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**CHAPTER 4:**  
**Realizing the Plan**

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## THE WEST HENDERSON IMPLEMENTATION PROGRAM (WHIP)

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The West Henderson Implementation Program (WHIP) is a quantitative review structure that provides the measurability and accountability needed to ensure that West Henderson will achieve its Vision. The WHIP allows Henderson to be adaptive, flexible, responsible and decisive in addressing the location and type of development. The WHIP's adaptive management program provide a structure to continuously verify the path that West Henderson is on and correct course when necessary to ensure our desired character is realized.

### **Annual Review of Metrics**

The WHIP includes an adaptive management program that allows Henderson to annually review progress toward achieving the Vision. The Plan should be flexible and allow changes to ensure that it is heading in the right direction. The metrics used for monitoring simply represent the four regulatory elements described in the previous chapter. The metrics also encapsulate most environmental, economic and social sustainability indicators.

- Place Types
- Building Program
- Connectivity
- Placemaking

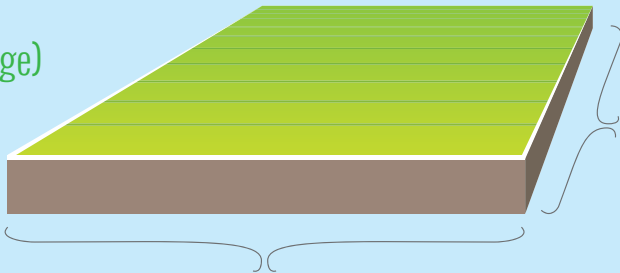
When the metric is triggered it warrants review. This review may necessitate that corrective actions are needed to ensure the City of Henderson is moving toward the Vision. If we are successfully moving toward our targets no adjustments will be necessary and we will continue on to a regular 5-year plan update. During an annual review, if a series of metrics are triggered, staff will go through a process involving Planning Commission and elected officials to review actual developments against program targets. Based upon the comparison, corrective actions should be explored to ensure our Vision is being achieved. If corrective actions are needed in response to the metrics, staff will determine the appropriate actions and how they will be implemented.

Annual metric reports should be designed as a check-in on Henderson's progress toward achieving the Vision. Through annual metric reports Henderson will understand how we are measuring up to the Plan's framework and will have the information needed to proactively design annual work plans to move toward the WHIP targets. The following graphics depicts annual metrics that tie directly to the regulatory elements for staff to consider as part of the annual monitoring of the Plan.

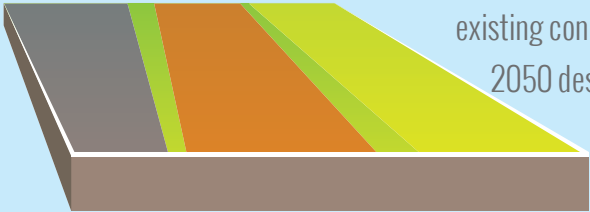
# PLACE TYPES

## RESIDENTIAL AND COMMERCIAL BLOCK SIZE

2050 desired future condition:  
**330 x 660 feet** (average)  
goal: **decrease**  
responsibility: **city**



## LAND AREA MIX



	residential	industrial/ employment	mixed use centers	parks/ civic
existing condition 2014:	22%	44%	0%	34%
2050 desired future condition:	44%	33%	8%	15%
goal:	<b>monitor</b>			
responsibility:	<b>city</b>			

## AVERAGE DENSITY (DU/ACRE)

existing condition 2014: **3.3** responsibility: **city**  
2050 desired future condition: goal: **increase**  
**5** (Minimum for:  
- Neighborhood Type 1 & 2  
- Neighborhood Centers)



# BUILDING PROGRAM



	EMPLOYEES	HOUSEHOLDS	JOB/HOUSING BALANCE	TAXABLE VALUE/ACRE
existing condition 2014	<b>3,435</b>	<b>2,221</b>	<b>1.8</b>	<b>\$32,000</b>
2050 desired future condition	<b>62,000</b>	<b>31,000</b>	<b>2.0</b>	<b>\$300,000</b>
goal	<b>increase</b>	<b>increase</b>	<b>maintain</b>	<b>increase</b>
responsibility	<b>city</b>	<b>city</b>	<b>city</b>	<b>city</b>

# CONNECTIVITY

goal **increase** responsibility **city**

## POPULATION SERVED BY TRANSIT

existing condition 2014 **0%** 2050 desired future condition **75%**

## FRAMEWORK STREET ROW DEDICATED OR CONSTRUCTED (MILES)

existing condition 2014 **14.8** 2050 desired future condition **45.0**

## INTERSECTIONS PER SQUARE MILE

existing condition 2014 **12** 2050 desired future condition **100**

## TRANSIT DEDICATED OR CONSTRUCTED (MILES)

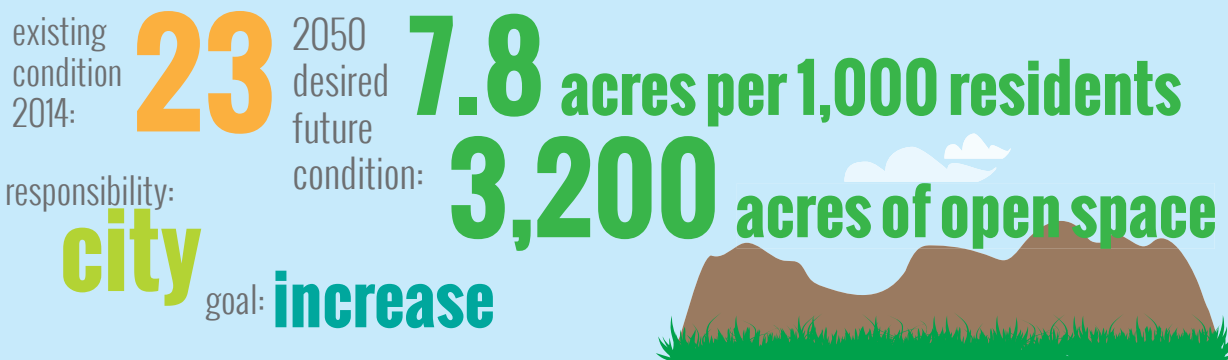
existing condition 2014 **3.4** 2050 desired future condition **15.0**

## TRAILS & BIKE LANES (MILES)

existing condition 2014 **8** 2050 desired future condition **95.0**

# PLACEMAKING

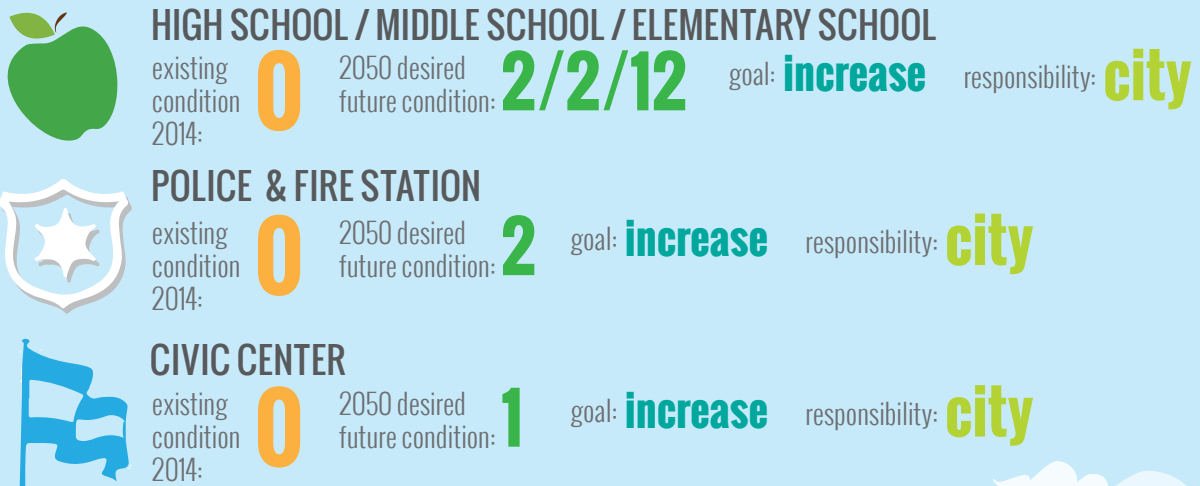
## AMOUNT OF OPEN SPACE, PARKS, AND TRAILS (ACRES)



## AMOUNT OF RECREATION FACILITIES (SQUARE FEET)



## AMOUNT OF CIVIC AMENITIES



## Amendments

This Plan is intended to be a dynamic document and may need to be amended if metrics are triggered or as Henderson's conditions change. Regardless of when they are proposed, they will be reviewed by Planning Commission and then jointly by City Council at the same annual meetings where the annual metric report is reviewed and the implementation work plan for the following year is set. This promotes a simultaneous and comprehensive review of proposed amendments, metrics, and the work plan to meet the Plan's vision. To approve an application to amend the Plan, the action should:

- better implement the West Henderson Vision;
- be consistent with the other policies and strategies of this Plan; and
- respond to indications that at least one of the following situations exists:
  - The principles of this Plan are not being implemented
  - Henderson's characteristics have substantially changed, warranting a revision to the Plan's key components that directly relate to the change in characteristics
  - The values and priorities of Henderson have changed
  - Special study area plans are completed (i.e. Inspirada Town Center, Henderson Executive Airport, Las Vegas Boulevard/ St. Rose Parkway Urban Center)

## Work Plan

A work plan for implementing West Henderson's Vision will be established each year as part of the budget process. In setting the work plan, staff should evaluate the work completed over the past year, review annual metrics, and prioritize strategies for implementation based on how well Henderson is achieving its vision and which implementation measures are most needed. The work plan may also include the implementation of preemptive corrective actions. The resources required to implement the work plan will be considered, along with the parties responsible for implementing the strategy, the timeframe for implementing the strategy and the goal for implementation. As strategies are completed and/or new best practices, technology and information become available, the work plan may include strategies that are not listed.

Key initial 2014 - 2015 workplan actions include:

1. Code Development
2. Identification of Funding Opportunities
3. Special Study Area Plan Development (i.e. Inspirada Town Center, Henderson Executive Airport, Las Vegas Boulevard/ St. Rose Parkway Urban Center)

## 5-Year Update

Staff and the community should conduct a detailed review of the Comprehensive Plan every 5 years. The WHIP is not intended to eliminate the need for Comprehensive Plan updates. Its purpose is to ensure the achievement of the West Henderson Vision and better understand the implications of measures taken. The 5-year update should be an effort to build on the lessons learned through the WHIP and 5 years of annual metrics reports.

### Implementing the Plan

Implementation of the West Henderson Land Use Plan will require the support and effort of the entire City of Henderson. Elected officials, City Departments, and other government and non-government organizations all have specific roles.

Planning staff will coordinate the administration of the plan and will be responsible for producing and presenting reports to track the recommended metrics; executing annual implementation work plans based on the strategies of the Plan and direction from the elected officials; exploring corrective actions when the metrics are triggered; facilitating the 5-year update of the Plan; processing amendments to the Plan; and reviewing land development regulations, zoning maps and other implementation measures for consistency with this Plan.

Elected officials will rely on the plan as a guide to help make land use decisions that ensure West Henderson develops consistent with the adopted vision. They will allocate the resources necessary to implement the policies and strategies contained in this Plan. Furthermore, they will oversee coordination between neighboring jurisdictions and non-governmental service providers to find regional solutions to transit, economics, and infrastructure funding; and appropriate service delivery and coordination of major capital projects. Each year, elected officials will have the opportunity to:

- receive and review the annual metric report presented by staff;
- determine the strategies to be included in the implementation work plan for the next year; and
- budget appropriately to achieve the objectives of this Plan.

Effective implementation will require the City to proactively collaborate and partner with Clark County, the BLM and other agencies to identify solutions that are mutually beneficial. These agencies and organizations can play a crucial role in data collection and monitoring, and analyzing the feasibility and success of proposed strategies. The collective input from all governmental and non-governmental agencies and organizations will be helpful in monitoring perception of and satisfaction with this Plan. Agencies and organizations are also responsible for working together to pool resources and find mutually beneficial solutions to achieve West Henderson's goals.

The support and participation of the community is equally important to the success of the Comprehensive Plan. It is essential that Henderson continues to be diligent in its outreach efforts so that residents and stakeholders remain an engaged and active part of the process. Each citizen should stay involved in local government and monitor the decisions of elected officials, planning staff, and other governmental and quasi-governmental agencies. Citizens of Henderson must stay involved in comprehensive planning efforts. Where government and other organizations are falling short in the implementation of this Plan, the citizens must help make it happen.



## REFERENCES

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