A NEW BEGINNING
A CHOICE NEIGHBORHOODS TRANSFORMATION PLAN FOR MARBLE MANOR AND THE HISTORIC WESTSIDE

May 25, 2023

DRAFT TRANSFORMATION PLAN
Las Vegas, Nevada
AGENDA

• Planning Process
• The Future of the Marble Manor Site
• Beyond Housing – Neighborhood & People Principles
• Early Action Activity Update
• Next Steps
PLANNING PROCESS
Resident Survey

Who Lives Here

Community Profile

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Marble Manor</th>
<th>Historic Westside</th>
<th>Las Vegas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households</td>
<td>228</td>
<td>1,358</td>
<td>244,299</td>
</tr>
<tr>
<td>Number of Individuals</td>
<td>695</td>
<td>4,325</td>
<td>667,679</td>
</tr>
<tr>
<td>Average Persons per Household</td>
<td>3</td>
<td>3.2</td>
<td>2.65</td>
</tr>
<tr>
<td>Race (African American, White, Other)*</td>
<td>83%, 14%, 3%</td>
<td>53%, 6%, 6%</td>
<td>12%, 43%, 12%</td>
</tr>
<tr>
<td>Ethnicity - Hispanic</td>
<td>12%</td>
<td>36%</td>
<td>34%</td>
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<tr>
<td>Median Age</td>
<td>16</td>
<td>31.8</td>
<td>37.7</td>
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<tr>
<td>Median Income</td>
<td>$10,455</td>
<td>$24,910</td>
<td>$59,707</td>
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</tbody>
</table>

* Note: SNRHA classifies Hispanic as Ethnicity, not Race. Whereas, American Community Survey (ACS) includes Hispanic as category of Race.

Sources: SNRHA Administrative Data, 4/1/2022, Clark County GIS July 2021 Population Estimate, City Data - U.S Census Bureau, 2020 American Community Survey, 5-year data, Neighborhood Data - U.S Census Bureau, 2019 American Community Survey, 5-year data

Most Desired Neighborhood Improvements

- **41%**
  - More neighborhood conveniences and services

- **36%**
  - Better street lighting

- **36%**
  - Better quality schools

- **34%**
  - More parks and recreational facilities

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Marble Manor: A New Beginning

Community Context
Resident Survey – Housing Needs

**Housing**

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**Marble Manor Today**

- **Most Desired Physical Improvements**
  - **80%** In-unit Washer/Dryer
  - **42%** Balconies and/or Front Porches
  - **34%** Better outdoor lighting, fencing, and other measures for safety
  - **29%** More recreational space
  - **27%** Attractive Buildings with Good Design

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**Marble Manor Unit Mix**

<table>
<thead>
<tr>
<th></th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>5BR</th>
<th>Total</th>
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<tbody>
<tr>
<td>As Built</td>
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<td>96</td>
<td>69</td>
<td>35</td>
<td>0</td>
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**Over + Under - Housed Counts**

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<thead>
<tr>
<th>2 BR</th>
<th></th>
<th>3 BR</th>
<th></th>
<th>4 BR</th>
<th></th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>13</td>
<td>-27</td>
<td>12</td>
<td>2</td>
<td>0</td>
<td></td>
<td>0</td>
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<tr>
<td>8</td>
<td>-19</td>
<td>10</td>
<td>1</td>
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<tr>
<td>4</td>
<td>-10</td>
<td>6</td>
<td>0</td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

- **Revised Count**
  - 48
  - 77
  - 66
  - 37
  - 7
  - 235

- **Difference**
  - 13
  - -19
  - -3
  - 2
  - 7
  - 0

*Source SNRHA Over + Under Housed Report dated June 13, 2022

The majority of buildings on the property are of similar type and size, and feature the same building materials and color palette – one-story, beige painted brick duplex buildings.
Timeline of Engagement

Planning

20+ Meetings

Marble Manor

80% Households Surveyed

Stakeholders

20+ Interviewed

Community engagement increases the visibility and understanding of issues and empowers communities to have their say over decisions that affect their neighborhoods. This collaborative approach to the design and/or delivery of services enables a better understanding of community needs and aspirations and can lead to more informed decisions, improved outcomes, and, ultimately, neighborhood transformation.
Engagement

Resident Ambassadors

Resident and Community Meetings

SNRHA and the City hosted both targeted Marble Manor Resident Meetings and broader Community Meetings open to the general public. These meetings were designed to gather input from a broad array of residents, community members, and stakeholders at strategic points in the planning process. The first set of meetings presented the existing conditions findings and solicited feedback on the identification of priority needs and opportunities; the second created a shared vision for the future of Marble Manor and the Historic Westside; the third helped redesign the Marble Manor site; the fourth presented the draft plan and collected input on how to refine it. While the same content was presented at the Community Meeting as the Resident meeting, the latter provided Marble Manor residents with a forum to specifically address their questions and concerns.

Youth Engagement

At several key points throughout the planning process, SNRHA, partners and Planning Team members organized activities exclusively for Marble Manor youth. These activities were designed to serve two purposes: infuse a youth perspective into the vision for the future of the site and neighborhood while also providing the young people at Marble Manor with information about architecture, planning, and the redevelopment process. These activities built upon a collaboration that the Marble Manor Resident Council had created with local artist, Chase McCurdy.
THE FUTURE OF THE MARBLE MANOR SITE
# Marble Manor Redevelopment Goals & Strategies

| 1. Increase Inclusive Housing Choices | 1.1 One-for-One Replacement  
1.2 Mixed-Income Housing  
1.3 Diversity of Building & Unit Types |
| 2. Build High-Quality and Resilient Housing | 2.1 Build with High-Quality Materials  
2.2 Provide High-Quality Amenities  
2.3 Design Marble Manor Housing to Reflect the Diversity of the Community  
2.4 Adopt Green Building and Sustainable Management Practices |
| 3. Reconnect a Severed Community | 3.1 Reconnect the Street Network  
3.2 Improve the Pedestrian and Multi-Modal Experience  
3.3 Create New Gateways into the Community |
| 4. Create Spaces for Community Gathering & Services | 4.1 Create the “Heart at J Street”  
4.2 Locate Amenities along a Green Spine that runs through the Site |
| 5. Design the Community to be Safe, Welcoming, and Accessible to All | 5.1 Beautification  
5.2 Safe Streets  
5.3 Design Physical Spaces to Feel Safe for All  
5.4 Reflect the Culture and Identity of the Marble Manor Residents in the Design  
5.5 Ensure Accessibility for People of All Abilities |
| 6. Develop with the Marble Manor Residents | 6.1 Phase the Development to Minimize Disruption to the Residents  
6.2 Continue to Engage the Residents in Design and Decision-Making |
FROM PUBLIC HOUSING TO MIXED-INCOME

Mixed-Income means:
Families earning a range of incomes live together in the same community and housing.

The future housing will:
1. Replace every existing unit at for public housing families
2. Add new affordable housing
3. Add unrestricted housing

Today
235 Public Housing Units

Future
600+ Mixed-Income Units
INCREASING CHOICES FOR HOUSING

• Range of housing types including:
  - Townhouses
  - Apartments in small buildings
  - Apartments in larger buildings with elevators

• Housing that serves all people:
  - Families with children
  - Adults
  - Seniors
  - People with disabilities & special needs
IN-UNIT AMENITIES FOR NEW HOUSING
## Replacement Housing Mix

### 1.1 One-for-One Replacement

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>As-Built On-Site</th>
<th>Right-Sized for Target Households</th>
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<tbody>
<tr>
<td>1-Bedroom Units</td>
<td>35</td>
<td>48</td>
</tr>
<tr>
<td>2-Bedroom Units</td>
<td>96</td>
<td>77</td>
</tr>
<tr>
<td>3-Bedroom Units</td>
<td>69</td>
<td>66</td>
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<tr>
<td>4-Bedroom Units</td>
<td>35'</td>
<td>37</td>
</tr>
<tr>
<td>5-Bedroom Units</td>
<td>-</td>
<td>7</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>235</strong></td>
<td><strong>235</strong></td>
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### 1.2 Mixed-Income Housing

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Replacement Units</th>
<th>New Affordable Units</th>
<th>Market Rate Units</th>
<th>Total</th>
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<tbody>
<tr>
<td>1-Bedroom Units</td>
<td>48</td>
<td>86</td>
<td>49</td>
<td>183</td>
</tr>
<tr>
<td>2-Bedroom Units</td>
<td>77</td>
<td>133</td>
<td>65</td>
<td>274</td>
</tr>
<tr>
<td>3-Bedroom Units</td>
<td>66</td>
<td>34</td>
<td>25</td>
<td>125</td>
</tr>
<tr>
<td>4-Bedroom Units</td>
<td>37</td>
<td>1</td>
<td>-</td>
<td>38</td>
</tr>
<tr>
<td>5-Bedroom Units</td>
<td>7</td>
<td>-</td>
<td>-</td>
<td>7</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>235</strong></td>
<td><strong>254</strong></td>
<td><strong>138</strong></td>
<td><strong>627</strong></td>
</tr>
<tr>
<td><strong>Percent of Total Units</strong></td>
<td><strong>37%</strong></td>
<td><strong>41%</strong></td>
<td><strong>22%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
MIXED-INCOME HOUSING PLAN – 600+ UNITS

600+ NEW MIXED-INCOME UNITS

- 2-Story townhouses respond to the single-family homes across Washington Ave.
- A courtyard apartment building with a shaded central green space amenity for the residents.
- Stacked Flat courtyard building with 2-BR units with shared courtyard space
- Larger 4-Story apartment buildings adjacent to future development
- 5-BR units with direct access to park and greenspace

1-FOR-1 REPLACEMENT OF 235 EXISTING UNITS

- Townhouses on a small, shared green that creates a shaded walkway and outdoor amenity for the units
- 4-Story apartment building with elevators and outdoor terrace amenity
- Small apartment buildings with shared stair entryways

CHOICE NEIGHBORHOODS DRAFT PLAN FRAMEWORK / LAS VEGAS, NEVADA
INCREASING CHOICES—BUILDING & UNIT TYPES

Townhouses

Stacked Flats

Larger Apartment Buildings

Walk-Up Apartments
INCREASING CHOICES—BUILDING & UNIT TYPES

Townhouses to serve larger families

Small walk-up apartment buildings

Stacked Flats with smaller units for individual entries

Larger apartment building with elevator and ground floor retail
MARBLE MANOR ON-SITE AMENITIES

POTENTIAL AMENITIES IN THE "HEART AT J STREET"

Indoor Community Spaces
- Marble Manor Resident Community Center
- Marble Manor Management & leasing office
- Marble Manor Resident family support/case management offices
- Resident amenities (fitness center, computer room, etc.)
- Flexible space for partner programming
- Early childhood education center (for ~80 children)
- A.D. Guy Knowledge Center (relocated)
- Space for neighborhood-serving businesses
- Security office/police sub-station

Outdoor Community Spaces
- Amphitheater/Performance Space
- Market Plaza (for festivals, food trucks, farmer’s markets, etc.)
- Splash Pad/Water Feature
- Larger playground
- Public art & place-making

POTENTIAL AMENITIES ALONG A GREEN SPINE

- Shaded gathering areas
- Tot lots and play areas
- Dog park
- Community gardens
- Fitness equipment

SUGGESTED EARLY ACTION IDEAS & HOW THEY’LL BE INCORPORATED

1. Marble Manor Community Garden
2. Outdoor Performance Space
3. Traffic Calming on J Street
Goal 3: Reconnect a Severed Community

The broader Historic Westside was severed from Downtown and surrounding neighborhoods by I-15 and US-95. At a smaller scale, the Marble Manor site is also disconnected from the neighborhood. The vision of The Plan is to reconnect the site and its residents to the opportunities that exist just beyond the boundaries of the site.

3.1 Reconnect the Street Network

Only two existing streets serving the Marble Manor site (N Street and J Street) connect to the neighborhood street network. The smaller internal streets are also disconnected from one another and create insular pockets. J Street forms a divide between the east and west sides of the site and no internal streets cross J Street.

Both adult and young residents shared that the disconnected street layout affects whether they regularly access amenities. For example, parents that live on the east side are more comfortable allowing their children to play at the playground and visit the community room. Residents that live on the west side are more likely to participate in programming at the A.D. Guy Center and the Andre Agassi Boys and Girls Club.

The vision for the Marble Manor site reconnects the north-south streets and proposes a new east-west Green Spine street.
6.1 Phase the Development to Minimize Disruption to the Residents

The phasing strategy for the mixed-income housing starts in the southeast corner of the site and generally progresses from east to west. While there is not a build-first site identified at this time, this approach minimizes impact to residents by developing the densest buildings in Phase 1 to create a resource for future relocation. Phase 1 would require the demolition of 42 existing units, but would build back 53 replacement units.

<table>
<thead>
<tr>
<th>Key</th>
<th>Phase</th>
<th>1-BR</th>
<th>2-BR</th>
<th>3-BR</th>
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<td>Phase 2</td>
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<td>Phase 3</td>
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<td>Phase 4</td>
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<td>7</td>
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<table>
<thead>
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<th>Replacement</th>
<th>Affordable</th>
<th>Market</th>
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<td>627</td>
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### Beyond Housing Goals & Strategies

<table>
<thead>
<tr>
<th>1. Build Opportunity through Education, Training, Jobs, and Entrepreneurship</th>
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<tbody>
<tr>
<td>1.1 Create a Career Pathway Pipeline to Help Residents Realize Rewarding and Family-Sustaining Employment</td>
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<tr>
<td>1.2 Grow and Support Local and Micro-Businesses</td>
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<tr>
<td>1.3 Promote Digital Literacy and Access to Technology</td>
</tr>
<tr>
<td>1.4 Leverage the ROSS Coordinator to Connect Marble Manor Residents to Workforce Development Programs and Partners</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Foster Health and Wellness</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Connect Residents to High-quality, Primary Care Services</td>
</tr>
<tr>
<td>2.2 Provide Health Education and Wellness Programming</td>
</tr>
<tr>
<td>2.3 Ensure Access to Affordable, Healthy, and Fresh Foods</td>
</tr>
<tr>
<td>2.4 Adopt Green Building and Sustainable Management Practices at New Marble Manor</td>
</tr>
<tr>
<td>2.5 Develop Open Space and Amenities to Promote Exercise and Socializing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Support Children and their Families</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Expand Access to High-Quality, Evidence-Based Early Education Programs</td>
</tr>
<tr>
<td>3.2 Increase Participation in High-Quality Out-of-School Education Programs</td>
</tr>
<tr>
<td>3.3 Provide Individualized, Wrap-Around Services to School-Aged Children and their Families, as Needed</td>
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<table>
<thead>
<tr>
<th>4. Build Community Connections</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1 Improve Physical Connectivity in the Historic Westside</td>
</tr>
<tr>
<td>4.2 Prioritize Placemaking Activities and Celebrate African American History</td>
</tr>
<tr>
<td>4.3 Improve Public Safety</td>
</tr>
<tr>
<td>4.4 Foster Community Engagement</td>
</tr>
</tbody>
</table>
- Bolster Opportunity through Education, Training, Jobs, and Entrepreneurship
- Foster Health and Wellness
- Support Children and their Families
- Build Community and Connections
Historic Westside Upcoming Investments

Building Opportunity
1. Market Hall & Small Business Incubator
2. Workforce Dev. Center
3. Westside Education & Training Center
4. Cox Innovation Lab
5. Historic Westside School Campus

Foster Health and Wellness
1. Mario’s Westside Market Expansion
2. Dooittle Community Center
3. West Las Vegas Holistic Wellness Center
4. James Gay Park Urban Farms
5. Obodo Collective Urban Farm
6. Future recreation amenities
7. Future On-Site Community Garden

Support Children and their Families
1. Dooittle Community Center
2. Cox Innovation Lab
3. Strong Start Mobile Pre-K Academy
4. Future Early Learning Center
5. Andre Agassi Boys & Grils Club
6. Existing A.D. Guy Center
7. Future A.D. Guy Center

Build Community Connections
1. Complete Streets Improvements
2. Nima Akbenar Mural
3. The Westside Will Rise Again Mural
4. Obodo Collective Mural
5. Strong Start Mobile Pre-K Academy
6. Historic Westside School Community Design Center
7. Future Gateway
8. Future Green Spine
9. Future “Heart at J Street”
BOLSTER OPPORTUNITY
through Education, Training, Jobs, and Entrepreneurship

- Workforce Development Center
- College of Southern Nevada Westside Education and Training Center
- Improve Digital Literacy thru Cox Innovation Lab at Strong Future Technology Training Center
- Market Hall and Small Business Incubator
- Historic Westside School Campus (EmployNV Career Hub, Dialysis Training Center, Culinary Training Academy)
- Leverage SNRHA’s ROSS Coordinator to connect Marble Manor residents
FOSTER HEALTH AND WELLNESS

West Las Vegas Holistic Wellness Center

Provide Health Education and Wellness Programming

- Community Health Worker Training
- SNRHA’s Minority Health Initiative
- Obodo Collective’s programming
FOSTER HEALTH AND WELLNESS

Ensure Access to affordable, health, and fresh foods
- Marble Manor community garden
- Obodo Collective’s Urban Farm
- Re-imagine James Gay Park/Vertical hydroponics, growing containers, co-op market
- Expansion of Mario’s Market
FOSTER HEALTH AND WELLNESS

Develop Open Space and amenities to promote exercise and socializing

- Marble Manor: walking paths, water feature, tot lots and play areas, possible outdoor fitness equipment, and a plaza space

- Some of these amenities will also serve all Historic Westside residents

Incorporate sustainable and resilient building practices that will result in healthier buildings for Marble Manor residents
SUPPORT CHILDREN & THEIR FAMILIES

Expand access to high-quality, evidence-based early education programs

- Maximize use of Strong Start Mobile Pre-K Academy
- Develop Early Learning Center at Marble Manor
SUPPORT CHILDREN & THEIR FAMILIES

Increase participation in high-quality, out-of-school education programs

- Promote A.D. Guy Center (short-term)/Relocate to Heart at J Street (long-term)
- Promote programs at Cox Innovation Lab
- Grow partnership with and enrollment in Andre Agassi Boys & Girls Club
- Reinvigorate partnership with Doolittle Community Center
- Explore new programming opportunities, i.e. Upward Bound
SUPPORT CHILDREN & THEIR FAMILIES

Provide wrap-around services to school-aged children and their families

- Strengthen and tailor collaboration with The Harbor; add Marble Manor to schedule for Mobile Outreach Program

- Eliminate chronic absenteeism among Marble Manor youth in collaboration with Clark County’s Truancy Prevention Outreach Program (TPOP)

- Connect eligible Marble Manor households to Roseman University’s Genesis Program
BUILD COMMUNITY & CONNECTIONS

Improve Physical Connectivity
- Complete Streets Improvements
- Enhance Open Space Network with Marble Manor Green Spine

Placemaking & Celebration of African American History
- Heart at J Street
- Marble Manor Gateways
- African American Museum and Cultural Arts Center
- Public Art Projects
- Pioneer Trail Sites
BUILD COMMUNITY & CONNECTIONS

Improve Public Safety

- Effectively Use Forums like First Tuesday to foster communication with Bolden Area Command
- Leverage youth & family supports like The Harbor/TPOP
- Improve neighborhood appearance
- On-site space for security office/police substation
- Design physical environments to promote safety & security for all
BUILD COMMUNITY & CONNECTIONS

Foster Community Engagement
- Strengthen and sustain strategic partnerships
- Develop communication strategy
- Leverage SNRHA’s ROSS Coordinator
- Support Resident-led Initiatives
- Create quality gathering spaces at Marble Manor
- Leverage the Historic Westside School Community Design Center

Increase Digital Access and Connectivity thru AACED
EARLY ACTION PROJECT

Let’s Get Started!
WHAT’S NEXT
### WHAT HAPPENS NEXT?

<table>
<thead>
<tr>
<th>2021</th>
<th>2022</th>
<th>2023</th>
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</thead>
<tbody>
<tr>
<td>Winter</td>
<td>Spring</td>
<td>Summer</td>
</tr>
<tr>
<td></td>
<td>Fall</td>
<td>Winter</td>
</tr>
<tr>
<td></td>
<td>Spring</td>
<td>Summer</td>
</tr>
<tr>
<td></td>
<td>Fall</td>
<td>Winter</td>
</tr>
</tbody>
</table>

**Community Needs Assessment & Learning from Others**

**Community Visioning & Priorities**

**Marble Manor Emerging Strategies**

**Draft Plan & Finalize Proposals for Early Action Activity**

**Update Plan & Implement Early Action Activity**

**Community Celebration & Next Steps**

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Next Step