

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 an Administrative 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 where 47 spaces were provided for “FUTURE INCUBATOR.” Per our parking calculation, we only require 10 spaces based on office use.

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. Normal occupancy of the building will be less than 13 occupants. On top of this, the training room is designed for groups of up to 40 for training sessions. Training sessions are not intended to be a daily activity. Based on these occupancy numbers we would be required to have 13 spaces for office and 20 for the training room for a total of 33 spaces. Per High-load zone, this equates to a minimum of 14 spaces and a maximum of 24 spaces.

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.

We believe no waivers will be required for approval of our project. Under Building Form Standards, the zone requires a minimum of 2 stories. The previous application which included our development as FUTURE INCUBATOR already addressed the waiver for this. 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.

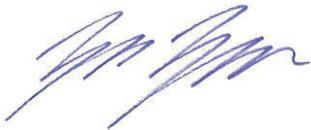
Building Form Standards:

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.

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