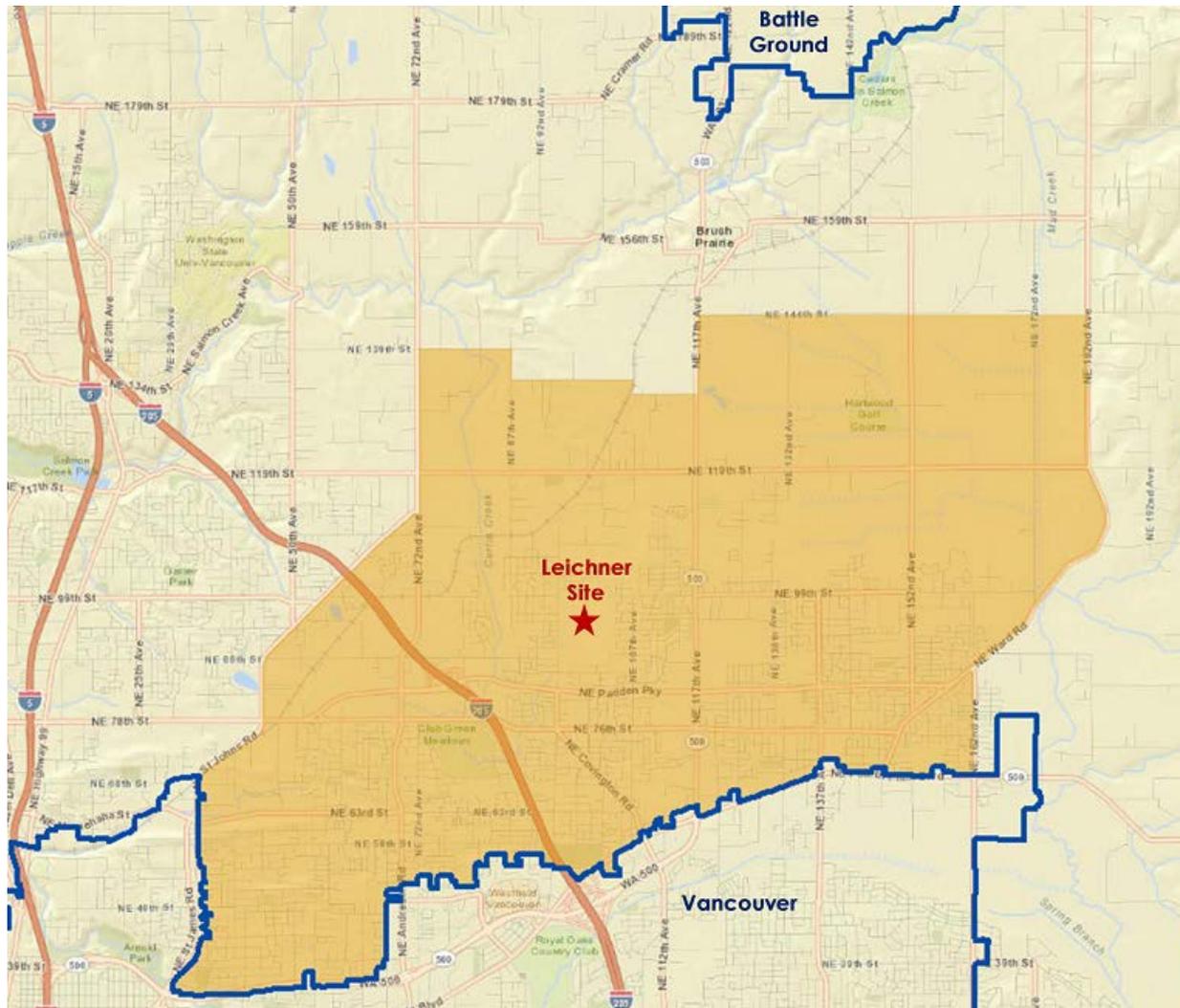


Leichner Campus Area Master Plan - Comparative Reuse Matrix

Potential Site Use	Market Opportunity	Site Advantages	Site Disadvantages	Economic Returns	Key Issues to Address	Implementation Requirements
Industrial	Strong, especially for distribution	<ul style="list-style-type: none"> I-205 proximity + local access Good blue collar labor force 	<ul style="list-style-type: none"> Deep / narrow configuration Adjacency to residential uses 	<i># Jobs: Mid</i> <i>Wages: High</i> <i>Taxes: Mid</i>	<ul style="list-style-type: none"> Truck access Housing buffer Extraordinary site costs w/landfill 	Secure single developer, discount price to market
Flex Space	Modest with build-to-suit or pre-lease	<ul style="list-style-type: none"> Potential mix w/ industrial space NE Clark County labor force 	<ul style="list-style-type: none"> Low area rents & high vacancies Distance from tech corridors 	<i># Jobs: Mid-High</i> <i>Wages: High</i> <i>Taxes: Mid</i>	<ul style="list-style-type: none"> Siting to open space amenity Creating value to support high rent 	Reserve high-amenity site area; market to anchor flex user or tenant
Office	Limited to back-office or build-to-suit	<ul style="list-style-type: none"> Potential mix w/ industrial space For back office not requiring street presence 	<ul style="list-style-type: none"> Low area rents & high vacancies Limited street presence 	<i># Jobs: High</i> <i>Wages: Mid-High</i> <i>Taxes: Mid</i>	<ul style="list-style-type: none"> Siting to open space amenity Creating value to support high rent 	Site plan for high amenity office use plus parking requirements
Retail	Limited to small scale, ancillary retail/service use	<ul style="list-style-type: none"> Potential support to industrial use Enhanced w/ Fleischer site 	<ul style="list-style-type: none"> Zoning restriction to ancillary use Limited street frontage 	<i># Jobs: Mid</i> <i>Wages: Low-Mid</i> <i>Taxes: High</i>	<ul style="list-style-type: none"> Street frontage for pad site(s) Integration with Fleischer site 	Target preferred retail to support on-site jobs + neighborhood
Single Family Residential	Strong for housing on north side of former landfill	<ul style="list-style-type: none"> Nearby housing (north side) Potential amenity of open space 	<ul style="list-style-type: none"> Small site size (8 acres) Perception of land fill proximity 	<i># Jobs: High during construction only</i> <i>Wages: Mid-High</i> <i>Taxes: Mid</i>	<ul style="list-style-type: none"> Setting market niche for housing Designing landfill pond as amenity 	Develop separately from Koski property
Recreation / Open Space	Good for passive neighborhood or regional open space	<ul style="list-style-type: none"> Large open space for passive use Possible outdoor event space 	<ul style="list-style-type: none"> Not suitable for active sports use Use conflicts with adjoining housing 	<i># Jobs: Low</i> <i>Wages: Low-Mid</i> <i>Taxes: None-Low</i>	<ul style="list-style-type: none"> Parking to serve non-local events? Commercial event potential? 	Master plan with credibility to attract full site reuse
Mixed Use	Most likely if led by industrial anchor user	<ul style="list-style-type: none"> Separate housing & industrial areas 	<ul style="list-style-type: none"> Site configuration limits mix options 	<i># Jobs: Mid-High</i> <i>Wages: High</i> <i>Taxes: Mid</i>	<ul style="list-style-type: none"> Integration with Fleischer site Which use leads? 	Focus on recreation plan & industry first

Source: E. D. Hovee & Company, LLC. Analysis is preliminary, intended for illustrative purposes, and subject to revision.

Leichner Campus Master Plan Submarket Area



Sources: Esri and E. D. Hovee & Company, LLC.