

BOARD OF REGENTS  
BRIEFING PAPER

1. **Agenda Item Title:** Proposed Schedule and Process to Update the  
Campus Master Plan, UNLV

**Meeting Date:** March 3-4, 2016

**2. BACKGROUND & POLICY CONTEXT OF ISSUE:**

At the December 4, 2015 meeting, the Board approved the purchase and interim financing for the 42 acre parcel on the terms and conditions outlined in the Purchase and Sale Agreement. The Board also requested that UNLV submit a more detailed and comprehensive campus master plan update for Board consideration within 6-9 months. The Board's request included more specific plans for the 42 acre parcel and the adjacent 38 acre parcel owned by Clark County, with specific details on how the 15-20 recaptured acres on the main campus will be utilized. In addition, the Board required that any activity on the 42 acre parcel (meaning major development of the property, not cleanup of the property and digitizing the billboards, etc.) be subject to Board approval, and that long-term planning should incorporate replacing the student fees support of the purchase with other funding sources, if feasible. In response to those requests, a plan and schedule has been developed to update the campus master plan. The attached schedule provides the proposed process and time frame to address the Board's request.

**3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:**

UNLV President Len Jessup requests approval of the proposed 2016 schedule and process for updating the UNLV campus master plan, based on the Board discussion at the December 4, 2015 meeting.

**4. IMPETUS (WHY NOW?):**

The proposed schedule honors the Board's request and outlines the process for updating the campus master plan. If the proposed schedule is approved, the master plan will be updated over the coming months to include the 42 acre property (with inclusion of the County owned 38 acres). The revised UNLV campus master plan would then be presented to the Board for approval at their September 2016 meeting.

**5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:**

- The Board requested a plan and schedule to update the campus master plan at their December 4, 2015 meeting.

**6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:**

- There may be time constraints with the agenda.

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

- Do not provide an update.

**8. COMPLIANCE WITH BOARD POLICY:**

- Consistent With Current Board Policy: Title #\_\_\_\_ Chapter #\_\_\_\_ Section #\_\_\_\_
  - Amends Current Board Policy: Title #\_\_\_\_ Chapter #\_\_\_\_ Section #\_\_\_\_
  - Amends Current Procedures & Guidelines Manual: Chapter #\_\_\_\_ Section #\_\_\_\_
  - Other: \_\_\_\_\_
- X** Fiscal Impact: Yes\_\_\_\_ No **X**  
Explain: \_\_\_\_\_

**Proposed 2016 Schedule and Process for Updating the UNLV Campus Master Plan**

**Note: Board approval for purchase of 42 acre parcel was received on 12/4/15 and UNLV acquired the property on 12/24/15.**

**Proposed 2016 schedule:**

<b>First Quarter 2016</b>	<p>January 4, 2016 - Met with private land owners adjacent to the 42 acres to give them an update on status and discuss options for an easement connecting the 42 acres with the County property to the east.</p> <p>January 7, 2016 – Met with County to update officials on the 42 acre property purchase, plans for Board of Regents and Board of County Commissioner agenda submittals on MOU for Clark County adjacent 38 acres, electronic billboards, interim site uses, near term site ‘clean-up’ items to improve safety/security (and related work plan and coordination), and other items.</p> <p>January 8, 2016 – RFP submissions on moving billboards to electronic and temporary/staging uses of the property received. Two billboard proposals have been received that are being reviewed to determine course of action. Temporary/staging use RFP did not receive any responses – UNLV is contacting companies directly that may have temporary/staging use activity/needs in the area (i.e. convention and event support related enterprises, hospitality related entities, others), to determine options and approaches here. Through these RFP processes and other appropriate avenues, UNLV will continue to pursue reasonable options for interim site uses, billboard agreements or other use/revenue options for 42 the acre parcel.</p> <p>Continue coordination with Clark County related to some near-term safety/security issues they have raised, to make reasonable and feasible progress related to these items.</p> <p>Submit FAA documents for height reviews for 42 acre parcel (now that UNLV owns the parcel and can make such submittals), to establish allowable development heights on the 42 acre parcel for campus master plan update options.</p> <p>Coordinate with Clark County on any entitlement, special-use permit, or other related items to support interim uses of 42 acre parcel.</p>
---------------------------	---

<p><b>March 3-4, 2016 BOR Meeting</b></p>	<p>Present plan and follow-up action plan from Board input and direction from the December 3-4, 2015 Board of Regents meeting, related to the campus master plan update and financing items, including items such as:</p> <ul style="list-style-type: none"> <li>• Seek approval from the Board of Regents for the permanent financing for the 42 acre parcel.</li> <li>• Present plans and a proposed schedule for coming back to the Board of Regents for a more complete campus master plan update in 2016, for Board review and approval. Provide an action or informational item for Board consideration on how and when this would be completed.</li> <li>• Plans going forward for refining the campus master plan concept for the commercial development on the 42 acre parcel – related to the Tropicana facing portion of the 42 acre parcel.</li> <li>• Plans for providing more detail and information for the centrally located 15-20 acre site area and EPA site repurposing of existing UNLV campus core land.</li> </ul> <p>Present an agenda action item for Board of Regents consideration for approval of an MOU with Clark County for 38 acres of Clark County land adjacent to the UNLV Maryland Campus and the 42 acre parcel. Coordinate with Clark County MOU review and approval processes in coordination with any Board action.</p>
<p><b>Spring 2016</b></p>	<p>April/May 2016 - Conduct additional open houses and forums for the more detailed campus master plan proposals and options, for both campus and broader community stakeholder input and information. This outreach would be focused towards students, faculty, staff and general community members, as well as targeted meetings with entities it is important to work with, such as Clark County, McCarran International Airport, RTC, NDOT and other entities.</p>
<p><b>June 9-10, 2016</b></p>	<p>Present an informational update to the Board of Regents on the status of the UNLV campus master plan, including status of the plan, refinements to the plan, campus and community engagement updates, status updates of planning related efforts (i.e. FAA submittals, external entity coordination, other items), and other activity and outreach items.</p>
<p><b>September 8-9, 2016</b></p>	<p>Present as an action item the UNLV Campus Master Plan Update to the Board of Regents for consideration and approval, addressing all items originally requested at the December 3-4, 2015 Board meeting, and incorporating all follow-up items from campus/community outreach, coordination with external entities, technical coordination/review, and other items.</p>