



# TAC Meeting 2 Summary

**Focus Area:** Stadium District Plan, Vision and Goals

**Meeting Location:** RTC Meeting Room 108

## Purpose of Meeting

This is the second meeting of the Technical Advisory Committee (TAC). In this session, the committee will review outcomes of the first TAC meeting, as well as public input collected via two surveys. This committee will also collaborate to refine a **Vision** for the Stadium District along with the **Goals** that will inform the **Toolbox** for the area surrounding the Stadium.

## Key Objectives

- Summarize TAC #1 meeting outcome and public survey results
- Learn about EPA Brownfields Grant from guest presenter, Bill Marion
- Develop Goals and Initial Vision
- Refine the land use plan and toolbox of strategies and recommendations

## Meeting Minutes

ITEM	DESCRIPTION	RESPONSIBLE
1	<b>Welcome and Introductions</b>	Clark County
2	<b>Brownfield Revitalization Program</b> <ul style="list-style-type: none"><li>• EPA Brownfields Grant Program Overview</li><li>• Goals, Assessments, Environmental Site Assessment (ESA)</li><li>• Property Owner Participation</li><li>• Application Process</li><li>• Project Benefits to Approved Participants:<ul style="list-style-type: none"><li>• Investigate site history and potential for site to be contaminated at no cost.</li></ul></li></ul>	Bill Marion



- Evaluate levels of contamination or confirm that the site has no contamination at no cost.
- If contamination is found, cleanup planning may be available at no cost. Assistance to identify sources of clean-up funding will be provided.
- An evaluation of the highest and best use for the site may be available at no cost.
- All of the above will increase the marketability of the site and/or fulfill a lender requirement for site assessment.
- For more information, contact Bill Marion at [Bill@purduemarion.com](mailto:Bill@purduemarion.com)

3 **Summary of TAC Workshop #1 and Public Survey**

Jared Tasko  
Susan Berkley

See [TAC #2 Presentation](#) on the [Clark County Stadium District website](#) .

4 **Stadium District Vision and Goals**

LJ Spina

Participants voted on current Vision and Goals with the results below.

**Vision** - *Create a dynamic district with a comprehensive mix of uses that supports the continuation of current businesses while providing opportunities to transition into a thriving destination for entertainment, hospitality, business, and sports*

- Q1 How well does this Vision statement align with how you imagine the future of the Stadium District?
 

A: Very Well	53%
B: Somewhat	47%
C: Not at all	-
- Q2 Does this Vision statement reflect how you think others imagine the future of the Stadium District?
 

A: Yes	60%
B: No	7%
C: Maybe	33%
- Q3 Do you feel that the Vision statement will inspire action to develop a dynamic future Stadium District?
 

A: Yes	20%
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B: No	13%
C: Maybe	67%

**Goal 1** - Enhance quality of life by creating a vibrant district with best practices for urban design.

- Q1 Is Goal 1 understandable and actionable?
 

A: Yes	58%
B: No	11%
C: Somewhat	32%
- Q2 Does Goal 1 align with the Vision?
 

A: Yes	67%
B: No	-
C: Somewhat	33%

**Goal 2** - Promote a vibrant economy by enabling multiple options that support individual property and business owners' intentions to remain or transition to new uses.

- Is Goal 2 understandable and actionable?
 

A: Yes	69%
B: No	-
C: Somewhat	31%
- Does Goal 2 align with the Vision?
 

A: Yes	72%
B: No	-
C: Somewhat	28%

**Goal 3** - Promote flexibility within the built environment to accommodate both event day and non-event day functions.

- Is Goal 3 understandable and actionable?
 

A: Yes	67%
B: No	6%
C: Somewhat	28%
- Does Goal 3 align with the Vision?
 

A: Yes	73%
B: No	7%
C: Somewhat	20%

**Goal 4** - Provide connectivity and access to and throughout the district to improve mobility by encouraging the use of alternative modes of transportation.

- Is Goal 4 understandable and actionable?
 

A: Yes	53%
B: No	11%
C: Somewhat	37%
- Does Goal 4 align with the Vision?
 

A: Yes	26%
B: No	15%
C: Somewhat	58%

### Feedback on Vision Statement

Suggestions: Incorporate key words sustainability, transportation, access, stewardship

Game day or Non-Game day, the area should always be populated (locals).

Other comments: safety, security, lighting, shade shelters, protection from heat. Incorporate into design for safety

Focus on people and pedestrian spaces, pathways and plazas. Take Denver and Cincinnati stadiums as an example. Stadiums surrounded with parking – the worst. Surround with pedestrian-focused areas

The Stadium needs a critical mass that will always be there, potential development needs to be always in use.

## 5 Preferred Land Use Scenario

LJ Spina

Attendees reviewed a draft Land Use scenario for the future; This scenario is a product of the exercises conducted at TAC #1 as well as community input via public survey. Refer to the Land Use Scenario map in the [TAC #2 Presentation](#) on the [Clark County Stadium District website](#) for more details.

### Suggestions:

- Restaurant/bar/retail vs hotel –Blend the 2 categories.
- A more general category could make it easier to sell to property owners and allow more flexibility.
- 70% of flights come through airport environs. Plan ahead to keep in mind constraints.
- NE corner that has restaurants right along Hacienda, consider Mixed Use between I-15 and Valley View. The area could benefit more from having mixed use.

### Questions/Comments from Attendees:

- Do you anticipate density boosts or parking reductions implemented?
- Other overlays such as Maryland Parkway Overlay District provides development incentives in exchange to reduce the amount of required parking.
- Transit usually should reduce parking. Nevada is more car-oriented than public transportation today.
- Further discussion of alternative transportation options will happen during the next meeting.
- Consider classifying Restaurant/Bars/Commercial as Mixed Use, creating an idea of a walkable district.
- Provide land owners a vision to reduce complexity and give people a guide.
- People have a right to develop their property, so we have to work with people.

## 6 Open Space Map

LJ Spina

Ideas for an Open Space Map were introduced and discussed. Refer to the Open Space Map in the [TAC #2 Presentation](#). This Map is also a product of the exercises conducted at TAC #1 as well as community input via public survey.

### Questions/Comments from Attendees:

- Pedestrian experience over Hacienda, reactivated by MGM. 20 to 30 thousand will be walking from the Strip over to the stadium.
- Philosophy to walking, by design and necessity is to disperse parking to avoid congestion. Especially after the game.
- The Raiders have obtained the Frias Taxi property which can be used for parking and is an easy walk to the stadium. Discussion about a Parking Co-Op possibly being established in the neighborhood.
- 65 acres of the site is the stadium itself

- There are 3 major entrances to the stadium. The north gate is the main entrance with about half of the attendees entering here. Additional gates on the southwest and southeast side of stadium. Should look at how pedestrian pathways around neighborhood match up with stadium entrances.

### Other Discussion Notes:

**First stadium designed in the age of rideshare.**

Rideshare will be an ever-increasing method. It is hard to predict, it is challenging to predict what all people will choose as method of transportation. People are coming from multiple directions and distances.

Designed with visitor experience in mind; Customer experience begins when customer buys ticket online or on site all the way to parking and leaving the site.

Have you contemplated doing rideshare access points on Polaris?

Comment: Maybe should consider curb pricing. Putting a price and charging rideshare companies for it.

### Suggestions regarding Public Art:

- Allow opportunity - Emphasize creating unique use of **local** public art. Ex.: City Center, opportunity for small public arts.
- Art: you see it too much, it loses effect. **Rotate art, refresh art** to keep drawing people back to the district.
- Don't be prescriptive on public art guidelines

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## 7 Next Steps

Transportation Plan Charrette

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