



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the status of the Reed Whipple Cultural Center, located at 821 North Las Vegas Boulevard (APN 139-27-708-019), C-2 (General Commercial) Zone, Ward 5 (Barlow)

BACKGROUND

- 10/24/02 The Planning Commission approved a Site Development Plan Review (SD-0049-02) to allow 21 interpretive banner displays adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
- 11/10/09 The Downtown Design Review Committee approved an application for a Master Sign Plan (ARC-36490) for an existing museum.
- 11/17/10 The City Council approved an application for a General Plan Amendment (GPA-39326) from PF (Public Facilities) to MXU (Mixed Use) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 11/17/10 The City Council approved an application for a Rezoning (ZON-39327) from C-V (Civic) zone to C-2 (General Commercial) zone on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a General Plan Amendment (GPA-56915) from PF (Public Facilities) to MXU (Mixed Use) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a Rezoning (ZON-56916) from C-V (Civic) to C-2 (General Commercial) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.

ANALYSIS

Cultural Vista Parkway Scope

The City of Las Vegas has planned for a future roadway, known as Cultural Vista Parkway, to make a new connection between Maryland Parkway and Veterans Memorial Drive in association with future redevelopment of Cashman Field. This proposed Cultural Vista Parkway ["Parkway"] will traverse westerly along the south side of Cashman Center, cross over Las Vegas Boulevard and traverse south of the Reed Whipple building across the parking lot tying into Veterans Memorial Drive. The Parkway is intended to provide a future transit connection from the airport to the Bonneville Transit Center and then have an end station at Las Vegas Boulevard adjacent to Reed Whipple. In the meantime, it provides another direct vehicular route into the Cultural Corridor via northern through-lanes being constructed on Casino Center Boulevard, north of Stewart.

The city has selected a local engineering firm, Parsons Brinckerhoff, to design the connection between Veterans Memorial Drive and Las Vegas Boulevard in the upcoming year. Their scope includes preparing demolition plans for the southern wing of the Reed Whipple building, as well as full design and improvement plans for construction. In addition to the south wing, the south awning may also be removed. Eighty-eight parking stalls will be eliminated. The street cross-section will include wider sidewalks with street lights, trees and bike lanes. We expect to start the 18 month design phase in February.

Public Works has \$1.5 million dollars of Fuel Revenue Indexing (FRI) funds. If the FRI 2 ballot passes in November 2016, we anticipate funds for construction to be available. We expect to follow a public outreach process during design that will include news releases, public meetings at 15% and 30% design, individual property owner and business owner meetings and stakeholder meetings.

History of the Reed Whipple Building

The Reed Whipple Building was constructed in 1963 as an administrative building for the Church of Jesus Christ of Latter Day Saints (LDS). The building combined a stake center and a multipurpose recreational facility including indoor basketball courts and outdoor softball fields.

The building was sold to the city in 1970 for \$1,067,000 and housed the Las Vegas City Hall until 1972. The facility was dedicated in Reed Whipple's honor on Feb. 16, 1971, by former Las Vegas Mayor Oran Gragson in tribute for Whipple's services to the city of Las Vegas. Reed Whipple was a former LDS bishop, president of the LDS St. George temple, vice president of the First National Bank, and community leader. He is credited with conceiving the idea for municipal parking garages downtown to handle the city's congested streets. He was also instrumental in negotiating the deal for the Foley Federal Building.

The building served as a home for arts nonprofits like Las Vegas Youth Orchestra from 1972 to 2011. Several interior remodels occurred in those years. In 2012 the building was leased by the Las Vegas Shakespeare Company. The building Houses a 275-seat multi-purpose theater, an 80-seat studio theater, art gallery, dance studio, conference room, meeting room, pottery studio and a kitchen. The building is currently vacant.

STAFF RECOMMENDATION

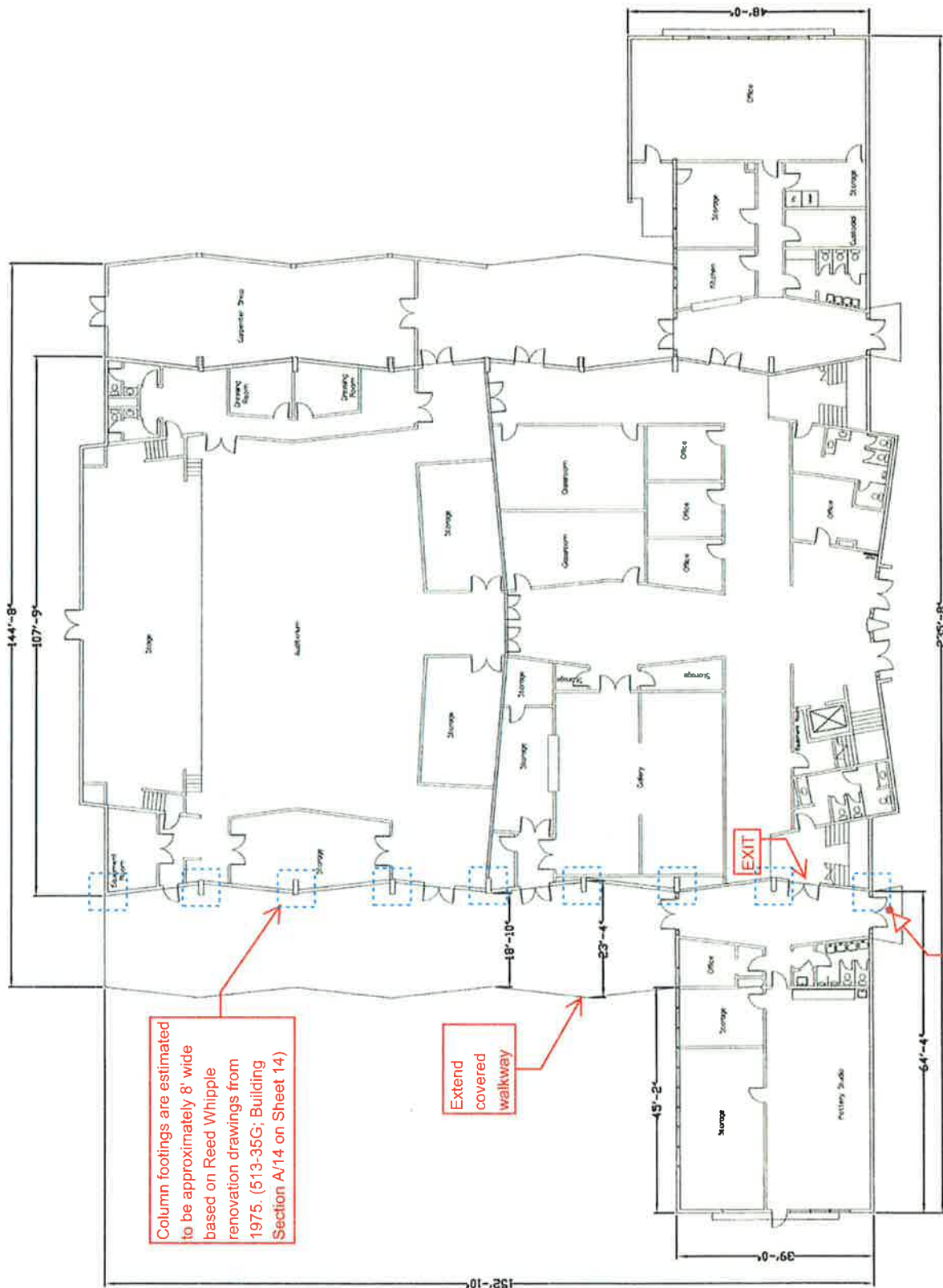
NO ACTION REQUIRED

BACKUP DOCUMENTS

- Image of the Reed Whipple Building.
- Aerial of the Reed Whipple Building area.
- Site plan of the Cultural Vista Parkway.
- RTC map of the proposed transit connection.







Reed Whipple Cultural Center First Floor Plan



