

BOARD OF REGENTS
BRIEFING PAPER

AGENDA ITEM TITLE: 2015 Campus Master Plan Limited Update, UNLV

MEETING DATE: June 8-9, 2017

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

At the December 3-4, 2015 meeting, the Board approved the 2015 Limited Campus Master Plan Update incorporating a 42 acre property west of the Maryland Campus into the campus master plan. The Board requested UNLV to present additional information via a follow-up item, which included: 1) providing more detailed plans for the 42 acre parcel plan; and 2) providing more detailed information on the 15-20 acres of existing Maryland Campus land (generally in the area of the existing Paul McDermott Physical Education Complex (MPE) and the facilities currently leased to the Environmental Protection Agency) that would be repurposed or redeveloped, as the 42 acre purchase provided this redevelopment opportunity.

Concurrently with the UNLV Campus Master Planning Update process, the Southern Nevada Tourism Infrastructure Committee (“SNTIC”) conducted meetings from July 2015 through September 2016. One of the primary agenda items for the SNTIC was consideration of a potential stadium in Southern Nevada, focused on a National Football League (“NFL”) stadium that could support UNLV/collegiate football events and other major events in Southern Nevada. The campus master plan has been coordinated to reflect the recommendations of the SNTIC and other activities that impacted the campus master plan related to UNLV and UNLV Athletics. The focus of this campus master plan has been on the Maryland Campus development planning, opportunities to continue to work with Clark County for UNLV/Clark County partnership options for use of Clark County land adjacent to campus, and refinement to the 42 acre site campus planning.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV President Len Jessup presents for information only an update to the UNLV Campus Master Plan approved by the Board of Regents in its December 2015 meeting.

4. IMPETUS (WHY NOW?):

At its December 3-4, 2015 meeting, the Board requested that UNLV present additional information on the masterplan that was approved. UNLV has been tracking the progress of implementation of Senate Bill 1 of 2016, and also the planning for an elevated roadway coming out of the airport. It is not clear when the elevated roadway plans will be finalized; however, UNLV determined it is appropriate at this time to update the Board and answer any questions its members may have.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- This campus master plan follow-up item incorporates information to respond to Board member questions from the December 3-4, 2015 meeting.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Wait for a future date to present an update on the Board questions, after all planning activities that might impact UNLV are settled (i.e. the elevated roadway coming out of the airport).

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

- The alternative would be to defer the update to a later Board meeting.

8. COMPLIANCE WITH BOARD POLICY:

<input type="checkbox"/>	Consistent With Current Board Policy: Title #_____ Chapter #_____ Section #_____
<input type="checkbox"/>	Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____
<input type="checkbox"/>	Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____
<input type="checkbox"/>	Other:_____
X	Fiscal Impact: Yes _____ No X_____
	Explain:_____



UNLV

Follow-up to 2015 Campus Master Plan Limited Update

NSHE Board of Regents Information Item

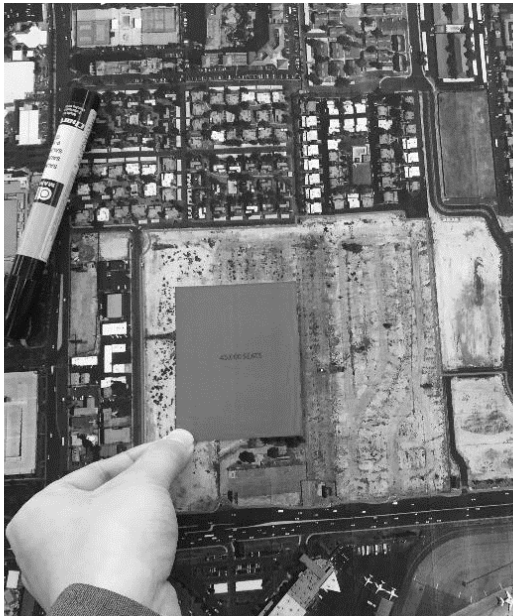
June 8-9, 2017

SMITHGROUP JJR

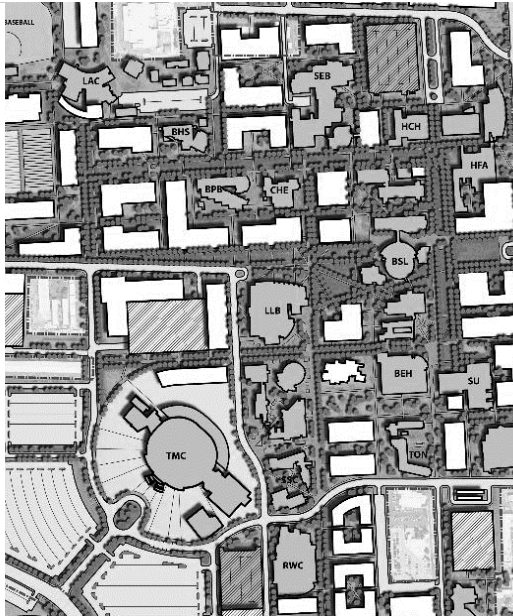
TABLE OF CONTENTS



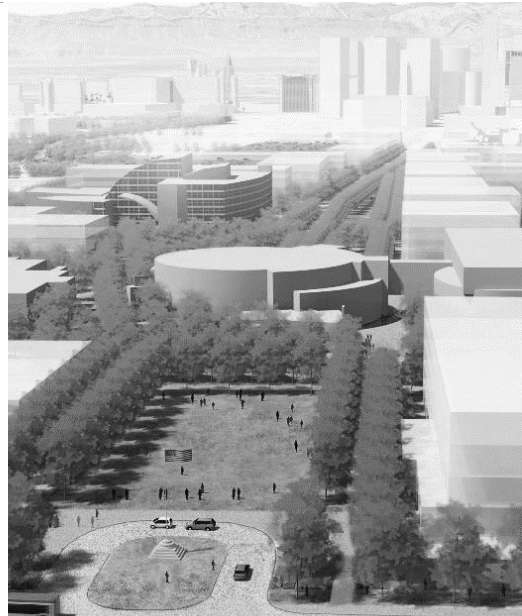
VISION + CONTEXT



PROGRAM + DRIVERS



CAMPUS PLAN + SYSTEMS



NEIGHBORHOODS + PRIORITIES

PURPOSE OF CAMPUS MASTER PLAN INFORMATION ITEM

Respond to Board of Regents questions that were a part of the December 3-4, 2015 campus master plan discussion, that resulted in Board approval of the campus master plan. Questions were focused on:

1. Providing more detailed plans for the 42 acre parcel plan; and
2. Providing more detailed information on the 15-20 acres of existing Maryland Campus land (generally in the area of the existing MPE and EPA facilities) that would be repurposed or redeveloped, as the 42 acre purchase provided this redevelopment opportunity.

Slides 24 and 33 provide detailed information related to the Board questions, and the remaining slides provide overall context to the campus master plan, and incorporate information that respond to the Board questions.

VISION, MISSION AND CORE THEMES

TOP TIER VISION: By 2025, UNLV will be recognized as a top tier public university in research, education and community impact.

TOP TIER MISSION: UNLV's diverse faculty, students, staff, and alumni promote community well-being and individual achievement through education, research, scholarship, creative activities, and clinical services. We stimulate economic development and diversification , foster and climate of innovation, promote health, and enrich the cultural vitality of the communities that we serve.

TOP TIER MAJOR GOAL AREAS:

- Research, Scholarship, and Creative Activity
- Student Achievement
- Academic Health Center
- Community Partnerships
- Infrastructure and Shared Governance

PURPOSE + PROCESS OF CAMPUS MASTER PLAN UPDATE

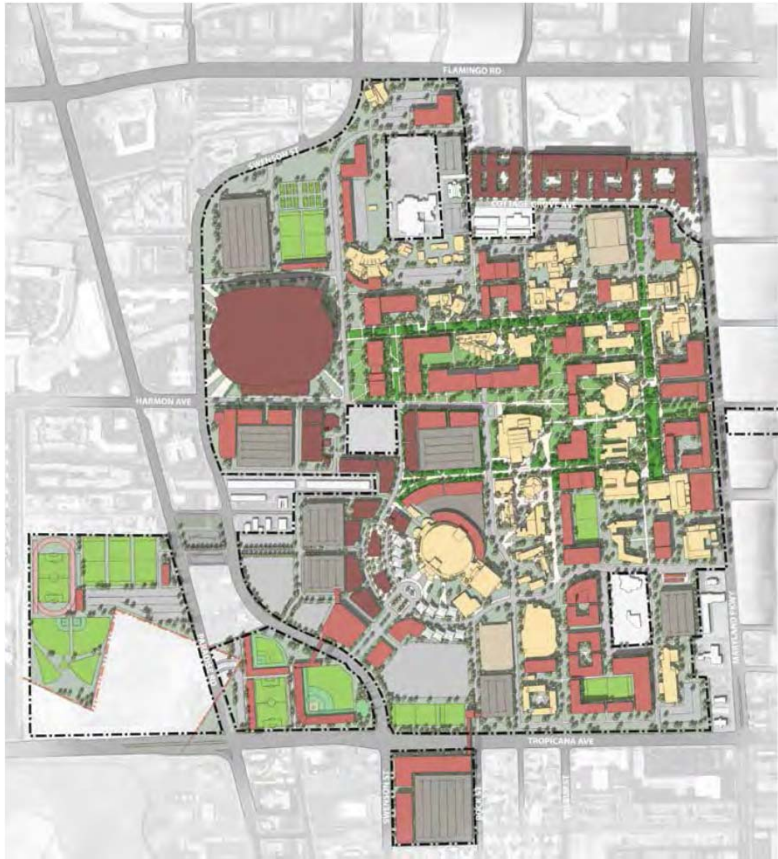
PURPOSE

- Provide focused/supplemental follow-up to approved 2015 Campus Master Plan to target current planning focus, primary approach and opportunities
- Driven by UNLV Top Tier mission + strategic goals
- Opportunity-based yet realistic
- Align academic, spatial, fiscal, and physical visions
- Provide powerful ideas developed through a methodical process with campus, community, public/private partner input
- Implementable in short and long term strategies
- Flexible, data-driven and rational

PROCESS

- Focus on Areas of Change
- Input + feedback
- Align with Leadership Goals
- Integrate Recent and Potential Property Acquisitions with the Plan

PROJECT BACKGROUND

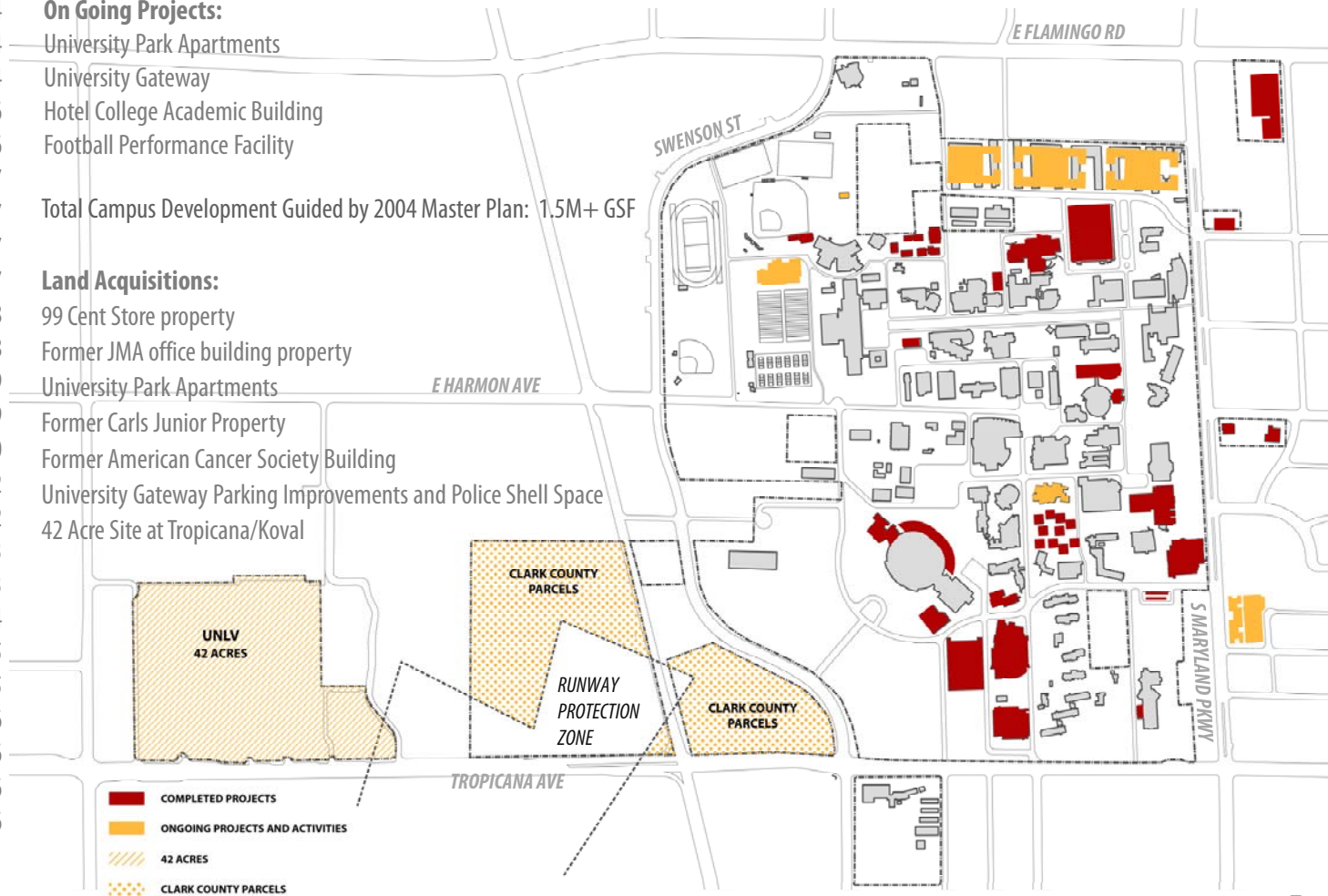


2012 MASTER PLAN UPDATE

COMPLETED PROJECTS (SINCE THE 2004 MASTER PLAN)

- Central Desert Complex Phase II
- Lynn Bennett Early Childhood Education Center
- Dayton Complex
- Architecture School Addition
- Cottage Grove Parking Addition
- Thomas & Mack Moot Court
- Student Recreation and Wellness Center
- Science Teaching Labs
- Student Union
- Greenspun Hall
- Police Headquarters
- Science and Engineering Building
- Student Services Complex Addition
- Tropicana Parking Garage
- Graduate Art Studios
- Mendenhall Center
- High Bay Lab
- UNLV Transit Center
- Tropicana Wash Parking Lot
- Beverly Rogers Literature & Law Building Renovations
- Flamingo Auxiliary Building
- Baseball Clubhouse
- Maryland Administrative Building
- Thomas & Mack Center Modernization & West Addition
- White Hall Annex 1 & 2

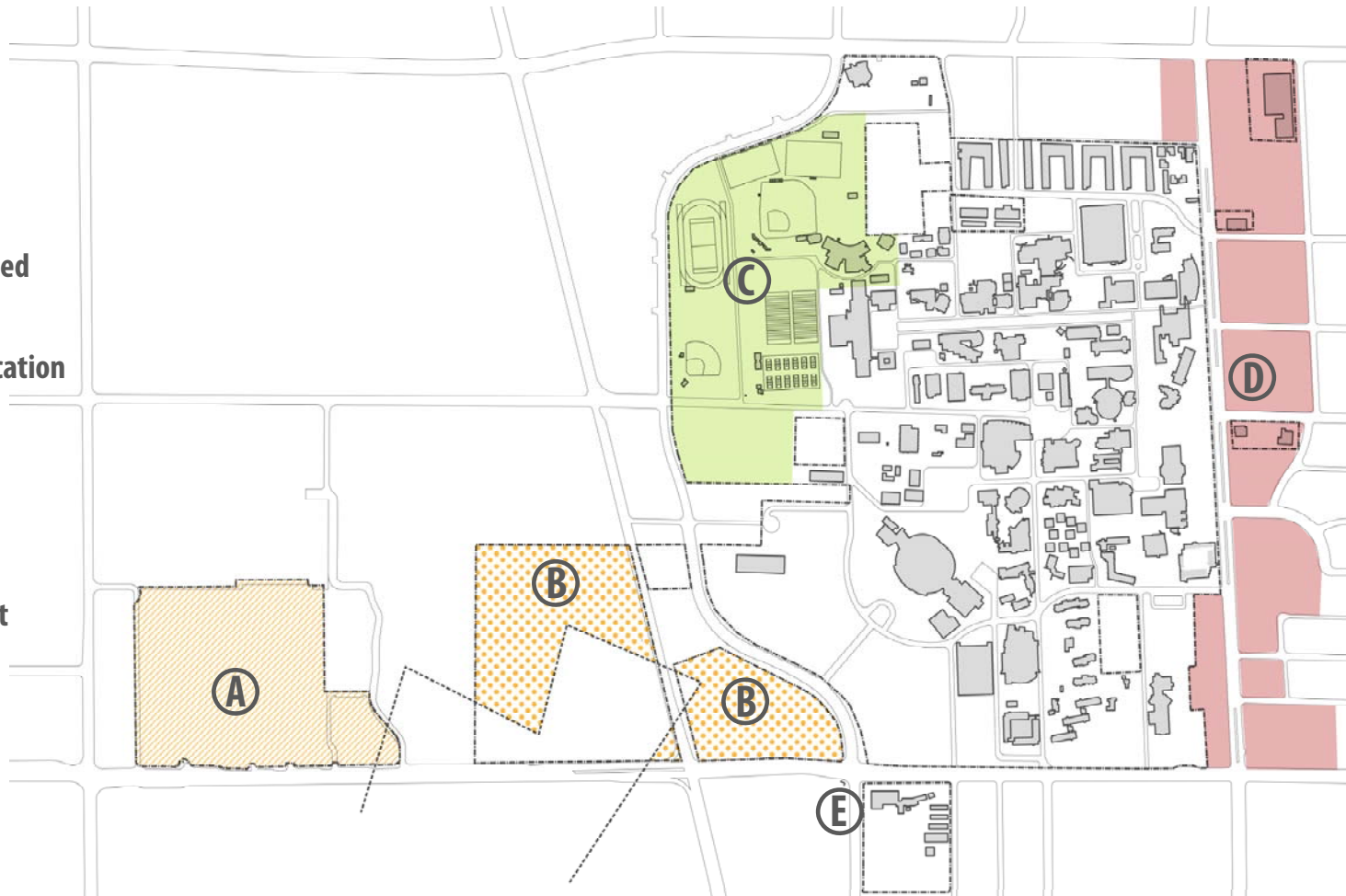
- 2004 **On Going Projects:**
- 2004 University Park Apartments
- 2004 University Gateway
- 2006 Hotel College Academic Building
- 2006 Football Performance Facility
- 2007
- 2007 Total Campus Development Guided by 2004 Master Plan: 1.5M+ GSF
- 2007
- 2007 **Land Acquisitions:**
- 2008 99 Cent Store property
- 2008 Former JMA office building property
- 2009 University Park Apartments
- 2009 Former Carls Junior Property
- 2010 Former American Cancer Society Building
- 2012 University Gateway Parking Improvements and Police Shell Space
- 2012 42 Acre Site at Tropicana/Koval
- 2013
- 2013
- 2013
- 2014
- 2015
- 2015
- 2016
- 2016
- 2016
- 2016



- COMPLETED PROJECTS
- ONGOING PROJECTS AND ACTIVITIES
- 42 ACRES
- CLARK COUNTY PARCELS

NEW OPPORTUNITIES (SINCE THE 2012 MASTER PLAN UPDATE)

- A** 42 Acre Site for Development
- B** Potential use of Clark County Land Through Partnerships to Be Developed
- C** Athletic and Recreational Uses Relocation
- D** Midtown UNLV
- E** Improved Vehicular Exit from Airport



UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land.

MASTER PLAN GUIDING PRINCIPLES



Strengthen and Enhance Academic and Research Core



Improve Community Connections and Support Economic Development



Expand Campus Housing and Quality of Campus Life



Enhance University Athletics, Recreation and Open Spaces



Optimize Development Capacity and Maximize Utilization



Embody Sustainability and Innovation in Physical Design



CAMPUS CAPACITIES

The Campus Today

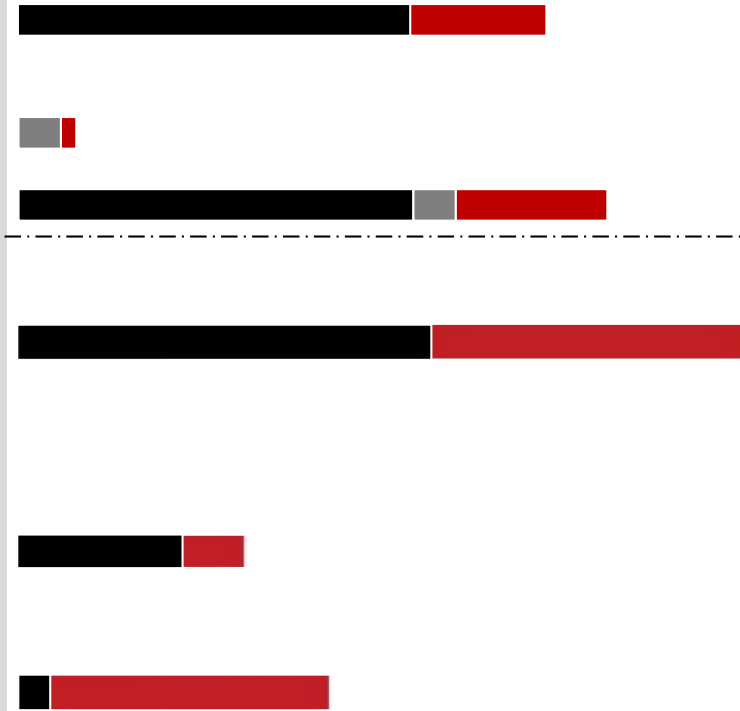
- **Student Headcount (Fall 2016 Preliminary)** 29,626
- Student FTE 22,687
- **Faculty/Staff** 3,208
- **Total Campus Population** 32,834

- Campus Acreage 390
- **GSF (non-residential)** 5.4M
- GSF Per Student 182
- Floor Area Ratio (FAR) 0.36
- **Parking Spaces-UNLV only** 13,463
- Ratio of People to Parking Spaces 2.20
- **Total Number of Occupied Beds** 1,800
- Living on Campus +/- 6.1%

Growth Capacity

- **35,000 – 40,000** (5,374-10,374)
- **30,000 – 35,000** (7,313-12,313)
- **4,000** (792)
- **39,000 – 44,000** (6,166-11,166)

- 390
- **7.4M-8.2M** (2-2.8M)
- +/- **210** (21)
- 0.52
- **18,500 – 22,500** (5,711-9,711)
- 2.35
- **9,000** (7,200)
- +/- 25%









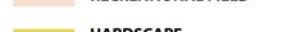
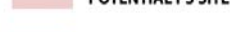
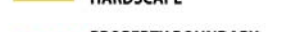
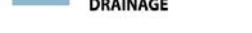


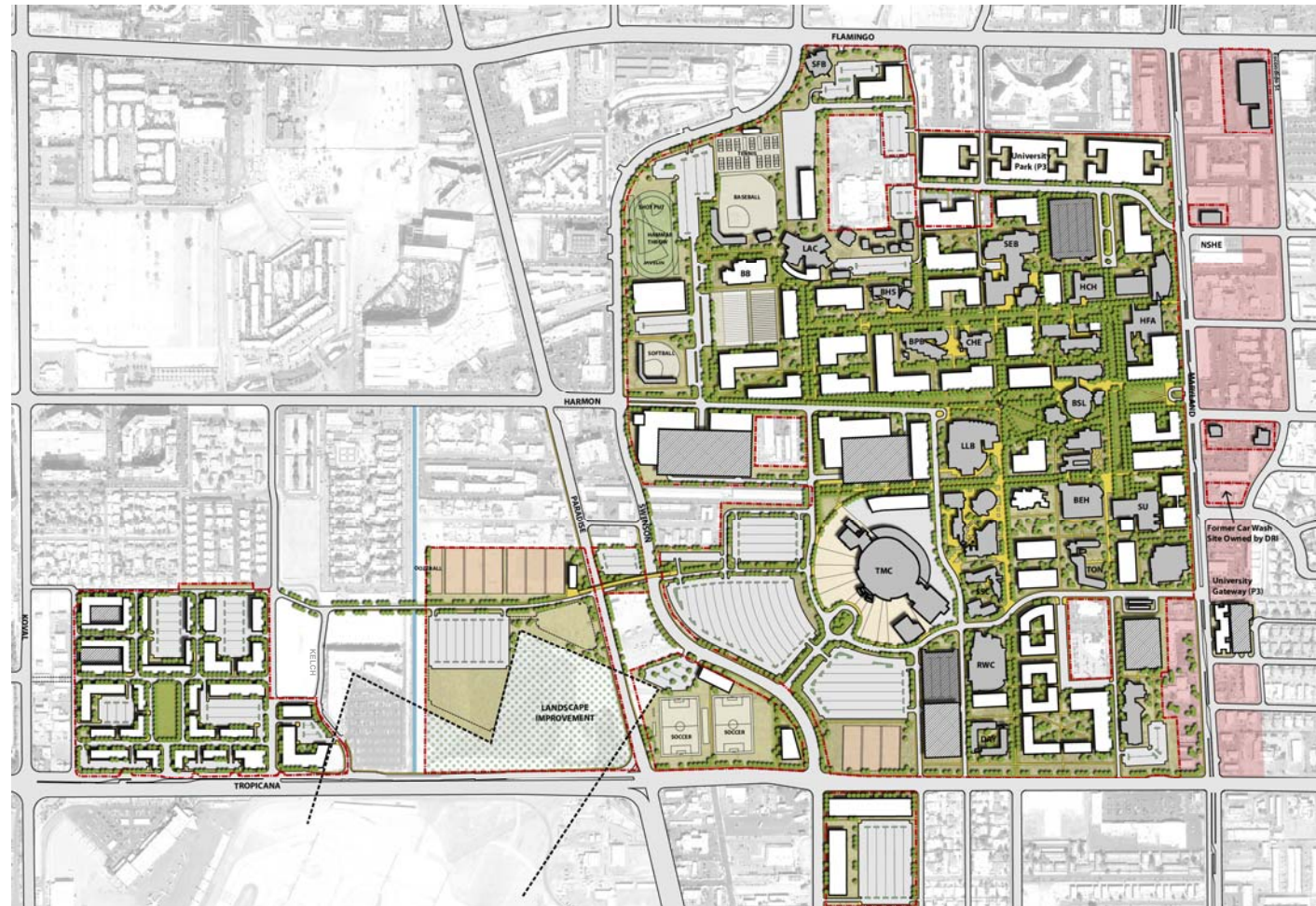
(#) = increase

CAMPUS PLAN

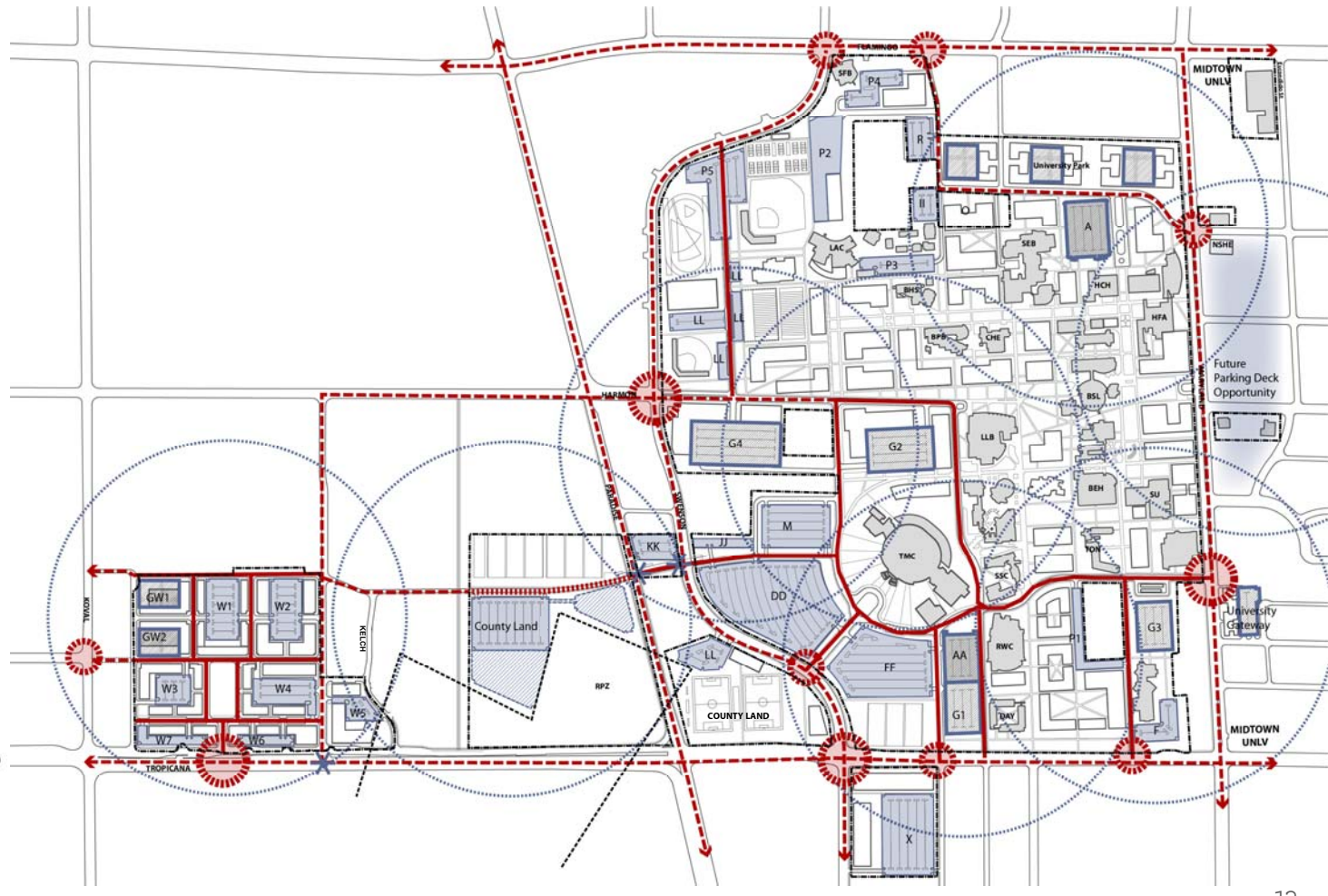
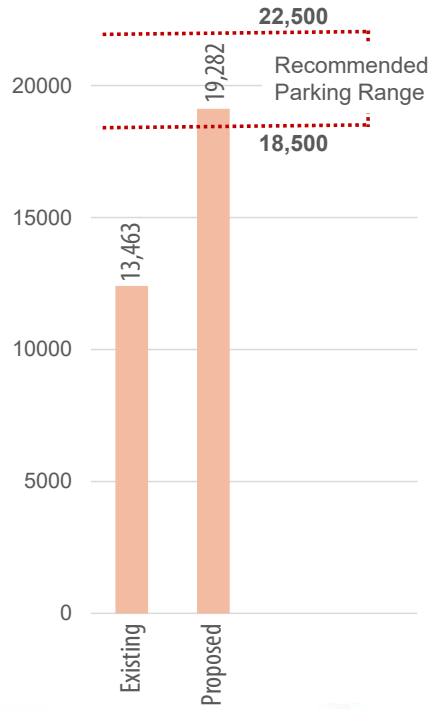
- Strategic Academic and Research Expansion
- Improved Campus Gateway Experience on Maryland Pkwy/ and Swenson St.
- Better University Presence in local Community Area – i.e. potential renaming of Swenson Street, if approved by Clark County.
- Active Student and Athletic Activity Commonly along Tropicana Frontage
- Proximity and Connectivity to Las Vegas Strip with Development of 42 Acres Land

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land.

	PROPOSED BUILDING		PROPOSED PARKING DECK
	EXISTING BUILDING		EXISTING PARKING DECK
	ROAD/PARKING LOT		PROPOSED PARKING RESERVE
	ATHLETIC FIELD		RECREATIONAL FIELD
	POTENTIAL P3 SITE		HARDSCAPE
	DRAINAGE		PROPERTY BOUNDARY
	RUNWAY PROTECTION		

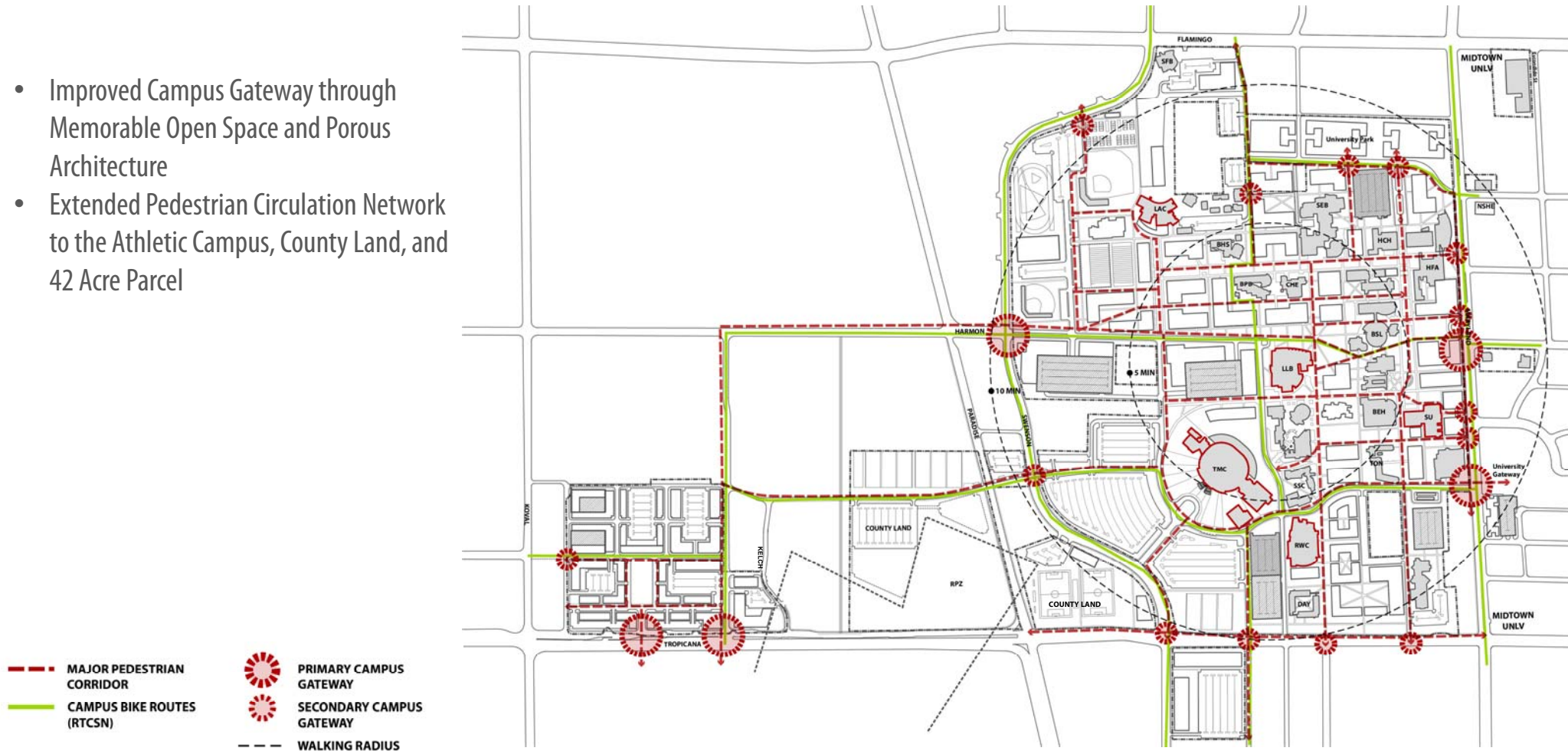


CIRCULATION AND PARKING



PEDESTRIAN CONNECTION

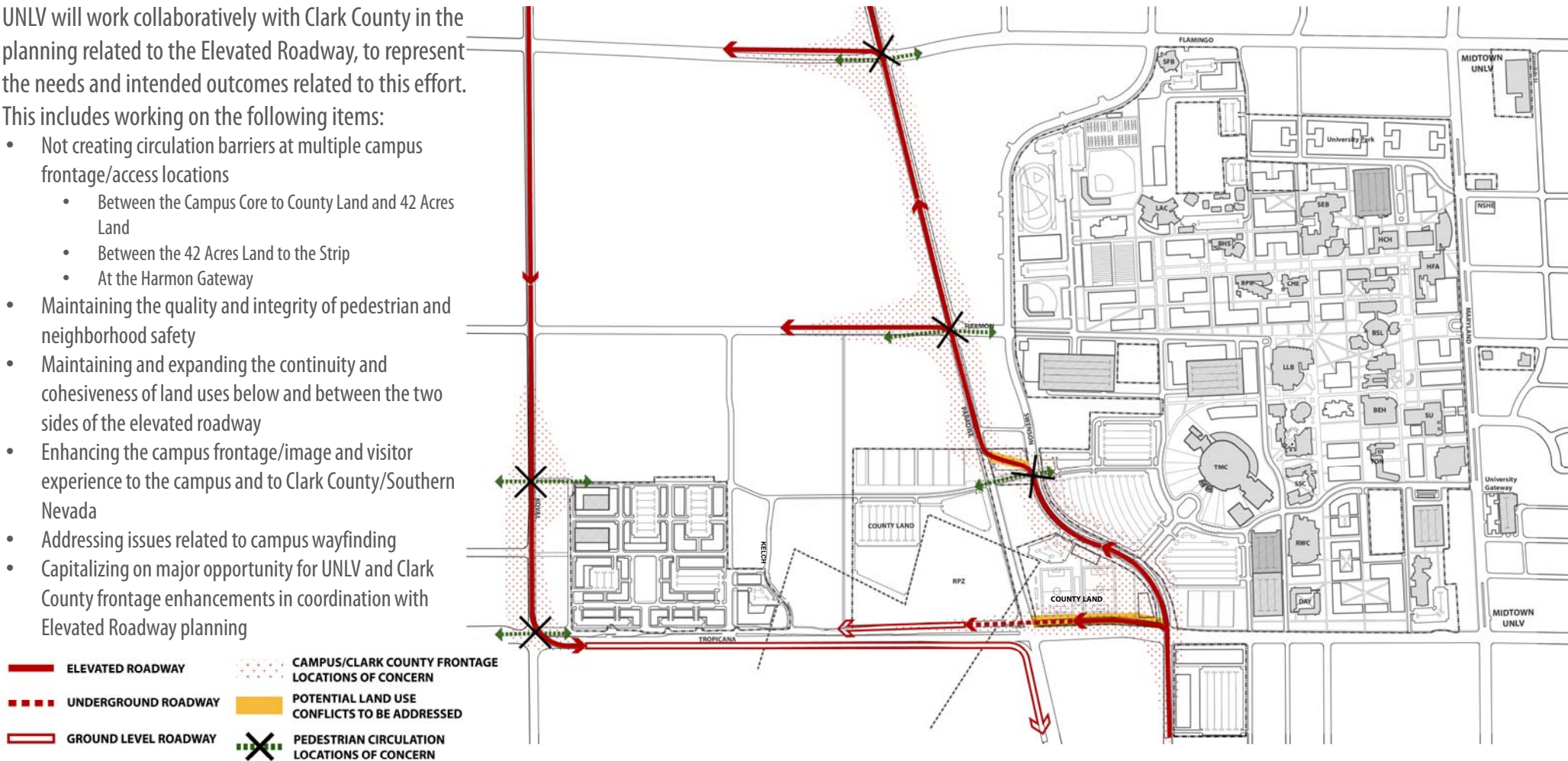
- Improved Campus Gateway through Memorable Open Space and Porous Architecture
- Extended Pedestrian Circulation Network to the Athletic Campus, County Land, and 42 Acre Parcel



ELEVATED ROADWAY CONSIDERATIONS

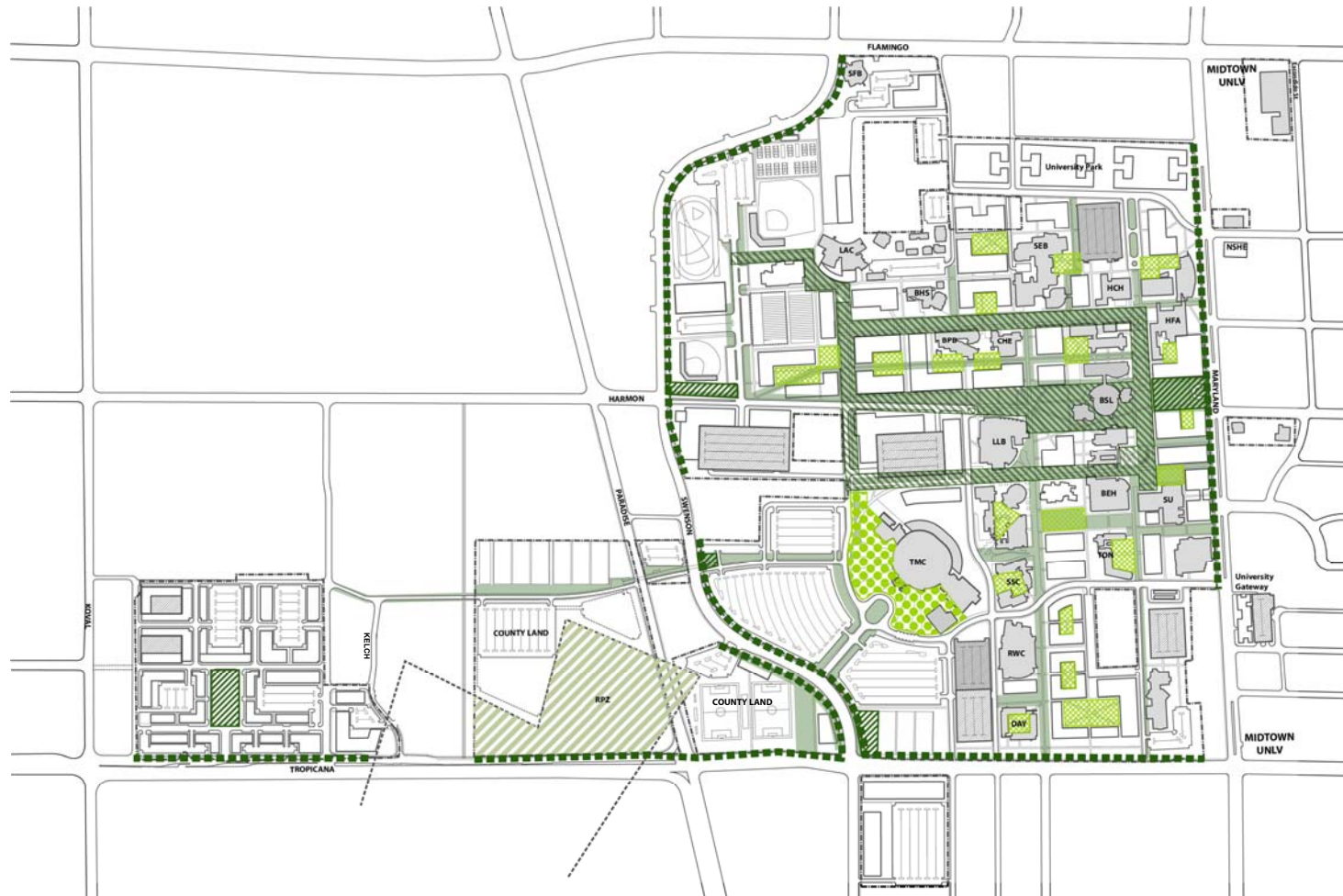
UNLV will work collaboratively with Clark County in the planning related to the Elevated Roadway, to represent the needs and intended outcomes related to this effort. This includes working on the following items:

- Not creating circulation barriers at multiple campus frontage/access locations
 - Between the Campus Core to County Land and 42 Acres Land
 - Between the 42 Acres Land to the Strip
 - At the Harmon Gateway
- Maintaining the quality and integrity of pedestrian and neighborhood safety
- Maintaining and expanding the continuity and cohesiveness of land uses below and between the two sides of the elevated roadway
- Enhancing the campus frontage/image and visitor experience to the campus and to Clark County/Southern Nevada
- Addressing issues related to campus wayfinding
- Capitalizing on major opportunity for UNLV and Clark County frontage enhancements in coordination with Elevated Roadway planning



OPEN SPACE

- Extended Campus Malls
- Interconnected Campus Courtyards
- Integrated Desert Landscape



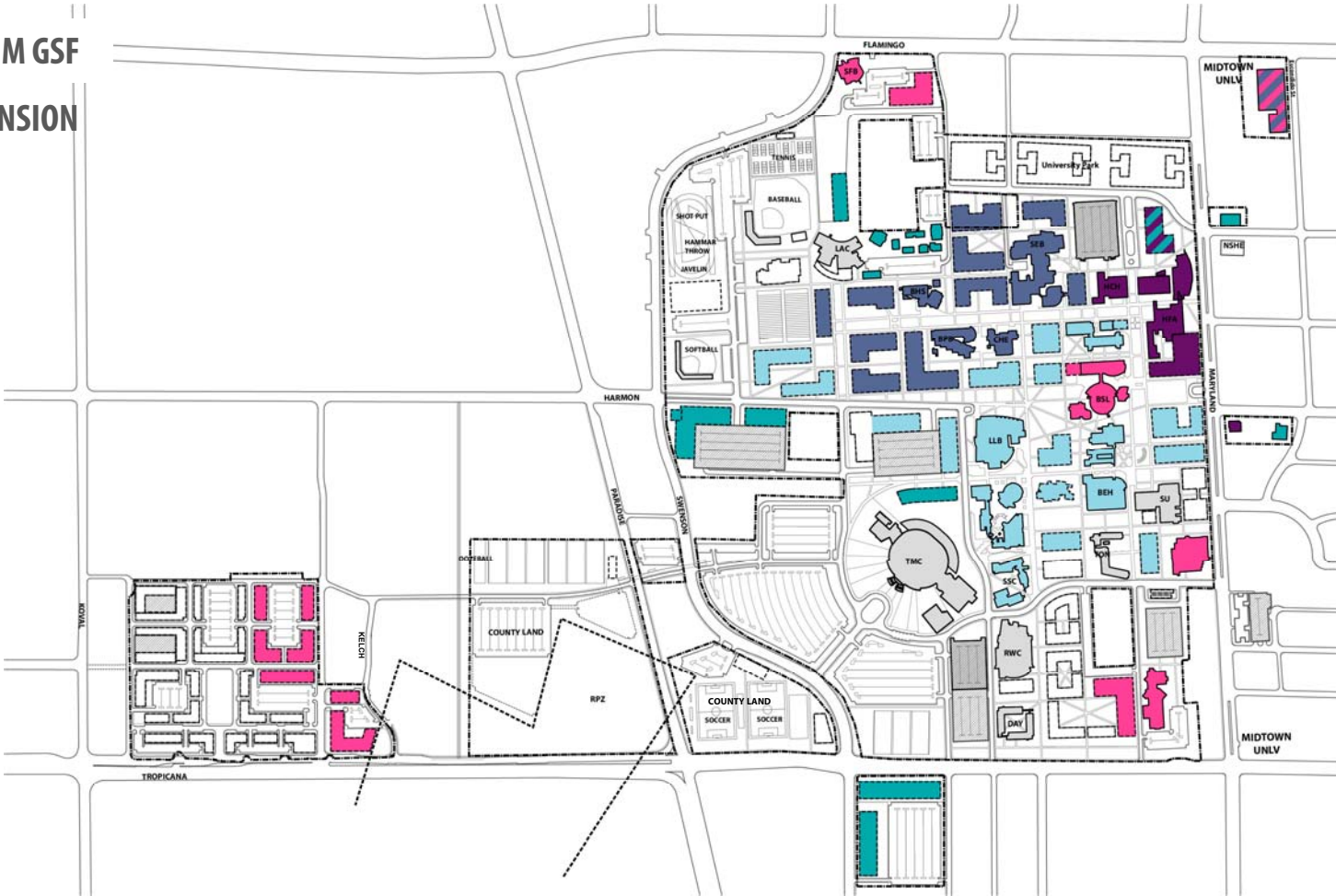
- | | | | |
|--|--|---|------------------|
|  | CAMPUS MALL |  | CIVIC OPEN SPACE |
|  | EVENT OPEN SPACE |  | CAMPUS COURTYARD |
|  | IMPROVED PEDESTRIAN CORRIDOR | | |
|  | SITE ENHANCEMENT IN RPZ AS PERMISSIBLE | | |
|  | ENHANCED CAMPUS AND COMMUNITY FRONTAGE | | |

ACADEMIC AND SUPPORT GROWTH

TOTAL AREA, EXISTING AND PLANNED: 6.4 M GSF

- **GENERAL ACADEMIC + TEACHING EXPANSION**
2.0 M GSF
- **FINE ARTS EXPANSION**
0.5 M GSF
- **SCIENCE + RESEARCH EXPANSION**
1.8 M GSF
- **OUTREACH/SUPPORT EXPANSION**
1.2 M GSF
- **PROFESSIONAL/GRADUATE EXPANSION**
0.9 M GSF

TOTAL NEW CONSTRUCTION in the MPE and EPA areas: 1.2 M GSF



STUDENT LIFE AND MIXED USE GROWTH (EXCLUDING RESIDENTIAL)

TOTAL AREA, EXISTING AND PLANNED : 0.6 M GSF

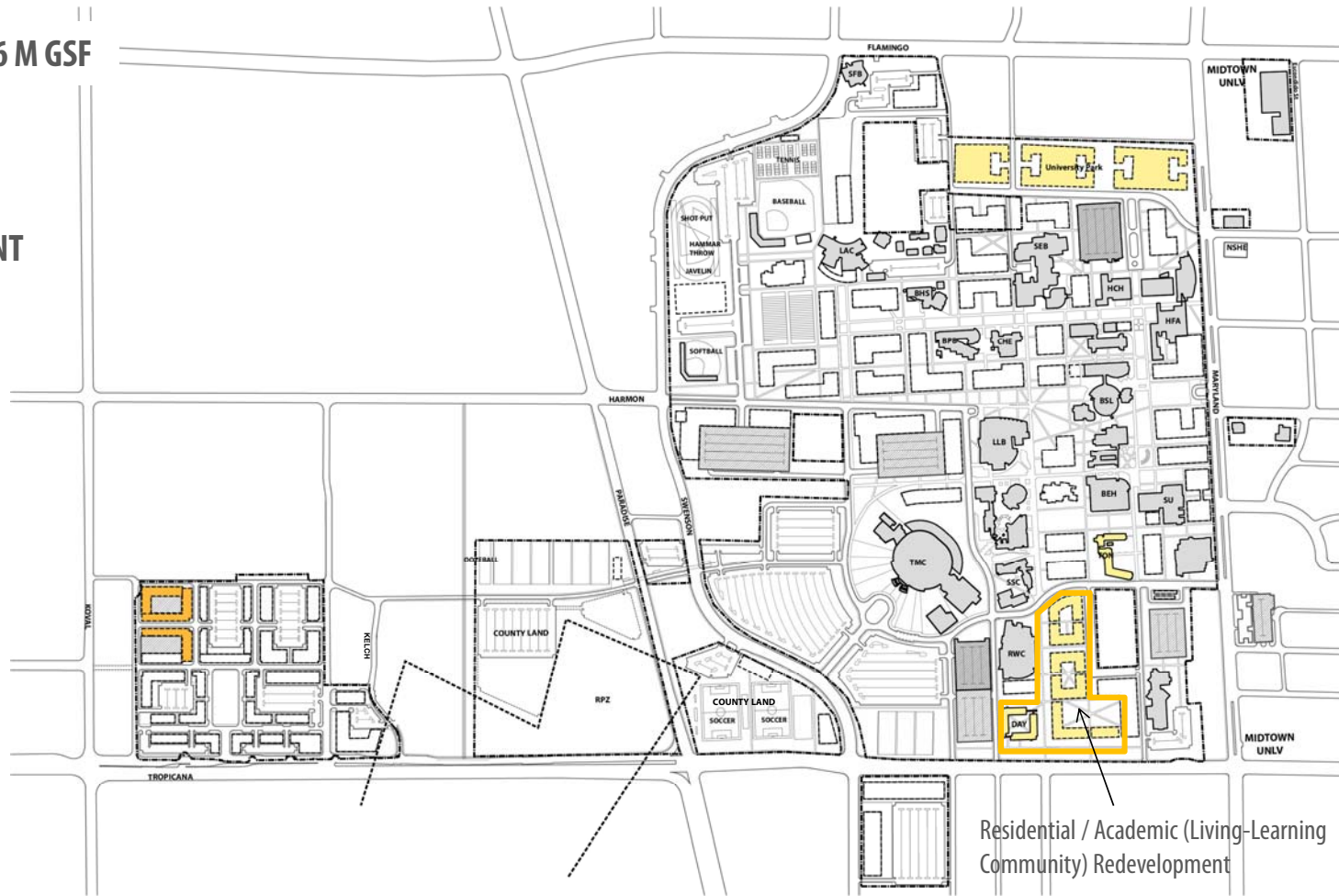
- **STUDENT LIFE EXPANSION**
0.4 M GSF
- **MIXED USE AND FLEX SPACE EXPANSION**
0.2 M GSF
 - Traditional mixed use development through Public-Private Partnerships would be more focused on Tropicana Avenue Frontage pads. Flex space development may be more focused on remaining pads, on space with more direct UNLV uses, be them purely UNLV functions or UNLV functions combined with other uses/functions. Campus master plan provides development options/flexibility for this item to develop as needed/as demands and opportunities present themselves.



RESIDENTIAL GROWTH

TOTAL AREA, EXISTING AND PLANNED : 2.6 M GSF

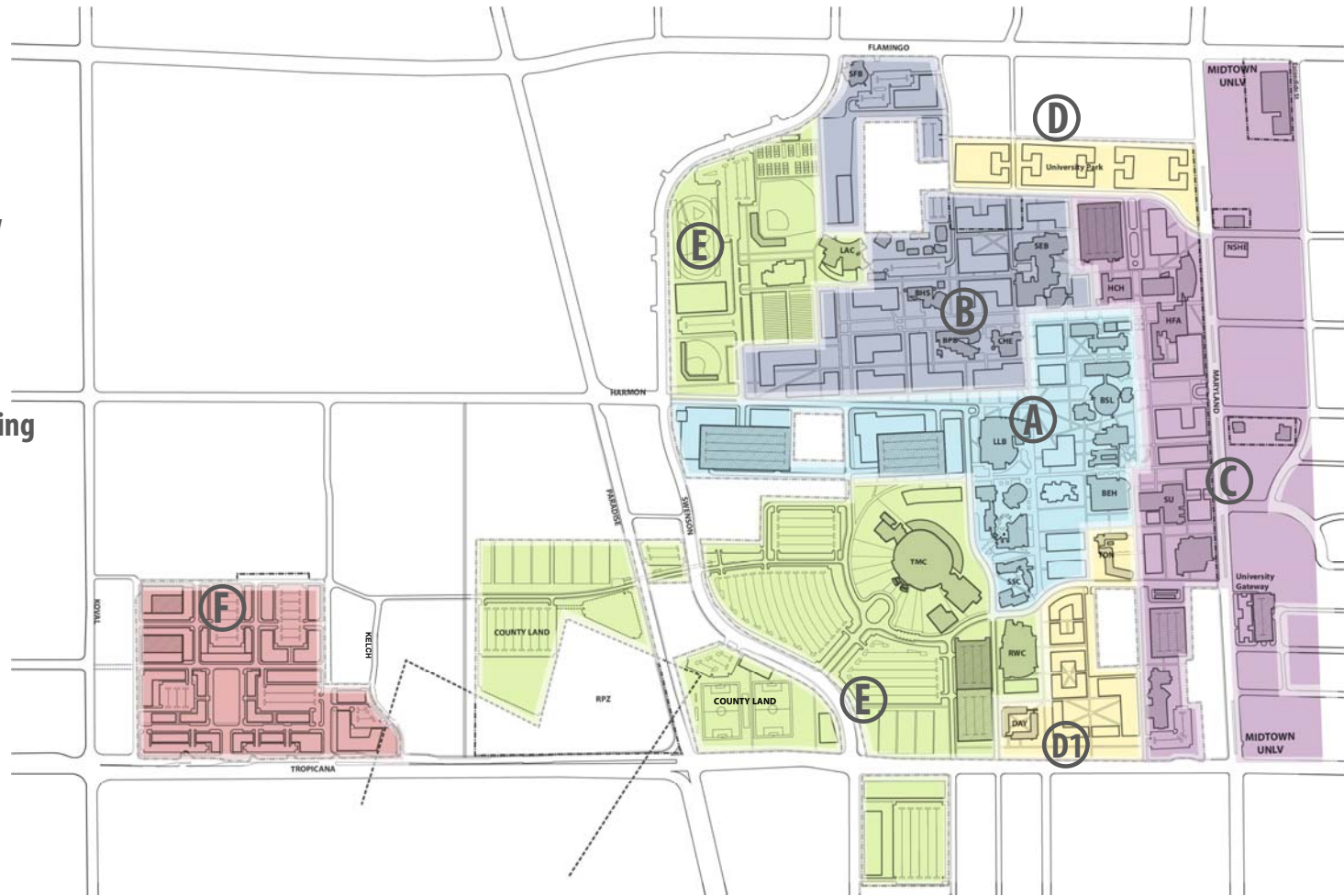
- RESIDENTIAL EXPANSION
2.1 M GSF
- MARKET RESIDENTIAL EXPANSION
THROUGH POTENTIAL P3 DEVELOPMENT
0.5 M GSF



NEIGHBORHOODS

- A** Campus Core
- B** North Mall
- C** Maryland Parkway + Midtown UNLV
- D** Residential
- D1** Residential/Academic (Living-Learning Community) Redevelopment
- E** Athletics + Recreation
- F** Campus Village

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of the Clark County land between the 42 acre site and the Maryland Campus, for potential Athletics and Recreation uses as indicated.



CAMPUS CORE

Strategic Projects

A Instructional Lab Building

B Campus Crossroads

C Harmon Gateway

D New Campus Mall



CAMPUS CORE

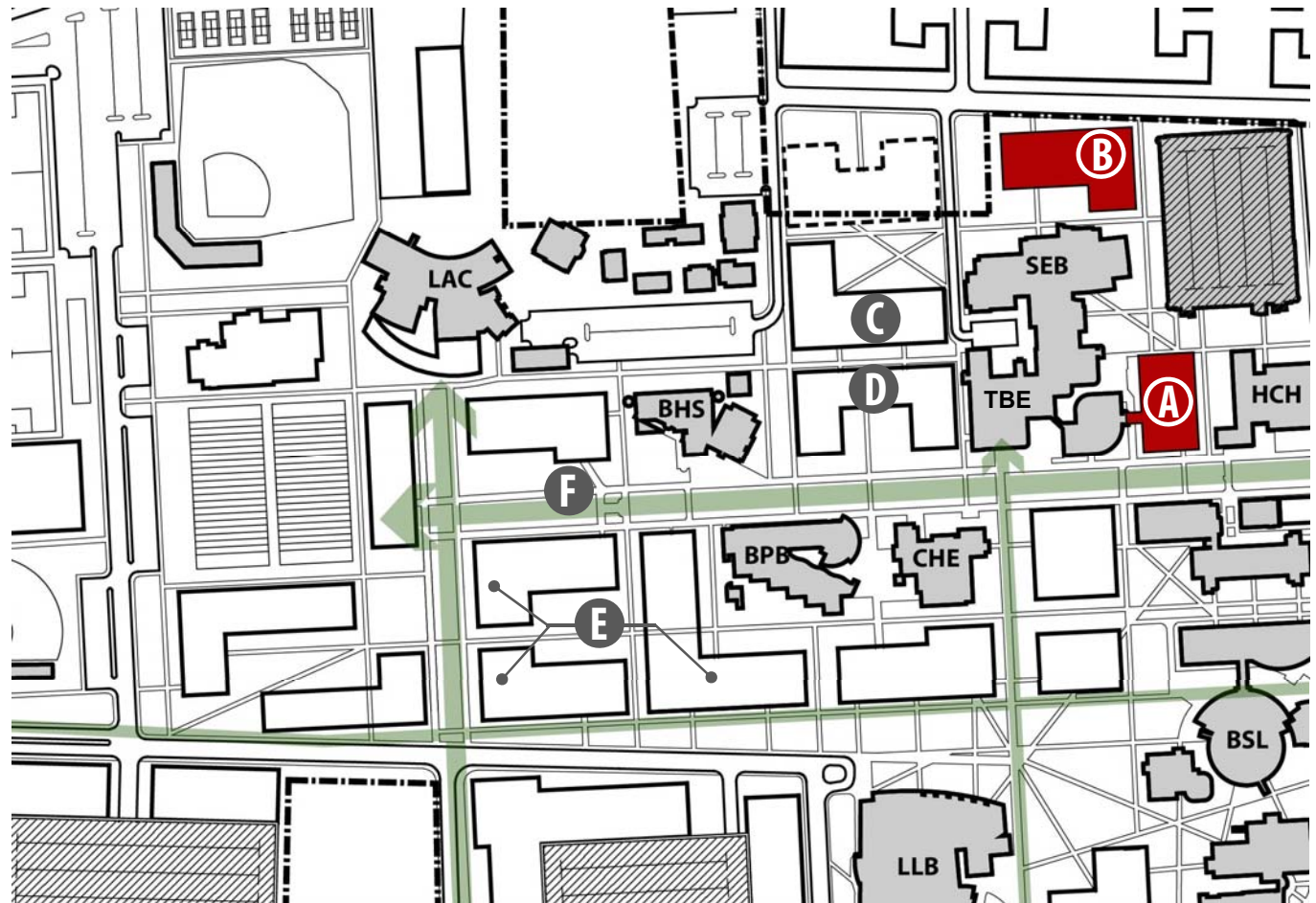


NORTH MALL NEIGHBORHOOD

Strategic Projects

- A** Engineering Expansion
- B** Science Expansion
- C** Engineering/Science Expansion
- D** Engineering/Science Expansion
- E** Integrated Research Complex at Location of Existing EPA Site
- F** Extended Campus Mall

TOTAL NEW CONSTRUCTION in the MPE and EPA areas, targeted towards Research Facilities - 1.2 M GSF



NORTH MALL



MARYLAND PARKWAY FRONTAGE

Strategic Projects

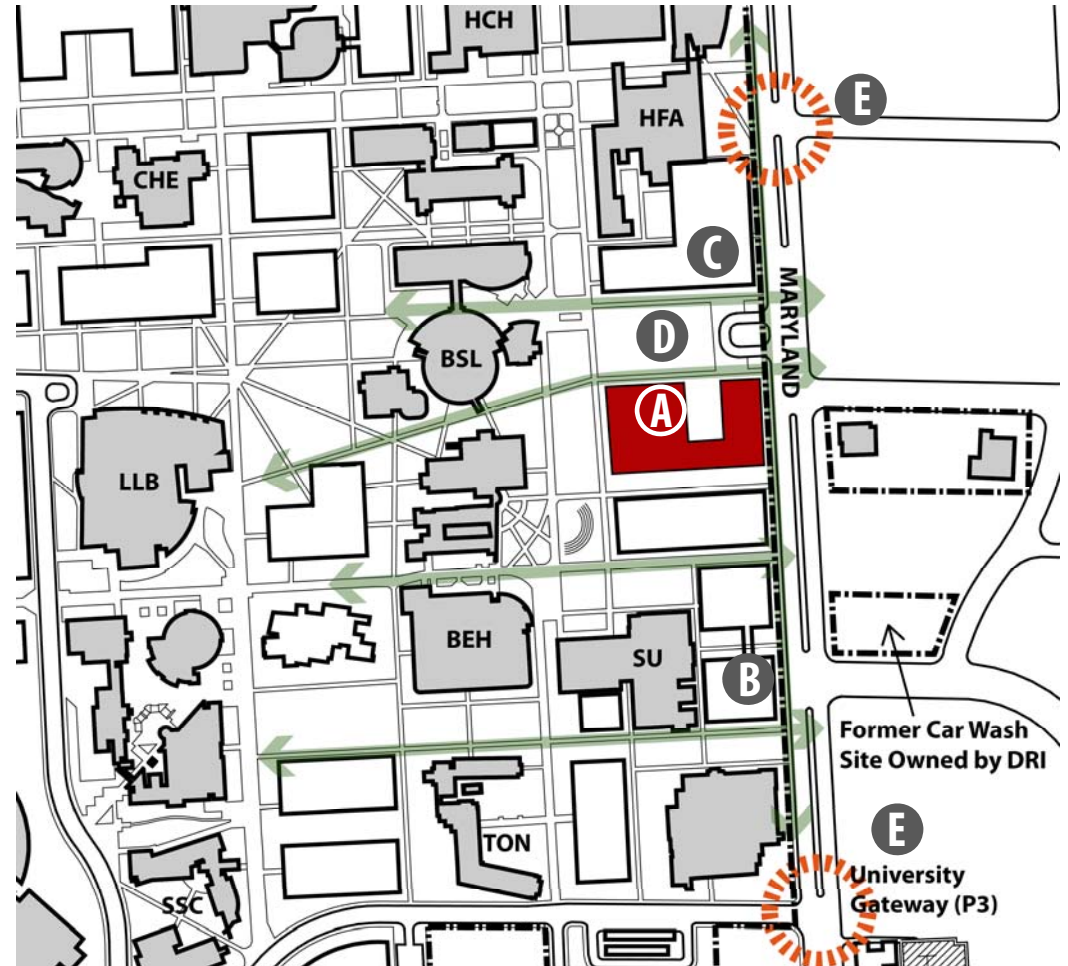
A Business Building

B Student Union East Expansion

C Fine Arts Expansion

D Campus Gateway Open Space

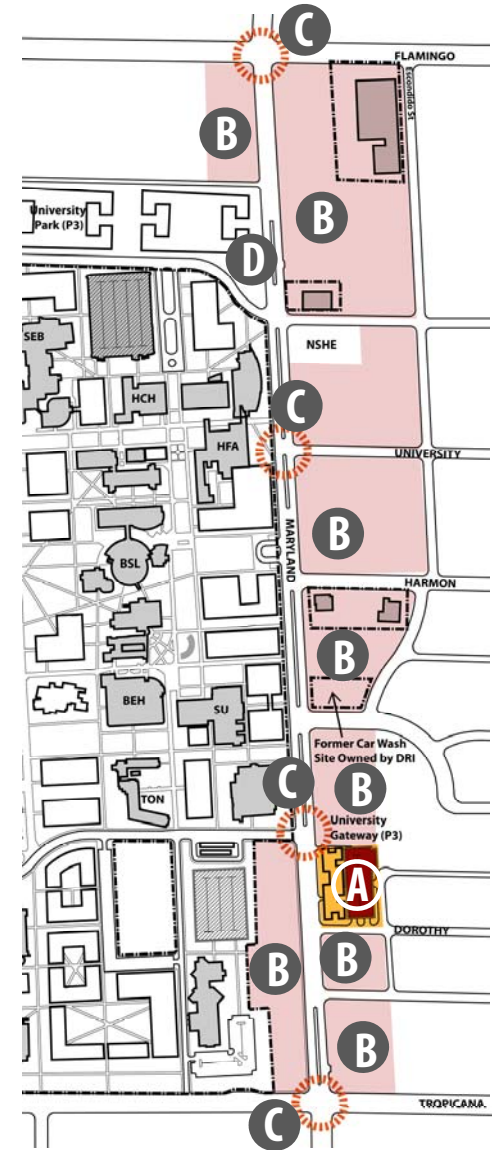
E Connection to Future Light Rail / BRT Stations



MIDTOWN UNLV

Strategic Projects

- A** University Gateway
- B** Potential P3 Development Area, including Future Parking Deck Opportunity
- C** Connection to Future Light Rail / BRT Stations 
- D** Cottage Grove Street Realignment and New Signalized Intersection



MARYLAND PARKWAY + MIDTOWN UNLV

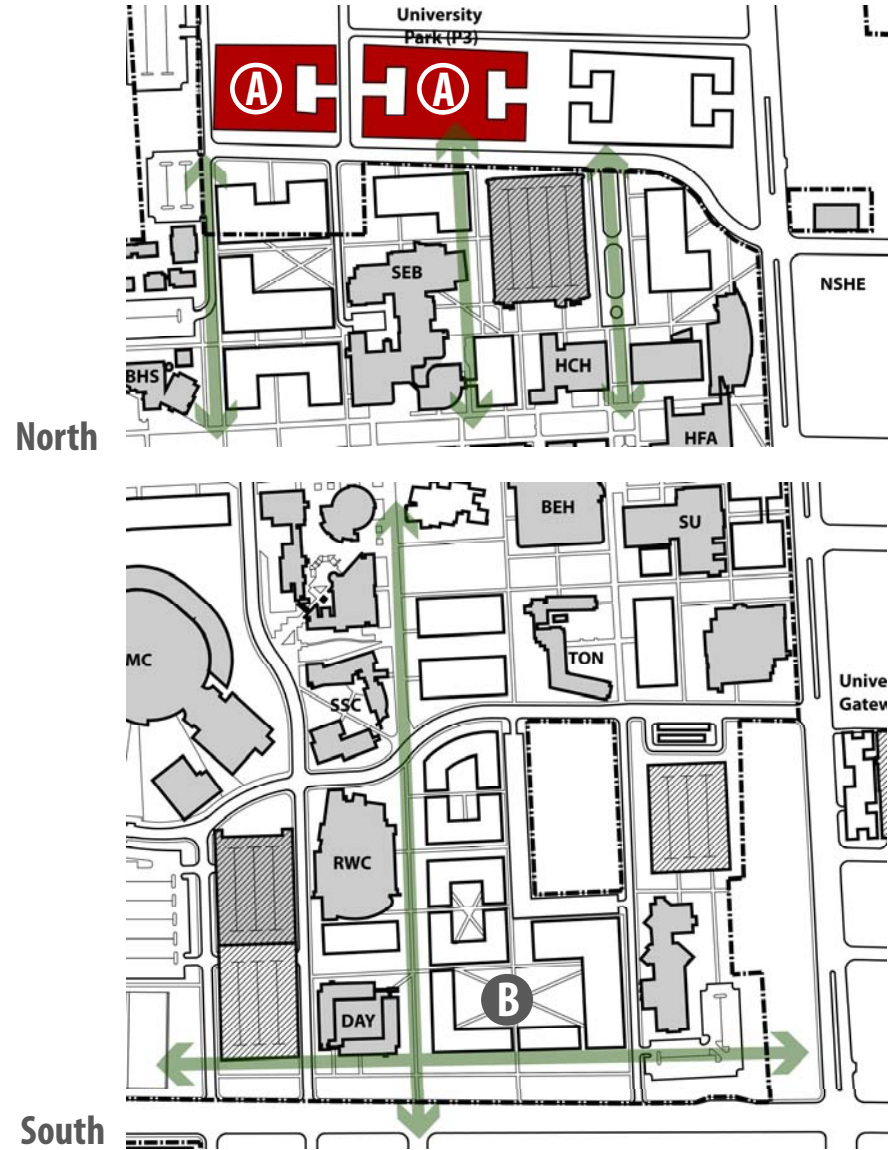


RESIDENTIAL

Strategic Projects

A University Park Phase 2-3

B Residential/Academic (Living/Learning Community) Redevelopment on Existing 10-12 Acre Campus Area



STUDENT LIFE

UNIVERSITY PARK



ATHLETICS + RECREATION

Strategic Projects

A New Football Building

B Potential Soccer Relocation
if approved by Clark County

C Track and Field

D Recreational Fields and Recreational Facility Building

E MPE Replacement

F Tennis Relocation

G Golf Facility

H Improved Street Crossing and Gateway

TOTAL NEW CONSTRUCTION in the MPE and EPA areas, targeted towards Research Facilities - 1.2M GSF.

Restructuring of Athletics land use contributes to this redevelopment opportunity.

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land.



ATHLETICS + RECREATION

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of Clark County land.



CAMPUS VILLAGE

A UNLV Footprint for programs such as Exec. Education, Educ. Outreach, Entertainment Engin., Kinesiology and Clinics, Others
+/- 600,000 – 700,000 GSF

B Mixed Use and/or 'Flex' Space Through Potential P3 or Other Development
+/- 200,000 – 300,000 GSF

C Market Residential Through Potential P3 Development
+/- 500,000 GSF (550 Units) with parking as required/needed

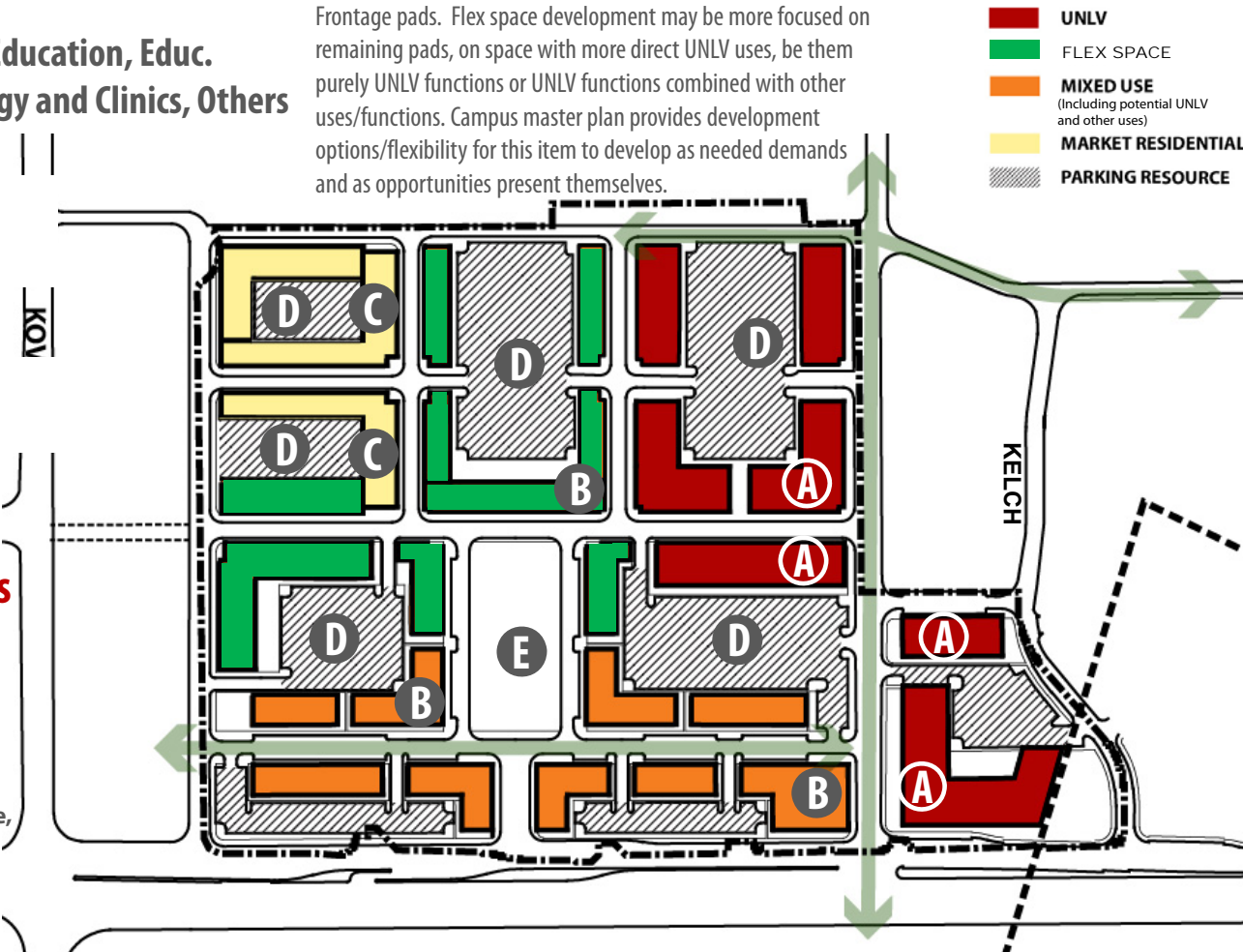
D Parking
Surface and/or structured parking as required/needed

E Campus Village Open Space

Potential Occupants:

- Executive Education (Hotel Management, Business, Law, Medicine, General Programs)
- Educational Outreach
- Entertainment Engineering
- Kinesiology
- Clinical Opportunities (Medicine, Dental, Other)

Traditional mixed use development through Public-Private Partnerships would be more focused on Tropicana Avenue Frontage pads. Flex space development may be more focused on remaining pads, on space with more direct UNLV uses, be them purely UNLV functions or UNLV functions combined with other uses/functions. Campus master plan provides development options/flexibility for this item to develop as needed demands and as opportunities present themselves.



CAMPUS VILLAGE

Mixed Use Street



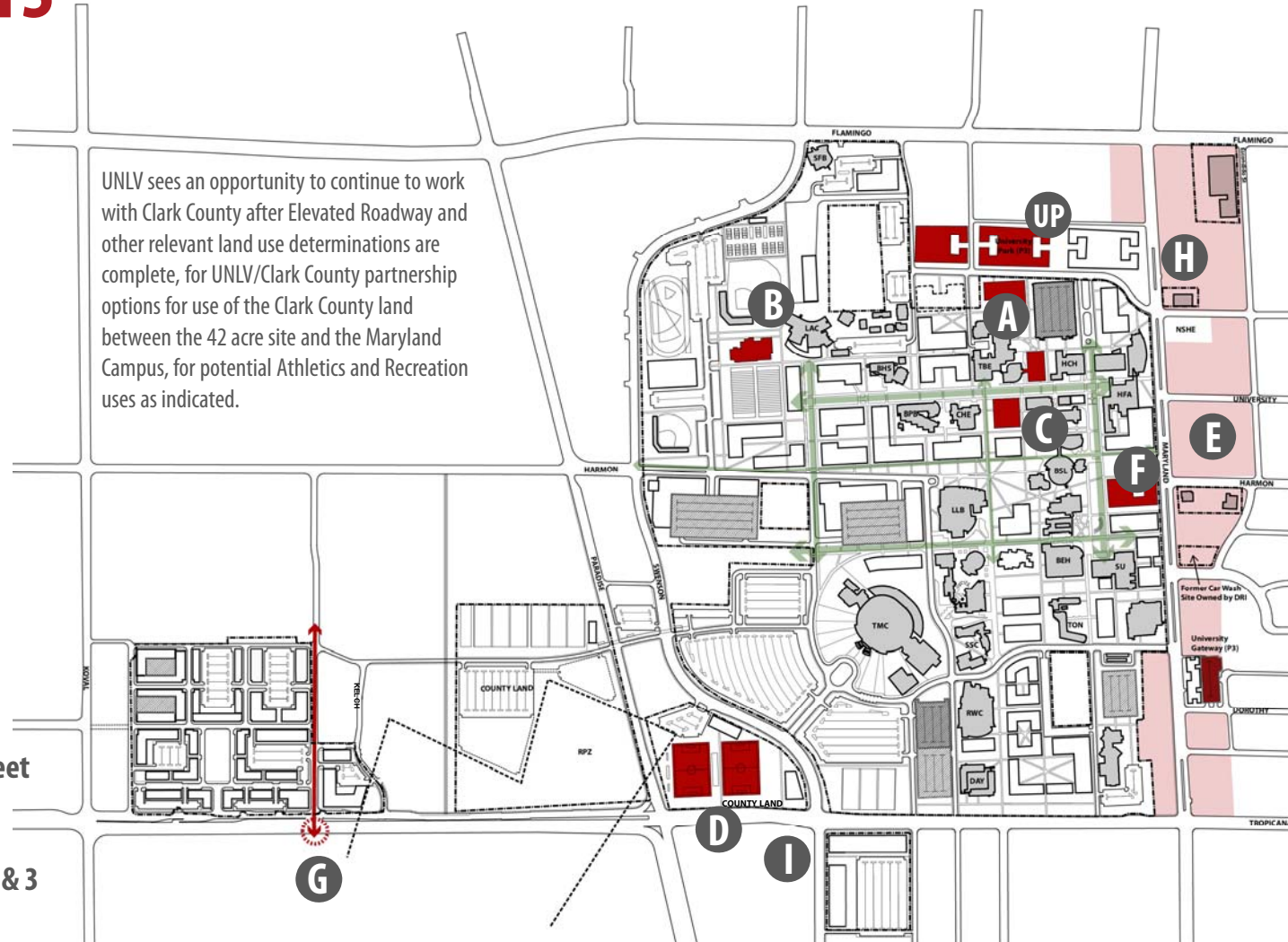
CAMPUS VILLAGE



STRATEGIC PROJECTS

- A** Engineering/Science Expansion
- B** New Football Building
- C** Instructional Lab Building
- D** Potential Soccer Relocation if approved by Clark County
- E** POTENTIAL P3 DEVELOPMENT AREA INCLUDING FUTURE PARKING DECK OPPORTUNITY
- F** Business School Building
- G** Kelch Drive Realignment and New Signalized Intersection
- H** Cottage Grove Street Realignment and New Signalized Intersection
- I** Potential Renaming of Swenson Street if approved by Clark County
- UP** University Park Apartment Phases 2 & 3

UNLV sees an opportunity to continue to work with Clark County after Elevated Roadway and other relevant land use determinations are complete, for UNLV/Clark County partnership options for use of the Clark County land between the 42 acre site and the Maryland Campus, for potential Athletics and Recreation uses as indicated.



CAMPUS EXPERIENCE

