



September 19, 2024

VIA ONLINE SUBMITTAL

CITY OF LAS VEGAS
DEPARTMENT OF COMMUNITY DEVELOPMENT
495 S. Main Street
Las Vegas, Nevada 89101

**RE: Justification Letter – Site Design Review, Zone Change and Waiver(s)
Request
CLV Project Number: 24-0407
Triple 7 Fremont
Fremont Street and 8th Street**

To Whom It May Concern:

Strada Development along with property owners Justen & Dan Martinez (collectively the “Applicant”) respectfully request the submittal and review of a Site Design Review, Zone Change and Waiver(s) for a future mixed-use project to be located on the southwest corner of Fremont Street and 8th Street (the “Site”), also known as Assessor’s Parcel Number 139-34-612-084.

As part of this application, comments from 102832-PRE have been addressed and included with the submittal. The Applicant will continue working with City staff to ensure all items are addressed to everyone’s mutual satisfaction.

The Site is approximately 1.39 acres and is zoned T5-Main Street (T5-MS) at the east entrance to the Fremont East District and part of the City’s Form-Based Zoning Ordinance.

Project access to the Site is proposed to be off 8th Street, located on the east side of the Site with Commercial space to be fronting Fremont Street and Carson Avenue. Site utilities are incorporated into the Project, as much as feasible, off the existing Alley which is to remain in service.

Site Design Review (SDR): The Applicant is requesting a Site Design Review for a 338-unit, mixed-use, multifamily building to be a maximum height of 195 feet tall and comprised of painted stucco, stone and metal accents with both “punched” and large decorative windows. The design includes a four (4) level podium plus a thirteen (13) level tower for a total of seventeen (17) levels including a rooftop deck.

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The first/ground level will include 11,650 SF of residential amenities, 9,230 SF of commercial/retail space (contemplated to be a restaurant/tavern/entertainment space at Fremont Street and a market at Carson Avenue) plus building infrastructure and twenty-four (24) surface parking spaces. The rooftop decks will include various open space options, and a residential pool and deck are included at the roof of the parking structure.

A total of 391 parking spaces are provided with the aforementioned twenty-four (24) surface parking spaces for commercial and residential guests. The remaining 367 parking spaces are secured, structured spaces in an open parking garage reserved for residents. Included in the above counts are a total of eight (8) CLV-compliant accessible parking spaces (five (5) standard and three (3) van). A total of nineteen (19) bicycle spaces are required. The design provides indoor, lockable accommodation for twenty (20) bicycles (see sheet A1.1).

The design consists of a combination of both the Shopfront and Forecourt design styles as outlined in 19.09.070.G and K respectively with the main façade located near the frontage line with small setbacks along Fremont, 8th Streets and Carson Avenue. These small forecourts allow for patio seating at the commercial spaces and a recessed main entrance to the residential component. The Shopfront design style is incorporated through the use of large glass storefronts at both commercial spaces and the residential amenities spaces.

Street trees are featured along 8th Street per 19.09.040.C in an A-B pattern with species selected from Table-1. Additionally, we are suggesting the inclusion of one (1) additional Street Tree along Fremont Street to fill a gap created by the removal of an existing driveway once the Project is completed.

The Project will provide much-needed housing in the area and will be an asset to both Downtown and the City of Las Vegas in general, providing new development to enhance the area, job opportunities, residential options and entertainment all in one. No portion of the project will be income or age restricted.

Zone Change: The Applicant is requesting a Zone Change from T5-MS to T6-UC to allow for a structure of the proposed height and configuration which is intended to provide a high-density, compact, walkable urban environment. The Project incorporates two commercial lease spaces with residential walk-out access to the businesses located on Fremont Street, Carson Avenue and the adjacent Downtown Container Park.

The requested Zone Change is supported by 19.16.090(2) as the Site is one Transect zone category numerically from the current Form-Based zoning district.

Additionally, the City Council approved a Site Development Review (SDR-18638) for the current property owners in February 2007 for a 40-story, 395-unit condominium development. The City Council also approved five (5) Extensions of Time for the previous application as the property owners waited for the economy to rebound, find funding and a development partner.

Waiver(s): The Applicant is requesting several Waivers as follows:

- 1) The Applicant is requesting a Waiver for a reduction in required Open Space of approximately 4% or 1,290 SF. Open Space required is 33,800 square feet, with the design providing 32,510 square feet dispersed among several types of resident and guest amenity spaces, both at grade and on upper floors. Note, per 19.09.050.E.004, Figure 4, Note 1, approximately 2,120 SF of Open Space exist in pockets along the on the building frontage; however, these individual pockets do not meet the minimum required dimensions of 19.09.080, Open Space Standards. If considered by the Director, the total Open Space provided is 34,630 SF and therefore compliant.
- 2) The Applicant is requesting a Waiver for a reduction in the required setback from 20' to a minimum of 1' at Fremont Street; 1'-3" at 8th Street and 3'-3" at Carson Avenue. These are minimum dimensions and a landscape buffer exists between the ROW and building façade to further help soften the urban environment.
- 3) The Applicant is requesting a Waiver for a reduction in the required setback for Balconies from 10' to 3' along the Alley on the east façade of the building. These balconies provide private open space to tenants, start at the 5th floor and overlook the Downtown Container Park and not neighboring residential uses.
- 4) The Applicant is requesting a Waiver for a shade device beyond the ROW over the sidewalk by a maximum of 7'-3" along Fremont Street and Carson Avenue to help provide shading and architectural definition along those two street facades.

We look forward to discussing the proposed project with Staff in more detail as we move forward through the entitlement process. Please do not hesitate to contact me with any further questions or comments. Thank you.

Warm Regards,

A handwritten signature in black ink, appearing to read 'THAW', followed by a long horizontal flourish line.

Thomas A. Wucherer, AIA, LEED-AP BD+C
Founding Partner