

FLOYD LAMB PARK



MASTER PLAN

ADOPTED APRIL 4, 2007

PREPARED FOR
THE CITY OF LAS VEGAS
& THE STATE OF NEVADA



PREPARED BY
GREENWAYS INCORPORATED
& JW ZUNINO & ASSOCIATES

FLOYD LAMB PARK

MASTER PLAN

Prepared for the
City of Las Vegas, Nevada



Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6

City Manager, Douglas A. Selby
Deputy City Manager, Steve Houchens
Deputy City Manager, Betsy Fretwell
Deputy City Manager, Orlando Sanchez

The City of Las Vegas would like to extend its gratitude to Governor Kenny C. Guinn and the Nevada Legislature for its stewardship, vision and leadership of Floyd Lamb Park.

Prepared by
Greenways Incorporated
JW Zunino and Associates

Adopted April 4, 2007

THANK 

YOU



This Master Plan has been developed through a participatory planning process that incorporated the vision, goals, ideas and concerns of Las Vegas residents, City of Las Vegas elected officials and staff, consultants, and staff from local, state and federal government agencies. The City of Las Vegas would like to thank all who participated in the planning process and in particular the following groups.

Floyd Lamb Park Citizens Advisory Committee

- Bob Beyer, Horse Council of Nevada
- Steve Carmichael, Las Vegas Gun Club
- Ed Dodrill, SNRTP
- Terri Gamboa, Equestrian Neighborhood Association
- Ellis Greene, SNRTP
- Robert Humphreys, Humphreys Stables
- Walter Lybarger, CACTuS
- Todd Schwartz, Spring Mountain Ranch MA
- Terri Robertson, CACTuS
- Don White, CACTuS
- Robert Zickefoose, Steeplechase Estates
- Assemblywoman Marilyn Kirkpatrick
- Dorothy Wright, Las Vegas Historic Preservation Commission

Floyd Lamb Park Technical Review Committee

- Christopher Knight, Administrative Services
- Randy Fultz, Public Works
- Billie Bastain, Leisure Services
- Steve Ford, Field Operations
- John Black, Field Operations
- Jeff Dufrene, Detention and Enforcement
- Gayle Mars-Smith, BLM
- Cindy Skromak, Nevada Power
- Terry Hansen, Nevada State Parks
- Steve Weaver, Nevada State Parks
- Kim Bush, Clark County Community Liaison
- Elaine Houser, Clark County Recreation

City of Las Vegas

Tuesday James, Liaison to Councilman Ross
Christopher Knight, Administrative Services Director

Planning and Development Department Staff

Margo Wheeler, AICP, Director
Tom Perrigo, AICP, Deputy Director
Adrienne Low Joly, AICP, Planning Supervisor
Nathan Goldberg, Planner II
Melissa Hays, Planner I

Consultant Team

Greenways Incorporated

Charles A. Flink, FASLA, President
Susan Kirk, ASLA, Project Designer
Jason Reyes, Open Space Planner
Matthew Hayes, Senior Planner/GIS
Brian Bergeler, GIS
Ben Monnette, Designer

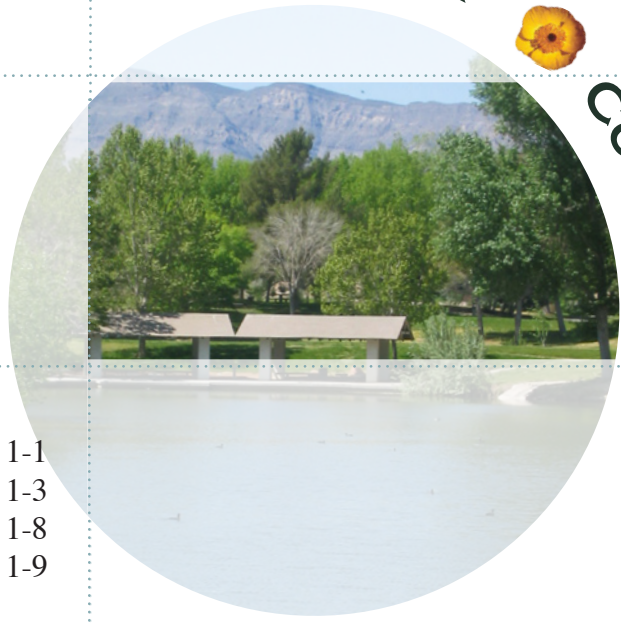
JW Zunino and Associates

Jack Zunino, FASLA, Principal
Geoffrey Schafler, ASLA, Landscape Architect
Kari Bergh, Designer

TABLE OF



CONTENTS



Report Contents

Chapter 1: Introduction

Purpose	1-1
Planning Process	1-3
Scope of Project	1-8
Stakeholders	1-9

Chapter 2: Existing Conditions

Context	2-1
Division of Site	2-2
Historic/Cultural Resources	2-4
Earth Resources	2-7
Water Resources	2-8
Biological Resources	2-10
Auditory Resources	2-13
Visual Resources	2-13
Land Use	2-16
Recreational Resources	2-20
Park Operations & Management	2-28
Current Issues	2-30

Chapter 3: Design Program

Needs Assessment	3-1
Alternative Development Concepts	3-5
Alternative A	3-5
Alternative B	3-9
Alternative C	3-11
Summary: Preferred Alternative	3-13

Chapter 4: Preferred Alternative

Defining the Preferred Alternative	4-1
Land Conservation Plan	4-1
Cultural Preservation Plan	4-2
Recreation Facility	4-5
Removed/Relocated Facilities	4-11

Chapter 5: Implementation

Overview5-1
Recommendations and Priorities5-1
Description of Activity5-5
Park Operations and Management5-13

Summary of Maps

Overall Context..... M-1
Park Core M-2
Park Core Historic Area M-3
Alternative A..... M-4
Alternative B..... M-5
Alternative C..... M-6
Preferred Alternative M-7
Phasing Plan M-8

CHAPTER ONE  INTRODUCTION



Floyd Lamb Park is a welcome oasis in the desert of Northwest Las Vegas. With its wildlife, lush vegetation, lakes and views of the Sheep and Spring Mountain Ranges, Floyd Lamb is a natural park unique to the typical Las Vegas urban experience. The historic Tule Springs Ranch is tucked inside the Park and provides opportunities for visitors to learn about the traditional working ranch and early Las Vegas life-style.

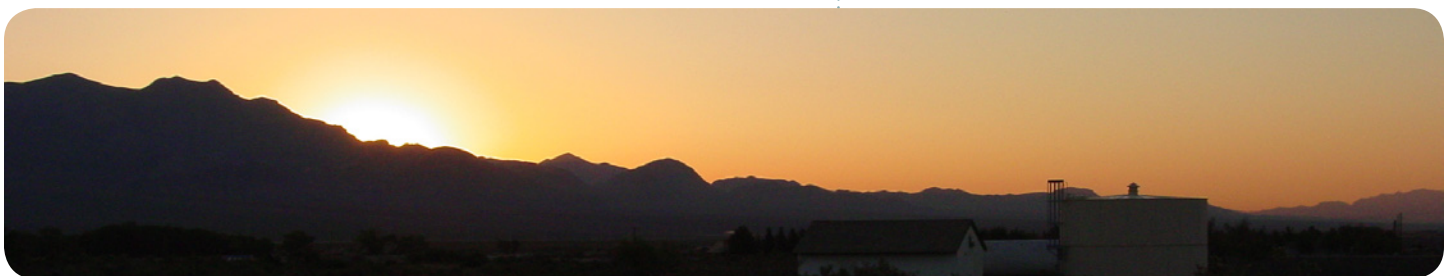
1.1 Master Plan Purpose

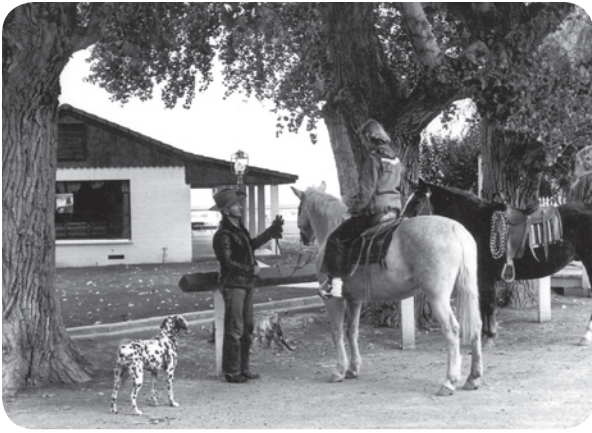
The State of Nevada currently owns and maintains Floyd Lamb Park, and leases and maintains the surrounding Recreation and Public Purpose Lands (R&PP) from the Bureau of Land Management. However, due to the increasing costs of park maintenance, the State has entered into an agreement with the City of Las Vegas to transfer Floyd Lamb Park, and the R&PP leases for the adjacent lands, to the City. This Master Plan for the Conservation and Redevelopment of Floyd Lamb Park describes prior planning efforts, State transfer requirements and the public planning process. Development and maintenance costs, a phasing plan, and operations and maintenance strategies are also defined within this Plan.

1.2 Prior Planning Processes

Floyd Lamb Park has had its share of different owners and caretakers over the years. Municipal ownership began in 1964 when the City of Las Vegas purchased 680 acres and water rights to the Tule Springs Ranch. The City developed picnic areas and renamed the area to Tule Springs Park. Over time, the maintenance of the Park became too extensive for the City and in 1977 legislation was passed to officially change the Park name to Floyd S. Lamb State Park and transfer ownership to the Nevada Division of State Parks. This piece of legislation also allowed the State to apply for the R&PP leases and appropriated funds for park development. With the park development funding, the

Desert Sunrise. The sun rises behind the Sheep Mountains at the existing entrance to Floyd Lamb Park.





Early Equestrians. Photo courtesy of Floyd Lamb Park.

Transfer Agreement. *The stipulations above apply to the agreement between the City of Las Vegas and the State of Nevada.*

1. THE CITY OF LAS VEGAS SHALL PROTECT ALL HISTORICAL AND RECREATIONAL VALUE OF THE PROPERTY.
2. THE CITY SHALL GUARANTEE PUBLIC ACCESS TO THE PROPERTY.
3. THE CITY OF LAS VEGAS AND ANY SUCCESSOR IN TITLE SHALL NOT TRANSFER ANY INTEREST IN THE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE STATE OF NEVADA THROUGH A CONCURRENT RESOLUTION OF THE LEGISLATURE.
4. THE CITY OF LAS VEGAS SHALL USE THE PROPERTY DESCRIBED AS THOSE RECREATIONAL USES THAT HAVE HISTORICALLY BEEN ALLOWED BY THE STATE OF NEVADA, AS EXPANDED TO ALSO INCLUDE FAMILY PLAY FIELDS, GROUP USE, PICNIC AREAS, HIKING AND JOGGING TRAILS, CULTURAL EVENTS, AND OTHER PASSIVE RECREATIONAL USES AS DEFINED BY THE NATIONAL RECREATION AND PARKS ASSOCIATION.
5. IN THE EVENT OF ANY BREACH OF THE FOREGOING RESTRICTIONS, THE PROPERTY SHALL REVERT TO THE STATE OF NEVADA, INCLUDING ALL APPURTENANT WATER RIGHTS.

State hired consultants to develop a Park master plan and construction drawings for phase one of development.

Initial master planning for Floyd Lamb Park began in 1977 and lasted two years. This planning process included three public meetings and recommended a six-phase development program. Specific recommendations included building additional lakes, installing comfort stations, paving pedestrian paths, creating parking lots and roads and installing landscaping and irrigation.

In 1987, the State Division of Parks initiated another master planning process to update the long-range planning effort. The State utilized data gathered during the 1977 planning process and input from several public meetings to generate alternative plans for the future development of the Park. Specific recommendations included a looped road providing access to a five-acre lake with group picnic areas, a beach and comfort stations, expanded parking, a special events center renovated from the existing hay barn and substantial improvements to the Tule Springs Ranch historic area.

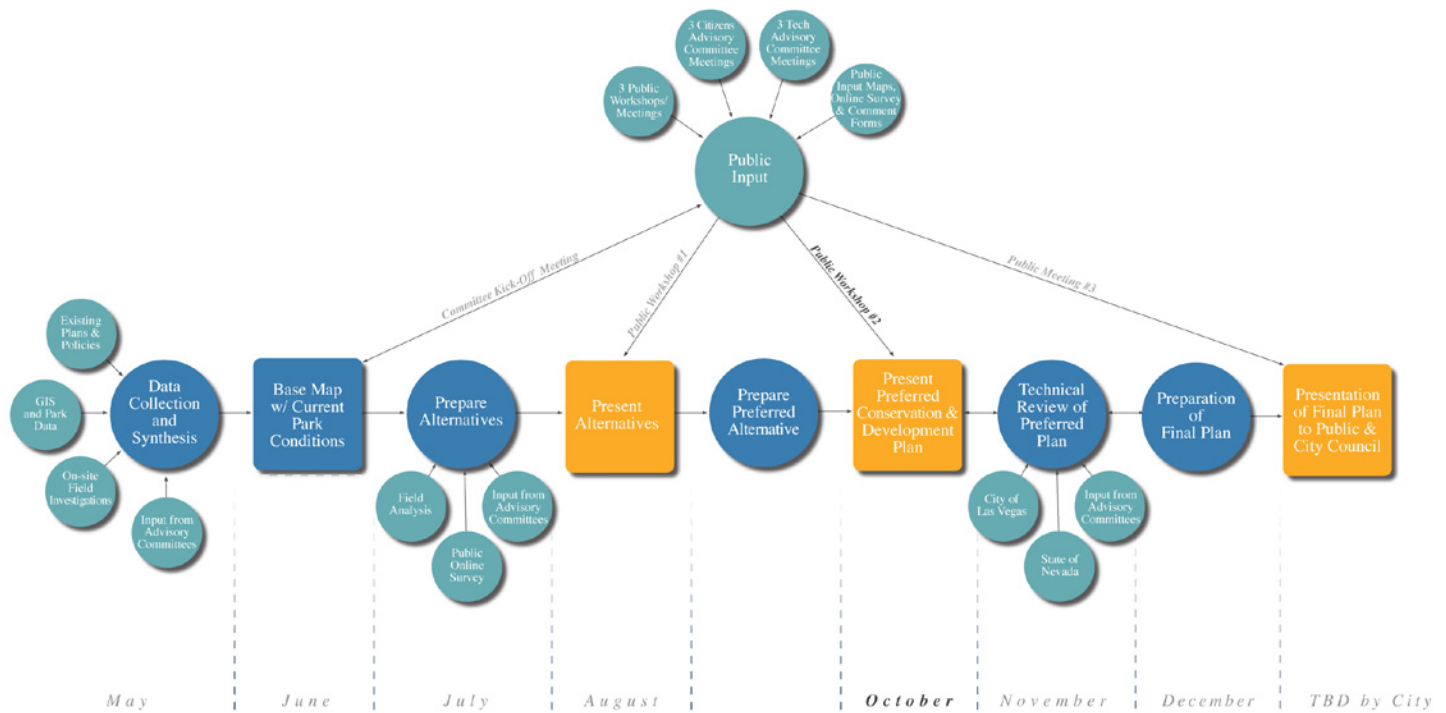
In June of 2006, the City of Las Vegas commissioned Greenways Incorporated and JW Zunino and Associates to prepare a new master plan that would both satisfy State transfer agreement requirements and prepare a forward looking program for the Park and surrounding lands.

Floyd Lamb State Park has been maintained by the State of Nevada Parks for the past twenty-nine years and is visited by more than 200,000 people annually. The State will officially transfer the Park, all leased lands, and water rights over to the City of Las Vegas by June 2007 with the following restrictions (shown at left).

In order for the transfer to occur, the City of Las Vegas and the State of Nevada agreed to prepare a master plan for the Park that ensures that Floyd Lamb Park and the adjoining Bureau of Land Management lands are used only for recreation, conservation and critical municipal infrastructure purposes. The City cannot sell nor develop for any purpose other than recreation, conservation or critical municipal infrastructure.

In order for the Recreational and Public Purpose (R&PP) leases now held by the State of Nevada to be transferred to the City of Las Vegas, the City must update the documented "Plan of Record." The current plan of record is from the 1987 master plan and will be updated in accordance with the recommendations of this master plan.

THE PLANNING PROCESS:



1.3 2006 Park Master Planning Process

The current master planning process was a dynamic process with significant feedback from the public, various stakeholders, committees, the City and the State. The steps are described in detail below.

1.3.1 Data Collection and Synthesis

Gathering existing information is an important step in the master planning process and informs decisions made throughout the life of the project. There are numerous plans and policies pertinent to the Floyd Lamb Park master planning process and an abundance of information found at the Park itself. For example, the Floyd Lamb State Park Development Plan (1987, Nevada Division of State Parks) outlined various improvements, which have been implemented over the past twenty years. Another pertinent plan is the Environmental Impact Statement for the Las Vegas Disposal Boundary, which deals specifically with sensitive resources found within the Las Vegas Wash, including the Conservation Transfer Area located within the R&PP lands (see Appendix: Review of Existing Documents for more details).

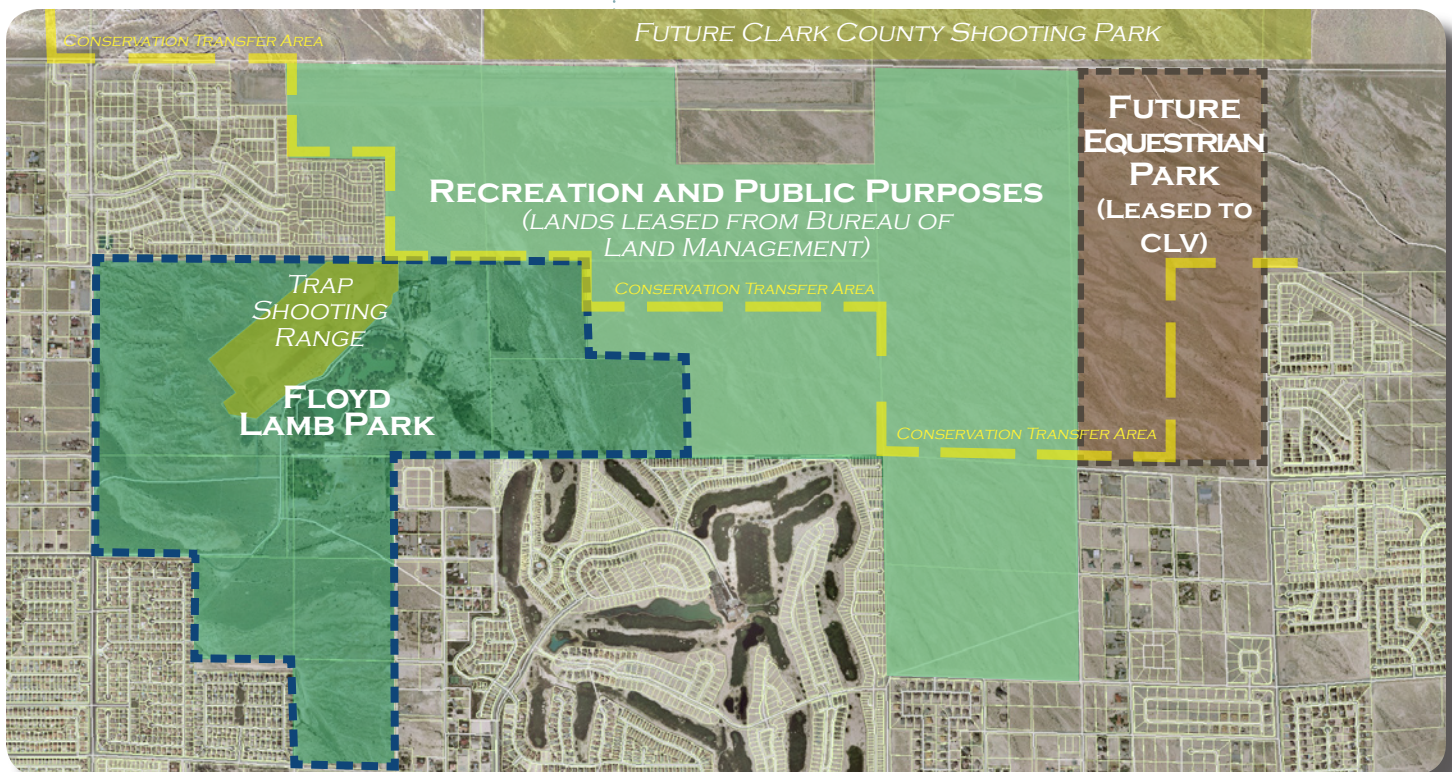
In addition to studying prior planning efforts, the Greenways Incorporated team conducted field work, interviews with park personnel, and gathered GIS (Geographic Information System data) for all property in and adjacent to the study area. The existing condition of park facilities and the surrounding R&PP lands is documented in Chapter 2 of this report.

Two advisory committees, assembled by the consultants and the City, provided feedback throughout the master planning process beginning at the data collection and synthesis phase. The Technical Advisory Committee included representatives of the Bureau of Land Management, Nevada State Parks, as well as City officials and utility companies. The Citizens Advisory Committee included selected leaders of local and non-profit organizations, homeowner associations, representatives of local elected officials, and business owners affected by the transfer of the park.

1.3.2 Base Map and Existing Park Conditions

The Consultant prepared an existing conditions report and supporting maps summarizing their findings. These are documented in Chapter 2 and include detailed maps at three different scales: an overall context map, the Park core area and the Park core historic area. Chapter 2 describes various resources found within the park study area and raises issues to consider for the future of the park.

Park Core. *The Park Core includes the historic Tule Springs Ranch structures, four man-made lakes and picnic facilities. The land currently owned and maintained by the State is shown outlined in blue.*



The existing conditions document and the maps were presented to the Technical Advisory Committee and the Citizens Advisory Committee in June 2006. All information was available to the public on the City website dedicated to the preservation of Las Vegas Open Space (www.lasvegasopenspace.com under the Floyd Lamb Park menu).

1.3.3 Preparation of Plan Alternatives

The second phase of the master planning process included generating alternative plans for the conservation and redevelopment of Floyd Lamb Park. An on-line survey was created to gather public input of the current park conditions and to determine the needs and desires for the future of Floyd Lamb Park. This survey and additional input from the advisory committees influenced the alternative plans. Three alternatives were prepared with an increasing amount of development proposed in each one. Storyboards describing the facilities of each alternative were also produced (see Chapter 3).

1.3.4 Presentation of Alternatives

The three alternative plans and accompanying storyboards for Floyd Lamb Park were presented to the public at a workshop held in August 2006. The public was encouraged to voice their opinions by writing their comments on maps provided by the consultants. The two advisory committees met with the Consultant Team to discuss their opinions as well and were also encouraged to write comments on maps of the alternatives. Finally, feedback was gathered through the city website via email.

1.3.5 Prepare Preferred Alternative

The completed work (data collection, field analysis, input from advisory committees, public workshops, etc.) provided the foundation necessary for determining the Preferred Alternative. The sources below provided direction for making the preferred alternative recommendations:

1) Years of Public Polls and Surveys

For the past two and a half years six different public polls, surveys and comment forms have been used to determine park needs for Northwest Las Vegas and the City at large, including over 800 responses from an on-line public poll regarding Floyd Lamb Park in particular. The other sources included the City Leisure Services survey, a State Parks survey, a Northwest Open Space comment form, a Las Vegas Equestrian survey, and the Las Vegas Parks and Recreation survey (see Appendix B – Prior Public Input for more information).

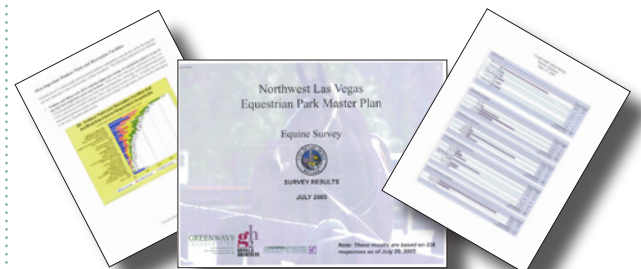


June 2006. The Citizens Advisory Committee meets to discuss needs for the future Floyd Lamb Park after reviewing the Existing Conditions Report and maps.



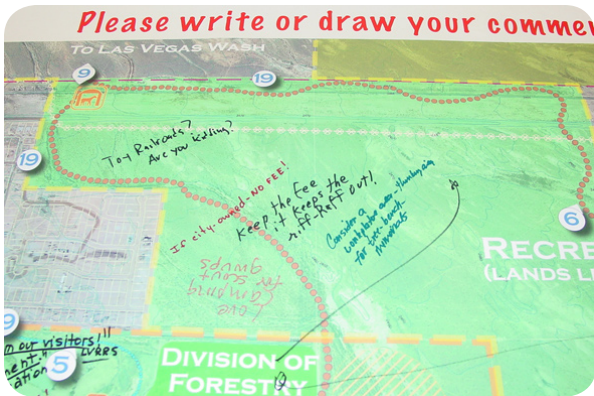
August 2006. The Technical Advisory Committee meets to discuss the proposed three alternatives for the Floyd Lamb Park.

Years of Public Polls and Surveys. A survey conducted by the City of Las Vegas Leisure Services, the Northwest Las Vegas Equestrian Park Survey, and the on-line Floyd Lamb Park needs assessment survey are examples of public input determining the Preferred Alternative for Floyd Lamb Park.





August 2006. The three alternatives for the development of Floyd Lamb Park were displayed at a public open house where the public was encouraged to write their comments on maps (see below).



2) *Input from the Citizens Advisory Committee*

This committee includes selected leaders of local non-profit organizations, homeowner associations, representatives of local elected officials and business owners affected by the transfer of the park. It was formed to assist in the master planning process. Specifically, they have provided valuable feedback regarding desired park facilities and improvements for local access.

3) *Input from the Technical Advisory Committee*

This committee includes representatives of the Bureau of Land Management, Nevada state parks as well as city officials and utility companies. It was formed to assist in the master planning process while providing technical assistance for park facilities. Specifically, they have provided valuable feedback regarding facilities allowed within the park boundary and operations and management concerns.

4) *Direct Public Input on the Alternatives*

Citizens were invited to provide direct input on the alternatives that were presented in August at the open-house workshops. The workshops were publicized through newspapers, web sites, and e-mail. During the workshops, participants provided direct feedback to representatives from the City of Las Vegas and spoke one-on-one with the project consultants. Participants were also invited to write or draw their comments on “input” maps. Finally, direct input was also gathered by posting the alternatives on the internet for further review and comment by the public.

5) *City and State Agreement*

As noted in section 1.2, the City of Las Vegas has entered into an agreement with the State of Nevada to accept the transfer of Floyd Lamb State Park, along with its water rights. The agreement provided direction for the preferred alternative.

6) *Assessment of Nearby Park and Land Uses*

The proposed and future facilities that are scheduled to be built immediately adjacent to the park were taken into account when determining the preferred alternative. Also, current uses in the park were assessed as to whether they would remain or be transferred to other nearby facilities. Specifically, in regard to the equestrian concession and shooting range, the City of Las Vegas and Clark County are about to embark on the development of two major facilities that will provide substantial upgrades for these two activities. While Floyd Lamb Park will retain a high quality equestrian trail head, including upgraded equestrian trails, the nearby Equestrian Park will be a high quality facility that will be actively managed for equestrian concessions. Additionally, the new Clark County Shooting Range, just north of the park, has

2,000 acres reserved that can accommodate users of the range at Floyd Lamb Park.

1.3.6 Present Preferred Alternative

The Preferred Conservation and Redevelopment Plan for Floyd Lamb Park was presented to the public at a second public workshop the end of October 2006. The public was once again encouraged to voice their opinions by writing their concerns on the maps as well as to download the map and supporting storyboards from the City website and send comments directly to the City. (A summary of these comments can be found in Appendix A – Summary of Public Input.)

1.3.7 Technical Review of Preferred Plan

The Preferred Conservation and Redevelopment Plan was reviewed by the Nevada Division of State Parks, the City of Las Vegas, and the Technical and Citizens Advisory Committees. These entities again provided valuable feedback and suggestions for the final master plan for Floyd Lamb Park

1.3.8 Preparation of Final Plan

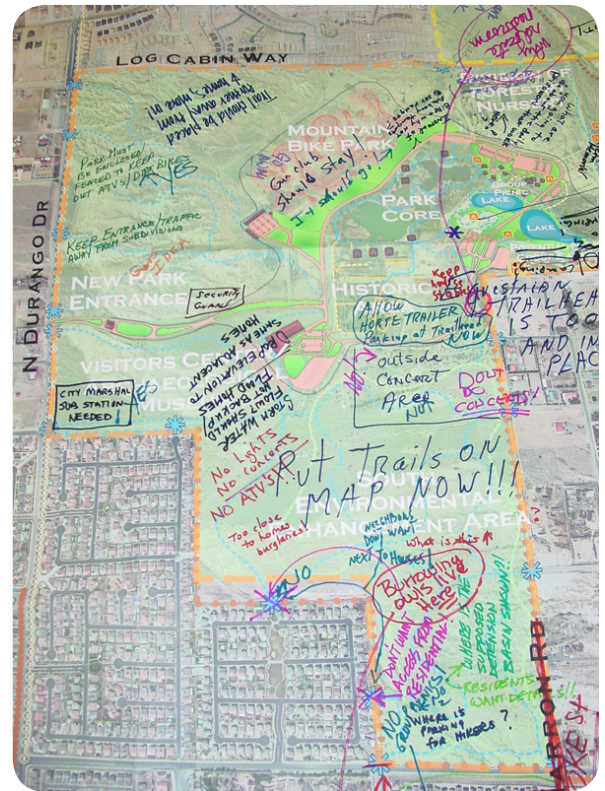
The final plan was a refinement of the Preferred Alternative and included costs for development, an action timeline, and an operations and management strategy focusing on the recreation, conservation, and redevelopment of Floyd Lamb Park. The final plan addressed the public comments and the technical review (see 1.3.7 Technical Review of Preferred Plan). Consultants worked with organizations specialized in historical restoration, environmental consulting and local contractors to establish cost ranges for the recommended park facilities. An action timeline was established to help the City of Las Vegas prioritize implementation steps to make the future Floyd Lamb Park a reality. Finally, consultants interviewed parks employees and examined case studies of parks or park systems with similar facilities to those proposed for Floyd Lamb.

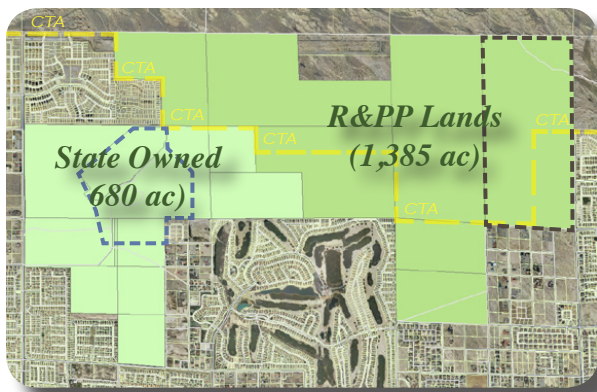
1.3.9 Presentation of Final Plan

The final plan was presented to the Technical and Citizens Advisory Committees and City Council and displayed to the public in January 2007. Once the plan is officially adopted by the Las Vegas City Council, the requirements of the transfer agreement between the City of Las Vegas and the State of Nevada are fulfilled. The Final Plan also becomes the “plan of record” for the R&PP lands, which is a requirement for the Bureau of Land Management to transfer its current leases of the R&PP lands from the Nevada Division of State Parks to the City of Las Vegas.



October 2006. A large group attended the public workshop held to gather public input for the Preferred Alternative. Some public comments on the maps are shown below.





Master Plan Study Area. The Floyd Lamb Park Core is outlined in a blue dashed line. The planned Northwest Equestrian Park area is outlined in a brown dashed line, and the Conservation Transfer Area is outlined in yellow.

Leased Facilities. Humphrey's Horse Stables is one example of facilities leasing land from the State of Nevada.



1.4 Property Scope of Master Plan

Floyd Lamb Park, in the scope of this master planning project, is composed of four major components totaling 2065 acres including the Park Core, the Bureau of Land Management Lands, the planned Northwest Equestrian Park, and other leased lands.

1.4.1 Park Core

The Park Core is the formal Floyd Lamb Park, currently owned and maintained by the Nevada Division of State Parks, with picnic areas, the historic Tule Springs Ranch, four lakes for fishing, and two equestrian facilities. Local residents frequent the park for daily walks, family outings, and accessing the equestrian trails.

1.4.2 Bureau of Land Management Lands (R&PP Lands)

The R&PP Lands are the largest continuous open space within the park boundary encompassing over 1,300 acres. The State currently leases and manages the land from the Bureau of Land Management in a twenty five-year lease, which expires in 2011. The lands are to be used for public recreational purposes only and currently are home to cross-country equestrian trails, illegal shooters, and off-road vehicle trails. Approximately 1,275 acres of this land is delineated as a Conservation Transfer Area (CTA) with the goal of protecting sensitive environmental resources. Ultimately, no titles to land within the CTA will be transferred to local or regional government agencies without the agencies first signing a Conservation Agreement, which would concentrate on the long term protection of sensitive resources.

1.4.3 Planned Equestrian Park

The planned Northwest Equestrian Park will house 320 acres of first-class equestrian facilities including arenas, trails, horse boarding, and host regional and national events. Local equestrians will be able to access the facilities through trails connecting to the Equestrian Park without having to trailer their horses in. For more information, refer to the Northwest Las Vegas Equestrian Park Master Plan (2005).

1.4.4 Leased Facilities

Three organizations currently lease lands from the State. A concessionaire operates a 63 acre shooting range offering trap, skeet and sporting clay ranges for amateurs and seasoned shooters. The Department of Forestry Nursery manages approximately twenty five acres and cultivates conservation plant materials. Finally, a concessionaire operates a rental horse facility providing guide service to the equestrian trails throughout the park, birthday parties, and horse riding lessons.



1.5 Stakeholders

There are many stakeholders concerned with the future development and preservation of the unique character of Floyd Lamb Park. These include the Nevada Division of State Parks, the Bureau of Land Management, the City of Las Vegas, operators of the leased facilities on site, park visitors, local residents, and wildlife.

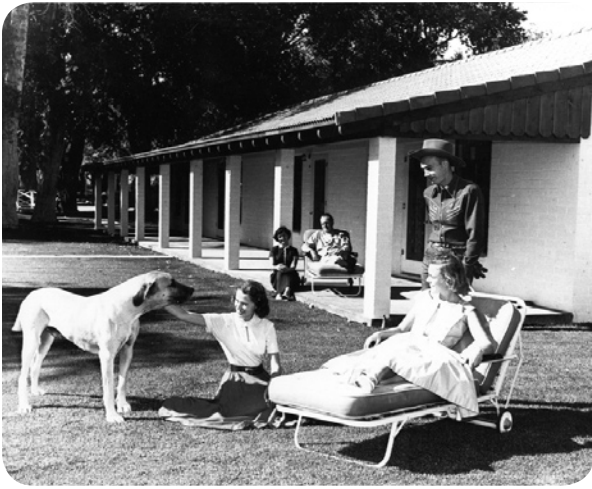
1.5.1 State Parks

The Nevada Division of State Parks owns and maintains 680 acres and what is formally known as Floyd Lamb State Park. The State also maintains the 1,385 acres of R&PP lands leased from the Bureau of Land Management. This land, the largest contiguous amount of open space in the park property, is to be used solely for the recreational needs of the public. As mentioned previously, a new “Plan of Record” must be recorded to the BLM if the leases are to be assumed by a new lessee (i.e. The City of Las Vegas).

1.5.2 Bureau of Land Management (BLM)

The Bureau of Land Management is concerned with the preservation of resources within the R&PP lands and specifically the Conservation Transfer Area. A thirty-month study, being conducted by Utah State University, will document sensitive resources within the Upper Las Vegas wash and help to determine the actual boundary of the Conservation Transfer Area. This potentially fluctuating boundary may impact future development within the proximity of Floyd Lamb Park.

Yee-haw! A group of children on horseback are led by a guide through the equestrian trails around the perimeter of Floyd Lamb Park.



Early park visitors. Park visitors relax in front of the guesthouse (above) and beside the pool (below). Photo courtesy of Don White.



Who's there? A burrowing owl peeks out from its nesting site. Photo by Rick Scott courtesy of www.member.sox.net



1.5.3 City of Las Vegas

The City of Las Vegas is interested in maintaining the quality and unique character of Floyd Lamb State Park as well as providing facilities to meet the needs of the growing Las Vegas population. The city has agreed to conduct an open and participatory planning process, in compliance with the transfer agreement between the city and State of Nevada. The language from the transfer agreement specifically states:

“Prior to the completion of this transfer, the City and State will engage in a public planning process to ensure that Floyd Lamb Park and the adjoining Bureau of Land Management Land is used only for recreation, conservation and critical municipal infrastructure.”

1.5.4 Las Vegas Residents

Local residents vary from newly relocated families living in walled communities to people who have lived in Las Vegas for years and bought large parcels of land for the purpose of living with their horses nearby. Residents have expressed both concern and gratitude toward the master planning process. Overall, they want to ensure that Floyd Lamb Park is preserved and that if development must occur that great thought and planning takes place.

With over 200,000 annual park visitors, there is quite a variety of needs and expectations. The recent on-line survey combined with prior public surveys relative to Floyd Lamb Park were used to determine what should be included in future park facilities.

1.5.5 Park Wildlife

Finally, the abundance of wildlife is a great draw for many visitors to Floyd Lamb Park. With the four lakes and diverse vegetation, wildlife varies from migrating birds and fish in the lakes to burrowing owls and jackrabbits. Since the wildlife cannot speak for themselves, the developers of this master plan and wildlife advocates must speak for them and address their habitat issues during the master planning process.