

Blind Center of Nevada Affordable Housing Project

March 16, 2023

Project Location: 1401 E. Washington Ave
Parcel Number: 139-26-201-013

City of Las Vegas Planning and Zoning

Dear City of Las Vegas Planning Commission and City Council,

I request your approval to construct a 100-unit Affordable Housing for the Blind in our community. The proposed development aims to provide accessible and affordable housing for blind individuals and promote their independence, safety, and well-being. This project will significantly benefit our community, and I would like to justify its approval.

First and foremost, blind individuals face significant barriers in finding accessible and affordable housing. Many traditional housing units lack the features and accommodations necessary for the blind to live safely and independently. The proposed Housing project for the blind will address this gap in the market by providing Accessible and Affordable Housing options that meet the unique needs of blind individuals.

The Housing project will be equipped with braille signage, voice-activated controls, and other assistive technologies that will enable the residents to navigate the building and perform daily activities with greater ease and confidence.

Moreover, the Housing project will allow blind individuals to build a sense of community and mutual support. Blind individuals often experience social isolation and lack access to the resources and support systems necessary for a fulfilling life.

The proposed Housing project will foster community by providing common spaces for socializing, recreational activities, and support services. This community will allow residents to interact and provide emotional support to one another, promoting their social and emotional well-being.

The proposed development will have a positive impact on the local economy. The construction and maintenance of the Housing project will create jobs for residents, and the presence of the Housing project will contribute to the community's economic growth. In addition, the Affordable Housing provided by the project will help to ensure that the blind members of our community can afford to live in our city and participate in its economic and social life.

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I am requesting a **waiver of the City Development standards** to reduce parking requirements for our new development project in the city. Blind members typically do not drive, and a limited number will share a residence with a sighted family member. Therefore, the number of parking spaces required for this project can be reduced.

The proposed project will benefit the community in several ways, and a reduction in parking requirements will allow us to allocate more resources to these goals.

The proposed development is in an area served by public transportation. Several bus routes within walking distance will allow our residents and visitors to travel around the city without needing a personal vehicle. The Blind Center of Nevada will also provide shuttle services to the residents.

We are also requesting **waivers of the City Development standards** for the following:

- Reduction in the required distance for the fence along Classic Cars Lane from 10'-0" to 5'-0" due to site conditions.
- Reduction in landscape buffer waiver along the north side due to the existing cell tower.
- Waiver to reduce the landscape buffer along the south side from 15'-0" to 9'-11" due to the onsite walkway condition.

We request a street name change for Classic Cars Lane, a small street in front of our property. We propose changing the name to Visions Park Lane. This change is because the only residents on the street will be residents of the "Visions Park" Apartment Housing, an affordable housing complex for those who are blind and visually impaired. Changing the street's name would make it easier for visitors to locate the complex and provide a more identifiable and memorable name for the street. Classic Car Lane is a small street that doesn't go anywhere, so the name doesn't reflect the nature or purpose of the street. Given its proximity to the Visions Park Apartment complex, Visions Park Lane would be a fitting name for the street.

We are committed to working with the city to ensure that the project is developed consistently with the goals of the city's transportation and sustainability plans.

In conclusion, we request your approval for the proposed development of the Housing Project for the blind. The project will provide accessible and affordable housing, foster a sense of community, and positively impact the local economy. Thank you for your consideration of this request.

Please let me know if you have any questions or need additional information; please do not hesitate to contact me at (702) 256-6663.

Sincerely,

Creative Design Architecture, Inc.

**Rami I.
Atout**

Digitally signed by Rami I. Atout
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Rami I Atout, AIA, NCARB
President

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