



UNLV

UNLV Campus Master Plan – Follow-Up Items and Update

NSHE Board of Regents - Action Item

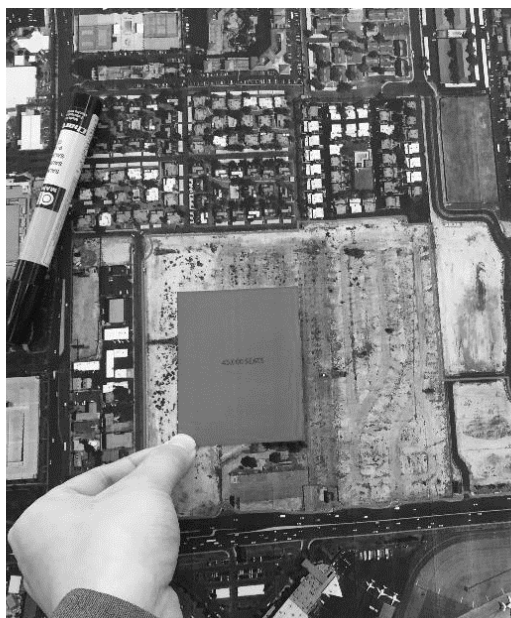
September 7-8, 2017

SMITHGROUP JJR

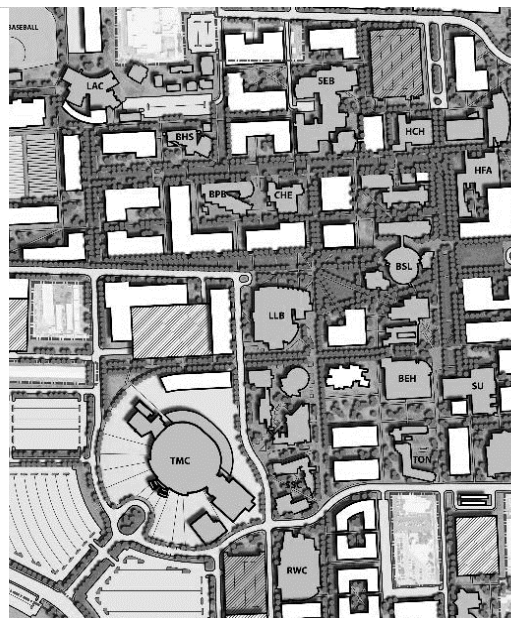
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I VISION + CONTEXT



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PURPOSE OF CAMPUS MASTER PLAN AGENDA 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.

Update the campus master plan to reflect recent developments that impact the campus master plan, such as:

1. Implementation of Senate Bill 1 of 2016;
2. Activities of the Las Vegas Stadium Authority Board (SAB);
3. Planning for an elevated roadway coming out of the airport (which may impact the UNLV Maryland Campus and the 42 acre site);
4. Progress of the development of an NFL stadium in Las Vegas;
5. Ongoing conversations and coordination with Clark County and McCarran International Airport (which includes potential campus master plan impacts for proposed UNLV uses for Clark County land that may change based on Clark County plans for the use of indicated land, subsequent to a prior MOU);
6. Other items that are relevant to a campus master plan update.

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

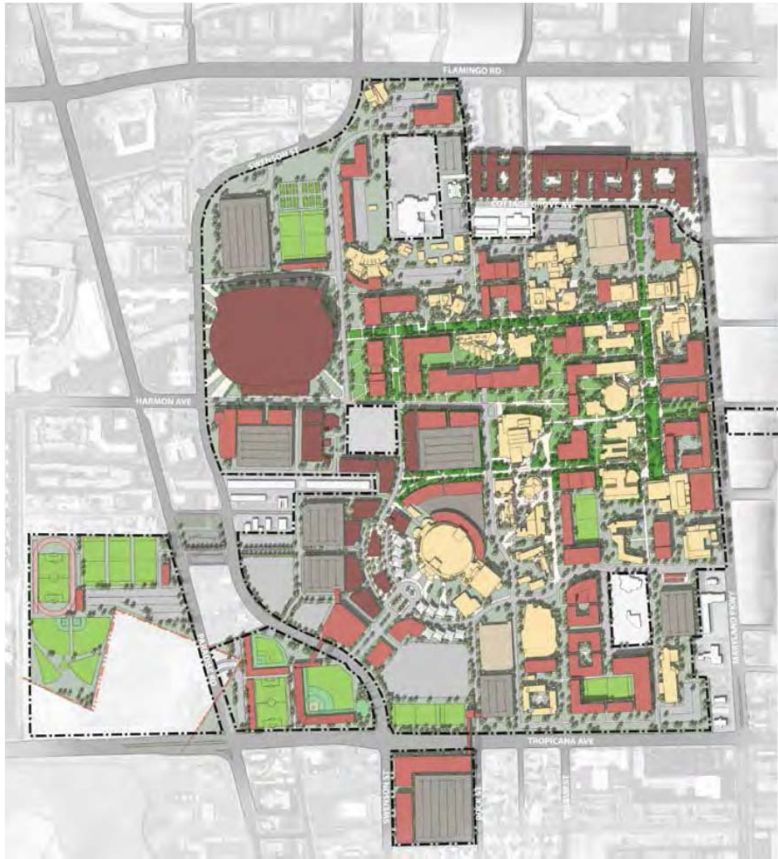
PURPOSE

- Provide focused/supplemental follow-up to approved 2015 Campus Master Plan to target current planning focus, primary approach/opportunities, recent updates
- 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/Partnerships with the Plan

PROJECT BACKGROUND

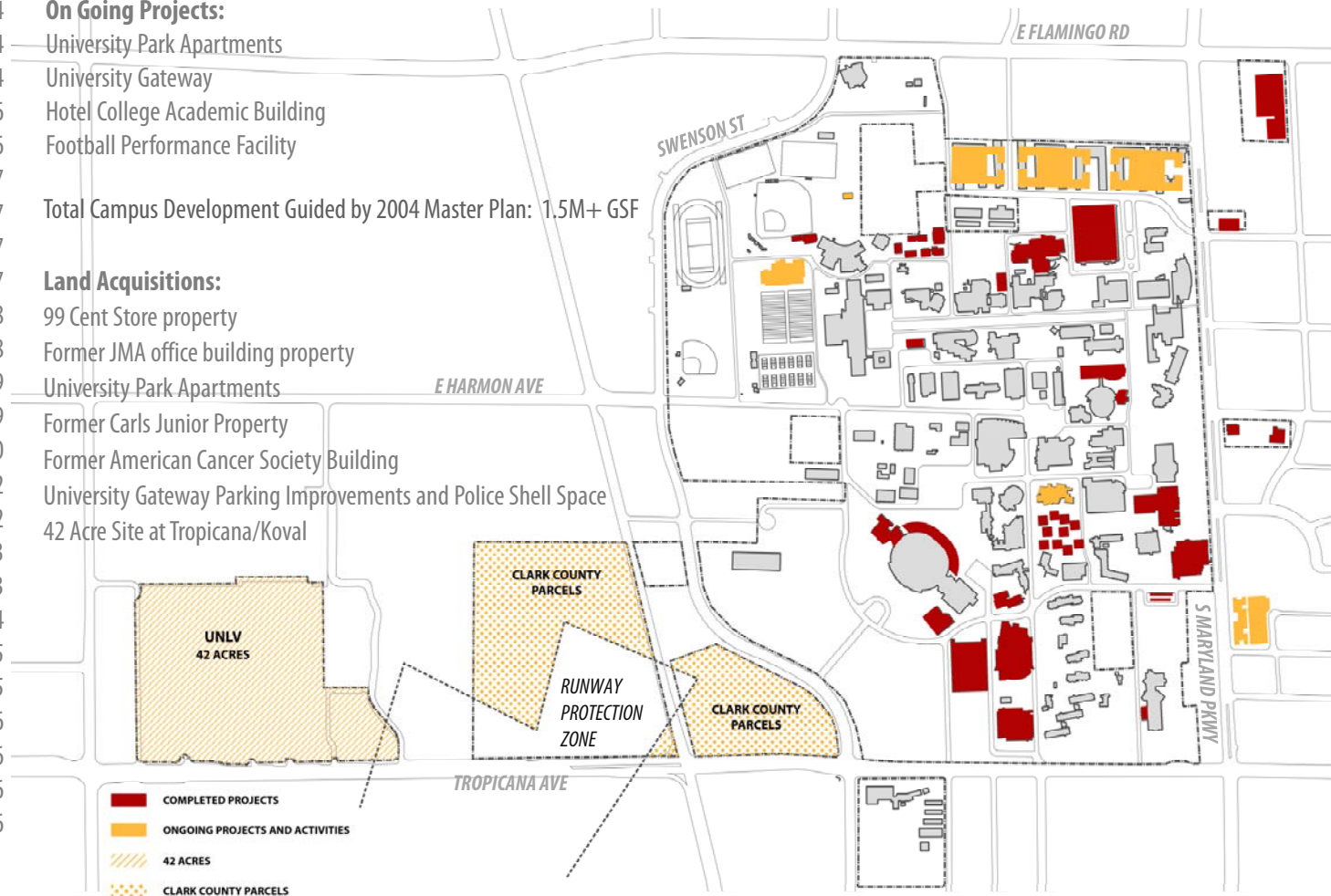


2012 MASTER PLAN UPDATE

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
 2014
 2015
 2015
 2016
 2016
 2016
 2016



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, as are feasible. FAA requirements, land restrictions, operations plans and other items may govern the nature of these opportunities.



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



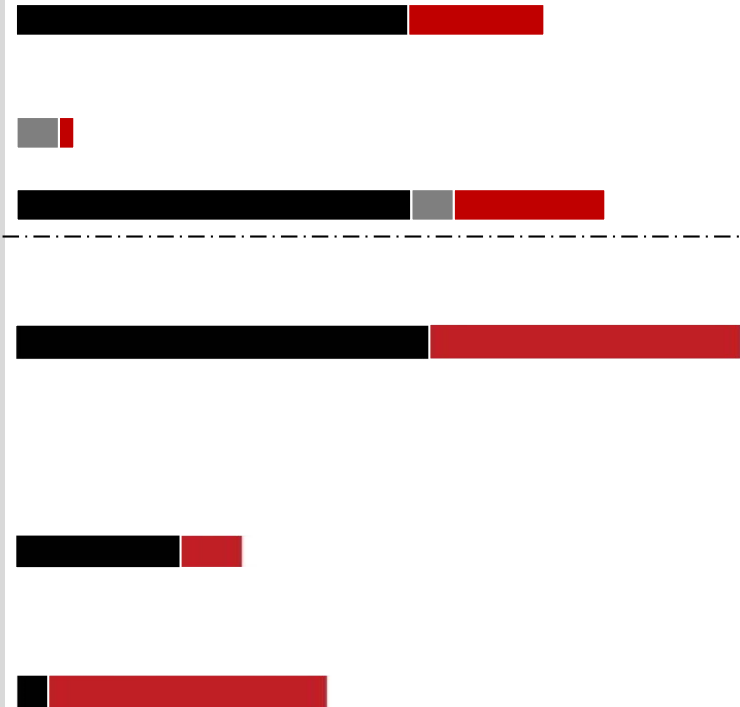
CAMPUS CAPACITIES

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%



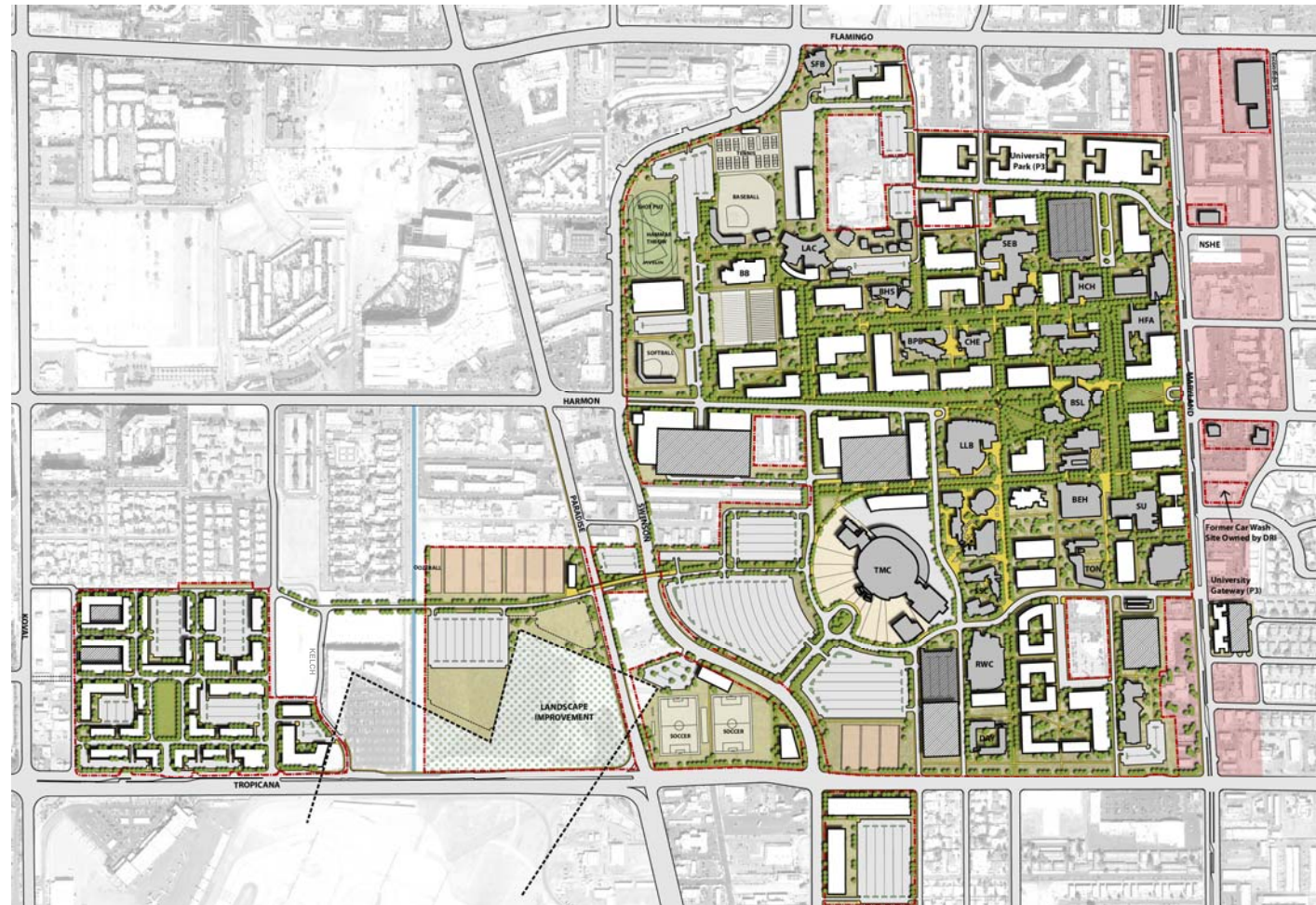
(#) = increase

CAMPUS PLAN

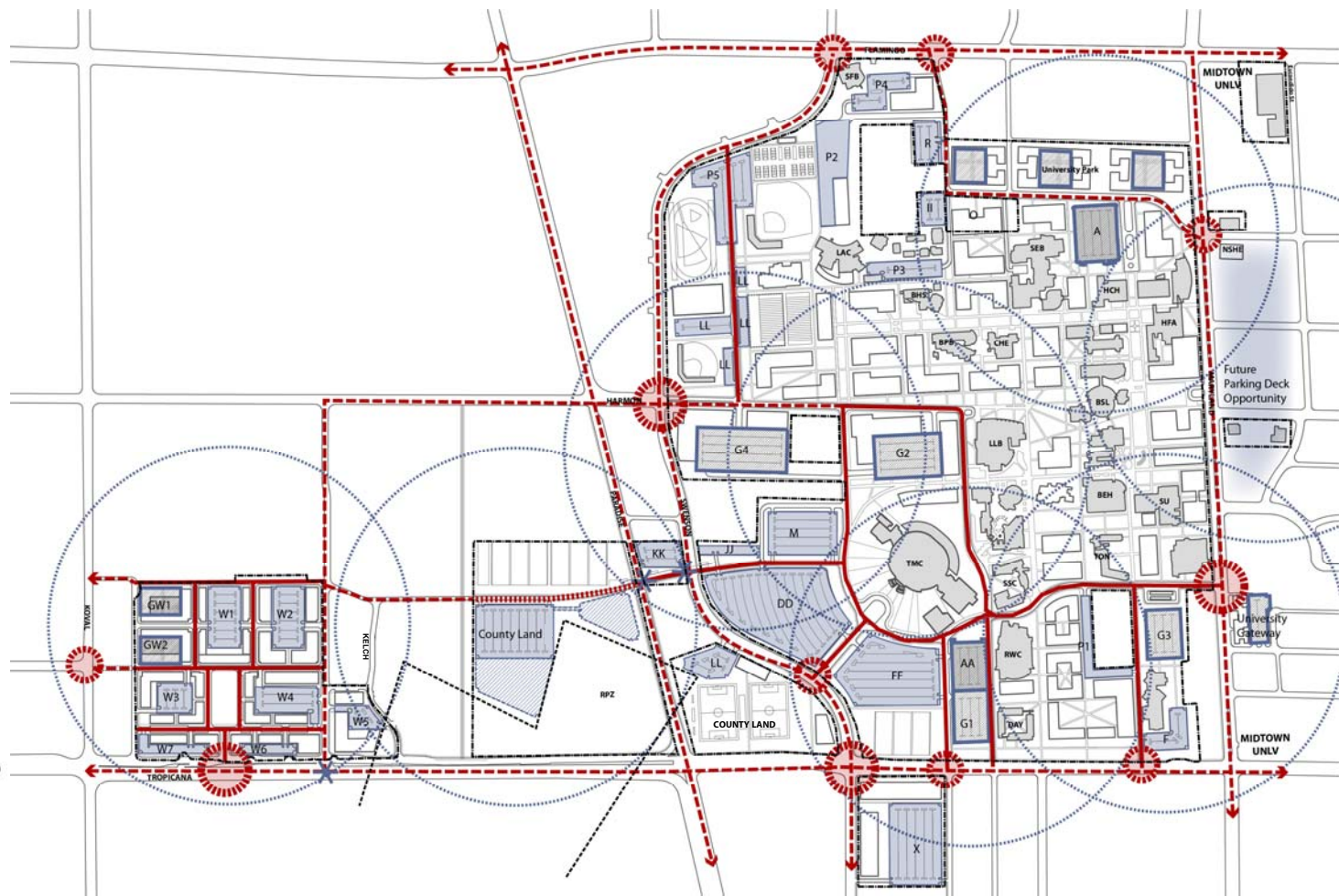
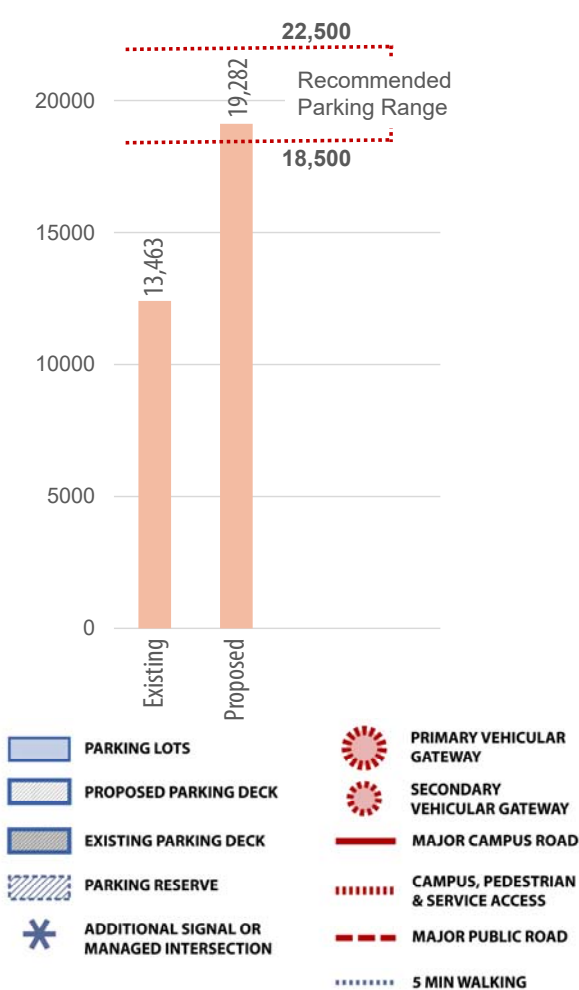
- Strategic Academic and Research Expansion
- Improved Campus Gateway Experience on Maryland Pkwy/ and Swenson St.
- Better University Presence in local Community Area – i.e. potential renaming of Swenson Street, if approved by Clark County.
- Active Student and Athletic Activity Commonly along Tropicana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

	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		

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CIRCULATION AND PARKING



PEDESTRIAN CONNECTION

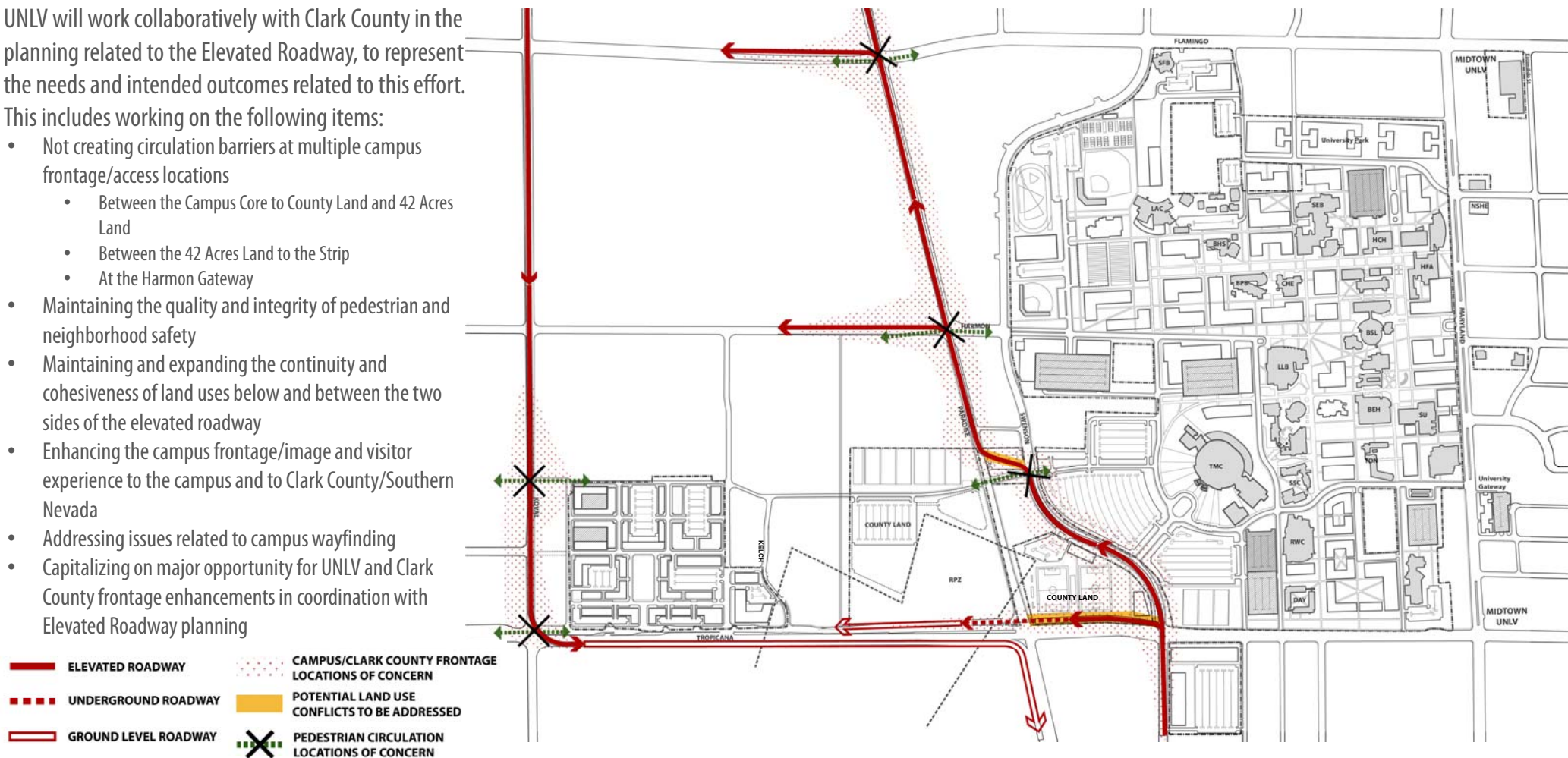
- Improved Campus Gateway through Memorable Open Space and Porous Architecture
- Extended Pedestrian Circulation Network to the Athletic Campus, County Land, and 42 Acre Parcel



ELEVATED ROADWAY CONSIDERATIONS

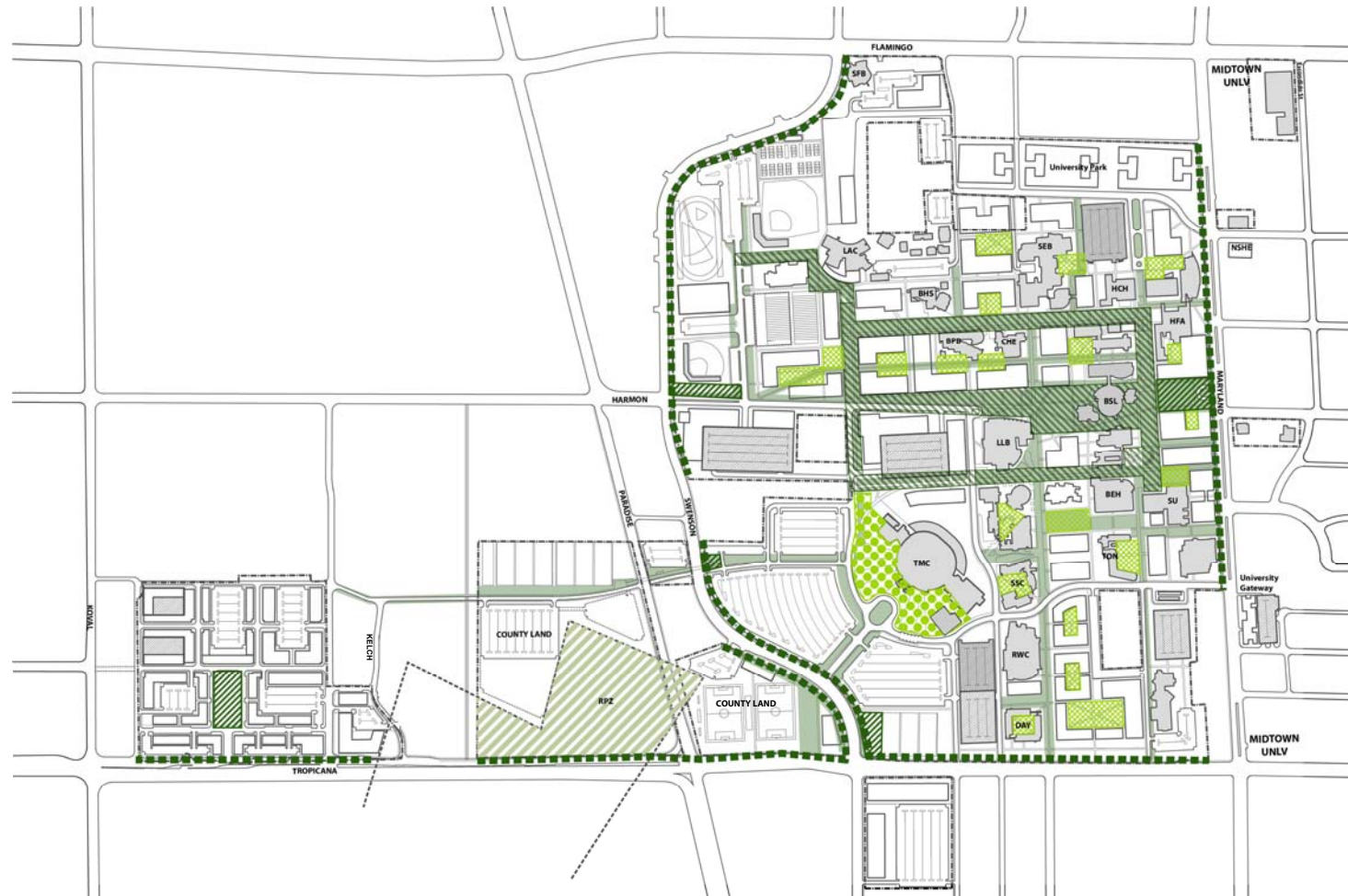
UNLV will work collaboratively with Clark County in the planning related to the Elevated Roadway, to represent the needs and intended outcomes related to this effort. This includes working on the following items:

- 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 GROWTH

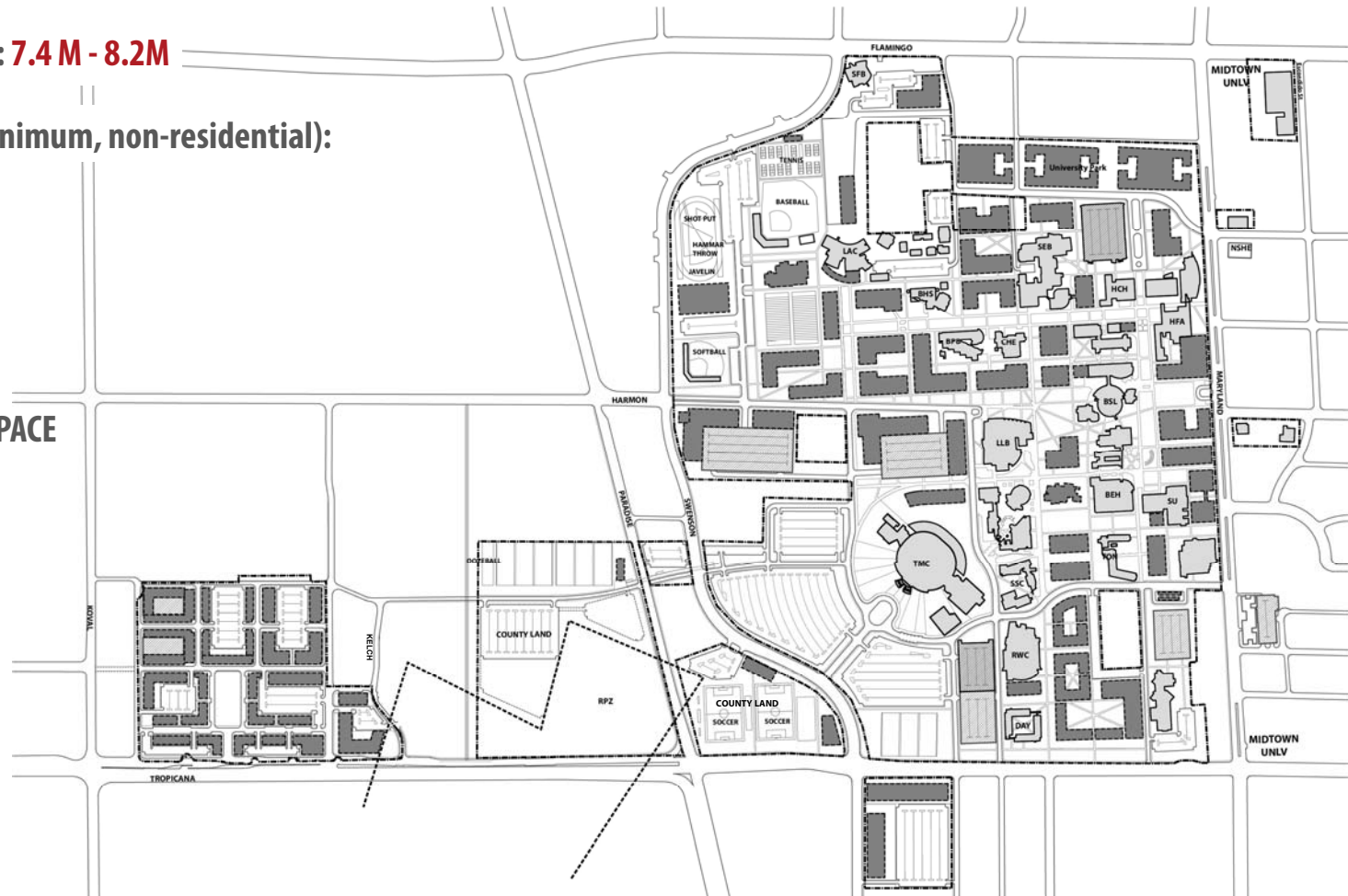
TOTAL CAPACITY in GSF (non-residential): **7.4 M - 8.2M**

TOTAL AREA, EXISTING AND PLANNED (minimum, non-residential):

- ACADEMIC AND SUPPORT
6.4 M GSF
- ATHLETICS AND RECREATION
0.4 M GSF
- STUDENT LIFE, MIXED USE AND FLEX SPACE
0.6 M GSF

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

 PLANNED BUILDING

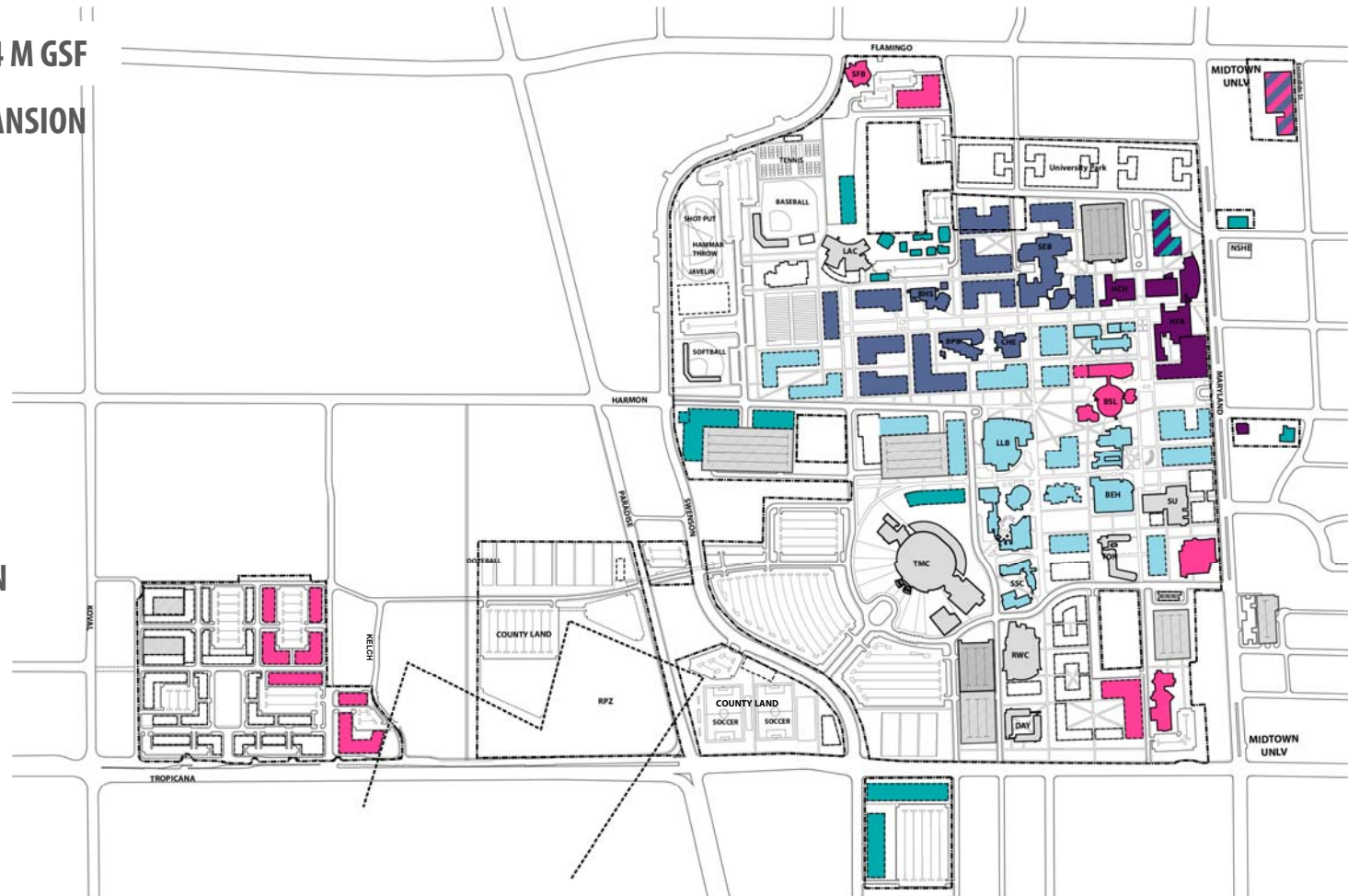


ACADEMIC AND SUPPORT GROWTH

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



ATHLETICS AND RECREATION GROWTH

TOTAL AREA: 0.4 M GSF

- **ATHLETIC BUILDING EXPANSION**
0.3 M GSF
- **RECREATIONAL BUILDING EXPANSION**
0.1 M GSF

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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.

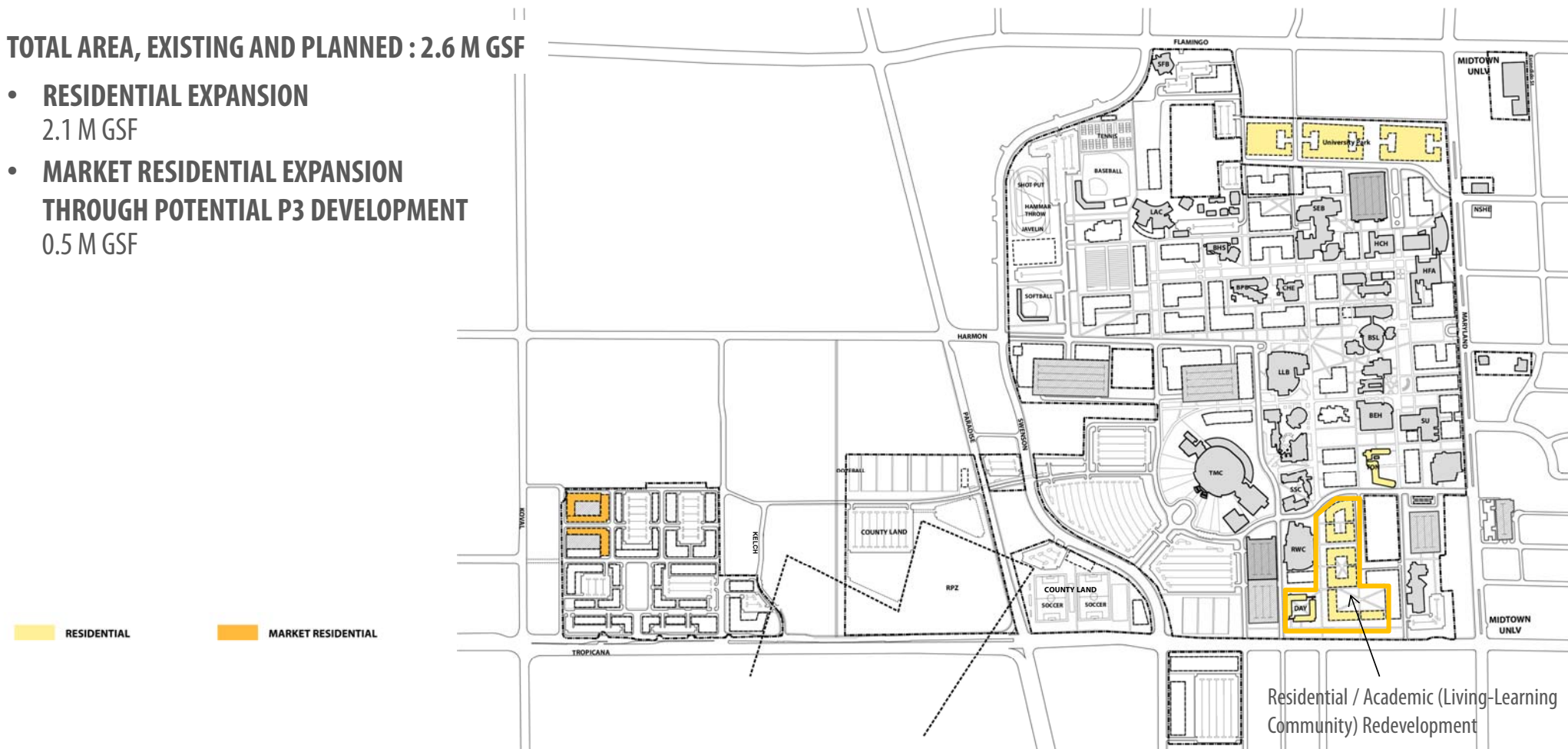
■ STUDENT LIFE/EVENT
■ FLEX SPACE
■ MIXED USE



RESIDENTIAL GROWTH

TOTAL AREA, EXISTING AND PLANNED : 2.6 M GSF

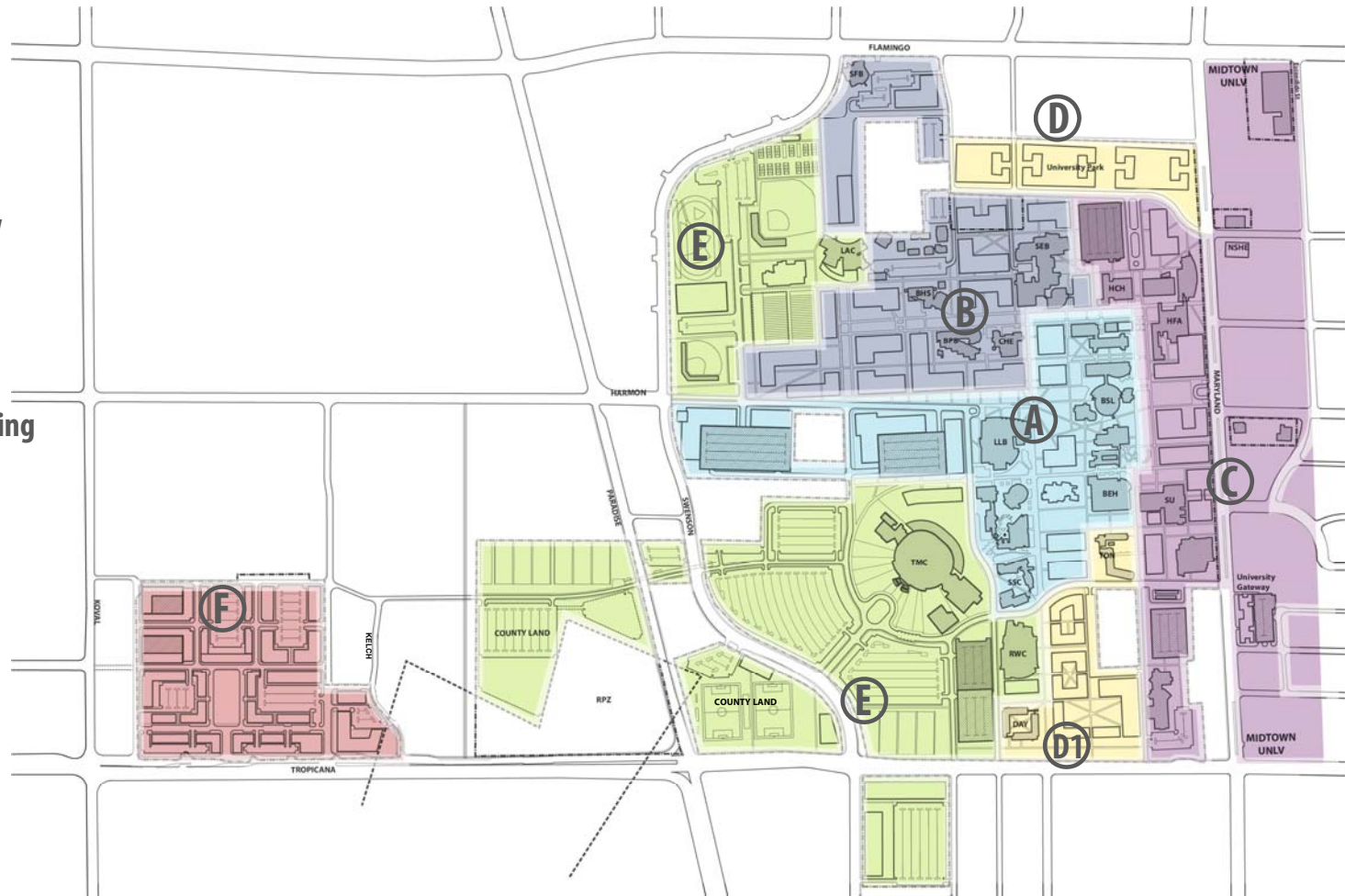
- **RESIDENTIAL EXPANSION**
2.1 M GSF
- **MARKET RESIDENTIAL EXPANSION
THROUGH POTENTIAL P3 DEVELOPMENT**
0.5 M GSF



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

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CAMPUS CORE

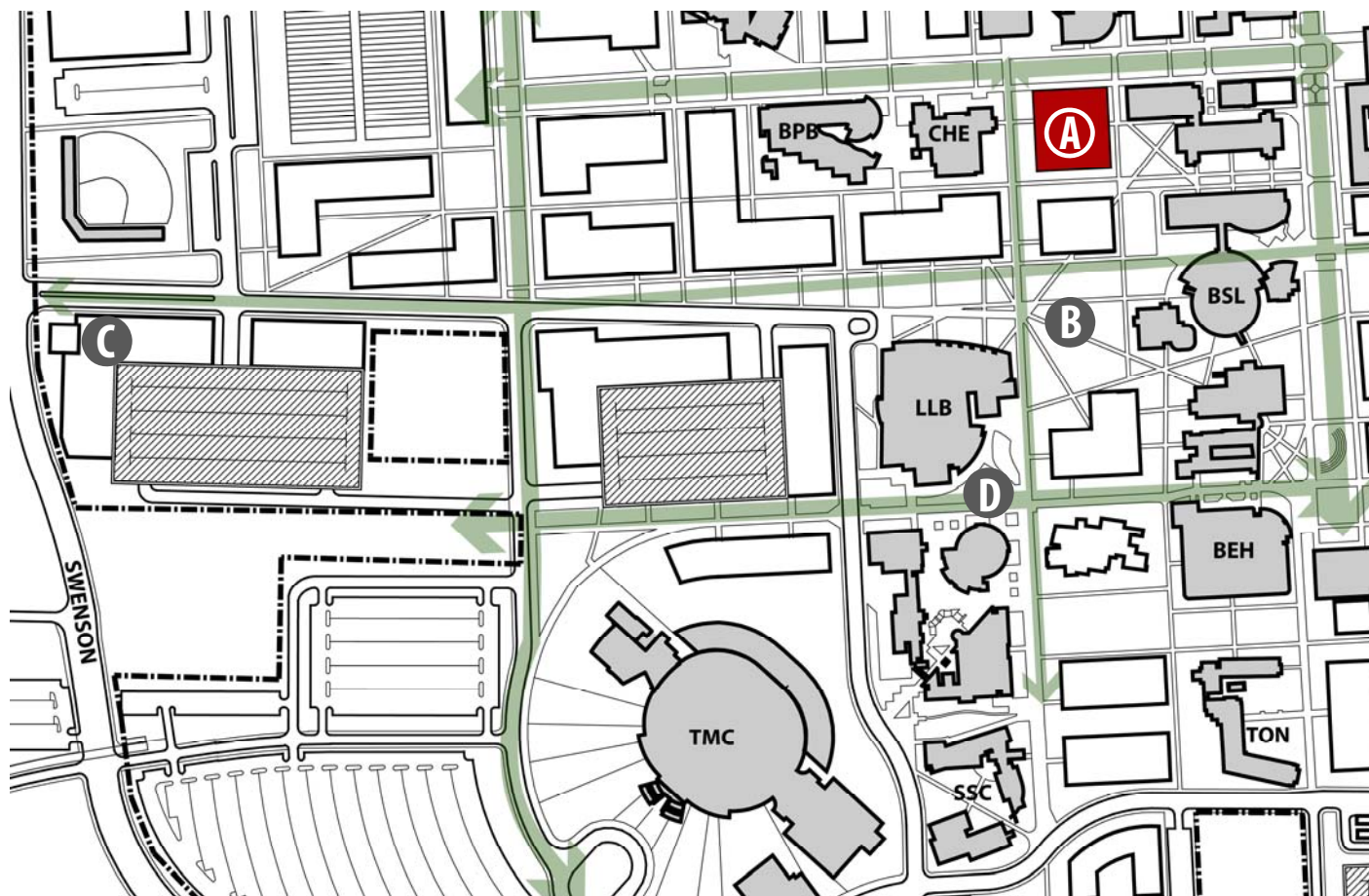
Strategic Projects

A Instructional Lab Building

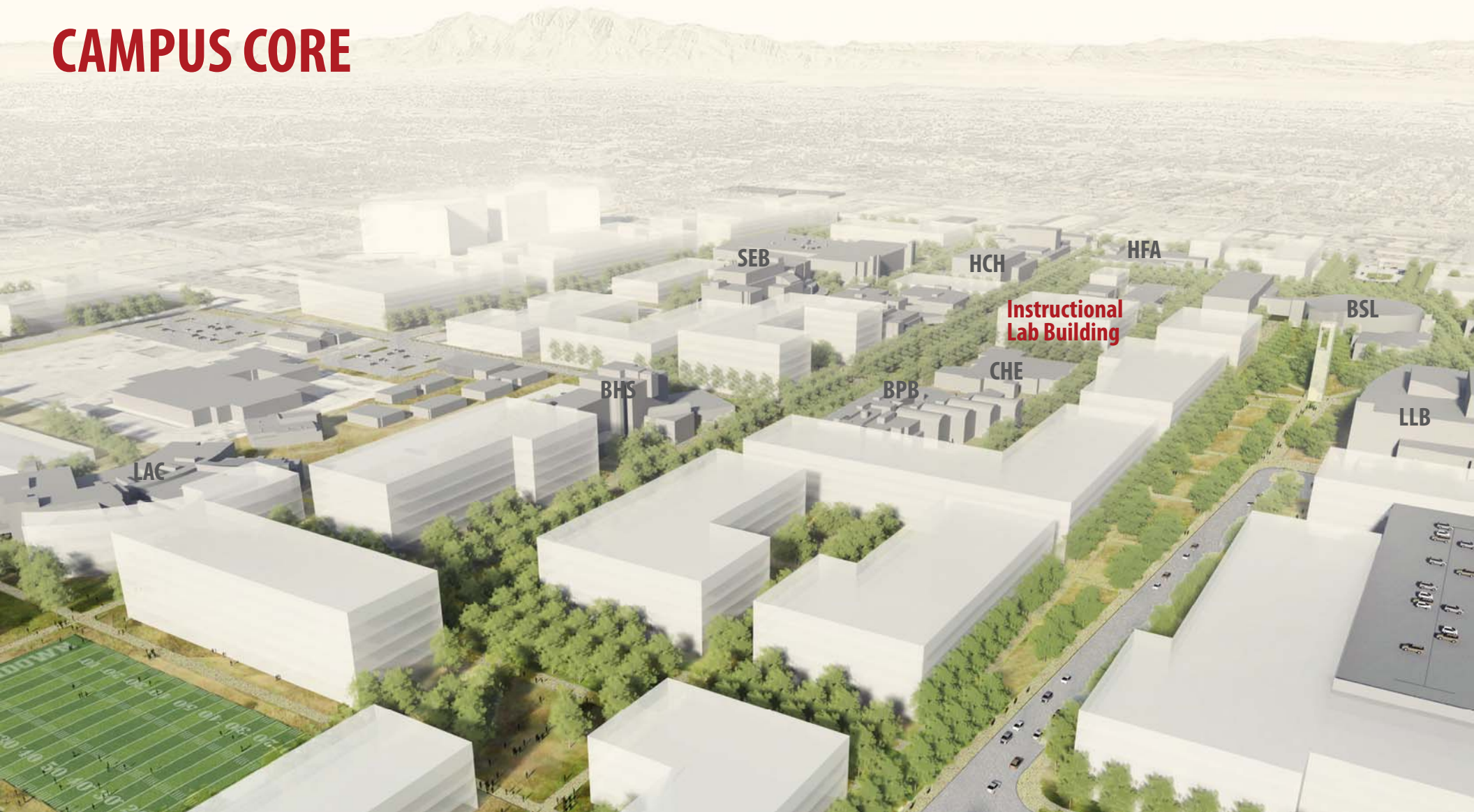
B Campus Crossroads

C Harmon Gateway

D New Campus Mall



CAMPUS CORE

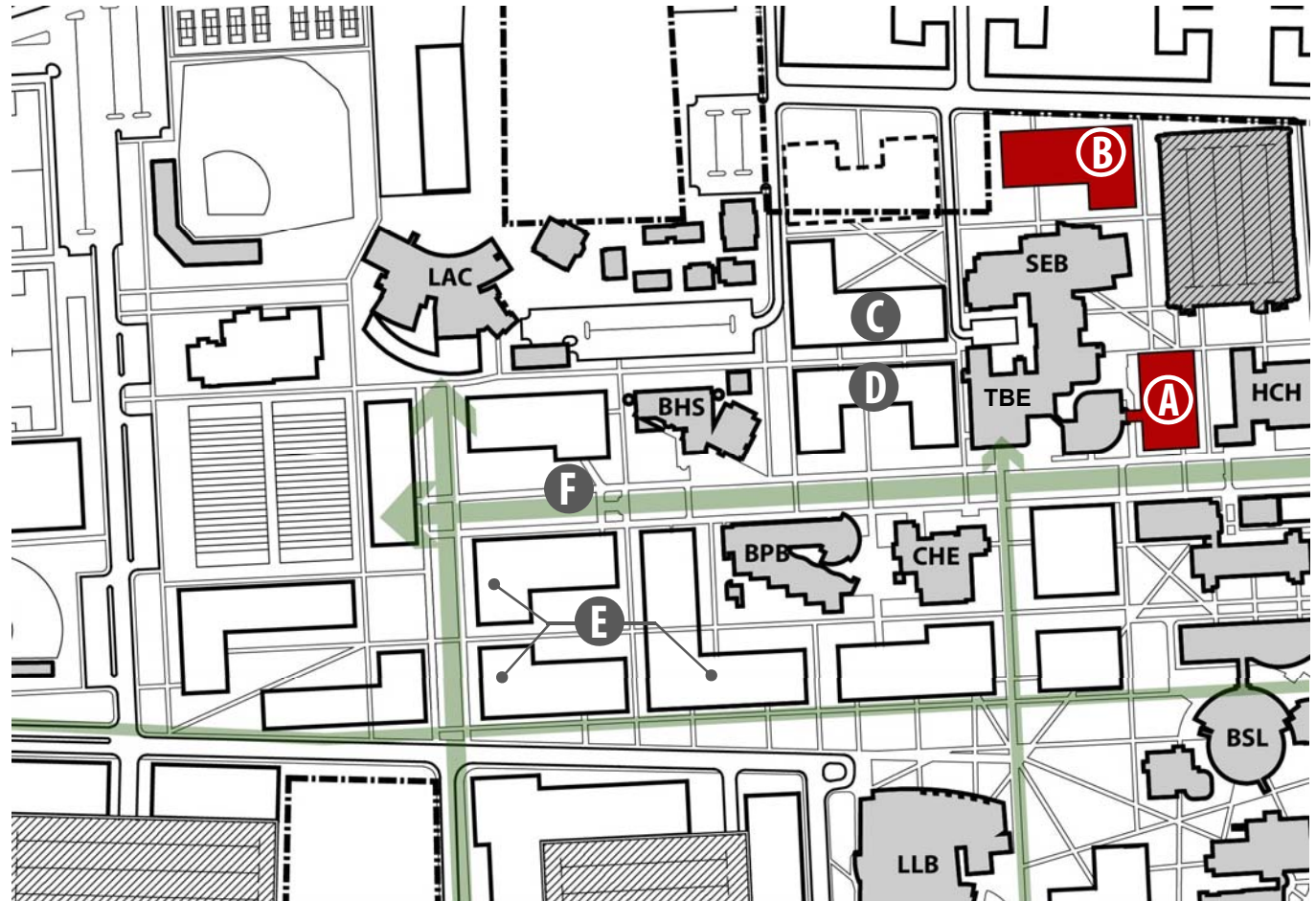


NORTH MALL NEIGHBORHOOD

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



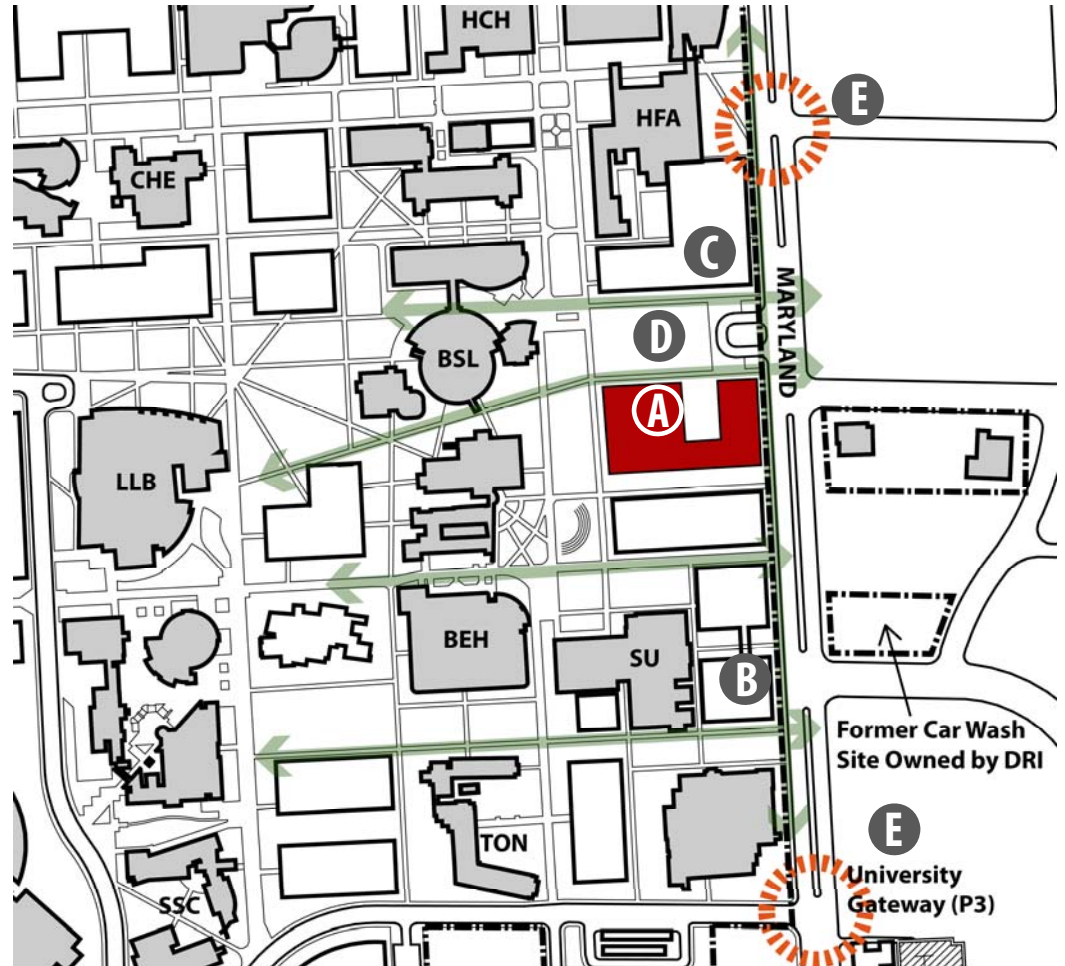
NORTH MALL



MARYLAND PARKWAY FRONTAGE

Strategic Projects

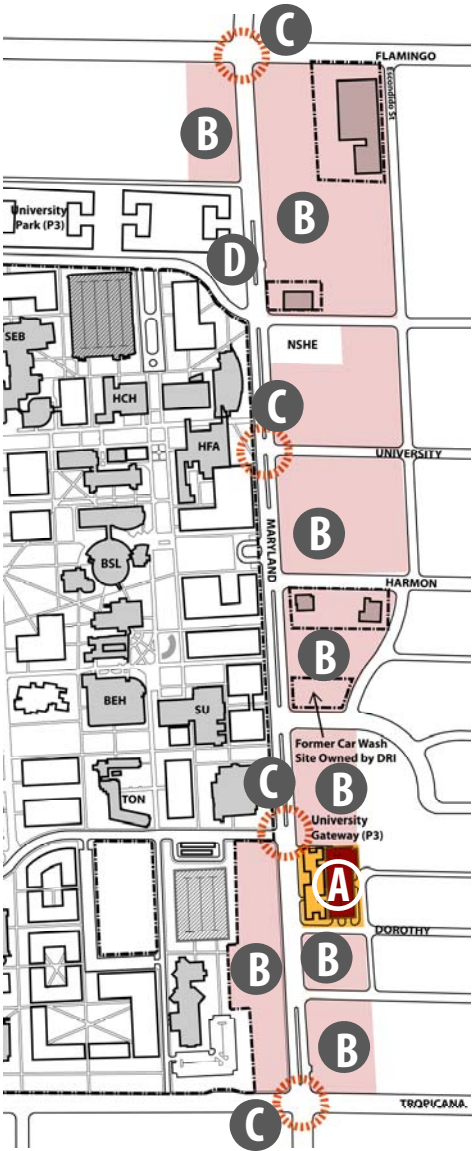
- A** Business Building
- B** Student Union East Expansion
- C** Fine Arts Expansion
- D** Campus Gateway Open Space
- E** Connection to Future Light Rail / BRT Stations



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

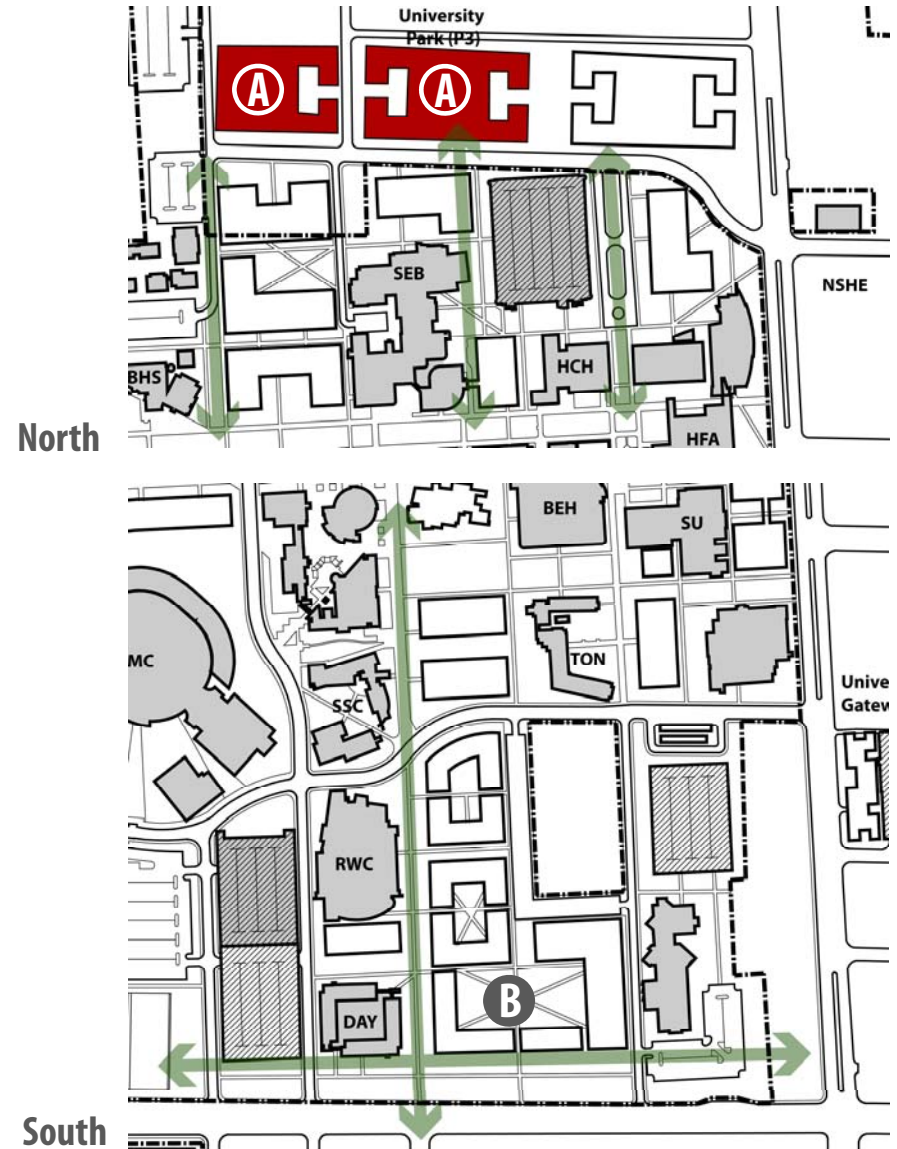


RESIDENTIAL

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

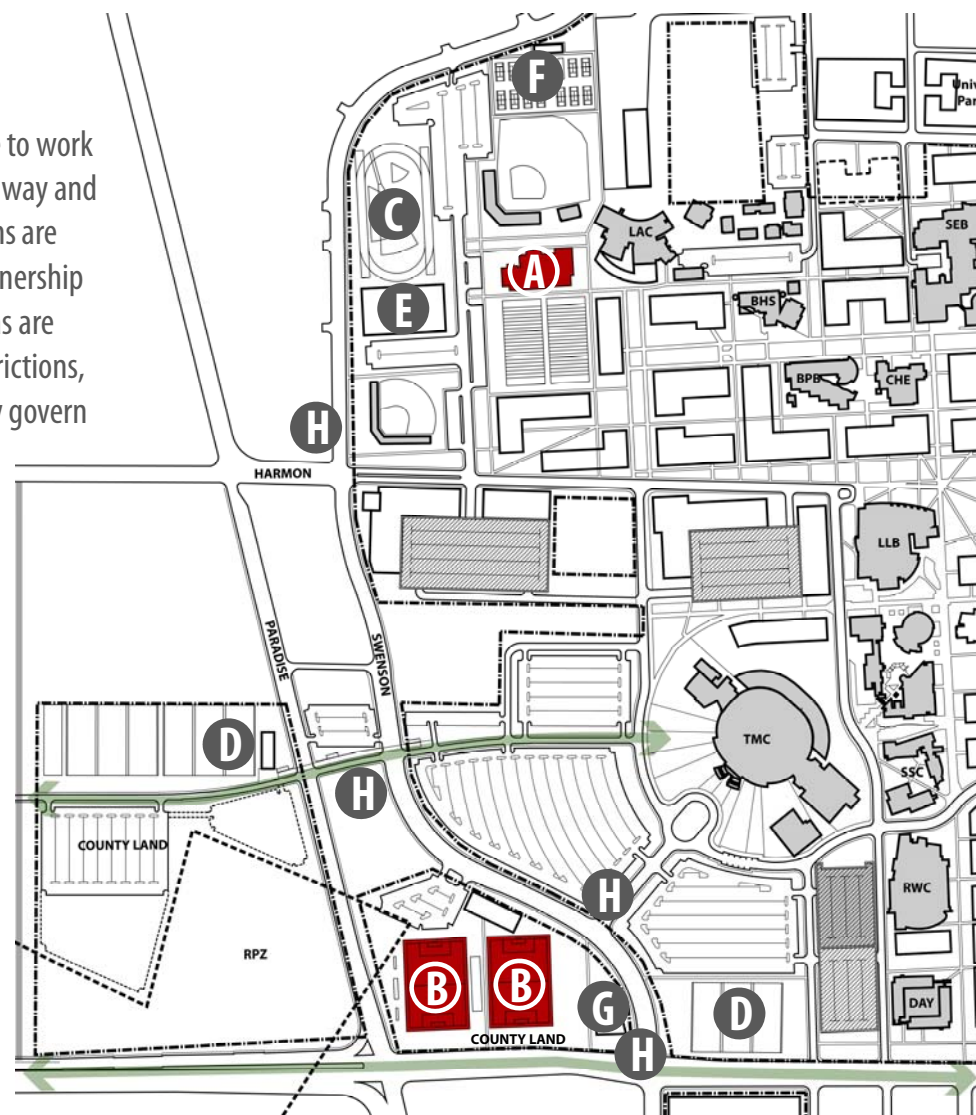
Strategic Projects

- A** New Football Building
- B** Potential Soccer Relocation
if feasible and 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.

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ATHLETICS + RECREATION

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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

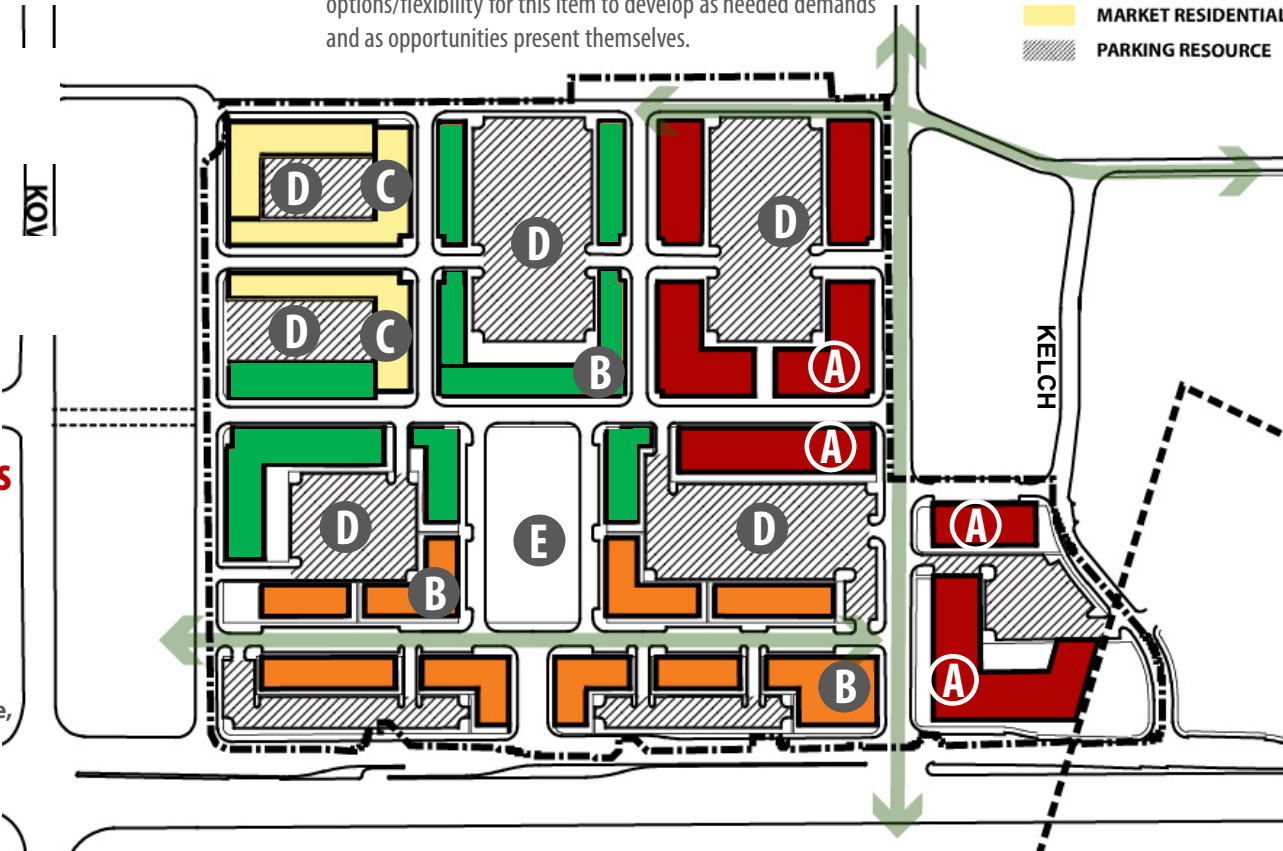
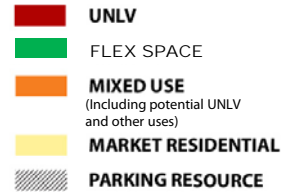
D Parking
Surface and/or structured parking as required/needed

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



170'
PARK

6'

24'

12'
STREET PARKING

6' 6"

12'



CAMPUS VILLAGE



UNLV MARYLAND CAMPUS

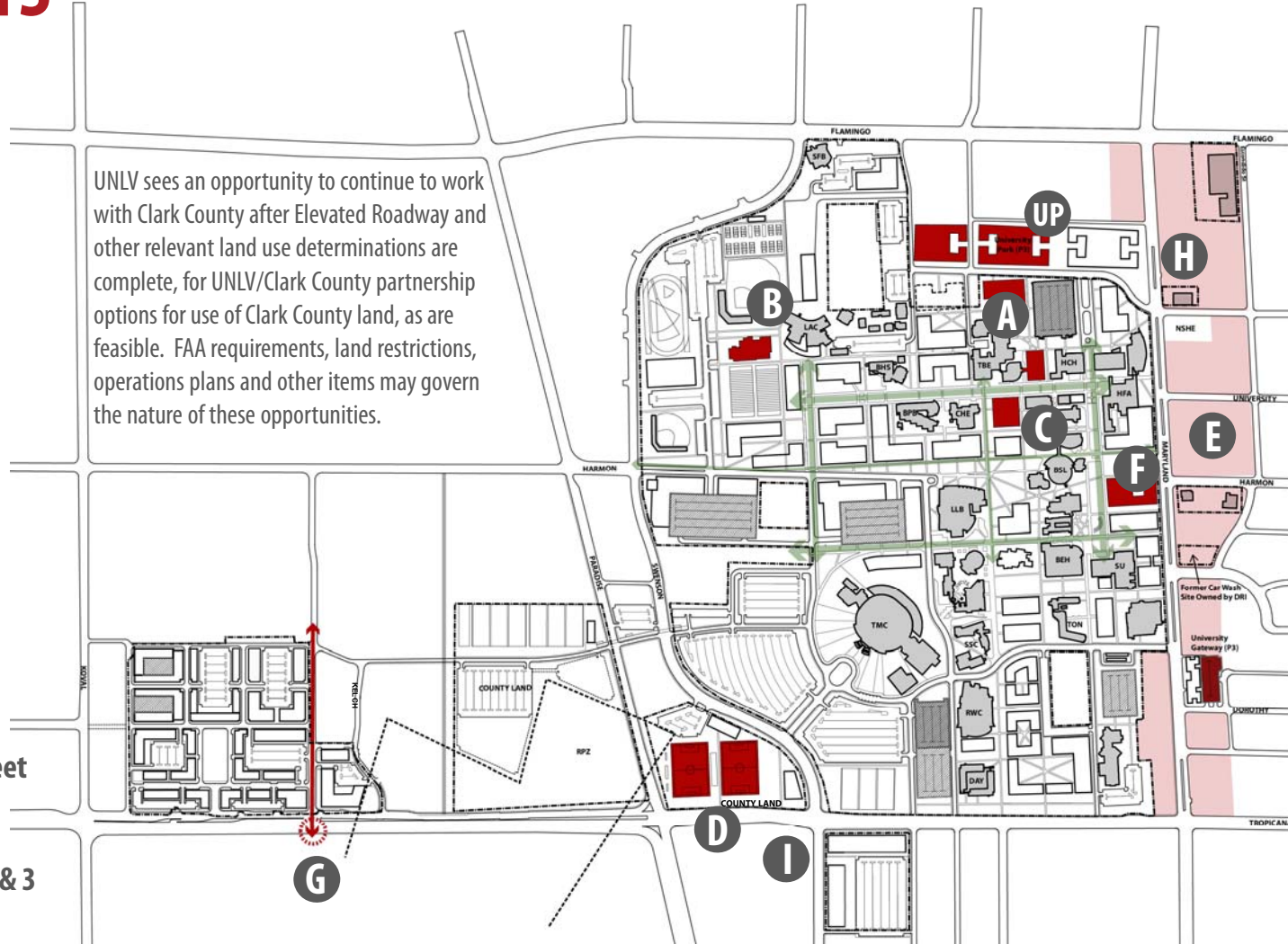
UNLV

TROPICANA AVE

STRATEGIC PROJECTS

- A** Engineering/Science Expansion
- B** New Football Building
- C** Instructional Lab Building
- D** Potential Soccer Relocation if feasible and 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

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CAMPUS EXPERIENCE

