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February 23, 2023

2023 FEB 23 P 1:14

Ms. Holmes,

Lex here from NARA. Attached is a request to you to forward on for processing through protocol within the 10 day window of the February 23rd Founders Academy agenda 22-0701, item #26. The request is to abey the item agenda until the Planning Department, Traffic Engineering, and/or Public Works can resolve the outstanding traffic and parking issues that will only be exacerbated with the addition of 300+ more students at this location.

This agenda is Founders "Plan B" from their original agenda to put a high school addition on the Gowan Avenue 5 acres, which NARA was very involved in and supported 100%. With the interest rate increase, the numbers didn't work out. With that, this new Founders application is to have the high school addition on their existing school athletic field location.

There are also 3 attachments which are seminal for the record..., please.

- The February 23rd abeyance request sent to Councilman Crear and Commissioner Williams.
- The January 31st Letter to Public Works in regards to the flooding issue that exacerbates the Leon Avenue traffic situation
- Letter from the Alexander Business Association, Inc. commercial center across the street from Founders Academy.

We are requesting that these attachments be included for the record. I know this is a lot of "paperwork", but documentation is NARA's primary (only) resource for any advocacy.

Thank you,



Lex Anderson/NARA Historian

E-mail: lexmar3709@cox.net

Phone: (702) 745-7983



February 23, 2023

To: The City of Las Vegas/City Clerk

From: Rick Berni/NARA President

Ref: Planning Department Review and Abeyance Request for Founders Classical Academy Agenda #22-0701, Item #26, to Resolve Commuter Traffic and Off Site Parking Issues Prior to City Council Consideration.

NARA did not attend the February 14, 2023 Planning Commission meeting for the Founders Classical Academy agenda 22-0701, Item #26. A comprehensive justification and request to hold the meeting in abeyance was sent to both Councilman Crear and Commissioner Williams on February 13th. There was no response. Commissioner Williams made no mention of the NARA abeyance request or the content justification at the Planning Commission meeting. With that we are requesting an abeyance through protocol sufficient to readdress the numerous Founders Academy residential neighborhood and immediate business traffic/parking issues before this agenda is considered for the City Council and a final vote.

Principal Fick is correct in that NARA totally supports the Founders Classical Academy academic program and values. NARA supported Founders at the October 5, 2016 City Council meeting with their (1) moving the school to the west side of the property and athletic field to the west side to diffuse the facility structure impact on the immediate RNP neighborhood, (2) and assurances that the onsite drop off and pickup queue system would effectively eliminate any Leon and Alexander traffic and congestion concerns. NARA also supported Founders with their recent effort to build their high school annex on the Gowan Road/Jay Avenue 5 acre parcel, organizing meetings and coordinating dialogue between the developer and owner. This would have been a special Founders Academy complement to our community with an acceptable residential and commercial traffic impact.

The present application is a consequence of economics. We were advised that with the federal interest rate change "the numbers" no longer made the

Gowan Road project possible. Because of this, and only because of this, the decision and justification was made to sacrifice part of the athletic field for the needed high school expansion and addition. It's all about the money.

With that, we have an evolved and chronic Founders Classical Academy charter school traffic/parking situation impacting both the immediate neighborhood and commercial businesses that requires resolutions before final approval. Founders Academy and Traffic Engineering need to come to terms with demonstrable solutions for their Alexander/Hickam/Leon commuter traffic, and for offsite afternoon parking for student pick up, before any facility addition is approved to avoid exacerbating an already exacerbated problem.

The following is a list of historical and operational considerations that could be applied towards a constructive resolution:

- It is reasonable to conclude that a 25% - 30% increase in student population would result in a 25% - 30% exacerbation of the already exacerbated/problematic residential and business traffic/parking problem.
- A traffic study after the fact assumes that the traffic situation has practical resolutions. The Alexander/Hickam/Leon ongoing scenario suggests that this in fact may not be the case. What happens then? Is the building torn down?
- If a two bell (split queue) option has validity as a traffic intervention tool, it needs to be implemented before approval to document that it in fact has a positive impact on both the drop off/pick up system and the Alexander/ Hickam/Leon commuter traffic issues.
- It's all about the money. The Gowan Road/Jay Avenue 5 acres is still for sale. Given the historic success of Founders Academy, and lessons learned through the growth process, Hillsdale College/Barney Charter School Initiative might consider contributing towards the original plan to bring "the numbers" down to previous acceptability.
- The athletic field was part of the original school program and curriculum. Before the field was completed Founders students walked the two blocks to Patriot Park for Physical Education instruction/supervision. Reducing its present athletic field indicates a change or reduction in its original

curriculum program.

- At the October 5, 2016 City Council meeting, the Founders Academy's decision to move their two story facility to the west side of the parcel, and have the athletic field on the east side as a "buffer" to the immediate RNP neighborhood was a seminal for neighborhood support and agenda approval. The application for a two story addition to be built on the athletic field repeals/abrogates that original community buffer commitment.
- Alexander Road is pending major long term construction projects. If the new addition is built at the present Founders location, within a year, or two, or three after it is built, North Las Vegas will be tearing up Alexander from Rancho Drive to Decatur for a large major drainage pipe upgrade. This will be a 6 month to one year project. Following this, the City has a commitment to further major construction with an upgrade to Alexander with complete street standards compatible with a Rural Preservation profile. Both Founders Academy and the immediate businesses will be severely impacted with traffic limitations by this lengthy construction and upgrade for several years.
- An objective assessment of the original Traffic Study using the 12.14 acre 2120 student census Somerset Academy K-12 Campus north at 7058 Skypoint Drive presents zero comparable relevance to the Founders Academy Alexander/Leon location in regards to both residential and commercial impact. The only relevance the study carries is that the campus has a 750 student K-5 building.
- NARA is not just a residential community. It is also has Title #19 Rural Neighborhood Preservation status and qualifies as an Overlay District with "special" considerations by ordinance. With this there is a commitment to sustain its character, culture, integrity, identity, lifestyle, property values and safety. The Founders Hickam/Leon residential commuter traffic has had a negative impact on the immediate neighborhood RNP identity, and without a constructive solution this impact will be exacerbated with an additional 300 students.
- City of Las Vegas recognized NARA as a model volunteer RNP community, and singled it out the with the same UNLV study format as the Westside HUNDRED PLAN with its residents as stakeholders. The program was



completed in February 2018 with recommendations to sustain and enhance this unique community identity, and content for other RNP neighborhoods to consider for their RNP location profile. Supporting additional commuter residential traffic added to the already problematic Hickam/Leon drop off/pick up situation goes in opposition of the study recommendations and Title #19 Rural Preservation zoning intent and purpose.

- Some parents continue to park off site on Helen, Broderick, north & south on Leon, and further east on Alexander for student pick up to avoid the Founders queue afternoon pick up. These are public streets and perhaps not enforceable by Founders authority. The commercial/business parking is privately owned. With that Founders might consider partnering with the property owner for severe violations from the Founders management for parents using this business customer and staff parking location for either drop off or pick up.
- The NARA epicenter Alexander Road and Bradley Road intersection two blocks east of Founders Academy is an accident waiting to happen. We have had one death, a three car collusion totaling all three of the vehicles, and numerous "fender benders" with some reported and some not reported. A 25% - 30% Founders Academy increase in commuter traffic will have an impact at this intersection location, and with it a legitimate safety concern.
- Carpooling is a choice. Additional high school students could reasonably increase the number of non carpool drivers to school.
- In keeping with the Rural Preservation identity, there are no sidewalks on Alexander west of Bradley. That will change in the years to come after North Las Vegas ends their drain pipe project and the City of Las Vegas completes their proposed RNP compatible "complete streets" enhancement. An "asphalt path" for school children safety is considered compatible with RNP neighborhoods. With a 25% - 30% increase in Founders commuter traffic, and possibly an increase in children walking to school on Alexander, a raised asphalt path could be in order. This would also help mitigate the chronic front yard residential flooding down Alexander from Rancho Drive during regional storms.

- On page 10 of the agenda Staff Report It was noticed that Rural Preservation was not included in the "Special Purpose and Overlay District" section for consideration. Does this need to be corrected?
- One suggestion for decreasing the speeding on both Hickam and Leon Avenue is the addition of speed bumps/humps/pillows. This might also even deter the choice of using these RNP interior residential streets. These are need now, whether the addition is approved or not.

To be clear, at the recent neighborhood meeting NARA continued to be very much in favor of the Founders Academy program and curriculum. And NARA was "partnering" with Founders in their effort for the Gowan Road 5 acre high school annex. For the record, NARA and the immediate neighbors continued to hold the single issue of increased Hickam & Leon traffic, and offsite pick up parking, as the seminal ongoing issues and unacceptable consequence of school growth. And without a proven, "guaranteed" traffic/parking solution at the present 900+ student census, the community cannot support an agenda at the Alexander location with an additional 300 students, and a capacity that could reach 1,467.

Again, the present application is a consequence of economics. This agenda application is "plan B", with the higher interest rates pricing Founders Academy out of their original NARA supported proposal. Founders Academy is asking the RNP community and adjacent businesses to compromise their established identity and business potential for its charter school success. This is not a win/win application. Perhaps a financial appeal to Hillsdale College could bring the school back to its original direction. Perhaps Traffic Engineering can come up with some creative interventions along with the suggestions offered for a constructive resolution before the City Council meeting.



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Phone (702) 645-7983

cc: Councilman Cedric Crear/Ward #5

Atch: February 13th content to Councilman Crear & Commissioner Williams

*Also - letter from the Alexander Business Assn*

# Alexander Business Association Inc.

5715 Alexander Rd #145

Las Vegas, NV 89130

February 22, 2023

Ref: Founders Classical Academy Agenda #22-0701 Item #26

To Whom It May Concern:

I am writing this letter as the Business Condo Manager on behalf of 7 businesses in the complex directly across the street from the school to express our concern with the school adding approximately 700 more students (which is the average number of student capacity at an elementary school) doubling their student base and the inevitable increase in traffic during drop off and pick up. Not to mention more staff that will need parking and the parking spaces are being significantly reduced under this proposal. All students are driven in by passenger vehicles only. No buses are used to reduce traffic congestion.

The traffic during drop off and pick up already is an issue for anyone trying to leave the parking lot from a business at this complex. There is literally a steady stream of vehicles coming from both east and west on Alexander making it impossible to pull out of the parking lot without illegally doing so. This goes on for at least 30 minutes morning and afternoon. Also some of the parents will use our parking lot and go across the street to get their child.

One of the planning commission's recommendations was a 2 bell system. This will only prolong the existing traffic situation for 60 minutes or more considering the doubling of students in this proposal. This does not seem to be a feasible answer to the issue.

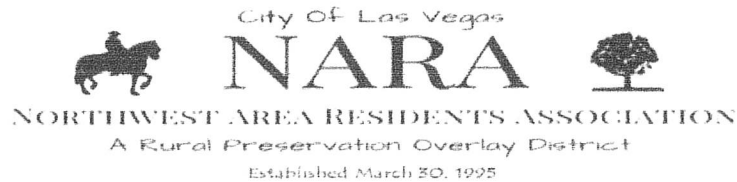
If there is no way for the school to direct the traffic so businesses and homeowners alike can leave their business or homes, then adding 700 more students and doubling an already problematic traffic issue should not be considered and approved.

It seems the school was built on a parcel of land that does not have sufficient space to accommodate a larger student base and the ensuing traffic dilemma. Perhaps building close by on another parcel of land would be the correct answer. The other businesses and homeowners in this immediate area should not be ignored and have to endure this traffic issue for the school.

Thank you for your consideration in this matter.

A handwritten signature in black ink, appearing to read 'Ron L Petroni', with a large, sweeping loop at the end.

Ron L Petroni As Manager



January 31, 2023

To: Mr. John Wilkes/Environmental Compliance Inspector  
Department of Public Works  
416 North 7th Street  
Las Vegas, Nevada 89101  
From: Lex Anderson/NARA Historian  
Ref: NARA Leon Avenue Flooding With Pooling & Stagnant Water  
From: Lex Anderson/NARA Historian

Mr. Wilkes,

Thank you for taking the time to listen to our ongoing flooding and standing water situation in our community on the 18th. And especially for taking a few minutes to do a short onsite visit to better understand and get a real world picture of the problem. We need an ordinance definition for "standing water" to use towards this Leon Avenue depression flooding resolution effort as it applies to residential/environmental health and safety. I would appreciate it if you could help us with that direction.

With that, let me again give you the history/cause/etiology of this situation that was self imposed by the City of Las Vegas to facilitate the 29.22 acre D.R. Horton HOA development to the west. This is far more information than what you need to know, but it reinforces the nature, impact, and accountability for this flooding.

### **D.R. Horton History**

At the June 21, 2017 City Hall meeting, agenda #116, ZON 69642, for the 169 home D.R. Horton "Mosaic Falls" development was passed. One of the conditions was for peak flow flood drainage for the large northern section of the project to be directed out of the northeast corner of the parcel, and for

water to go down Dimick Avenue with a direct flow to Bradley Blvd, and then north to Craig Road. This would eliminate exacerbation of additional flooding into the Leon Avenue street depression between Dimick Avenue and Broderick Avenue. There might be some peak flooding overflow on to Leon Avenue from the development with a Dimick drainage, but that could be resolved as history addressed the need.

At the May 21, 2018 scheduled NARA neighborhood meeting it was noticed that there was no flood gate space at the Mosaic Falls north end on Leon Avenue. Instead there was a 30' wide flood gate and drainage area at the Leon Avenue block wall center of the development, and with this a dumping on to road in the middle of the block between Dimick Avenue and Broderick Avenue at the low point Leon street depression directly across from the vacant parcel. This was a flooding "accident waiting to happen". The residents could see the "handwriting on the wall". It was clear that we would have to wait for a first good storm to provide the documentation that we knew would happen.

November 13, 2018, NARA sent a courtesy letter to Mr. Michael Williams at 10061 Riverside Drive #732, Toluca Lake, California 91602 as the listed owner of the vacant parcel (138-01-402-007) to giving him a heads up on the new Mosaic Falls storm drain location and its impact on his property. There was no response. This turned out to be a UPS mail box address.

June 12, 2018 a comprehensive 3 page letter with photos and maps documenting the "Original Peak Flood Drainage Request" was hand carried to David Jennings at the D.R. Horton Henderson office, to Ms. Eddowes at Planning, and to our new Ward #5 Councilman Crear's office for assessment and intervention. There was no response from Councilman Crear.

October 30, 2018 D.R. Horton's Land Development Manager Mr. Keith Irons met with Melinda Blumer and her husband John and me at their home to discuss the mess in the area being left behind by Mosaic Falls workers, and the pending flood drainage problem. A follow up letter was sent to Mr. Irons on November 5th.



## **D.R. Horton & Initial Flooding**

After a year of no remarkable rain, February 14, 2019 we got our first good storm and opportunity to document the Mosaic Falls run off with construction in progress (photos taken). D.R. Horton put rolled hay bales in the both of the Mosaic Falls storm drain areas to mitigate the flow impact. The result was exactly as anticipated, with flooding covering the entire block on both sides of Leon Avenue from Broderick Avenue at the south all the way to Dimick Avenue to the north, covering Manleo and Susana Miranda's 4120 Leon Avenue front yard circular driveway, and through Melinda & John Blumer's 5691 Dimick Avenue side gate, over their residential front yard, and out their east driveway gate. With the vacant lot being saturated, water flowed through the parcel's northeast opening to Vicky & John Grimes 4123 Helen Avenue backyard horse property. This Mosaic Falls storm drain flooding scenario would be the immediate neighborhood standard hence forth.

## **City of Las Vegas - Directive**

February 21, 2018 Chris Foley, D.R. Horton's Project Manager, met with Melinda, John and me at their Leon/Dimick corner home for a follow up discussion. With Mosaic Falls peak flood drainage onto the Leon Avenue depression now documented with photos, Mr. Foley acknowledged the problem. Melinda stated that they had lived there for 23 years and never had this flooding problem through their property until D.R. Horton directed their Mosaic Falls peak flow storm drainage on to the Leon road depression. With that, Mr. Foley advised that the drainage location change from Dimick to the middle of the Leon depression was directed by the City Engineers based on their geographic mapping of the natural water flow on the 29.22 acre parcel for the final map. He stated that when D.R. Horton signed off on the drainage location change the City was no longer responsible for any sequential from responsibilities that might occur from the authority/decisions that the Las

Vegas engineers came up with. With that, he said he would send out surveyors to see what could be done.

February 25, 2018 (Monday) Bob & Don from Tri Corp Surveying were at the Leon depression site taking elevation measurements. The objective was to see what it would take to put a drain in at the Leon street depression low point and have a gravity feed pipe to either Dimick or Broderick and then turn east for an opening to the street. This sounded like a "simple" common sense option. Dig the trench. Put the pipe in. Install the drain grate, and be done with it! A more logical and definitive solution would be to resolve the "Leon Lake" situation entirely for the long term with a short street elevation revision, and eliminating the Leon depression with a passive functional flood drainage flow to Dimick or Broderick. Just eliminate the problem rather than accommodating it with a drain pipe. That being said, a Dimick/Broderick drain pipe would work with minimal maintenance. In an April 8th e-mail, City Traffic Engineer Genna Kendall also advised that it was the City that made D.R. Horton move their flood drain site from Dimick to the middle of the block.

May 13th a comprehensive letter was sent to Mr. Foley for follow up on the flooding resolution. This was followed by a May 22nd letter with photos of recent flooding. Subsequently, Melinda & John Blumer sold their Leon/Dimick corner house and moved.

**NOTE:** City Engineers decision to relocate the initial D.R. Horton flood drainage location from flowing down Dimick to midway at the Leon Avenue block street depression was an academic determination based on their geographic map of the natural water flow on the 29.22 acre parcel map. We have seen the map. The map doesn't tell the entire story. As Melinda Blumer stated, with a 23 year residence history at her Leon/Dimick address, this flooding only occurred with the D.R. Horton project development. Prior to this it was vacant desert land, with desert growth, and a gradual slope towards the south and east. Storm water would accumulate on the property, some of it would soak into the top layer, some if it would pool in places, and the rest would gradually work its way to the east and drip off the entire length from Dimick to Alexander Road while the rest evaporated off the 29.22 acres. Except for the historic July 8, 1999 "perfect storm" that broke all the rules, there was never any Leon Street

flooding in excess of standing water only in front of the vacant parcel property that absorbed into the vacant lot north end and otherwise quickly evaporated.

### **City of Las Vegas - Resolution**

A follow up Mosaic Falls flooding intervention request letter was sent to Councilman Crear on September 28, 2019. No response. December 9th Genna Kendall sponsored a special NARA community meeting at Parson Elementary School to discuss potential Gowan Road and Alexander Road traffic mitigation and complete street RNP options. Other city department representatives participated. At this time NARA was advised that the city would now be resolving D.R. Horton's Leon Avenue street depression flood problem with a drain from that area into the new large North Las Vegas storm pipe ...when the NLV project begins at some future date.

This would end any discussions on resolving the Leon Lake problem. Instead of the pragmatic and attainable gravity feed drain pipe from the depression low site to Dimick or Broderick with an east turn for an open street egress (like the water was suppose to go in the first place) the Leon Lake (as residents now referred to it) drainage will now be directed to Alexander. And, again, the problem will not be resolved until some years in the future when North Las Vegas schedules their Alexander Road major pipeline project.

### **Flooding Sources**

It doesn't have to be a major storm to cause the Leon depression flooding, like the one hour September 23, 2019 localized cloud burst in the northwest part of the valley. A two page documentation of this event was sent to Councilman Crear. An all day drizzle will do the same thing. With now essentially zero rain being absorbed in the Mosaic Falls HOA area, the water just accumulates from 3/4 of the 29.22 Mosaic Falls HOA, and gets directed through the 30' wide

Leon storm flow gate area. There is also a 10' drainage gate at the D.R. Horton interior Icicle Falls Street & Carpi Blue Avenue intersection that is suppose to direct some of the drainage towards Broderick Avenue. However, the concrete valley gutter is off center for drainage, resulting in much of this water flowing north into the Leon Avenue depression. Additionally, events originating inside Mosaic Falls will also fill up the depression. During construction, July 25, 2018 and January 27, 2020 water from fire plug use filled up both lanes of Leon Avenue. September 10, 2021 we had a light rain with the Mosaic Falls drainage covering the east Leon driving lane with a curious foamy brown/ yellow color chemical appearance and slight odder. After discussions with The Sothern Nevada Health Department Environmental Health Division on Decatur and The Nevada Division of Environmental Protection (NDEP) on Warm Springs Road, it was suggested we have a private company analyze the run off. NARA collected a sample (in a sterile medical container) and paid to have it analyzed at Verotas laboratories. The October 8, 2021 report documented the sample contained a petroleum base contamination. December 15th Las Vegas had its first significant rain in a reported 240 days, with pooling on the east side Leon Avenue depression lane.

September 27, 2021 a 19 page "D.R. Horton/Mosaic Falls Agenda" history and compilation, all leading up to the flooding issue, was sent to Oh-Sang Kwon, P.E. CFM/Public Works for his documentation in advance of a NARA meeting scheduled at his office the following Wednesday. We were advised that the solution was the pending drain to Alexander Road with the NLV project sometime in the future. We asked for STREET MAY FLOOD signs at the Leon Lake depression, and they were installed during the week of October 17th.

### **Flooding Impact & Pooling/Standing Water**

The flooding impact on traffic is well documented. With water covering both sides of Leon Avenue for the city block from Dimick Avenue to Broderick, drivers in cars have been observed turning around to avoid the deep pooling. Trucks take it slow. (photos) Almost all of Founders Academy 940 students are

driven to school, and some of their drop off/pick up traffic routinely use Leon as a residential access to Alexander Road. They are very familiar with this flooding situation. With the new high school annex pending there will be an additional 300 students going to Founders Academy, and that will increase Leon Avenue commuter traffic.

With the vacant parcel being saturated the "Leon Lake" street depression is depended entirely on evaporation to dry it out. Depending on weather, even a small amount remains on the Leon street east side for well over a week as a standing pool. And it takes just a small amount of rain or run off to extend this pooling for much longer. After a few days, "little wiggly things" (?) are noticeable in the street water, and very small "flies" hovering above the water until it dries up.

The vacant parcel is a "a sponge", with its south side slightly higher and directing any water towards the north wall. This is obvious from the very heavy desert growth that persists along the vacant lot north block wall. The only reason this thick growth exists is because it gets water. Additionally, the valley gutter from the 30' Mosaic Falls storm drainage gate directs storm drainage directly to the vacant parcel north low point with force. This flood water at the base of the north block wall questions the possible impact on the block wall long term integrity.

Subsequently, with the vacant lot saturation, the Leon Lake pooling flows and seeps into the low point northeast corner and funnels through the narrow opening to Vicky & John Grimes 4123 Helen Avenue horse stable and corral backyard property. This creates a quarter acre mud hole to mix with the horse feces and urine that has to wait until evaporation can make clean up possible. Vicky states that the standing water mud can be ankle deep for the horses.

### **Information Requested**

The solution to eliminate the cause by doing a short Leon Avenue street/road depression revision is not a consideration. D.R. Horton's pragmatic solution to



simply dig a ditch for natural gravity drain pipe to the east is also off the table. At some point, the vacant parcel California property owner will take an interest or otherwise be involved in this issue. The City has decided that neighbors are just going to have to live with this new flood plain situation caused by a Planning Engineering decision to accommodate D. R. Horton's project. The question has also now been asked about the possibly of flood insurance being required for the impacted residents, and if the City should pay for it. (?) Las Vegas has been in a rain fall deficit for some time. That will change. And with that the flooding and standing water problem will be back for ongoing documentation.

Pooling/standing water is an environmental hazard linked with vector born disease and both animal and human health problems. And this is clearly a factor with the Mosaic Falls storm drain run off, with no place else to go. We assume that pooling/standing water is an ongoing problem here in the Las Vegas Valley, and something that is dwelt with as a City environmental issue. We would appreciate any ordinance content, or other direction your office could offer us in regards pooling/standing water as a residential health issue to help resolve this D.R. Horton/Mosaic Falls HOA flooding impact into our community.

Thank you,



Lex Anderson/NARA Historian  
E-mail: lexmar3709@cox.net

*Out of state  
business. He'll  
sign this when he  
comes back*

Rick Berni/NARA President

Atch: D.R. Horton original plot plan showing storm drain on to Dimick.

Photo: Feb 14, 2019 flooding at the vacant parcel

Photo: Feb 14, 2019 flooding to the 5619 Dimick side gate

Photo: April 29, 2019 - flooding to the 5691 Dimick Ave. side gate.

Photo: Mosaic Falls valley gutter alignment to Broderick Avenue.

Photo: April 29, 2019 - Flooding of both lanes from Broderick to Dimick, and into the 5691 Dimick front yard.

Photo: April 29, 2019 - Leon flooding inside the 5691 Dimick property.

**(More photos upon request - all of this flooding is from Mosaic Falls)**



February 13, 2023

To: Commissioner Anthony Williams/Ward #5

From: Rick Berni/NARA President

Ref: Founders Classical Academy 27,200 sq. ft. High School Addition Proposal  
Planning Commission Agenda, February 14, 2023, Case #22-0701, Item #26.

Commissioner Williams.

Founders Classical Academy Charter School is making an application to expand their existing 7.45 acre 67,126 sq. ft. facility with a 27,200 sq. ft. high school addition on to their east athletic field. It's fair to say that NARA is in unanimous support of our Hillsdale College/Founders Academy Classical program. And the waiting list for students wanting to attend this curriculum speaks for itself.

NARA was very involved with Founders initial 750 student application that had the potential for expansion to some 900 students. Their Founders Chairman at the time, Mr. Richard Moreno, listened to our two decade old RNP community history for input, and with that constructive changes were made. The athletic field was moved to the east to mitigate the impact of the tall two story building next to the RNP residential Leon Avenue area. And Founders did a picture perfect job with their 30' Leon Avenue desert landscaping area with lighting and other suggestions to discourage vagrancy encampments.

The only real concern the immediate neighborhood has was with inevitable Hickam Avenue and Leon Avenue residential commuter traffic for student drop off and pick up. The Founders internal queue removed the public school street congestion profile that is typical in the valley for student drop off, and especially pick up. Alexander Road was clearly going to be very busy and congested to get into and out of the internal queue. With that, Founders management made a commitment to have staff involved with this process to expedite the ingress and egress. Historically, with that commitment the internal queue space is marginally adequate and for those two short periods the job gets done without public street parking.

## **Original Traffic Study**

It should be noted at this time that the traffic study for the original July 13, 2016 Founders Academy proposal used the large 2,146 student 12.14 acre Somerset Academy located at 7058 Skypoint Drive as the model/example for evaluating and justifying school commuter neighborhood traffic impact for the pending Founders Academy Alexander/Leon site. Any objective assessment between the two locations clearly documents that there is zero relevance for any similarity between these two sites for a comparison to evaluate commuter student drop off and pick up operations impact on the Founders Academy pending Hickam/Leon residential neighborhoods. Somerset Academy's 750 student K-5 building on their large campus is the only comparison Somerset Academy has with the pending Founders school. That's it.

It should also be noted that the Traffic Study offered no reference to the immediate Hickam Avenue and Leon Avenue neighborhoods being a Rural Preservation Overlay District community, with "special considerations" in compliance with Title #19 to sustain RNP identity, character, integrity and safety. The study also stated that "The driveway on Leon will be crash gated at this time. Additional driveways may be required as determined by updates to this study." And that, "Please note that a second driveway on Leon Avenue is likely to be part of the proposed mitigation, if each is needed." NARA will not allow a Founders access on to the Leon Avenue RNP neighborhood at any future date to facilitate drop off and pick up operations. Lastly, the Traffic Study documents that the three Alexander intersection traffic volume studies were made midsummer, when school was not in session.

## **Hickam & Leon Avenue Founders Traffic**

From the beginning it was a predestined/foreordained/guaranteed assumption that parents who drive their kids to Founders would look for alternative shortcuts to circumvent the Alexander Road back up from both Rancho Drive and Bradley Road. And they did. Initially some tried to cut through Leon Avenue from Craig Road, only finding it to be a dead end. But we all knew that Hickam Avenue would be the primary alternate route to Leon Avenue, through the RNP residential area, and then with an Alexander right turn an immediate access to the Founders Academy queue. Simple short cut!

This has become a standard deviation from using primary routes. Billy Haygood (4225 Leon) and Trent Fewkes (4001 Leon) testify that during the morning and afternoon drop off/pick up windows, "it's like a congested race track". Mr. Haygood says that at times he has to wait minutes just to get out of his driveway safely. The Traffic Study considers the residential street of Leon Avenue a secondary access to Founders Academy. With that, Hickam Avenue is the primary route from Jones Blvd. and Bradley Road to Leon Avenue for the Alexander alternate access.

Founders Academy started out with 730 students. Presently they are in the 900 range. With that, student commuter traffic has increased. And with the new proposed high school addition the Founders student census will be basically double their initial role with a proportionate increase in traffic.

### **Hickam Road**

May 28, 2018 NARA received a phone call from ROI Developer attorney Jennifer Lazovich stating that they were making application to build a 175 unit high density housing project on 23.13 acres of the 51.23 acre Craig/Jones/Rancho triangle. Based on previous agenda conversations with NARA, she was acutely aware that any ingress/egress to this area directly across from Hickam would be a "NARA issue to die for" to maintain RNP integrity and help mitigate any increase of traffic into Hickam as a short cut to bypass the Jones/Craig intersection. She assured us that she would make sure this access would not happen. At the September 5th City Council meeting the ROI/Beazer development was passed with a NARA support, and the project ingress/egress was moved south across from the D.R. Horton development.

Founders Academy Charter school has undone what the ROI project avoided. Founders Academy has evolved Hickam Avenue into an east/west route to Leon Avenue (and sometimes Helen Avenue where parents park and wait for their kids to meet them outside the queue) and the residential interior of NARA's northwest neighborhood corner. Increasing the school initial enrollment from its present 900+, to 1,467 students, and almost all of them being driven to school, justifies an honest consideration for residential impact.

## Leon Flood Hazard

In addition to Leon Avenue being a 60 foot wide RNP residential street that is impacted by Founders Academy commuter traffic, this short three block road is now also a flood hazard to traffic resulting from even a modest rainfall. The City of Las Vegas redirected the D. R. Horton project storm flow drainage on to the west side of Leon from the original intent of going east on Dimick Avenue to now the large road depression between Dimick and Broderick Avenue. This is no small flooding. Residents call it the "Leon Lake", covering both lanes of the street from Dimick to Broderick and with no drainage it can persist for days. We now have STREET MAY FLOOD signs posted as of October 17, 2021 Residents (and I) have seen Founders traffic compact vehicles turn around rather than chance the flooding. With no resolution for this damage any time in the near future (see the attached content) this only complicates the Leon traffic impact.

### Hickam/Leon Founders Academy Traffic Intervention

Commissioner Williams, the issue of Founders Academy commuter traffic on the immediate NARA RNP neighborhood needs to be taken seriously. Please consider the following input for your February 14th #22-0701, Item #26 agenda:


- **Put the agenda into abeyance** to consider constructive measures for mitigating the Hickam/Leon Founders Academy traffic issue.
- Justify/initiate speed humps on Hickam and Leon Avenues to at least slow the traffic down.
- Founders has suggested splitting their drop off/pick up queue times and basically spreading out the traffic. We are told that they "know" this will work because it is done elsewhere. It would be constructive to begin the split queue now to evaluate its potential for impacting Hickam/Leon for residential traffic, basically to document if it helps resolve the problem or If this ends up just spreading the problem out longer.
- Have the City install the simple gravity feed "Leon Lake" flood drain as D.R. Horton had planned to do, to Dimick or Broderick (see attachment) rather than put it off for years in the future until NLV decides to do their Alexander project.



- Consider blocking off the west end of Hickam at Jones to through traffic.  
(Note: As a Rural Neighborhood Preservation community, Bonanza Village blocked off three streets (Goldhill Avenue, Comstock Drive & Fair Avenue) to meet this same objective.
- Conduct a follow up site Traffic Study, before the City Council meeting, to include Leon and Hickam Avenues for both numbers and speed.

NARA was in total support, and spent considerable time in support of the Founders Academy initial plan to build a high school annex on the Gowan & Bradley vacant 5 acres. Unfortunately it did not work out. We recognize that Hickam Avenue and Leon Avenue are public streets, and anyone can drive them as they wish. Helen Avenue is also a public street and it's legal to safely park along side (waiting for students to be picked up).

That being said, NARA is a Title #19 defined Rural Neighborhood Preservation community, and an Overlay District with "special" considerations by ordinance to sustain its RNP character, culture, integrity, identity, lifestyle, property values and safety concerns (**The seven elements of residential zoning**). Additionally, like the Ward #5 West Side UNLV "**Hundred Plan**" study, the City of Las Vegas also singled out NARA with the same UNLV study process resulting in the "**Rural Preservation Community Development Plan (neighborhood plan) for the Northwest Area Residents' Association (NARA)**" with the UNLV Architectural Department NARA DESIGN BRIEF completed February 2018. Its goal was to validate Rural Preservation as one of the many residential lifestyle options available to residents within the City of Las Vegas, and with NARA as a model volunteer neighborhood association evaluate how RNP communities can build on the historic quality of rural preservation for a sustainable future. With this, it seems reasonable to put this agenda into abeyance with the city to consider commitments for Founders Academy traffic impact mitigation options.



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Atch: NARA January 31, 2023 letter to Public Works on the Leon Flooding Issue  
cc: Ward #5 Councilman Crear