions of African Americans in the Historic Westside, Las Vegas and Nevada
- Master planning kicking off January 2023
- Cost likely to be \$75M+
- Philanthropy will be critical

PROJECTS IN THE PLANNING STAGE

- Jackson Ave. Development Strategy/Main Street Approach
- Support for Residential Property Owners
- Infill Housing Projects
- Complete Street Improvements: Washington Ave., H Street, Bonanza Rd., F Street
- Parks Master Plan for the Historic Westside
- Parking Strategy for the Historic Westside
- Infrastructure Planning
- Sustainability Initiatives – Community Solar, EV Charging Stations



Overview: Historic Westside Projects in Planning Stage

PROJECT NAME	LOCATION	TIMELINE	DETAILS
Jackson Ave. Development Strategy/Main Street Approach	Jackson Ave., from B to H St.	Ongoing	Engagement with Jackson Ave. property owners regarding plans for their property, opportunity to establish Jackson as a Main Street; working on an EDA grant application to support
Support for Residential Property Owners	Throughout HW	TBD	OCS already has program in place; seeking additional funding from banks to expand the program
Infill Housing Projects	Throughout HW	Ongoing	RFP for multiple parcels owned by City (via OCS) to develop them for residential infill
Complete Streets Improvements: Washington, H, Bonanza, F	Throughout HW	See 5-Year Infrastructure Phasing Plan	Part of a comprehensive effort to bring Complete Streets to the Historic Westside to landscape the corridors with shade trees and improve safety for all users
Parks Master Plan	Throughout HW	2023	As we look to develop James Gay and potentially Ethel Pearson Parks, explore other opportunities to green and bringing activated greenspace throughout the Historic Westside
Parking Strategy	Throughout HW	Draft complete; continuous review as new projects come online	Identify collective parking solutions for projects online now, and those coming soon
Infrastructure Planning	Throughout NW	See 5-Year Infrastructure Phasing Plan	Look at needs for upgraded infrastructure (water, sewer, electric, broadband, etc.) to support development in the HW
Sustainability Initiatives – Community Solar, EV Stations	Throughout HW	Ongoing	Identify opportunities to support sustainable development as part of every project in the Historic Westside.

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