

KGA ARCHITECTURE

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February 22, 2008

City of Las Vegas Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: International Brotherhood of Electrical Workers Union Hall
Design Review/Zone Change/Waiver/General Plan Amendment Application

Dear Staff:

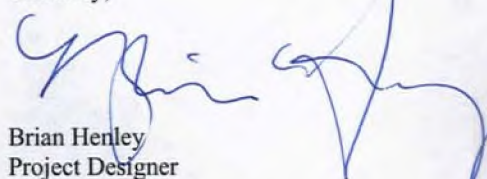
Please accept this document as the Justification Letter for the above referenced project. The proposed facility is located on the northwest corner of Lamb Boulevard and Harris Avenue. We are requesting a General Plan Amendment and zone change for a two-story office and meeting hall facility. This application also acts as a Design Review for the project.

The new union hall building is roughly 35,000 square feet, and will act as a replacement for the IBEW's current facility, nearby on East Bonanza Road, which will be retained by the union as training space. Parking for the new facility will be provided in surface lots, with a total of 219 spaces available. We are requesting a waiver of 58 spaces, out of 277 total spaces required. A survey conducted at the existing facility demonstrates the appropriateness of the proposed parking capacity. Each day for one week, the leadership of the IBEW counted the number of unused spaces in its current parking lot at 8am, 10am, noon and 2pm. Of the 125 spaces available to members and guests, an average of 55.3 was used. This number, translated proportionally from the current building square footage (roughly 13,000) to the new building, indicates that members and guests at the new hall will require an average of 149 spaces, where 188 are being provided. (The 31 additional spaces contributing to the total of 219 are reserved for staff parking). This study demonstrates that the parking lot will not commonly reach capacity. On those occasions when an especially large membership meeting is held, the parking lot at the existing facility (which will continue to be used by the union) will be available for overflow parking to prevent extra cars from parking on area streets.

The union hall is a steel-frame building clad in EIFS (exterior insulated finish system), trimmed with natural stone tile and decorative metal panel systems. Standard window openings, used to bring light into the office space, also make the building look more 'open' and relate the building to the neighborhood around it; other decorative glazing features include a pattern of deep blue glass, intended as an artistic expression of 'energy' and therefore of IBEW's purpose; a lighted sculptural element along Lamb Boulevard continues the theme. These decorative features are intended to give the union hall a sense of its own purpose, but also to relate it to its surroundings, so that area residents feel a sense of connection to their union hall neighbors. A photovoltaic (solar panel) system generates energy and acts as a visible symbol of IBEW's leadership by example in the area of environmental responsibility.

Should you have any questions regarding this planning application, please feel free to call our office.

Sincerely,


Brian Henley
Project Designer

GPA-27069
VAR-27067

ZON-27068
SDR-27066

04/10/08 PC

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FEB 26 2008

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