



July 15, 2022

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INTERIORS

City of Las Vegas Department of Planning
495 S. Main St
Las Vegas, Nevada 89101

Re: **Justification Letter : Z LIFE – 900 Main**

Parcel No: 139-33-811-001 & 002
EV&A Project No. 2022105

Principals

Edward A. Vance, FAIA
Matthew F. Burns, AIA
Kellie L. Wanbaugh, RID
Kurt P. Walden, CDT, Assoc. AIA

On behalf of our team, the following letter details a new Mixed Use Development located on 900 Main St here in Las Vegas, Nevada. Outlined below are the applications we're submitting:

Associates

Theresa Grayson, AIA
Erik Swendseid, AIA
Stephan Winfield, AIA
Ana Fimbres, Assoc. AIA
Humberto Lopez, Assoc. AIA
Kim Galbe, Assoc. AIA
Carina Gaytan
Jose Ruiz, Assoc. AIA
Destanee Cook, Assoc. AIA
Alex Vance
Alyssa Baker

Application Overview

- Rezone
- Special Use Permit
- Site Development Plan Review

The project site will be comprised of two parcels: Nos. 139-33-811-001 & 002 totaling approximately .66 acres. Currently, both parcels are zoned C-M. Both parcels are proposed to be joined and re-zoned C-2 which is conforming to the current Commercial Land Use Designation.

Project Overview

This Mixed Use development is comprised of a single 6 level building that contains 108 apartment studio units, 72 hotel-residential units and ground level amenities. The building has minimal setbacks as defined by the interim Downtown Las Vegas Development Standards and the existing utility easements on site. This project is associated with other downtown Las Vegas projects operated by the Z Life company, namely the recently completed English Hotel. Shared access to off-site parking will be detailed in following sections. The architectural aesthetic this project presents is similar to the elegant and refined contemporary style of the neighboring English Hotel and many other new mid-rise & high-rise developments in the downtown area and across the country. The project is narratively described as follows:

108 APARTMENT UNITS:

- 3 Levels @ 11'-0" Floor-to-Floor
- Internal corridors
- Sprinklered

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72 HOTEL GUESTROOMS:

- 2 Levels @ 11'-0" Floor-to-Floor
- Internal corridors
- Hostel style operation within studio units
- Sprinklered

AMENITIES:

- Full Service Restaurant
- Laundry Lounge with Bar
- Gym and flex spaces for group co-work
- Open air Courtyard on Level 2

Rezone

The nature of this project as mixed-use contains within it compatible uses with the surrounding districts. The C-2 zone conforms with both the Civic & Business district as well as the 18b Arts District as well. The project will aim to provide both long-term and short-term stays, contributing a diverse population and user to the area. The current C-M zoning is non-compatible in the Civic & Business District and does not align with the DTLV-O Area 1 permitted uses as well as C-2 would. It is anticipated that the street infrastructure will support the proposed zone and development.

Special Use Permit

This project is requesting a special use permit for the Hotel Residence for the hostel to be operated on the first two levels about the ground floor. The hostel operator will provide a similar service that is widely available and successful in many parts of the world and within large cities in the United States. Small kitchenettes will be provided in the guestrooms and room layouts will allow a mix of single user units vs two bed units. Many shared amenities will provide a sense of community and one that may align well with the diverse nature of redevelopment occurring downtown, and specifically along Main Street.

The Alcohol, On-Premise Full use is requested for the Restaurant (3,000 SF/2,000 SF dining) at ground level for use by residents and hotel guests, as well as the general public. An ancillary use laundry lounge (1,410 SF) will provide a shared space for residents and guests of the hotel in a hybrid lounge and laundromat provided for on-site users only, not general public use. Alcohol will be served from the restaurant for users of both spaces.

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Proposed Uses

The residential and commercial uses proposed in this project meet the conditional regulations stated in Title 19.

- The residential use proposed for this project is permitted within R-3 & R-4 zones.
- Commercial uses will be located on the ground level with principal entry addressing Main St. with hotel/hostel being operated on levels 2 & 3 above.
- No residential use will occupy the ground level besides ancillary offices and lobby.
- Surface parking (covered under the building above) will be screened from view.

The laundry lounge will operate as a combination of a lobby lounge and laundromat in which alcohol may be purchased at the adjacent restaurant and consumed at the lounge. No laundry units will be provided in the hotel or residential units and the lounge will be for tenant/customer use only.

Parking and Driveway Requirements

Parking spaces will be provided with a mix of 18 standard spaces, 8 compact spaces, and 3 accessible spaces (all covered). As part of the DTLV Overlay, parking and loading ratios are not specified, however 248 spaces are required per the mixed-use development alternative parking requirements schedule, 7 of those required to be accessible. 6 bicycle spaces will be provided and 2 loading spaces will be provided where 3 are required per the standard C-2 district.

This project will be developed in conjunction with other downtown Z Life properties, one of which is the recently opened English Hotel, and may take advantage of off site parking provided at other downtown locations to be a part of the ZLife downtown development plan. Given the direction of development in Downtown Las Vegas and the increasing amount of amenities available, off-site parking will contribute to a more vibrant urban fabric as pedestrians will occupy the sidewalks along businesses instead of simply driving to and remaining on-site. Secondly, the nature of the hostel business model is that most of the market is without a car and relies on ride-share and public transit. Similar to the hostel, the apartments are being marketed partially to commercial renters in which ride-share and public transit are also the main source of transportation.

Site Landscape

Per the requirements under Title 19 and the Interim Downtown Standards, landscaping will be provided at the abutting streets and along the front (east) façade. A Covenant Running with Land Agreement is requested for future off-site improvements.

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Building Height

The 6-story building will have an overall height of 83'-0" and this includes considerations for loading access clearance to the ground level and rooftop mechanical screening and elevator overrun. Less than 60% of the overall exterior enclosure shall be tinted glass.

Site Lighting and Signage

Site lighting and signage is not included in this application and will be submitted separately. All site lighting and signage will conform with Title 19 Standards.

Planning Information

- This development anticipates employing 10 people at any given time and the 108 studio apartments will house upwards of 200 people.
- This facility will be in operation 24/7 given the nature of the residential and hotel components.
- The operator of this facility recently opened the English Hotel across Main St. While the English Hotel is a traditional short stay hotel, the proposed project will fall under the Hotel-Residence and operated together with an international hostel company.
- Licenses needed would include a hotel operating license, a liquor license, and a Certificate of Occupancy.
- Regarding sustainable aspects of this development, this project will not seek any program certification, but will qualify as a component of a walkable community in the larger consideration of the area given the assumed appropriate growth of development contributing to routine activities of daily life. The project will provide covered parking and inset balconies for all units, as to protect them from mid-day direct sun. Bicycle parking will be provided..

Our team appreciates any feedback you may have regarding this proposed development, please let me know if you need anything additional to complete your review of this project.

Respectfully,

Erik Swendseid

Senior Designer

EV&A Architects

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