Campus for Hope

Master Plan

Las Vegas, Nevada

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EXECUTIVE SUMMARY

A MESSAGE FROM CEO

KIM JEFFERIES

When I got into homeless services a few years ago, I had no idea how little I knew about what led to someone's homelessness, the deep trauma that interconnects every client's story and the harsh judgment and lack of belonging they feel when they need help the most. That leads to feeling like they belong nowhere, the belief that they have no one, and takes them to a dark place where hope starts to erode and at some point, all hope is lost. It was only after I got into this work that I realized we have been looking at homelessness all wrong in this country.

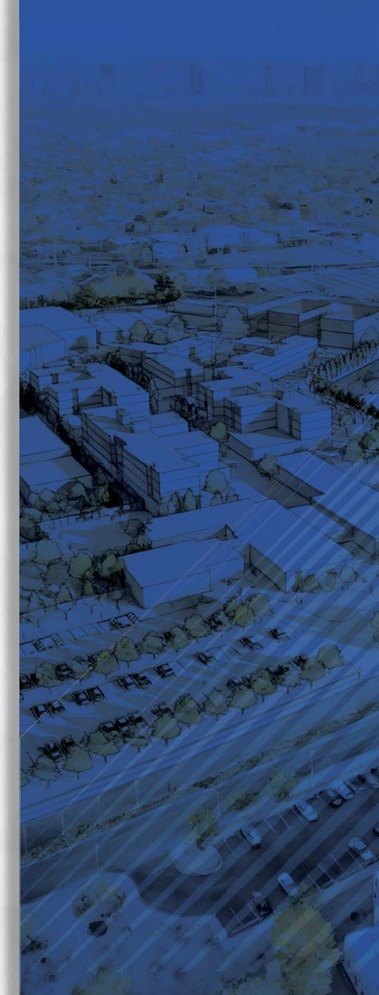
For decades now, we have been trying to fix or solve the issue which meant we were looking at people experiencing homelessness like a problem, not as people. By shifting how we look at this issue as not a problem but as people just like us, it flips everything we know on its head, and we instantly take a different approach. We move from judgment and fixing someone to including them and helping them heal. It's so simple yet for some reason we have tried to make it so complex. If we just look at those who are experiencing homelessness as people, fellow humans, and truly look at them and listen to their stories we can connect with their humanity. And when we do, it compels us to take action to support their journey so they can reimagine their lives and rediscover their purpose in this world.

This master plan represents that sentiment, that the people who will need Campus for Hope are exactly like you and me. Sure, their story may be different and their path twisted in ways yours and mine were not but they are mothers, daughters, fathers, sons, grandparents, veterans, young adults and children just like we are all. The intentionality behind the way clients are greeted with an open and welcoming space where they are met without judgment, giving them the time and space to exhale and catch their breath as they move from survival mode into a sense of security and safety and how they will move through the campus as they move through the stages of change are all designed to provide clients with choice, empowerment and the ability to dream for their lives once again. Each space has been thoughtfully designed to meet every client where they are at to allow them the time and space they need for respite for recovery and for renewal. It's designed to inspire them to reimagine their lives in a way that only they can and to reignite their hope for the future.

Campus for Hope has a unique and incredible opportunity to show this community and the world that when we look at someone experiencing homelessness and can see ourselves in their faces, we can transform both their lives and create lasting and positive change for how we truly embrace those experiencing homelessness in Southern Nevada. When clients step onto the grounds of Campus for Hope they will step out of one of their darkest days into a beacon of hope that will light their path to a tomorrow that empowers them to share their gifts with the world. As they leave our campus their steps will be lighter, their heads held higher and their future so bright it will light up our community. Las Vegas is known for its bright lights and Campus for Hope will further illuminate our community as the place where the lights of second chances, renewal and reinvention shine bright; one mother, one daughter, one sister, one father, one son, one brother, one grandparent, one veteran, one young adult and one child at a time. Shine bright, Las Vegas!

Campus for Hope

Kim Jefferies
Campus for Hope, CEO



THE VISION

Conceptual Rendering - Entry

"Campus for Hope provides a trauma-informed, supportive environment that promotes healing, dignity, and self-sufficiency, helping individuals and families transition out of homelessness."

Mission statement for Campus for Hope

Create a Safe and Inclusive Environment: Establish a trauma-informed, community that fosters healing and personal growth. The campus serves un-housed men, women, children, and young adults, encouraging positive life changes through structured programs focused on personal growth, education, employment, life management, and recovery.

Promote Self-Sufficiency and Independence: Equip residents with the tools and resources necessary to regain independence. By providing access to employment readiness programs, educational opportunities, and life skills training, Campus for Hope empowers individuals to transition from being un-housed to achieving self-sufficiency.

Facilitate Long-Term Housing Solutions: Support residents in moving from temporary or un-housed situations to permanent housing. The campus helps individuals and families transition into supportive housing and ultimately achieve long-term housing stability, contributing to the reduction of homelessness in the Las Vegas community.

Provide Comprehensive Support Services: Offer a wide range of resources including case management, medical, dental, and vision care, mental health and substance use recovery programs, and educational and life skills classes. These services address the root causes of homelessness and support individuals on their path to stability and long-term success.

01 INTRODUCTION

Haven for Hope

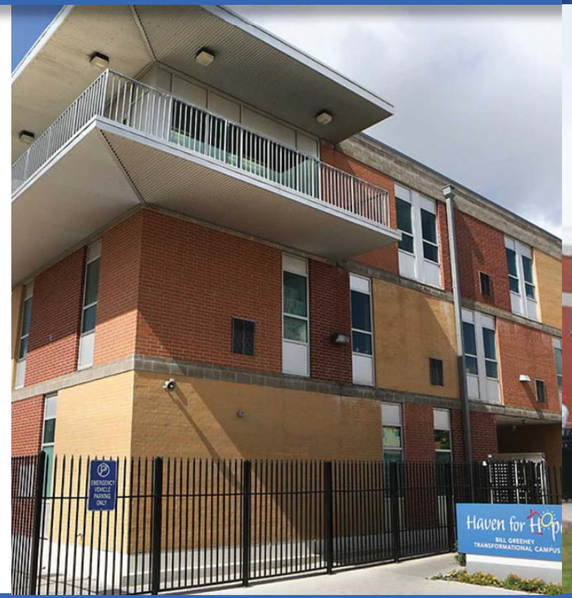
To offer a place of hope and new beginnings by providing, coordinating and delivering an efficient system of care for people experiencing homelessness in San Antonio.

–Haven for Hope Mission Statement

1.1 History of Planning Haven for Hope

Haven for Hope opened its doors to the San Antonio community in 2010, and has since served a total of 50,000 residents. Since its foundation, San Antonio has seen a 77% reduction in homelessness, with 92% of their graduates remaining in stable housing after one year. By offering programs tailored to each individual, Haven for Hope can meet people where they are and support them as they move toward self-sufficiency.

Building on the proven success of the Haven for Hope model in San Antonio, the Campus for Hope will integrate key lessons learned, such as the importance of trauma-informed design, coordinated service delivery, and the creation of a safe, dignified environment to create an even more effective, compassionate, and sustainable campus that responds to the unique needs of its community.



Haven for Hope by the numbers…

Location: San Antonio
Community Partners: 157
Clients Served 5,771/year
(50,000 total over lifetime)
Residential Beds: 1,094

77%
Reduction in homelessness in downtown San Antonio

92%
of Haven for Hope graduates remain in housing after 1-year

$29
In benefits for every $1 spent on Haven for Hope

1.2 What is Campus for Hope?

The Journey

Imagine starting at a place of hopelessness and arriving at a campus that immediately feels welcoming, safe, and full of possibility. Spread across 22 acres, Campus for Hope supports a diverse population of families and individuals, including LGBTQ members, young adults, and people of all ages, who are working toward a new beginning. Residents are greeted by tree-lined promenades reminiscent of a small town, with housing on either side and landscaped courtyards and plazas that encourage connection and foster a sense of safety.

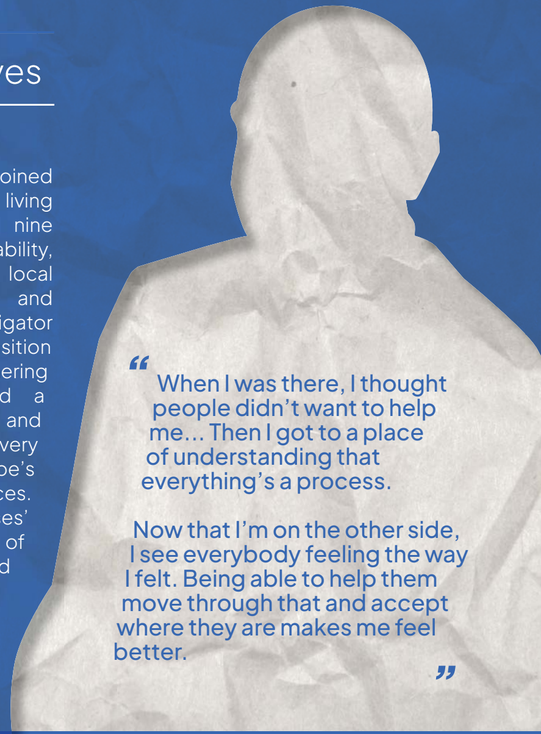
At the center of the campus stands a chapel, offering a sacred space where individuals can worship according to their own faith, while nearby amenities like a gymnasium, dining facility, barbershop, salon, post office, small retail store, and even a kennel for pets ensure that daily life feels supported, dignified, and full of normalcy. On-site medical care, mental health services, and a detox center address critical needs, providing the foundation for healing and personal growth.

Moses' Story: How Comprehensive Support Changes Lives

Moses' Journey

Residents like Moses, a U.S. Army Reserve veteran, illustrate the profound impact a campus like this can have. Moses' story comes from Haven for Hope in San Antonio, TX. For over a decade, he struggled with homelessness, substance abuse, and the isolation that often accompanies being un-housed, leaving him estranged from his family and unsure of his future. In 2020, following a legal incident, he entered Haven for Hope's Jail Outreach program, a critical turning point in his life. There, he engaged in intensive rehabilitation, completing both the Intensive Outpatient Program and the Co-Occurring Psychiatric and Substance Use Disorder Program.

Determined to rebuild, Moses joined the Next Right Steps sober living program, graduating in just nine months. With newfound stability, he secured employment at a local restaurant, saved diligently, and connected with Endeavors' Navigator Program, which facilitated his transition into permanent housing. Furthering his education, Moses earned a scholarship in medical billing and coding and now works as a Recovery Facilitator at Haven for Hope's Center for Healthcare Services. Reunited with his daughter, Moses' story exemplifies the power of comprehensive, trauma-informed support in transforming lives.



> "When I was there, I thought people didn't want to help me... Then I got to a place of understanding that everything's a process.
>
> Now that I'm on the other side, I see everybody feeling the way I felt. Being able to help them move through that and accept where they are makes me feel better."

Campus for Hope

Journey

1 Arrival

Incoming residents enter the campus seeking refuge and safety where they are met with compassion and respect. It marks the beginning of the journey toward stability and healing. It's at the moment that hope for their future is reignited.

2 Decompression

After arrival, individuals are given time and space to rest, recover, and feel grounded. This stage offers emotional and physical decompression through a supportive environment designed to reduce stress and begin rebuilding a sense of trust and dignity.

Secure in the fact that their basic needs are met, participants engage in understanding their circumstances and exploring available services. Through guidance, education, and personal choice, individuals begin connecting to support services, community services, and home space options that align with their goals.

3 Understanding

At this stage, individuals actively work toward growth and independence. They participate in programs that build life skills, redefine their purpose in life strengthen community connections, and prepare them for long-term stability both personally and economically.

4 Rebuilding

5 Graduation

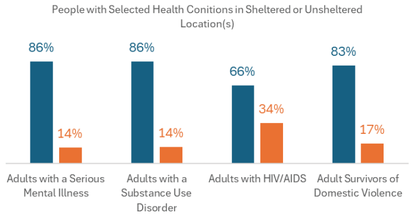
Graduation represents renewal and reintegration. Individuals leave the campus with hope, purpose, and the tools to sustain housing and employment. Empowered by their journey, they are encouraged to "pay it forward". Inspiring others and contributing positively to the broader community.

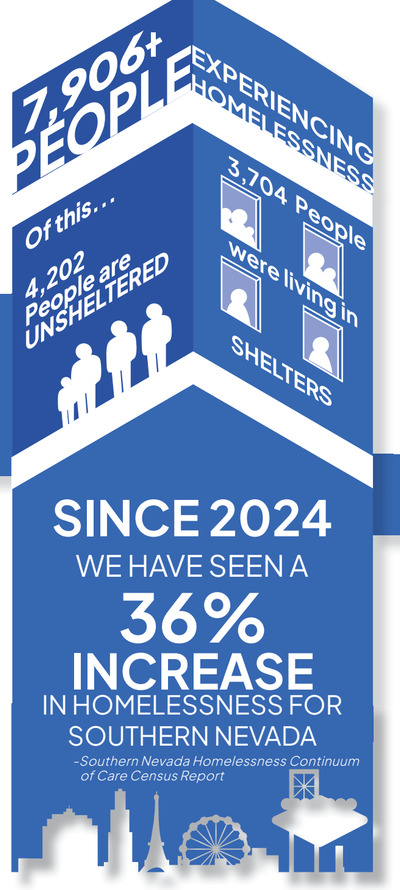
1.3 Homelessness In Southern Nevada

"In 2023, Las Vegas/Clark County CoC *(Continuum of Care)* had one of the highest numbers of veterans experiencing homelessness in the country"

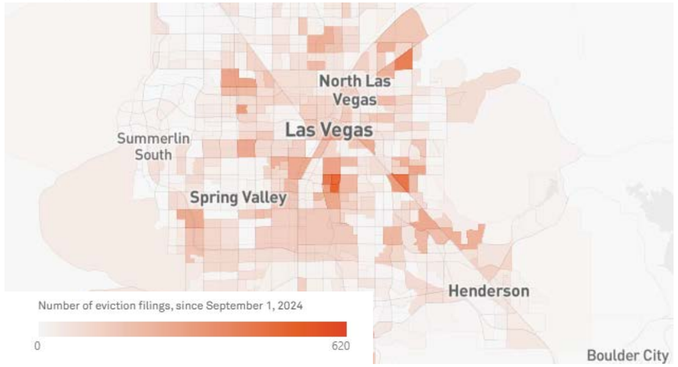
-2024 Southern Nevada Homelessness Continuum of Care Census Report

In 2024, Southern Nevada accounted for more than 7,906 individuals experiencing homelessness, making it one of the largest homeless populations in the nation. The majority of these individuals are single adults with families, making up nearly one-fifth of the homeless population, and of those counted, almost 1,000 veterans, giving Southern Nevada one of the highest veteran homeless rates in the country.





The Geography of Eviction Filings



Evictions since August 1, 2023 divided by census tracts in Clark County, Nevada.

"Nearly 1 in 10 adults experiencing homelessness in Southern Nevada reports both a serious mental illness and a substance use disorder."

For many individuals, the root cause of homelessness stems from a lack of mental health resources, compounded by substance use, trauma, and limited access to medical needs. Addressing these deeper issues is essential to building pathways towards stability and hope.

Imagine a Southern Nevada where we don't just manage homelessness, but we work to solve it.

Campus for Hope will revolutionize support for the unhoused with comprehensive, sustainable and compassionate solutions.

Campus for Hope seeks to transform the traditional shelter model with an innovative campus that addresses the root causes of homelessness through personalized care. Instead of costing the community, our approach will help everyone by creating pathways to stability and a more prosperous future for everyone.

With an estimated 8,000 homeless people, and many more in crisis/trauma, in the greater Las Vegas area, our community —and most especially these individuals— need an innovative solution.

1.4 Planning Process & Participants

The development of the Campus for Hope master plan was shaped through a highly collaborative process that engaged key stakeholders at every stage. Two design charrettes formed the backbone of this effort, ensuring that the vision for the campus was grounded in both rigorous analysis and shared values.

Design Charrette #1

The first charrette began with a comprehensive exploration of the site. The team presented a detailed analysis that included existing grade conditions, thermal measurements taken at various points, sound mapping, and a study of tree canopy and shade. A preliminary evaluation of the tree stock also identified opportunities for preservation of mature growth wherever possible, reinforcing the plan's commitment to stewardship of the land. With this foundation, participants were invited to examine different building typologies and consider how they might shape the campus environment. In a didactic exercise, program elements were represented as cut-outs that could be arranged on a site plan. Guided by the architectural team, stakeholders explored multiple possibilities before coalescing around a "main street" arrangement. This typology, anchored by a pedestrian promenade with key services and courtyards linked along its length, captured the desired small-town feel and established the framework for the master plan's evolution.

Unstacked

Stacked

Design Charrette #2

Building on the outcomes of the first session, the second charrette advanced the design conversation through the presentation of two distinct scheme options. Both reflected variations of the small-town model: one emphasized a denser, mixed-use approach with stacked programs, while the other showed a more dispersed, single-use organization of the campus. Discussion quickly revealed strong alignment with the mixed-use scheme, as participants recognized its ability to create a compact campus, maximize efficiency, and reinforce the connective energy of the promenade. As in the first session, the group actively participated by moving program blocks on the site plan, refining adjacencies and fine-tuning the placement of critical elements.

Together, the charrettes fostered an atmosphere of shared ownership, where the combined expertise of the design team and the lived experience of stakeholders generated a plan that is both visionary and practical. The result is a framework that reflects collective aspirations while providing a solid foundation for the detailed development of the Campus for Hope master plan.

1.5 Big Ideas

When we came together to discuss the Campus for Hope design, four guiding principles emerged to shape the master plan: Dignity Through Design, Healing as a Journey, Empowerment Through Opportunity, and Community of Care. We believe that architecture can restore what life on the streets takes away; dignity, privacy, and belonging. Trauma-informed environments use light, texture, and form to create calm and safety. Private rooms, gentle transitions, and natural materials remind each person that they are valued. Dignity is not a luxury here; it's the foundation for recovery.

Healing is a journey, and the campus is organized as a pathway, guiding individuals from crisis care to wellness and independence. Each environment supports a new phase of growth, from detox and medical stabilization to transitional living and independent housing. Spaces evolve with residents' needs, fostering confidence and hope at every stage.

The Campus for Hope integrates education, job training, and financial literacy into daily life providing tools for long-term independence and empowerment. Classrooms, maker spaces, gardens, and workshops promote hands-on learning and connection, helping people rediscover their strengths and gain the confidence to reenter the community as contributors and leaders.

Finally, the Campus creates a living network of support, a Community of Care, where residents, caregivers, volunteers, and neighbors come together in compassion. Shared kitchens, courtyards, and community spaces foster interaction and social support. Integrated medical, mental health, and wellness services ensure continuity of care. Together, these relationships build a culture of empathy that extends beyond the campus walls.

Dignity Through Design
Every space has the power to heal

- Scales of privacy give residents a sense of ownership and safety.
- Gentle transitions and wayfinding ensure clarity without stress, reducing anxiety.
- Natural light and warm materials create calm, restorative environments.
- Sensory-sensitive spaces support trauma-informed care, avoiding overwhelming textures, colors, or sounds.

Healing as a Journey
Recovery unfolds in steps through trust, stability, and progress

- Zoned campus progression from crisis stabilization to transitional housing to independent living.
- Layered autonomy: spaces gradually increase independence and responsibility.
- Restorative landscapes connect residents to nature and offer quiet reflection.
- Clear, intuitive circulation mirrors the path of recovery and personal growth.

Empowerment Through Opportunity
Healing is sustained

- Learning and vocational spaces integrated on campus: classrooms, workshops, maker spaces, and gardens.
- Financial literacy and skill-building programs located in visible, accessible hubs.
- Flexible community spaces support both formal training and informal mentoring.
- Opportunities for contribution (gardening, maintenance, volunteering) reinforce independence and self-worth.

Community of Care
No one heals alone

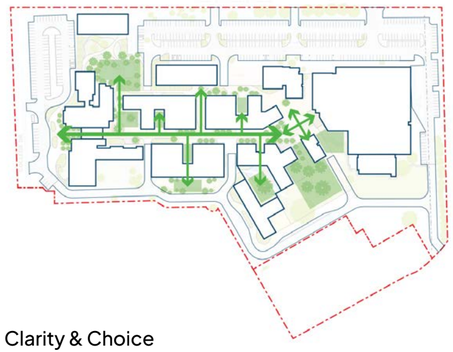
- Shared kitchens, dining, and courtyard spaces encourage interaction and social support.
- Integrated healthcare, counseling, and wellness services located within walking distance.
- Inclusive public spaces invite neighbors, volunteers, and support networks to connect with residents.
- Flexible gathering areas accommodate group sessions, celebrations, and mentorship programs.

1.6 Trauma-Informed Design Principles

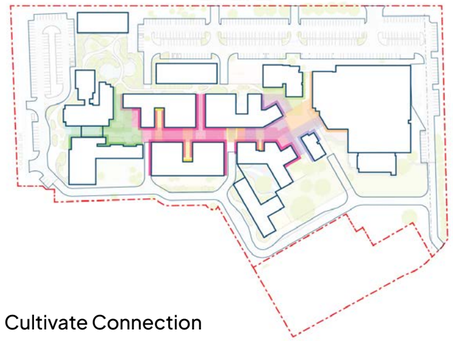
Small T o n Feel w

The campus is organized around a central promenade in the form of a “main street.” This axial spine provides a clear organizing framework that aligns with trauma-informed principles of clarity and wayfinding. The sequence of spaces reflects the client journey, from welcome to recovery to growth, both physically and metaphorically.

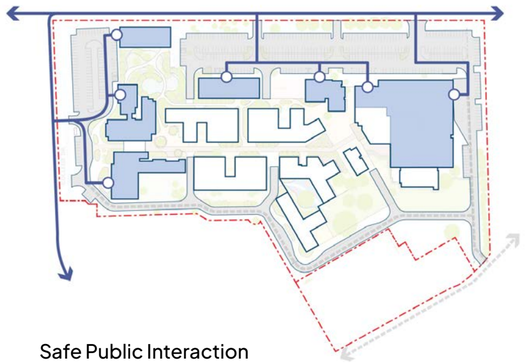
Active program elements and shared amenities are located along the promenade, creating a small-town sense of place where daily movement and informal encounters support connection and community. The main street also reinforces visual continuity and orientation across the site, making it easier for residents and visitors to navigate with comfort and confidence.



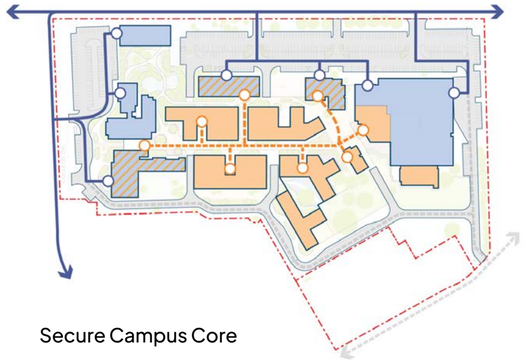
Clarity & Choice



Cultivate Connection



Safe Public Interaction



Secure Campus Core

P g ramr Adjacencie

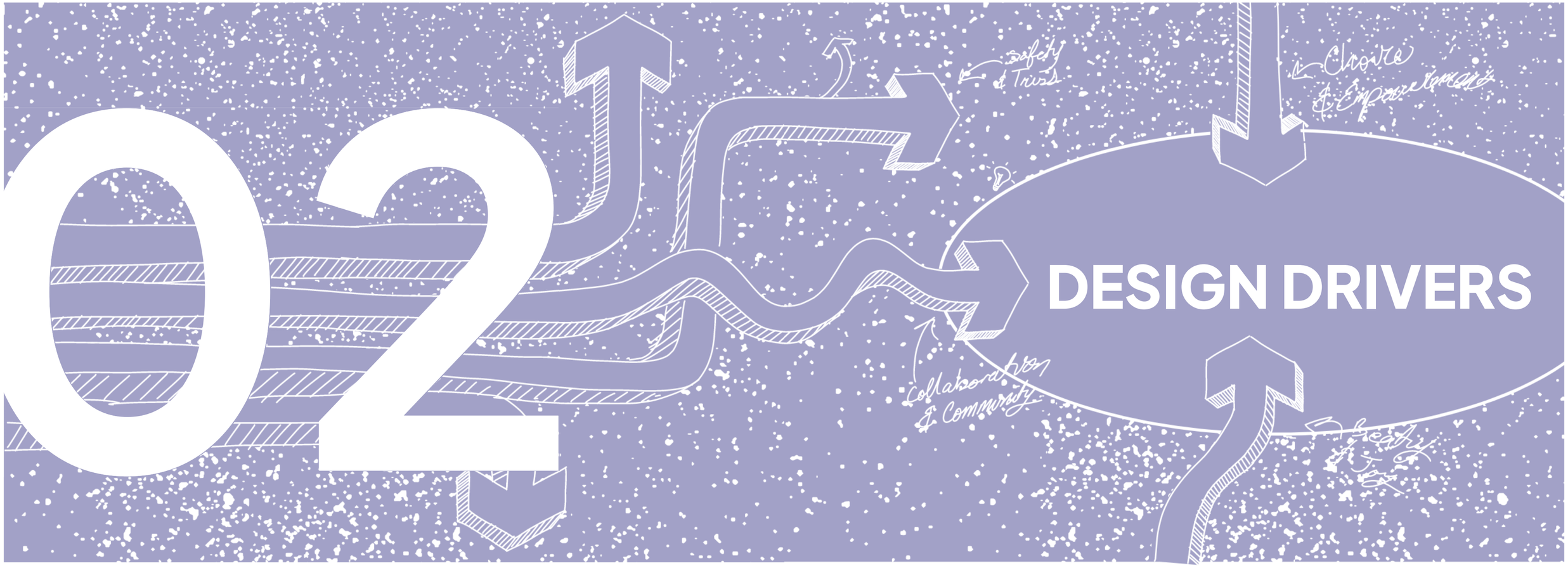
The master plan organizes buildings to balance public engagement with resident privacy and security. Public-facing programs, such as the welcome center, clinic, childcare, and gym, are positioned near the site edges, providing visibility and convenient access for community partners and visitors.

Within the secure campus, residential and support buildings are grouped around shared outdoor spaces and linked by the main street promenade. Key adjacencies such as housing near dining, counseling, and recreation create a supportive daily rhythm while maintaining clear boundaries between resident and public zones.

This structure promotes openness where appropriate and calm, predictable transitions where needed, reinforcing both connection and safety.

02

DESIGN DRIVERS

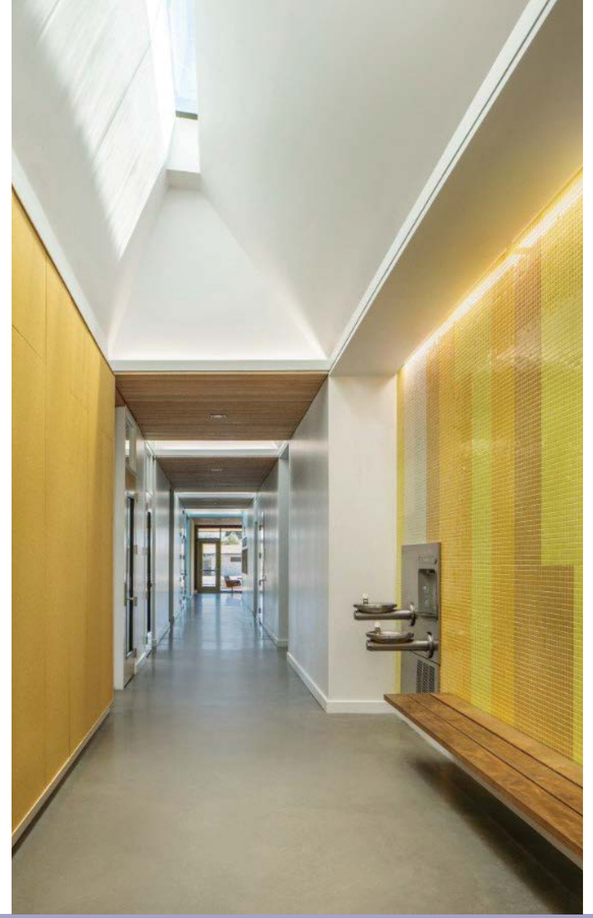


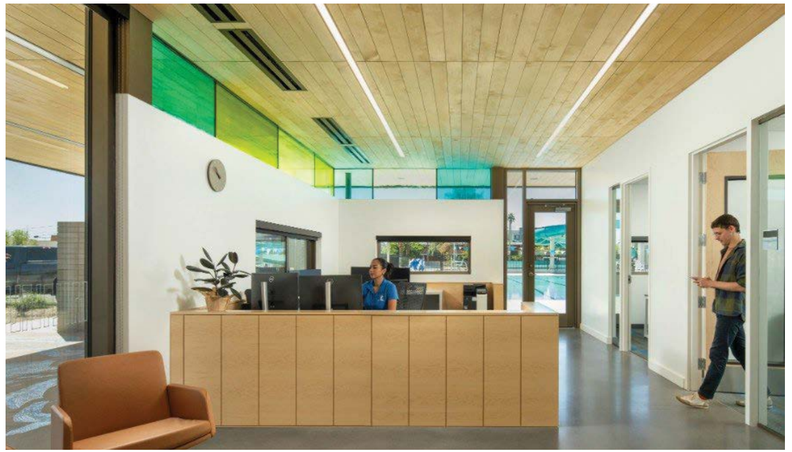
2.1 Design Drivers

Trauma-informed design is a guiding principle for Campus for Hope, shaping an environment that supports comfort, confidence, and a sense of belonging. The campus is organized to be clear and predictable, offering both safety and choice in how residents experience daily life.

Key principles include intuitive circulation, consistent wayfinding, access to daylight and outdoor space, and a balance between open and private areas. These strategies reduce stress and promote autonomy, allowing residents to decide how and when to connect with others or find privacy.

Natural materials and calm, durable finishes will create a setting that feels grounded and welcoming. The overall environment will reflect dignity, optimism, and the opportunity for personal growth.





Clark Park Community Center & Pool
Tempe, AZ
Holly Street Studio

Examples of trauma-informed design elements from this precedent project include daylit offices and corridors, consistent use of color, texture, and material to promote joyful, welcoming, yet calming and dignified spaces.

Openness Visual Accessibility
Inclusivity Customization **Simplicity** Natural Light & Air
Variety Positive Distractions Acoustic Privacy Artful Spaces
Predictability **Wayfinding** **Calming & Inspiring Colors** **Natural Materials**
Flexibility **Clarity** **Access to Nature** **Security** Visual Privacy

Collaboration & Community

Choice & Empowerment

Safety & Trust

Beauty & Joy

Trauma-Informed Design Drivers

2.2 Small Town Feel

The design of Campus for Hope draws from the structure and rhythm of a small town. A connected network of streets, paths, and open spaces will organize residential, service, and community functions along a central “main street.”

This approach supports visibility, walkability, and chance encounters, creating a familiar sense of place within an open, welcoming environment.

The Mariposa Greenway
San Franciso, CA
Fletcher Studio

Buildings and spaces are designed to feel comfortable, legible, and personal in scale.

Entrances, courtyards, and porches define a series of approachable community zones that support everyday interaction.

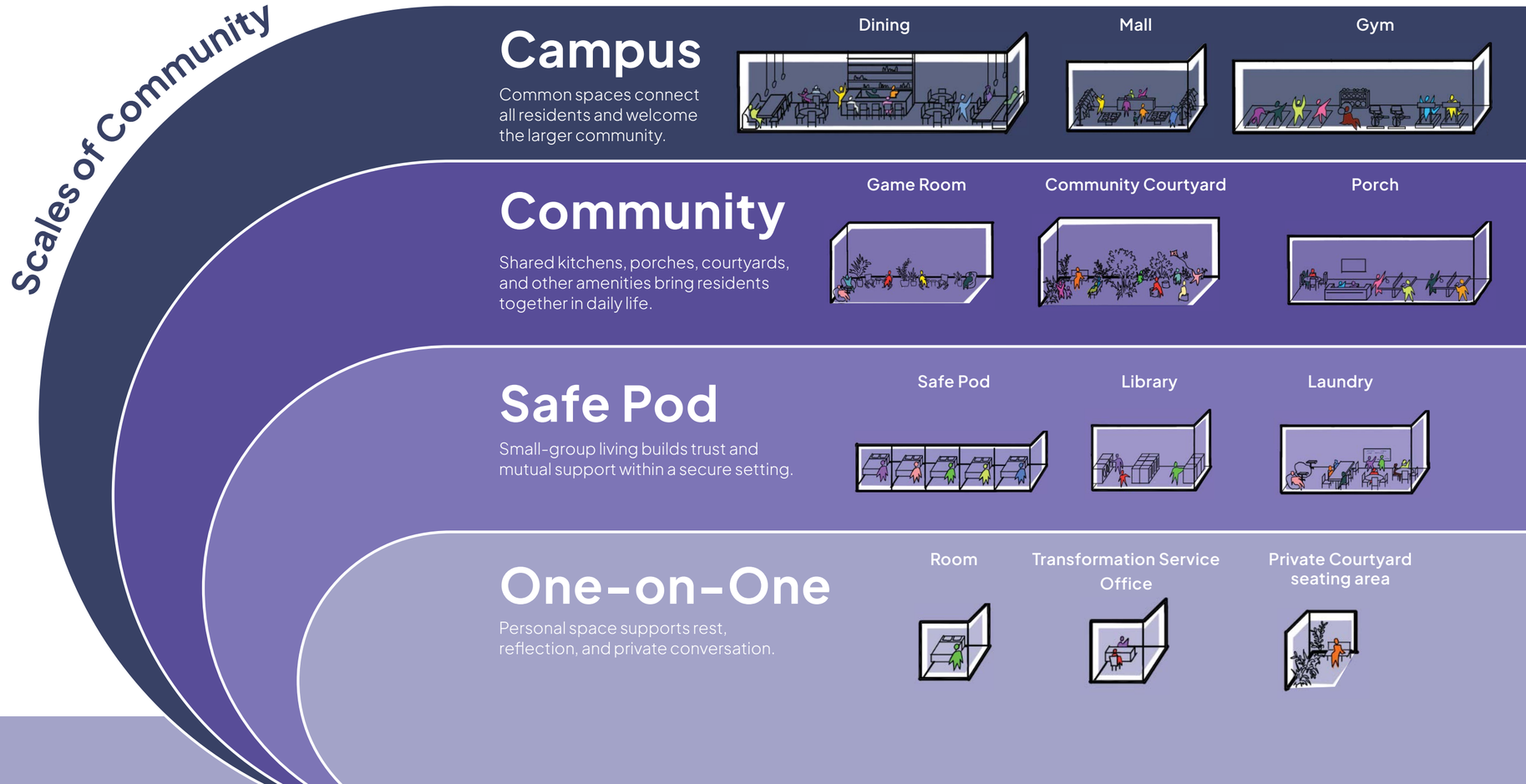
The master plan establishes a clear hierarchy of streets and gathering areas that promote belonging, safety, and dignity, reinforcing the campus as a connected, people-centered place.

2.3 Scales of Privacy & Community

The campus is organized around a series of connected scales that balance privacy, safety, and community. Spaces are designed to give residents choice in how they connect—with each other, with staff, and with the broader community beyond campus.

- **One-on-One spaces** include resident rooms, small outdoor seating areas, and service offices that offer privacy and a sense of ownership.
- **Safe Pods** group 8–10 rooms around shared restrooms and support spaces. Each pod can serve a distinct population and foster mutual support within a secure, familiar setting.
- **Community spaces** such as porches, courtyards, lounges, and shared kitchens offer places for social interaction, recreation, and daily connection among residents.
- **Campus spaces** such as dining halls, gyms, classrooms, and the promenade welcome everyone and support engagement with partners and the larger Las Vegas community.

Together, this network of connectivity supports stability, choice, and growth while maintaining personal dignity and security.



03

SITE CONTEXT & PLANNING

3.1 Site Overview & Existing Conditions

Overview
The Campus of Hope project sits on a 22 acre site, located on the south side of Charleston Boulevard, between Community College Drive and Jones Boulevard. The site is presently a portion of the SPWD Desert Regional Center.

Grading
The existing structures on this portion of the site will be demolished to make way for twelve (12) new buildings. The project site has a natural fall from the west to the east of 21– feet. It has several "tiers" between the existing buildings with landscape areas being used to make adjustments in the existing grade as the site steps down. The site drains toward a swale along the east edge of the property. There is no existing storm drainage. Drainage patterns need to be maintained per county drainage code.

The Master Plan Grading exhibit (Appendix 5.1) maintains this drainage pattern by stepping the buildings and sloping sections of internal promenades. The bulk of the drainage will remain overland with sections of storm drain being used along the internal promenade system to limit the amount of runoff being conveyed on the surface. This drainage system will discharge on the east side of the site. Estimated building finished floor elevations are shown on the conceptual grading exhibit. The buildings around the perimeter are controlled by their proximity to the adjacent streets and driveways. Stepping within the site is being handled by steps within the buildings and ramping systems along promenade areas.

3.2 Site Analysis

Thermal
Thermal measurements were taken to understand the different thermal conditions accross different materials and exposure conditions. As noted, there is a clear temperature difference between shaded turf and the temperature on asphalt, highlighting the importance of shading, and vegetation to human thermal comfort conditions.

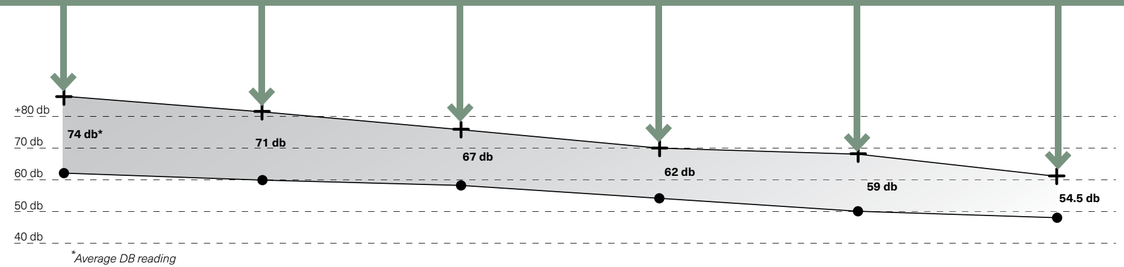
Noise
Noise from Charleston Boulevard was another important consideration. At the edge of the street, sound levels measured 74 dB , which is noticeably loud compared to areas just 20 feet into the site.

Considering how sound significantly influences a trauma-informed design perspective, implementing noise reduction strategies, such as buffering the site, informed the site plan design.

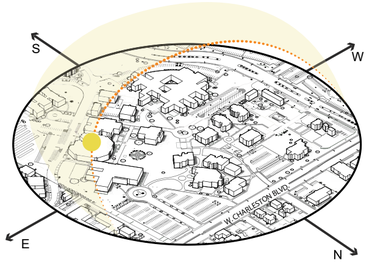
Thermal measurements were taken at approx. 9:45 am on Site, August 13th, 2025.
Ambient air temperatures were recorded was at roughly 98 degrees, and the cloud coverage at 0% throughout the Site Visit.

Noise Measurement at Charleston Blvd.

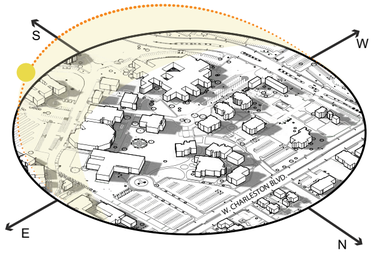
Recording at 0’ | Recording at +20’ | Recording at +40’ | Recording at +60’ | Recording at +80’ | Recording at +100’



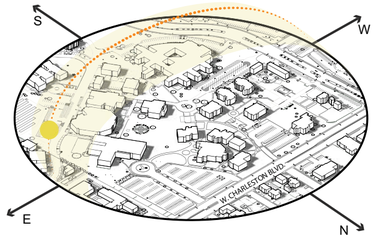
Solar Analysis



June 21, 2025
9:00 AM



December 21, 2025
9:00 AM



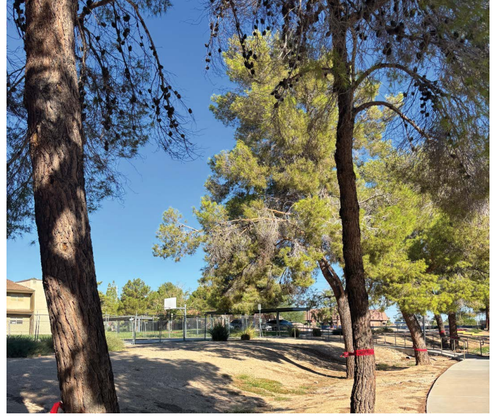
Equinox – March 21, 2025
9:00 AM

Trees

The site is home to a remarkable collection of mature trees that provide valuable shade and define much of its existing character. Within the greater context of the Las Vegas Valley, the extent of tree coverage and turf found here is truly a rare asset and a genuine jewel in an arid landscape. Many of these trees, would take decades to reach similar maturity, with some requiring up to sixty years to fully develop.

Overall, there is clear evidence of consistent care and maintenance across much of the site's landscape. However, not all trees are in equal condition. Some exhibit early signs of stress, such as premature browning and pine needle loss, indicating a decline in overall health.

With this in mind, the design team's approach to the master plan prioritizes the preservation of the healthiest and most viable trees. As the planning process advances, these existing trees will serve not only as environmental assets but also as integral components of the site's emerging framework, informing the spatial organization, shading strategy, and overall sense of place.



(Left) Extensive leaf loss from stress, pests, or disease weakens the tree and diminishes its vitality.

(Below) Premature browning and shedding of pine needles from pests, drought stress, or disease leaves trees thin and weakened.

(Left) Yellowing leaves from nutrient deficiencies or poor soil conditions reduce photosynthesis and overall tree health.

04

MASTER PLAN

4.1 Master Plan Overview

Campus of Hope
The Campus for Hope is envisioned as a place of dignity, opportunity, and community. At the heart of the plan is the desire to create a setting that feels like a small town, like a place where people recognize one another, where daily rhythms encourage interaction, and where architecture fosters connection. The central pedestrian promenade embodies this spirit. Acting as the connective spine of the campus, the promenade extends from the main entrance to the commons, linking transformational services, client stores, and residential courtyards along its length culminating at the chapel, which will act as a place of respite and renewal. Much like a traditional main street, it serves as both a thoroughfare and a gathering place, encouraging movement, spontaneous encounters, and a sense of belonging among clients and staff alike.

Mixed-Use
Residential life is directly woven into this framework. Each residential building is accessed from the promenade and organized around its own private courtyard, creating secure and intimate spaces for residents while maintaining visibility and connection to the campus core. By using a mixed-use typology in some areas, stacking housing above administrative or service programs, the plan achieves a more compact footprint, maximizing efficiency while opening opportunities for elevated terraces and communal gathering areas above the promenade. This layering provides a variety of settings across scales and levels of privacy, supporting the principles of trauma-informed design by giving residents choice and flexibility in how they engage with the community.

Commons
The commons anchor one end of the promenade and serve as the social heart of the campus. This open space is framed by communal program elements such as the dining hall, fitness center, chapel, and client stores, creating a lively hub where indoor and outdoor activities converge. The proximity of housing, services, and amenities around the promenade and commons reinforces the “small town feel,” ensuring that daily patterns bring people together in familiar and meaningful ways to foster connection and a sense of belonging.

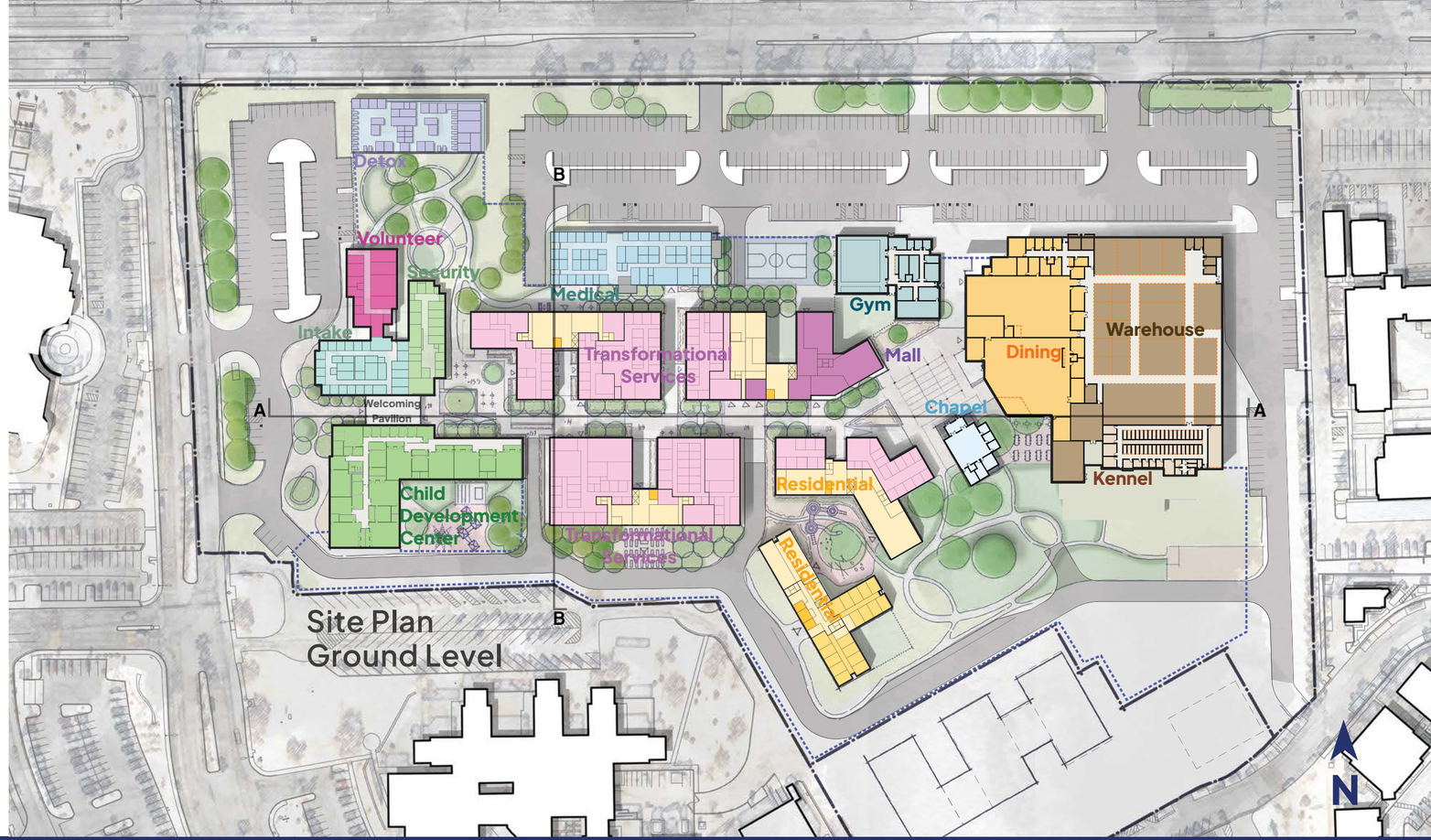
Practical considerations of access and circulation have been carefully integrated into the master plan to ensure seamless operations. Public-facing elements, such as

Conceptual Rendering - The Green

child development, and healthcare services, are located along the site perimeter to allow visitors to enter directly without compromising the secure environment. Service needs are addressed discreetly: a dedicated southern road provides safe, internal bus access for school pick-up and drop-off, while deliveries are routed along the eastern perimeter to the warehouse, ensuring that daily operations remain uninterrupted. In addition, a portion of the southeast site will remain in its current use until a future phase, providing a flexible land bank that can be integrated seamlessly once existing structures are able to be removed.

Contextual Integration

From its first phase, the campus demonstrates a strong commitment to stewardship of the land. Existing topography is respected wherever possible, and mature trees are preserved to provide shade and continuity with the natural environment. The main entrance, located on the west side of the property along Community College Drive, was chosen with intention. This location offers safer and calmer access than West Charleston Boulevard, while also establishing a direct pedestrian connection to the library and the College of Southern Nevada campus across the street.

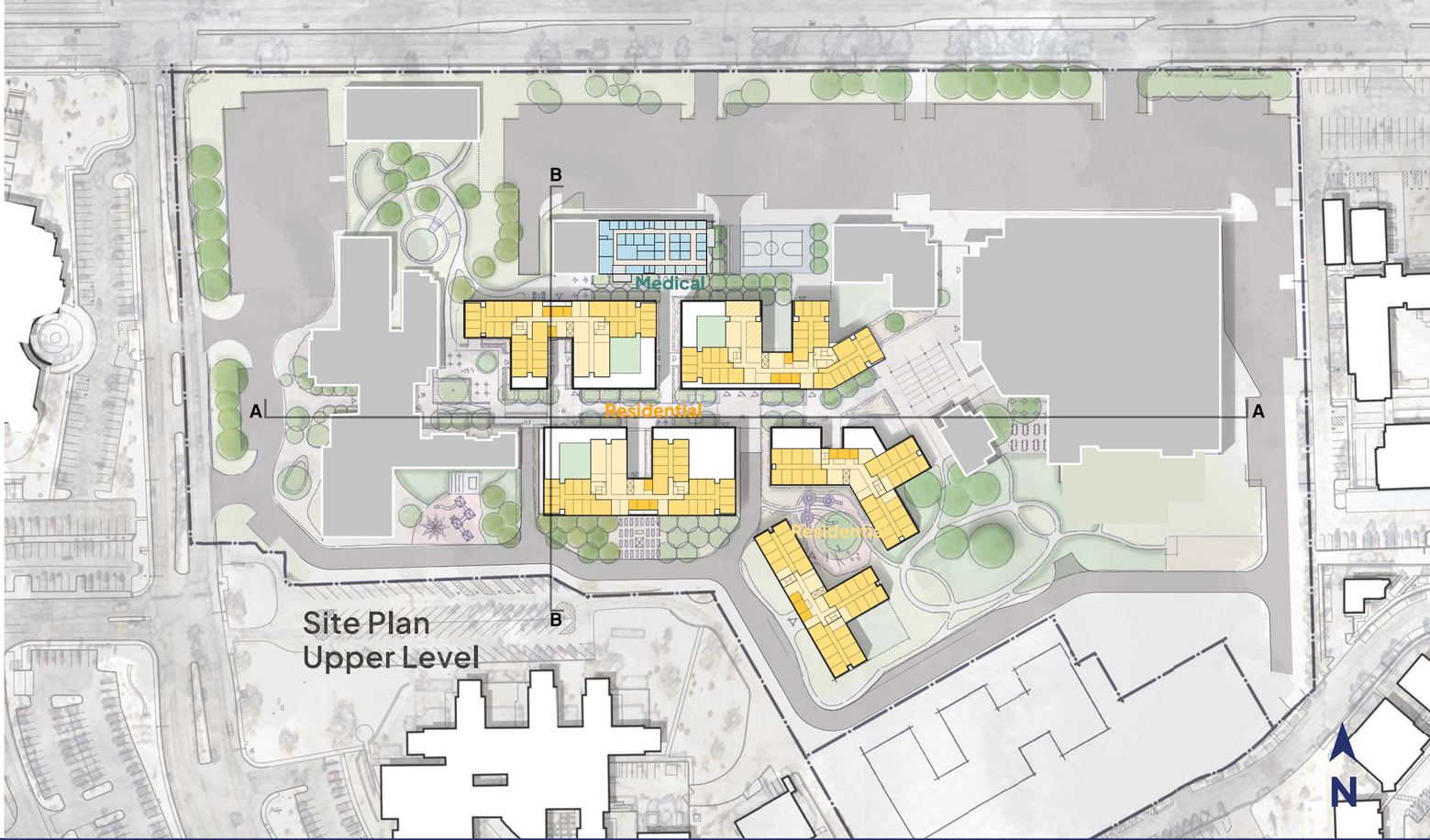


Site Plan
Ground Level

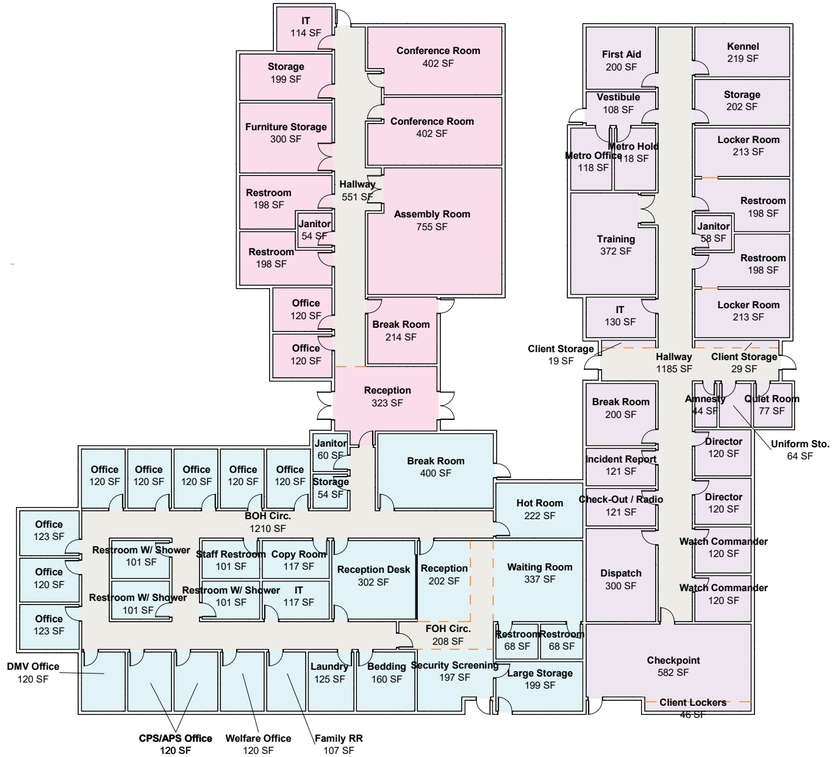
The Campus Framework

Together, these strategies form a comprehensive framework that is both practical and visionary. The Campus for Hope Master Plan reflects the values of community, connection, and care, creating an environment where individuals can heal, grow, and thrive, while also serving as a model for how architecture can embody compassion and resilience.

Conceptual Rendering - Detox



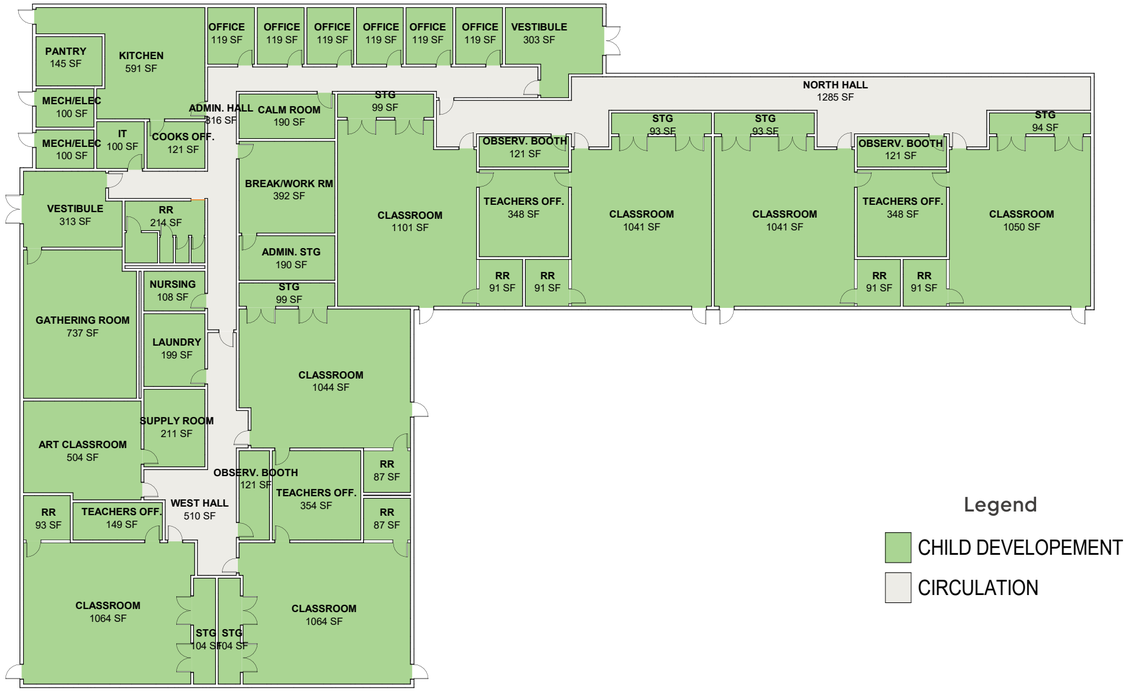
Intake + Security + Volunteer Floor Plan



Legend

- CIRCULATION
- INTAKE
- SECURITY
- VOLUNTEER

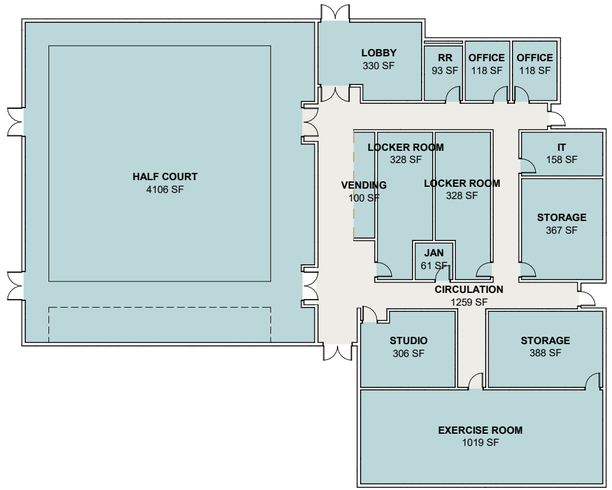
Child Development Center Floor Plan



Legend

- CHILD DEVELOPEMENT
- CIRCULATION

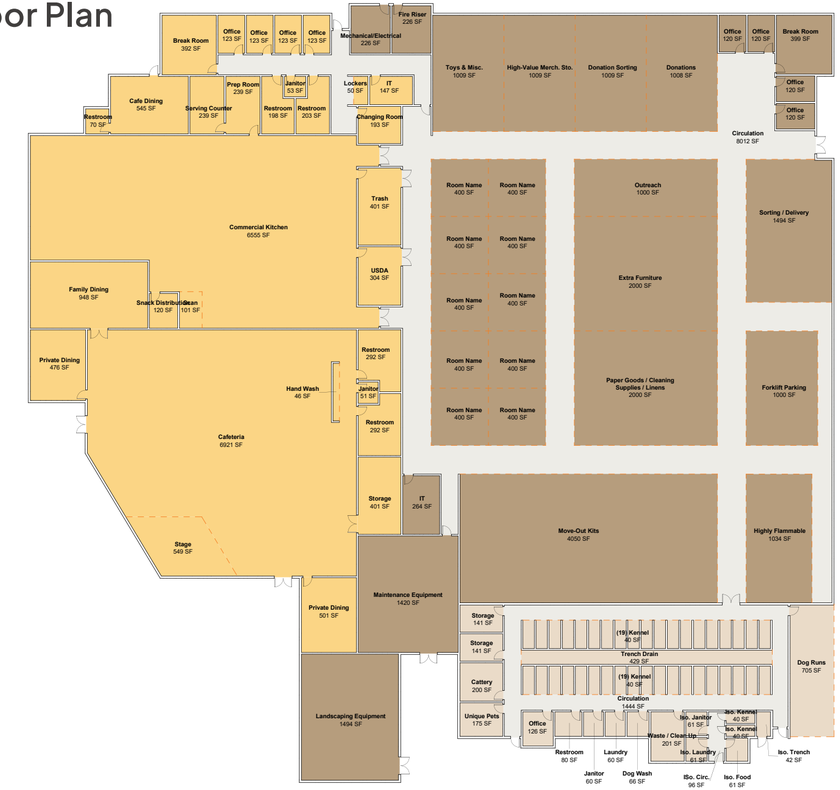
Gymnasium Floor Plan



Legend

- CIRCULATION
- GYMNASIUM

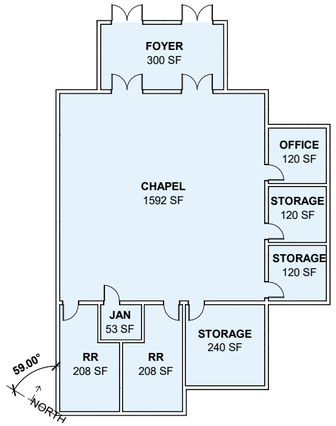
Dining + Warehouse Floor Plan



Legend

- CIRCULATION
- DINING
- KENNEL
- WAREHOUSE

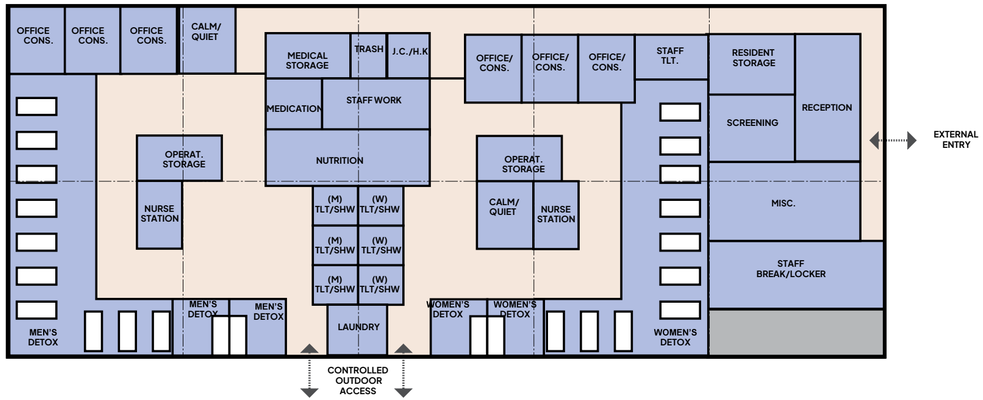
Chapel
Floor Plan



Legend

CHAPEL

Detox
Floor Plan

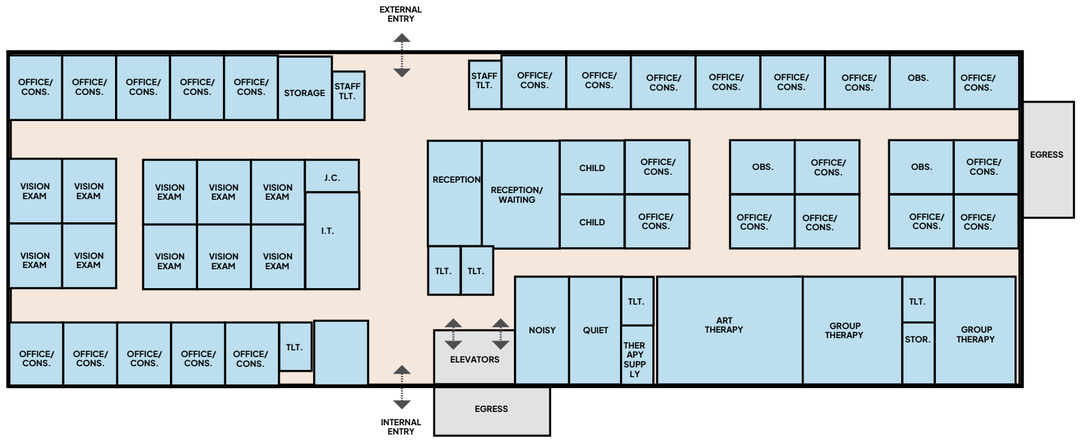


Legend

DETOX

CIRCULATION

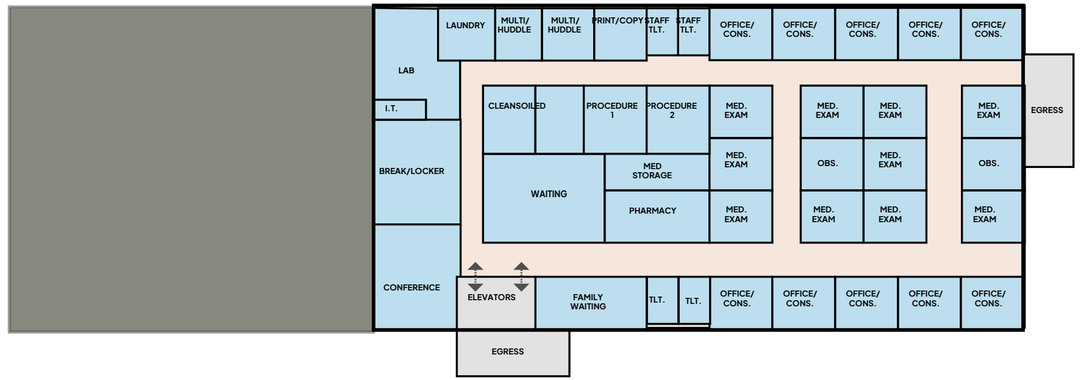
Medical
Floor Plan



Legend

- MEDICAL
- CIRCULATION

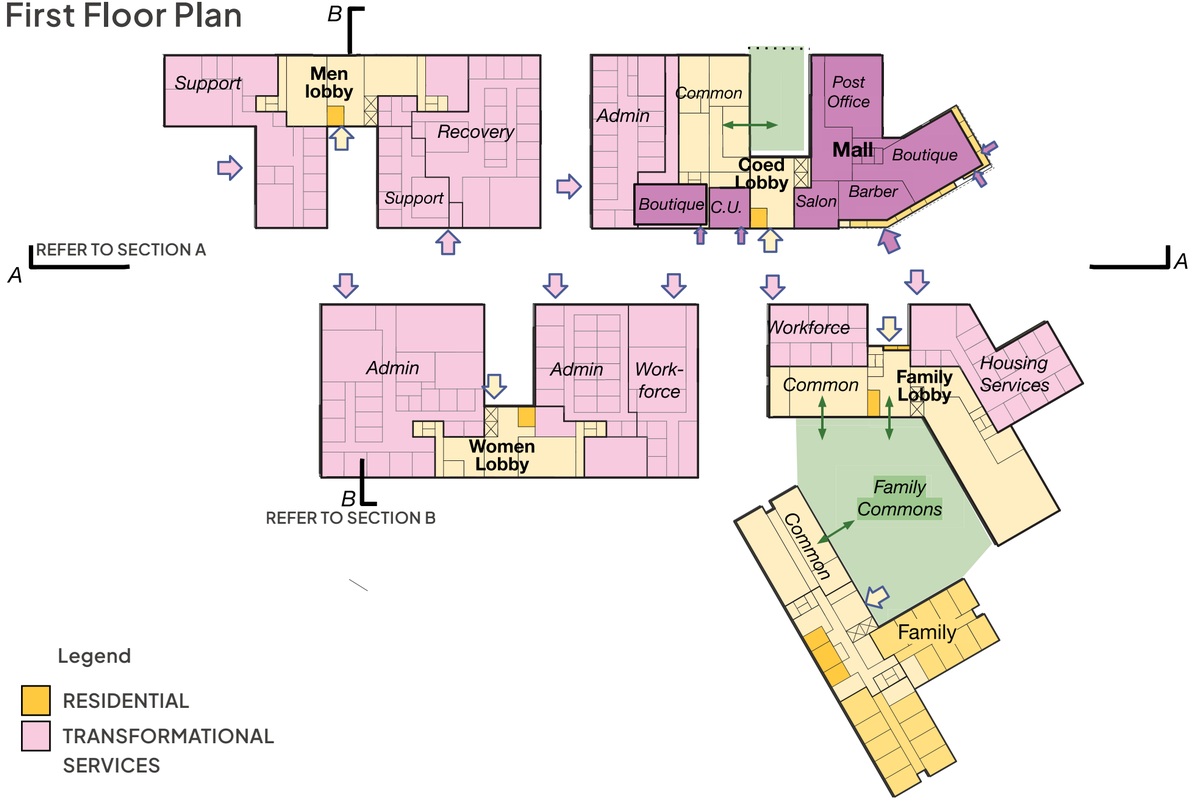
Medical
Level 2



Legend

- MEDICAL
- CIRCULATION

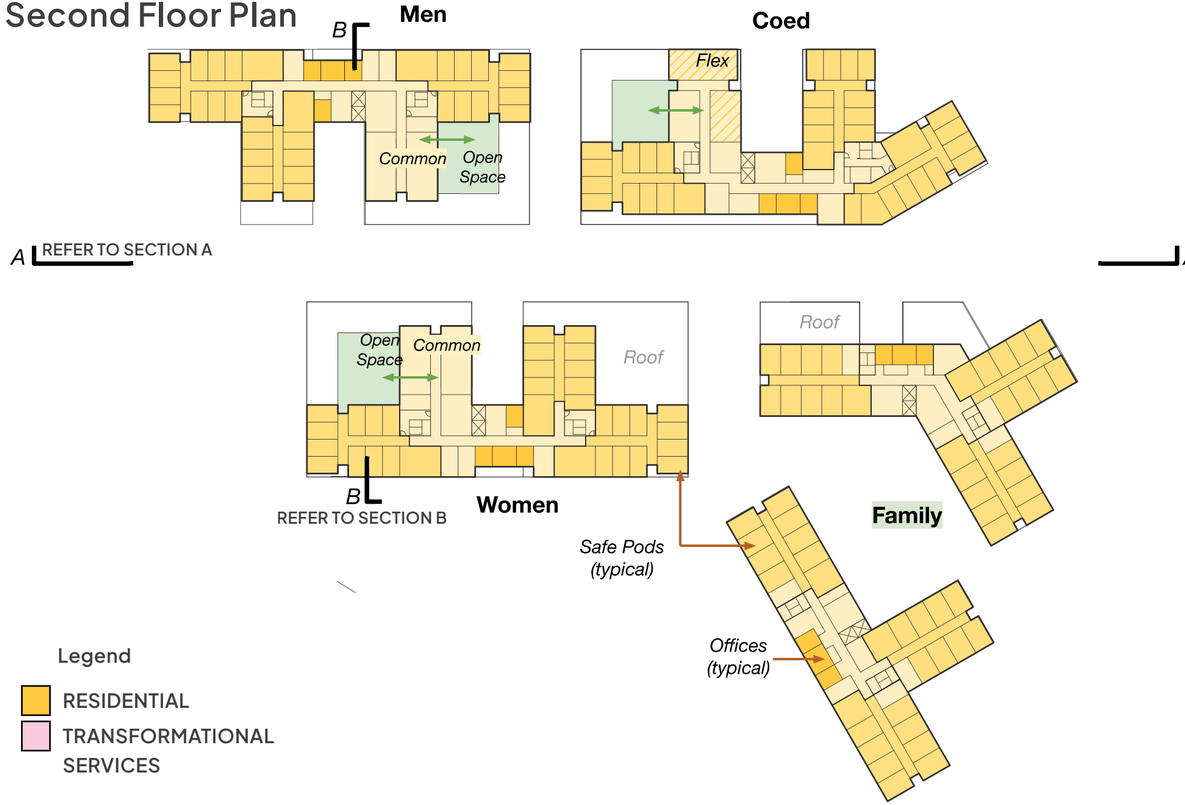
Residential First Floor Plan



Legend

- RESIDENTIAL
- TRANSFORMATIONAL SERVICES

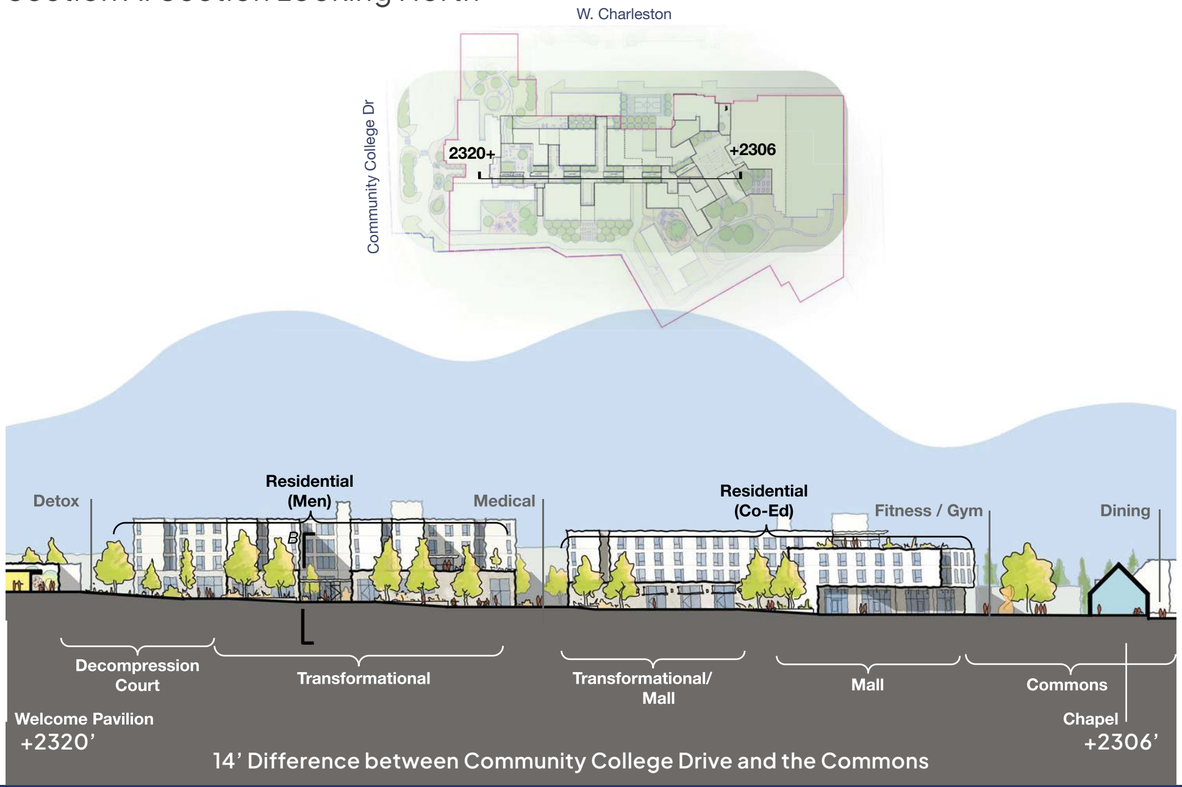
Residential Second Floor Plan



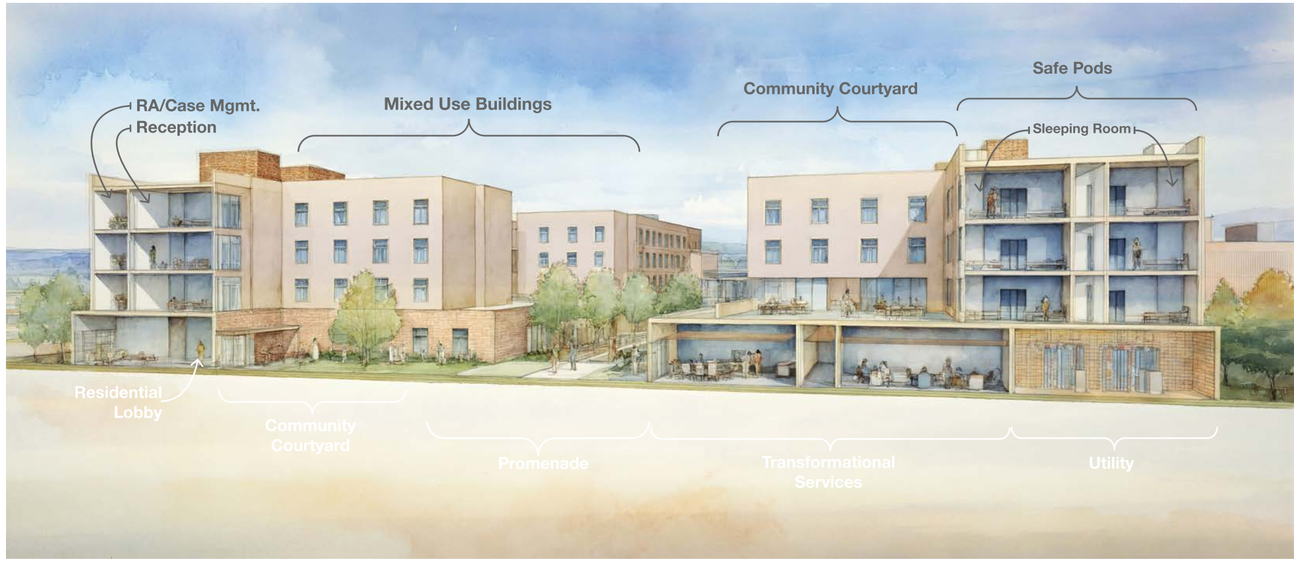
Legend

- RESIDENTIAL
- TRANSFORMATIONAL SERVICES

Main Street
Section A: Section Looking North

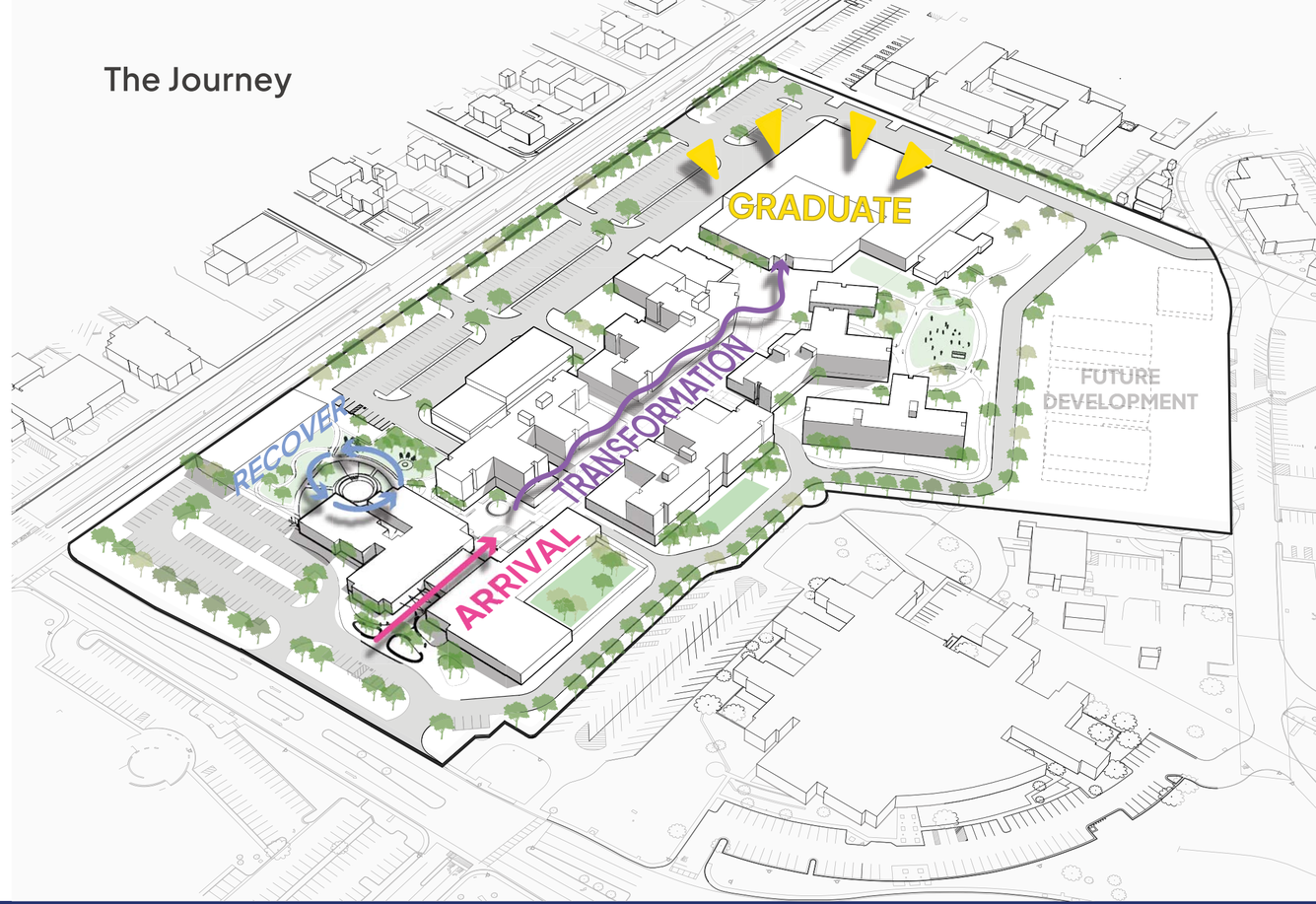


Main Street
Section B: Section Perspective Looking East

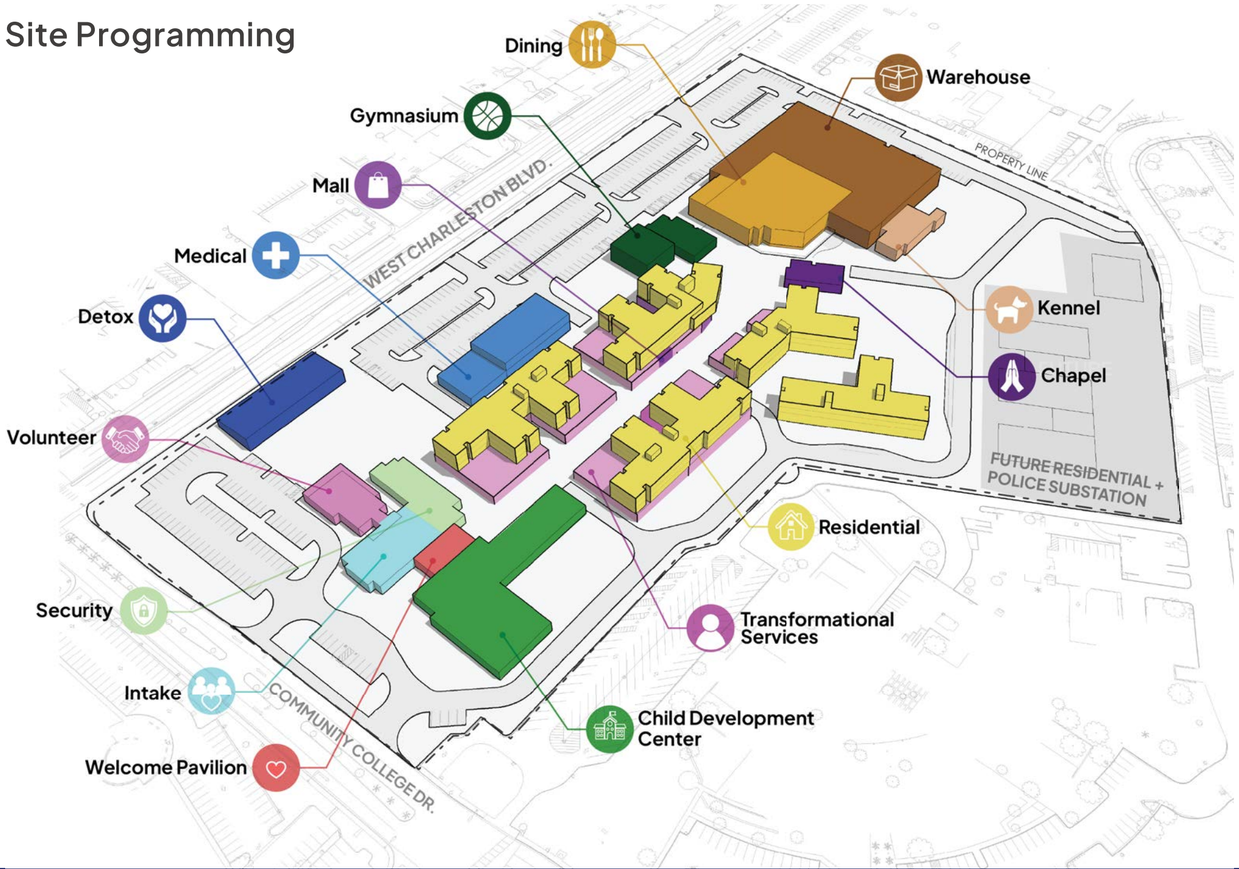


4.2 Master Plan Diagrams

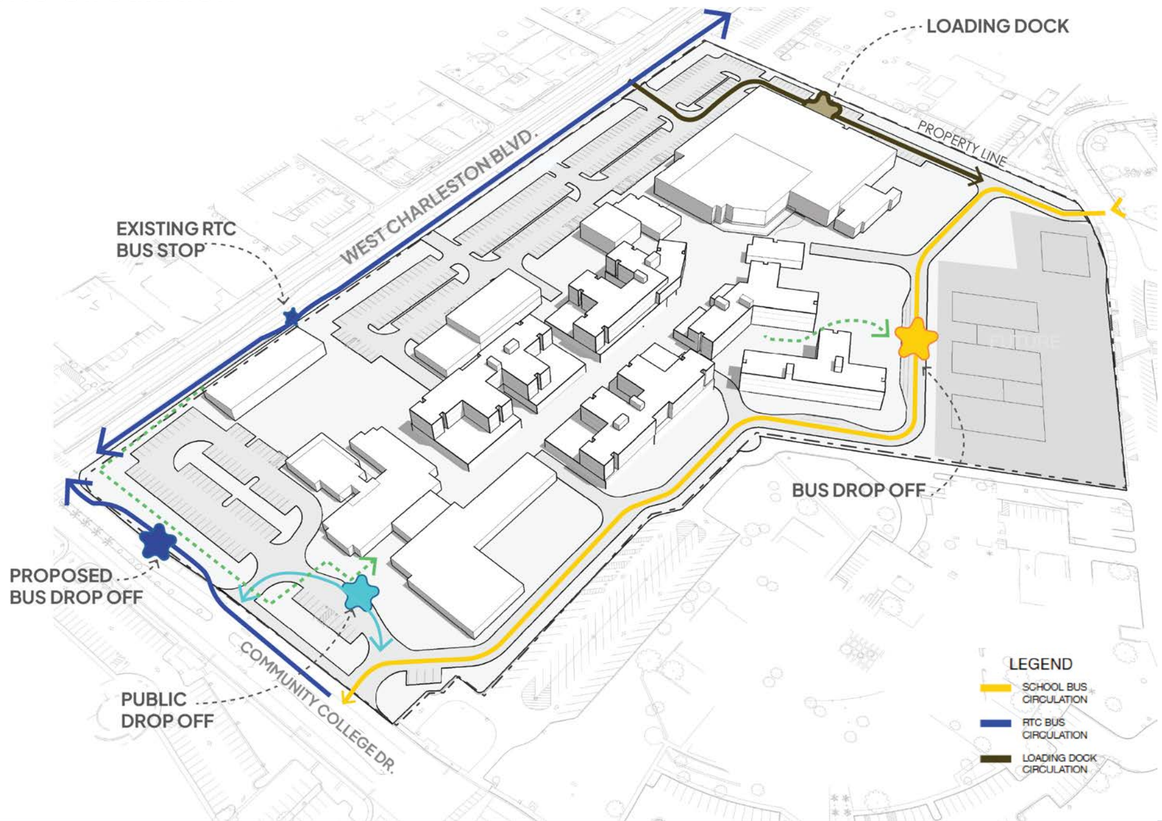
The following diagrams illustrate how the site functions in terms of circulation, program, parking, and emergency access.



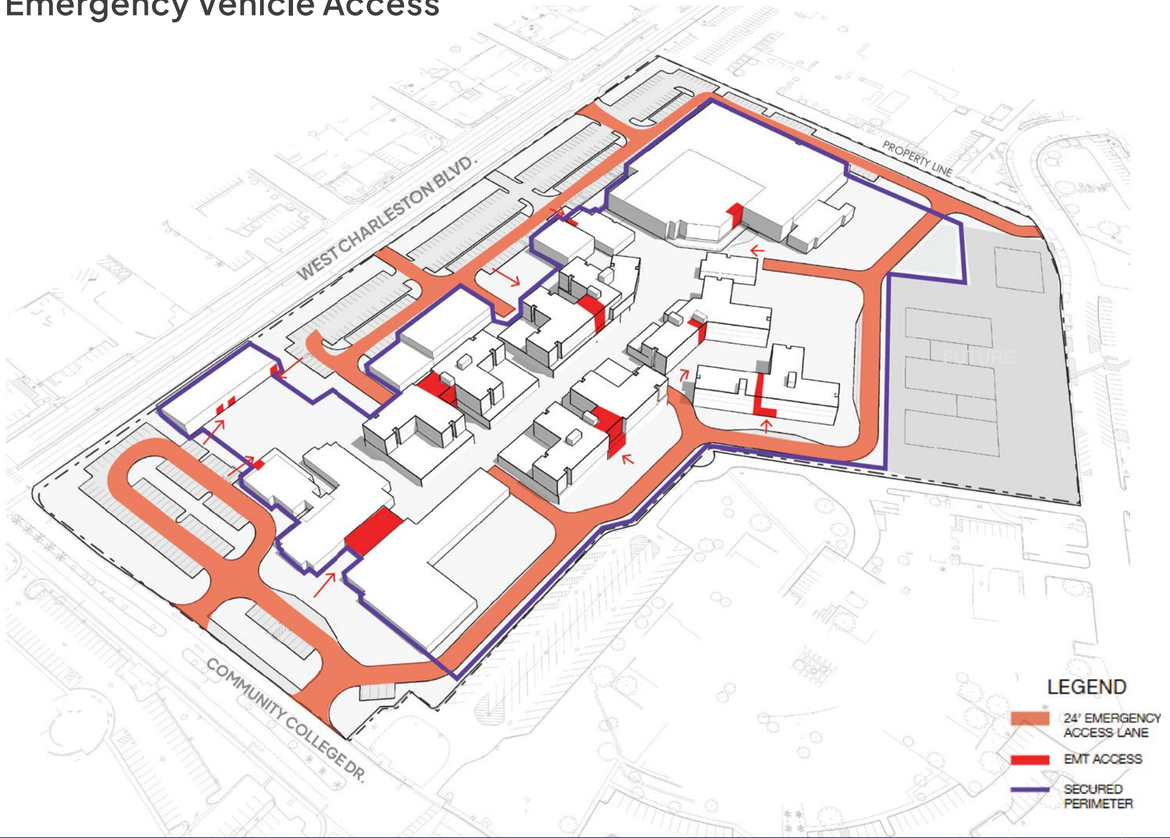
Site Programming



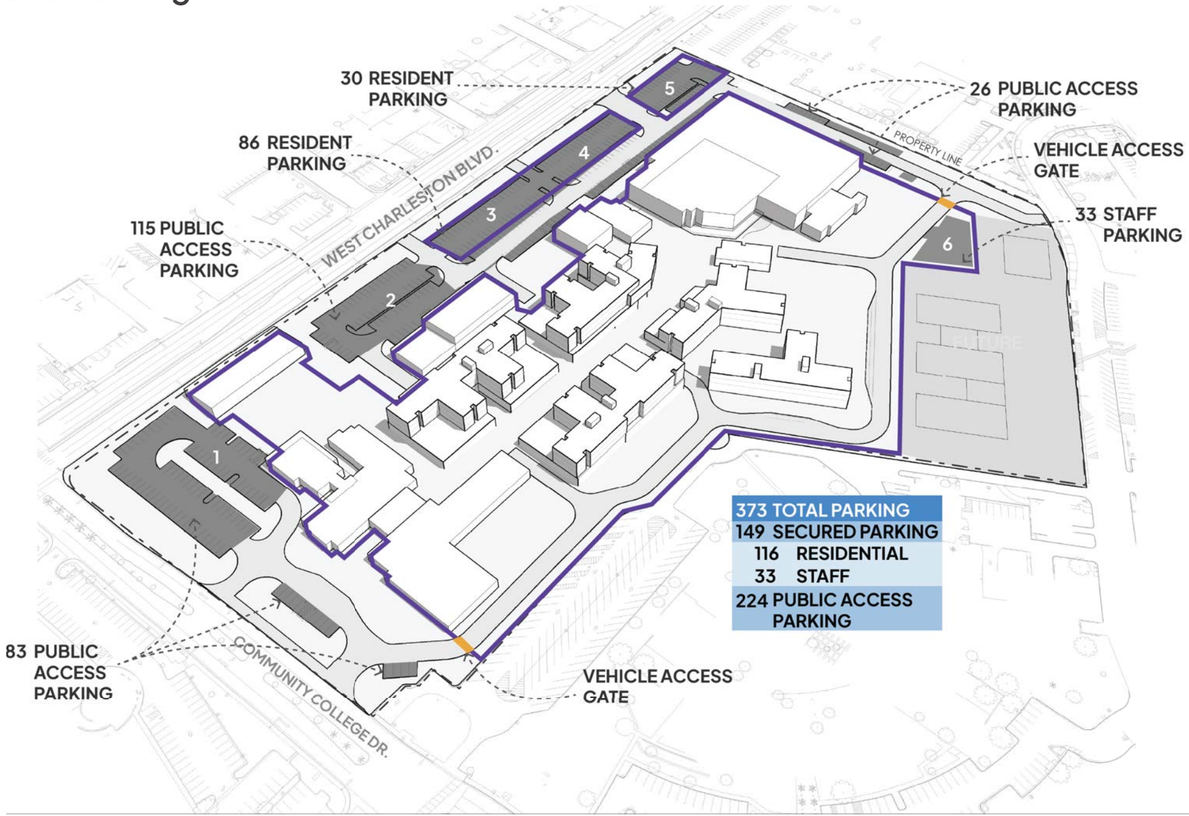
Site Circulation



Emergency Vehicle Access

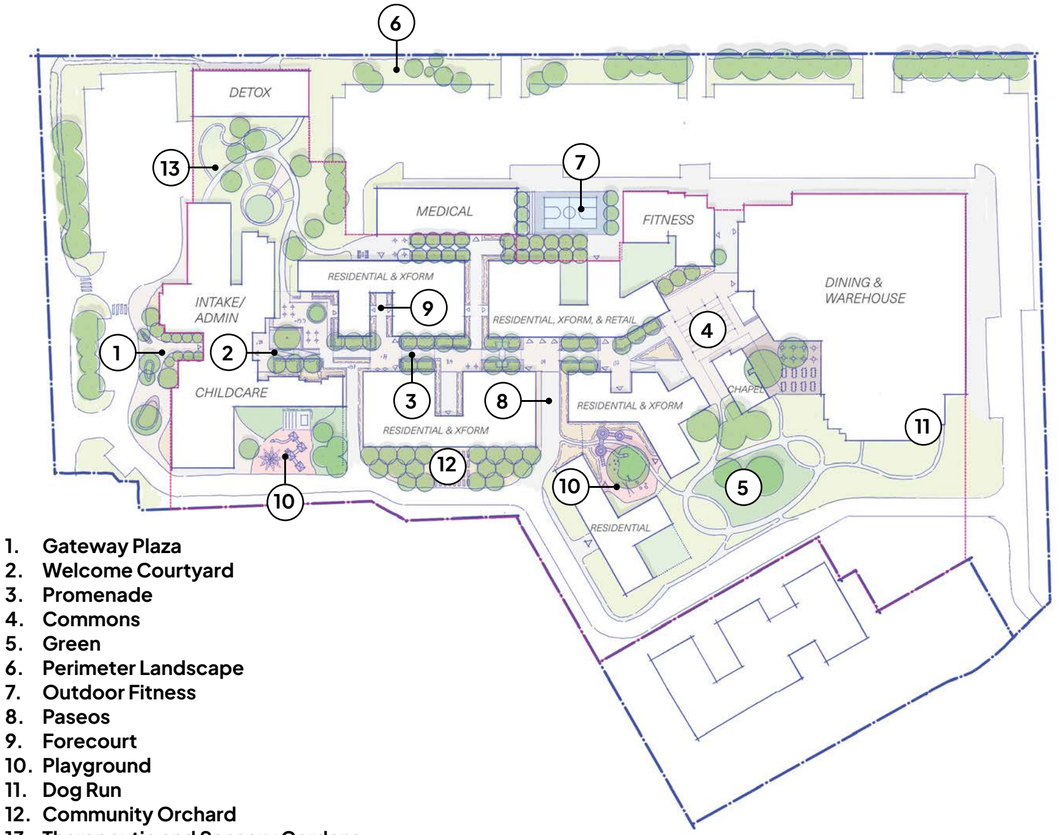


Site Parking



4.3 Landscape Framework

Campus for Hope's open space is a healing landscape, a sequence of outdoor environments that transition from public gathering private gardens. Spaces are organized and sized through a trauma-informed lens, emphasizing predictability, safety, choice, connection, and sensory balance. The plan builds on the restorative power of nature to promote dignity, empowerment and emotional recovery for clients, staff and visitors to the campus. The following is an overview of each space that contributes to the open space framework.



1. **Gateway Plaza**
2. **Welcome Courtyard**
3. **Promenade**
4. **Commons**
5. **Green**
6. **Perimeter Landscape**
7. **Outdoor Fitness**
8. **Paseos**
9. **Forecourt**
10. **Playground**
11. **Dog Run**
12. **Community Orchard**
13. **Therapeutic and Sensory Gardens**

Perimeter, Approach and Entry
These supporting spaces set the stage, demarcating the campus as a distinct and welcoming addition to the city.

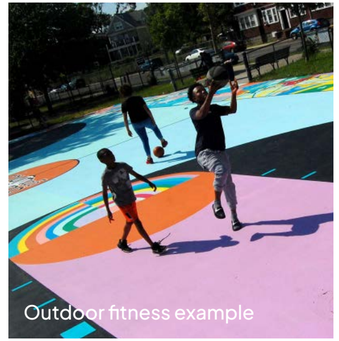
Perimeter landscape
A planting buffer along West Charleston provides acoustic and visual separation from high traffic volumes. This layered approach to vegetation creates soft edge that sets it apart from the surrounding commercial and institutional development, establishing the image of the campus along West Charleston and other surrounding streets as a place of refuge.

Gateway plaza
The gateway plaza supports orientation and arrival with clear sightlines, shaded seating and an intuitive entrance to the campus from Community College Drive. The space is a comfortable threshold from the public realm to the intake and welcome pavilion, reinforcing trust before clients even enter the campus.


Gateway plaza example


Welcome courtyard example


Commons example


Outdoor fitness example

Gathering and Activity
These flexible spaces allow for congregation and promote an environment that fosters interaction between clients and between clients and staff on campus.

Welcome Courtyard
The first outdoor space in the campus beyond intake and the welcome pavilion, the welcome court offers an immediate sense of relief and decompression with generous shade, casual seating, and planting that invite stillness and calm and ultimately an emotional reset.

Commons
The commons functions as the central space for events, gatherings and communal activities. It is flexible enough to host a variety of larger events but furnished to feel intimate for more casual interactions on a daily basis.

Dining Terrace
Positioned in front of the dining hall, this south-facing terrace extends the most frequent community activity of sharing a meal into the outdoors.

Outdoor Fitness
Promoting the idea that physical activity is integral to healing, these spaces bring physical activity (free weights and exercise equipment) outdoors as well as provide a platform for youth and adults to shoot hoops, play futsal, field hockey or other court sports.


Dining terrace example


Green example

Refuge and Reflection
These are critical healing spaces located between medical and detox.

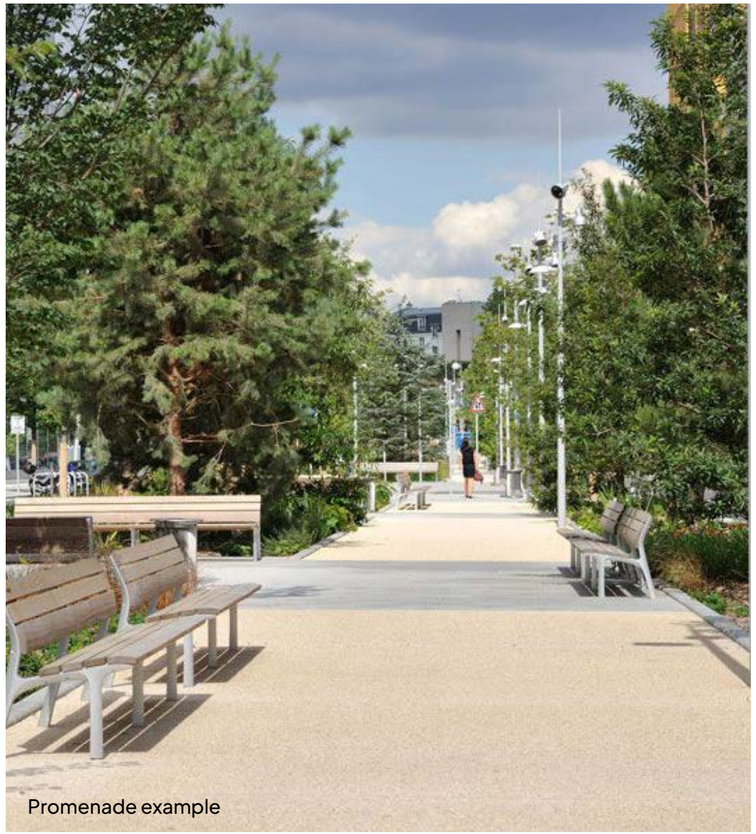
Green
The green is the passive counterpoint to the commons, marked by a large flexible lawn space, a walking loop, places to sit and relax in the shade of some of the large preserved heritage trees on-site.

Therapeutic and Sensory Gardens
Bound by detox, medical and transformational services, these gardens provide multi-sensory engagement in a protected environment. These are flexible spaces for quiet reflection, impromptu counseling or guided therapy outdoors.

Circulation
These are necessary supporting connections that knit all the spaces together with a network of safe, comfortable paths.

Promenade
The central spine of the campus offers structure and clarity. This shaded space connects transformational services, residential lobbies, and promotes predictable movement through clear orientation which is a vital tenet of trauma-informed design.

Forecourts and paseos
Connection between buildings act as transitional spaces between shared and private spaces, enhancing a sense of control and ownership of the spaces.


Promenade example


Playground example


Community orchard example

Residential Amenity
These spaces support daily living for residents, offering places of comfort and familiarity that help make the campus feel like home.

Playgrounds
Secure, age-appropriate play zones provide safe, joyful experiences for children and families. Their adjacency to family residences and childcare ensures supervised independence and supports family healing.

Dog Run
The pet area adjacent to the kennel acknowledges the therapeutic bond between humans and animals, providing space for care and companionship.

Community Orchard
Productive orchards and garden plots reinforce agency, purpose and care, allowing clients to tend, grow, and ultimately harvest fresh fruits and vegetables.

On-structure amenity terraces
elevated podium safe-pod space attached to mens, womens, and co-ed residence halls. These simple, comfortable terraces are the most private of all spaces and are only accessible from within each residential pod.

4.4 Landscape Sequence

The following outlines this progression from when clients enter the campus to their full and complete integration in campus life.

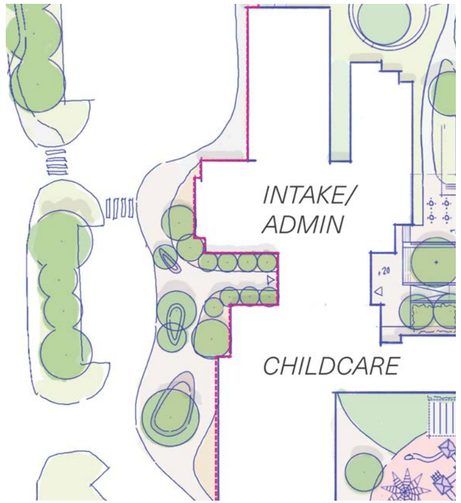
Spatial Sequence

Key Spaces

1. **Gateway Plaza**
2. **Welcome Courtyard**
3. **Promenade**
4. **Commons**
5. **Green**

Gateway Plaza

The Gateway Plaza serves as a civic-scale arrival space and a welcoming threshold where visitors and clients first encounter the Campus for Hope. It is designed as a generous, open plaza framed by trees, public art, and shaded seating. The space balances openness and orientation, guiding users intuitively toward intake and the welcome courtyard. Materials, textures, and plantings convey hospitality and warmth, replacing institutional cues with gestures of care and belonging.

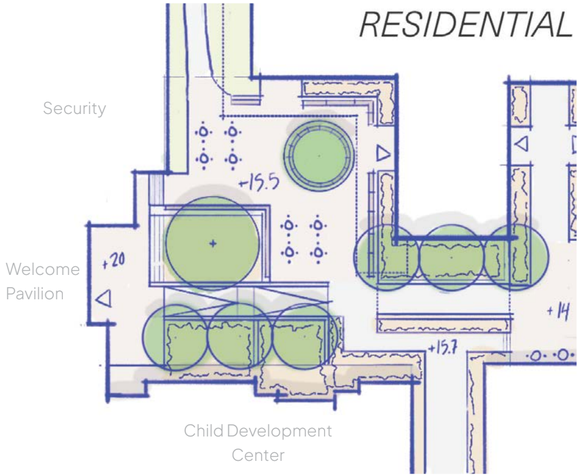


Key Plan

Welcome Court

Immediately beyond intake, the Welcome Courtyard provides an instant sense of relief and safety like a breathing space between the challenges of the outside world and the sanctuary of the campus. Shaded seating areas, water features, and lush planting create a sensory retreat.

The courtyard encourages one to pause, grounding new arrivals in a place of calm and serenity to establish an immediate trust with their new surroundings as they start their journey.

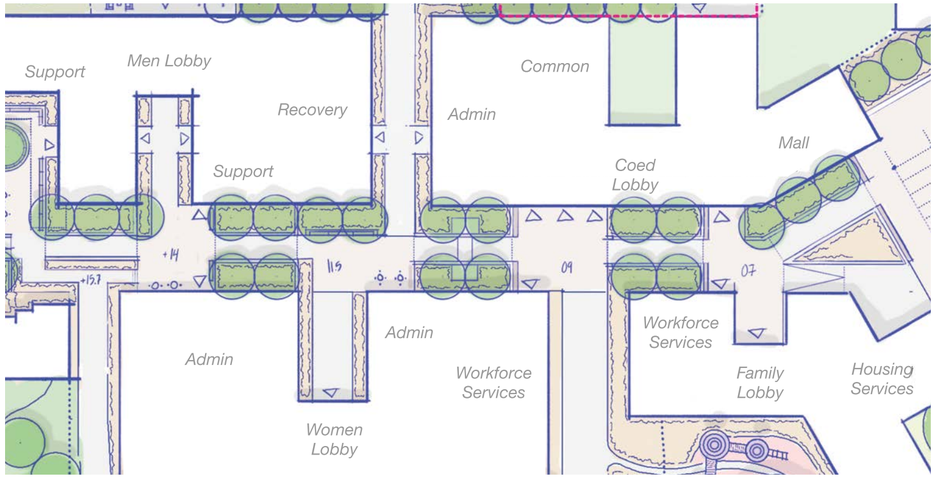


Key Plan

Promenade

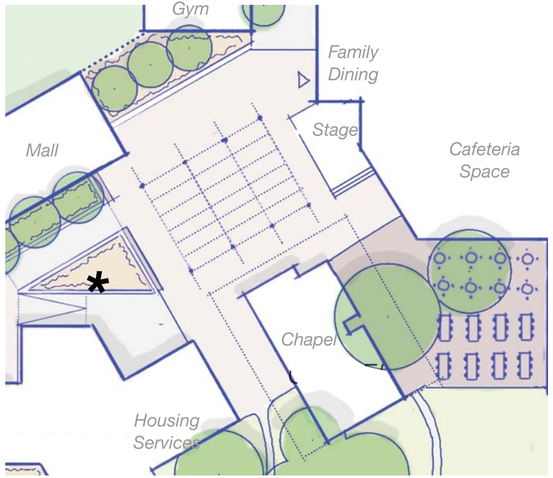
A linear Promenade organizes movement through the campus, connecting the major program zones with clarity and rhythm. As the central spine, it provides both structure and freedom: clear orientation reduces anxiety and supports intuitive wayfinding, while shaded alcoves and benches invite spontaneous gathering or solitude. The promenade functions as a social corridor, enabling casual encounters that build community trust and belonging.

Key Plan



The Commons

The Commons is a flexible, open green designed for ceremonies, graduations, performances, and community celebrations, that forms the social heart of the campus. This space embodies empowerment and achievement, creating a setting where personal and collective milestones can be recognized with dignity. Central to the commons is an all-encompassing shade structure, providing respite and cover shade from the sun.



Key Plan

The Green

Adjacent to the Commons, The Green is a flexible lawn that accommodates both active recreation and quiet leisure. A walking loop around the perimeter encourages movement and reflection, while shaded seating areas invite small gatherings. The design emphasizes choice and accessibility, allowing residents and visitors to determine the pace and character of their outdoor engagement, from excercise to contemplation.

Key Plan

05

DESIGN CHARACTER

5.1 Architectural Character

The architectural character of the Campus for Hope will express dignity, humanity, a sense of place, and belonging. As a campus dedicated to restoration and transformation, its design language must convey warmth and calm while remaining authentic to the region and resilient to resident turnover, heavy use, and extreme weather.

Materiality and Expression

Materials will be durable, low-maintenance, and regionally appropriate, embracing textures and tones that resonate with the desert environment. Concrete, CMU, fiber cement, and other raw, honest materials can be composed to create depth, warmth, and subtle variation. Architectural expression will rely on massing and material honesty rather than excessive articulation and ornamentation, supporting cost efficiency and long-term maintenance.

Climate Responsiveness

The desert environment calls for thoughtful shading, and other passive strategies to manage thermal comfort. Deep roof overhangs, back-set windows, screening elements, and canopies ease visual transitions and mitigate solar exposure, especially along long south and west-facing facades. Glazing must be restrained but also engender a sense of connection, generosity, and spatial understanding. These passive solutions – a combination of massive and light elements - are not only functional but can become defining architectural features—creating a recognizable rhythm across the campus while offering comfortable, shaded, and human-scaled spaces between buildings.

Ramada House, Tucson, AZ
Judith Chafee

(above)
Brochstein Pavilion at Rice University
Houston, TX
Thomas Phifer and Partners

(left)
Springs Preserve
Las Vegas, NV
LGA

Cohesion and Diversity

The campus will achieve visual cohesion without uniformity. Shared design elements, such as consistent structural expression, rooflines, or trellis structures, can knit together a diverse collection of buildings, each responding uniquely to its program and users. This approach allows the campus to feel congruent but not monolithic, providing flexibility for architectural diversity while maintaining a unified identity.

(right)
Indian Springs School
Birmingham, AL

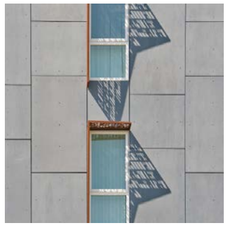
Human-Centered and Trauma-Informed
Above all, the campus will support principles of Trauma-Informed Care: welcoming, safe, and intuitive to navigate. Building form, entries, circulation areas, and outdoor spaces will work in tandem to clearly identify spaces, and provide people with a sense of orientation, choice and comfort. For example, the distribution of glazing, materials, accent colors, and daylighting features can be used to anticipate the user experience, creating environments that feel open, approachable and restorative rather than institutional. The interplay of light and shadow, openness and enclosure, will promote moments of calm and reflection throughout the campus.

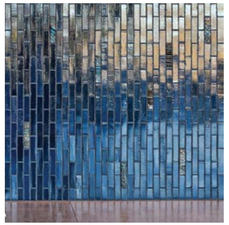
(clockwise from bottom left)

Mason on Mariposa,
Amani and Nia
San Francisco, CA
David Baker Architects

ASU Polytechnic Campus
Mesa, AZ
Lake | Flato

Agnew K-12 Campus
Santa Clara, CA
LPA





A Spirit of Place
The architecture will draw from the character of the desert—its horizontality, its light, and its enduring materials. Through thoughtful proportion, honest construction, strategic deployment of materials, and balanced integration with landscape elements, the campus will embody a timeless regional expression—rooted in its place, welcoming to all who enter, and built to endure.

5.2 Landscape Character

Stormwater Conveyance

Stormwater will be conveyed primarily by overland flow wherever feasible, using swales, shallow channels, and landscaped areas that move water visibly across the site. In tighter, urbanized zones where space is limited or surfaces are highly impervious, area drains and trench drains will be used strategically and tied to a subdrain (storm lateral) system for reliable collection and conveyance.

This hierarchy favors surface-first solutions for everyday events while reserving pipes for constraint points and larger storms. All surface features will include clear overflow routes to the main conveyance and ultimately to the detention facility, preventing localized flooding and erosion. Detailing will emphasize durability and low maintenance (rock mulch, armored spillways, native/desert-adapted planting, gentle grade transitions). Overall, the approach delivers sustainable, visible stormwater strategies that manage runoff effectively, support site ecology, improve water quality, and enhance the user's experience of the landscape.

Stormwater Strategy

In reference to Figure 5.2.1A, Stormwater Management System, the design integrates parking-lot planting islands to store overland flow from impervious surfaces, promote infiltration into native soils, and manage runoff at its source. Much of the western and southern drainage is directed along the access road at the site's southern edge, while the northern parking lot conveys flows toward a bioswale within the eastern easement.

To minimize overland runoff within urbanized areas, stormwater is routed beneath the Promenade and designed to capture roof flows from the central building spine before continuing through the site. The primary trunk line follows the site's main pedestrian axis from the Gateway Plaza through the Promenade and Commons terminating at the southeastern bioswale. Integrated at-grade and subgrade drainage systems along key public spaces ensure efficient conveyance, while area and trench drains maintain dry, usable environments during major rainfall events. The Promenade also delivers water to adjacent planters, reducing the potential for standing water and enhancing on-site infiltration.

A secondary trunk line north of the Promenade manages runoff from adjacent buildings such as the Medical Center and Gym. Surface-level water is further captured by area and trench drains, with additional flows directed toward planted zones to reduce hardscape runoff and strengthen the site's overall stormwater performance.

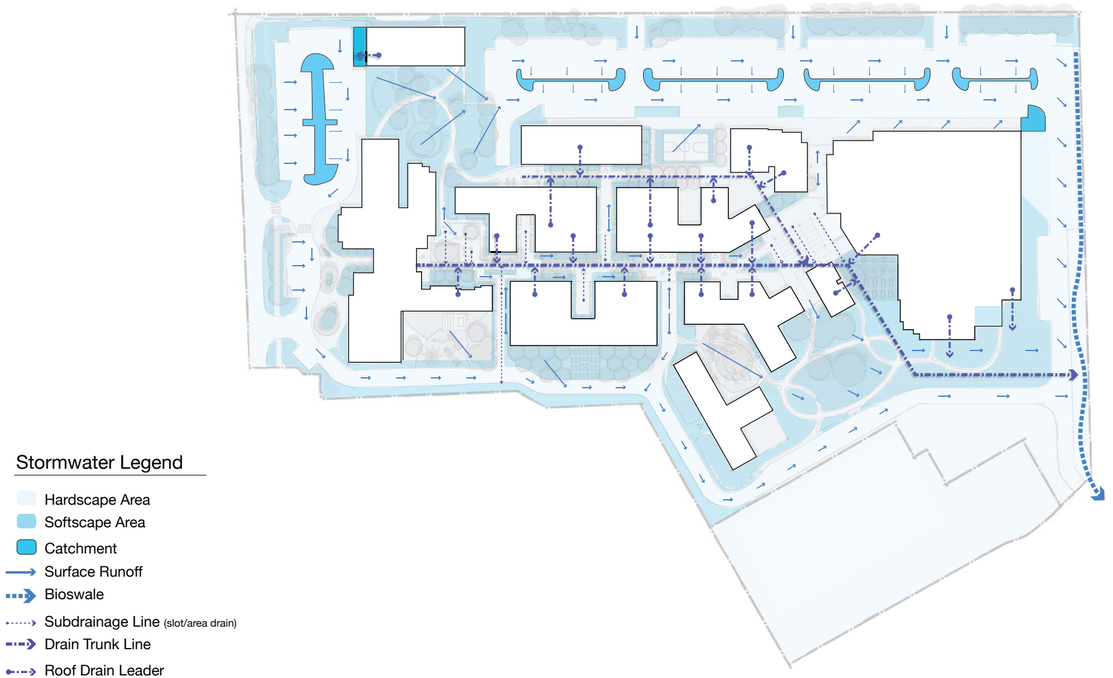


Figure 5.2.1A_Stormwater Management System

Functional + Social Integration

Stormwater treatment areas should be designed as multi-functional landscape features that provide both ecological and social value. Bioswales, rain gardens, and detention areas can be paired with plazas, lawns, or seating zones to function as gathering spaces in dry weather while retaining their stormwater management role during rain events.

By combining utility with usability, these systems enhance the overall site experience and create opportunities for education, recreation, and community interaction.

Design Emphasis

The guiding principle is to make stormwater both performant and visible. A west-to-east storm-drain trunk line forms the site's backbone, sized to safely convey larger events and protect program areas; this underground capacity provides reliability and preserves planning flexibility. For everyday storms, water will daylight along the spine—planted bioswales at building edges, expressive runnels in the Therapy Garden, and distributed micro-basins within planting zones—to slow, filter, and celebrate rainfall.

Durable detailing, rock mulch, native/desert-adapted plant palettes, and gentle grade transitions reduces erosion and keeps the system resilient.

Figure 5.2.1B_Orange Mall, Vegetated Wash

Figure 5.2.1C_SCC Cloud Song, Bioswale

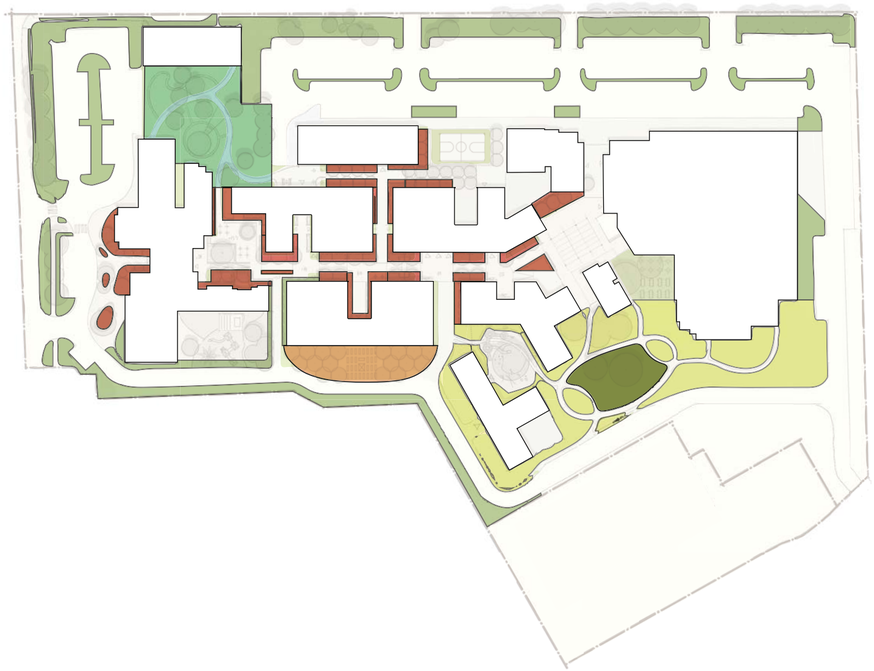
Figure 5.2.1D_The Urban Green, Detention Facility

Planting Strategy

Ecological Function and Water Conservation

Planting design emphasizes resilience, ecological function, and long-term adaptability, with the site's character defined by a clear commitment to water conservation and environmental stewardship. The planting palette prioritizes species that thrive under variable climate conditions, supporting both seasonal beauty and ecosystem stability. Turf grass is limited to high-use recreation and gathering areas, while the broader landscape features native and climate-adapted species that reduce irrigation needs, improve soil health, and provide habitat for pollinators, birds, and other wildlife.

Layered plant communities including canopy trees, understory shrubs, groundcovers, and grasses add visual richness while enhancing stormwater management and regulating microclimates. This approach reduces long-term maintenance and resource use while establishing a strong, regionally grounded identity that celebrates ecological performance as a defining element of the site's design. Research and careful attention should be devoted to the design of therapeutic gardens and spaces for decompression. These areas should reflect trauma-informed design principles and integrate artful, intentional planting and spatial composition to promote healing and emotional well-being.



Planting Legend

- Lawn
- Desert-Adapted Planter
- Community Garden
- Therapeutic Garden
- Native Landscape
- Landscape Buffer

Site Planting Descriptions

Lawn

Lawn areas should be used intentionally and sparingly, reserved for high-activity or multifunctional spaces where open turf supports recreation, gathering, or visual relief. The design should minimize overall turf coverage to reduce water and maintenance demands, favoring drought-tolerant or regionally adapted grasses where possible. Lawns should be framed by planting to soften edges, create enclosure, and visually integrate these areas into the broader landscape composition.

Desert-Adapted Planting

Desert-adapted planting should express a character shaped by water conservation, highlighting the inherent beauty and resilience of arid-region vegetation. Species selection should emphasize low water demand, soil stability, and tolerance to sun and heat, while composition and spacing should reflect natural patterns. This approach transforms resource efficiency into an aesthetic quality, demonstrating that sustainable planting can also be sculptural, dynamic, and expressive of place.

Figure 5.3.2A_Lawn

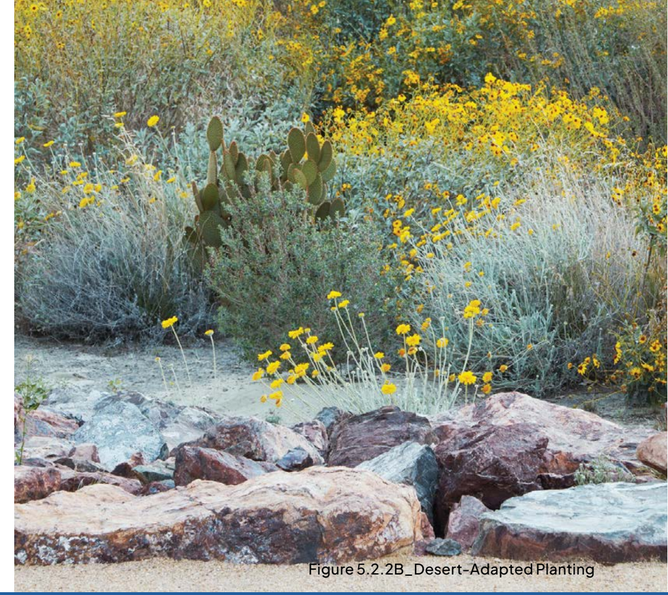


Figure 5.2.2B_Desert-Adapted Planting

Community Garden

Community gardens should foster a sense of belonging, collaboration, and shared care within the landscape. As living systems shaped by collective participation, they express the relationship between people and place through cultivation and stewardship. Planting design should emphasize seasonality, productivity, and diversity, reinforcing the garden's role as both a social and ecological connector within the site.

Therapeutic Garden

Therapeutic gardens should create restorative environments that support comfort, safety, and sensory well-being. Planting design should engage multiple senses through color, fragrance, and texture, while spatial organization promotes calmness, clarity, and refuge. The composition should invite slow movement, contemplation, and connection to natural cycles contributing to a healing landscape experience that benefits both individuals and the broader community.

Figure 5.2.2D_Community Garden

Figure 5.2.2E_Therapeutic Garden

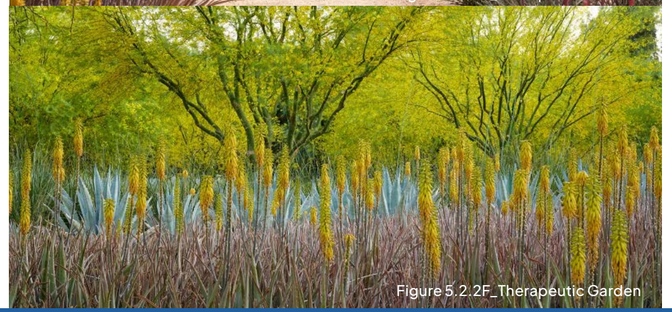


Figure 5.2.2F_Therapeutic Garden

Native Landscape

Native landscapes should celebrate regional identity by re-establishing plant communities adapted to local soils, climate, and hydrology. These areas express authenticity and ecological continuity, enhancing habitat diversity while reducing irrigation and long-term maintenance. Planting should evoke natural structure and pattern, reinforcing a sense of place and demonstrating environmental stewardship as a visible design principle.

Landscape Buffer

Landscape buffers should function as transitional zones that provide visual screening, ecological connectivity, and climatic moderation. Planting design should integrate canopy, understory, and groundcover layers to create depth, texture, and year-round interest. Wherever possible, buffers should employ native or drought-tolerant species to reduce maintenance and strengthen the site's ecological framework while maintaining a cohesive identity along site edges and boundaries.

Figure 5.2.2G_Native Landscape

Figure 5.2.2H_Landscape Buffer

Site Materials and Furnishing

Durability and Performance

Material selection across the Campus for Hope prioritizes durability, long-term performance, and maintenance efficiency as central tenets of the design approach. Refer to Figure 5.2.3A_Site Materials Diagram for more information on material type and location in the current design. Hardscape systems are chosen for their capacity to endure intense sun exposure, high foot traffic, and seasonal weather variations without premature degradation or costly replacement. Paving materials such as bonded aggregates, concrete, and stone are engineered for strength and permeability, ensuring that stormwater can be managed effectively while minimizing maintenance demands. By focusing on quality and longevity, the landscape not only reduces operational costs but also reinforces a sense of reliability and permanence—qualities essential to a campus that serves as a place of stability, recovery, and resilience. These long-wearing surfaces and repairable details enable the site to function as a long-term investment in both infrastructure and human dignity, weathering gracefully over time to reflect the enduring strength of the community they serve.

Cohesive and Inclusive Design Language

A consistent material vocabulary unifies diverse programmatic zones and reinforces a calm, legible visual character. Colors, textures, and patterns are intentionally restrained, allowing planting, light, and human activity to animate the landscape rather than ornamental excess. Paving transitions subtly distinguish movement corridors, gathering areas, and quiet retreat spaces through tonal variation and tactile contrast. The materials—stone, concrete, decking, and bonded surfaces—work in concert to express a sense of order and continuity that reflects the healing mission of the place, fostering clarity, emotional comfort, and a timeless framework adaptable to change.

Material Sourcing and Considering Sustainability

Materials are selected for environmental responsibility, life-cycle performance, and their impact on human well-being. Preference is given to locally produced, low-carbon, and recyclable materials aligned with LEED and cradle-to-cradle principles - without the explicit pursuit of certification. This approach minimizes transport impacts, supports local economies, and ensures materials can be maintained or renewed with minimal ecological footprint. Warm, non-toxic, and tactile finishes enhance sensory comfort and foster a restorative connection to nature. Each material choice reflects stewardship and reinforces the project's commitment to sustainability, wellness, and long-term ecological integrity.

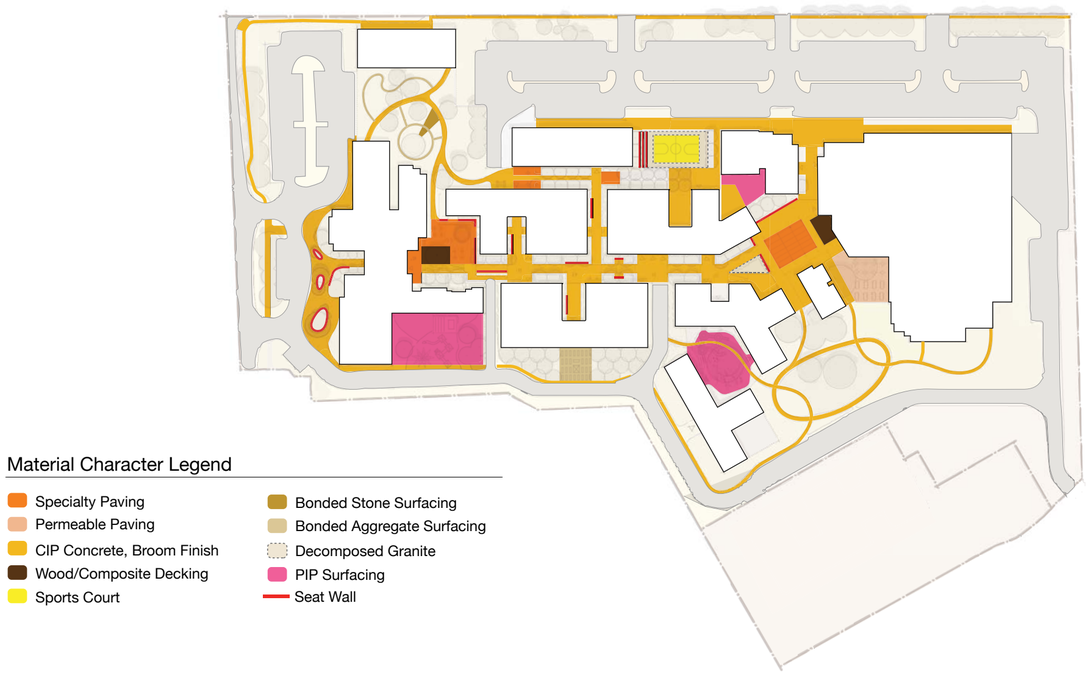


Figure 5.3.3A_Site Materials Diagram

Figure 5.2.3B_Specialty Paving

Figure 5.2.3C_Permeable Pavers

Figure 5.2.3D_CIP Concrete Systems

Site Material Descriptions

Specialty Paving

Specialty paving is used in key gathering spaces to emphasize hierarchy and identity within the site. Its refined surface treatment enhances the pedestrian experience while maintaining durability under frequent use. By balancing aesthetic distinction with long-term resilience, it defines important circulation and community zones without excessive material contrast.

Permeable Paving

Permeable paving allows stormwater to infiltrate into subgrade soils, reducing runoff and supporting the site's sustainable drainage strategy. Used in parking areas and the dining terrace, it maintains ADA accessibility and visual continuity with adjacent paving.

CIP Concrete, Exposed Aggregate / Broom Finish

Cast-in-place concrete with a broom finish provides a durable, cost-effective surface for high-traffic areas, offering traction and a clean, neutral backdrop for other design elements. Exposed aggregate concrete introduces visual depth and tactile variation while maintaining durability and slip resistance. Together, these finishes balance functionality and refinement, minimizing maintenance and reinforcing clear, legible pedestrian pathways.

Figure 5.2.3E_Wood Decking

Figure 5.2.3F_Sports Court

Figure 5.2.3G_Bonded Stone and Aggregate

Wood / Composite Decking

Wood or composite decking provides a warm, comfortable surface within seating terraces and the Commons Stage. Selected for weather resistance and low maintenance, the material evokes a natural character suited for respite and reflection. It softens the hardscape palette, creating inviting zones that connect users to the site's therapeutic intent.

Sports Court

Sports court surfacing is designed for resilience and comfort, providing slip resistance and cushioning for recreational activity. Its vibrant tone distinguishes it as an active zone within the campus while integrating harmoniously with adjacent materials. The surface enhances health, play, and community engagement through durable, high-performance design.

Bonded Stone and Aggregate Surfacing

Bonded stone and bonded aggregate surfacing together provide stable yet permeable systems ideal for transitional paths, courtyards, and shared pedestrian spaces. Their aggregate textures complement adjacent hardscapes while minimizing glare, heat retention, and visual clutter. Both materials balance permeability and firmness, creating comfortable, ADA-accessible surfaces that reinforce the site's inclusive and sustainable design goals. Durable and low-maintenance, they contribute to a cohesive, restorative landscape character that endures over time.

Figure 5.3.3H_Decomposed Granite Paving

Figure 5.3.3I_Poured in Place Playground Surfacing

Figure 5.3.3J_CIP Seat Wall

Decomposed Granite

Decomposed granite offers a soft, natural surface that encourages stormwater infiltration while blending seamlessly with the desert landscape palette. Its color and texture create a grounded, tactile walking experience, suitable for informal paths and gathering areas. When stabilized, it provides both resilience and permeability, linking the site's ecological and aesthetic goals.

PIP (Poured-in-Place) Surfacing

Poured-in-place surfacing creates a smooth, safe, and accessible surface for play and fitness spaces. Its resilient structure provides comfort underfoot and reduces injury risk, supporting inclusive and sensory-sensitive design objectives. The material's color and texture can subtly reinforce wayfinding and thematic differentiation without overwhelming the landscape.

Seat Wall

Seat walls function as integral site furnishings that combine structure, comfort, and durability. Constructed of concrete, they define edges, organize spaces, and invite rest and social interaction. Finishes range from smooth cast-in-place to textured boardform, with optional wood or composite toppers adding warmth and ergonomic comfort while reinforcing a cohesive campus character.

Site Furnishing

Site furnishings across the Campus for Hope should be selected to establish a sense of safety, predictability, and user autonomy - core principles of trauma-informed design. Benches, tables, and seat walls are positioned to preserve clear sightlines, open visibility, and multiple entry and exit routes, ensuring that users feel secure and in control of their surroundings. The spatial organization balances enclosure and openness, offering both shaded social spaces and quieter areas for reflection. By allowing individuals to choose where and how they engage, furnishings contribute to a landscape that fosters empowerment and trust. These strategies create an underlying sense of physical and psychological safety, reinforcing the campus as a place of restoration, dignity, and belonging.

Sensory Balance and Physical Comfort

Furnishing materials and detailing emphasize sensory balance, tactile warmth, and comfort to support emotional regulation and physical ease. Refer to Figure 5.3.4B_Site Furnishing Palette for more information on material use and surface treatment. Natural and non-reflective materials such as wood, board-formed concrete, and matte metal finishes reduce visual and acoustic glare while offering grounding textures that respond well to touch and climate. Seating incorporates backrests, arms, and inclusive dimensions that accommodate varied physical abilities and body types, ensuring that comfort is accessible to all. Shade, proximity to planting, and careful surface temperature control further contribute to the site's restorative

Figure 5.2.3K_Site Furnishing

Figure 5.2.3L_Site Furnishing

Figure 5.2.3M_Sensory Balance and Physical Comfort

microclimate. Collectively, these design measures echo the broader campus material strategy: a restrained, durable palette that invites calm, connection, and wellness through tactile experience.

Belonging, Connection, and Restoration

Furnishings serve as social infrastructure that nurtures belonging, connection, and opportunities for restoration throughout the campus. Gathering areas are designed with flexible seating clusters that encourage conversation, mentorship, and shared activity, while smaller benches and seat walls offer quiet moments of solitude or observation.

Sustainable materials such as FSC-certified wood, recycled metals, and thermally modified timber reinforce the project's environmental and ethical commitments without compromising durability or maintenance. Each furnishing element contributes to a sense of community identity and shared stewardship, encouraging residents and visitors to feel grounded within the landscape. Through thoughtful design, the furnishings move beyond function, supporting the campus's mission to promote healing, dignity, and human connection in everyday use.

Figure 5.2.3N_Site Furnishing

Figure 5.2.3O_Site Furnishing

Figure 5.2.3P_Belonging, Connection, and Restoration

Site Structures, Lighting and Placemaking

Site Structure

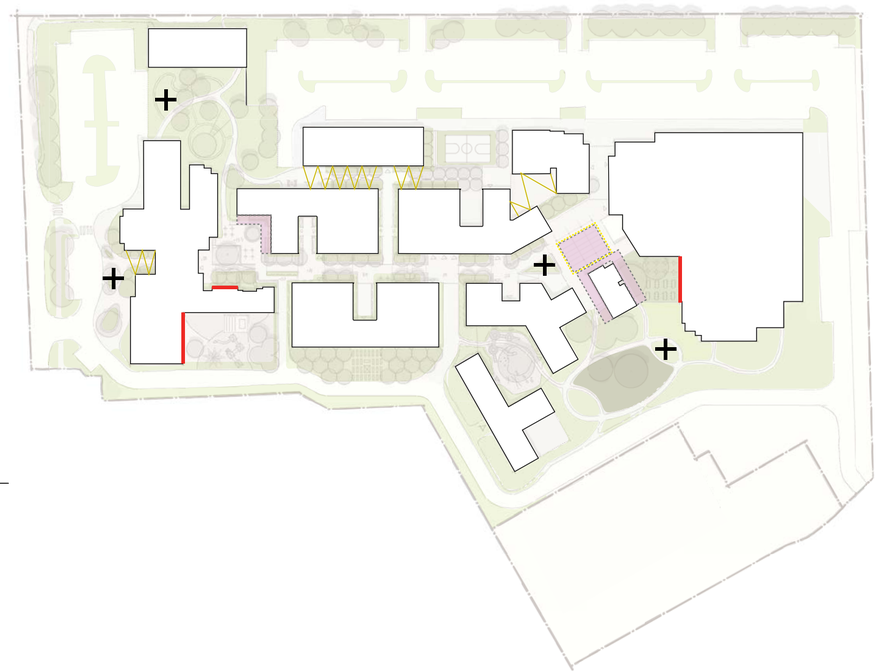
Site structure should organize spatial experiences through the thoughtful interplay of shade, circulation, and comfort. In the Las Vegas climate, where extreme heat defines outdoor usability, the landscape framework must prioritize thermal moderation and human well-being. The design should integrate vegetation, built form, and material selection to shape cooler microclimates and support year-round activity. A combination of passive and active cooling strategies such as shading systems, wind corridors, and reflective or high-albedo surfaces should be embedded within the site's overall structure to create environments that are both resilient and inviting.

Lighting

Lighting should enhance safety, visibility, and nighttime character while minimizing glare and light pollution. Fixtures should be energy-efficient and complement the material and architectural palette. All lighting should follow dark-sky compliant standards and incorporate environmentally responsible strategies such as adaptive controls, shielded fixtures, and warm color temperatures to support ecological health and create comfortable, human-centered nighttime environments.

Figure 5.2.4A_Site Structure

Figure 5.2.4B_Lighting



Placemaking

Placemaking emphasizes the creation of spaces that reflect local identity, foster community interaction, and inspire a sense of belonging. Art, culture, and everyday activity should intersect to create an environment that feels authentic and inclusive. Murals, sculptures, and other creative expressions should be seamlessly integrated into gathering areas, transforming them into focal points that celebrate community stories and shared values. Through collaboration such as artist partnerships, workshops, and community-led initiatives, these places become dynamic and evolving expressions of collective identity.

The landscape should function not only as a setting for activity but as a living framework that nurtures connection, creativity, and continuity over time.

Figure 5.3.4C_Placemaking

Figure 5.3.4D_Placemaking

5.3 Sustainability & Resilience

The design and construction of the Campus will be held to a high standard of execution to ensure long-term sustainability and resilience, including manageable utility and maintenance costs, strong indoor health and environmental quality, and resilience to increasing, extreme weather events. An industry standard green building rating system will be used to refine these general priorities and provide critical analysis and quality assurance during design, construction and in the first year of operation.

Energy load reduction and thermal comfort
To mitigate the extreme conditions of the Las Vegas climate, the building design will lead with first principles and utilize energy modeling to tune glazing ratios and wall and roof assemblies. Distribution of glazing deserves careful design study in order to reduce loads, and to ensure that daylight is used and modulated successfully as a device of orientation, wayfinding and relief, rather than disorientation and stress, as can happen in bright conditions.

Mechanical system selection will prioritize efficiency, simple operation, and thoughtful, sensible controls. In particular, systems and controls should be designed in tandem with the architecture to allow for mixed-mode operation, that is, the ability to shut off systems and utilize passive conditioning with open windows and ceiling fans. Natural ventilation is sufficient for thermal comfort in Las Vegas roughly five months out of the year. In lieu of hermetically sealed buildings with 24/7 mechanical conditioning, mixed-mode operation would dramatically reduce costs and improve indoor environmental quality, aligning closely with the goal of centering resident experience.

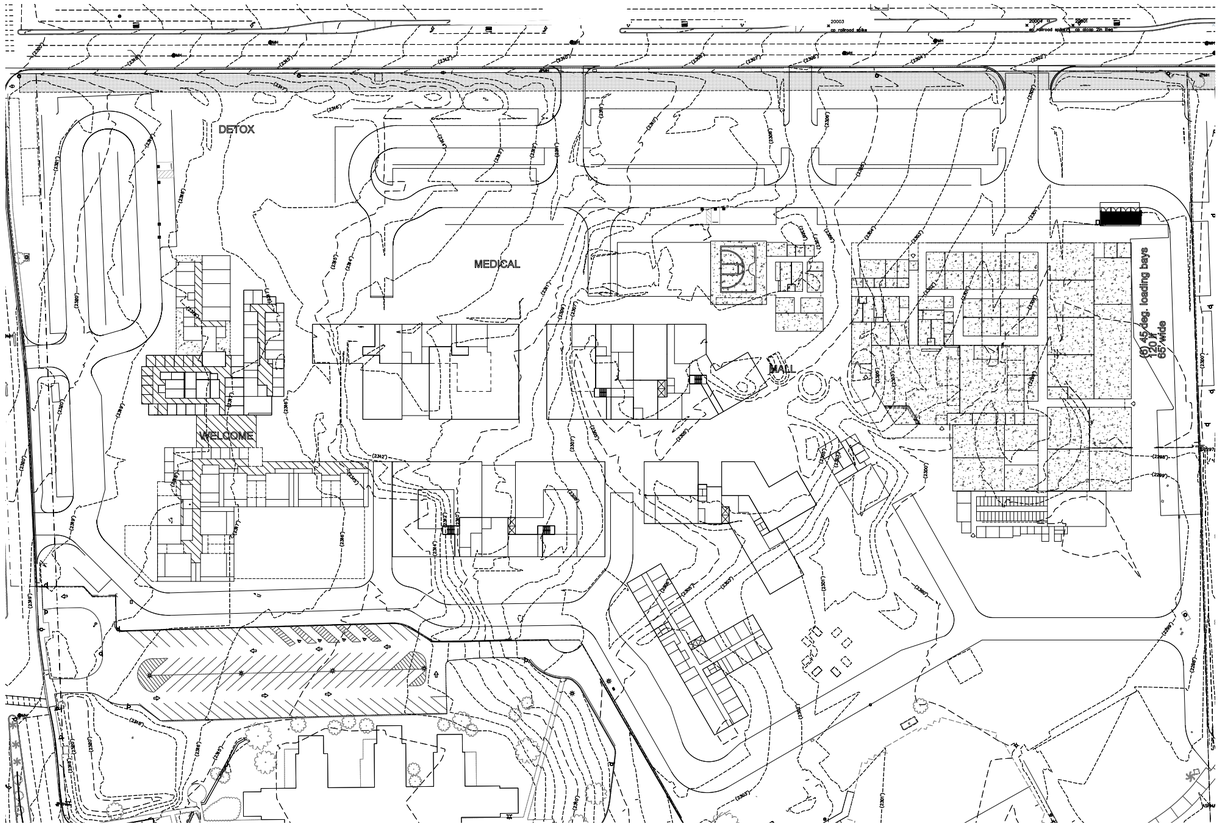
Indoor air quality
The campus is faced with a number of indoor and outdoor air quality risks. In addition to maintaining a high standard of care in air supply and filtration in recuperative care and residential program areas, Las Vegas is increasingly subject to severe wildfire smoke, impacting the entire program. At the same time, continuous fan operation and high filtration can strain operating costs. Systems will be selected for high fan efficiency and sensible filtration and afford the possibility of increasing filtration during unhealthy air events.

Eliminating chemicals of concern
Finish materials used in transformational, restorative spaces shall not pose either short-term or long-term, acute health risks to people who use the buildings. Project specifications will be informed by Green Science Policy Institute and Habitable Informed selection frameworks to ensure interior finishes, adhesives and coatings will not off-gas harmful compounds, and to avoid materials that emit microplastics and other chemical pollutants into the environment through surface contact. Our team's combined experience in healthcare, childcare and housing allow us to zero in on high-priority, high-touch specifications with limited cost impact.

Ecological health and landscape resilience
Preserving the biophilic and thermal comfort benefits of a robust and climate-appropriate, abundant landscape is among the highest priorities of the Campus. This requires diligence in plant selection, sourcing and irrigation design, installer partnership and maintenance planning. Surface water management is a major challenge and a design driver of the site plan. Stormwater management will be addressed with extreme events in mind and prioritizing the use of natural features that reinforce the aesthetic and sustainability goals of the campus.

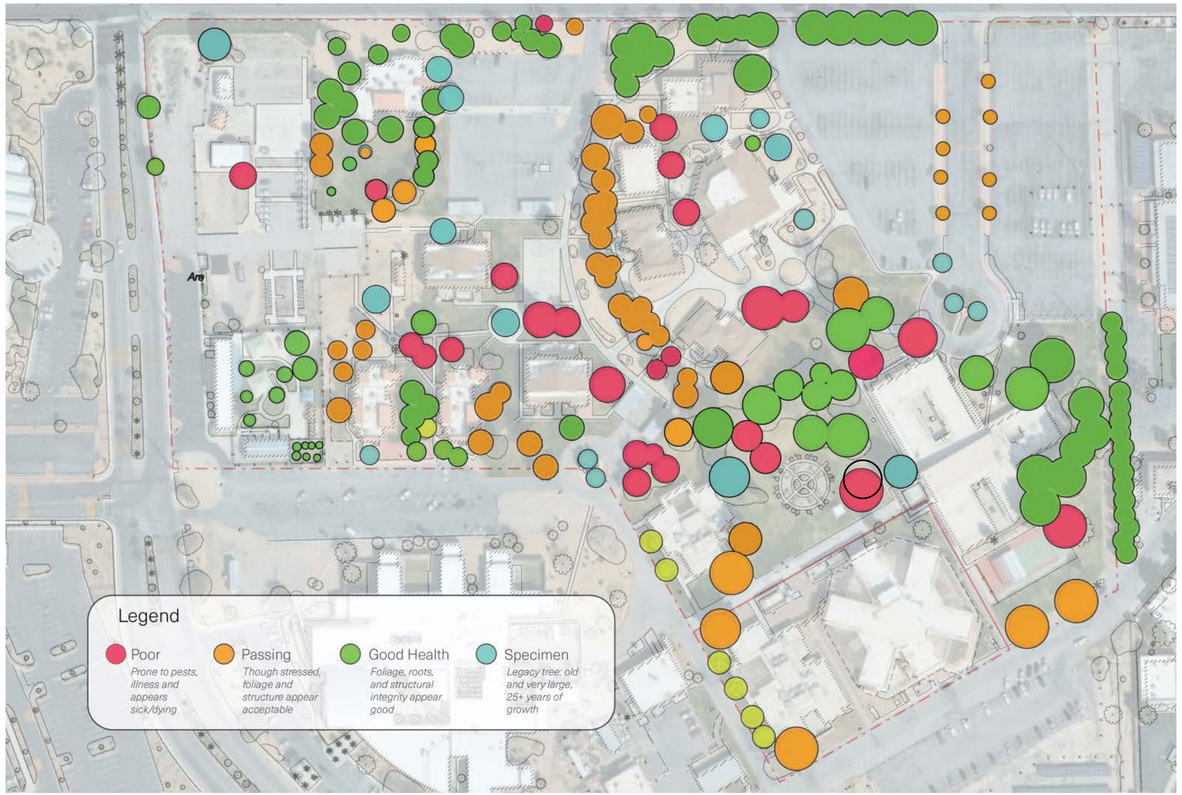
06

APPENDIX



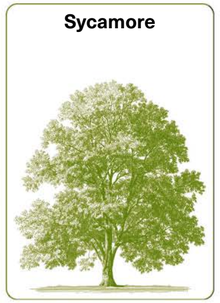
Appendix 6.1_Existing Grading

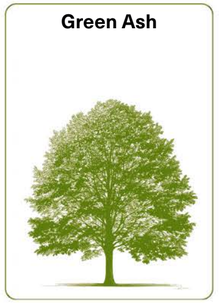
Appendix 6.2_Conceptual Grading


Legend
Poor
Prone to pests, illness and appears sick/dying
Passing
Though stressed, foliage and structure appear acceptable
Good Health
Foliage, roots, and structural integrity appear good
Specimen
Legacy tree: old and very large, 25+ years of growth


Aleppo Pine

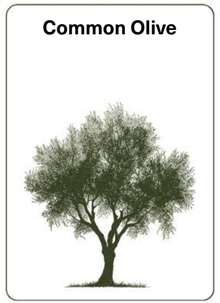

Afghan Pine


Sycamore


Green Ash


Palo Verde


Common Pear


Common Olive


Chilopsis linearis

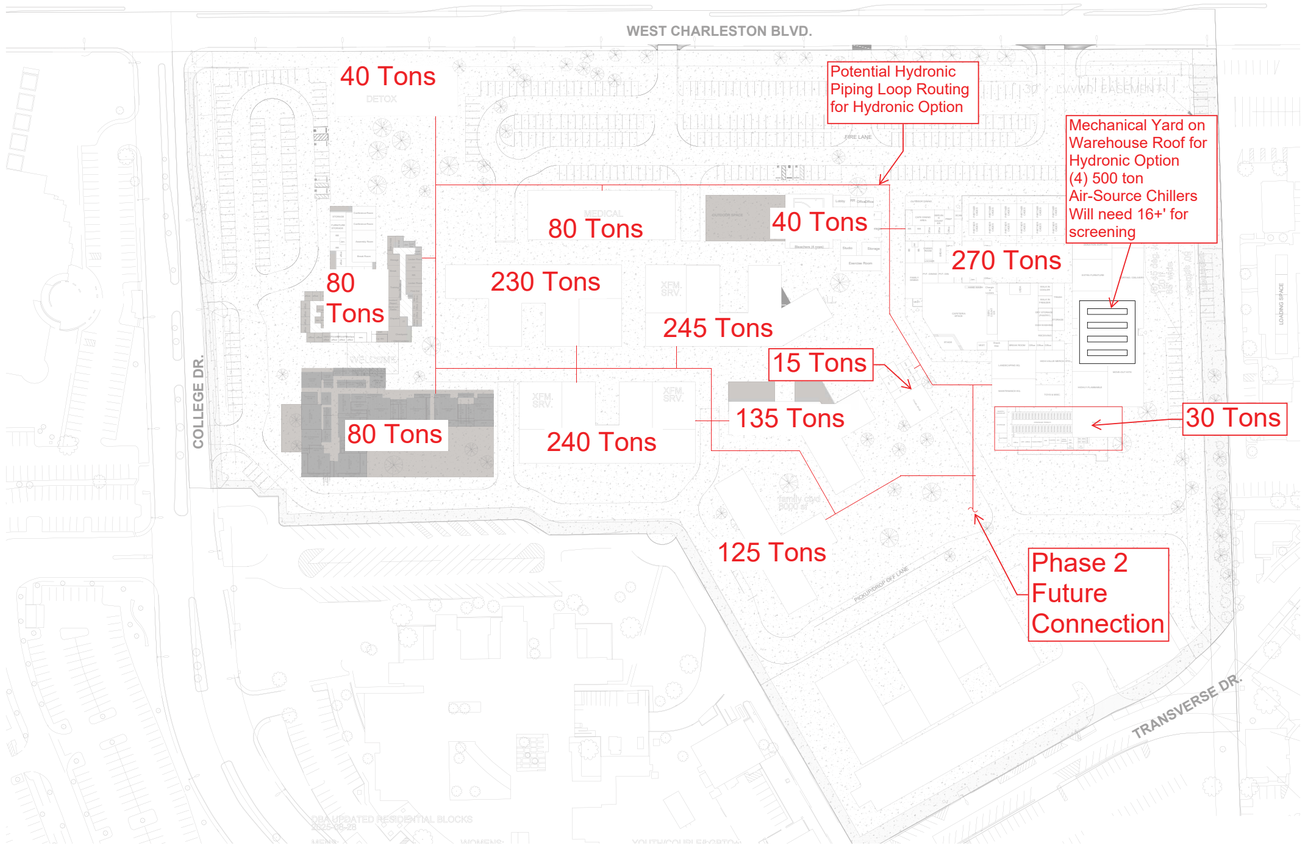


Figure 1: Mechanical Space Diagram

MEP Systems

In evaluating HVAC system options for this project, our focus was on sustainability, suitability for the various building types, upfront costs, maintenance requirements, and overall site impact.

Our analysis determined that a central hydronic plant with a sitewide hydronic loop would provide the greatest energy efficiency. However, we also recognized that this system would have notable implications for the site layout and infrastructure.

Preliminary cooling load estimates indicate that four (4) 500-ton air-cooled chillers would be required to serve the entire site, including the future Phase 2 addition.

To minimize site disruption and maintain accessibility for maintenance, we explored locating the chillers on the warehouse roof near the site perimeter. This configuration would allow the mechanical yard to remain adjacent to the exterior, simplifying future service needs.

With the mechanical yard located on the warehouse roof, below-grade hydronic piping would be required to connect each building. A conceptual routing of this loop is illustrated in the attached sketch.

Imagine a Southern Nevada where we don't just manage homelessness, but **we work to solve it.**