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September 22, 2022

Alexander Strawser  
City of Las Vegas, Planning and Zoning  
495 South Main Street  
Las Vegas, NV 89101

**RE: Historic Westside Education and Training Center  
Site Development Plan Review**

Dear Mr. Strawser,

The City of Las Vegas and the College of Southern Nevada have teamed together to propose an educational and training center in the City's Ward 5. Located at the corner of D Street and Jefferson Avenue, adjacent to the Historic Westside School, the center is part of a multi-phase development (APN 139-27-201-005 and 139-27-201-006). The approximately 15,000sf facility will house a healthcare laboratory, classrooms, computer lab, and offices as well as vocational classrooms for manufacturing, construction, and welding. The site layout includes parking for the project, pad for a future incubator space, outdoor plaza, and pedestrian connection to the Historic Westside School. This project is partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration.

The HUNDRED Plan for the Historic Westside Community outlines a number of "Big Moves" that develops a vision to support its community while retaining its unique identity. The education and training center embodies a number of these principles. The facility provides for economic and educational opportunities to bolster the neighborhood while revitalizing vacant parcels. Furthermore, the HUNDRED Plan In Action identifies the parcels as part of the Washington Avenue and D Street work force center which seeks to develop education and job training opportunities to the local community; the precise services and opportunities the education and training center will offer. Through its site development, the project connects to the recently modernized Historic Westside School creating a pedestrian, tree-lined corridor while contextual forms and materials create a campus-feel between the projects. The material palette incorporates color and tones from the Historic Westside School, particularly the mint green of the exterior metal panels that, with alternating profiles, create a play of light and shadow along the building's surfaces. Furthermore, the varied pitched form reflects the forms of the Historic Westside School and neighborhood while contemporizing them into a modern development. Embodying the character of the Westside community is critical to the project which creates moments to communicate the identity including a mural at the building entry which could be by a local artist and help brand the building as Westside. Continuing at the corner of D Street and Jefferson Avenue, opportunities for a public art piece and information regarding the rerouted Pioneer Trail along D street provide additional opportunities for ensuring the project



represents the Westside community. A gate further along D street that reflects the aesthetic of the Historic Westside School gate opens onto a plaza that becomes a landscaped, outdoor space for community-based events, creating a gathering space for the neighborhood. These elements enliven the corner of D Street and Jefferson Avenue providing space to celebrate the Westside and promote the HUNDRED Plan's "Big Moves".

### Rezoning

This project seeks to fulfill the vision outlined in the HUNDRED Plan In Action which envisions the parcel as a workforce opportunity center that provides education and job training. To accommodate the project's use, we are requesting that the current parcels which are zoned T4 Neighborhood (T4-N) per the form-based code be rezoned to T4 Corridor (T4-C) in which a trade school (Downtown Service) is a principal allowed use. This would not be out of step with adjacent parcels as those to the north and west of the project at the intersection of D Street and Jefferson Avenue are currently zoned T4-C.

### Waivers

While the project's intention is to meet all applicable planning codes and regulations there are several waivers of design standards that are being requested in order to best facilitate the intended program within the surrounding community.

- **Building Width:** A waiver to increase the allowable length of the building from 100' to 250'. The increase allows the project to accommodate the program and its functional requirements including a loading dock, while pulling parking off the main street frontages and creating an outdoor plaza and pedestrian connection to the Historic Westside School. The proposed form of the building consists of pitched elements that break up the building mass to read as a series of elements, the longest of which is under 100' length.
- **Building Placement:** A waiver to increase the front frontage at the primary street (D Street) from 15' to 40' and the corner side frontage at the secondary street (Jefferson Avenue) from 15' to 26'. The additional frontage at D Street allows for the incorporation of a public art opportunity that ties to the Pioneer Trail, an outdoor patio space for students, and a large public plaza that engages with D Street and creates a space for community events. The additional frontage at Jefferson Avenue accommodates a loading zone for box trucks which is critical to the building's function and creates a green edge to an anticipate mixed-use development to the north.
- **Building Form Standards:**
  - A waiver to decrease the minimum stories of the primary building from 2 stories to 1 story. While the building is 1 story tall, the varied pitch form reaches a height well above that of a typical 1-story building while respecting the adjacent Historic Westside School and residential.
  - A waiver to decrease the minimum floor-to-ceiling height from 14' to 10'. While the overall building forms reach above the minimum height, the program includes a number of spaces on the first and only floor in which 14' would be detrimental to the function of the space and create additional heating/cooling requirements including classrooms, offices, and utility spaces. However, the main entry lobby and manufacturing classrooms at the west of the building will achieve the minimum floor-to-ceiling height
- **Frontages – Pedestrian Access:** A waiver to allow the primary building access to be located off the community plaza connecting to the Historic Westside School and future incubator space in lieu of facing the primary thoroughfare (D Street). The main pedestrian entry to the site is from D Street but accesses through the open space plaza from which the project faces.

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- Required Open Space Frontage: A waiver to allow a plaza type open space to have frontage to one road and two buildings, not three roads. The plaza within the project connects to the primary street and draws people towards the interior of the site where the plaza is then adjacent to the Education and Training Center as well as a future incubator space, creating connection on three sides of the plaza.
- Intersection Departure Distance: A waiver to allow a driveway to be reduce from 190' to 98' from the intersection. This driveway will be used to access the loading area which is critical to the function of the building. The deliveries to the loading area are to primarily be box trucks.

Should you require further information, please do not hesitate to contact our office. We look forward to the development of this project in a much deserving neighborhood.

Sincerely,



Michele K. Brigida, AIA, LEED AP BD+C  
Principal | Director

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