



DRAFT



# 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

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

\* 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 GILIS 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

- Marble Manor Survey -

### Most Desired Neighborhood Improvements



**41%**

More neighborhood conveniences and services



**36%**

Better street lighting



**36%**

Better quality schools



**34%**

More parks and recreational facilities

# Resident Survey – Housing Needs

## Housing Marble Manor Today

– Marble Manor Survey –

**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*

**Marble Manor Unit Mix**

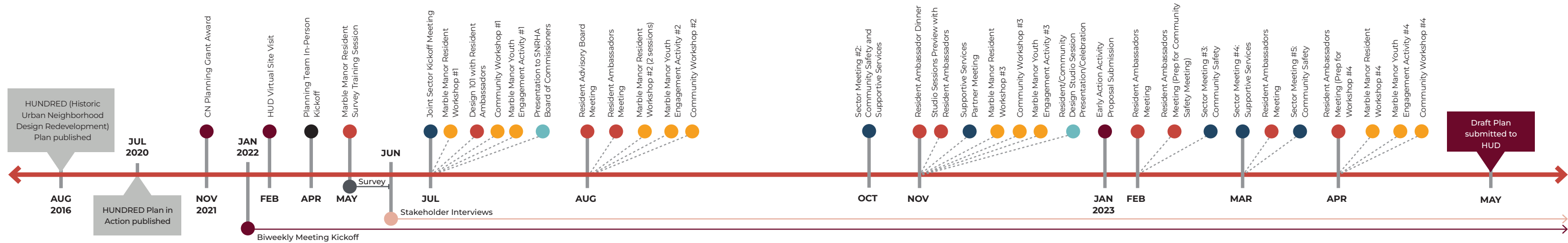
	1BR	2BR	3BR	4BR	5BR	Total
<b>As Built</b>	35	96	69	35	0	235
<b>Over + Under - Housed Counts</b>						
<b>2 BR</b>	13	-27	12	2		0
<b>3 BR</b>		8	-19	10	1	0
<b>4 BR</b>			4	-10	6	0
<b>Revised Count</b>	48	77	66	37	7	235
<b>Difference</b>	<b>13</b>	<b>-19</b>	<b>-3</b>	<b>2</b>	<b>7</b>	<b>0</b>

\* 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**

# 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

<p><b>1. Increase Inclusive Housing Choices</b></p>	<p>1.1 One-for-One Replacement                  1.2 Mixed-Income Housing                  1.3 Diversity of Building &amp; Unit Types</p>
<p><b>2. Build High-Quality and Resilient Housing</b></p>	<p>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</p>
<p><b>3. Reconnect a Severed Community</b></p>	<p>3.1 Reconnect the Street Network                  3.2 Improve the Pedestrian and Multi-Modal Experience                  3.3 Create New Gateways into the Community</p>
<p><b>4. Create Spaces for Community Gathering &amp; Services</b></p>	<p>4.1 Create the "Heart at J Street"                  4.2 Locate Amenities along a Green Spine that runs through the Site</p>
<p><b>5. Design the Community to be Safe, Welcoming, and Accessible to All</b></p>	<p>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</p>
<p><b>6. Develop with the Marble Manor Residents</b></p>	<p>6.1 Phase the Development to Minimize Disruption to the Residents                  6.2 Continue to Engage the Residents in Design and Decision-Making</p>

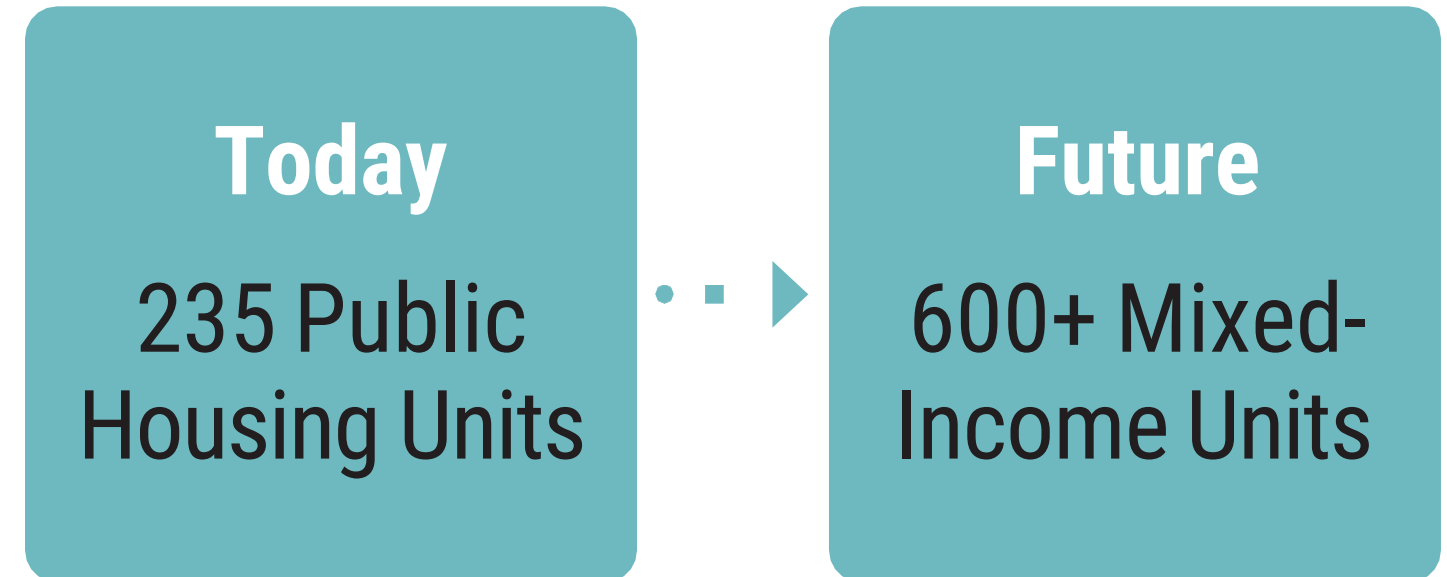
# FROM PUBLIC HOUSING TO MIXED-INCOME

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



# 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

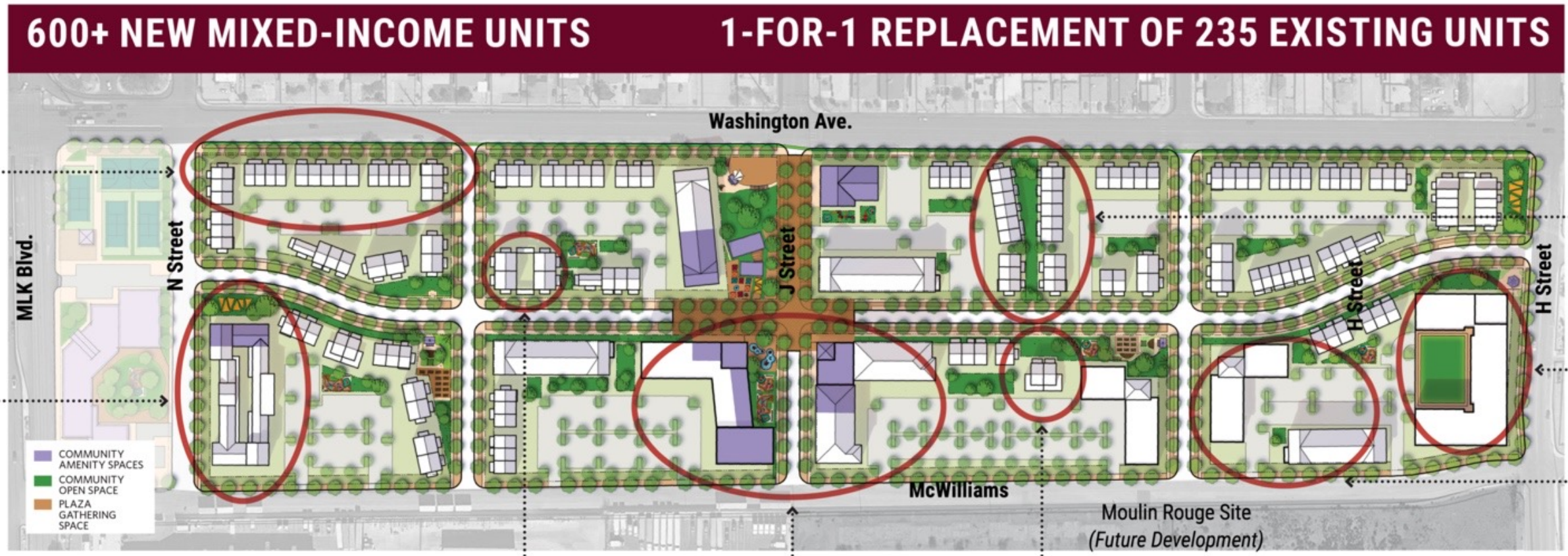
## 1.1 One-for-One Replacement

REPLACEMENT HOUSING MIX		
Unit Type	As-Built On-Site	Right-Sized for Target Households
1-Bedroom Units	35	48
2-Bedroom Units	96	77
3-Bedroom Units	69	66
4-Bedroom Units	35	37
5-Bedroom Units	-	7
<b>Totals</b>	<b>235</b>	<b>235</b>

## 1.2 Mixed-Income Housing

MIXED-INCOME MARBLE MANOR HOUSING MIX				
Unit Type	Replacement Units	New Affordable Units	Market Rate Units	Total
1-Bedroom Units	48	86	49	183
2-Bedroom Units	77	133	65	274
3-Bedroom Units	66	34	25	125
4-Bedroom Units	37	1	-	38
5-Bedroom Units	7	-	-	7
<b>Totals</b>	<b>235</b>	<b>254</b>	<b>138</b>	<b>627</b>
<b>Percent of Total Units</b>	<b>37%</b>	<b>41%</b>	<b>22%</b>	<b>100%</b>

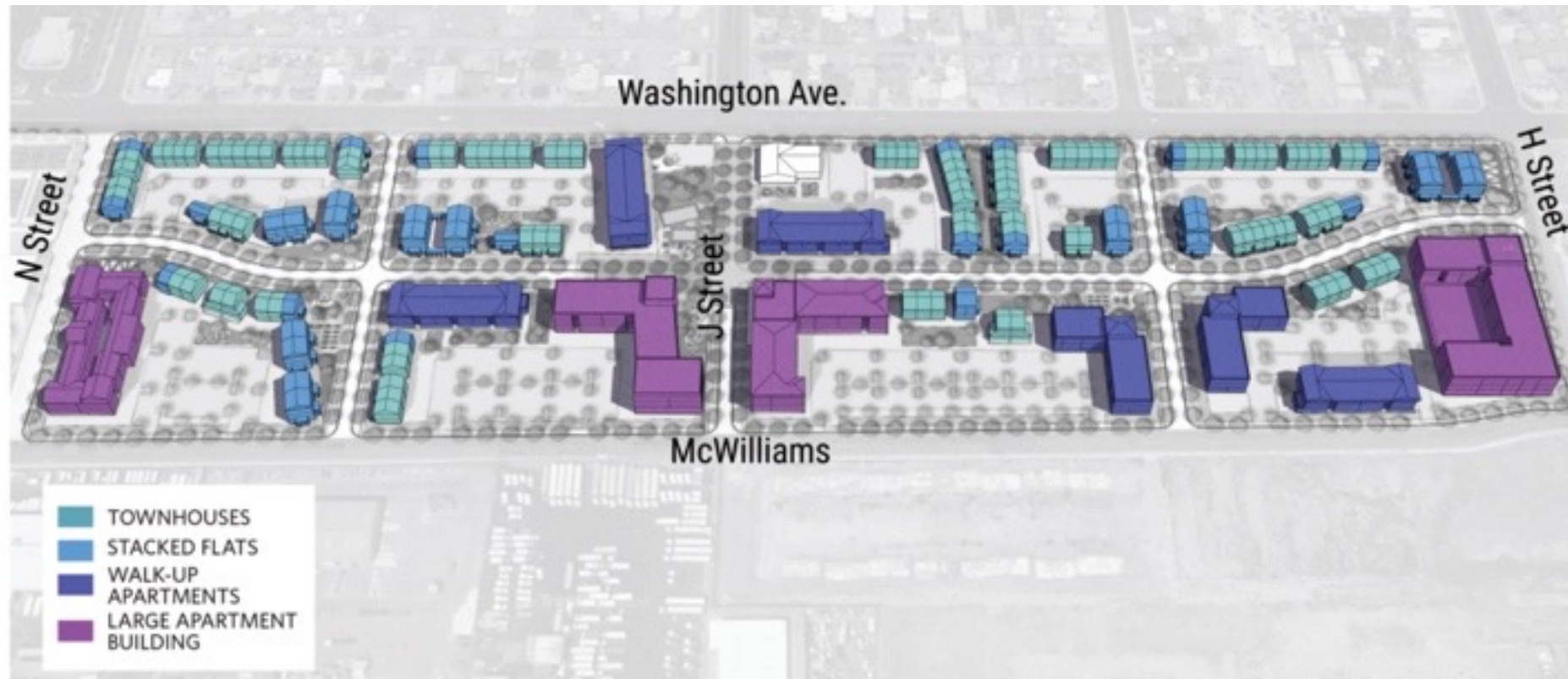
# MIXED-INCOME HOUSING PLAN – 600+ UNITS



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



# INCREASING CHOICES—BUILDING & UNIT TYPES



Building Type Diagram

## Townhouses



## Stacked Flats



## Larger Apartment Buildings



## Walk-Up Apartments



# INCREASING CHOICES—BUILDING & UNIT TYPES



Small walk-up  
apartment  
buildings

Townhouses  
to serve  
larger families

Larger apartment  
building with  
elevator and ground  
floor retail

Stacked Flats  
with smaller units  
for individual  
entries



# 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

### SUGGESTED EARLY ACTION IDEAS & HOW THEY'LL BE INCORPORATED



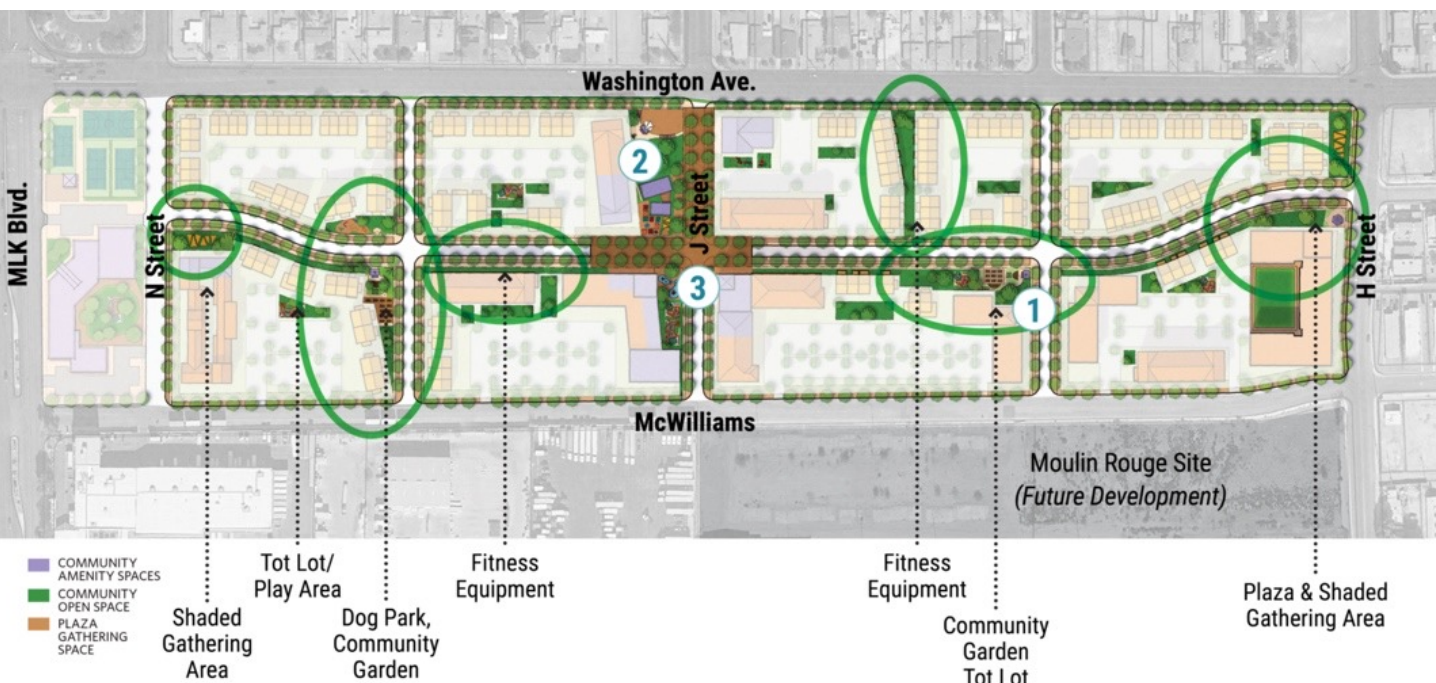
**1 Marble Manor Community Garden**



**2 Outdoor Performance Space**



**3 Traffic Calming on J Street**



### POTENTIAL AMENITIES ALONG A GREEN SPINE

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

## 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.



Existing Marble Manor Street Network

Existing streets  
Existing connected streets  
Existing disconnected streets



Proposed Reconnected Marble Manor Street Network

Existing streets  
Reconnected streets

# Phasing

## 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.



BEDROOM MIX BY PHASE							
Key	Phase	1-BR	2-BR	3-BR	4-BR	5-BR	Total
■	Phase 1	42	62	25	7	1	138
■	Phase 2	34	48	26	11	1	120
■	Phase 3	29	44	23	5	2	103
■	Phase 4	50	74	24	11	1	160
■	Phase 5	27	46	27	4	2	106
		<b>183</b>	<b>274</b>	<b>125</b>	<b>38</b>	<b>7</b>	<b>627</b>

AFFORDABILITY MIX BY PHASE					
Key	Phase	Replacement	Affordable	Market	Total
■	Phase 1	53	55	30	138
■	Phase 2	46	46	28	120
■	Phase 3	39	42	22	103
■	Phase 4	60	65	35	160
■	Phase 5	37	46	23	106
		<b>235</b>	<b>254</b>	<b>138</b>	<b>627</b>

# BEYOND HOUSING

Neighborhood & People



# Beyond Housing Goals & Strategies

<b>1. Build Opportunity through Education, Training, Jobs, and Entrepreneurship</b>	<ul style="list-style-type: none"><li>1.1 Create a Career Pathway Pipeline to Help Residents Realize Rewarding and Family-Sustaining Employment</li><li>1.2 Grow and Support Local and Micro-Businesses</li><li>1.3 Promote Digital Literacy and Access to Technology</li><li>1.4 Leverage the ROSS Coordinator to Connect Marble Manor Residents to Workforce Development Programs and Partners</li></ul>
<b>2. Foster Health and Wellness</b>	<ul style="list-style-type: none"><li>2.1 Connect Residents to High-quality, Primary Care Services</li><li>2.2 Provide Health Education and Wellness Programming</li><li>2.3 Ensure Access to Affordable, Healthy, and Fresh Foods</li><li>2.4 Adopt Green Building and Sustainable Management Practices at New Marble Manor</li><li>2.5 Develop Open Space and Amenities to Promote Exercise and Socializing</li></ul>
<b>3. Support Children and their Families</b>	<ul style="list-style-type: none"><li>3.1 Expand Access to High-Quality, Evidence-Based Early Education Programs</li><li>3.2 Increase Participation in High-Quality Out-of-School Education Programs</li><li>3.3 Provide Individualized, Wrap-Around Services to School-Aged Children and their Families, as Needed</li></ul>
<b>4. Build Community Connections</b>	<ul style="list-style-type: none"><li>4.1 Improve Physical Connectivity in the Historic Westside</li><li>4.2 Prioritize Placemaking Activities and Celebrate African American History</li><li>4.3 Improve Public Safety</li><li>4.4 Foster Community Engagement</li></ul>

- 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

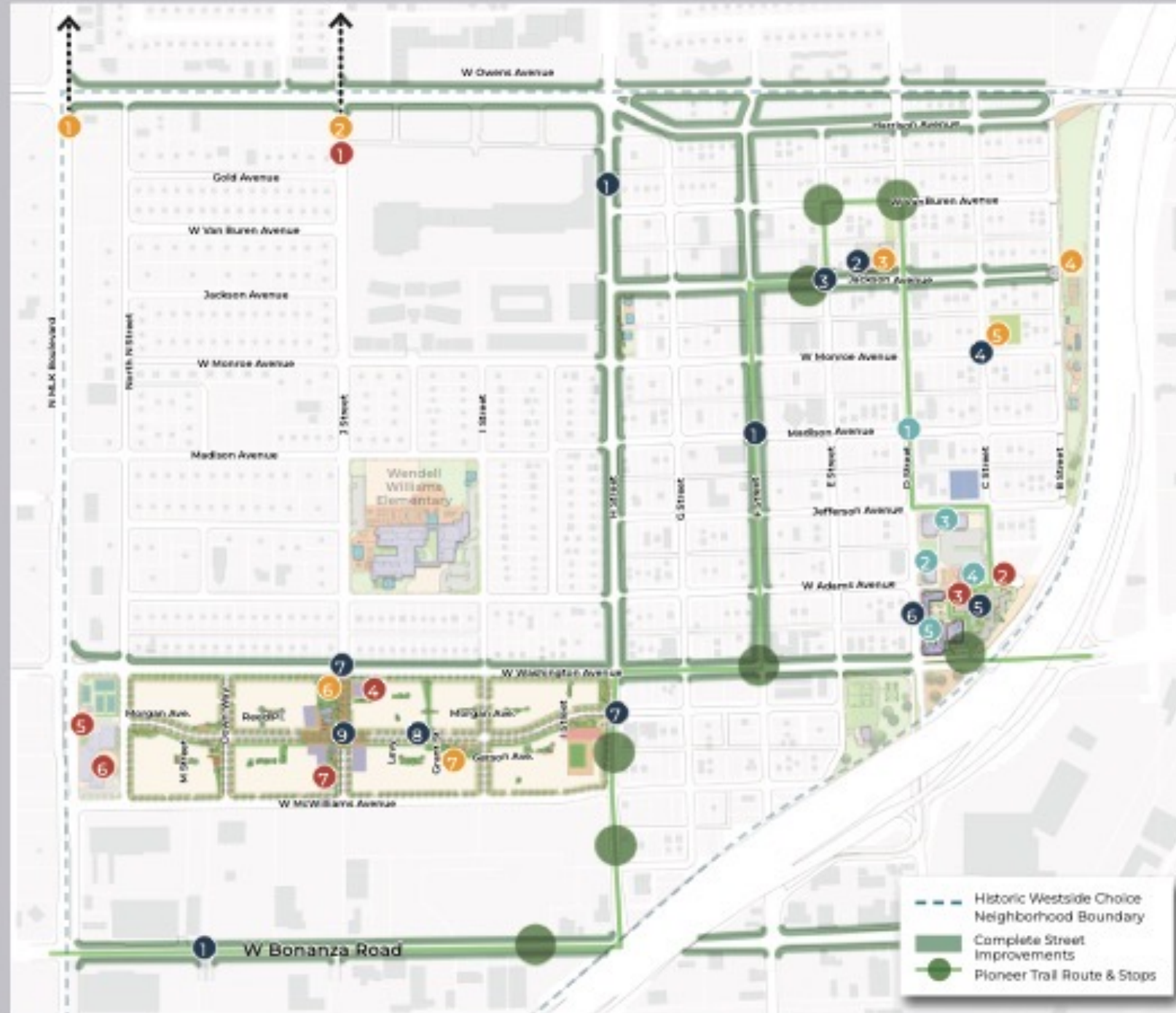
- 1 Mario's Westside Market Expansion
- 2 Doolittle Community Center
- 3 West Las Vegas Holistic Wellness Center
- 4 James Gay Park Urban Farms
- 5 Obodo Collective Urban Farm
- 6 Future recreation amenities
- 7 Future On-Site Community Garden

## Support Children and their Families

- 1 Doolittle Community Center
- 2 Cox Innovation Lab
- 3 Strong Start Mobile Pre-K Academy
- 4 Future Early Learning Center
- 5 Andre Agassi Boys & Girls 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"

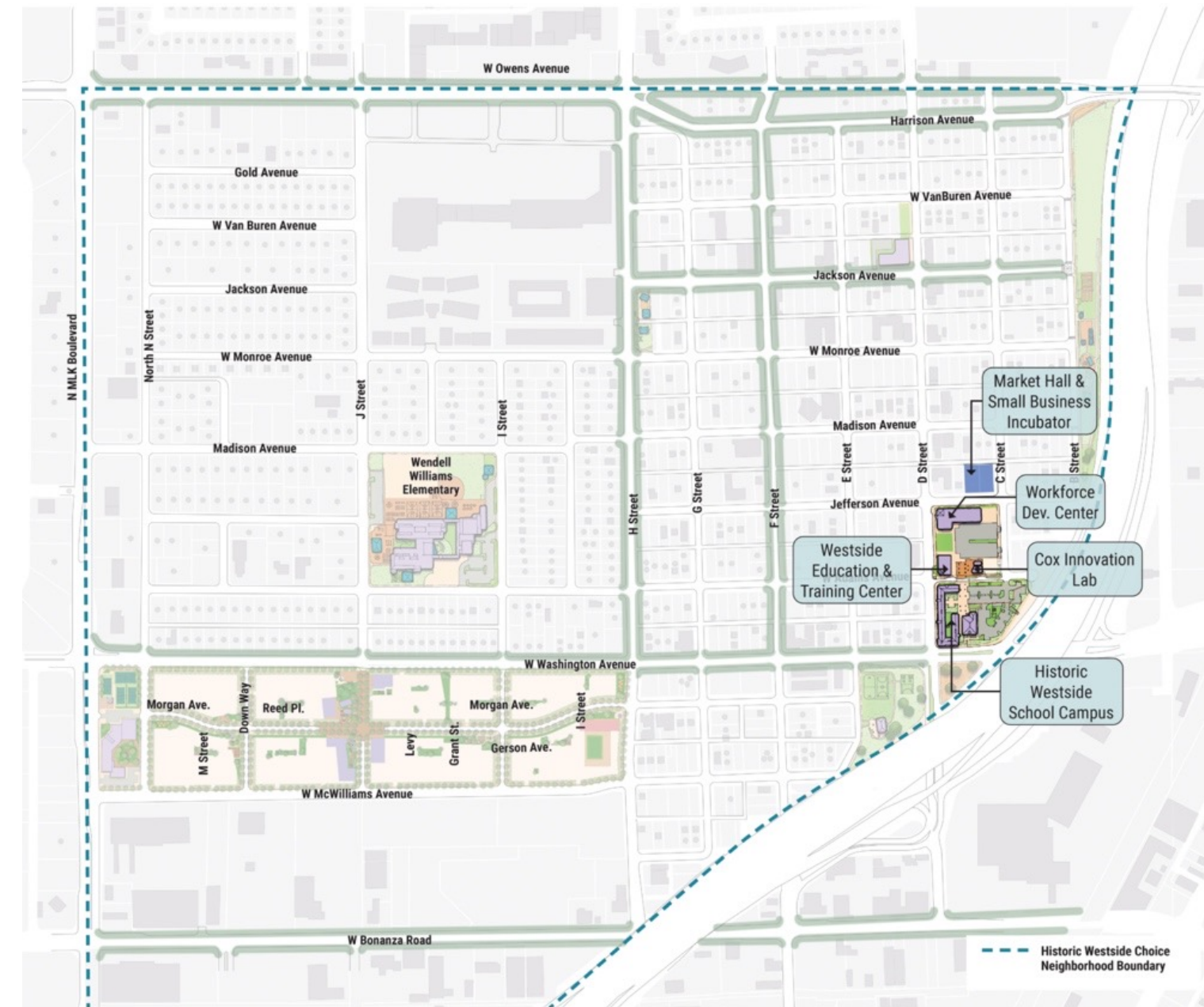


- - - Historic Westside Choice Neighborhood Boundary
- Complete Street Improvements
- Pioneer Trail Route & Stops

# 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



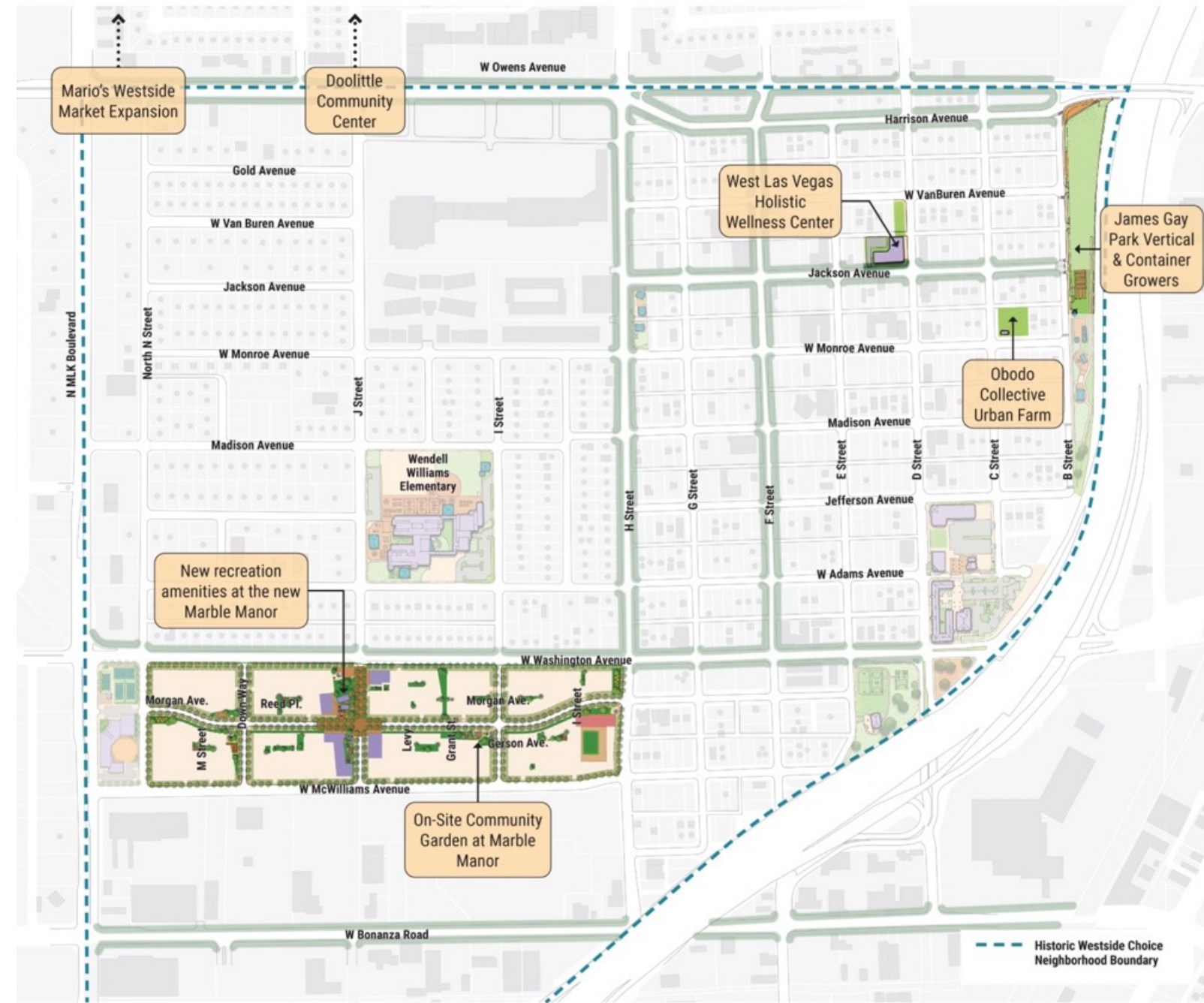


# FOSTER HEALTH AND WELLNESS

## 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



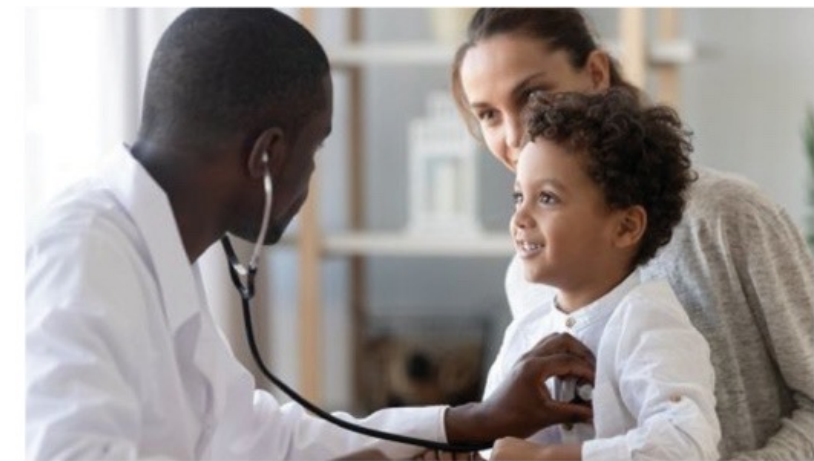
Obodo Collective's Urban Farm will be built out as the Choice Neighborhood Early Action project.



The Historic Westside Urban Farm is operational at James Gay Park. Two climate controlled shipping containers will grow vegetables, herbs, berries, and more for the neighborhood.



Mario's West Side Market will be expanded to offer more fresh produce, over-the-counter medications, and a bakery.



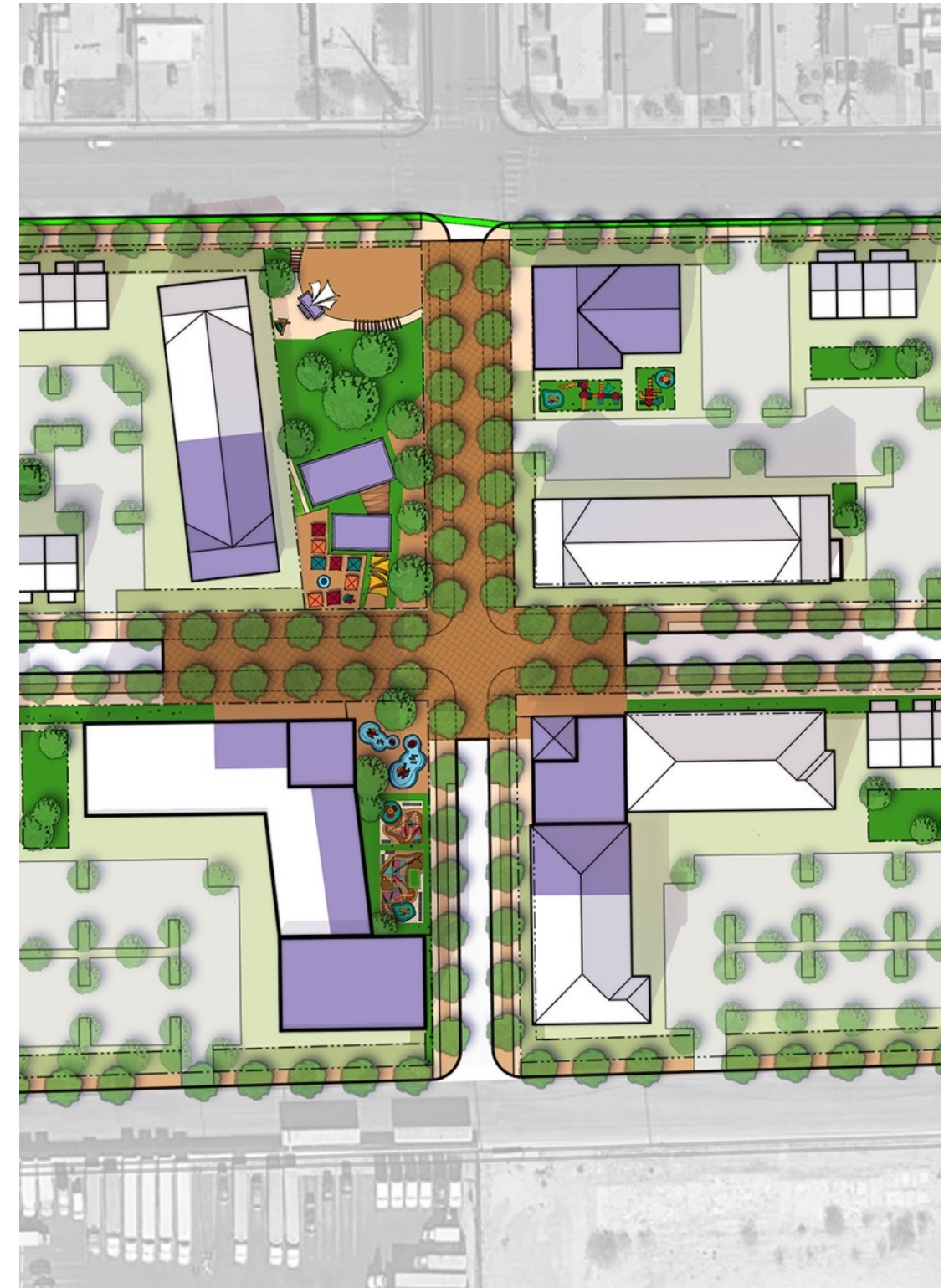
The new West Las Vegas Holistic Wellness Center will offer primary care, behavioral health services, dental, and other specialty services to promote the health of Historic Westside residents.

# 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



A new early learning center and the relocated A.D. Guy Center will be located in the "Heart at J Street".



The partnership with the Doolittle Community Center can be expanded to offer Marble Manor sports teams and/or late-night hoops programs for residents.

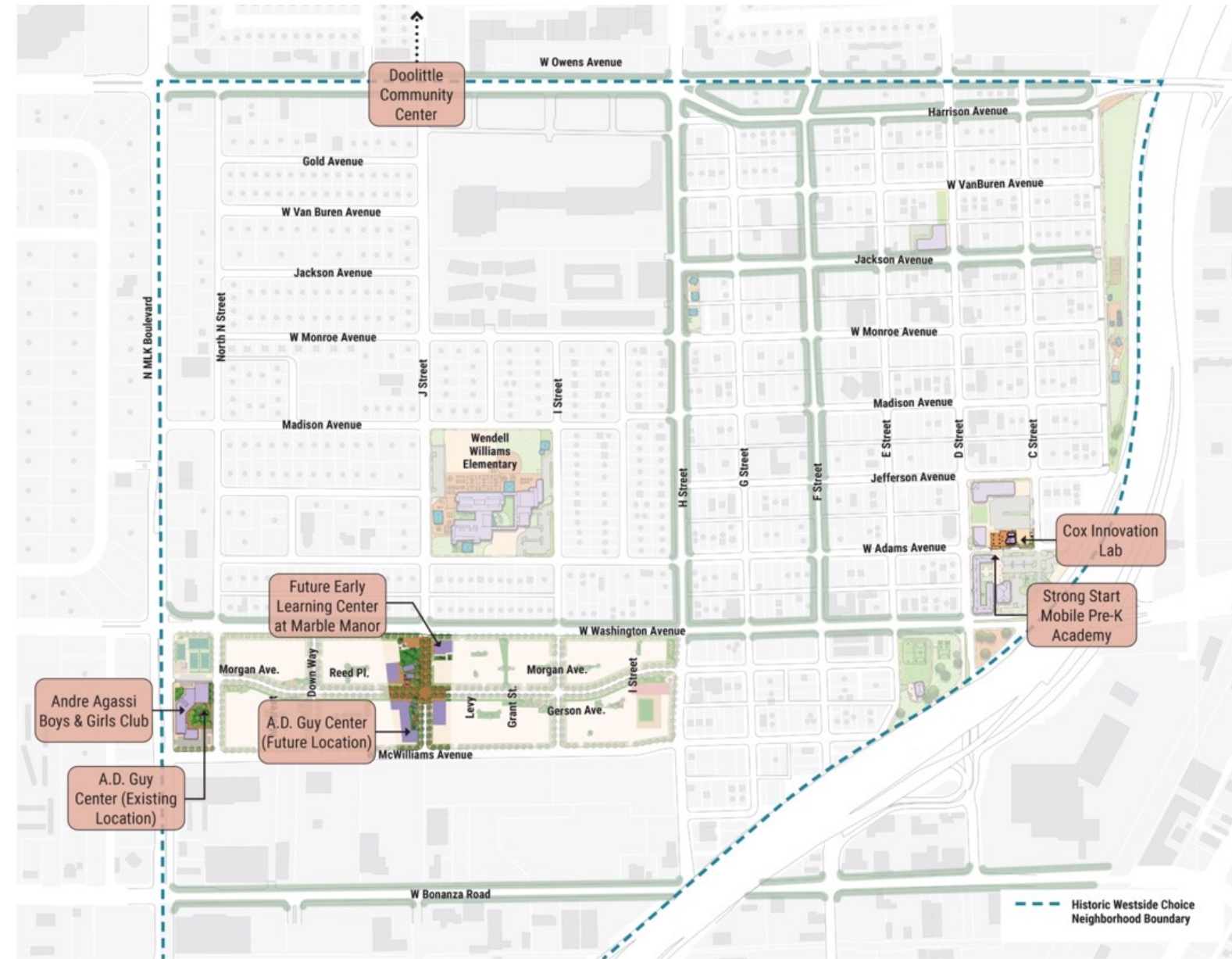


The Andre Agassi Boys & Girls Club provides academic, arts, leadership, health and wellness, workforce development, and sports programming for youth.

# 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

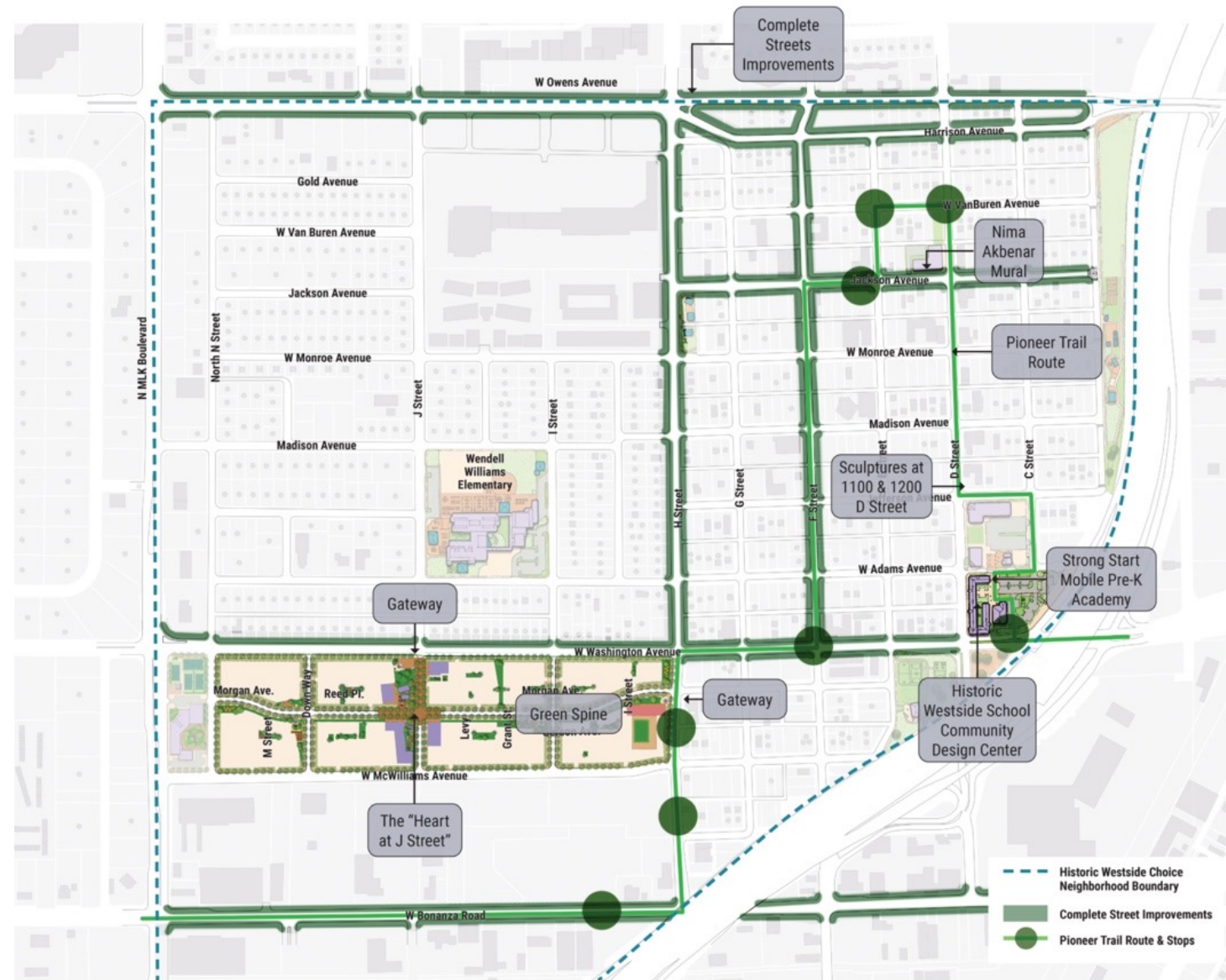
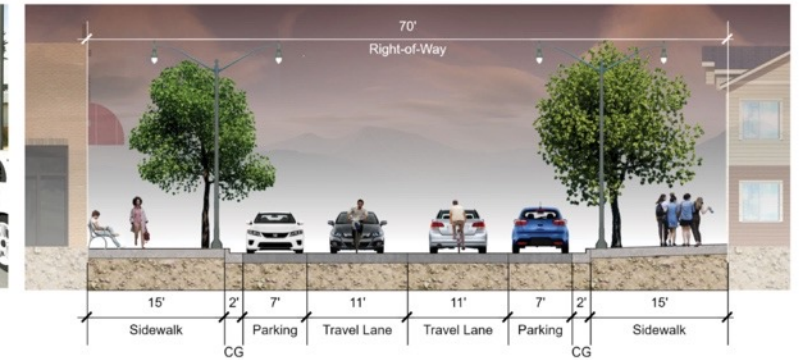
- Complete Streets Improvements
- Enhance Open Space Network with Marble Manor Green Spine

## 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



Complete Streets investments planned for the Historic Westside include intersection, streetscape, and gateway improvements.



# 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



The ACCED program will increase digital access and connectivity for residents of the Historic Westside and Marble Manor residents in particular.

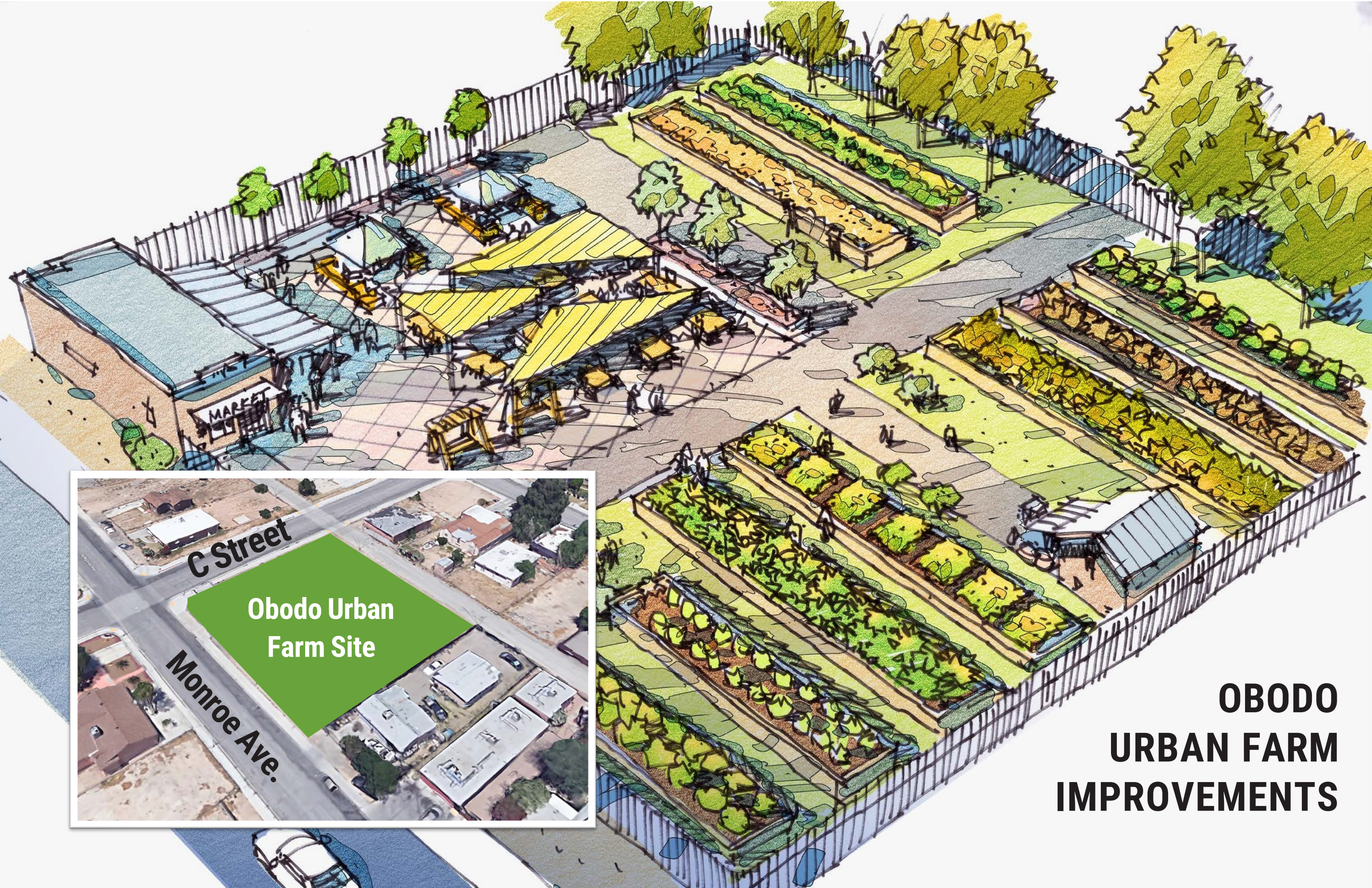


Events such as Love on Jackson bring the community together and provide opportunities for art, food, culture, and music-based engagement.

# EARLY ACTION PROJECT

Let's Get Started!





**OBODO  
URBAN FARM  
IMPROVEMENTS**

# WHAT'S NEXT



# WHAT HAPPENS NEXT?

2021	2022				2023			
Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter



▲  
**Next Step**