



BMS
DESIGN GROUP

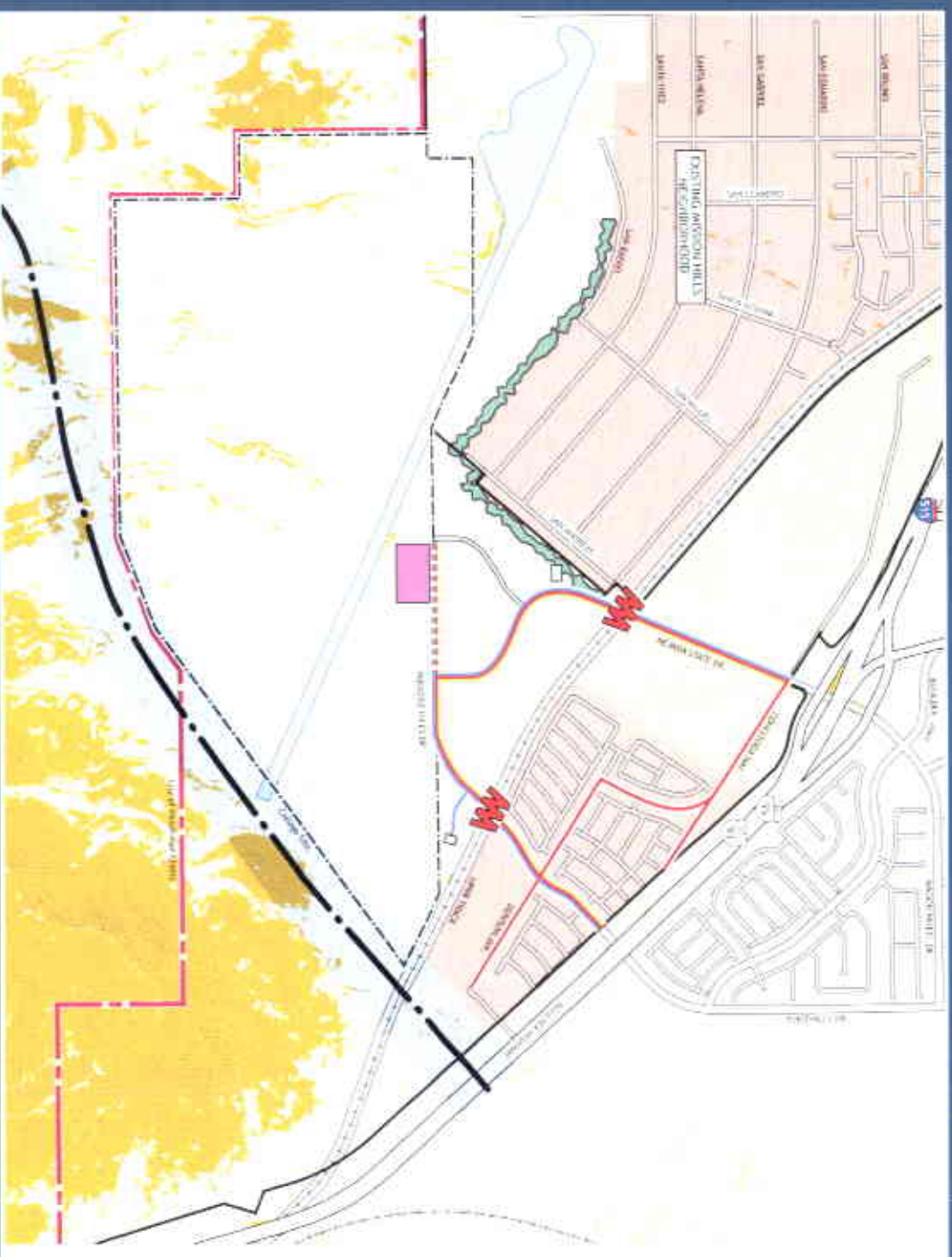
Nevada State College

Master Plan

April 25, 2007



Compiled Site Constraints



Nevada State College

Legend:

- Orange line: Existing Site
- Black line: College Plan Area
- Red dashed line: City Limits
- Blue line: High Rail Line
- Green line: Phase Control Easement
- Red line with 'M' symbol: At Grade Railroad Crossing
- Green area: Green Buffer Zone (GZ)
- Light green area: Existing Residential
- Light blue area: Existing Residential Footprint (0.25 acre) Projects
- Yellow area: Existing Pavement
- Pink area: Proposed Infill Building Footprints
- Yellow area: Slope Over 15%

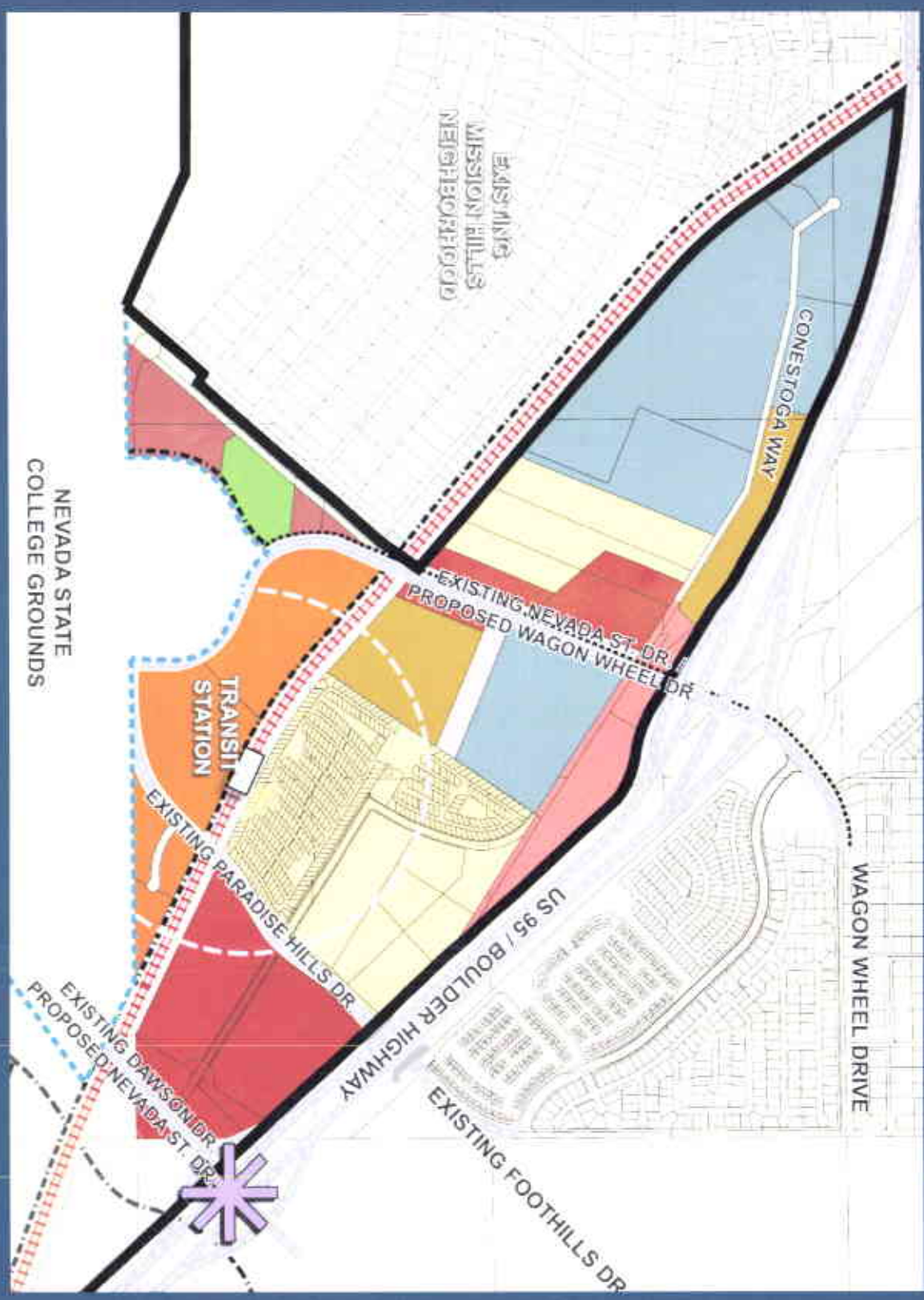
Existing Utilities:

- Red line: Sanitary Sewer
- Blue line: Water
- Black line: Telephone/Electric

Scale: 1" = 50' 0"

Analysis Site Constraints

DATE: 04/11/2011





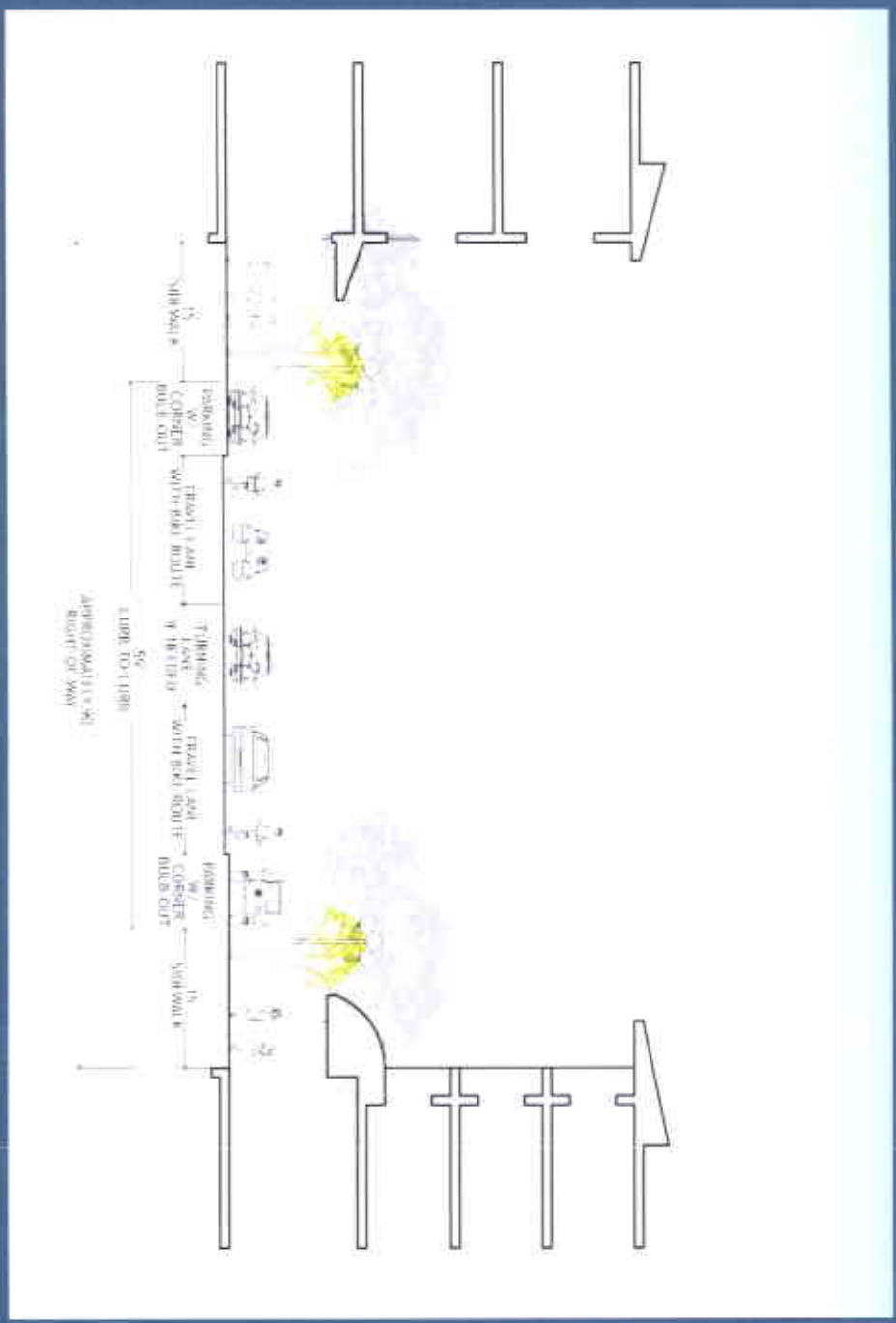
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Henderson and Las Vegas

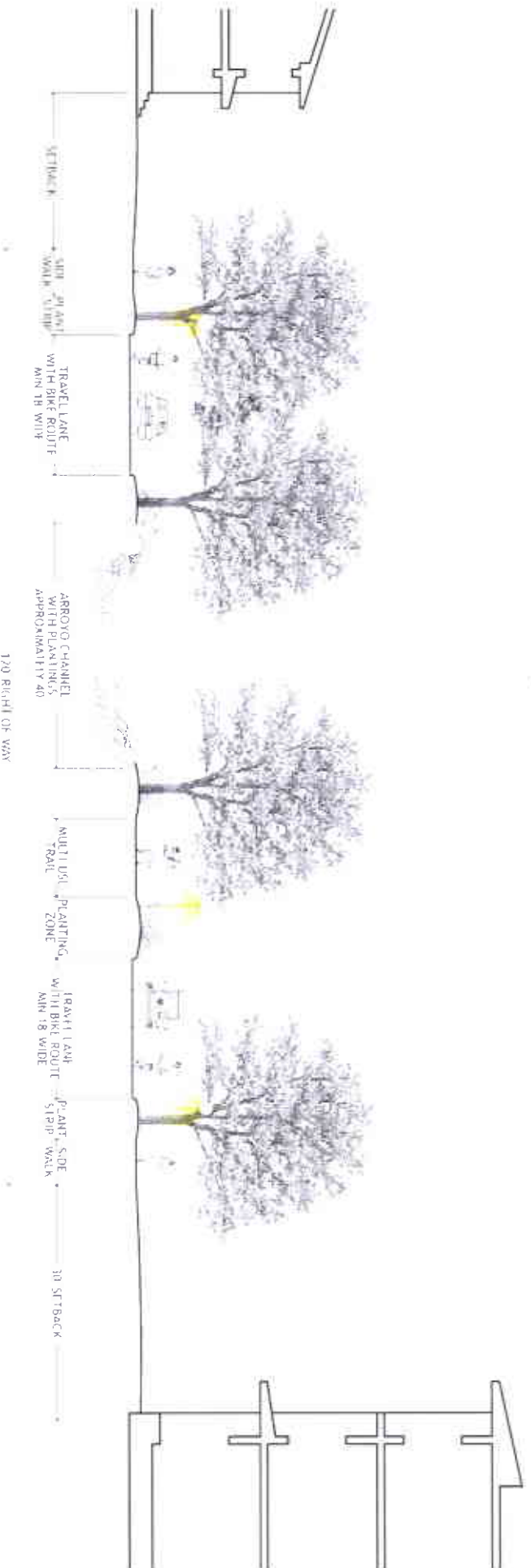


Sections

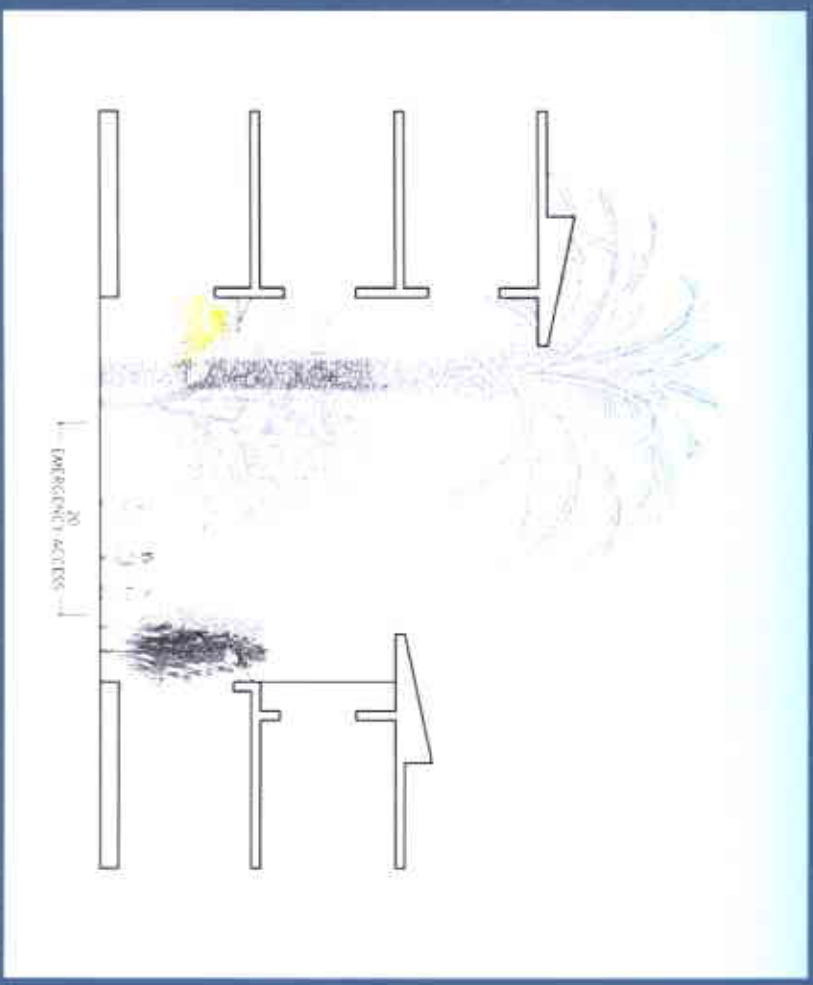




Sections

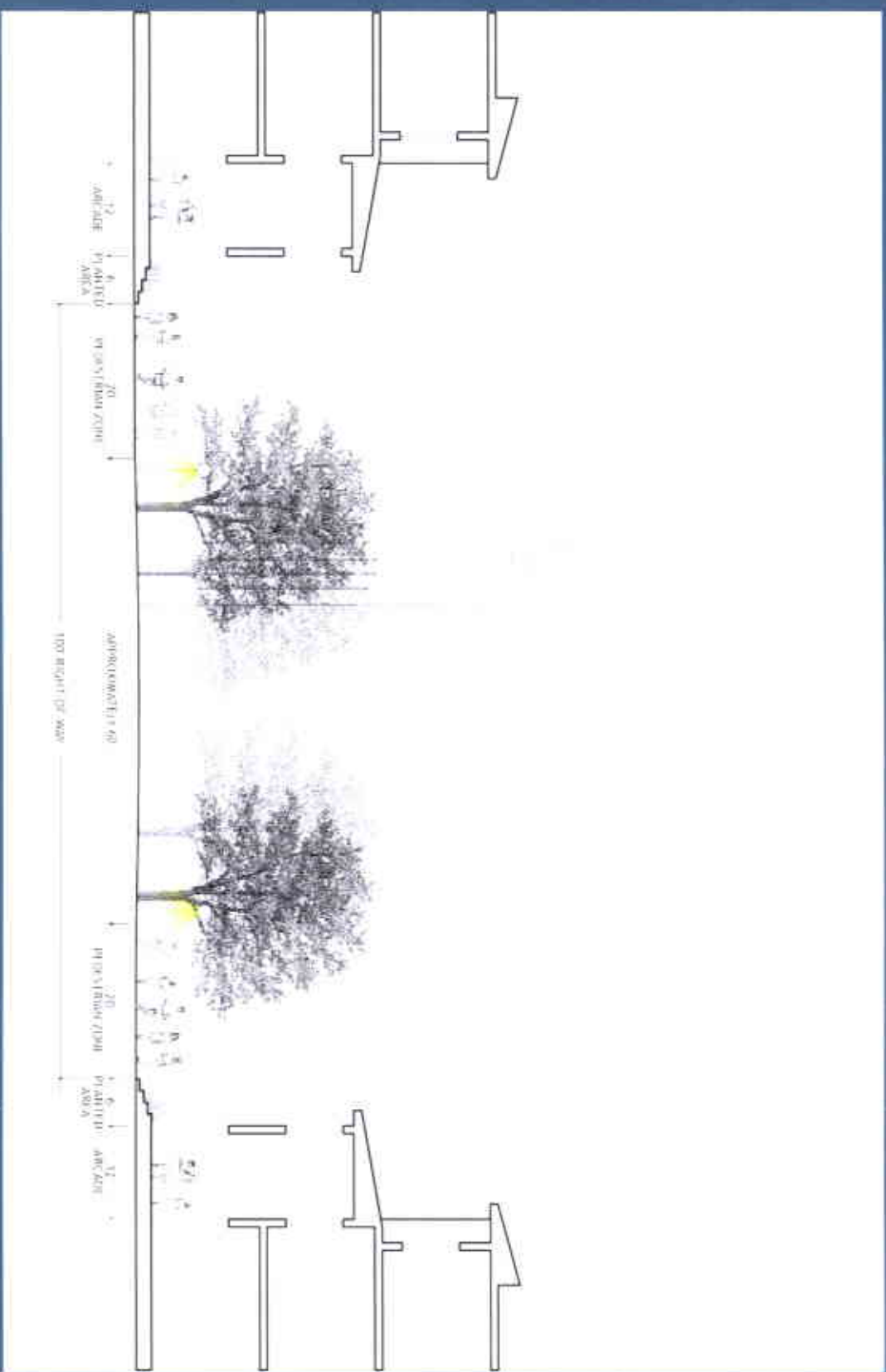


Sections





Sections





Land Use Plan



Nevada State College

- Approved
College Shop
- Academic
- Land Use
- Academic
 - Student Housing
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Special Use (CDD)
 - Highway Oriented Retail
 - Industrial Mixed Use
 - Commercial
 - Open Space
 - Open Community Streets
 - M.U.D.
 - Open Agricultural
 - Public
 - M & B

Land Use Framework



April 2007

Summary Campus Program

Academic and Support	74 Acres
2,100,000 GSF	
Student Housing	59 Acres
4600 beds	
Recreation Fields	22 Acres
Commuter Parking	46 Acres
10,000 cars	
<i>Subtotal</i>	<i>201 Acres</i>
Faculty / Staff Housing	156 Acres
1400 dwelling units	
K-8 School	19 Acres
R&D	11 Acres
Circulation & Natural Drainage	118 Acres
Grand Total	505 Acres



Land Use Area Calculations



Nevada State College

Legend
 College Site
 Open Space
 K-12 School
 Existing Woodland Hills
 Open Space

College Site	36
Open Space	1,041,270
K-12 School	59
Existing Woodland Hills	280
Open Space	156
College Site	1,024
Open Space	22
College Site	148
K-12 School	51
Existing Woodland Hills	48
K-12 School	19
Total	525
Acres	110,000
Total	14

Area Calculations





*California State University
Channel Islands*



Stanford University





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UC Riverside





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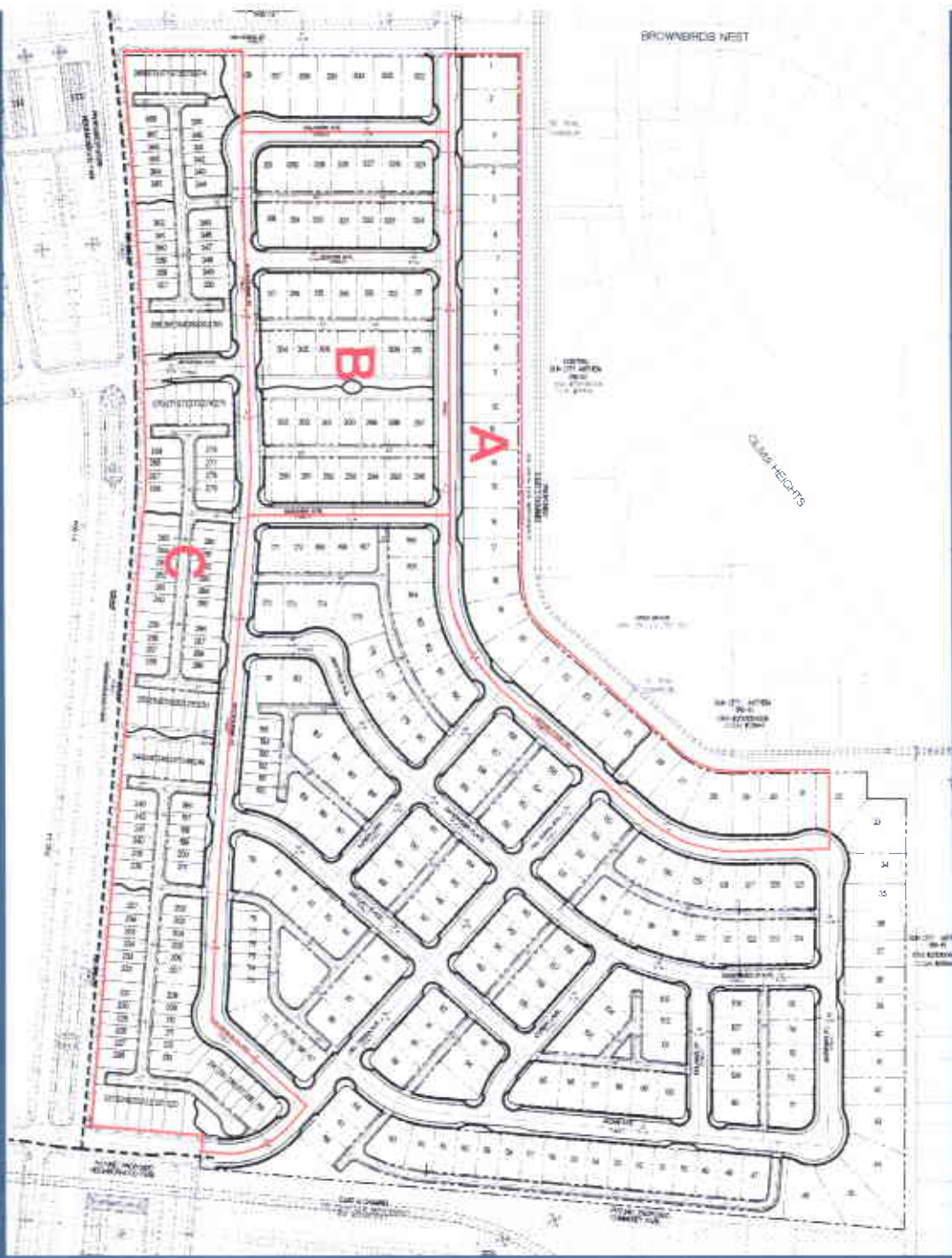


CSU Channel Islands
*(Faculty / Staff Residential
Neighborhood)*





Inspirada



Average Density:
8 DU/acre

Area A:
5.18 acres
6 DU/acre
5,500 sq. ft. lots, typ.

Area B:
5.75 acres
7.3 DU/acre
3,200 sq. ft. lots, typ.

Area C:
9.27 acres
14 DU/acre
1,500 sq. ft. lots, typ.



Inspirada

Garden Homes

City Homes

Mansion Homes

Village Homes

Estate Homes



Garden Homes
(KB Homes)



City Homes
(KB Homes)



Village Homes
(KB Homes)



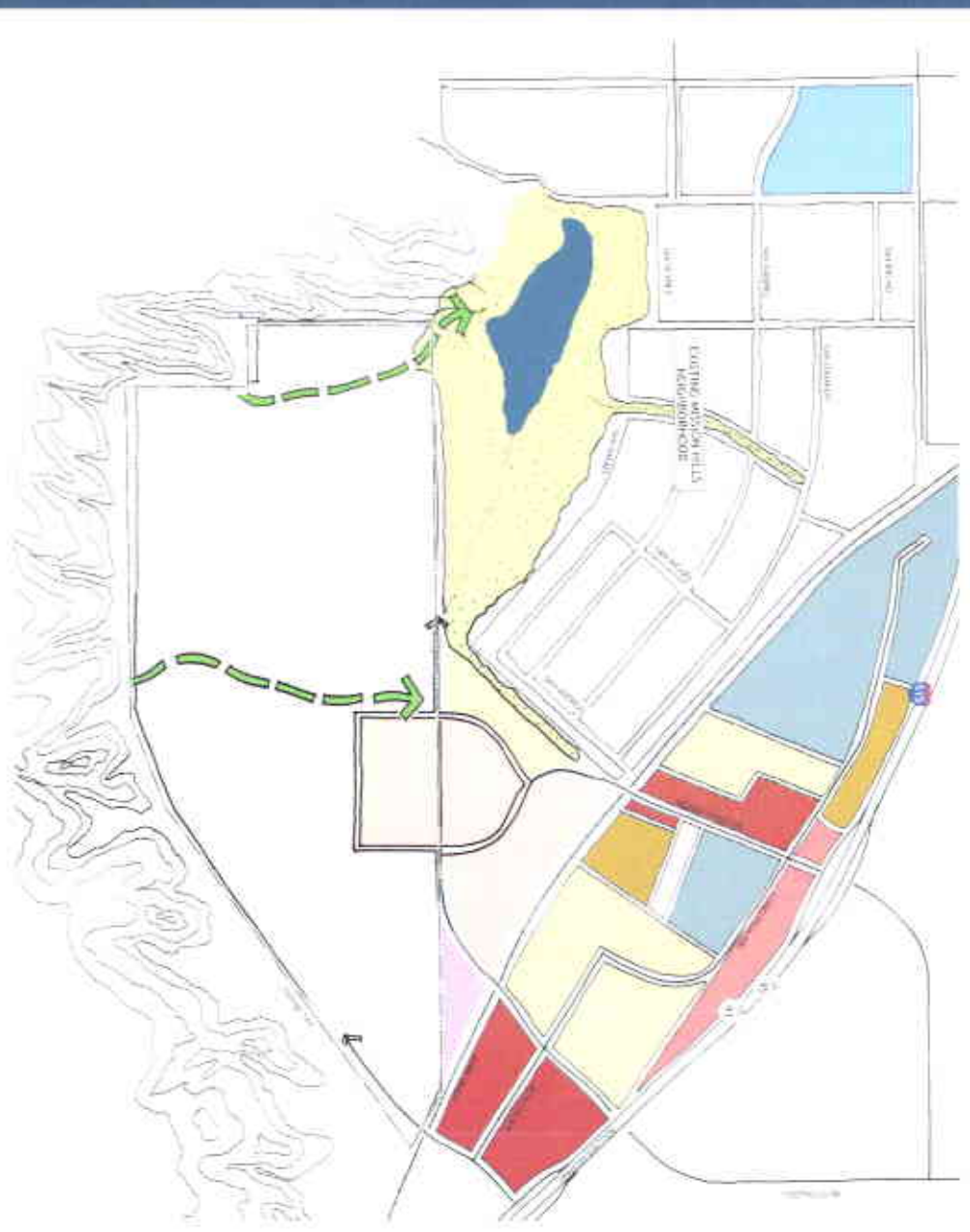
Estate Homes
(Toll Bros.)

Next Steps

- Illustrative Land Use Plan (incl. in Interlocal Agreement) (May 15)
- Phase II: Master Plan
 - Plan Themes and Principles
 - Plan Framework
 - Land Use Plans
 - Circulation and Parking Plans
 - Open Space and Streetscape Plans
 - Utilities and Infrastructure Plans
 - Phasing Strategy
 - Initial Phase Plan
 - Building Design Guidelines
 - Landscape Design Guidelines



Land Use Plan 1



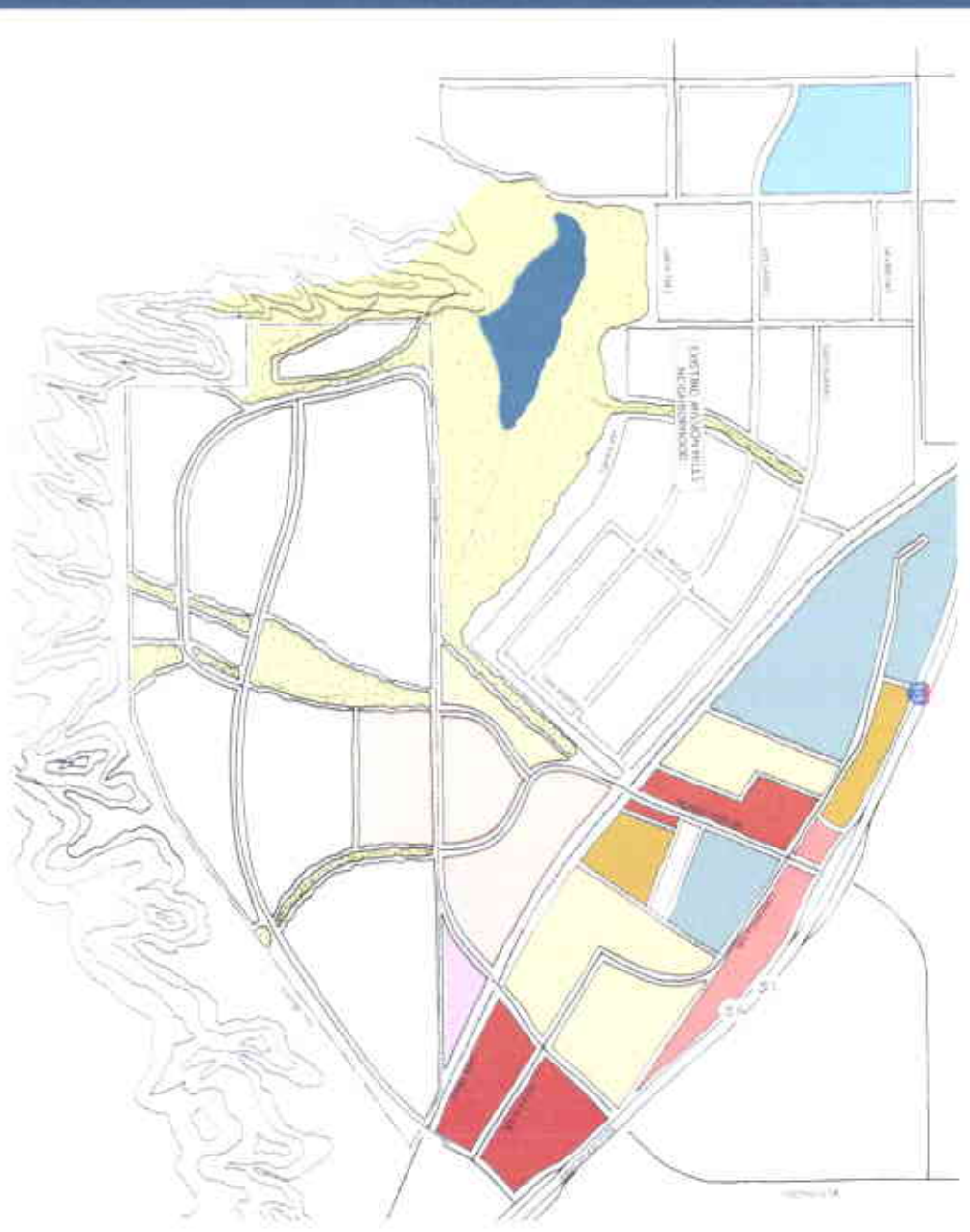
Nevada State College

- Legend**
- **College Site**
 - **University Area**
 - **Use Existing Residential**
 - **Zone 1 (Primary Residential)**
 - **Zone 2 (Secondary Residential)**
 - **Zone 3 (Tertiary Residential)**
 - **Zone 4 (Commercial)**
 - **Zone 5 (Industrial)**
 - **Zone 6 (Public Use)**
 - **Zone 7 (Green Space)**
 - **Zone 8 (Green Corridor)**
 - **Zone 9 (Greenway)**
 - **Zone 10 (Greenway)**
 - **Zone 11 (Greenway)**
 - **Zone 12 (Greenway)**
 - **Zone 13 (Greenway)**
 - **Zone 14 (Greenway)**
 - **Zone 15 (Greenway)**
 - **Zone 16 (Greenway)**
 - **Zone 17 (Greenway)**
 - **Zone 18 (Greenway)**
 - **Zone 19 (Greenway)**
 - **Zone 20 (Greenway)**
 - **Zone 21 (Greenway)**
 - **Zone 22 (Greenway)**
 - **Zone 23 (Greenway)**
 - **Zone 24 (Greenway)**
 - **Zone 25 (Greenway)**
 - **Zone 26 (Greenway)**
 - **Zone 27 (Greenway)**
 - **Zone 28 (Greenway)**
 - **Zone 29 (Greenway)**
 - **Zone 30 (Greenway)**
 - **Zone 31 (Greenway)**
 - **Zone 32 (Greenway)**
 - **Zone 33 (Greenway)**
 - **Zone 34 (Greenway)**
 - **Zone 35 (Greenway)**
 - **Zone 36 (Greenway)**
 - **Zone 37 (Greenway)**
 - **Zone 38 (Greenway)**
 - **Zone 39 (Greenway)**
 - **Zone 40 (Greenway)**
 - **Zone 41 (Greenway)**
 - **Zone 42 (Greenway)**
 - **Zone 43 (Greenway)**
 - **Zone 44 (Greenway)**
 - **Zone 45 (Greenway)**
 - **Zone 46 (Greenway)**
 - **Zone 47 (Greenway)**
 - **Zone 48 (Greenway)**
 - **Zone 49 (Greenway)**
 - **Zone 50 (Greenway)**





Land Use Plan 2



Nevada State College

- Legend**
- Existing (300)
 - State Use
 - University Area
 - Low Density Residential
 - Med. Density Residential
 - High Density Residential
 - Medium Use (200)
 - Highway Corridor (400)
 - Highway Corridor (200)
 - College Area
 - Open Space
 - Open Corridor
 - High Density Residential
 - High Density Residential
 - High Density Residential
 - High Density Residential
 - High Density Residential

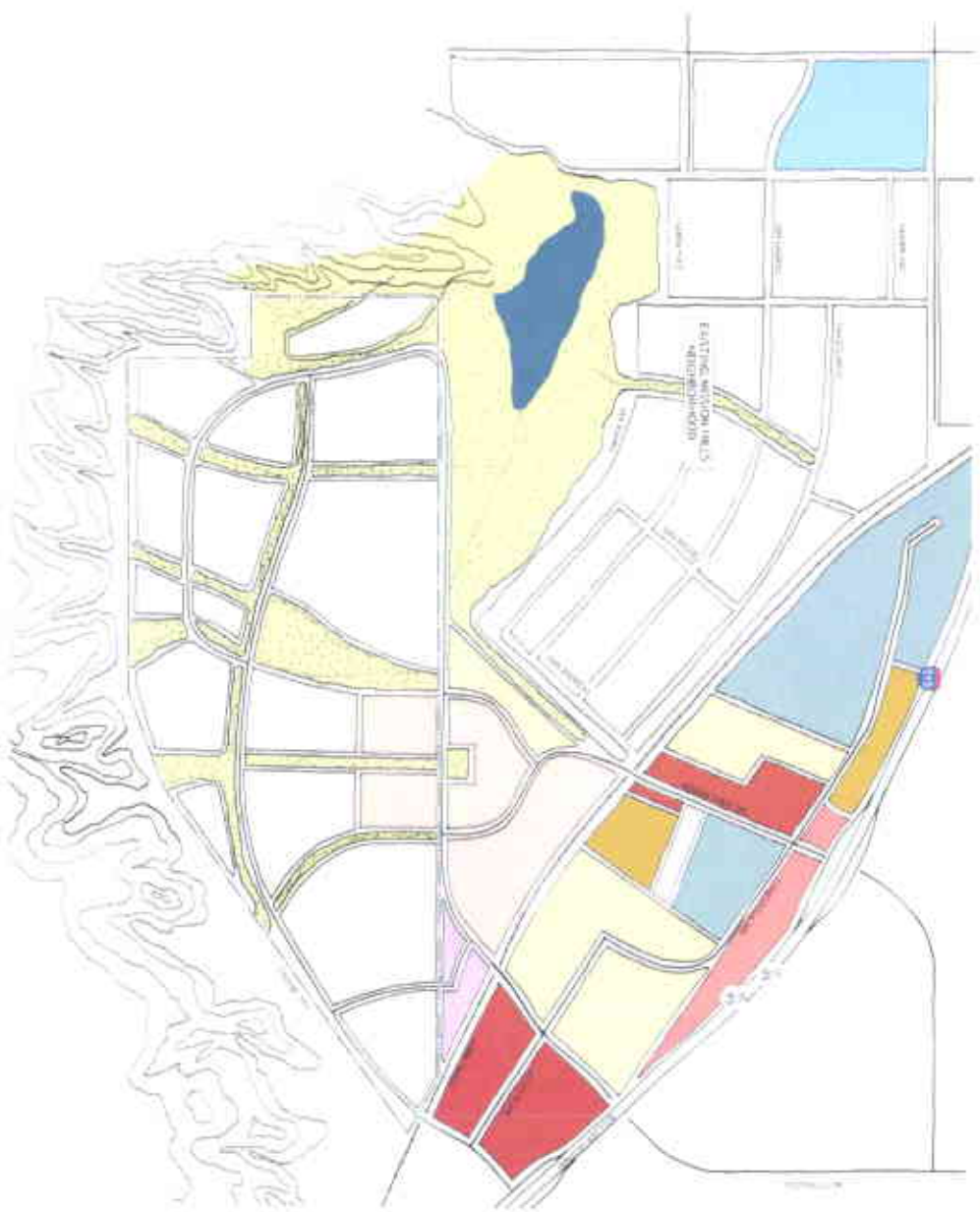


Land Use Framework





Land Use Plan 3



Nevada State College

- Legend**
- Change Strip
 - Land Use
 - University Area
 - Low Density Residential
 - Mid Density Residential
 - High Density Residential
 - Neighborhood Center
 - Regional Office/Health
 - College Student Center
 - Commercial
 - Open Space
 - State Corridor
 - 7 Streets
 - 6 ft Ht
 - Light Industrial
 - 4 ft 6 in Ht



Land Use Framework



March 2011