



HENDERSON, NV

Pittman Neighborhood Revitalization Plan

MAY 2017



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The Pittman Neighborhood Revitalization Plan was supported in part by the Robert Wood Johnson Foundation and the Reinvestment Fund through the Invest Health, Strategies for Healthier Cities grant program



Robert Wood Johnson Foundation



**REINVESTMENT
FUND**

ACKNOWLEDGEMENTS

The Pittman Neighborhood Revitalization Plan was supported in part by the Robert Wood Johnson Foundation and the Reinvestment Fund through the Invest Health, Strategies for Healthier Cities grant program.

Henderson was selected as one of 50 cities across the country to take part in Invest Health for demonstrating a commitment to achieving better health outcomes for residents, particularly those living in low-income communities. As an Invest Health city, Henderson took part in this new initiative concentrating its efforts in the Pittman neighborhood to increase and leverage private and public investments and accelerate improvements in residents' health.

This work wouldn't have been possible without the Henderson Invest Health Team who also served as the Steering Committee, representing health care anchor institutions, social service providers and community development finance, as well as the City of Henderson. Over the course of the project, the Team participated in the Invest Health learning community and worked on developing sustainable solutions in the areas of food, housing, safety, education and workforce to address the Pittman neighborhood health challenges.

Special thanks to The City of Henderson's Public Works, Parks & Recreation, Economic Development, Redevelopment Agency, Fire and Police Departments as well as the Neighborhood Services Division for their input on leveraging current projects.

The City of Henderson's Community Development & Services Department, Division of Long Range Planning, led and managed this project on behalf of the Invest Health Team. The content and findings of this plan are solely the responsibility of the authors and does not necessarily represent the official views of the grantors.



REINVESTMENT FUND

About Reinvestment Fund

Reinvestment Fund is a catalyst for change in low-income communities. We integrate data, policy and strategic investments to improve the quality of life in low-income neighborhoods. Using analytical and financial tools, we bring high-quality grocery stores, affordable housing, schools and health centers to the communities that need better access – creating anchors that attract investment over the long term and help families lead healthier, more productive lives. Learn more at www.reinvestment.com.



Robert Wood Johnson Foundation

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For more than 40 years the Robert Wood Johnson Foundation has worked to improve health and health care. We are striving to build a national Culture of Health that will enable all to live longer, healthier lives now and for generations to come. For more information, visit www.rwjf.org. Follow the Foundation on Twitter at www.rwjf.org/twitter or on Facebook at www.rwjf.org/facebook.

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TABLE OF CONTENTS

Overview

Executive Summary	1
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Chapter 1: Introduction

The Plan’s Purpose	5
Planning Process & Players	7
Public Engagement	9

Chapter 2: Existing Conditions Analysis

Neighborhood History and Planning Background	15
Opportunities and Constraints	20

Chapter 3: Plan Framework

Introduction	39
The Resident’s Vision	41
Food and Health	42
Housing	44
Safety	46
Education and Workforce	48
Transportation	50

Chapter 4: Project Implementation

Introduction	53
Strategies and Recommendations	54

Appendices

Community Mapping Outreach	63
COH Department Interviews	76

TABLE OF CONTENTS

LIST OF MAPS, TABLES AND CHARTS

Map 1: Housing Stock Built Prior to 1970	17
Map 2: Redevelopment Areas	19
Map 3: Project Area Location and Public Facilities.	23
Map 4: Poverty Level and Unemployment Rate	25
Map 5: Existing Land Use	30
Map 6: Area Context Analysis	34
Map 7: Site Analysis	36
Map 8: Vision Map.	40
Map 9: Transit-Oriented Development	49
Table 1: Pittman Neighborhood Demographics	22
Table 2: Pittman Housing Occupancy Characteristics	24
Table 3: Pittman Neighborhood Existing Land Use.	29
Table 4: Pittman Neighborhood Planned Land Use.	29
Table 5: Food and Health Implementation	52
Table 6: Housing Implementation.	54
Table 7: Safety Implementation	55
Table 8: Education and Workforce Implementation.	56
Table 9: Transportation Implementation	57
Chart 1: Percentage of Residents Receiving Temporary Assistance for Needy Families (TANF) per Zip Code	24
Chart 2: Age-Adjusted Hospitalization Rates by Type per Zip Code	26
Chart 3: Percentage of Residents Receiving Supplemental Nutrition Assistance Program (SNAP) Benefits by Zip Code.	26
Chart 4: Percentage of Residents Receiving Medicaid per Zip Code	26
Chart 5: Violent Crimes per Zip Code, 2014 and 2015	27
Chart 6: Property Crimes per Zip Code, 2014 and 2015	27
Figure 1: Neighborhood Center	46
Figure 2: Transformation of a Vacant Lot into a Community Garden.	53
Figure 3: Price Street Urban Trail Improvements	58
Appendix A: Zip Codes	61
Appendix B: Owner Occupied and Potential Rental Properties	62
Appendix C: Access to Healthcare	63
Appendix D: Safety and Resilience	64
Appendix E: Planned Land Use	65
Appendix F: Housing Types and Population Density	66
Appendix G: Zoning	67
Appendix H: Local Food Systems and Food Production	68
Appendix I: Impact Analysis of Vehicle Travel Distance to Grocery Stores	69
Appendix J: Education and Workforce	70
Appendix K: Pittman Neighborhood Master Transportation Plan and Land Use	71

OVERVIEW



OVERVIEW

Executive Summary

The earliest Henderson developments are characterized by industrial origins prior to World War II. The industrial sector powered Henderson’s early economy and the real estate sector boomed in the 1980s, 1990s, and the early 21st Century. With this boom came Henderson’s expansion westward from downtown, accompanied by rapid population growth¹. The investment and prosperity experienced with newer neighborhoods has not been the same with older neighborhoods to the east. Eastern neighborhoods, now matured, are suffering from aging infrastructure, deteriorating housing, and limited connections to amenities and services nearby. This situation is not distinctive to Henderson. According to the Commission to Build a Healthier America², mid-size American cities -where the majority of Americans live- face some of the nation’s deepest challenges with entrenched poverty, poor health and a lack of investment. Collectively, mid-sized cities have more individuals living in poverty than large cities. However, they also offer fertile ground for strategies that improve health and have the potential to boost local economies.

Following the principles of Healthy Communities established by the Southern Nevada Strong Regional Plan (SNS) and the Henderson Strong Comprehensive Plan; and with recommendations from the Henderson Strong Healthy Communities Stakeholder Group, the City of Henderson took the lead in pursuing the Invest Health Strategies for Healthier Cities grant program. Henderson was selected from more than 170 communities that applied for the Invest Health initiative from the Robert Wood Johnson Foundation (RWJF) and Reinvestment Fund. A city with a population between 50,000 and 400,000 was selected from each state for a grant of \$60,000. Teams of five cross-sector leaders in 50 mid-sized communities had the opportunity to join this initiative. The Henderson Invest Health Team was comprised of representatives from City of Henderson, Dignity Health St. Rose Dominican Hospital, Southern Nevada Health District, Clearinghouse CDFI, and Three Square Food Bank. During 18 months, the selected Invest Health cities from across the nation participated in convenings where they had access to a network of highly skilled faculty advisors and coaches who guided their efforts toward improved health.

Through the Invest Health program, the City of Henderson (COH) and its Invest Health Team focused its research efforts in geographic areas facing the biggest barriers to better health. The Henderson Team was committed to work with local stakeholders to examine health outcome data and trends, take stock of relevant initiatives that



1. Henderson was recognized as the nation’s fastest growing city from 1990-1998 by the U.S. Census Bureau.
2. The Robert Wood Johnson Foundation (RWJF) Commission to Build a Healthier America was a national, independent, non-partisan group of leaders established in 2008 to examine the many factors outside of medical care that influence health.



are already underway, and look closely at the funding environment and capitalization prospects. Coincidentally, the identified areas were located in the east side of Henderson. Residents in old Henderson have poorer health outcomes, higher unemployment and poverty rates, lower income and educational attainment, existing food deserts³ and greater food insecurity⁴ overall in comparison to the rest of the City.

To better promote a healthy environment and positive health outcomes, the Invest Health Team decided to focus a portion of the awarded grant funds in developing a Neighborhood Revitalization Plan for the area that is today known as the Pittman neighborhood, one of the most mature neighborhoods in Henderson.

Settled in 1929 as Jericho Heights, Pittman was developed to provide housing to the Boulder (Hoover) Dam construction workers. The triangular neighborhood still maintains the original street layout and is generally bounded by the Bird Viewing Preserve and Galleria Drive on the north, Pabco Road on the east, and Boulder Highway running diagonally on the west. Identified as an underserved area with great needs, it was also identified as a neighborhood with economic development opportunities. Located in the

Invest Health

STRATEGIES FOR HEALTHIER CITIES

Invest Health is a new initiative that brings together diverse leaders from mid-sized U.S. cities across the nation to develop new strategies for increasing and leveraging private and public investments to accelerate improvements in neighborhoods facing the biggest barriers to better health. The program is a collaboration between the Robert Wood Johnson Foundation and Reinvestment Fund.

This initiative was developed to provide an opportunity for mid-sized cities to transform the way local leaders work together to create solution-driven and diverse partnerships. These partnerships will emphasize making changes in low-income neighborhoods to improve resident health and well-being. These changes can focus on increasing access to quality jobs, affordable housing, nutritious food, and reducing crime rates and environmental hazards.

PROGRAM GOALS

Bring together disparate sectors in mid-sized cities to align around a vision for better health, create innovative ideas, and unlock new sources of investment.

Help mid-size cities attract capital to improve health outcomes in low-income communities.

Build lasting relationships in these cities that extend beyond the length of the program and help inform work in other communities nationwide.

Test potential solutions to inform the national conversation about how to best invest to achieve health equity in more communities throughout the U.S.

Advance systems-focused strategies that reach across sectors to support health improvement in low-income communities.

Help cities use data as a driver for change, beginning with an evidence-based understanding of the problem and continuing to a data framework for assessing impact.

3. Food Desert: Low-income census tracts where a significant number or share of residents is more than 1 mile (urban) or 10 miles (rural) from the nearest supermarket. The 2008 Farm Bill defines a food desert as an “Area in the U.S. with limited access to affordable and nutritious food, particularly such an area composed of predominantly lower income neighborhoods and communities.

Source: U.S. Department of Agriculture Economic Research Service, Food Access Research Atlas last updated on June 14, 2016

4. Food Insecurity: Food insecurity is limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable foods in socially acceptable ways.

Source: U.S. Department of Agriculture Economic Research Service, Food Access Research Atlas last updated on June 14, 2016

Eastside Redevelopment Area, along the Boulder Highway Corridor and in close proximity to community development projects such as Henderson Hospital (recently opened) Dignity Health medical office complex, and the Cadence Master Planned Community (under construction), the Pittman neighborhood is positioned for new prospects and positive changes.

The Pittman Neighborhood Revitalization Plan was developed through a collaborative process between the Invest Health Team, City staff, key partners, stakeholders and residents. Input was obtained by engaging City staff, neighborhood residents, neighborhood organizations, and potential employers. During the public outreach and community engagement process, the Invest Health Team and City staff conducted multi-city department interviews, a neighborhood open house, and informal conversations with residents and key stakeholders. The Plan focused on the Invest Health principal action areas of 1) Local Food Systems and Food Production; 2) Housing: Quality, Stability, Availability; 3) Safety and Resilience; 4) Education and Workforce; and 5) Transportation. There is a set of recommendations that have been developed within these action areas based on feedback obtained from the community engagement results seeking to address health outcomes. Specific recommended implementation projects include:

- Creation of a school garden at Edna Hinman Elementary School in partnership with Green Our Planet and The LandWell Company.
- Facilitation of access to a Mobile Healthcare Clinic in partnership with Touro University Nevada, School of Physician Assistant Studies and in collaboration with COH Public Works, Parks & Recreation Department.
- Improvement of pedestrian amenities throughout the neighborhood such as enhanced sidewalks, crosswalks, and lighting in collaboration with COH Public Works, Parks & Recreation Department.
- Incorporation of public art by painting a mural engaging the neighborhood organizations: Boys & Girls Club, Edna Hinman Elementary School, and Community Baptist Church in collaboration with COH Redevelopment Agency.
- Replacement of aged infrastructure, specifically waterlines after repeated failures of the water mains in the northern part of the Pittman neighborhood in collaboration with COH Utilities Department.

One of the goals of the Invest Health team is to develop this partnering approach as a replicable process which can be applied in other mature neighborhoods that may also be struggling from poor health outcomes due to a lack of planning and investment.



INTRODUCTION

1



1. INTRODUCTION

The Plan's Purpose

Why Pittman and Why Now?

Some neighborhoods in Henderson have declined more rapidly than others. Populations in these areas have decreased while others have experienced significant and prosperous periods of growth. The uneven population growth across neighborhoods demonstrates that the distributions of income, house prices, and human capital have also shifted within newer and larger neighborhoods over time. Thus, residents remaining in older locations face myriad problems associated with aging infrastructure, safety, blight, economic development, quality of life, and health outcomes. The Pittman neighborhood, one of the two historic townsites settled in 1929 to provide housing for the Boulder (Hoover) Dam construction workers, has suffered population losses on different occasions affecting economic investments. The area experienced its first urban decline with the completion of the Hoover Dam in 1936, when many of the workers moved away. Today, the neighborhood suffers from being in a food desert and having poor connections to nearby amenities and services. Pittman is part of the Eastside Redevelopment Area, largely comprised of mature neighborhoods in need of revitalization and reinvestment.

In previous years, the Pittman neighborhood has been at the center of discussion among elected officials and City staff with the focus on identifying ways to revitalize and facilitate reinvestment. City departments have expended resources obtained through the Community Development Block Grant (CDBG) program to facilitate significant physical improvements including neighborhood enhancements, housing improvements, business improvements, and infrastructure upgrades. Results have shown that blight is diminished, crime is lower, streets and sidewalks are adequately maintained and there is increased tax revenue from newly built homes. While the neighborhood is realizing benefits from these efforts, much work remains to be done.

Public and non-profit resources alone may serve as catalysts, but are not enough to transform a distressed neighborhood. Traditional market capital must be available as well and the attraction of sustained private investment is needed. The 2005 Eastside Opportunity Gap Analysis recognized the absence of retail as significantly important to this area. Recommendations were made on the assemblage of vacant or underutilized land to attract new development for neighborhood retail or workforce housing. Additionally, the creation of distinct activity nodes within the Pittman neighborhood should be of high priority. Nodes will play an important role in the overall neighborhood experience through appearance, uses and activities contained within. These recommendations are yet to be started.



Compared with other matured neighborhoods in Henderson’s east side, the Pittman neighborhood has the advantage of its geographic location and proximity to current economic development projects with citywide impact. The neighborhood is located along the commercial Boulder Highway Corridor with an express service line connecting Henderson and the Fremont Street Experience in Downtown Las Vegas; just a half-mile south from the newly built 142-bed acute-care Henderson Hospital; south from the Bird Viewing Preserve; and west of the 2,200 acre master-planned community, Cadence, which is currently under construction. Other undergoing planning initiatives such as the EPA Brownfields Assessment project and the Unified Planning Work Program (UPWP) project on Boulder Highway will also impact the neighborhood.

The City of Henderson was the only Nevada city chosen to participate in the Invest Health program and the Pittman neighborhood was identified as the beneficiary of the planning effort. The Invest Health initiative, seeking to fundamentally change how we revitalize neighborhoods by fully incorporating health into community development, is a great occasion to re-focus on Pittman and accelerate improvements. The Pittman Neighborhood Revitalization project aims to explore and better understand residents’ concerns and priorities related to health and find creative solutions in an actionable plan to improve the neighborhood and respond to residents’ needs.

Recent economic developments around Pittman brought a shared vision and growing sense of possibility and hope between the Invest Health Team, City staff, stakeholders, and residents. These combined efforts encompass revitalization and investment opportunities within the neighborhood offering a better quality of life to its residents. Previous public and non-profit resources already spent in the neighborhood and recent economic investments in the area have built a strong foundation to attract private investment. Pittman is positioned to become a catalyst neighborhood for economic and social change in the Eastside Redevelopment Area.



Planning Process and Players

The Pittman Neighborhood Revitalization Plan represents an implementation effort from the 2017 Henderson Strong (HS) Comprehensive (Comp) Plan and the 2015 Southern Nevada Strong (SNS) Regional Plan. Both plans were led and managed by the City of Henderson Community Development & Services Department, Division of Long Range Planning. The HS Comp Plan chapter “Healthy, Livable Communities” provides general guidance for neighborhood planning within the community-wide context. In turn, the HS Comp Plan included the Complete Communities principles from the SNS Regional Plan.

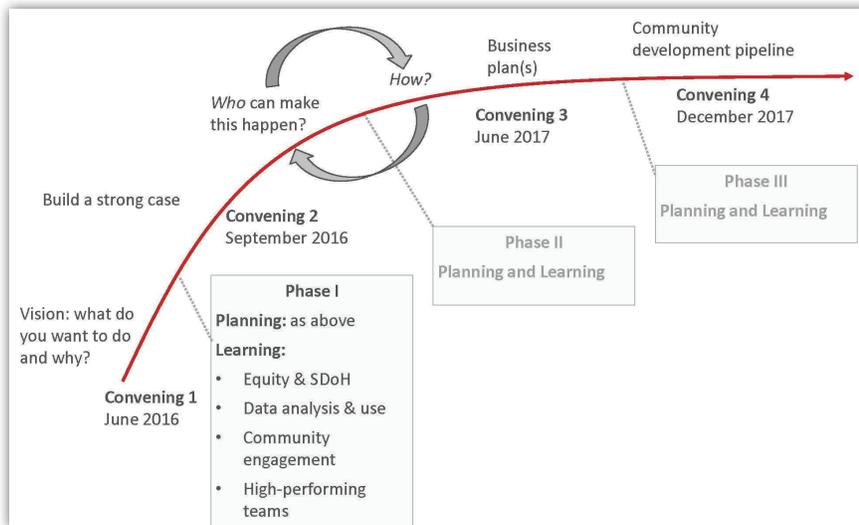
Invest Health

While developing goals and strategies for the Henderson Strong Comprehensive Plan, members from the Healthy Communities Stakeholder Group suggested that the City pursue the Invest Health-Strategies for Healthier Cities grant program from the Robert Wood Johnson Foundation (RWJF) and Reinvestment Fund. Some of these members volunteered to represent Henderson by being part of a five-member planning team – the Henderson Invest Health Team – bringing together municipal government (City of Henderson), community development (Clearinghouse CDFI), food bank (Three Square Food Bank), and health sector stakeholders (Dignity Health Hospital and the Southern Nevada Health District). Additionally, a group of professional stakeholders, multi-disciplinary City departments, and neighborhood residents were also key players of the neighborhood planning process. Their roles and efforts were coordinated to provide solutions to the neighborhood’s needs. These solutions fall within the five Invest Health principal action areas reflected throughout this planning document:



Invest Health Team and Process

Invest Health was launched in June 2016 and continued over an 18-month grant period. Over the course of the initiative, Invest Health cities engaged in a structured, collaborative planning process that approached community and neighborhood development using a health outcomes frame. Participating cities also joined a vibrant, professional learning community through webinars and online discussion groups. All five members of the Invest Health Team participated in a series of national and regional meetings and events, called pod convenings, along with other participating Invest Health cities throughout the grant period.



To begin the process, the Henderson Invest Health Team developed a deep, data-driven understanding of local needs. During this “diagnostic” phase, the team carefully examined health outcome data and trends; identified and connected with key partners, stakeholders and residents; took stock of relevant public and private initiatives that were already underway; and looked closely at the funding environment and capitalization prospects.



Public Engagement

Public engagement is an essential component of successful neighborhood planning. Involving individuals and groups in the early stages of the planning process allows participants equal opportunities to be heard and to chime in with their ideas.

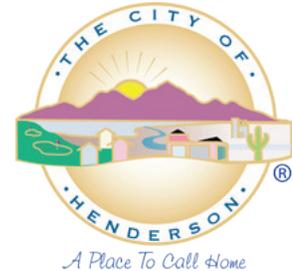
To ensure understanding of the neighborhood's needs, trends, and big dreams, a public engagement process was implemented that involved activities such as steering committee and stakeholder group meetings, an open house, and resident and stakeholder interviews. Residents' voices were heard and are reflected in this plan. The outreach results shaped the Pittman Neighborhood Revitalization Plan's recommendations and strategies described within each Invest Health principal action area.



Interdepartmental Interviews

The Invest Health Team conducted interviews with City of Henderson Departments from September 7th – 15th either in person or via email. The engagement format was in the form of guided conversational interviews with pre-drafted questions. City Departments/Divisions interviewed included:

- Public Works, Parks & Recreation
- Community Development & Services – Neighborhood Services Division
- Economic Development
- Redevelopment Agency
- Fire Department
- Police Department



Common themes heard during the interviews include:

- **Focal Points:** The Boys and Girls Club, Wells Park, the Community Baptist Church, and Hinman Elementary School are focal points of neighborhood activity.
- **Neighborhood Engagement:** The most effective efforts by the City involved direct engagement with the neighborhood.
- **Past Efforts:** The neighborhood has appreciated past City efforts, and has given valuable input on which alternatives and solutions have been selected. The City has conducted a number of outreach and revitalization efforts over the years including focused efforts to work with the neighborhood on improvements to the park, streets and homes.
- **Present Efforts:** The City continues efforts at helping the neighborhood by focusing on grants and programs, including Community Development Block Grant Funding, enhanced Police activity, parks and recreation programs and residential improvement programs.
- **Low Use of Some Services:** Utilization rates by the neighborhood for city assistance programs are lower than expected given the income demographics.
- **Physical Improvements:** Physical improvements to the community facilities and to housing as desired by the residents are seen as key components to neighborhood revitalization.
- **Other Agency Investment:** Habitat for Humanity has made significant investments in the neighborhood, and continues to do so. Their 100th home was constructed in the Pittman Neighborhood. The Boys and Girls Club in the Pittman neighborhood is well-attended.
- **Job Connections:** More work needs to be done to better assess the work force in the neighborhood to help connect job seekers with new jobs.
- **New Development Benefits:** The parks and grocery store that will be developed with the Cadence master planned community will be accessible from the Pittman neighborhood since Pabco Road will be completed. Also, the nearby health-related development may provide an additional source of local jobs.

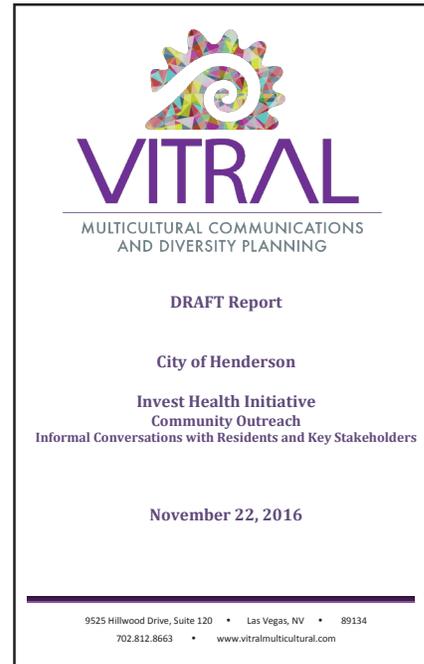
Neighborhood Residents & Key Stakeholders Interviews

Between October 8th and November 19th, grass-roots level engagement was conducted by Vitral, a local Multicultural Communications and Diversity Planning agency, aimed to explore a broad range of ideas related to health, including access to nutritious food, access to preventive health care services, active transportation and housing rehabilitation. A total of 21 informal, non-structured conversations were conducted with individuals who self-identified as residents of the Pittman neighborhood and with representatives from several organizations that work with the community, including:

- Boys & Girls Club of Southern Nevada
- Community Baptist Church
- Edna F. Hinman Elementary School
- Henderson Police Substation
- St. Peter the Apostle Catholic Church
- Touro University Nevada

Key findings from this outreach include:

- **Sense of Community and Gathering Spaces:** Most residents contacted feel they live in a family-oriented neighborhood, with people of many backgrounds and of all ages, and expressed a sense of general happiness living in the neighborhood. They acknowledge facing challenges, but said they enjoyed living in the community.
- **Access to Food:** Access to food represents a challenge and residents would like more options that are closer to the neighborhood. Residents suggested having a small store in the neighborhood and/or a weekend marketplace at the park with vendors bringing food for sale at affordable prices.
- **Transportation:** Transportation was expressed as a constant challenge. Residents believe there is not enough public transportation in Henderson, schedules are not frequent, and routes are not convenient. They said commutes are long and it is “hard to carry supplies or groceries”.
- **Residents Safety:** Overall, residents indicated feeling safe in their neighborhood. However, some also stated there was a problem with crime in the neighborhood and would like to see increased police presence. The need to have additional crosswalks and enhanced sidewalks on key streets was also mentioned. Children cross the streets unaccompanied and do not walk to the designated crosswalks “because they are too far.”



“It is not a fancy place but we like it.”

“At the school we have parents that work hard and sometimes it is hard for them to ask for help. They are good and ‘proud’ people and it is not easy for them. You have to encourage them a lot.”

“Residents appreciate city staff maintaining the park and keeping the facilities clean.”



- **Community Engagement:** The need to increase resident participation and engagement was underscored. Residents expressed interest in having community resource fairs at the park, school or church on a regular basis. Other suggestions included community festivals, concerts, organized dances, summer programs at the pool, and activities for families. “There are a lot of families here, but we don’t have anything that welcomes everyone. You know, the grandma, with the grandkids and everything in between.”
- **Access to Healthcare:** Residents suggested having a local clinic or inviting temporary services through community programs that would provide vaccinations, health screenings, and other comprehensive exams.
- **City Facilities and Programs:** Wells Park was mentioned in each of the 21 conversations and is a community focal point. Neighborhood residents appreciate City staff maintaining the park and keeping the facilities clean. Some residents said they would like a local library branch and/or a computer center in the neighborhood.

“Thanks for making this effort Henderson!...Pittman is too long neglected.”

– Comment from Open House Participant

Open House

On Tuesday, January 10, 2017, the City of Henderson Community Development & Services Department hosted a neighborhood open house at the Mary and Sam Boyd Boys & Girls Club from 5pm to 7pm. The Pittman Open House was attended by the neighborhood residents, project Steering Committee members and staff members from City of Henderson and the Boys & Girls Club. Approximately 70 total participants which included, 26 adults, 24 children, and 20 staff members. Participants who shared their contact information were entered into a raffle and the winner received an Apple TV box.

The Pittman Open House was designed to be easily understandable for both adults and children, require little writing and be interactive. The open house had Plan-focused stations that featured a visual preference survey in both English and Spanish. Colored dots were used by participants to rank their preferences. Participants' top five priorities were:

1. Access to fresh healthy food
2. Residential improvement programs
3. Public safety
4. Job opportunities
5. Enhanced pedestrian safety

Steering Committee & Stakeholder Group Meetings

Since the grant was awarded, the Henderson Invest Health Team met in-person regularly, participated in check-in conference calls with the grantor, attended all Invest Health national convenings and had targeted participation in pod convenings. Members of the Henderson Invest Health Team also served as the Steering Committee for the development of the Pittman Revitalization Plan. As such, the team provided the overall leadership for the Plan and met in person monthly to review project updates. The team was responsible to oversee the development of the Plan, identify key stakeholders, support public engagement activities, seek Plan implementation opportunities, and act as key decision maker.

In addition to the Steering Committee, other professional stakeholders, representatives of non-profit, neighborhood organizations, and potential employers were included in the Plan development process. Their expertise were sought through a variety of methods, including in-person meetings and one-on-one communications.

SAVE-THI DATE

SHARE YOUR VISION

PITTMAN NEIGHBORHOOD MEETING & OPEN HOUSE

JUST THE FACTS

Who Pittman residents, engaged stakeholders and attendees of the Mary & Sam Boyd Boys & Girls Club

What Community Open House on the Pittman Neighborhood Revitalization Planning project to:

- Ask about neighborhood priorities
- Gather neighborhood preferences on potential action items

When Jan. 10 5pm-7:30pm

Where Mary & Sam Boyd Boys & Girls Club, 1608 Moser Dr. Henderson, NV 89011

MORE INFO

The Pittman Neighborhood Revitalization effort is part of the Invest Health program. Invest Health is a national program designed to improve cities through better health. The objective is for local areas to create an action plan that will identify ways to improve access to healthy food and preventive care; improve infrastructure like roads, parks and trails and increase housing choices.

The City of Henderson was the only Nevada city chosen to participate in the Invest Health program and the Pittman neighborhood was identified as the beneficiary of the planning effort. The Pittman Neighborhood Revitalization project aims to explore resident concerns and priorities related to health and find creative solutions in an actionable plan to improve the neighborhood and respond to resident needs.

Project team members and city staff would like to hear from you! Please attend the upcoming open house, discuss your vision for the area, neighborhood priorities and weigh-in on the action plan to build a brighter future.



WHAT TO EXPECT

Share your thoughts on the Pittman Neighborhood Revitalization Plan and Invest Health effort including open house style stations on each key focus area:

- Health & Food
- Housing Quality, Stability & Availability
- Safety
- Education & Workforce
- Transportation

Enjoy kids activities, face painting, goodies and even a chance to win an Apple TV!

For more information, visit investhealth.org or cityofhenderson.com/planning.

PITTMAN NEIGHBORHOOD REVITALIZATION PLAN





EXISTING CONDITIONS ANALYSIS

2



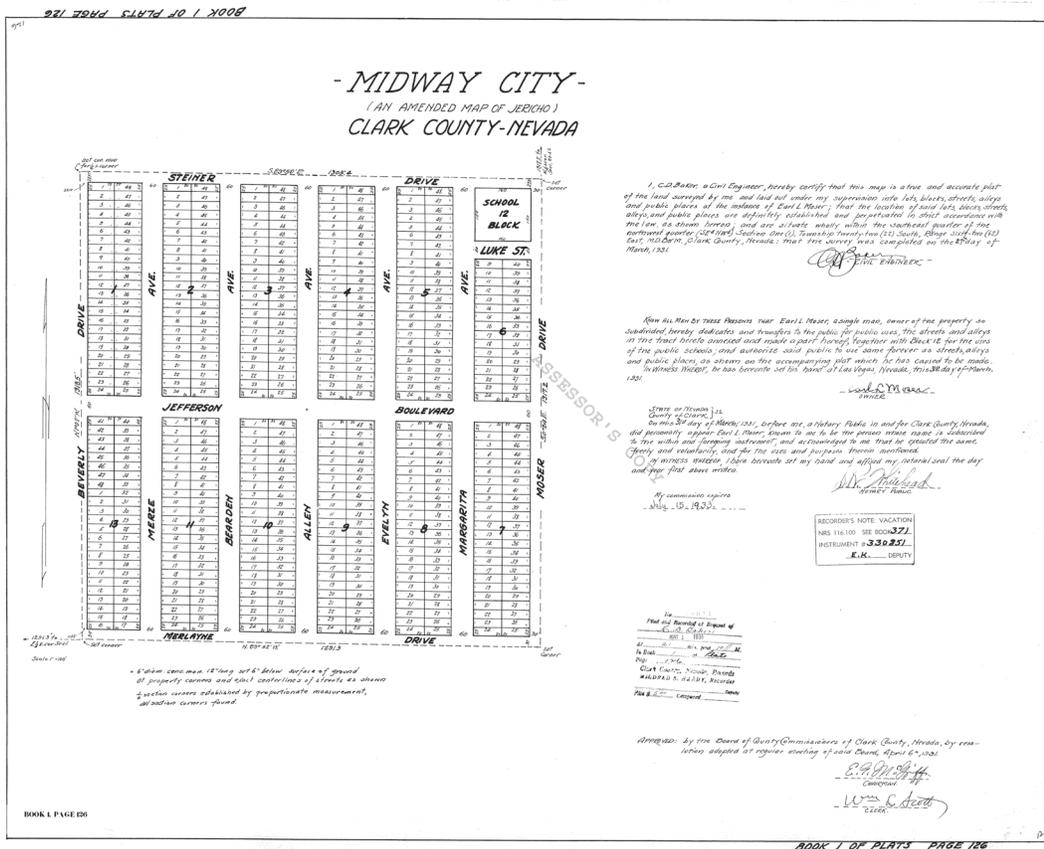
2. EXISTING CONDITIONS ANALYSIS

The Pittman neighborhood is an original neighborhood within the City of Henderson, and as such it has a unique set of needs. A targeted effort has been made to better understand the existing conditions in the neighborhood and within its local context. A more robust understanding of previous planning efforts, as well as the characteristics of the neighborhood residents and built environment, helps set the stage for an effective revitalization plan.

Neighborhood History and Planning Background

Pittman Neighborhood History

Platted on March 23, 1929, Jericho Heights was a 40-acre subdivision to encourage settlement by dam construction workers. Streets were named Bearden, Jefferson, and Moser, reflecting the relationship between the developers and property owners. When construction work began on the Hoover Dam in 1931, the population within the subdivision quickly expanded as workers and their families began to look for more permanent housing accommodations within close proximity to the construction site. With the completion of the Boulder Highway in 1931, construction workers began to settle along the route which stretched between Las Vegas and the dam construction site. In May 1931, the Jericho subdivision was re-platted as Midway City to reflect its location "midway" between Boulder City – the master planned community established to house construction workers for the Hoover Dam – and the City of Las Vegas. That same year, construction began on a dance hall that was to be called "Railroad Pass Club." The Railroad Pass is still present in the neighborhood.

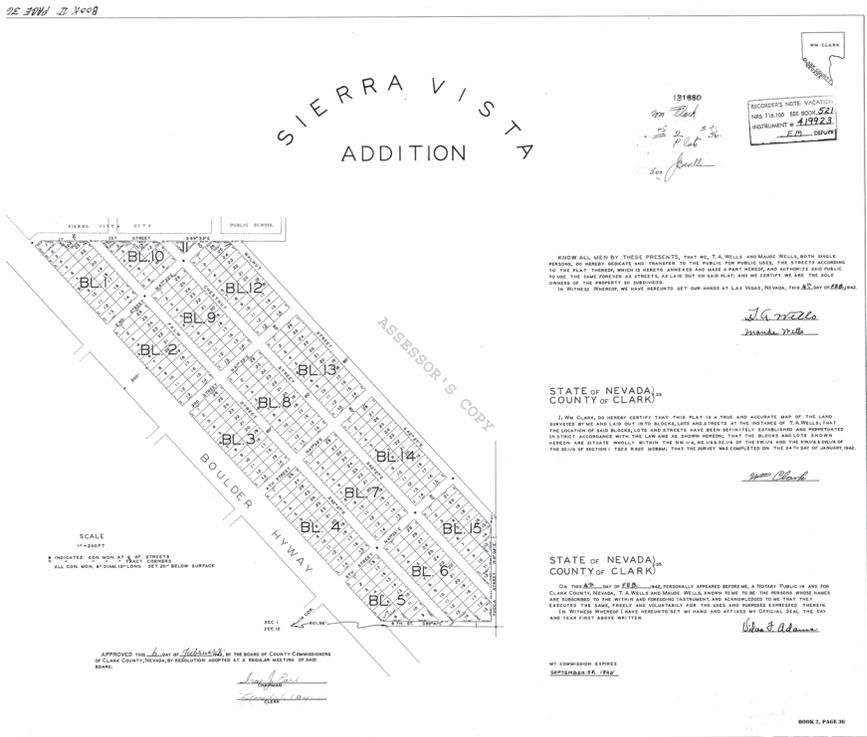
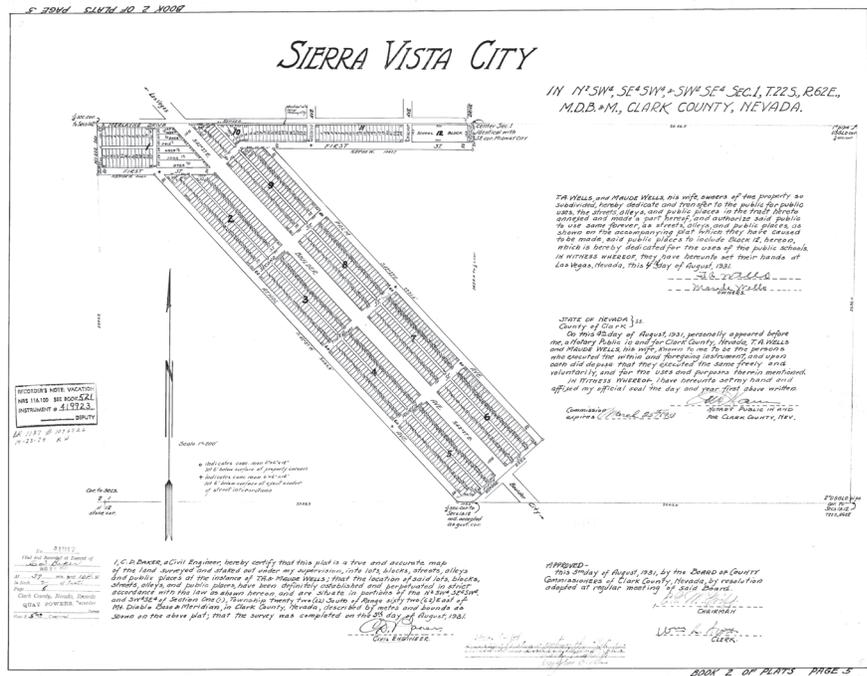


Plat of Midway City, as filed by Earl Moser on March 31, 1931

Reflecting the growth spurred by the construction of the dam, the new subdivision Sierra Vista City was platted adjacent to Midway City, along both sides of Boulder Highway in August 1931. When construction of the Hoover Dam was completed in 1935, both neighborhoods saw an exodus of population. However, when construction began on the Basic Magnesium, Inc. (BMI) plant in October 1941—roughly one mile away from Midway City—the area saw a population boom larger than that which occurred during the dam construction period. Lake Mead, the newly-formed reservoir that resulted from the damming of the Colorado River at Hoover Dam, was situated in an ideal location offering an abundance of fresh water which would be capable of supporting large-scale industrial operations. Together, the water and power provided by the Hoover Dam project would create the foundations for Henderson’s industrial production.

Midway City was granted a post office in March 1942 and formally named the Town of Pittman, in honor of Nevada Senator Key Pittman and Nevada Governor Vail Pittman. The original townsite and the Town of Pittman with some contiguous areas were incorporated to become the City of Henderson on June 8, 1953.

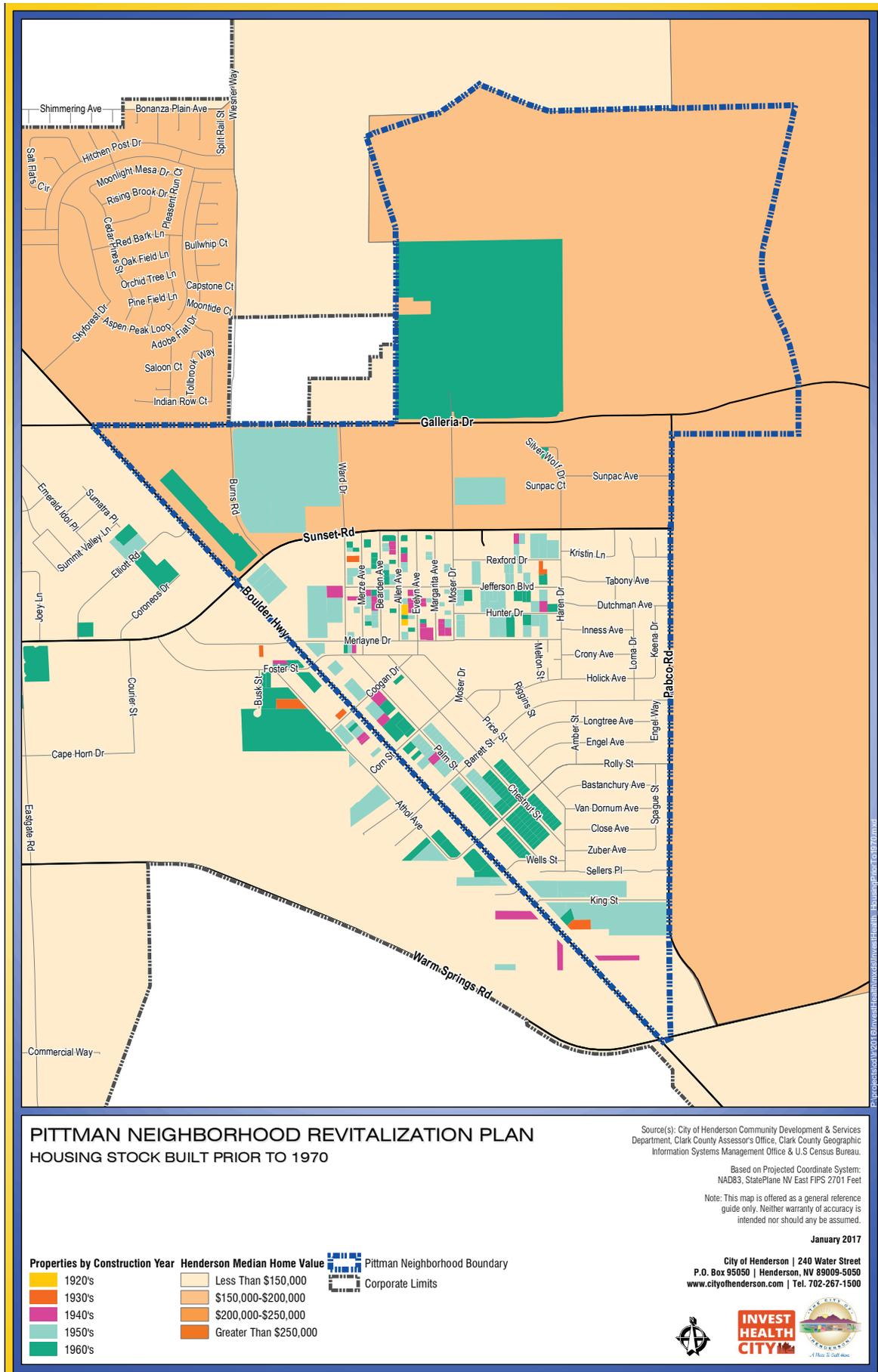
Much of the housing stock in the Pittman Neighborhood is 50 or more years old and the home values are relatively low when compared to the rest of Henderson (see **Map 1**).



Plat of Sierra Vista City, as filed by T.A. and Maude Wells on August 4, 1931; and Plat of Sierra Vista Addition, as filed by T.A. and Maude Wells on February 4, 1942

Images courtesy Clark County Assessor’s Office, Las Vegas

Map 1: Housing Stock Built Prior to 1970



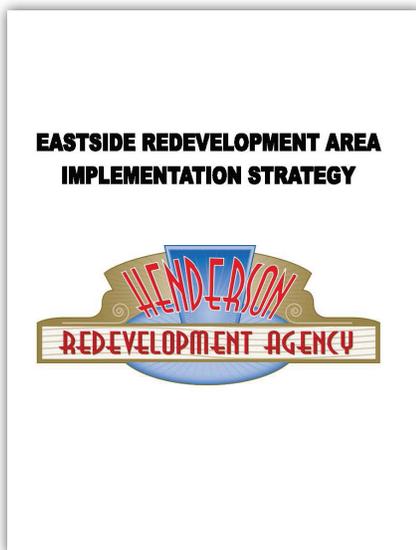
Pittman Neighborhood Planning Efforts

Committed to ensuring high quality development standards, the City of Henderson has completed several planning efforts that promote a vibrant, balanced and cohesive city for today and tomorrow. The Pittman Neighborhood Revitalization Plan aims to be consistent with planning efforts already in place and to continue to embrace the City’s planning principles to provide services and resources that enhance the quality of life to those who live, learn, work and play in Henderson.

Pittman is the sub-area 4-2 of the Eastside Redevelopment Area, one of five redevelopment areas managed by the City of Henderson Redevelopment Agency (see **Map 2**).

EASTSIDE REDEVELOPMENT AREA PLAN & IMPLEMENTATION STRATEGY

Planning efforts for the Eastside include the Eastside Redevelopment Area Plan and the Eastside Implementation Strategy, both adopted in 2005 to achieve the following goals and objectives:

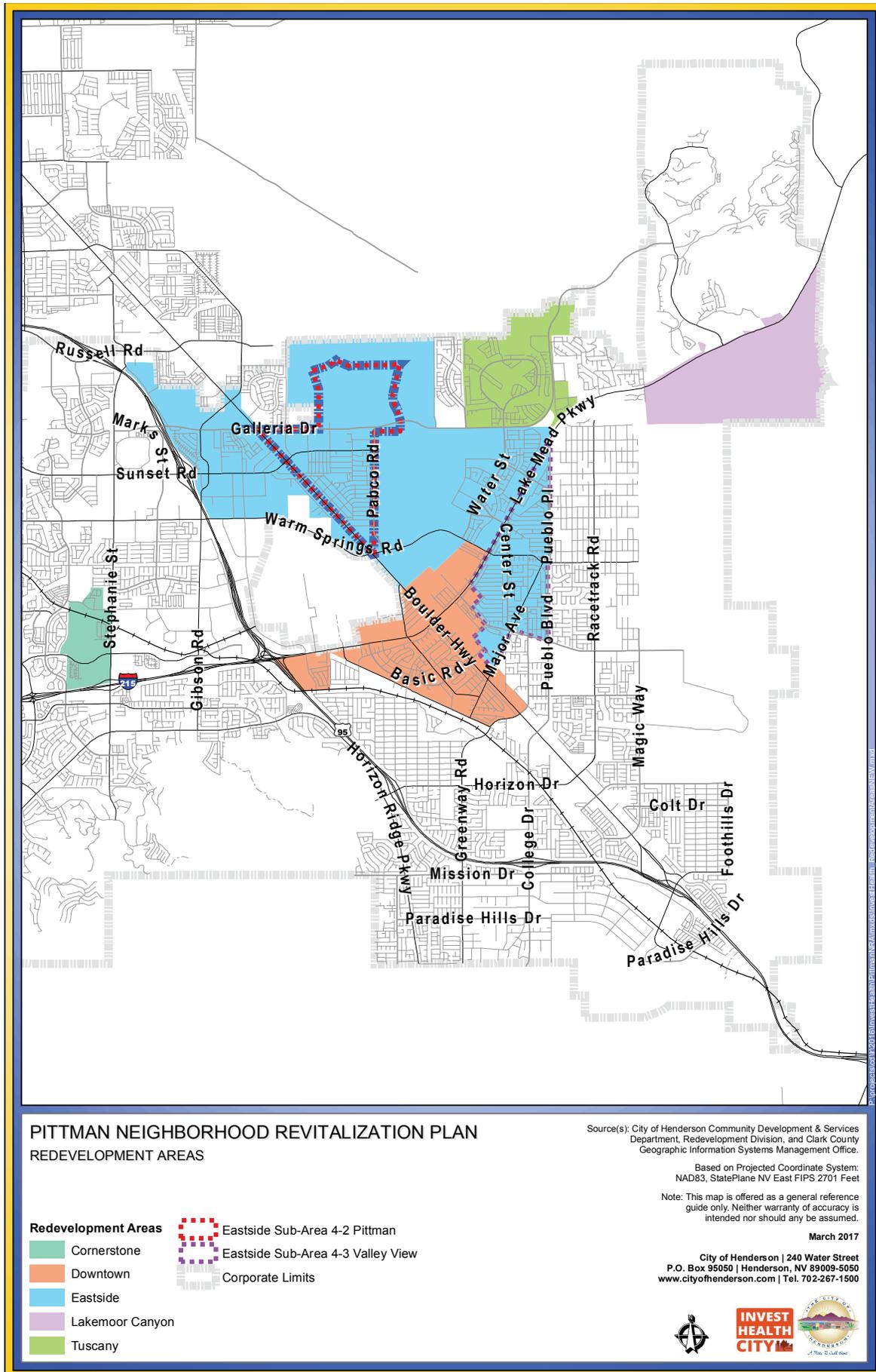


1. Elimination and prevention of the spread of blight and deterioration.
2. Creating an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles.
3. Control of unplanned growth by guiding revitalization activities and new development.
4. Retention of as many existing businesses as possible by means of redevelopment and rehabilitation activities.
5. Encouraging private sector investment.
6. Encouraging maximum participation of residents, business persons, property owners, and community organizations in the redevelopment of the area.
7. Planning for redesign and redevelopment of areas which are stagnant or improperly used.

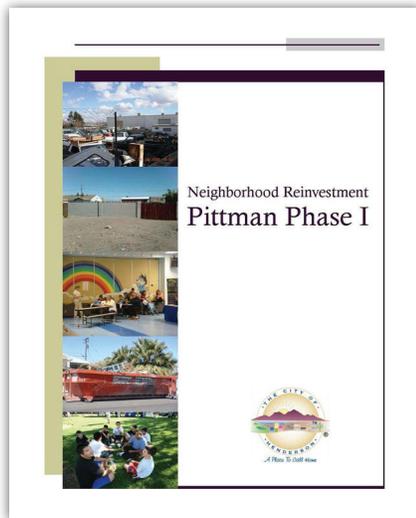
The Plan provides the Redevelopment Agency with powers, duties and obligations to implement and further the program of redevelopment, rehabilitation, and revitalization of the Agency. This Plan does not present a specific project proposal or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area. Instead, the Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed.

The Eastside Implementation Strategy focuses on the sub-areas 4-2 (Pittman) and 4-3 (Valley View). The Implementation Strategy developed a list of immediate priorities for improvements, an implementation/recommendation plan, identification of overall organizational strategies for the sub-areas, a physical and development action plan for specific nodes of development, and the identification of necessary resources. The document is organized around identified issues to be addressed and mitigated related to blight, safety, infrastructure, quality of life, and economic development. The Strategy also provides tools to homeowners for improvements to their properties. It creates opportunities for improvements to the development of neighborhood retail and exploring aspects to address quality of life issues with an incremental approach.

Map 2: Redevelopment Areas



NEIGHBORHOOD REINVESTMENT PROGRAM PITTMAN PHASE I



In 2008, Pittman was the first neighborhood selected for proactive reinvestment through the inter-departmental Neighborhood Reinvestment Program. Multiple City departments were involved in this collaboration. The program sought to address aging infrastructure and socio-economic issues that impacted the overall health and vitality of challenged neighborhoods within the City of Henderson.

Considering the density and size of the Pittman area, the scope of work for the Neighborhood Reinvestment Program parceled the area into three phases. Phase I –bordered by Sunset to the north, Merlayne to the south, Haren to the east, and Boulder Highway to the west - was the only phase accomplished due to the Great Recession of 2007-2009. The Pittman Phase I Neighborhood Reinvestment Program was successful and in just nine months, the following improvements were accomplished:

1. “Christmas in April” home improvement program for qualified low-income, elderly and disable residents; Mr. Melvin Jackson was the beneficiary of this program.
2. Increased animal control patrols, resident education, and collaboration with the non-profit animal rescue Heaven Can Wait Sanctuary dedicated to reducing the number of euthanized animals.
3. Residents education on code enforcement violations; and reduction of violations from 366 to 286 in just two months.
4. The Municipal Court provided 118 community service workers through the Henderson Alternative Sentencing Program (HASP) to collect 6 tons of trash and debris from the public right of way.
5. Neighborhood cleanup through the placement of 24 dumpsters for residents to dispose trash, junk and debris, collecting 65.5 tons.
6. Seven residents were assisted with funds from the Homeowner Assistance Program.
7. Parks & Recreation increased the lighting within the ball field. The tennis and basketball courts were resurfaced along with improvement to the turf areas.
8. Area analysis utilizing the Crime Prevention Through Environmental Design (CPTED) model performed by Community Policing personnel.

SOUTHERN NEVADA STRONG REGIONAL PLAN

The City of Henderson was the lead agency in developing the Southern Nevada Strong (SNS) Regional Planning project – a three-year effort funded by a \$3.5 million grant from the U.S. Department of Housing and Urban Development (HUD). SNS involved intensive research, community outreach efforts and collaboration among multiple jurisdictions, resulting in Southern Nevada’s first federally-recognized Regional Plan for sustainable development, identifying goals, objectives and strategies to better integrate housing, transportation and jobs and ultimately improve quality of life and economic competitiveness throughout the valley. The region’s top priorities are:

1. Improve Economic Competitiveness and Education
2. Invest in Complete Communities
3. Increase Transportation Choice

The Complete Communities theme of the SNS Regional Plan serves as a single unified vision and strategy for how the region can promote inclusive communities with good access to housing, healthcare and vital services while fostering the efficient use of natural resources. The Plan promotes inclusive communities and advocates reducing discrimination by advancing integrated strategies through partnerships with neighborhoods, agencies, businesses and community groups that represent all segments of population.

As the leader of the regional initiative, Henderson is making a conscious effort to tie its citywide Comprehensive Plan directly to SNS in order to position the City as a regional leader and to apply regional principles locally.

HENDERSON STRONG COMPREHENSIVE PLAN

Henderson Strong (HS) is the newly completed City of Henderson Comprehensive (Comp) Plan. As a citywide planning effort, the HS Comp Plan communicates the vision, long-term goals and strategies that guide the City’s physical development and orderly management of growth. Henderson has experienced demographic and economic change since its last Comp Plan was adopted in 2006, and is projected to continue changing and growing over the next 20 years.

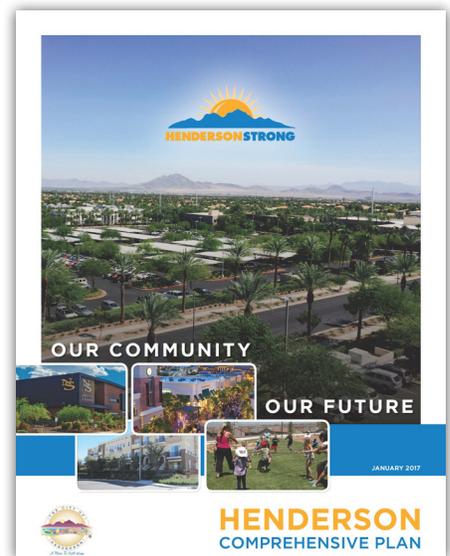
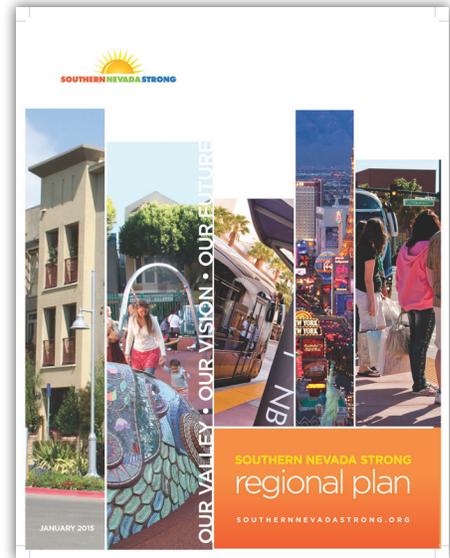
Henderson sought to align its plan with the SNS Regional Plan to leverage the research and input that it has to offer and to ensure competitiveness for implementation funding through local, state and national sources. SNS Regional Plan identified a series of priorities, goals and strategies to increase the region’s economic resiliency. Both the regional and local economy experienced a significant downturn during the Great Recession of 2007-2009. While today, the economy is experiencing a continued rebound, this experience and these changes, in addition to State requirements, warrant a comprehensive evaluation of current conditions and community priorities in order to maintain or achieve Henderson’s premier status as an attractive place for those choose to live, learn, work and play in Henderson.

The City seeks to achieve the residents’ aspirations of better connections between a variety of housing options, the location of housing in relation to our transportation network and the proximity to jobs, schools and services by focusing on three major themes:

1. Healthy, Livable Communities
2. Vibrant, Resilient Economy
3. Active, Complete Transportation

The Henderson Strong vision includes a welcoming, connected, vibrant and safe community that offers a range of housing choices and access to healthcare, affordable healthy foods, parks and open space. Henderson recognizes that features of the built environment influence individual behaviors, physical activity patterns, social networks and positive health outcomes. Communities that promote healthy living are designed to be safe, walkable and bikeable, free of pollution, and have easy access to daily need services.

Building on City of Henderson’s planning efforts already in place, the Pittman Neighborhood Revitalization Plan will continue momentum and implementation at the neighborhood level.



Opportunities and Constraints

Recent achievements, along with the area’s history combine in creating a strong foundation for greater opportunities in the neighborhood. Yet a combination of persistent concerns and more recent challenges must be overcome to ensure the needs of the residents are met.

An exploration and assessment of Pittman neighborhoods’ existing environment is imperative to formulate community goals and recommendations. This was accomplished by looking at the opportunities and constraints of its demographics, health conditions, public facilities, land uses and previous improvements. Finally, a site analysis combined this section’s findings into a composite diagram.

Geographic Focus Area

The Pittman neighborhood is a triangular shaped area of approximately 1,000 acres, bounded generally by Galleria Drive on the north, Pabco Road and the Cadence master planned community on the west, and Boulder Highway running diagonally along the eastern edge. The area consists of a mix of residential units (primarily single-family), commercial and industrial buildings. On the following page, **Map 3** represents Pittman neighborhood’s context within the City of Henderson.

Demographics

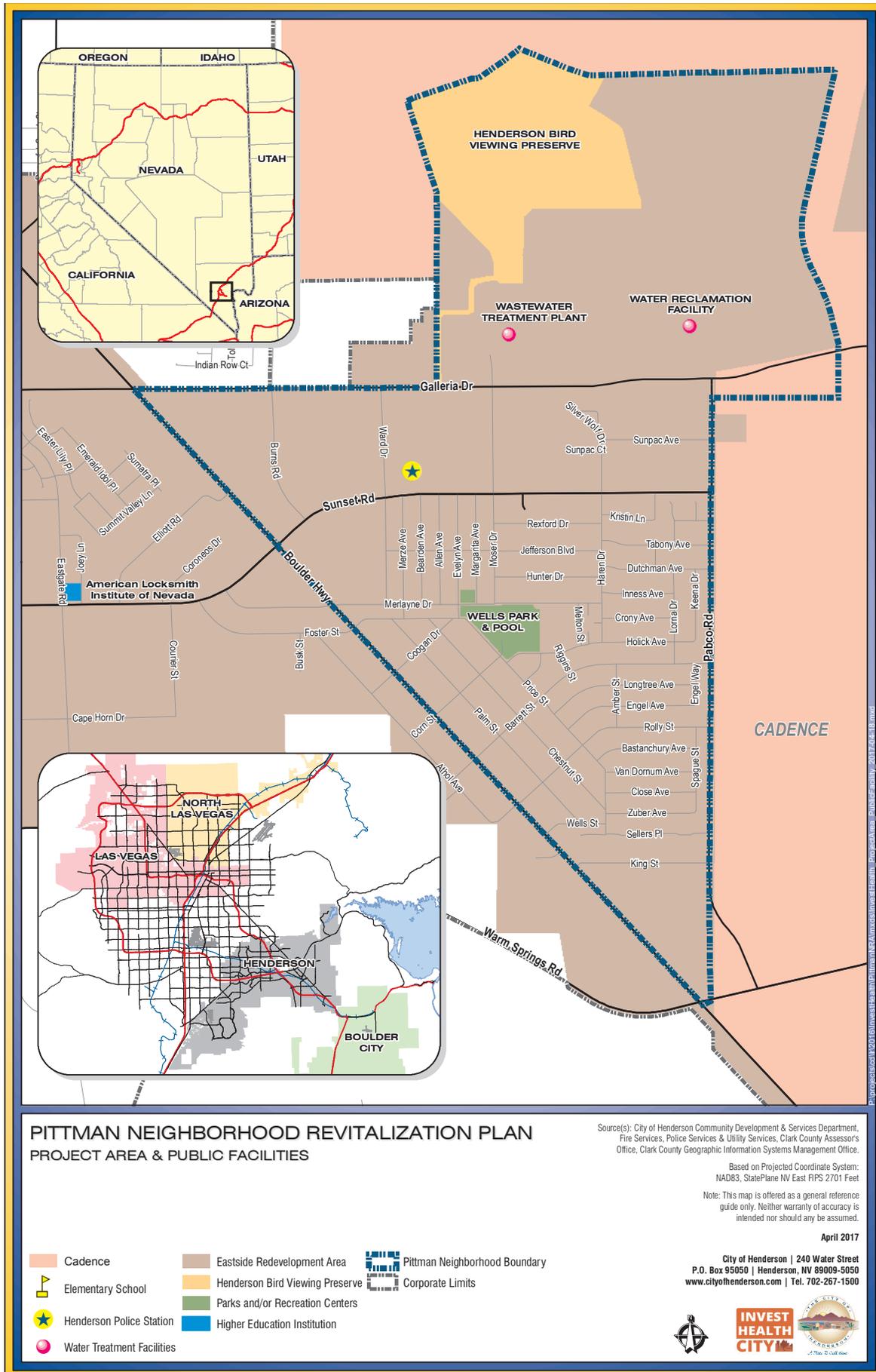
The city of Henderson has experienced considerable population growth in recent years, adding over 80,000 new residents between 2000 and 2010; however, Pittman has actually seen a modest decline in population. While the estimated 2000 population was over 5,500 residents, the current estimated population is approximately 4,750. Not only is this declining population somewhat unique for a Henderson neighborhood, but the residents themselves have a unique profile relative to the city of Henderson as a whole. As shown in Table 1, the residents of the Pittman neighborhood are more racially and ethnically diverse, with approximately twice as high a percentage of residents identifying as black or Hispanic as compared to the city of Henderson. The population is more likely to be of working age, with approximately 69% of residents between ages 18 and 64, as compared to 62% in the city of Henderson as a whole. The income level of the typical Pittman resident is considerably lower than that of a resident elsewhere in Henderson with the median household income of \$38,495, 40% lower than the citywide figure of \$63,830.

Table 1: Pittman Neighborhood Demographics

	Pittman Neighborhood	City of Henderson
Population	4,750	285,667
White	68.0% (3,230)	78.4% (223,962.93)
African American	12.4% (589)	5.9% (16,854.35)
Asian	3.3% (156.75)	7.9% (22,567.69)
Native Hawaiian or Pacific Islander	1.5% (71.25)	4.1% (11,712.35)
American Indian or Alaska Native	0.0% (0)	4.0% (11,426.68)
Some Other Race	9.5% (451.25)	3.2% (9,141.34)
Two Or More Races	5.2% (247)	3.8% (10,855.35)
Hispanic or Latino	30.0% (1,425)	14.9% (42,564.38)
Not Hispanic or Latino	70.0% (3,325)	85.1% (243,102.62)
Age Under 18	22.3% (1,059.25)	22.1% (63,132.41)
Age 18-64	68.9% (3,272.75)	61.9% (176,827.87)
Age 65 or Over	8.8% (418)	16.0% (45,706.72)
Number of Households	1,935	120,172
Housing Units	2,215	123,889
Median Household Income	\$38,495	\$63,830

Source: PolicyMap; Census Bureau

Map 3: Project Area Location and Public Facilities



PITSMAN NEIGHBORHOOD REVITALIZATION PLAN
PROJECT AREA & PUBLIC FACILITIES

Source(s): City of Henderson Community Development & Services Department, Fire Services, Police Services & Utility Services, Clark County Assessors Office, Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System: NAD83, StatePlane NV East FIPS 2701 Feet

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

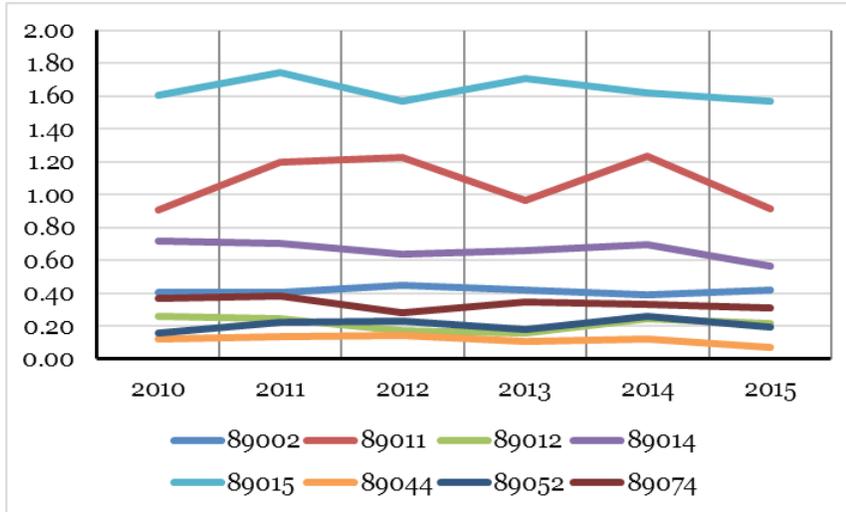
April 2017

City of Henderson | 240 Water Street
 P.O. Box 95050 | Henderson, NV 89009-5050
www.cityofhenderson.com | Tel. 702-267-1500

- Cadence
- Eastside Redevelopment Area
- Henderson Bird Viewing Preserve
- Parks and/or Recreation Centers
- Higher Education Institution
- Pitsman Neighborhood Boundary
- Corporate Limits
- Elementary School
- Henderson Police Station
- Water Treatment Facilities



Chart 1: Percentage of Residents Receiving Temporary Assistance for Needy Families (TANF) per Zip Code



The educational attainment of Pittman residents is quite low when compared to that of the rest of Henderson. Less than 15% of the residents in the Pittman neighborhood have a Bachelor’s Degree or Higher, as compared to 38.5% of the city of Henderson as a whole.

Pittman residents experience relatively high unemployment and incidence of poverty as compared to the city of Henderson. According to the 2010-2014 United States Census Bureau American Community Survey, 6.7% of working age Henderson residents are

unemployed and 7.2% of all families have income levels at or below the poverty level. As **Map 4** shows, over 15% of Pittman residents are at or below poverty level and over 10% are currently unemployed (all residential areas in Pittman are south of Sunset Road). Unemployment and families income levels at or below the poverty level correlates with **Chart 1**, displaying the percentage of residents receiving temporary assistance for needy families (TANF), being the zip code 89011 where Pittman is located, ranked second with highest percentages (for reference, the city of Henderson zip code regions are displayed in **Appendix A**).

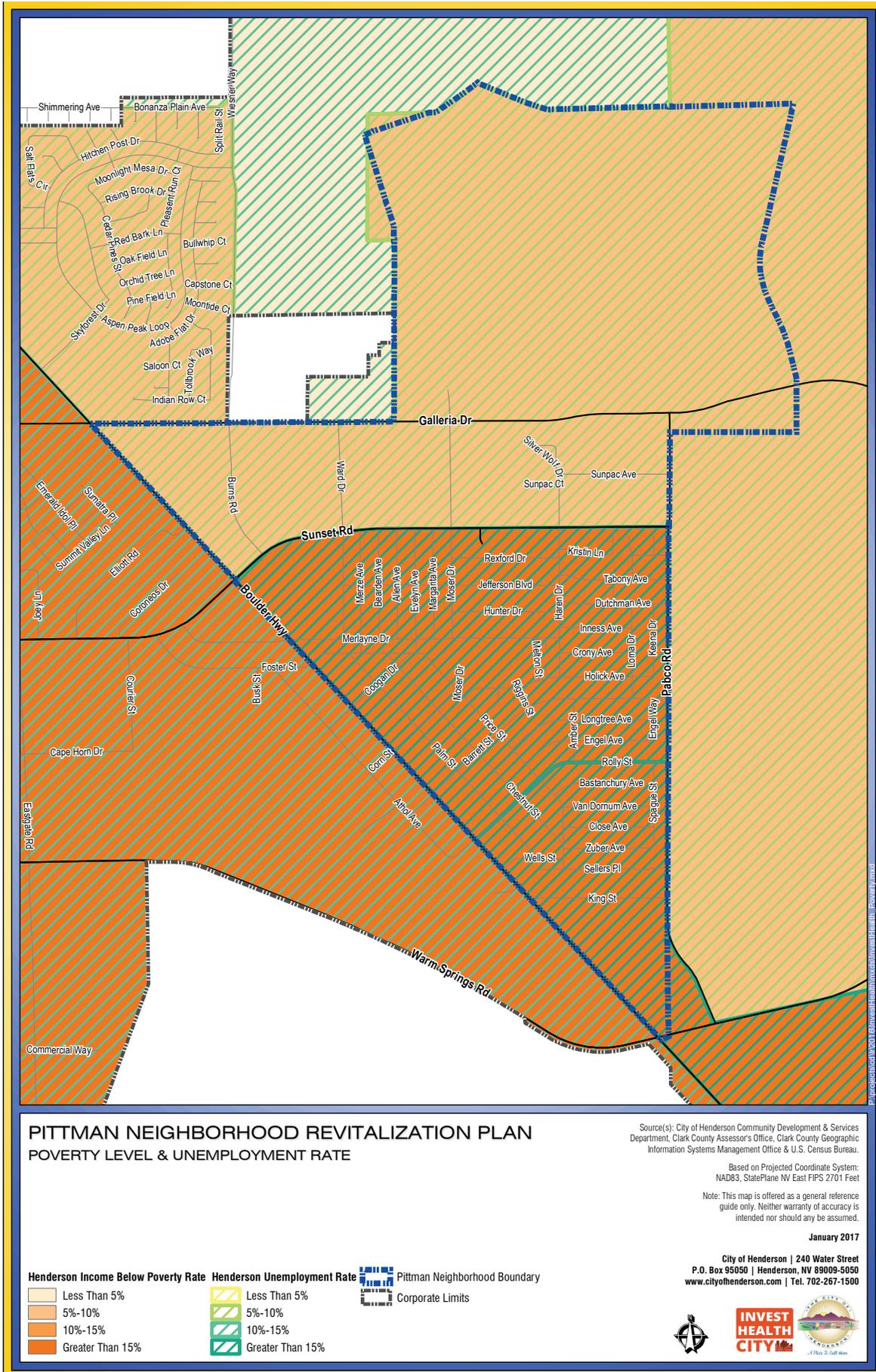
Pittman residents are generally less transient than other Henderson residents. While occupancy is relatively low (79.5% in Pittman versus 88.5% citywide) and the ownership rate is lower (52.3% in Pittman as compared to 62.0% citywide), the median resident has been in their home for an average of 1 year longer in the Pittman neighborhood and over 10% have lived in the same home since at least 1989. **Appendix B** displays a map of home ownership and rental properties in the neighborhood.

Table 2: Pittman Housing Occupancy Characteristics

	Pittman Neighborhood	City of Henderson
Occupancy Rate	79.6%	88.5%
Percent Owner Occupied	52.3%	62.0%
Percent Moved in 1979 or Earlier	3.7%	1.0%
Percent Moved in 1980 to 1989	6.8%	2.4%
Percent Moved in 1990 to 1999	16.5%	14.9%
Percent Moved in 2000 to 2009	42.2%	47.1%
Percent Moved in 2010 or Later	30.8%	34.6%
Median Year Moved In	2005	2006

Source: U.S. Census Bureau American Community Survey 2010-2014

Map 4: Poverty Level and Unemployment Rate



HEALTH CONDITIONS

The current status on a variety of health indicators in zip code 89011 (which includes the Pittman Neighborhood) are among the worst of all zip codes in the city of Henderson and Clark County overall. The hospitalization rate is high in particular for asthma and chronic obstructive pulmonary disease. (COPD) (see **Chart 2**). However, the prevalence of hypertension and adult depression in Pittman residents is the lowest when compared to all other Henderson zip codes as well as Clark County. Age-adjusted rates for Cancer, Stroke, CLRD, and Heart diseases are also the lowest in zip code 89011.

As shown in **Charts 3 and 4**, a Henderson residents residing in zip code 89011 (which includes the Pittman Neighborhood) is more likely to require supplemental nutrition assistance and Medicaid than all other zip codes except the adjacent 89015 zip code.

Over 20% of Pittman residents lack health insurance, and the presence of Boulder Highway can present a barrier to easy access to the nearest medical facilities at Henderson Hospital and St. Rose Hospital. **Appendix C** spatially displays this data

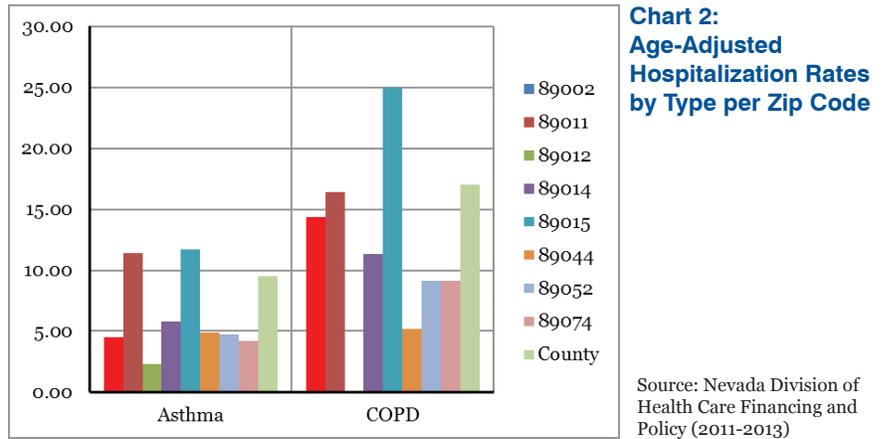


Chart 3: Percentage of Residents Receiving Supplemental Nutrition Assistance Program (SNAP) Benefits by Zip Code

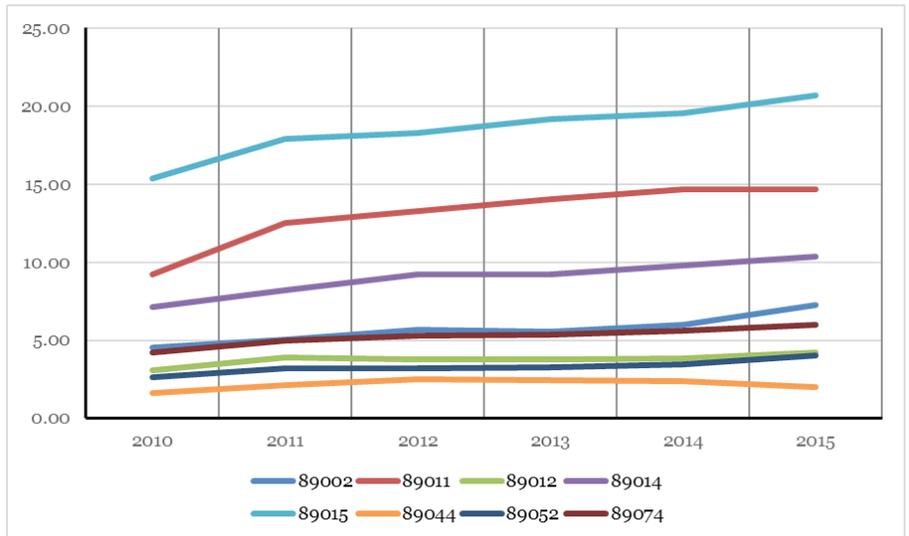
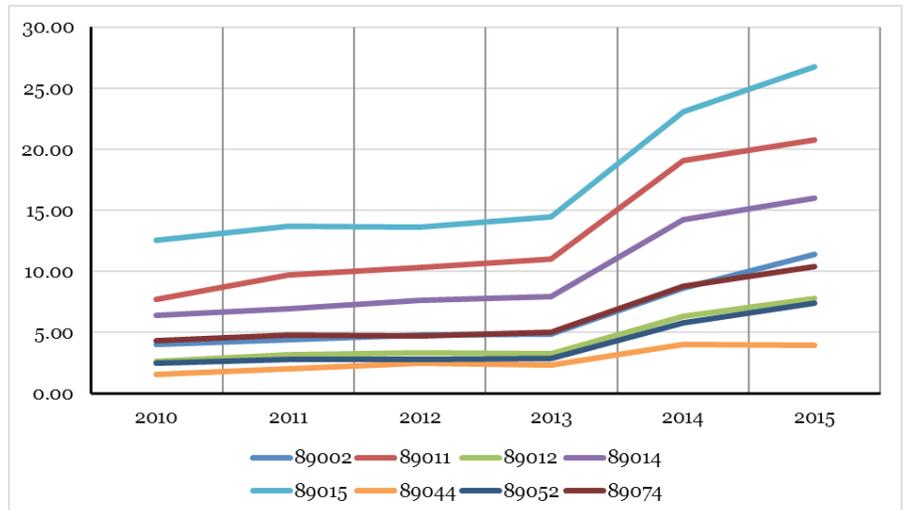


Chart 4: Percentage of Residents Receiving Medicaid per Zip Code



NEIGHBORHOOD SAFETY

Pittman is considered a safe neighborhood. As shown on **Charts 5 and 6**, violent crimes and property crimes in the zip code 89011 are among the lowest. The Pittman neighborhood has the advantage of containing the Henderson North Police Station. A detailed map displaying crime types by location is found in **Appendix D**.

Chart 5: Violent Crimes per Zip Code, 2014 and 2015

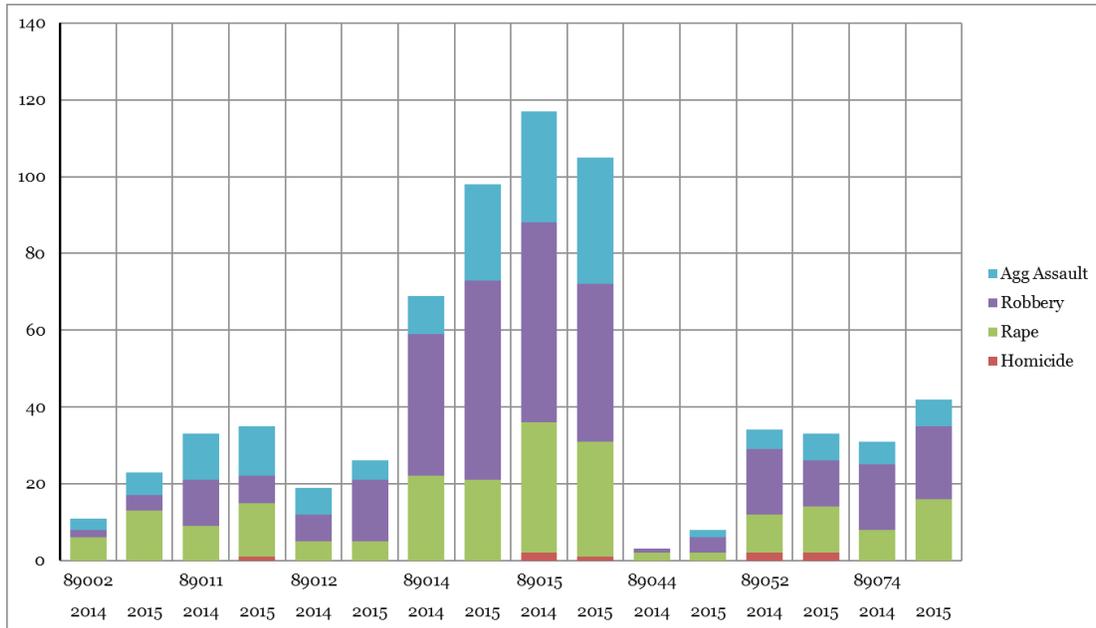
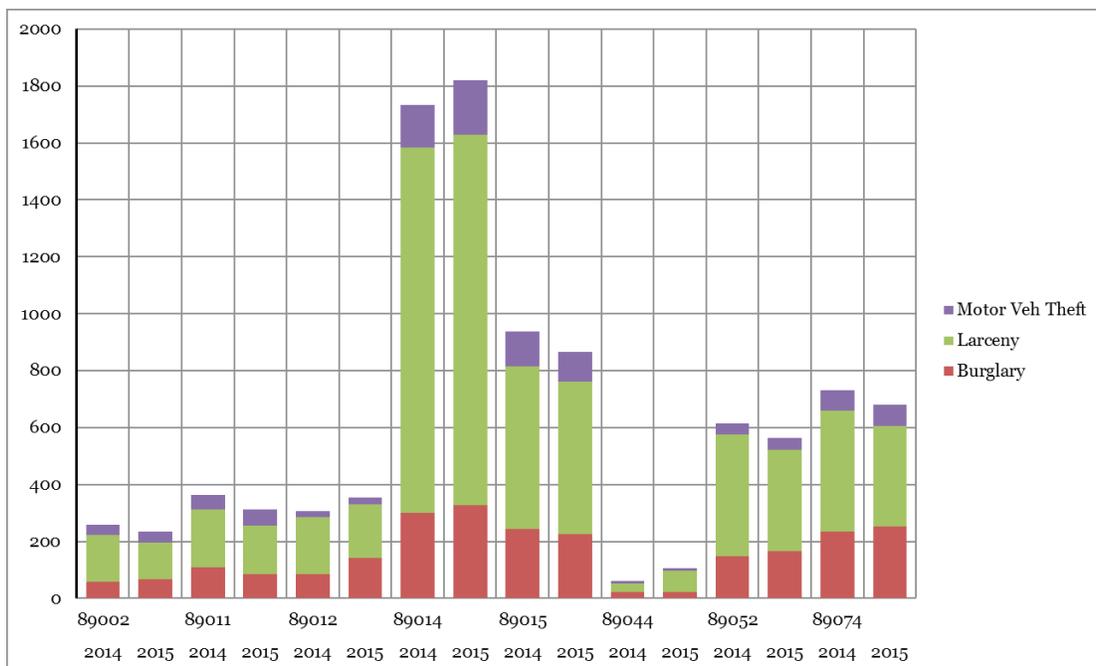


Chart 6: Property Crimes per Zip Code, 2014 and 2015



Source: U.S. Department of Justice, FBI's Uniform Crime Reporting Statistics

PUBLIC FACILITIES

The Pittman neighborhood’s public facilities are described below and displayed in **Map 3**:



1. Edna F. Hinman Elementary School

Edna F. Hinman Elementary School is a public elementary school that operates within the Clark County School District (CCSD) serving 652 students in grades PK-5. The student: teacher ratio of 18 : 1 has stayed the same over five years and is lower than the Nevada average of 21 : 1. The student population (652) has grown by 13% with a similar growth experienced by the teacher population (37) of 15% over five years. Minority enrollment is 73% of the student body (majority Hispanic), which is more than the state average of 65%. The school’s diversity score of 0.68 is more than the state’s average of 0.47, staying relatively flat over five years. The school participates in the Safekey Program, a before- and after-school recreational enrichment program held at all Henderson elementary schools. The program focuses on crafts, games and special activities as an alternative while parents work.



2. Wells Park & Pool

Wells Park is a 10-acre park that is open from 6am to midnight. Park amenities include: lighted ball field, barbecues, basketball courts, covered picnic shelter, exercise course, horseshoe pits, multi-purpose fields, open grass area, playground, restrooms, splash pad, skate element, tennis courts, and an outdoor pool. The Wells outdoor swimming pool is open during the summer months for family recreational swimming. The pool also hosts a variety of recreational workshops, swim lessons and special events for all ages.



3. Water Reclamation Facility

The Kurt R. Segler Water Reclamation Facility is the City’s primary wastewater treatment plant, operated to treat wastewater and meet water quality standards, uses the treated water to irrigate golf courses and highway medians or discharges the treated water into the Las Vegas Wash and Lake Mead. Originally constructed in 1994 and upgraded in 2008, the treatment capacity is 32 million gallons of wastewater per day.



4. Bird Viewing Preserve (BVP)

The BVP began as part of the Henderson city wastewater treatment system. With changes in the treatment process, the ponds were decommissioned and now used for nature and habitat space. The BVP is a 100-acre park with nine open ponds, trees, shrubs, view platforms, visitor’s center, and paved and soft surface trails. The Preserve attracts birds of all kinds, has noted more than 287 different species of resident and migratory birds. The BVP is open 6am to noon during the summer and 7am to 2pm during the rest of the year.



5. Henderson North Police Station

The North Community Police Station was opened on March 2009 and is the first Leadership in Energy and Environmental Design (LEED) certified city building in the city of Henderson. The station serves the North Patrol Division, the area roughly north of I-215, south of Russel Road, east of Pecos Road and west of Pabco Road. It covers 17 Sq miles, 28,244 dwelling units and a total population of 69,186. Desk services are available Monday through Thursday 7:30am to 4:30pm.

Land Use

The Pittman neighborhood is currently a mix of residential (primarily single-family residential), commercial/industrial uses, and public/non-profit uses, including the Bird Viewing Preserve, Hinman Elementary, and the Boys and Girls Club (see **Map 5**). While significant improvements have been made to select properties in recent years, there are still many parcels that may be in need of rehabilitation or redevelopment.

The Henderson Strong Comprehensive Plan includes a land use plan which envisions a continuation of the existing mix of uses. Many of the existing vacant parcels are planned for a variety of housing types, with commercial, industrial land and some transit-oriented development along Boulder Highway all possible (see **Appendix E**). The City of Henderson and other community facilities are expected to remain a significant force in the neighborhood, with approximately 40% of the land planned for public or semi-public uses. Furthermore, **Appendix F** describes housing types and density in Pittman, while **Appendix G** is the current Zoning Map.

Table 3: Pittman Neighborhood Existing Land Use

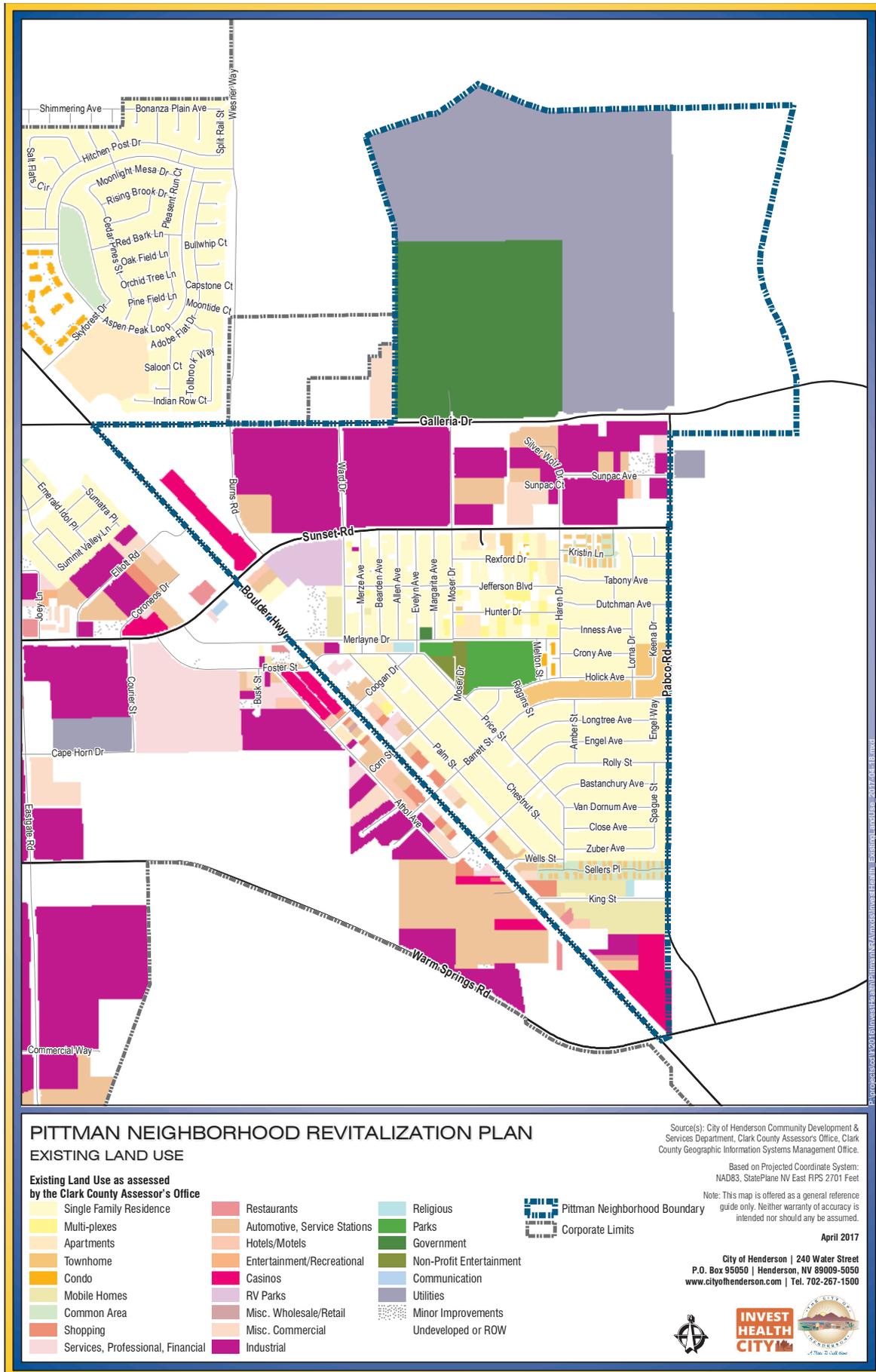
Existing Land Use	Acres	Percent of Total
Vacant/Right-Of-Way	321	31%
Residential	217	21%
Industrial	105	10%
Commercial	71	7%
Non-profit Community Facilities	115	11%
Transportation, Communication, and Utilities	191	19%
Total	1,020	100%

Table 4: Pittman Neighborhood Planned Land Use

Land Use Type	Acres	Percent of Total
Business/Industry	91	8.9%
Light Business/Industry	72	7.0%
Commercial	15	1.5%
Low Density Residential	164	16.1%
Medium Density Residential	76	7.5%
High Density Residential	47	4.6%
Transit Oriented Development	123	12.0%
Planned Community	16	1.6%
Public/Semi-public	416	40.8%
Total	1,020	100.0%

Source: Clark County Assessor's Office

Map 5: Existing Land Use



Previous Improvements

Many Pittman neighborhood improvements have been accomplished to date with the support and cooperation of residents and City departments. Some improvements are minor such as a grant paying for swimming lessons and pool admission, while others are major including Habitat for Humanity home building. In combination, all improvements are vital to Pittman neighborhood's on-going success. A summary of these improvements is organized into three categories, below, including infrastructure, parks and community activities, and housing.

INFRASTRUCTURE

- Maintaining streets in an ongoing effort including slurry, seal, restripe, and sidewalk repairs.
- Installation of new street lights.



PARKS & COMMUNITY ACTIVITIES

- Rehabilitation of Wells Park in conjunction with the Redevelopment Agency and CDBG funding in 2010-2012. The air conditioning unit was replaced at the Boys & Girls Club. The park and pool receives ongoing maintenance.
- Implementation of a Union Pacific Railroad grant of \$5,000 to pay for admission/swim lessons at the Wells Pool.
- Implementation of Afterschool Food Program at Hinman Elementary School. Meals are served during the PM Safekey Program.
- Operation of the Meals on Wheels program in Pittman, benefiting senior residents.
- Awareness of the 9-1-1 referral program which provides frequent callers and others a connection to appropriate social service agencies to assist neighborhood residents through the Fire Department.
- The Community Risk Reduction/Community Assistance Program from Fire and Police Departments has been established for the last 12 years. Through a partnership with UNLV Practicum Student Program, the Fire Department has four Social Work Interns that assist managing cases and client/patient home visits to assess their needs.





- Establishment of the “Mid-Summer Social” event hosted by the City of Henderson Police Department at Wells Park, in cooperation with the Boys and Girls Club. The event included games, bounce houses, food, access to the swimming pool, informational and static displays from Henderson SWAT, Henderson K-9 and the Henderson Fire Department.

HOUSING



- Implementation of the Residential Improvement Program for aesthetic enhancements such as landscaping, façade improvements, and painting.
- Investments in the neighborhood by Habitat for Humanity. Their 100th home built in Southern Nevada is in Pittman, which was their 20th home in Henderson. More recently, Neighborhood Services has partnered with Habitat for Humanity to purchase seven empty lots in Pittman for \$442,000 in HOME funds to build four single-family homes (Phase I) and 20-units consisting of a mixture of duplexes and triplexes (Phase II). This project is being executed in two phases with Phase I successfully completed. Habitat for Humanity is currently raising the capital needed to develop phase II.
- Partnership with the non-profit organization Rebuilding Together which specializes in repairs and rehabilitating existing homes.



- Establishment of the Neighborhood Reinvestment Program led by Neighborhood Services which ran a pilot program in Pittman in 2008. Phase I was completed but funding was not available to complete Phases II and III. This was a comprehensive program designed to employ all appropriate city departments and functions such as Code Enforcement, Police, Fire, Parks, and other services to make a concerted impact in the neighborhood. This culminated in a block party that included residents, the Mayor and City Council.
- Implementation of a water conservation effort through the City-sponsored turf removal program with assistance from the Southern Nevada Water Authority.
- Awareness of a revolving loan fund for low-income residents to provide low to no interest loans for building improvements to a home in blighted condition.

Area Context Analysis

Before conducting a site analysis of Pittman neighborhood, a broader assessment was completed to understand the context where the neighborhood lies. The area's existing state and various concepts and conditions are described below and represented in **Map 6**.

PLACES AND USES

- Dignity Health and Henderson Hospital have new facilities adjacent to Pittman neighborhood, establishing an emerging healthcare district with opportunities for residents.
- The closest conglomeration of grocery stores are located near the intersection of Boulder Highway and lake Mead Parkway, over two miles from the center of Pittman Neighborhood.
- Wells Park resides at the heart of Pittman neighborhood and the Bird Viewing Preserve is nearby. Future parks associated with the Cadence master planned community provide opportunities for new recreation areas.
- Various elementary schools exist or are planned within Pittman's vicinity. Touro University resides to the west and should be utilized for neighborhood programming.
- Downtown Henderson is proximal to Pittman, with county land and the Cadence master planned community separating the two areas.

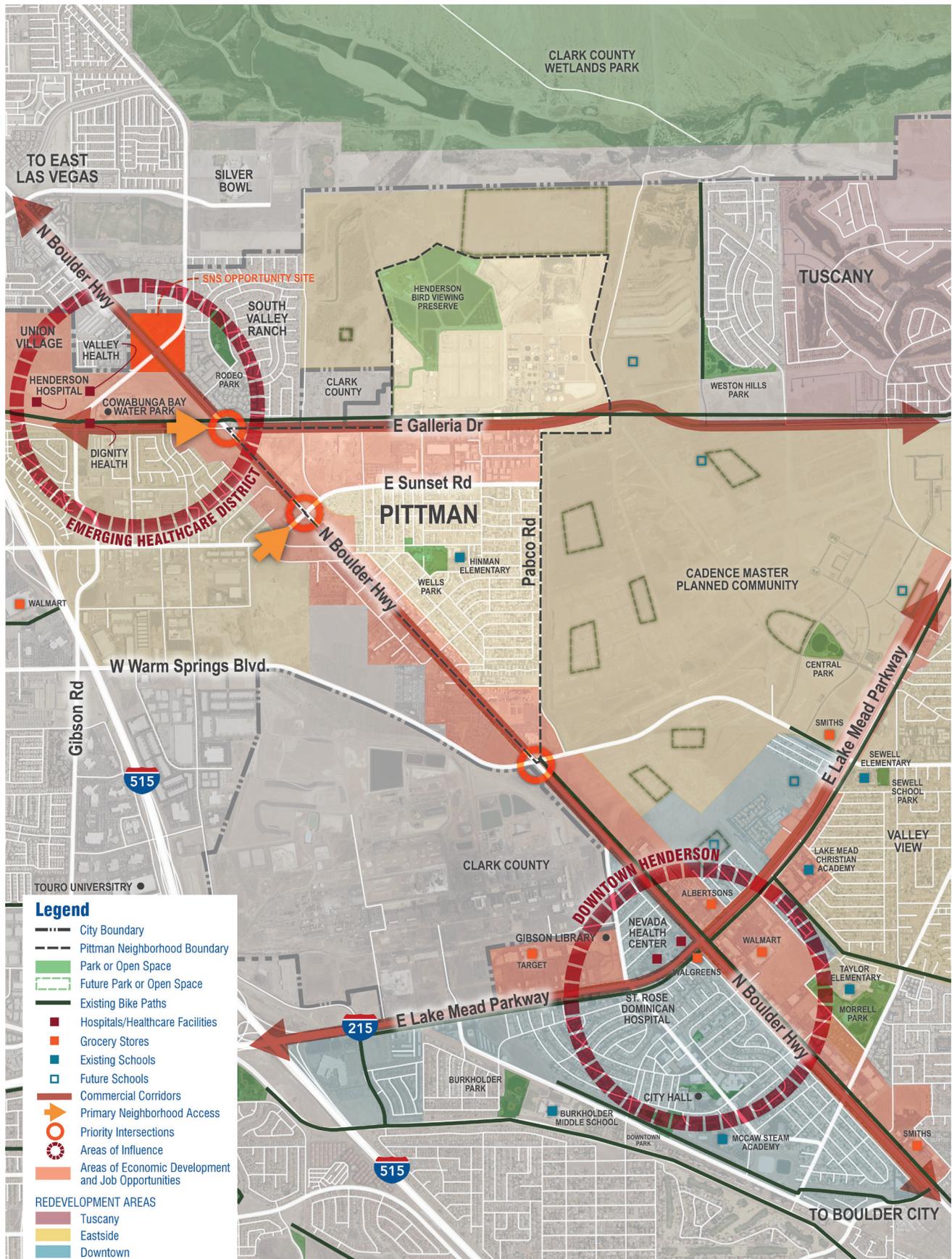
CORRIDORS AND CONNECTIONS

- Major commercial corridors line two of Pittman's edges and connect it to downtown Henderson and the greater area.
- Pittman's primary access points enter the neighborhood from Boulder Highway at Sunset Road and Galleria Drive.
- A single bike path runs through Pittman along Galleria Drive, yet the primary path network can be found downtown.

REDEVELOPMENT AREAS

- Pittman is within the Eastside Redevelopment Area, while the Downtown and Tuscan redevelopment areas are nearby. Therefore, there are numerous development incentives for Pittman and the surrounding area.
- Targeted areas of economic development and job opportunities are identified along the primary corridors of Boulder Highway and Galleria Drive, connecting Pittman to downtown and the Emerging Healthcare District.





Map 6: Area Context Analysis



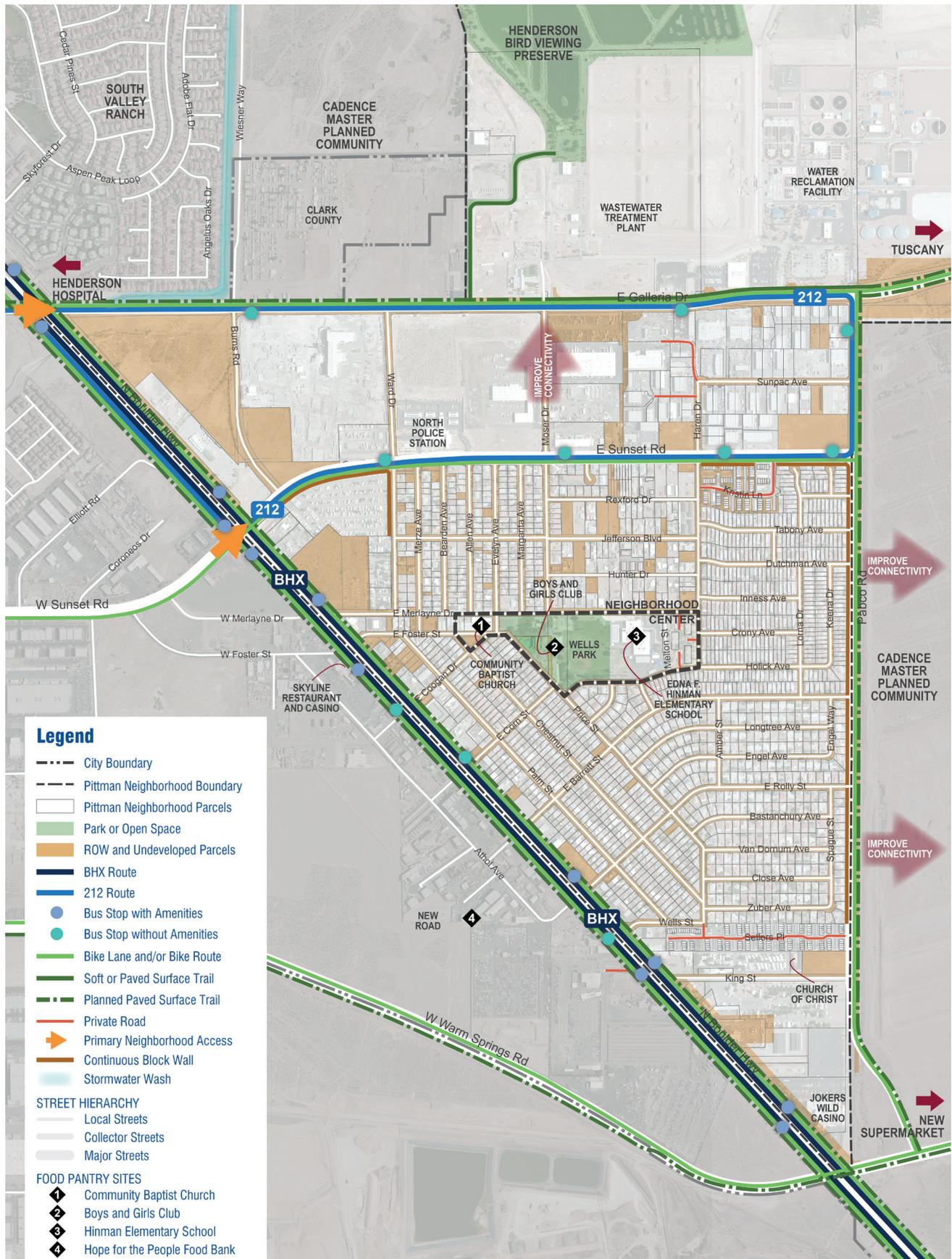
Site Analysis

The site analysis presented in this section summarizes many of the Pittman neighborhood's opportunities and constraints. Elements comprising the opportunities and constraints are organized into three sections: land use, urban form and development; transportation and mobility; and cultural assets and social services. Furthermore, a diagram mapping the site analysis depicts specific concepts and broad ideas (see **Map 7**).

LAND USE, URBAN FORM AND DEVELOPMENT

- A relatively balanced set of existing residential, industrial, public/private community facilities and commercial uses; yet, housing variety, job diversity and basic services/amenities are limited or nonexistent in Pittman
- Future land use in the Henderson Strong Comprehensive Plan calls for:
 - A continuation of the existing mix of uses in the Pittman neighborhood
 - Approximately 40% of the land planned for public or semi-public uses
- Vacancies, public rights-of-way and public transportation, communications and utilities occupy the majority of the neighborhood at 50% indicating low building coverage
- Rights-of-way (road and sidewalk) widths range between 45 and 200 feet, with 50 feet being most common throughout the neighborhood
 - Sunset Road averages a 100-foot right-of-way separating the residential section of the neighborhood from the industrial and commercial area
 - Wells Street, Price Street and Moser Drive average about 60-foot right-of-way
 - Boulder Highway averages a 200-foot right-of-way bordering Pittman and acting as a major barrier
- Residential housing prices as a whole have decreased since the recession and have not yet made any significant recovery
- Habitat for Humanity continues supporting the neighborhood with 20-plus homes built
- Vacant lots remain in disrepair with little or no interest for redevelopment





Map 7: Site Analysis



TRANSPORTATION AND MOBILITY

- There are missing sidewalks in the neighborhood
- Additional areas of concern for pedestrian mobility in Pittman:
 - All streets surrounding Hinman Elementary and Wells Park contain the most pedestrian activity in the neighborhood
 - Boulder Highway is difficult to cross and has few signaled crossings
 - Sunset Road lacks crossings, street striping and has fast moving vehicles
 - Moser Drive is missing sections of sidewalks north of Sunset Road
- Being in close proximity to regional trails and planned developments, implementing adequate bicycle facilities in the Pittman Neighborhood is critical
- Transit routes operating within the neighborhood are:
 - The BHX route operates on Boulder Highway with average 20-minute headways on weekdays
 - The 212 route operates on Sunset Road with below average 30-45-minute headways on weekdays



CULTURAL ASSETS AND SOCIAL SERVICES

- Wells Park and Pool is considered a gathering place for most residents and is well-maintained
- Edna F. Hinman Elementary School and the Boys and Girls Club are great neighborhood assets supporting childhood development and community programming
- The Henderson Bird Viewing Preserve is located less than 1-mile north of most residents, but is difficult to access on foot
- Pittman is home to entities providing social services, such as food pantries, and Meals on Wheels, yet lacks physical locations and coordinated efforts that would provide for further provisions.
- Missing social services provisions include:
 - An organized Day Center providing access to laundry facilities, a computer lab, showers, etc.
 - More transportation options that connect people with needed services and opportunities



PLAN FRAMEWORK

3



3. PLAN FRAMEWORK

Introduction

This chapter first synthesizes the residents' vision for their neighborhood, then outlines the Invest Health Principal Action Areas and their corresponding goals. The vision was established by listening to how residents want to improve the health of their neighborhood. The principal action areas are Invest Health categories suited to Pittman neighborhood and related to the vision statement. The principal action areas contain goals directed towards comprehensive neighborhood advances. The culmination of the residents' vision, principal action areas and community goals establish the plan framework.

Principal Action Areas

The Invest Health Henderson Team chose to develop the Pittman Neighborhood Revitalization Plan focusing on the five principal action areas of the Invest Health "Strategies for Healthier Cities" grant program. These principal action areas were used to organize the community's strategies and recommendations (see **Chapter 4**). Pittman Neighborhood's five principal action areas are:

1. Local Food Systems and Food Production
2. Housing: Quality, Stability, Availability
3. Safety and Resilience: Crime, Water Management, etc.
4. Education and Workforce
5. Transportation

These principal action areas were revisited throughout the planning process. Initially, a broad exploration was necessary to advance residents' preferences. Thus, some of the principal action areas were expanded in order to receive meaningful input. The adapted categories are:

1. Food and Health
2. Housing
3. Safety
4. Education and Workforce
5. Transportation

These broad principal action areas are used to organize the plan framework. During a community open house at the Boys and Girls Club, residents shared their ideas related to these topics. Additional input was obtained from 21 informal but guided conversations with neighborhood residents and representatives from neighborhood organizations that work with the community, including the Boys & Girls Club of Southern Nevada, Community Baptist Church, Edna F. Hinman Elementary School, the Henderson Police Station, and St. Peter the Apostle Catholic Church. The input received defined the community goals explained throughout this chapter. Additionally, the goals are diagrammed in two maps on the following pages. A Vision Map (**Map 15**) represents goals of each principal action area.



Map 8: Vision Map



The Residents' Vision

The following vision statement synthesizes input from Pittman neighborhood residents:

The revitalization of the Pittman neighborhood focuses on residents' health and well-being with targeted efforts increasing access to nutritious food and preventive health care services, boosting job opportunities, promoting active transportation and housing rehabilitation, and reducing crime rates and environmental hazards.



1. Food and Health

With limited access to food and healthcare, Pittman neighborhood residents have few healthy choices. Challenges are primarily related to transportation access, yet there are no healthy food options in or near the neighborhood. Pittman’s physical separation creates a food desert and is a risk for all residents’ health. The residents are concerned with the following issues:

- There is poor access to grocery stores (see **Appendices H and I**)
- Volunteer/non-profit community vegetable gardens are nonexistent
- Food markets and/or food trucks don’t operate in the neighborhood
- Nutritional advice/counseling is needed
- Pittman is an aging community in need of program assistance

“Having a small family-owned store in the neighborhood, like the kind they have in Latin America will be ideal.”

Although the purpose of this plan is to improve the overall health outcomes of the neighborhood, this section intertwines health and food to address healthy lifestyle choices. Both programmatic and physical improvements are required to relieve the neighborhood from its food desert categorization. Ongoing partnerships with organizations like the University of Nevada Cooperative Extension and Henderson Hospital are available to provide health services. Access to healthy living is described for the Pittman neighborhood in the following food and health goals.



Food and Health Goals

A) ACCESS TO FRESH HEALTHY FOOD

Access to healthy food is important to Pittman residents. The addition of food stores in or within walking distance of the neighborhood is the primary way to reduce barriers to food access. Transportation enhancements and services such as, bike lanes or a grocery store shuttle increase food access. Working with neighborhood volunteers and non-profit organizations to develop and maintain community gardens to allow residents to grow their own vegetables and herbs while gaining horticulture skills.

Furthermore, a school garden may be implemented into the children’s diet and curriculum to reinforce nutrition education. Creating an outdoor garden classroom integrated into an adapted STEAM (science, technology, engineering, art, and math) Pre-K-5th grade teaching curriculum, will contribute to improving students’ eating habits, their understanding of health and nutrition, health outcomes, and their test scores in science, math, reading, and other subjects.

B) ACCESS TO HEALTH CARE

Health care access has improved for Pittman neighborhood with the Henderson Hospital development on Galleria Drive and Gibson Road. The hospital's proximity to Pittman should be emphasized with safe walking, biking, bus and car routes. Preventative services such as nutritional counseling may occasionally operate within existing facilities in the neighborhood. To ensure residents can age in place, established program information, such as Meals on Wheels, should be circulated to all qualified residents.



2. Housing

Houses in Pittman neighborhood are primarily single-family detached; however, there are several small multi-family developments and some mobile homes. Though most home owners take pride in their lots, some properties need repair. Pittman neighborhood is the oldest neighborhood in Henderson and its age is reflected in the state of housing materials found in many of the houses. Vacant lots are prevalent and are sometimes used for dumping trash and other illegal activities. The residents have additionally identified the following problems:

- Some properties are not maintained
- Owners of rental properties are unresponsive to maintenance requests
- There are vacant lots and abandoned homes in the neighborhood

While these concerns are valid, most of the housing stock is in relatively good condition, particularly given the age of the structures. The City has been successful in assisting residents in maintaining their properties and it's important to build on this success while recognizing new opportunities. There are governmental programs designed to financially assist landowners and tenants with property improvements. Additionally, identifying new compatible housing opportunities will help to improve deteriorating properties and fill in vacant spaces. Pittman neighborhood has always been a residential place and the following goals aim to stabilize its future.

Housing Goals

A) RESIDENTIAL IMPROVEMENT PROGRAMS

Increase the participation rate of Pittman neighborhood property owners and tenants in programs that provide financial assistance to improve their properties. The City's Redevelopment Agency (RDA) offers such a program for those interested in improving the exterior of their home to sustain property conditions and values. Residents can take

advantage of up to \$2,750 for single family tenant occupied homes or up to \$5,500 for owner occupied homes. Additionally, the RDA's Residential Improvement Program provides grants for multifamily and small apartments up to \$9,500 per location. Other housing enhancement opportunities may arise; thus, residents are encouraged to keep up to date with policies and programs.



B) COMPATIBLE NEW HOUSING OPPORTUNITIES

Connect interested developers with programs that incentivize new home construction in the Pittman neighborhood. The Developer Assistance Program is designed to help developers interested in building within Pittman. New housing opportunities are welcome in Pittman neighborhood so long as their character and scale are consistent with the current housing stock. The houses constructed by Habitat for Humanity in Pittman represent good examples of compatible housing.



C) PROPERTY CLEANUP AND REUSE

Identify ways to encourage, incentivize, or otherwise assist property owners in the maintenance and upkeep of their property to maintain property values and a positive appearance. Neighborhood cleanup days should be organized with a focus on renewing public spaces and potentially vacant lots.



3. Safety

Neighborhood safety is a priority for most residents. Recent efforts to increase policing presence and crime prevention through environmental design (CPTED) of Wells Park yield mixed reviews. Residents have identified the need for increased safety measures to mitigate the issues below:

- Some streets don't have lights and sidewalks
- Existing sidewalks with obstructions within the effective space
- Need of new crosswalks at key intersections and around the school
- There are many ugly blank walls
- Drug use exists in public
- Not enough police frequent the area
- Increase monitoring of Wells Park at night

Pittman neighborhood is generally perceived as a place that is safer now than it has been in the past. While increased policing appears



to be the primary reason, residents all agree that more policing and neighborhood cooperation is necessary. The Pittman Neighborhood Center already contains many neighborhood assets. Further, physical improvements such as lights, sidewalks, crosswalks, public gathering places, art installations and additional activities are known to improve the perceived safety of a place (see **Figure 1**). The feeling of a safer Pittman neighborhood may shape its physical appearance perception of others in many ways.

Safety Goals

A) PUBLIC SAFETY

Improve public safety through ongoing coordination with Henderson Police. Residents shall be encouraged to continue to report crimes within their neighborhood to help maintain police presence and awareness. Police are encouraged to engage residents through community events to gain trust and educate residents about public safety.

B) PUBLIC ART

Reduce vandalism in outdoor environments through displays of public art. Carefully designing and displaying sculptures, murals and other installations may increase residents' care for a place and reduce vandalism. Pittman neighborhood is somewhat characterized by its concrete walls. By increasing murals, walls may undergo a renaissance displaying neighborhood history, culture, and children's and artist's expressions.



C) LIGHTING

Ensure adequate street and pedestrian lighting with the use of appropriately scaled and located fixtures. Wells Park's lights serve as a good example for the neighborhood. Streets, sidewalks and trails should meet current city standards that provide well-lit spaces, which reduce energy consumption and light pollution.

D) SIDEWALKS AND CROSSWALKS

Promote safe school commutes and an active lifestyle. Great opportunity exists in the neighborhood to increase walkability and bikeability. Existing public facilities and neighborhood organizations such as Wells Park, Boys and Girls Club of Southern Nevada, Hinman Elementary School, and the Community Baptist Church are all centrally located allowing opportunities for enhanced pedestrian amenities.



Figure 1: Neighborhood Center



4. Education and Workforce

The majority of Pittman Neighborhood’s workforce travels beyond the immediate area for their jobs. Although there are job opportunities within and around the neighborhood, most require specialty training. In regards to job training and education the neighborhood lacks basic provisions such as a computer lab. The residents have additionally identified the following barriers to education and work:

- Some residents lack computer skills
- Overcrowding exists in the public schools
- Job training opportunities don’t exist nearby
- Unemployed people cannot pay for job training
- Jobs that are available are either too far or expensive to reach

“I don’t speak English. It will be wonderful if the school could offer English as a Second Language classes after children are dropped off, or before they finish classes for the day. I could help my daughter with her homework.”

Although there are barriers to enhance Pittman Neighborhood’s workforce potential, a few partnerships and programmatic improvements may make a difference. Residents’ need for job training should attract government and non-profit organizations responsible for providing workforce development initiatives. Businesses nearby could be encouraged to offer incentives to attract qualified residents looking for hire (see **Appendix J**). Programmatic improvements that provide greater job opportunities are described in the following education and workforce goals.

Education and Workforce Goals

A) JOB TRAINING

Identify ways to bring job training activities into the Pittman Neighborhood. Existing neighborhood facilities such as the Boys and Girls Club could be utilized to host events. Entice organizations linked to workforce development initiatives to establish a presence in the neighborhood. Computer training and access to online training services shall be an educational focus of the workforce development program.



B) JOB OPPORTUNITIES

Businesses offering job openings within the immediate proximity of the neighborhood shall be targeted to advertise in the neighborhood. The City’s Redevelopment Agency can assist to actively recruit businesses and employers to fill vacant commercial buildings within the neighborhood. Further reducing the hiring gap and improving the neighborhood appeal, local businesses should be incentivized to hire qualified Pittman residents. Job fairs hosted within the neighborhood would provide individuals with the opportunity to gain employment or seek a new job.



5. Transportation

Mobility issues affect the experience of every resident in Pittman Neighborhood. Currently, challenges exist for residents walking to school, driving to work, or taking a bus to the grocery store. Pittman neighborhood is isolated from basic amenities and lacks complete street design. The residents have noted the following problems:

- There are missing sidewalks
- Crosswalks either don't exist or lack visibility
- Streets are in need repair and restriping
- Cars travel too fast on Boulder Hwy. and Sunset Road
- Bus stops are too far away for residents to access
- Trails and trail connections are nonexistent

“There is not enough public transportation in the area, schedules are not frequent, and routes are not convenient.”

Though inadequacies exist within the Pittman Neighborhood, private and public investments shall accelerate targeted improvements. A balanced solution seeks to bolster walking, biking, and transit as key modes for traveling to and within the Pittman Neighborhood, while maintaining navigability and operations for cars (see **Map 9** and **Appendix K**). The function and character of streets and the role of transit and trail are described for the Pittman Neighborhood in the following transportation goals.



Transportation Goals

A) ENHANCED PEDESTRIAN SAFETY

Improve pedestrian safety through streetscape upgrades. All Pittman neighborhood streets should support connected and accessible sidewalks. Sidewalks with more pedestrian traffic should feature complete street design elements with wider widths and separation from the road. Bicycle facilities (bike lanes, bike routes, etc.) added to select streets improves neighborhood mobility. Traffic calming methods (neck-downs, roundabouts, etc.) may be considered to help slow automobile traffic and strengthen residents' sense of safety.



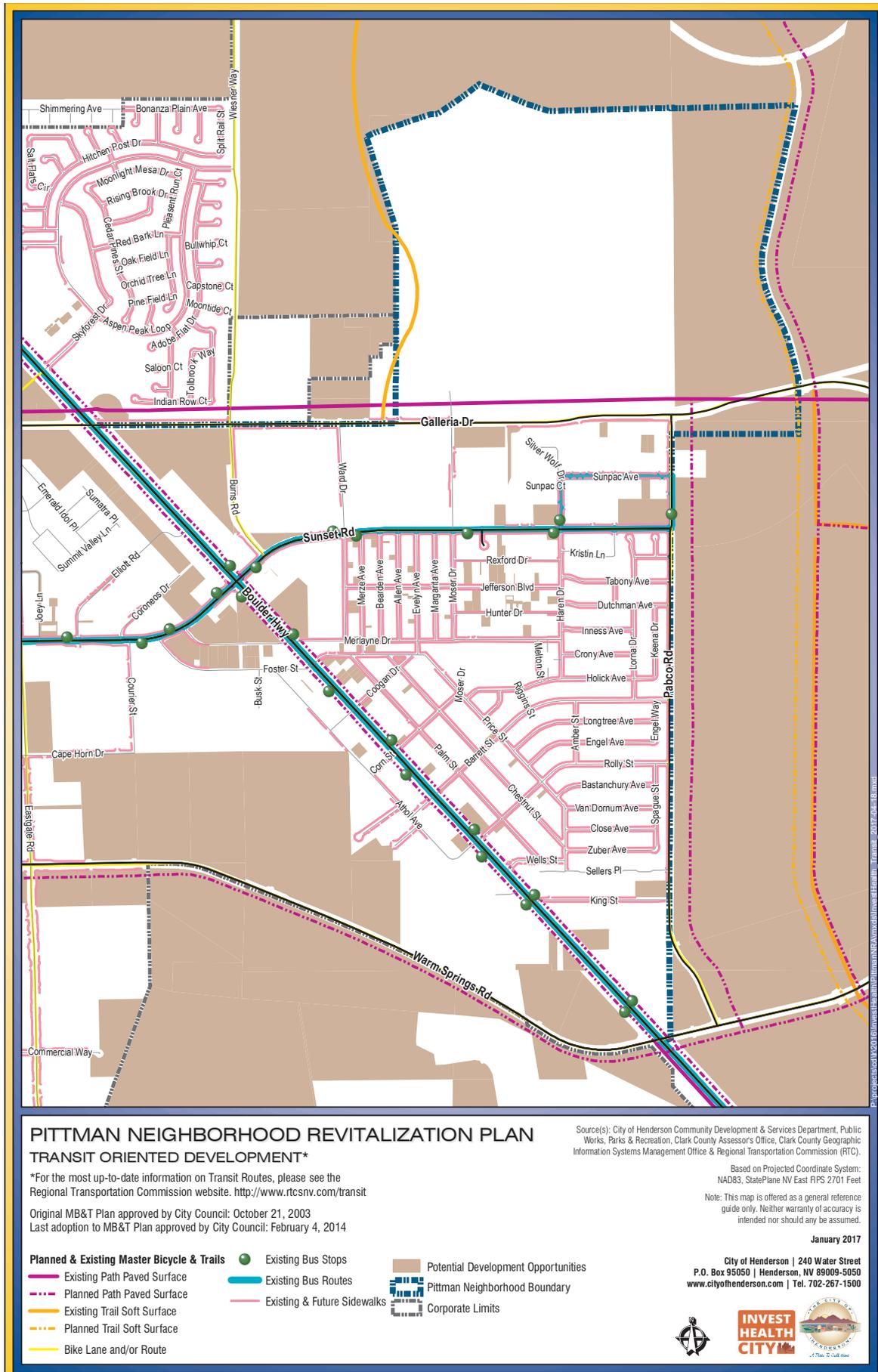
B) BETTER ACCESS TO PUBLIC TRANSIT

Expand public transit operating at the neighborhood's peripheries to cover gaps in access. Residents would be better served if a route or two were to enter the residential part of the neighborhood. A more frequent operating service may provide better access to transit by allowing more transit choices better suited to residents' schedules. It's important that bus stops are easily identifiable, safe, accessible, and located in a comfortable place to wait for the bus. Bus stop enhancements shall include visible street crossings, improved signage and shade installations where needed.

C) CONNECT TO NEIGHBORHOOD PLACES AND REGIONAL TRAIL SYSTEMS

Incorporate a trail network to enhance pedestrian and bicycle connectivity and access to nearby business, healthcare and recreation facilities. Though trails are lacking in the Pittman Neighborhood, they do exist or are planned in the surrounding area. Providing connectivity to Cadence Master Planned Community, Boulder Highway Trail, Lake Mead Trail, and Galleria Trail, and parks should be prioritized.

Map 9: Transit Oriented Development



PROJECT IMPLEMENTATION

4



4. PROJECT IMPLEMENTATION

Introduction

The following chapter extracts broad ideas and goals from the plan framework (see **Chapter 3**) and distills them into implementable strategies and recommendations. These strategies and recommendations are organized by the five Invest Health principal action areas. Combined, the strategies and recommendations seek to increase access to nutritious food and preventive health care services, boost job opportunities, promote active transportation and housing rehabilitation, and reduce crime rates and environmental hazards. These were created through a collaborative planning process that collected ideas from the Pittman neighborhood residents and Steering Committee members. The City will identify partners to assist in the implementation of proposed strategies and recommendations. The outcome is one that approaches community and neighborhood development by using a health outcomes framework.

Catalyst Projects

Selected strategies and recommendations are identified as catalyst projects. These projects are considered catalysts because after implementation they are expected to prompt a change within the neighborhood. Combined, these changes are considered systemic transformations that will incite further progress and improvements in the Pittman neighborhood. All catalyst projects shall be prioritized given that the resources needed are available. These projects were identified during the planning process and were vetted with residents, City staff, Steering Committee members and stakeholders.

All catalyst projects are identified throughout this chapter with the following symbol:



“There are a lot of families here, but we do not have anything that welcomes everyone. You know, the grandma, with the grand kids and everything in between.”

“Having a weekend marketplace at the park with vendors bringing food for sale at affordable prices will be great...like the one at Green Valley, but not so expensive”.



Strategies and Recommendations

1. Food & Health

- a. **Attract grocery stores to the neighborhood** to alleviate food desert conditions. Development of a full-service grocery store within Pittman will best serve residents. However, with construction of a new grocery store in the Cadence development, a smaller alternative in the neighborhood or another grocery chain built just west of Pittman may also sufficiently serve the neighborhood. **CP** Regardless of the provisions, improved street access to the new stores is necessary.
- b. **Partner with organizations and large grocery stores to establish a mobile food truck.** Organizations such as the Nevada Cooperative Extension have community development and health and nutrition programs designed to assist residents and business owners across the state. Access to fresh fruit and vegetables is essential to the health of individuals in low-income communities. Pittman and other at-risk neighborhoods would benefit from the immediate inclusion of a healthy food truck.
- c. **Establish a co-op in the neighborhood** allowing neighborhood residents to purchase foods in bulk and benefit from the reduction of cost. The co-op member-owner structure would reinforce a local circle of profit sharing amongst its member-owners. These member-owners shall be Pittman residents. The Tenant Improvement Grant fund provided the Redevelopment Agency could be used to leverage private investment in such a venture.
- d. **Install a school garden** at Hinman Elementary School given the current interest and resources available. Other potential community garden locations should be brought forth by residents seeking to assist with garden installation and maintenance management. **CP**
- e. **Partner with non-profit organizations to establish an open-air market.** This may be considered a more permanent solution that increases access to healthy, affordable food and alleviates food insecurity. The Lutheran Social Services of Nevada is identified as a non-profit organization capable of assisting with such an endeavor.
- f. **Partner with educational institutions to address medical needs** of the neighborhood’s vulnerable population. Touro University Nevada assists communities by presenting to residents on a variety of health and education topics.
- g. **Strengthen the Supper Club program** which provides after school meals for neighborhood children. The program is already considered a success by some of its organizers. Continued support and funding is needed to ensure neighborhood children receive enough food to support their physical and mental development.

Table 5: Food and Health Implementation

	Strategy or Recommendation	Potential Partners	Estimated Costs	Phasing
1a.	Attract grocery stores to the neighborhood	ED, Chambers of Commerce	\$\$	mid-term
1b.	Partner with organizations and large grocery stores to establish a mobile food truck	NV Coop. Extension, Las Vegas Roots	\$\$	short-term
1c.	Establish a co-op in the neighborhood	RDA	\$\$	mid-term
1d.	Install a school garden	GOP, CCSD, Private Sponsor	\$	short-term
1e.	Partner with non-profit organizations to establish an open-air market	Three Square, Lutheran Social Services	\$\$\$	short-term
1f.	Partner with educational institutions to address medical needs	Touro University, CSN, NSC	\$\$	short-term
1g.	Strengthen the Supper Club program	Mary & Sam Boyd BGC	\$	short-term

\$ = COH staff time; \$\$ = COH staff time + minor additional resources; \$\$\$ = COH staff time + considerable additional resources

Figure 2: Transformation of a Vacant Lot into a Community Garden



The images above represent before (upper image) and after (lower image) conditions of a vacant lot in Pittman Neighborhood. A community garden with a mural is depicted and accomplishes catalyst projects 1d and 3e.

2. Housing

“I like my house but wish my neighbor will remove his junk from his front yard.”

- a. **Encourage residents and landlords to use the Residential Improvement Grant Program** to improve their homes. This program is not well-known amongst residents. Therefore, it’s crucial to educate residents about its incentives before the funding period ends.
- b. **Organize neighborhood cleanup and community events**, partnering with non-profit organizations and businesses. Improving the appearance of public space and blighted areas strengthens the neighborhood’s appeal. Events and improvements may be sponsored by Habitat for Humanity and/or The LandWell Company.
- c. **Create a phase-out program for rundown and/or abandoned buildings.** This program would initially involve an assessment of underutilized parcels creating an inventory for strategic phasing. Criteria defining underutilized parcels and a phase-out timeline shall also be included.
- d. **Build compatible new housing in the neighborhood.** New housing may provide more housing choices for residents. New housing developments must respect the neighborhood’s existing character. Casino-type development shall be discouraged in Pittman.
- e. **Attract financial institutions to the neighborhood.** Establishing easy access to institutions may provide residents with greater financial assistance.



Table 6: Housing Implementation

	Strategy or Recommendation	Potential Partners	Estimated Costs	Phasing
2a.	Encourage residents and landlords to use the Residential Improvement Grant Program	NS, RDA	\$	short-term
2b.	Organize neighborhood cleanup and community events	NS, Neighborhood Groups, CE	\$	short-term
2c.	Create a phase-out program for rundown/ abandoned buildings	NS, CE	\$\$	mid-term
2d.	Build compatible new housing in the neighborhood	Home Builders, Habitat for Humanity, NV H.A.N.D.	\$\$\$	long-term
2e.	Attract financial institutions to the neighborhood	ED, Clearinghouse CDFI	\$\$	mid-term

\$ = COH staff time; \$\$ = COH staff time + minor additional resources; \$\$\$ = COH staff time + considerable additional resources

3. Safety

“Children do not walk to the designated crosswalks “because they are too far.”

- a. **Empower residents to self-monitor their neighborhood.** A continuation and encouragement to report crimes to the authorities should be practiced by all residents. Researching crime statistics and implementing a neighborhood watch program should help reduce crime.
- b. **Strengthen the relationship between residents and local police.** A greater understanding and respect for each other shall help both sides fight crime. Organized events were successful in the past and shall continue to be pursued.
- d. **Incorporate green infrastructure features** to improve stormwater management. Streets with surplus right-of-way shall be considered as appropriate streets for green infrastructure upgrades. Improvements may include bio-swells, rain gardens, permeable paving, etc.
- e. **Work with property owners, artists and children to paint murals on blank walls** that face streets. Target walls that most residents see daily. The art should celebrate the neighborhood’s heritage and/or culture.
- f. **Improve spaces used for gathering.** Encourage property owners of gathering locations to provide shading, lighting, art and other amenities. Places where people congregate such as food pantries shall be the initial focus of improvements.

Table 7: Safety Implementation

	Strategy or Recommendation	Potential Partners	Estimated Costs	Phasing
3a.	Empower residents to self-monitor their neighborhood	NS, PD	\$	short-term
3b.	Strengthen the relationship between residents and local police	NS, PD	\$	short-term
3c.	Incorporate green infrastructure features	Development Community	\$\$\$	long-term
3d.	Work with property owners, artists and children to paint murals	CCSD, Mary & Sam Boyd BGC	\$\$	short-term
3e.	Improve spaces used for gathering	Religious and other semi-public properties	\$\$	mid-term

\$ = COH staff time; \$\$ = COH staff time + minor additional resources; \$\$\$ = COH staff time + considerable additional resources

4. Education and Workforce



- a. **Promote existing workforce development programs** in the neighborhood. In doing so, leverage partnerships, such as educational institutions, the Boys and Girls Club, Nevada H.A.N.D., and other non-profit organizations. The program shall include services, such as resume writing, computer skills and online training. A computer lab is required for such services. The program shall further engage residents with events such as job fairs.
- b. **Incentivize local job opportunities** for both employers and residents. Employers that offer on-the-job training may incentivize locals to apply for employment. Employees working within or near the neighborhood where they live have reduced commute times, resulting in more free time. The outcome may be a worker who is more engaged and less stressed.
- c. **Partner with educational institutions for community and personal enrichment programs.** The College of Southern Nevada is an example institution that may assist residents on computer use and career programs that could lead to job growth opportunities.
- d. **Emphasize employment at the nearby hospitals and medical facilities.** Advertise employment opportunities throughout the neighborhood in the form of physical installments at community facilities and through social media.
- e. **Incorporate daycare facilities and Early Head Start programs** and initiatives in the neighborhood. Providing residents with childcare services in existing neighborhood facilities such as Hinman Elementary may help alleviate financial stress for some families.
- f. **Establish support for business startups.** Locating a space for a business incubator should be prioritized. An incubator space shall assist business startups by supplying office work space, basic office amenities and networking opportunities.
- g. **Encourage existing companies to provide access to transportation options.** Examples include carpooling programs, bike share programs, and public transit incentives.

“My son goes to Hinman. It is a good school. It has good teachers. They help us getting donated food and clothes...you know, sometimes we don’t have that...”

Table 8: Education and Workforce Implementation

	Strategy or Recommendation	Potential Partners	Estimated Costs	Phasing
4a.	Promote existing workforce development programs	ED, CSN	\$\$	mid-term
4b.	Incentivize local job opportunities	ED, Clearinghouse CDFI, local businesses	\$	mid-term
4c.	Partner with educational institutions for community and personal enrichment programs	CSN, CCSD, NV Coop. Extension	\$	short-term
4d.	Emphasize employment at the nearby hospitals and medical facilities	Dignity Health, Valley Health System	\$	short-term
4e.	Incorporate daycare facilities and Early Head Start programs	Clearinghouse CDFI, CCSD, Educational providers, non-profit organizations	\$\$	mid-term
4f.	Establish support for business startups	Clearinghouse CDFI, ED, Chambers of Commerce, RDA	\$\$\$	long-term
4g.	Encourage existing companies to provide access to transportation options	RTC, Chambers of Commerce	\$	short-term

\$ = COH staff time; \$\$ = COH staff time + minor additional resources; \$\$\$ = COH staff time + considerable additional resources

5. Transportation

“Medical facilities are close, but they are difficult to get to, especially for the elderly”.

- a. **Implement Henderson’s complete streets policy and the Master Transportation Plan** by improving the streetscapes of the neighborhood. Safe crossings at all major roadway intersections shall be prioritized. Additionally, enhanced crossings near all transit stops, Hinman Elementary, the Community Baptist Church and Wells Park should be implemented. Missing links shall be completed in the sidewalk network. Finally, encouraging safe and accessible bicycling may be achieved by adding bike facilities and working with CCSD safe routes to school programs.
- CP** b. **Target improved connections in the neighborhood along key streets.** Streets targeted as primary routes supporting multiple modes of transportation could include: Price Street, Moser Drive, Pabco Road, Haren Drive, Sunset Road and roads connecting to the Cadence Master Planned Community. Urban trails should be implemented on primary routes and contain features such as, multi-use paths, gathering spaces, wayfinding and interpretive signage, and enhanced landscaping, and artistic representations.
- c. **Align streetscape improvements with Public Works,** Parks and Recreation projects. As the Public Works, Parks and Recreation department updates the aging infrastructure in the neighborhood, promote the inclusion of additional enhancements outlined in recommendations 5a, 5b and 5c.
- d. **Research opportunities to provide a shuttle service to basic amenities** such as grocery stores and health care providers. As an immediate solution to the neighborhood’s isolated condition, a shuttle service could operate near Wells Park providing transportation to fixed locations.
- e. **Increase bus frequency** for the routes operating in the neighborhood. Many residents rely on the transit as their primary source of transportation. Increasing service provides residents increased flexibility when leaving Pittman.
- f. **Develop a neighborhood program that encourages shared transportation.** Examples include ride sharing and a carpooling program. Additionally, offer group bus rides introducing residents to the RTC system.

Table 9: Transportation Implementation

	Strategy or Recommendation	Potential Partners	Estimated Costs	Phasing
5a.	Implement Henderson’s complete streets policy and the Master Transportation Plan	PWPR, RTC	\$\$	mid-term
5b.	Improve connections in the neighborhood along key streets	PWPR	\$\$	mid-term
5c.	Align streetscape improvements with Public Works projects	PWPR, NS	\$	short-term
5d.	Research opportunities to provide a shuttle service to basic amenities	Transit providers	\$	short-term
5e.	Increase bus frequency	RTC	\$\$\$	mid-term
5f.	Develop a neighborhood program that encourages shared transportation	NS, Neighborhood groups	\$\$	mid-term

\$ = COH staff time; \$\$ = COH staff time + minor additional resources; \$\$\$ = COH staff time + considerable additional resources

Figure 3: Price Street Urban Trail Improvements



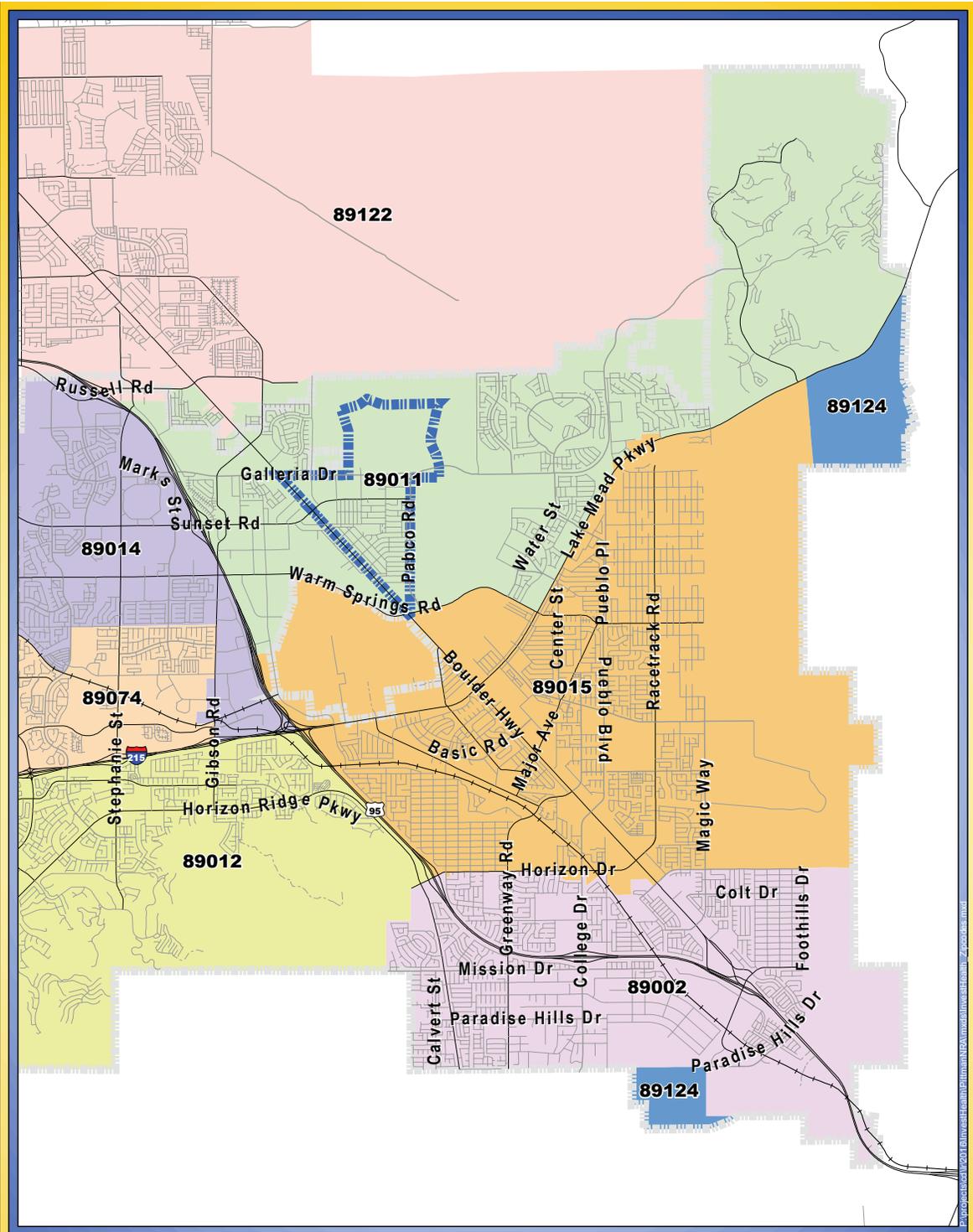
The images above represent before (upper image) and after (lower image) conditions of Price Street in Pittman Neighborhood. An urban trail is depicted with enhanced amenities and accomplishes catalyst project 5b.



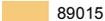
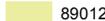
APPENDICES



Appendix A: Zip Codes



PITTMAN NEIGHBORHOOD REVITALIZATION PLAN
ZIP CODES

	Pittman Neighborhood Boundary		89015
	Corporate Limits		89002
			89011
			89012
			89124
			89014

Source(s): City of Henderson Community Development & Services Department, Redevelopment Division, and Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System: NAD83, StatePlane NV East FIPS 2701 Feet

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

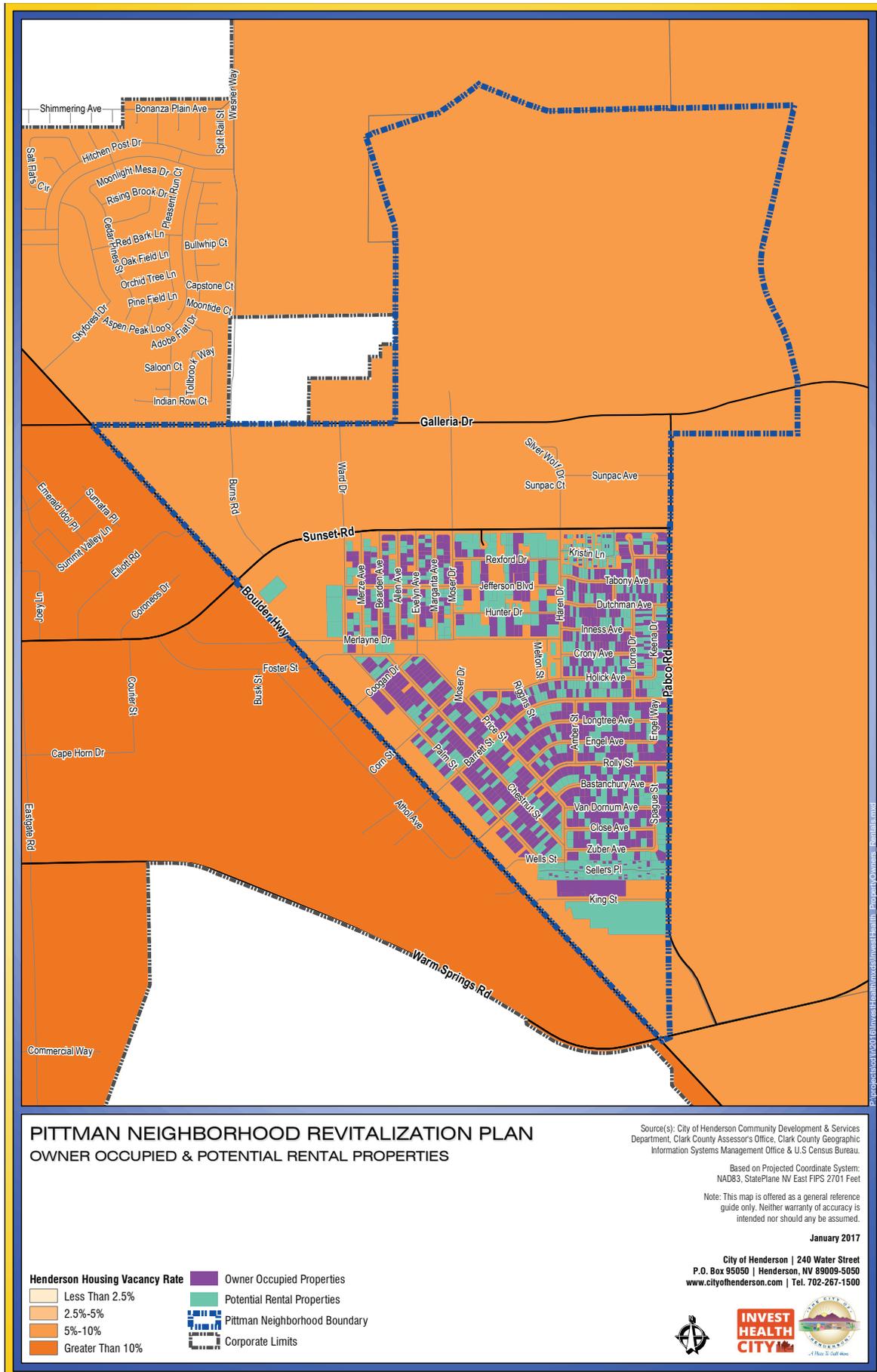
March 2017

City of Henderson | 240 Water Street
P.O. Box 95050 | Henderson, NV 89009-5050
www.cityofhenderson.com | Tel. 702-267-1500

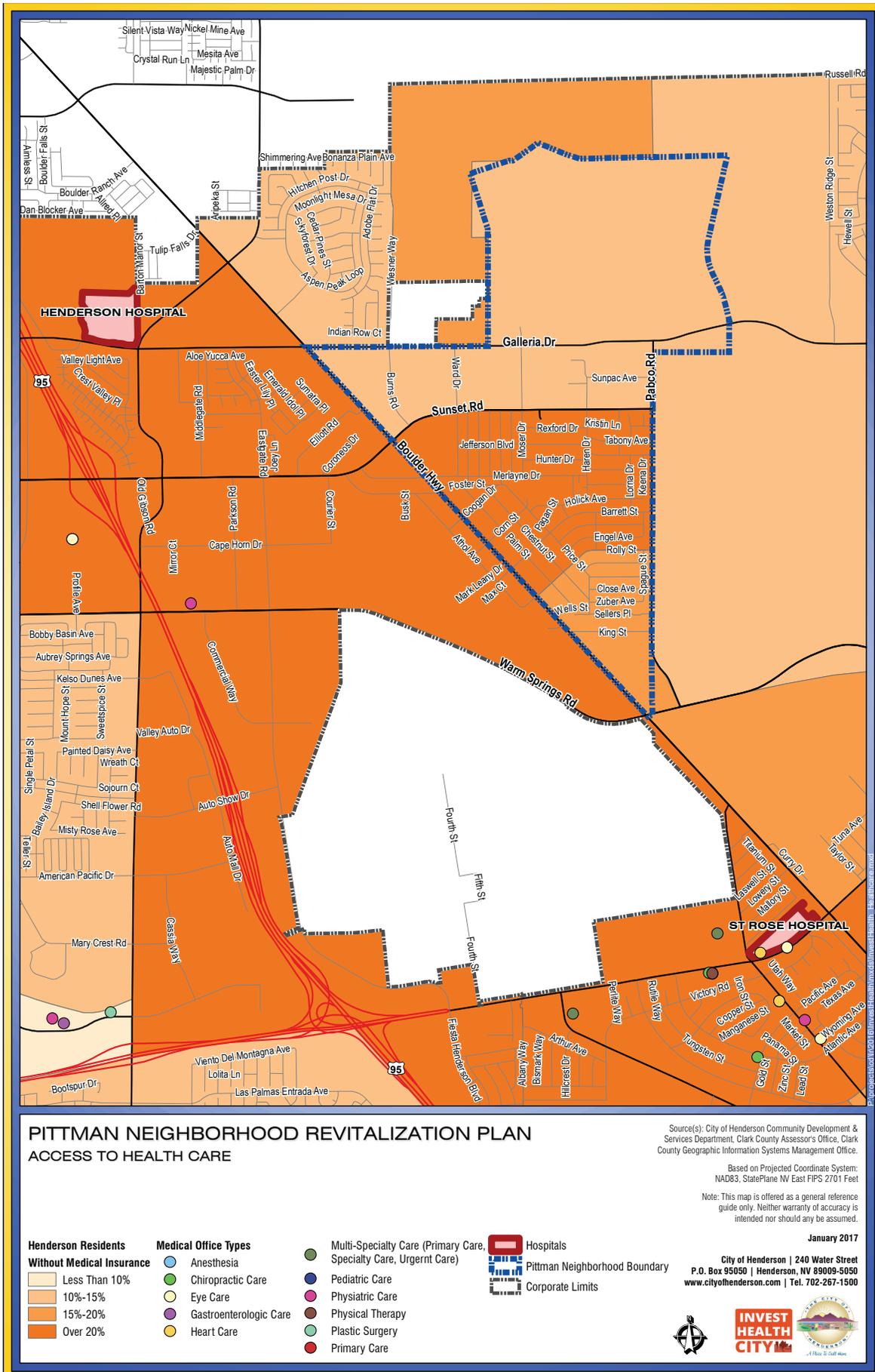


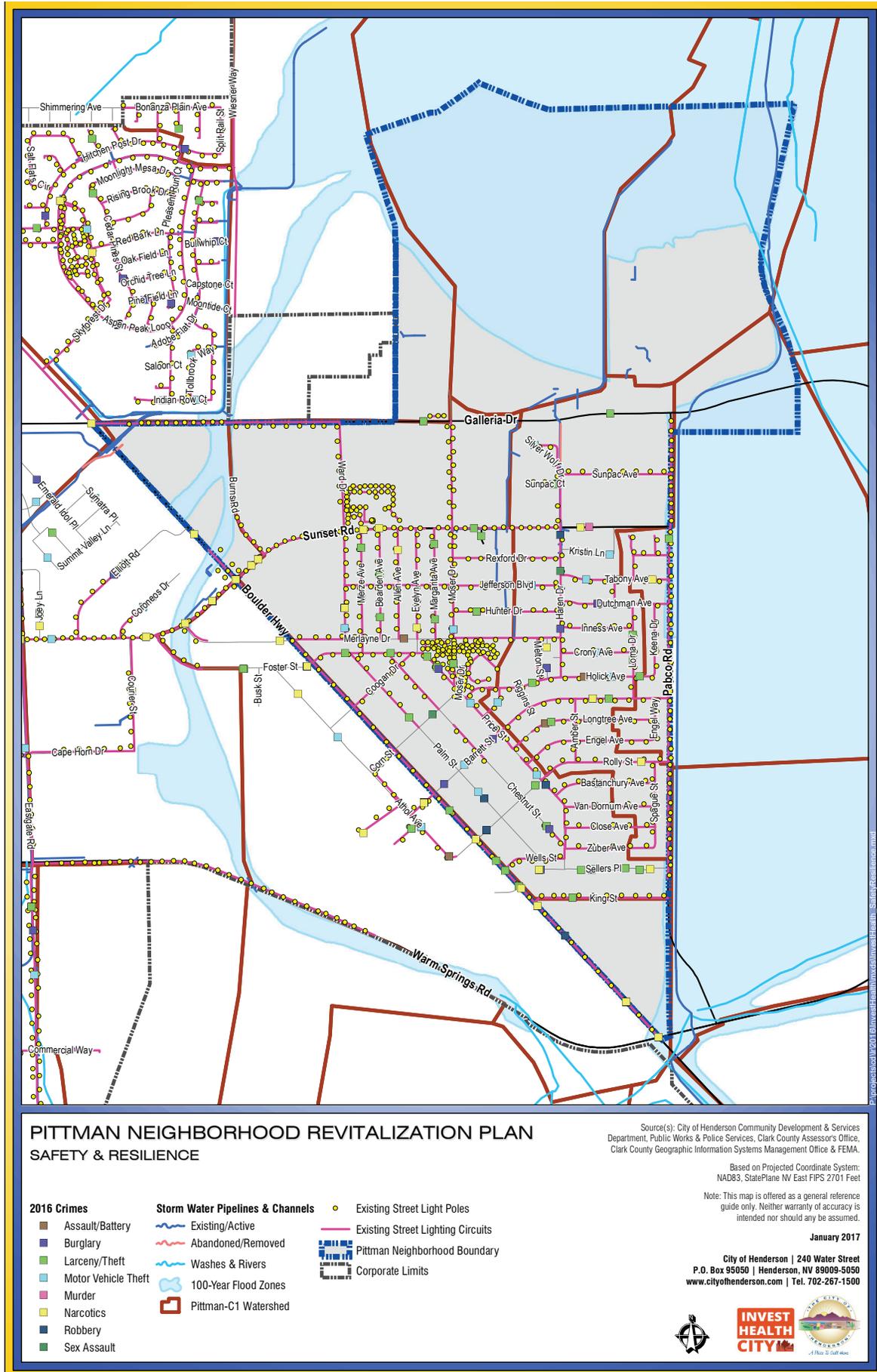
APPENDICES

Appendix B: Owner Occupied and Potential Rental Properties



Appendix C: Access to Health Care





PITTMAN NEIGHBORHOOD REVITALIZATION PLAN
SAFETY & RESILIENCE

- | | | |
|-----------------------|---|-------------------------------------|
| 2016 Crimes | Storm Water Pipelines & Channels | ● Existing Street Light Poles |
| ■ Assault/Battery | — Existing/Active | — Existing Street Lighting Circuits |
| ■ Burglary | — Abandoned/Removed | ■ Pittman Neighborhood Boundary |
| ■ Larceny/Theft | — Washes & Rivers | ■ Corporate Limits |
| ■ Motor Vehicle Theft | — 100-Year Flood Zones | |
| ■ Murder | ■ Pittman-C1 Watershed | |
| ■ Narcotics | | |
| ■ Robbery | | |
| ■ Sex Assault | | |

Source(s): City of Henderson Community Development & Services Department, Public Works & Police Services, Clark County Assessors Office, Clark County Geographic Information Systems Management Office & FEMA.

Based on Projected Coordinate System: NAD83, StatePlane NW East FIPS 2701 Feet

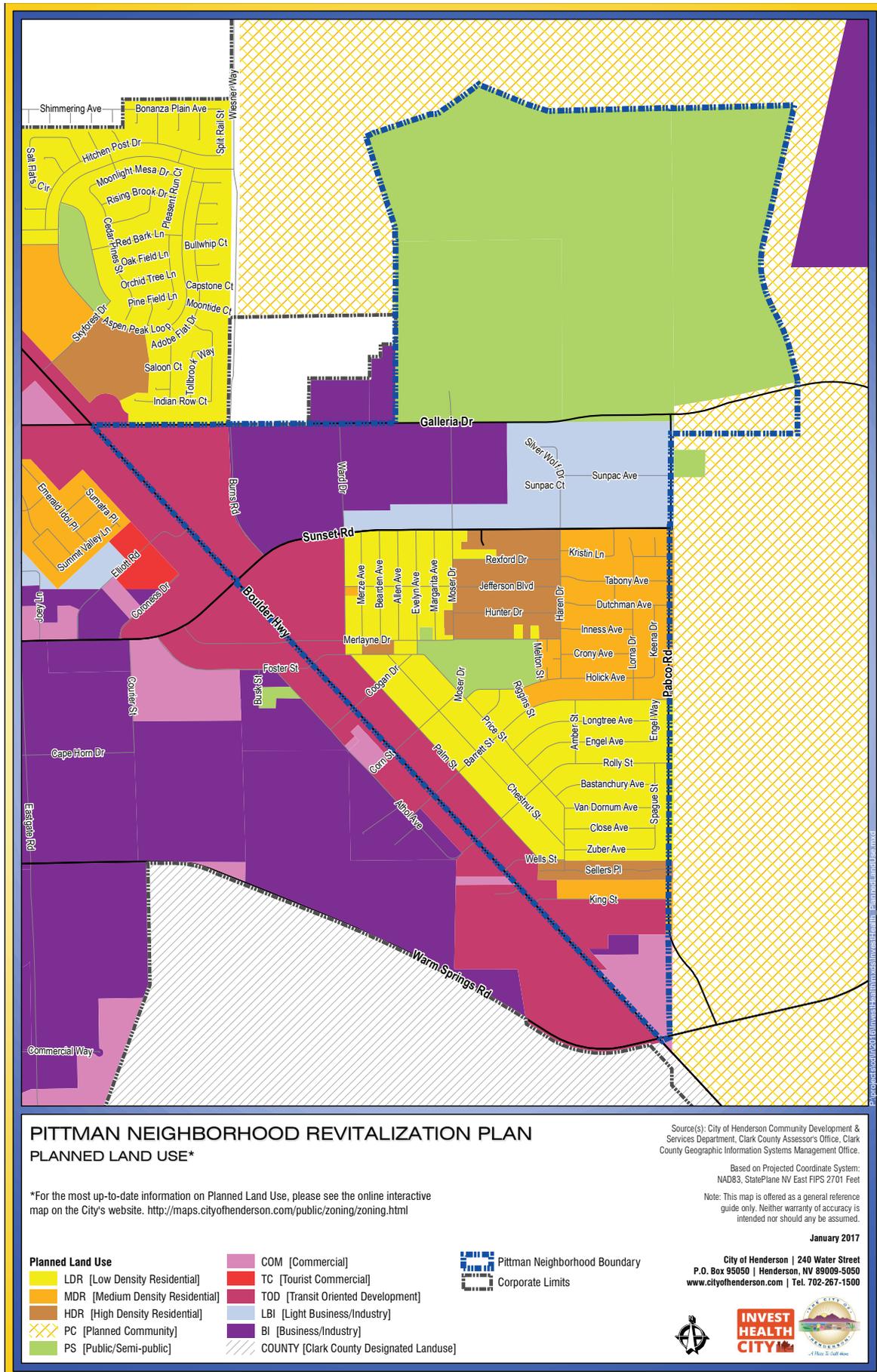
Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

January 2017

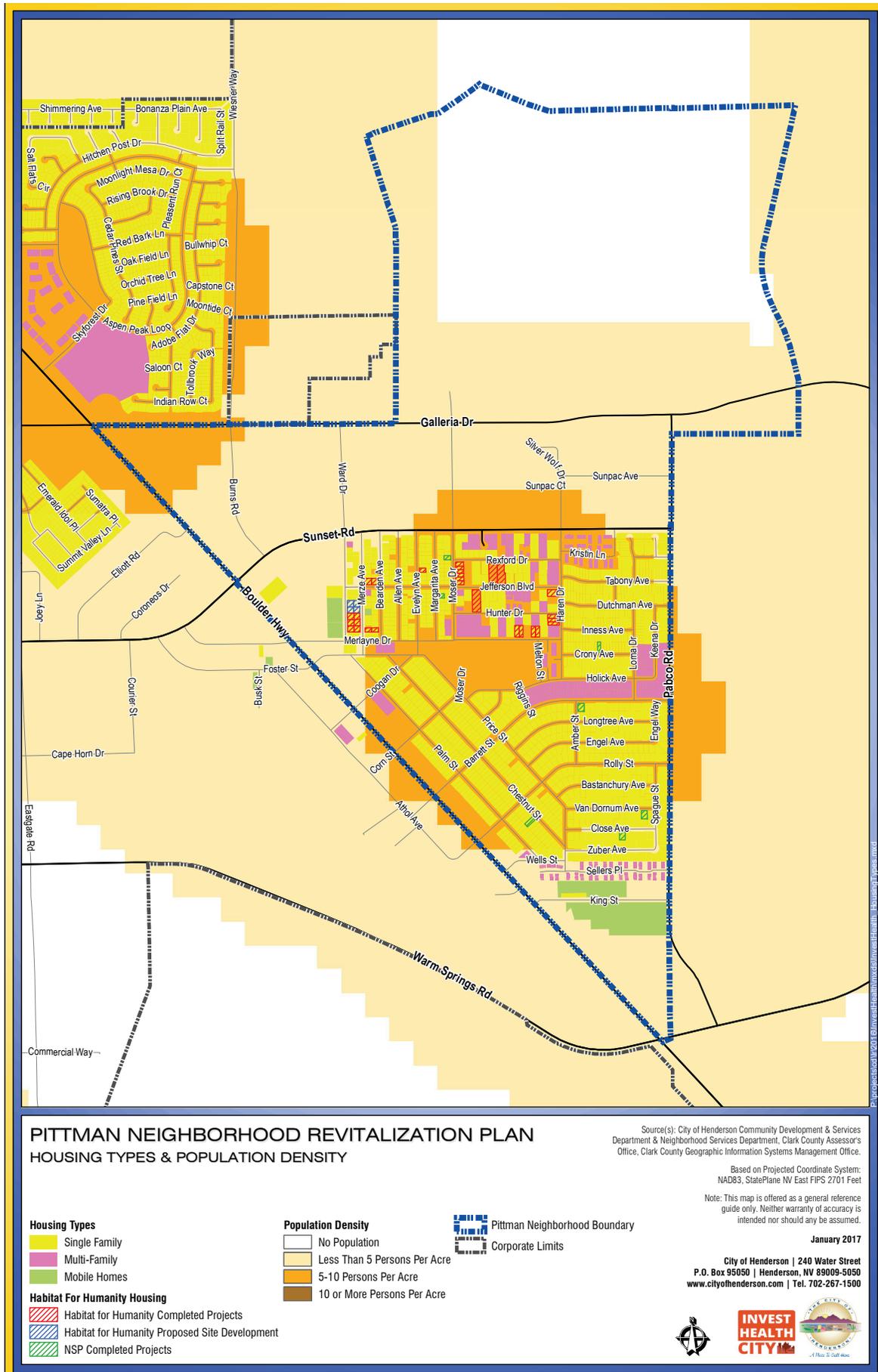
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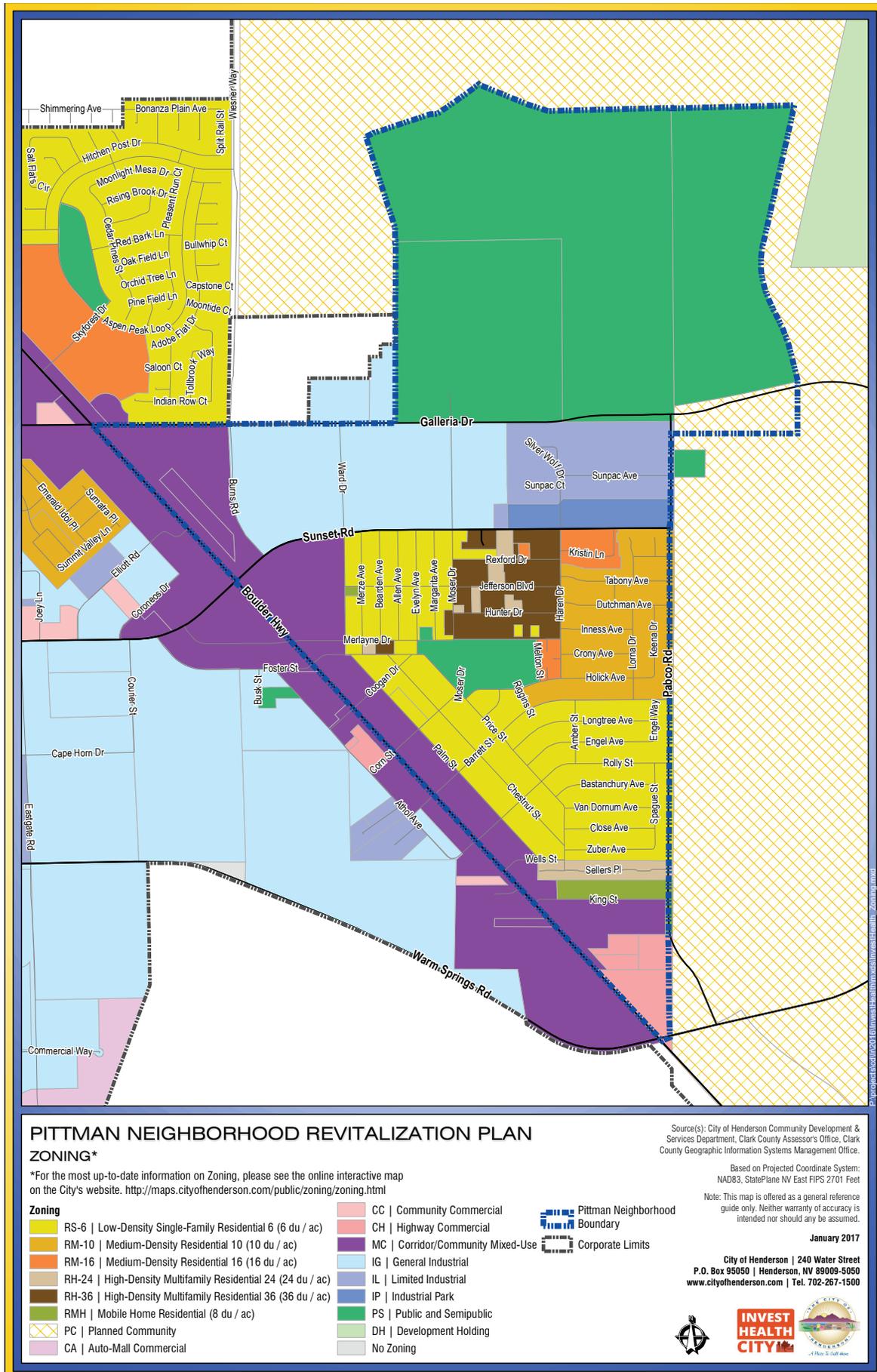
Appendix E: Planned Land Use



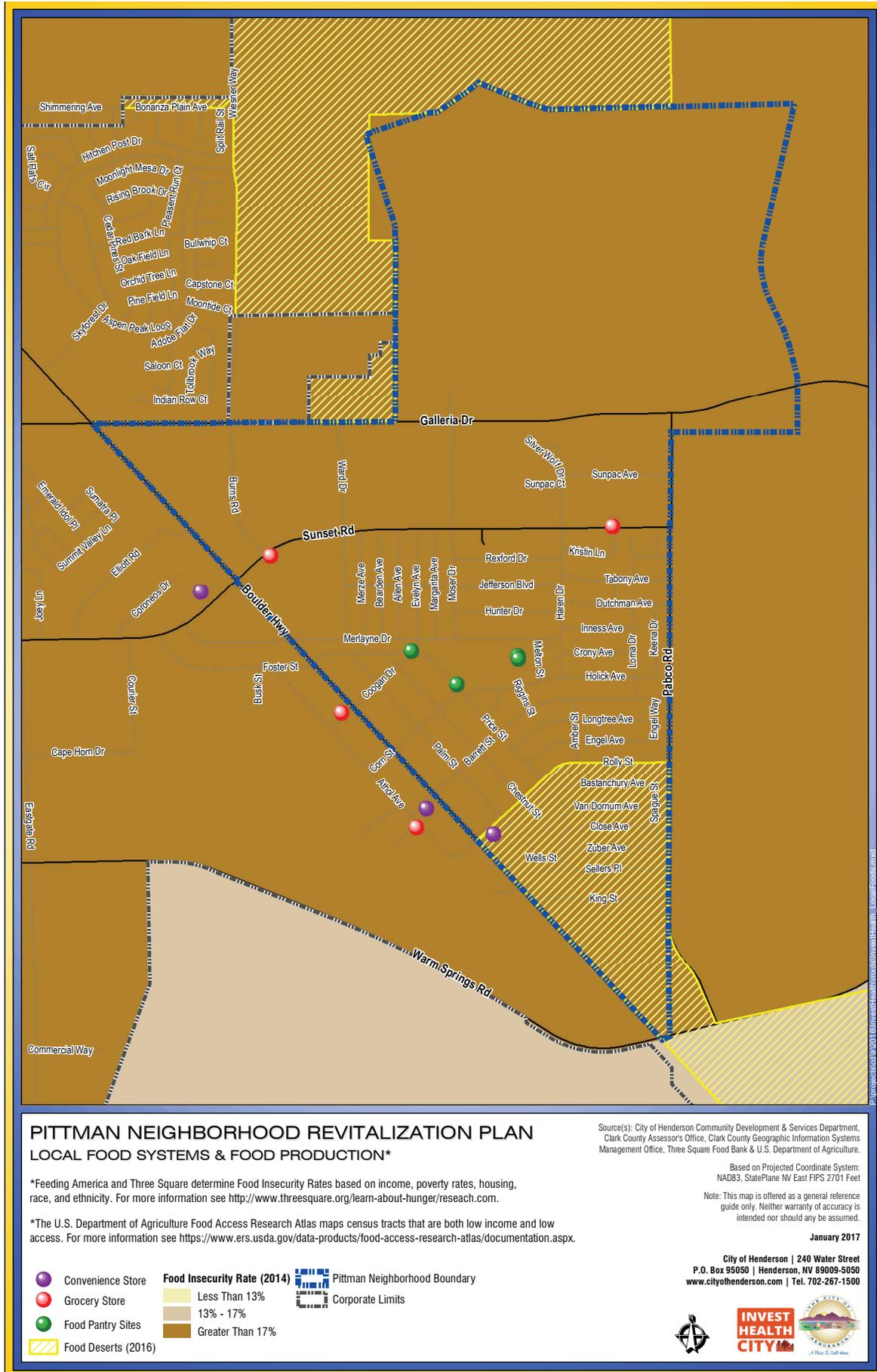
Appendix F: Housing Types and Population Density



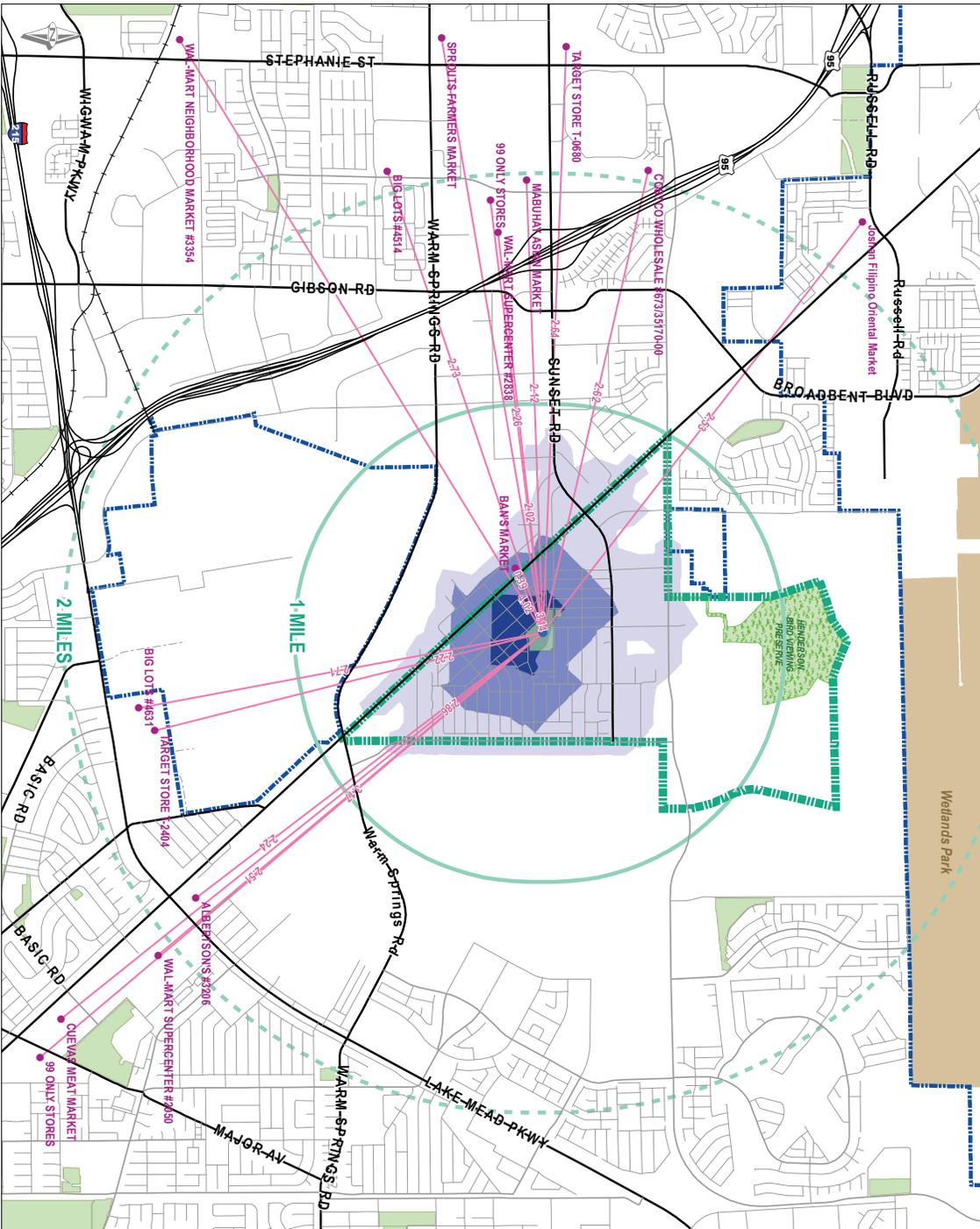
Appendix G: Zoning



Appendix H: Local Food Systems and Food Production



Appendix I: Impact Analysis of Vehicle Travel Distance to Grocery Stores



HENDERSON, NEVADA

PITMAN NEIGHBORHOOD
REVITALIZATION AREA

Impact Analysis Map

- WellPark
- Identified Local Grocers
- Vehicle Travel Distance (in miles)
- Pitman Neighborhood
- Pitman NRA Radius (1 mile)
- Pitman NRA Radius (2 miles)
- Wellands Park
- Vehicle Travel Distance from Wells Park
- 0.25 miles
- 0.5 miles
- 1 miles

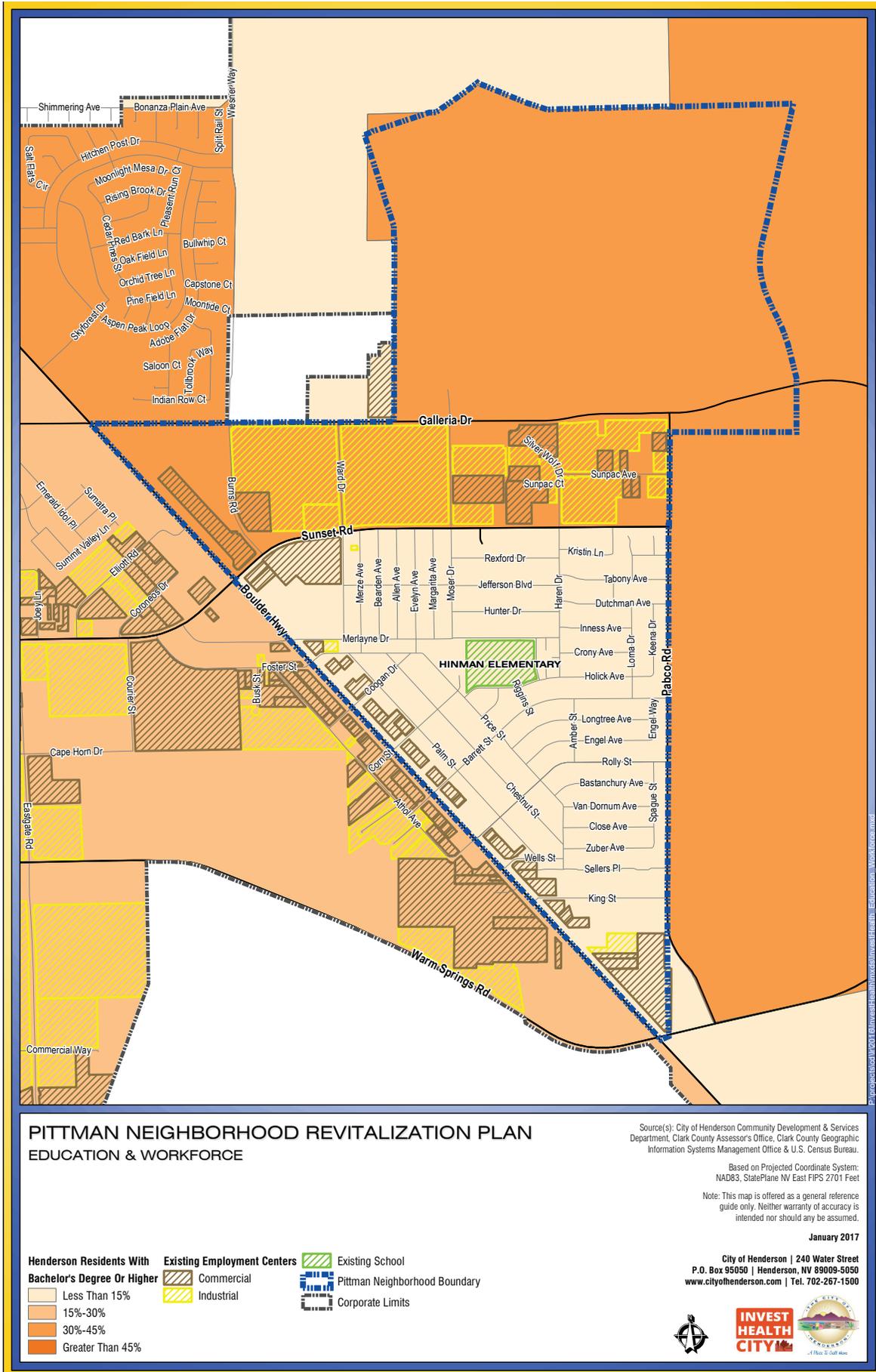
March 7, 2017

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System: NAD83, StatePlane NV East FIPS 2701 Feet
Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

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Appendix K: Pittman Neighborhood Master Transportation Plan and Land Use

