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City of Las Vegas Planning and Development
Development Service Center
731 S. Fourth Street
Las Vegas, NV 89101
(702) 229-6301

Attn: Current Planner

RE: Advanced Clinical Training and Research Center

The proposed project is an education and administration office building to be built on the existing UNLV Shadow Lane Campus, 1001 Shadow Lane located in the City of Las Vegas Medical District The project satisfies requirements for parking, site coverage, open space and setbacks. However, we are requesting consideration of a Major Modification to re-zone the parcel(s) from MD-1 to MD-2 and Site Development Plan Review and the Vacation of the eastern portion of Hasting Avenue.

This project will provide a new Health Sciences building of approximately 66,200 gross square feet consolidating the UNLV School of Nursing and the University of Nevada School of Medicine on the Shadow Lane Campus of the University of Nevada Las Vegas (UNLV). The new building location will be along the north side of the existing Building B and encroach into the campus green area (quad). The building will be designed with a longer east-west axis partially encroaching on the quad. The quad and surrounding landscape areas have been designed to exceed standards and enhance the use of the exterior open space. In addition, the parking area included with this project will be compliant with all city standards, including landscape, accessibility and illumination.

The building has been determined to be four levels due to functional and site requirements. The ground level will provide lobby/display areas, large lecture spaces for both the School of Nursing (UNLV SON) and the School of Medicine (UNSOM), offices for student services and student lounge for UNLV SON, building support spaces, and vertical circulation. The second level is developed primarily for UNSOM providing staff offices, administrative support, classrooms, seminars rooms, break-out rooms, computer lab, and student lounge. The third floor will be occupied by UNLV SON for staff offices administration, and support spaces. The fourth floor will also house UNLV SON offices, administration, support areas, as well as a research lab with its support spaces and offices.

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The floor to floor elevations are 18 feet from the ground floor to the second with 16 feet for the second, third and fourth. Generally the ceiling heights are ten feet with the large lecture areas higher and sloping, it is anticipated that the lab ceiling is exposed to the structure.

The Health Sciences building will be an identifiable component to this campus and as such it must reflect an appearance of permanence not only aesthetically also in terms of product durability. It is anticipated that the life span of the building might be from 50 to 75 years. The purpose of the building is higher education in health care so the building must look competent and have a timeless appearance.

The materials chosen for this project were selected with the following qualities in mind: ease of maintenance and maintainability, life span, cost both initial and life cycle, local availability both product and labor to install, permanence and appropriateness for this use and position in the building form.

The exterior base of the building will be sand blasted poured in place concrete or CMU panels, similar to those employed on the existing campus buildings. Exposed CMU will be a honed, integral color block. The glazing system at the lobby will be a 2-story tall, self supported system with a light tint. Other glazing will be Aluminum storefront (2x4 offset frame) and curtain wall (2x10 offset frame) and the aluminum will be a clear anodized finish. Glass will be 1 inch semi reflective insulated. Exposed glazing will protected by a solar shade metal grid finished to match the glazing frames as depicted on the elevations. This will be particularly evident on the south and east elevations. The primary exterior wall finish will be a metal panel. The metal panels will have a satin type finish with a slightly deeper color to contrast the window solar screen frames. Roofing will be a single ply membrane in a light color.

This represents an overview of the overall design approach for the proposed Advanced Clinical Training and Research Center on the existing UNLV Shadow Lane Campus. Concurrently, we are processing the documents for the consolidation of the various APN's into one parcel number and the vacation of the eastern portion of Hastings Avenue.

For any questions or comments, please contact me at:
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Thank you,

Bruce Gay
Project Manager

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