

February 12, 2024

Attn: Planner, City of Las Vegas

Re: Strong Future Career Connections Center
Administrative Design Review
APN: 139-27-201-005

To Whom It May Concern:

Overview

We are applying for a Design Review for the City of Las Vegas – Strong Future Career Connections Center, a workforce development center, which will be located in a new building at the Historic Westside School (HWS) at 1023 C Street. Current Zoning classification is T4 Corridor (T4-C) and the planned land use is under the Form Based Code. Our use as a workforce career connections center is compatible and synergistic with zoning and the other uses within the HWS. The new building's square footage will be 4,194 SF. The parking for our site was accounted for in the previous planning application 22-0533.

The project is a workforce development center that will provide services for workforce applicants including resume assistance, technical assistance, strategic planning, and mentorship. There will be office space available on a floating basis for the partnership organizations who share this common goal: Urban League, Opportunity Village, DHHS, DETR, and the City of Las Vegas. We will have an estimated total of 13 staff and 14 trainees at maximum occupancy for a total of 53 occupants.

Design Review

Our design intent is to create a building meeting applicable planning regulations while being compatible with the surrounding architecture. The City requested that we use the same primary façade material as that which was used and approved for the HWETC project under 22-0533.

Under Building Form Standards, the zone requires a minimum of 2 stories. We are providing architecture that handles the proposed requirement in the same way, having a "varied pitch form" with a height well above a typical 1 story height.

Waivers

While the project's intention is to meet the intent of the form based code, there are still waivers required in order to meet the project program requirements.

Building Setbacks:

A waiver to increase the setback at the primary street (D Street) from 10'-15' to allow us to fall behind the setback line at 15 feet and the corner side frontage on the south at Adams from 10'-15' to allow us to fall behind the setback line at 15 feet. The additional space on the street frontage gives better alignment with the existing buildings on the site and the opportunity for a more attractive landscape design with larger trees to shade the building and mitigate the heat island effect.

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Building Form Standards:

Number of stories. The client requested a similar materiality and form that would be cohesive with the buildings to the north and east of ours. In order to align with these standards, we are requesting a waiver to decrease the minimum stories of the building from 2 stories to 1 story. While the building is 1 story tall, the building has a height above that typical for a 1-story building.

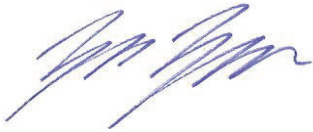
Frontages – Pedestrian Access. A waiver to allow the primary building access to be located off the existing community plaza to the east which faces the Strong Future Technology Training Center SFTTC, rather than the primary thoroughfare (D Street). The main pedestrian entry to the site is from D Street but accesses to the project is best served to face the interior of the campus as this is just one part of a much larger campus and most building occupants will be traveling between buildings on site.

Parking:

Parking over maximum standard. We are requesting a waiver to have 115 spaces where 75 is the maximum. The parking has been designed in a previous phase of the project by others to account for overall site parking needs including our new development.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,



Zach Broyles, AIA, LEED AP bd+c, Principal
IZ design studio

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