

2012: The Year of Downtown



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NEWS UPDATE NEWS UPDATE NEWS UPDATE

Over \$796 Million In Projects Debuting Downtown in 2012

Totaling more than \$796 million, six major projects are scheduled to make their debuts next year in Las Vegas' urban core. This is why 2012 is being called "The Year of Downtown." The projects:

The Smith Center for the Performing Arts: Public-private initiative totaling \$485 million with a planned opening in March 2012.

Discovery Children's Museum: A new \$56 million home is being built for this museum, which will open next to The Smith Center in November 2012.

Neon Museum Park: A \$1.9 million museum initiative that is expected to be fully completed in the spring of 2012.

National Museum of Organized Crime and Law Enforcement: The \$42 million "Mob Museum" project is headed by creative director Dr. Dennis Barrie, whose other developments include the Rock and Roll Hall of Fame and the International Spy Museum. Opening Feb. 14, 2012.



The Mob Museum is scheduled to open on Valentine's Day in 2012, to coincide with the anniversary of the infamous Saint Valentine's Day Massacre, when seven Prohibition Era mobsters were gunned down. Photo courtesy of the Mob Museum.

(New) City Hall Campus Complex: This \$146.2 million complex is slated to encompass one million square feet of Class A office and retail space. The 309,000-square-foot City Hall - scheduled to be completed in February 2012 - along with the already completed Bonneville Transit Center, will serve as anchor tenants.

Zappos.com Headquarters: The company will begin the relocation of their corporate headquarters to the former City Hall site once employees are situated in the new City Hall building. Price tag: \$65 million.

City Simplifying Process For Developers

The Las Vegas City Council recently adopted an ordinance simplifying the Zoning Code chapter regarding applications and procedures. The purpose of the text amendment is to allow greater administrative authority to alter already approved projects and approve smaller new developments. In the current economy, these measures are especially important for the prompt completion of approved projects as they are revived and encourage new, smaller proposals that will require faster action by the city.

Special use permits, variances and site development reviews (not requiring legislative action) will receive final action at the Planning Commission, shortening the process for applicants by up to six weeks. All of these applications will have the same two-year expiration period, or will allow the Planning Commission or City Council to set another timeframe.

The text amendment is a direct result of recommendations made in the Development Review Process Efficiency Analysis developed for the city by consultants with Kirchoff and Associates. The report provides a series of recommendations for the city's consideration to improve the development review process. The mayor and council accepted the report findings in January and staff has been working since that time to implement the city's commitment.

Downtown Sprouts New Eateries

A wealth of new dining places are starting to crop up all around downtown. In our last newsletter, we covered five new restaurants with owners planning on putting down roots in the urban core. In addition to these five, the **Fremont Mediterranean Café** has opened on the ground floor of Neonopolis near the *Fremont Street Experience*. The café serves an assortment of appetizers, soups, wraps, burgers, salads, gelato and Mediterranean specialties. For more information, visit: www.fremontmediterraneancafe.com.



Inside the Fremont Mediterranean Café. Photo: June Johns.

City Helps Make High-Quality Housing Obtainable For Area Seniors

Silver Sky at Deer Springs, a 90-unit affordable assisted living facility, officially debuted in late October of this year thanks, in part, to the efforts of the **Neighborhood Development Division** of the city's Economic and Urban Development Department. The new Las Vegas facility is located at 6741 N. Decatur Blvd.

Aside from its affordable rates, what sets Silver Sky apart from other area assisted living facilities is its upscale atmosphere and numerous amenities. Amenities include a full-service dining room, movie theater, beauty shop, country store, recreation room, medical exam room for visiting medical professionals, transportation services and assistance with personal needs.

Silver Sky is available to qualified seniors who are 55 years of age or older. Participating seniors' income cannot exceed \$27,600 annually for one person or \$31,560 per year for two people in order to qualify for the substantially reduced cost of living at Silver Sky.

Silver Sky is adjacent to a 75-unit independent senior living apartment complex. The new Silver Sky at Deer Springs facility



An on-site movie theatre is one of the many resort-like features at Silver Sky at Deer Springs. This complex is available to seniors interested in assisted living in the Las Vegas area. Photo: June Johns

will make the transition from independent living to assisted living easier.

The Silver Sky facility was developed by the nonprofit group, Nevada H.A.N.D., Inc., in partnership with the city of Las Vegas, the State of Nevada Housing Division, the U.S. Department of Housing and Urban Development, the city of North Las Vegas and Clark County. The city of Las Vegas provided land valued at \$500,000 for the project.

Simply The Best



Rendering of The Smith Center for the Performing Arts. Rendering courtesy of The Smith Center.

Five downtown establishments made *Travel + Leisure's* recent list of best new Las Vegas attractions: **The Neon Museum, The Smith Center for the Performing Arts, The Mob Museum, Nevada State Museum** (new home at Springs Preserve) and **Bar + Bistro**. For more details, visit the website: <http://bit.ly/nKtHYh>.



Bar + Bistro is located in The Arts Factory, which in turn is situated in downtown's 18b, the Las Vegas Arts District. Photo: Studio West Photography.

Las Vegas Redevelopment Agency

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