

Formstack Submission For: [LVCC Grant](#)

Submitted at 06/11/18 11:47 AM

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**Name of
Organization:** UNLV Downtown Design Center

**Organization's Mission
Statement:** Our mission is to promote and enable more sustainable and regenerative communities in the State of Nevada by partnering with professionals and communities through collaborative research, design, and action.

**Funding
Amount
Request:** 85000.00

**Authorizing
Official:** Steven Clarke

**Authorizing
Official
Title:** Director

**Authorizing
Official
Address:** UNLV Downtown Design Center
401 S. Fourth Street #155
Las Vegas, NV 89101

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**Primary
Contact (If
different
from
above):**

Primary Contact Title:	
Primary Contact Address:	
Primary Contact Phone:	
Primary Contact Email:	
Project Funding Category and Working Title:	Historic Preservation — Cultural Icon: The Reed Whipple Cultural Center
Project Address (if applicable):	Reed Whipple Cultural Center 821 North Las Vegas Boulevard Las Vegas, NV
Assessor's Parcel Number (if applicable):	
Age of Structure (if applicable):	1962
Zoning Designation (if applicable):	
Organization's current budget:	
Comments:	

significance of the project or resource based on its cultural, historic, architectural and/or archaeological quality and significance to the community.:

Cultural Corridor Trail, an urban strip that stretches along Las Vegas Boulevard, between Stewart Street and Washington Avenue. The corridor showcases cultural institutions considered significant to the City's history. However, since 2011, the Reed Whipple Cultural Center has been sitting vacant. The UNLV Downtown Design Center (DDC), in collaboration with the City of Las Vegas Department of Youth Development and Social Innovation, will guide the development of a conceptual adaptive reuse campus plan for the historic preservation of the Reed Whipple Cultural Center (see figure 1 for the study site map) as a Nevada System of Higher Education (NSHE) "Higher Education Hub" offering comprehensive student services and workforce development. This campus study will focus on the Reed Whipple building, but take into consideration the adjacent property that includes the Las Vegas Clark County Library and the former Lied Discovery Children's Museum. The resulting report will serve as a tool to secure funding from the various levels of government to provide further design development and implementation of the adaptive reuse of the Reed Whipple Cultural Center.

Historical Significance

The Center is an International style building that was designed by David G. Clark & Associates and constructed between 1961 and 1962 by the Church of Jesus Christ of Latter-day Saints (LDS Church) to be an Administrative and Cultural Center of Las Vegas. The cost of the project was \$450,000 (about \$3.8 million today) and served the LDS Church until 1970 when the property was sold to the City for \$1,000,000 (about \$6.6 million today) where it served as the temporary location for City Hall until 1972 when the facility was completed at 400 Stewart Avenue. After that, the structure was utilized by various non-profit groups for art and cultural uses and was closed in 2011 due to City budget cuts.

It is an rare example of mid-century LDS Church architecture that occurred between 1955 and 1962. At the time of the project, the LDS Church appointed Supervising Architect, Harold Burton emphasized the Modernist principle that form follows function and allowed architects freedom within this design expression. In addition, it is one of only a few congregational buildings remaining in the western United States developed by the LDS Church for cultural and administrative uses that did not include a chapel. After Burton's tenure as Supervising Architect in 1964, the LDS Building Division abandoned this model that did not include chapels and mandated twelve basic Colonial Revival style standard plans for all construction projects throughout the world.

The 32,510 square-foot building sits on a 3.55 acre parcel, however, the original lot was ten (10) acres which included 3-softball fields, and a small building with a kitchen and meeting rooms. However, in 1986, the northern 6.45 acres where the recreation fields was cleared for the development of the Las Vegas branch of the Clark County Library (833 North Las Vegas Boulevard), which opened in 1990.

Project Need & Urgency

The current building remains vacant and susceptible to vandalism and deterioration. It has been compromised as thieves have managed to break-in and steal the building's wiring. As a result, this has left components of the structure damaged with no

project timeline is linked to the 2019 Nevada Legislative Session.

Project Budget & Timeline

The project budget request is \$85,000, which includes a research assistant (\$35,285), consultant costs (\$38,300), materials & supplies (\$7,665), and publication costs (\$3,750). The timeline for the project is to start in July and run through early January for a total of 975 hours of work for the research assistant. The project will start-up July 2018 and be completed January 2019. The importance of this schedule is to complete the work so that the report is available for the 2019 Nevada Legislative Session.

Project Team & Proven Record

Steven Clarke, Director of the UNLV DDC, will be the primary investigator for this project. He has assembled a team with co-investigator David Baird (UNLV, School of Architecture) to include School of Architecture students, and three specialized architectural consultants to complete the grant. Note that both Steven, David and the students will be working in-kind on the project. The UNLV DDC, under the Director Clarke, has in the past, assembled a multidisciplinary design team and applied and completed a Centennial Grant (\$106,900 HUNDERED Plan for Historic Westside Community).

1. Provide a concise description of your project's objectives and timelines. If a preservation project, please include any prior work completed, the specific location on the building that will be affected and what materials will be used in the rehabilitation work. For example,

Through a stakeholder visioning process, the UNLV DDC will guide the development of a conceptual adaptive reuse plan for the historic preservation and adaptive reuse of the Reed Whipple Cultural Center site as a NSHE "Higher Education Hub" offering comprehensive student services and workforce development campus in collaboration with the City of Las Vegas as the owner of the property. Through our engagement process, we will record the goals and vision of the stakeholders that will serve as the foundation in the plan report. The project objectives for the project include:

♣ Historic Preservation: Identify and celebrate the opportunities and address the challenges that the building and site have as a cultural landmark through preservation and programming. This narrative will serve as a tool for going to various levels of government for funding to move towards further design development and implementation of this study. This includes presenting the final report at the 2019 Nevada Legislative Session.

♣ Sensitive adaptive reuse: Examine the scenarios of integrating an educational hub with the existing structure and campus site, that combines education and awareness with compassionate and genuine responsiveness to the historic fabric.

♣ Documentation: Establish a written description along with photographic and technical documentation that will serve to further the design process and implementation. The information and resulting narrative will inform the the design process and help to lead informed decisions through design process. Documentation will include both opportunities and threats to the site.

♣ Identity & Sense of Place: the development of a campus hub presents an opportunity to incorporate the new building forms, details and public and private

siding will be glued to repair or replace deteriorated original wood siding on the front façade.”
Reference the site plans and elevations. Also, include what specific project elements Centennial funds will support.:

and celebrate the local natural and human history of the Cultural Corridor.

3. Include a listing of project partners, if relevant. List other funding sources, committed and applied for as part of project budget.:

The following time is committed by UNLV DDC to complete the project. Note that this in-kind time is not included in our funding request:

- ♣ UNLV DDC, Director: project facilitation, design research, schematic design, publishing and management (200 hours @\$150/hr, \$30,000).
- ♣ UNLV SoA, Investigator: guide and participate in design research, schematic design and publishing (150 hours @\$150/hr, \$22,500).
- ♣ UNLV DDC, Studio Team: project research and schematic design (160 hours @\$25/hr x 20 participants, \$80,000).

4. Describe how the funds will be used.:

The following is a general breakdown of estimated expenses. All funds will be used on project related expenses. The amounts below reflect a minimum one-year commitment.

\$35,285 Research Assistant: responsible for project research and mapping, photography, and report graphics and production (\$26,530 personnel salary, \$27/hour @6 months, plus benefits \$8,755).

\$38,300 Consultant Costs: building/zoning code analysis, preliminary cost estimating, infrastructure and sustainability support, independent preservation assessment, building documentation, preparation of final illustrations, and participation on project

\$3,750 Publication Costs (50 Books @ \$75 each)

\$7,665 Materials & Supplies (maximum upset for printing, model materials, workshop materials, hosting events, etc.)

\$85,000 Total Award

5. Provide a brief statement of your organization's history and activities. Include your experience successfully managing grants and preservation projects. Include information on any grants previously applied for from the Centennial Commission (amount of funding received; project title; date).:

The University of Nevada, Las Vegas in partnership with the City of Las Vegas, under the auspices of former Ward 5 Councilman Ricki Barlow, applied and completed a \$106,900 grant to create a HUNDERED Plan (Historic Urban Neighborhood Design Redevelopment Plan) for Historic Westside Community. The resulting report has been adopted by Council and integrated into the City's recent Vision 2045 Downtown Las Vegas Masterplan, where it will serve to guide the neighborhood's socio- and economic development. The Plan has received numerous awards and attracted local and national attention and interest, both for the neighborhood and for the DDC, as it was included in an article dedicated to the neighborhood in the Las Vegas Weekly (February 2016)(<https://lasvegasweekly.com/news/2016/feb/04/westside-story-the-legacy-and-heart-of-a-historic/#/11>) and the subject of an in depth article in Landscape Architecture Magazine (August 2016) (<https://landscapearchitecturemagazine.org/2016/08/11/wary-of-change/>). The HUNDRED Plan has received numerous awards — sweeping the American Society of Landscape Architects (ASLA) Nevada Chapter awards in 2015, by receiving an Award of Honor in the planning and analysis category, the Viewers Choice Award, and Project of the Year.

6. List key project personnel, including consultants, and briefly describe their responsibilities:

Steven Clarke, Director of the UNLV DDC, will be the primary investigator for this project. He has assembled a team with co-investigator David Baird (UNLV, School of Architecture) to include School of Architecture students, and three specialized architectural consultants to complete the grant.

STEVEN CLARKE, ASLA, CSLA, BCSLA, UNLV DDC Principal Investigator
Steven Clarke will guide and manage the overall project, design investigation, public engagement, and report development. He is an associate professor at the University of Nevada Las Vegas (UNLV), the Director of the UNLV Downtown Design Center (DDC), and a past President of the American Society of Landscape Architects (ASLA).

**qualification
s.:**

passion for design education and likes bringing people together through public engagement to build community and resolution. Through his position at the UNLV and his practice, Regeneration::LAB, Steven has focused his work towards the development of regenerative and sustainable communities through collaborative research, design, and action. He is a graduate of the Environmental Design and Landscape Architecture programs at the University of Manitoba and holds a Bachelor of Environmental Design and a Master of Landscape Architecture. His award winning projects include the Las Vegas Food District, the HUNDRED Plan for the Historic Westside Community, and PLAY Workshop & Research (Springs Preserve). He is currently engaged with the City of Las Vegas to complete a neighborhood plan for the Northwest Area Residents' Association.

DAVID BAIRD, AIA, UNLV School of Architecture, Co-Investigator
David Baird, Co-investigator and licensed architect for this project, has extensive experience in building design, adaptive reuse and community projects. He will help guide and participate in design research and schematic design efforts. David is the former Director and currently a Professor of Architecture at the University of Nevada Las Vegas, School of Architecture which houses Nevada's premier accredited design programs in Interior Architecture, Landscape Architecture & Planning and Architecture. He is also the Co-founder and President of +one design and construction – an award-winning firm with offices in Baton Rouge and Dallas. These platforms are an outlet for his passion and interest in socially responsible art and architecture. Baird studied architecture at the University of Illinois, Champaign and received a Bachelor of Science in Architecture in 1987. From Champaign, Illinois, he moved to Copenhagen, Denmark, where he studied and worked for a Danish design firm. Upon his return to the United States, David was offered an assistantship at the University of Arizona, Tucson, which he accepted. There he studied art and architecture and obtained a Master of Architecture Degree in 1991. Since graduation Baird has published over 20 academic paper, lectured at a dozen major universities and has received numerous grants that have supported various architectural investigations. This work has been recognized by his peers, published extensively and given numerous awards.

DIEGO ALVAREZ, UNLV Downtown Design Center, Research Assistant
Diego Alvarez will focus on the gathering and preparing the background information and data, site analysis, report graphics and presentation. He is currently a research assistant at the UNLV Downtown Design Center (DDC). Diego graduated from the University of Nevada, Las Vegas (UNLV) with a Bachelor of Landscape Architecture in 2015. After graduation, he joined the UNLV DDC to work on the production of projects, such as the HUNDRED Plan for the Historic Westside and PLAY Workshop & Research. Since then, Diego has curated reports and student galleries of UNLV DDC work for the Springs Preserve and the City of Las Vegas. Ignited by the environments that surround him in Nevada and abroad, Diego tries to encompass the feelings and relationships between man, nature, and space through his online archive odsmin.com, which also holds a journal of his process as he tries to understand and explore the dimensions of design.

Consultants:

SEAN COUTER, AIA, C... C... STUDIO

Sean Coulter, AIA, will be responsible for building/zoning code analysis, preliminary cost estimating, infrastructure and sustainability support, and participation on project design reviews. He is principal and design director at Simpson Coulter | STUDIO. His leadership brings over 25 years of experience on large-scale projects for various public and private entities. Sean attended Louisiana Tech University and obtained both a B. Architecture and B. Art degree, which inspires his intensive approach to design. His oversight of the design team at Simpson Coulter | STUDIO infuses this unique background into the creative process ensuring that clients receive a holistic design that successfully balances functionality, innovation, and craft in its execution. His diverse professional portfolio has established him as an expert in his field, and his leadership in these typologies has resulted in multiple award-winning projects that have propelled the firm's standing as experts within their community.

Founded in 1967, Simpson Coulter | STUDIO has developed a diverse portfolio over numerous decades that allows the team to exercise a broad set of skills and services which have been instrumental in forging successful relationships with clients and consultants. The firm's long history and close relationships with various public and private entities within the Las Vegas Valley have afforded Simpson Coulter | STUDIO the opportunity to compile an impressive portfolio and fine-tune their expertise. This decades-long effort also contributes to the firm's high ranking with various Las Vegas agencies; SCS is ranked #1 with both the Clark County School District and Las Vegas-Clark County Library District and has been consistently within the top 3 architecture firms on Clark County's ranking for large projects the past 18 years.

HEIDI SWANK, executive director, Nevada Preservation Foundation
Dr. Swank founded Nevada Preservation Foundation in 2013 with a group of dedicated preservationists. Over the last four years, she has grown the organization significantly with NPF now working statewide in Nevada. Heidi exceeds the Secretary of Interior's professional qualifications in the area of history. She holds a doctorate in anthropology from Northwestern University, has written and overseen several successful historic register nominations and resource surveys. She is also widely published in the areas of history, language, and culture.

MICHELLE LARIME, associate director, Nevada Preservation Foundation
Ms. Larime worked at Nevada Preservation since 2014, starting as a volunteer and then interim director. Since 2016, Michelle has worked at NPF in a permanent position moving from the education and advocacy director to associate director. Michelle holds a BA in architecture from Cal Poly, San Luis Obispo and is working toward her MA in Urban and Regional Planning from University of Florida, Gainesville. Ms. Larime exceeds the Secretary of Interior's professional qualification in the areas of architecture and historic architecture with experience in historic resource surveys, economic development, and register nominations.

TORREY TRACY, Design Communications Specialist
Torrey Tracy will assist with building documentation, design and preparation of final drawings and renderings. He is a 2013 graduate of the University of Nevada, Las Vegas Masters of Architecture Bridge program. As a student, Torrey was the recipient

digital visual graphic representation, producing award winning dynamic architectural photo renderings and infographic diagrams-many of which have been published in various on-line and print publications including Archdaily and Las Vegas Weekly. Torrey has also served the City of Las Vegas as a Cultural Specialist and Community muralist for 15 years, assisting in cultural programs and projects throughout the Valley including the entry artwork for the Reed Whipple Cultural Center. After completing his intern development program hours at the local design firm Carpenter Sellers Del Gatto Architects, Torrey accepted a year-long Visiting Faculty Professorship at the UNLV School of Architecture, and most recently, The Fay Jones School of Architecture and Design at the University of Arkansas. As a graphics enthusiast and digital design professional, Torrey teaches Digital Media and Technology, Foundation Design Studios, as well as upper division Interior Design.

A two-stage approach has been outlined to deliver this project:

1) Analysis — Background & Technical (July-September, 2018)

1.1 Project Introduction

Confirm goals, approach and desired outcomes of the project. Adjust if necessary, and identify technical and background information and issues.

1.2 Background & Technical Review

Gather and become familiar with the appropriate background and technical information related to the study area. This will be synthesized for incorporation into a design brief.

1.3 Stakeholder Mapping

Establish a list of stakeholders and form a project stakeholder team. This team will be responsible for participating in workshops and providing requested information and feedback.

1.4 Site Inventory & Analysis

This analysis will involve the collection and study of hard (location, context, size + zoning, legal description, natural physical features, built features, circulation, utilities, and climate) and soft (human cultural patterns and sensory opportunities) data.

1.5 Stakeholder Engagement Workshop

Engage stakeholders and obtain insight into the concerns and aspirations for the adaptive reuse of the project site. This will include a visual presentation with the stakeholder team.

1.6 Background Report & Summary Design Brief

Review and incorporate feedback from prior task. Conduct preliminary opportunities and constraints analysis, and establish preliminary design strategies as basis for further design exploration. This includes identification of key elements and approaches that will distinguish concept options from each other.

2) Design Development — Conceptual Options through to Preferred Option (October-

7. Describe the key activities and associated timeline for your plan.:

2.1 Conceptual Design

Develop conceptual design options for the study area with the stakeholder input.

2.2 Evaluate Concept Options

Conceptual design options will be evaluated and further developed through the design process. The preferred concept may be based on one of the options developed, or represent a hybrid using elements and approaches from two or more of the concept options.

2.3 Stakeholder Engagement Workshop

This workshop will focus on facilitating stakeholder input and direction on the selected preferred option.

2.4 Final Report

Prepare report and incorporate revisions and refinements to the preferred plan option based on the stakeholder engagement workshop.

8. If the project is to be phased, please describe each phase.:

Not applicable -- this project is not phased.

9. If applicable, please provide any known project limitations that may affect the project timeline or success (i.e. asbestos; drainage; physical and structural concerns). Include plans for continued project funding and/or

Not-applicable —this project is for conceptual design work, not physical construction where there may be delays to the timeline.

and provide a statement regarding the project’s potential for long-term sustainability and success.:

10. If applicable, please provide sustainability plans for financing the operation and/or maintenance of the project at the conclusion of the grant. Describe the final product resulting from your project. Please provide examples of any collateral material produced by your project.:

The final deliverable will be the Cultural Icon: The Reed Whipple Cultural Center publication (2-copies + digital PDF file). This document will be the result of a unique collaboration of knowledge and ideas guided by City of Las Vegas stakeholders, and our team of students, faculty, and consultants. Note that since this project is for conceptual design work, there will not be operation and/or maintenance expenses for the project at the conclusion of the grant.

Budget Worksheet File:

[View File](#)

Additional

[View File](#)

1:

**Additional
Documents
2:**

[View File](#)

**Additional
Documents
3:**

[View File](#)

**Additional
Documents
4:**

**Primary
Contact
Name &
Title:**

Steven Clarke, Director, UNLV Downtown Design Center

**Primary
Contact
Signature &
Date:**



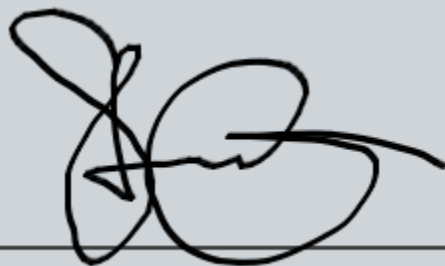
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**Authorizing
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