

R-22-96

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA,
AMENDING CITY COUNCIL RESOLUTION ADOPTED ON DECEMBER 18, 1985, BY
ADDING AN ADDITIONAL AREA THERETO FOR EVALUATION**

WHEREAS, the Community Redevelopment Law of the State of Nevada (NRS §279.382 et seq.) provides authority for the designation and description by resolution of areas for evaluation as a redevelopment area; and

WHEREAS, the City Council pursuant to a Resolution adopted on December 18, 1985, (the "Resolution") designated an area for evaluation and determined that said area required study to determine if a redevelopment project or projects within the area are feasible; and

WHEREAS, the City Council has determined that the additional area described in this Resolution needs to be studied to determine if a redevelopment project or projects within said area are feasible;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS
DOES RESOLVE AS FOLLOWS:

Section 1. The area designated and described as set forth in the "Description of the Added Area", attached hereto as Exhibit "A" and incorporated herein by reference, is hereby added to the area for evaluation designated by the City Council in the Resolution.

Section 2. The City Council hereby finds and determines that the area described in Section 1 of the Resolution requires study to determine if a redevelopment project or projects within said area are feasible.

Section 3. All other provisions of the Resolution shall remain in full force and effect.

PASSED AND ADOPTED this 17th day of April, 1996, by the following vote.

AYES:

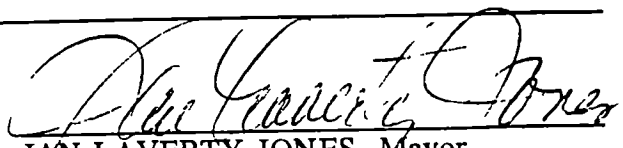
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NOES:

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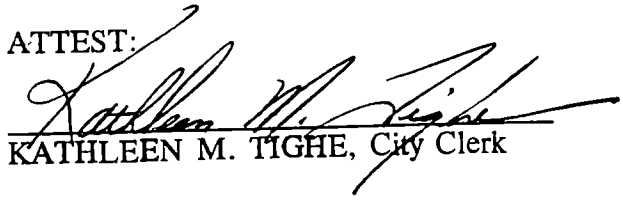
ABSENT:

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JAN LAVERTY JONES, Mayor

APPROVED AS TO FORM:

ATTEST:


KATHLEEN M. TIGHE, City Clerk

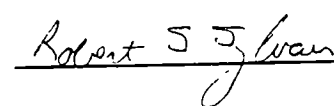
 4-3-96
Date

EXHIBIT A

47

STUDY AREAS FOR REDEVELOPMENT SURVEY

1. Decatur/
Bonanza Area: Vegas Drive South to Bonanza Road. Both sides of Decatur Boulevard; approximately 1,320 feet to the East and West of Decatur Boulevard.
2. Rancho/
Bonanza Area: Washington Avenue South to Bonanza Road. Both sides of Rancho Drive. Boundary of Lorenzi Park to the West and the Center Line of Robin Street to the East.
3. Washington/
Rancho Area: Northeast corner site; Vegas Drive to the North and Robin Street to the East.
4. Eastern/
I-515 Area: Owens Avenue South to Charleston Boulevard. Both sides of Eastern Avenue; approximately 660 feet to the East and West of Eastern Avenue. And, those portions under I-515 between Bruce and Eastern.
5. Expansion of
Enterprise Site: Martin Luther King Boulevard North from Vegas Drive to Lake Mead Boulevard; to the West of the Existing Enterprise Site.



Robert A. Fielden, Incorporated

Planning
Architecture
Urban Design

2480 E. Tompkins, 103
Las Vegas, Nevada 89121
(702) 435-6401/FAX (702) 435-6478



Robert A. Fielden, Incorporated (RAFI)

Firm Description

Robert A. Fielden, Incorporated is a multi-faceted planning, architecture and urban design studio specializing in total client services for the programming, planning, and design of master plans and facilities. Mr. Robert A. Fielden, NCARB, FAIA is the principal of this firm and has been practicing planning and architecture in Nevada for over 30 years

The philosophy of RAFI begins with insistence on planning and design excellence, commitment to the client and superior project management. The firm is guided and managed through Total Quality Management (TQM). This unique approach ensures that each project is monitored continuously so it develops economically and efficiently

RAFI considers each client to be an equal participant in the planning and design process. The firm is committed to the client/user's special needs and interests as well as contextual and environmental issues associated with each project

RAFI's commitment to teamwork and quality, as well as attention to detail and design has earned the firm several awards and an outstanding reputation with clients all across Nevada.

Robert A. Fielden, Incorporated

Mission Statement

Our first allegiance and professional obligation is to our clients, and we dedicate our services to meet their needs. Our client relationships are founded on integrity, and mutual trust. Our goal is to provide the highest, most competent level of professional service possible.

We are equally dedicated in providing innovative, functional, practical, and economical solutions -through planning and design - to problems inherent in constructing working environments. Our commitment includes responding successfully to your critical deadlines, schedules and project budget.

We believe strongly that continuing education and outside research are essential to our ability to maintain high levels of client performance; and each of us participate in professional education, structured seminars and research to reinforce and expand our competence and skill.

In addition to our clients, and our work, we are dedicated to our community. We contribute to development programs and provide volunteer services. Each of us has taken a personal obligation to use our skills, resources and success to make Nevada a better home for our future.

Robert A. Fielden, Incorporated

Design Excellence

Fielden work has appeared over the years in a variety of national professional publications and architectural exhibitions. Contributions to design are noted by the following list of awards received:

1994 AIA Honorable Mention
Summerlin Library & Performing Arts Center

1994 Gold Nugget Grand Award
Summerlin Library & Performing Arts Center

1992 San Diego Chapter AIA
Honor Award for Future Development
UNLV Architectural School Competition

1991 Silver Award
Award for Renovation/Restoration - Henderson Senior Center

1986 Design Competition Winner
City of Henderson City Hall

1983 Nevada Association of Architects
Award of Merit for Design Excellence

1983 Southern Nevada Masonry and Tile Contractors Association
Award of Merit for Design Excellence

1982 Nevada Association of Architects
Honor Award for Design Excellence

1981 Nevada Association of Architects
Silver Medal Recipient

1980 American Institute of Architects, Western Mountain Region
Award of Merit for Design Excellence

1979 Nevada Association of Architects
Award of Merit for Design Excellence

1978 Nevada Society of Architects
Award of Merit for Design Excellence

1974 Owens-Corning Fiberglass
National Award for Energy Conservation

1968 National Association for School Administration
Exhibition for School Architecture

1967 American Institute of Architects, Western Mountain Region
Honor Award for Design Excellence

1965 Design Competition Winner
Chemistry Building, University of Nevada, Las Vegas

Robert A. Fielden, Incorporated (RAFI)

RAFI is a multi-faceted planning and architectural design studio with principals who have been practicing in Nevada for over 30 years. The firm's vast project history has won many awards, as well as, contributed to the diverse urban and rural scapes of Nevada. All members of this firm are committed to the quality of life in Nevada through their many contributions to non-profit organizations and through their high planning and design standards applied to all projects the firm produces. The following is a selected list of projects which exhibits the firm's diversity and qualifications.

Planning Projects

- City of Mesquite Comprehensive
Master Plan
Mesquite, Nevada
- City of Mesquite
Redevelopment Plan
Mesquite, Nevada
- UNLV Comprehensive Campus
Long Range Master Plan
Las Vegas, Nevada
- Las Vegas-Clark County Library
Facilities Master Plan
Las Vegas, Nevada
- Regional Transportation Commission
Clark County Regional Flood Control District
Programming and Planning Study
Las Vegas, Nevada
- Community College of Southern Nevada
Henderson Campus Master Plan
Henderson, Nevada
- City of Mesquite City Hall Facility
Master Plan
Mesquite, Nevada
- Bank of America Facility and ADA Master
Plan for the State of Nevada
Nevada

- South Nevada Mental Health Center
Long Range Master Plan
Las Vegas, Nevada
- Nevada Department of Transportation
Transportation Enhancement Application
Mesquite, Nevada
- *State Industrial Insurance System
Long Range Master Plan
Las Vegas, Nevada
- *Nevada Power Company
Facilities Master Plan
Las Vegas, Nevada
- *Carson City Government Services
Long Range Master Plan
Carson City, Nevada
- *Clark County Juvenile Court Services
Long Range Master Plan
Las Vegas, Nevada
- *Reno-Sparks Convention Authority
Long Range Comprehensive Master Plan
Reno, Nevada
- *Fallon High School
Master Plan
Fallon, Nevada
- *University of Nevada, Las Vegas
Interim Master Plan
Las Vegas, Nevada
- *Showboat Hotel & Casino
Master Plan
Las Vegas, Nevada
- *Las Vegas Convention Center
Master Plan
Las Vegas, Nevada
- *Southern Nevada Correctional Facility
Master Plan
Jean, Nevada

- *Henderson Civic Center
Master Plan
Henderson, Nevada
- *Boulder Highway Beautification
Plan Grant
Henderson, Nevada
- *Las Vegas Paiute Tribal Council
Community Plan Grant
Clark County, Nevada
- *Golden West Shopping Center
Market & Feasibility Study
Las Vegas, Nevada
- *NDA Foreign Trade Zone
Market & Feasibility Study Grant
Las Vegas, Nevada
- *Muscle Shoals Convention Center
Market & Feasibility Study
Muscle Shoals, Alabama

* Robert A. Fielden, NCARB, FAIA performed these planning projects during his partnership with a previous firm

Architectural Projects

- Regional Transportation Commission
Administrative Headquarters
Clark County Complex, Las Vegas, Nevada
66,000 SF, Currently in Design
- Summerlin Library & Performing Arts Ctr
Las Vegas, Nevada
40,000 SF
Recipient of 2 Design Awards
- Community College of Southern Nevada
West Charleston Campus
Phases III & IIIA, Dental Lab, Classroom Building
Las Vegas, Nevada
91,000 SF

- KNPR Headquarters, Nevada Public Radio Station
Las Vegas, Nevada
14,200 SF Currently in Design
- Bank of America
Various Renovation Projects, Nevada
Collectively - 203,000 SF
- Henderson City Hall
Henderson, Nevada
55,000 SF
Awarded by Design Competition
- Guardian Angle Chancery
Reno-Las Vegas Catholic Diocese
Las Vegas, Nevada
- Park Plaza Professional Building
20,000 SF
Las Vegas, Nevada
- Henderson Senior Center
Recipient of Design Award
Henderson, Nevada
- Continuing Education Building
University of Nevada, Las Vegas
Las Vegas, Nevada
- Howard Cannon Senior Center
Renovation and Addition
Las Vegas, Nevada
- First Security Bank
Various Branches
Las Vegas, Nevada
- Commercial Bank of Nevada
Tenant Improvement
Las Vegas, Nevada
- Atlanta Federal Savings
Financial Consulting Headquarters
Las Vegas, Nevada

Robert A. Fielden, NCARB, FAIA
Principal-In-Charge of Planning and Design
Robert A. Fielden, Incorporated

Mr. Fielden is recognized throughout the United States for his extensive contributions to planning and architecture. His experience focuses on functional and flexible solutions to meet client needs. He is the recipient of numerous state, regional and national honors for services to the profession and for design.

Since 1981, Mr. Fielden has worked extensively with the development and preparation of the national architectural examination that is given throughout the United States and Canada. He has been instrumental with the recent conversion of the test from paper and pencil methodology to new computerized administration.

As a result of his work with licensing examinations and professional registration, Mr. Fielden has participated in the development of NAFTA requirements for reciprocal licensing for design professionals in the United States, Canada and Mexico. He has worked with China in helping their national government formulate an education, training, examination and registration process that will be equivalent to U.S. procedures. He has also met with the E.U. to help establish similar programs in Europe.

Much of Mr. Fielden's professional career has focused on organizational functional assessments. He has served as a keynote speaker on management planning, architectural programming and long range operational planning for several regional and national professional and business societies, and has taught planning courses and investigation procedures at the University. His consulting work includes studies for both private and public sector organizations. Past planning clients include the Las Vegas Valley Water District, the Nevada Department of Corrections, SRS, Carson City Government, the City of Henderson, the Las Vegas-Clark County Library District, Nevada Power Company, Bank of America, City of Mesquite and Regional Flood Control District/Regional Transportation Commission.

Diagnostic and forensic studies are closely aligned with Mr. Fielden's work with organizational functional assessments. Mr. Fielden has conducted numerous community, site and facility surveys to identify and remedy existing planning, architectural, structural, mechanical, electrical, communications and data processing problems; continued and extended use studies, building modification and expansion studies and new functional purpose evaluations.

Mr. Fielden's planning and master planning experience dates back to the late 60's when he prepared the first master plans for the Desert Inn Hotel and Stardust Hotel in Las Vegas, Nevada. Later hotel master plans were prepared for the Showboat Hotel and Casino and the Marina Hotel and Casino.

Mr. Fielden has prepared long range comprehensive master plans for a number of public agencies and private corporations. Some of the elements in these master plans include staffing analyses and projections; organizational restructuring; management audits, facility and programs/services analyses, real estate and site evaluations including infrastructure extensions, infrastructure evaluation and energy audits; site development standards and landscape master plans, furniture and equipment inventories, space planning studies and tenant development programs and capital improvement programs.

Mr. Fielden's campus planning experience includes the Southern Nevada Community College as well as the University of Nevada, Las Vegas. He worked jointly with consultants to develop descriptive and prescriptive programs for public safety, seismic safety, environmental analyses, hydrography, traffic and transit service, flood protection, utility extensions and campus programming for outdoor activities, parking and service access.

Mr. Fielden's experience with long range town planning encompasses many planning elements. Some of these elements include the creation of town administrative planning policies, general land use plans and specific area plans; community facility plans with provisions for police, courts, detention and enforcement, fire protection services, education facilities, library facilities, leisure and cultural facilities, infrastructure plans for sewer collection and treatment, water distribution, flood control and solid waste, circulation plans for pedestrian and vehicular routes including transit systems, public finance and economic development plans, housing plans, urban design standards, environmental quality and natural resource conservation plans which address issues such as geologic hazards, air quality, energy conservation management, noise management, and historic preservation.

Representative planning projects include

- City of Mesquite Comprehensive Master Plan
- City of Mesquite Redevelopment Plan
- University of Nevada, Las Vegas Master Plan Update
- Las Vegas - Clark County Library District Facilities Master Plan

- Regional Transportation Commission/Regional Flood Control District Programming and Planning Study
- Southern Nevada Mental Health Center Long Range Master Plan
- Community College of Southern Nevada Henderson Campus Master Plan
- State Industrial Insurance System Long Range Master Plan
- Nevada Power Facilities Master Plan
- Carson City Government Services Long Range Master Plan
- Las Vegas and Reno-Sparks Convention Centers
- The Bank of America Facility and ADA Master Plan
- Clark County Juvenile Court Services Long Range Master Plan
- Southern Nevada Correctional Center Long Range Master Plan
- Fallon High School Master Plan
- University of Nevada, Las Vegas Interim Master Plan
- Showboat Hotel & Casino Master Plan
- Las Vegas Convention Center Master Plan
- Henderson Civic Center Master Plan
- Boulder Highway Beautification Plan Grant
- Las Vegas Paiute Tribal Council Community Plan Grant
- Golden West Shopping Center Market & Feasibility Study
- NDA Foreign Trade Zone Market & Feasibility Study Grant
- Muscle Shoals Convention Center Master Plan

Laura Spina
Planner and Programmer
Robert A. Fielden, Incorporated (RAFI)

During Laura's education and work experience, she has developed and obtained a variety of skills in planning, programming, graphic design and environmental design. She has recently worked on several of the firm's planning projects, which includes conducting workshops, extensive writing to develop the plans, communication and coordination among all participants of the plans, and vast research to produce the best result for the client. Through her excellent communication and organizational skills she collects and evaluates all necessary issues related to the project, thus resulting in a comprehensive end product for her clients. She is actively involved with the American Planning Association, Redevelopment Association of Nevada and serves as a planning educator through Box City, which is a 6-week educational program for local elementary schools

Some of her projects include

- City of Mesquite Comprehensive
Long Range Master Plan
- City of Mesquite
Redevelopment Plan
- City of Mesquite
Capital Improvement Plan
- City of Mesquite & Mesquite
Vistas Transportation Enhancement
Application to NDOT
- City of Mesquite
Zoning Analysis Evaluation
- City of Mesquite
Road Impact Feasibility Study
- City of Mesquite
Design Guidelines & Standards

- Summerlin Library & Performing Arts Center
- Community College of Southern Nevada
Color Studies Cheyenne & W. Charleston
- RTC/RFCD
Planning and Programming Study
- St. Mary's Hospital
Reno, Nevada
- Veteran's Administrative Hospital
Reno, Nevada
- JR Striclands Offices
Washington D C.
- RTC/RFCD
Administrative Headquarters
- Community College of Southern Nevada
West Chareleston Campus
Environmental Design

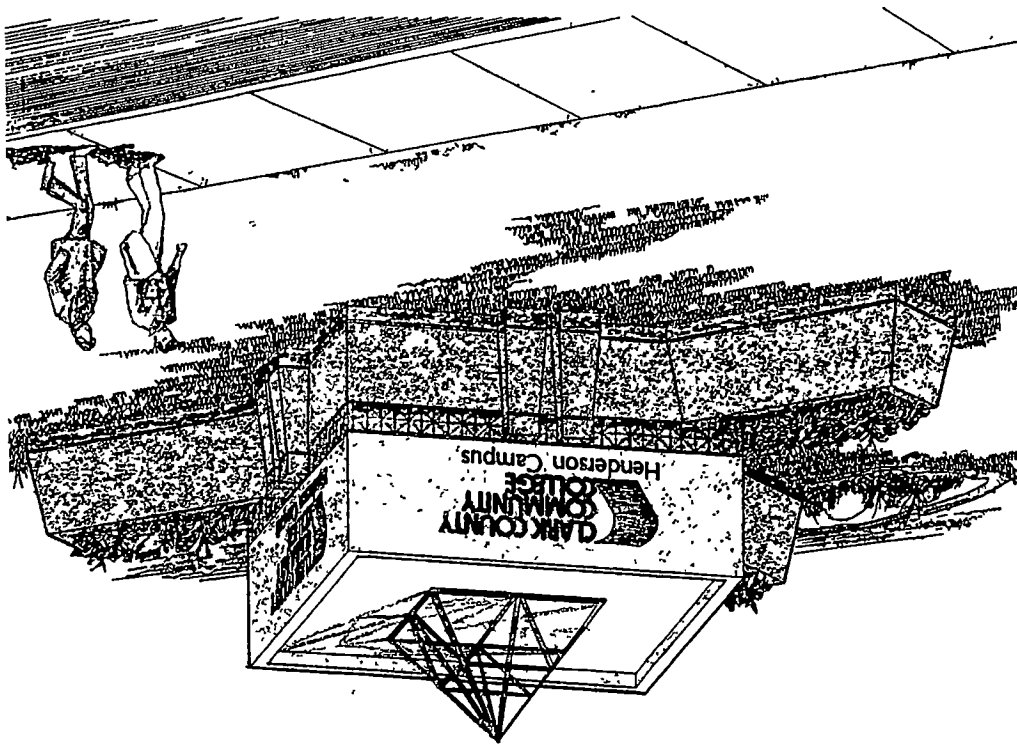
Robert A. Fielden, Incorporated

Community College of Southern Nevada Henderson Campus Master Plan

The project was commissioned to Robert A. Fielden, Incorporated. Robert A. Fielden, FAIA served as the principal in charge of planning and as the project planner. The scope of work included the planning and design of site improvements for 80 acres of future development for the Community College of Southern Nevada Henderson Campus.

The 80 acre site design supports 280,000 square feet of future classroom structures, a central pedestrian mall and outdoor amphitheater, some outdoor athletic facilities, a complete infrastructure system and parking for approximately 3,500 automobiles. All of the future buildings are designed to be linked together with two story covered exterior walkways. Landscaping for the central wall is developed as an oasis with covered study areas, lush planting and palms. As the site extends towards the perimeters planting transitions to xeriscaping and native desert plant materials. All perimeter planting is cacti, mesquite trees, sandstone boulders and crushed sandstone ground cover.

Campus infrastructure is located underground along the central wall. All of the walkways are designed to support vehicular traffic for service and emergency assistance. A regional chiller system is designed for the campus to link various buildings together to increase efficiency and to reduce both initial costs and operating expenses.



Robert A. Fielden, Incorporated

City of Mesquite Comprehensive Long Range Master Plan

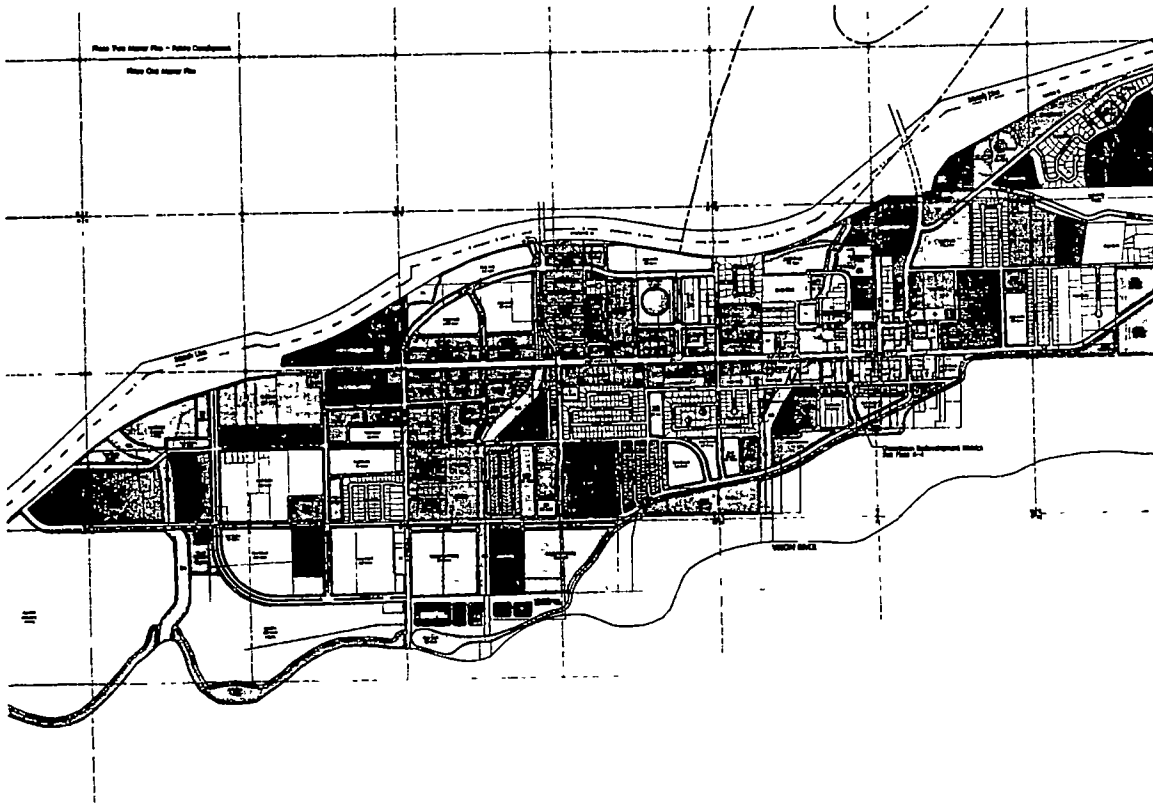
The project was commissioned to Robert A. Fielden, Incorporated. Robert A. Fielden, FAIA, served as the principal-in-charge of planning and design and the project planner. The scope of work involved research, planning, master planning, programming and priority development for capital improvement construction to accommodate growth for the community for twenty years; and for government services to accommodate populations of 5,000, 12,500 and 25,000.

Research included studies of existing planning and zoning documentation, surveys of major buildings and infrastructure systems, topographic and geologic conditions, demographics, transportation systems, conducting personal interviews, perimeter and peripheral influences, historic and cultural foundations and facilitating local community workshops for receiving citizen's interests.

Planning tasks performed as part of the work included development of criteria for environmental analysis and programming, developing criteria for establishing community development zones, and establishing site development and landscape criteria for all future development.

Infrastructure programs were created for pedestrian and vehicular traffic, drainage and flood protection, domestic and fire water protection systems, the sanitary sewer system, power and natural gas system, communications systems, electrical utilities, soils and geological conditions, airport approach restrictions, fire department service, public transportation and streets and highways

Planning elements were also created for community design, conservation, economic development, historical properties preservation, community housing, land use, population, public building's public services and facilities, recreation, seismic safety and social services



Robert A. Fielden, Incorporated

University of Nevada Las Vegas Master Plan

The project was commissioned to Robert A. Fielden, Incorporated. Robert A. Fielden, FAIA served as principal-in-charge of planning and design as the project planner. The scope of work involved planning and design of site improvements for future development for the 450 acre campus, acquisition of adjacent properties with value to the university and recommendations for future satellite campus programs. Services also included assisting the various colleges program future facilities in excess of 1,000,000 square feet

Update of the land created 22 new parcels for development and 7 sites for major building additions. Proposed future facilities includes additional housing, classroom buildings and service structures, administrative facilities and 10 new parking garages accommodating 12,000 automobiles. Added student amenities were also included. A new outdoor swimming pool with inflatable dome, an enclosed recreational athletic activities center, new area outdoor play fields and an outdoor event center are planned on campus

With the new plan the central mall system is expanded to accommodate future growth and a campus population increase to 35,000 students. Emergency vehicle access and service is routed along the pedestrian mall system throughout campus.

Existing infrastructure is extended underground along the various malls through a series of modular duct systems forming loops for two points of service and uniform pressure distribution. A regional chiller system is designed for the campus to link various buildings to increase efficiency and to reduce both initial costs and operating expense

A new landscape design has been developed for the campus to reduce maintenance costs and the use of natural resources. The central mall sectors are to become oasis areas with lush landscaping. As the site extends to the perimeters plant materials transition to xeriscaping and native desert trees, shrubs and flora. Perimeter planting is small areas of grass at corners and intersections supplemented with mesquite groves, sandstone boulders and crushed sandstone ground cover.

