Economic Development in the Post-Recession Era: Case Studies in the City of Henderson

• Eddie Dichter, Principal Planner
• Andrew Roether, AICP, Senior Planner
Economic Development in the Post-Recession Era: Case Studies in the City of Henderson

- Union Village Integrated Health Care Facility
- Cadence Master Planned Community
- Southern Nevada Strong Opportunity Site
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Economic Development in the Post-Recession Era:
Primary Takeaways

• Growth in post recession era

• Stimulating growth in the area

• Job creation
Economic Development in the Post-Recession Era: Henderson Snapshot

- Located in Southern Nevada
- Southeastern portion of LV Valley
- 2nd Largest City in Nevada
Economic Development in the Post-Recession Era: Henderson Snapshot

• “Born in America’s Defense” in 1940s
• Incorporated April 16, 1953
• Population at incorporation was 7,410
• Size at incorporation was 13 square miles
Economic Development in the Post-Recession Era: Henderson Snapshot

- Population: 286,273 (as of 1/1/15)
- Size: 103 square miles
- Fastest growing City in America from 1990-1998
Economic Development in the Post-Recession Era: Henderson Snapshot

- Population: 286,273 (as of 1/1/15)
- Size: 103 square miles
- Fastest growing City in America from 1990-1998
Economic Development in the Post-Recession Era: Henderson Snapshot

- Redevelopment Agency created in 1995
- There are 5 Redevelopment Areas
- Case Studies all located in Eastside Redevelopment Area
Economic Development in the Post-Recession Era: Henderson Snapshot

- 40% of land within Henderson is vacant
- Low-Density Residential makes up over 20% of developed land
- 118,849 residential units in the City
Economic Development in the Post-Recession Era: Henderson Snapshot

- 211,273 Workforce Population
- 1,119,612 Workforce Population within 10 miles of City boundaries
- 2 of top 5 employers are hospitals
Economic Development in the Post-Recession Era: Henderson Snapshot

- Location Quotient (entire LV Valley):
  - Construction: 1.1
  - Leisure and Hospitality: 2.82
  - Education & Health Services: 0.58

<table>
<thead>
<tr>
<th>Trade Name</th>
<th>Size Class</th>
<th>Industry</th>
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</thead>
<tbody>
<tr>
<td>ST. ROSE DOMINICAN-SIENA</td>
<td>1,500 to 1,999 employees</td>
<td>General Medical and Surgical Hospitals</td>
</tr>
<tr>
<td>GREEN VALLEY BANC</td>
<td>1,500 to 1,999 employees</td>
<td>Casino Hotels</td>
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<tr>
<td>M RESORT SPA CASINO</td>
<td>1,000 to 1,499 employees</td>
<td>Casino Hotels</td>
</tr>
<tr>
<td>SUNSET STATION HOTEL &amp; CASINO</td>
<td>1,000 to 1,499 employees</td>
<td>Casino Hotels</td>
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<tr>
<td>ST. ROSE DOMINICAN HOSPITAL - ROSE DE LIMA CAMPUS</td>
<td>700 to 799 employees</td>
<td>General Medical and Surgical Hospitals</td>
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<td>FIESTA HENDERSON CASINO HOTEL</td>
<td>600 to 699 employees</td>
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<td>TITAN VACUUM CORPORATION</td>
<td>500 to 599 employees</td>
<td>Nonferrous Metal (except aluminum) smelting</td>
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<td>SUSSMAN CARPENTRY INC</td>
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<td>POLY WEST INC</td>
<td>400 to 499 employees</td>
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<td>W·MART SUPERCENTER</td>
<td>400 to 499 employees</td>
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<tr>
<td>BARCLAYS SERVICES LLC</td>
<td>400 to 499 employees</td>
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<td>300 to 399 employees</td>
<td>Ice Cream &amp; Frozen Desert Manufacturing</td>
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<td>CSAA INSURANCE EXCHANGE</td>
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<td>WESTIN LAKE LAS VEGAS RESORT &amp; SPA</td>
<td>300 to 399 employees</td>
<td>Hotels (except Casino Hotels) and Motels</td>
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<td>Pharmaceutical Preparation Manufacturing</td>
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<tr>
<td>LEVI'S STRAUSS &amp; CO</td>
<td>200 to 299 employees</td>
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<td>FINDLING TOYOTA</td>
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<tr>
<td>CARMAX AUTO SUPERSTORES INC</td>
<td>200 to 299 employees</td>
<td>Used Car Dealers</td>
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<tr>
<td>FEDEX GROUND PacifiGate SYSTEM INC</td>
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<td>REPUBLIC SILVER STATE DISPOSAL</td>
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<td>LAKE MEAD HEALTH &amp; REHABILITATION</td>
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<td>LIVING ASSISTANCE SERVICES VISITING</td>
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<td>Services for the Elderly and Disabled</td>
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<tr>
<td>COWABUNGAA AFR</td>
<td>200 to 299 employees</td>
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<tr>
<td>RAILROAD PASS HOTEL AND CASINO</td>
<td>200 to 299 employees</td>
<td>Casino Hotels</td>
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Economic Development in the Post-Recession Era: Henderson Snapshot

- Location Quotient (entire LV Valley):
  - Construction: 1.1
  - Accommodation & Food Service: 3.07
  - Health Care & Social Assistance: 0.54

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<td>NAICS 6211 Offices of physicians</td>
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<tr>
<td>NAICS 62111 Offices of physicians</td>
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<td>NAICS 621111 Offices of physicians, except mental health</td>
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<tr>
<td>NAICS 621112 Offices of mental health physicians</td>
<td>0.62</td>
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<td>NAICS 621493 Freestanding emergency medical centers</td>
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<tr>
<td>NAICS 6215 Medical and diagnostic laboratories</td>
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<td>NAICS 62151 Medical and diagnostic laboratories</td>
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<td>NAICS 621511 Medical laboratories</td>
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<tr>
<td>NAICS 621512 Diagnostic imaging centers</td>
<td>1.08</td>
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<tr>
<td>NAICS 621991 Blood and organ banks</td>
<td>1.08</td>
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</tbody>
</table>
Economic Development in the Post-Recession Era:
Henderson Snapshot

State of Nevada Rankings (out of 51):

- General and family practitioners: 46th
- Pediatricians: 46th
- Psychiatrists: 50th
- Obstetricians and gynecologists: 40th
- Ophthalmologists: 48th
- Orthopedic surgeons: 51st
- General surgeons: 51st
- Specialty surgeons: 51st
Economic Development in the Post-Recession Era: Henderson Snapshot

• State of Nevada Rankings (out of 51):

Registered nurses: 50th
Nurse practitioners: 41st
Clinical nurse specialists: 26th
Certified nurse midwives: 44th
Certified nurse anesthetists: 51st
Licensed practical nurses: 49th
Economic Development in the Post-Recession Era: Case Studies in the City of Henderson

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- Union Village Integrated Health Care Facility
Economic Development in the Post-Recession Era: Union Village Case Study

• Nevada’s first full-scale health village

• 155 acres

• Will offer hospital, retail, entertainment, office space and senior housing

• Anchor of Union Village is $168 million, 140 bed Henderson Hospital
Economic Development in the Post-Recession Era: Union Village Case Study

- 2008—City-owned parcel. Community Development Department began City-led Master Plan concept
  - Workshops, Neighborhood Meetings, Public Hearings
- 2010—Master Plan Documents approved
- 2011—Change of Direction
  - Negotiation with Master Developer begins
Economic Development in the Post-Recession Era: Union Village Case Study

- July 2011—Zone Changes approved
- September 2012—Basic Development Agreement approved by City Council
- January 2014—Final Development Agreement approved by City Council
Economic Development in the Post-Recession Era: Union Village Case Study

- Total buildout of entire project would be between 3.8 million and 4.3 million square feet
- Includes maximum of 445,000 square feet of hospital/health care space; and
- 2,500 maximum multi-family residential units
Economic Development in the Post-Recession Era: Union Village Case Study

• Design Review approval for Hospital in 2015:
  • 245,000 square foot Henderson Hospital
  • Two (2) 80,000 square foot Medical Office Buildings
  • 40,000 Ambulatory Surgery Center
Economic Development in the Post-Recession Era:
Union Village Case Study

- Henderson Hospital broke ground in June 2015
- Hospital structure was topped on September 3, 2015
Economic Development in the Post-Recession Era: Union Village Case Study

- 17,000 (direct, indirect and construction) jobs created by project at full buildout
- Henderson Hospital created 1,000 construction jobs and will employ 550 people
Economic Development in the Post-Recession Era: Union Village Case Study
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Case Studies in the City of Henderson

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- Cadence Master Planned Community
Economic Development in the Post-Recession Era: Cadence Case Study

- Located in both Eastside and Downtown Redevelopment areas
- Over 2,200 acres
- Anticipated Maximum Buildout of 13,250 residential units and 1.1 million square feet of commercial space
Economic Development in the Post-Recession Era: Cadence Case Study

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- Over 2,200 acres
- Anticipated Maximum Buildout of 13,250 residential units and 1.1 million square feet of commercial space
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- Incorporated April 16, 1953
- Population at incorporation was 7,410
- Size at incorporation was 13 square miles
Economic Development in the Post-Recession Era: Cadence Case Study

- Remediation
  - Work began in mid 2000s
  - Created 306 full time jobs
    - 70% local job rate
- Read more at:
  - http://ndep.nv.gov/bmi/
Economic Development in the Post-Recession Era: Cadence Case Study

Project Information:

- 13,250 housing units
  - 9,000 Single-Family
  - 4,200 Multi-Family
    - 2,800 High-Density
- 450 acres of open space
  - 250 acres are CoH Public Parks
Economic Development in the Post-Recession Era: Cadence Case Study

- 2007 original Development Agreement
- 2012 existing Development Agreement
- Resort Hotel/Casino
Economic Development in the Post-Recession Era: Cadence Case Study

- Economic Impact of Cadence:
  - 1,000 annual construction jobs
  - 9,000 recurring positions at build out

- Design, development and construction are anticipated to cost $3.1 billion (labor and materials), generating a total economic impact of $4.1 billion.
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Cadence Case Study
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- Southern Nevada Strong Opportunity Site
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- 2011 Sustainable Communities Regional Planning Grant

- Opportunity Site Selection

- Boulder Highway Opportunity Site Implementation Strategy
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- 2011 Sustainable Communities Regional Planning Grant
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Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- 34 acres City owned property
- Considered a “Gateway to Henderson”
- Located between Union Village and Cadence
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

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- Considered a “Gateway to Henderson”
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Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- 2009—City approved Boulder Highway Investment Strategy
- May 2014—City hosted Community Workshop to get citizen input on the area
- April-June 2014—Metroquest Surveys
Economic Development in the Post-Recession Era:
Southern Nevada Strong Case Study

Goals for Boulder Highway

- Enhance Boulder Highway as a gateway to Henderson.
- Provide destinations and amenities, such as shopping and plazas, that are integrated into housing developments and serve the local neighborhoods.
- Improve the pedestrian experience with facilities and amenities such as wide sidewalks, seating, designated crosswalks, trees and landscaping, and increased lighting.
- Establish the area as a functioning neighborhood center that provides good access for transit, bicyclists, pedestrians, and cars.
- Identify a suitable mix of housing types for the site such as townhomes, courtyard apartments and mid-rise apartments.
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- Proposed Layout:
  - 3-story Single Family Townhomes
  - 140 units of 2-story Multi-Family
  - 4-story Mixed Use
  - 3-story Mixed Use

- Enhance and create new Pedestrian Connections
- Boulder Highway improvements
- Gibson Road improvements
- New Transit Stop location
- Greenspace, plaza, splash pad
- Sculptural gateway element
- Drought tolerant trees
Economic Development in the Post-Recession Era: Southern Nevada Strong Case Study

- Concept Plan Review in August 2015

- Developer in negotiations with Community Development and Redevelopment staff

- Zone Changes submitted in September 2015
Economic Development in the Post-Recession Era: Primary Takeaways

- Growth in post recession era
- Stimulating growth in the area
- Job creation
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