



Oikos Development Corporation
871 Coronado Center Dr. #200
Henderson, NV 89052
msnodgrass.odc@gmail.com

Justification Letter for Westside Flats Development at

600 W. Van Buren Avenue, Las Vegas, NV 89106

We are pleased to submit this letter of justification for the proposed Westside Flats development at 600 W. Van Buren Avenue, Las Vegas, NV 89106. This thoughtfully designed, four-story, elevator-served residential building will provide much-needed affordable housing in the Historic Westside, aligning with the goals of the community-driven HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan to revitalize the area.

Project Overview

Westside Flats will consist of 22 affordable apartment units:

- 5 one-bedroom, one-bath units (650 sq. ft.),
- 12 two-bedroom, one-bath units (850 sq. ft.), and
- 5 three-bedroom, two-bath units (1,050 sq. ft.).

The development will feature accessible and adaptable units, ensuring inclusivity for residents of all abilities. It will also include an extensive array of community spaces such as a community meeting room, a computer room, a library, and a rooftop barbecue area with picnic tables, along with a separate rooftop gathering space. Outdoor features include indoor children's play areas, xeriscape landscaping, and enhanced pedestrian pathways.

Sustainability and Energy Efficiency

Westside Flats is committed to achieving NGBS Gold and EnergyStar certification. The project will incorporate sustainable building techniques and materials, including low- or no-VOC finishes, formaldehyde-free particleboard, and extensive xeriscape landscaping. Energy efficiency will be prioritized through the installation of high-efficiency HVAC systems, electric water heaters, EnergyStar appliances, low-E thermal pane windows, and advanced insulation materials. Additionally, photovoltaic

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technology will be integrated to generate on-site electricity, promoting sustainability and reducing energy costs.

Community Benefits and Location

The property's location in the culturally significant Historic Westside enhances its importance. This area, once home to the Moulin Rouge (Las Vegas's first integrated casino), is undergoing a transformation through the HUNDRED Plan to create a vibrant, economically prosperous community. Westside Flats aligns with this vision by providing 100% affordable housing, contributing to the expansion of housing density, affordability, and availability in an underserved area.

The 0.33-acre site, situated on two parcels (13927110037 & 13927110038), is strategically located at the northwest corner of F Street and West Van Buren Avenue. Residents will benefit from close proximity to schools, parks, public services, and transit routes. Essential amenities, such as shopping centers, healthcare facilities, and government services, are within a 0.5-mile radius. The development is also well-served by public transportation, with two RTC bus routes (209 and 214) just 1-2 blocks away, providing convenient connections to the Bonneville Transit Center and other parts of the city.

Zoning Compliance and Design Adjustments

The parcels are zoned T4-N, which permits a maximum height of three stories. However, the form-based code allows for a height bonus if at least 10% of the development's units are designated as affordable housing. As Westside Flats is 100% affordable, we are requesting this height bonus to accommodate the proposed four-story design. The initial design of five stories has already been reduced to four stories to mitigate the visual impact on the surrounding single-family neighborhood. Additionally, the development meets all parking requirements with 17 designated spaces.

Operational Plan

Westside Flats will have two full-time employees (a property manager and a maintenance manager) and one part-time employee for tenant service coordination. The management office will operate Monday through Friday, 8:00 AM to 4:00 PM. Upon construction completion, the development will require only a Certificate of Occupancy to operate in the State of Nevada.

Conclusion

Westside Flats represents a critical step toward addressing the housing challenges faced by the Historic Westside community. By combining affordable housing, modern sustainable practices, and adherence to the community's vision for redevelopment, this project will provide long-term benefits to residents and the City of Las Vegas. We respectfully request the Planning Department's approval to proceed with the proposed four-story design under the height bonus provisions.

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Thank you for considering this request. We look forward to collaborating with the City of Las Vegas to bring this transformative project to fruition.

Sincerely,

Chico Clark

Planner, ODC & Executive Director, ODN

Oikos Development Corp.

Chicoclark.odc@gmail.com

O: 725-222-1008

M: 312-391-4060

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