

# ENVIRONMENTAL INITIATIVES AT CADENCE

*Restore. Preserve. Thrive.*



  
CADENCE  
*the rhythm of a new day™*

## A DESTINY WITH HISTORY

Henderson has earned a proud place in Southern Nevada history as a community pioneered by men and women who knew the meaning of work. Its first residents came to the Las Vegas Valley in the early 1930s to help in the building of Boulder Dam.

The town got its second wind with the country's entrance into World War II. Gearing up to manufacture arms, the government established a major munitions and airplane parts manufacturing plant here, creating an overnight "city" with 13,000 workers. With its nearby abundance of magnesium and other natural resources, Henderson played a critical role in the war effort. In 1944, with the war near an end, the plant closed.

That wasn't to be the end of Henderson's participation in industry and commercial enterprises. City fathers would work hard to bring jobs and opportunity to the area while building a solid, stable community.

These industrial efforts and practices from the past, however, would require some land remediation.

Cadence, in concert with The LandWell Company and its affiliates, has brought new life to this land that had been vacant for years. Restoration technologies used at the site were developed to meet or exceed stringent environmental standards to allow for safe reuse.

Today, Cadence stands as a tribute to those who have gone before. A new community on reclaimed ground from Henderson's industrial heritage. Its vision is to provide a new vibrancy to Henderson by redeeming a piece of its past.

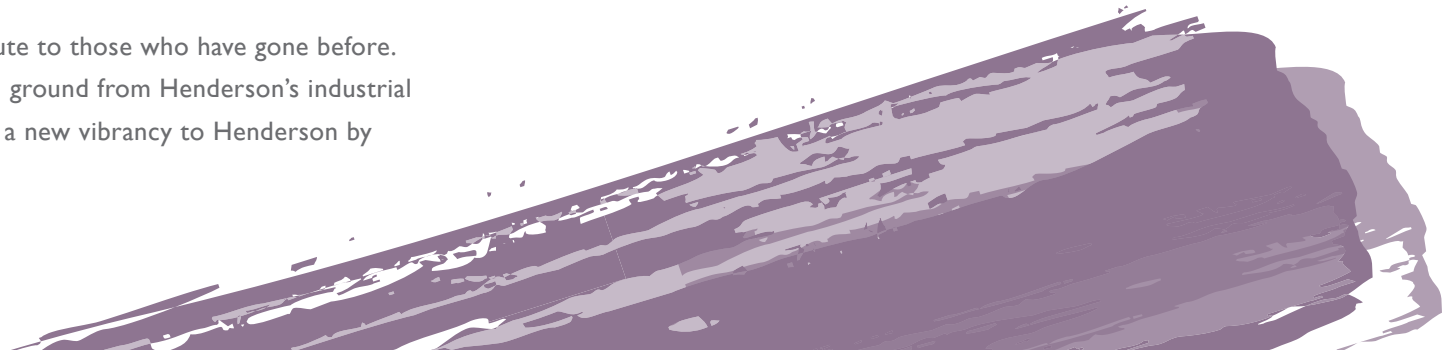
## OUR COMMITMENT TO RESTORE

Since 1992, The LandWell Company has been planning the future of the Cadence site. Full operations to restore the land commenced in 2008.

The overarching goal:

- 1) Restore balance and renew purpose to 2,200 acres of choice land and the exciting planned community envisioned there.
- 2) Ensure the master plan preserves open spaces, with roughly 450 acres set aside for parks and trails.
- 3) Maintain the highest priority of safety for those who will live and work here, both during and after the completed restoration process.

Carried out in accordance with plans prepared in close cooperation with the Nevada Division of Environmental Protection and other applicable federal and state agencies, extensive restoration and renewal efforts have reclaimed land once impacted by industrial and municipal effluents dating back to the early 1940s. Further, Cadence has tested and documented each homesite after the cleanup to provide homeowners with the reassurance they expect.



## WHY RESTORATION WAS NECESSARY

First, it's important to note that the site was not listed on the National Priorities List of superfund sites by the US Environmental Protection Agency. After evaluating the site, EPA deferred oversight of the investigation and cleanup to the State of Nevada Division of Environmental Protection.

However, it was determined that the combination and volume of these deposits could pose a health risk if left in place. The cleanup effort was voluntary and funded entirely by private dollars. No public funds were used in any manner.

## PROJECT SUPERVISION

With any land restoration project of this magnitude, it is customary to have an oversight system in place to ensure regulatory, administrative, financial, quality and safety objectives are met.

A citizen's advisory group, the Restoration Advisory Committee, was formed in 1999. Its members represented a cross section of people including community leaders, business representatives and interested citizens. Together, with Cadence, The LandWell Company and its affiliates, as well as federal and state regulators, these organizations implemented a system of supervision that verified the project was properly carried out, consistent with regulatory and permit requirements, and always with the public's safety and that of the workers being assured.

## OTHER CADENCE ENVIRONMENTAL INITIATIVES

Respecting the land and protecting the community being built upon it has been Cadence's and The LandWell Company's highest priority. Transforming this land into a thriving community with neighborhoods, trails and parks, while preserving open spaces for future generations, is just the beginning.

There are additional initiatives under way or planned for Cadence that will benefit the environment, including:

- Natural areas – 450 acres dedicated to open spaces, which includes 10 neighborhood parks, a 50-acre central park and 100-acre sports park.
- Trail system – 30 areas of community trails have been designed for walkability and will interconnect with many of Henderson's walking and cycling trails.
- Water-efficient landscaping – community and walking trail landscaping will feature desert flora lush enough to encourage bird migration from the Henderson Bird Preserve.

# THE RESTORATION PROCESS

Cleanup efforts were led by a world-class team of experts with a wealth of experience in environmental and land-use planning. More than \$60 million was spent for extensive research, testing and analyses to guide all cleanup efforts. Another \$75 million was spent during the restoration phase.

All 2,200 acres of the site were investigated and tested for compliance of EPA environmental standards for residential development as well as NDEP standards such as the BCL's. Tests determined that only approximately 500 acres contained deposits that could pose a risk. The restoration process itself was actually very simple. Large trucks were employed to haul away all identified impacted soils from the site to a corrective action management unit designed to permanently house the soil. This unit is lined, capped and monitored to ensure safe storage of soils.

From soil excavation and replacement to final soil retesting, the Nevada Division of Environmental Protection performed field oversight and reviewed all final reports confirming successful restoration results were achieved.



- Bike share program – designed to encourage residents to consider healthy, alternate transportation options.
- 50-space Park & Ride facility – located at Cadence to promote alternate transportation modes such as carpooling and public transportation. The Regional Transportation Commission's Boulder Highway Express along with the Henderson and Downtown Express routes offer convenient transportation alternatives.
- LED street lights – for efficiency. These lights use 30-60 percent less energy than amber high-pressure sodium lights, and last longer for enhanced sustainability.



INITIATIVES STATEMENT | This pamphlet was prepared to provide an overview of the history, environmental conditions, cleanup and other environmental initiatives under way at the Cadence development site. It is general in nature and does not provide a complete detailed account of environmental conditions and initiatives at the site.

For detailed information on the environmental conditions at Cadence, please contact the sources listed below.

Nevada Division of  
Environmental Protection  
901 S. Stewart St., Ste. 4001  
Carson City, NV 89701-5249  
775-687-4670

Landwell Data Repository  
[www.brcrestorationproject.com](http://www.brcrestorationproject.com)

Environmental summaries and reports are also available from the county and city of Henderson. Requests should be submitted in writing to:

Clark County Department of Air  
Quality and Environmental Management  
500 S. Grand Central Pkwy.,  
First Floor Las Vegas, NV 89106  
702-455-6131

City of Henderson  
Office of Redevelopment  
240 Water St.  
Henderson, NV 89015  
702-267-232

For an environmental assessment specific to a neighborhood within Cadence and other environmental initiatives, please make requests at

**CADENCE INFORMATION CENTER**

1170 E. Sunset Road  
Henderson, NV 89011



For more information about Cadence, please visit  
[CADENCENV.COM](http://CADENCENV.COM)

