

HW JACKSON AVE

INFRASTRUCTURE ANALYSIS REPORT



Prepared For



Prepared By



June 2026

Table of Contents

Section 1 Study Background and Purpose.....	5
Section 2 Existing Community and Infrastructure Conditions.....	6
Zoning and Land Use	7
Allowed Uses in Zoning	9
Developed and Undeveloped Parcels	9
Existing Infrastructure	11
Section 3 Future Development Scenarios.....	12
Scenario 1: Residential	13
Scenario 2: Office.....	14
Scenario 3: Entertainment.....	15
Scenario 4: Hotel/Entertainment	16
Section 4 Future Infrastructure Needs	17
Transportation/Transit	19
Existing Conditions	19
Analysis and Results.....	19
Sanitary Sewer	21
Existing Conditions	21
Analysis and Results.....	21
Water.....	22
Existing Conditions	22
Analysis and Results.....	22
Power	23
Existing Conditions	23
Natural Gas	24
Existing Conditions	24
Analysis and Results.....	24
Broadband	25
Existing Conditions	25
Analysis and Results.....	25
Waste Management	26
Section 5 Sustainability Considerations.....	27
Sustainability Goals	27
Sustainability Rating Systems and Programs	27
Sustainability Strategies.....	29

Social and Economic Opportunity.....	29
Energy Efficiency	29
Sustainability Case Studies	33
Section 6 Environmental Review.....	34
National Wetlands Inventory	34
Threatened and Endangered Species	34
Hazardous Materials.....	34
Cultural and Archeological Resources.....	34
Section 7 Funding Opportunities.....	36
Federal Funding Programs (U.S.)	36
U.S. Department of Housing and Urban Development (HUD)	36
U.S. Department of the Treasury.....	36
U.S. Economic Development Administration (EDA).....	36
U.S. Environmental Protection Agency (EPA).....	36
Local Funding Programs	37
City of Las Vegas.....	37

List of Figures

Figure 1: Historic Jackson Avenue Redevelopment Map.....	6
Figure 2: Zoning Map	7
Figure 3: Existing Infrastructure.....	11
Figure 4: Residential Scenario General Illustration	13
Figure 5: Residential Scenario General Illustration	13
Figure 6: Office Scenario General Illustration.....	14
Figure 7: Entertainment Scenario General Illustration.....	15
Figure 8: Hotel/Entertainment Scenario General Illustration	16
Figure 9: Hotel/Entertainment Scenario Scale and Massing	16
Figure 10: Before and After 2022 Roadway Improvement Photos of Jackson Ave. (Source: Wood Rodgers).....	19
Figure 11: RTC of Southern Nevada Route 214 Map. (Source: RTC SNV).....	20
Figure 12: Existing Sewer Lines Map	21
Figure 13: Existing Water Lines Map.....	22
Figure 14: Power service areas.....	23
Figure 15: Existing Gas Lines Map.....	24
Figure 16: Existing Data Service Coverage	25
Figure 17: Snapshot of Cultural Resources.....	35

List of Tables

Table 1: Utility and Service Demand by Scenario.....	18
--	----

Table of Photos

Photo 1: Helldorado Parade 1955 (Source: UNLV)	5
Photo 2: Doolittle Elementary School (Source: UNLV)	6
Photo 3: Second Baptist Church – 500 Madison Ave. Constructed in 1962.....	10
Photo 4: Victory Missionary Baptist Church – 500 Monroe Ave. Constructed 1954	10
Photo 5: The Christensen House – 500 W. Van Buren Ave. Constructed 1912.....	10
Photo 6: New Town Tavern Bartender (Source: UNLV)	17
Photo 7: Cotton Bowl Bowling Alley and Social Club (Source: UNLV).....	18
Photo 8: Cotton Bowl Bowling Alley and Social Club (Source: UNLV).....	18
Photo 9: Revelers at the Moulin Rouge	27
Photo 10: Moulin Rouge Pool (Source: UNLV).....	34

List of Acronyms

ADA — Americans with Disabilities Act
ASHRAE — American Society of Heating, Refrigerating and Air-Conditioning Engineers
CATV — Cable Television
CDBG — Community Development Block Grant
CDFI — Community Development Financial Institution
C-PACE — Community Property Assessed Clean Energy
CPF — Community Project Funding
EDA — Economic Development Administration
EPA — Environmental Protection Agency
FWS — U.S. Fish and Wildlife Service
GIS — Geographic Information System
HGL — Hydraulic Grade Line
HOME — HOME Investment Partnerships Program
HUD — U.S. Department of Housing and Urban Development
HUNDRED — Historic Urban Neighborhood Design Redevelopment
IECC — International Energy Conservation Code
IPaC — Information for Planning and Consultation
ITE — Institute of Traffic Engineers
LEED — Leadership in Energy and Environmental Design
LVVWD — Las Vegas Valley Water District
MVA — Megavolt-amperes
NDEP — Nevada Department of Environmental Protection
NEPA — National Environmental Policy Act
NID — Neighborhood Improvement District
NMTC — New Markets Tax Credit
NRHP — National Register of Historic Places
NV — Nevada
RTCSNV — Regional Transportation Commission of Southern Nevada
SID — Special Improvement District
TOD — Transit-Oriented Development
TRUE — Total Resource Use and Efficiency
UNLV — University of Nevada, Las Vegas
USACE — U.S. Army Corps of Engineers
VCP — Vitrified Clay Pipe
WIIN — Water Infrastructure Improvements for the Nation

Section 1 | Study Background and Purpose



Photo 1: Helldorado Parade 1955 (Source: UNLV)

This report provides infrastructure analyses to support planned redevelopment along Jackson Avenue within the Historic Westside community of the City of Las Vegas. As redevelopment of this Historic Westside neighborhood moves forward, it is important to highlight the history of this unique area, while meeting current and future community needs, including infrastructure. Future development should recognize and honor the rich history of the area while allowing for future growth.

The original *HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan* was developed in 2016. An updated plan, *Hundred Plan in Action*, was prepared in 2024 that shows how the *HUNDRED* plan has been implemented since its inception. Additionally, North Wind Resource Consulting, LLC, prepared the *Intensive Level Survey of Historic African American Resources in the West Las Vegas Neighborhood* for the City of Las Vegas in 2023. These documents provided background information for this effort.

The purpose of this report is to share the results of a planning-level analysis, providing initial due diligence for redevelopment. As detailed in the *HUNDRED Plan*, revitalizing Jackson Avenue was one of the key “Big Moves” to neighborhood rebirth. As such, the City looks to initiate catalyst projects, revitalize existing buildings, and reinvigorate neighborhood activity and the local economy. Overall redevelopment goals are:

- Establish a walkable community with amenities to serve the residents’ daily needs.
- Infill vacant lots with complementary mixed-use buildings and plazas.
- Reactivate Jackson Avenue as a landmark destination and the community’s “Main Street.”

This report details infrastructure condition and capacity to determine needs to support area redevelopment.

Infrastructure and utilities evaluated include:

- | | |
|--------------------------|--------------------|
| • Transportation/transit | • Power |
| • Stormwater | • Natural Gas |
| • Sewer | • Broadband |
| • Water | • Waste Management |

This report has been prepared in coordination with the Jackson Avenue Economic Impact Report (HR&A Advisors, Inc., 2026). These concurrent efforts are intended to support redevelopment by establishing a vision for potential community investment and analyzing the impact to existing infrastructure and determining the level of infrastructure investment likely needed to support redevelopment projects.

Section 2 | Existing Community and Infrastructure Conditions



Photo 2: Doolittle Elementary School
(Source: UNLV)

The Jackson Avenue analysis area, shown in [Error! Reference source not found.](#) below, is roughly 75 acres, which includes all the land, roadways, alleys and sidewalks within the boundary. Approximately 26 acres are currently developed, and approximately 18 acres are currently undeveloped.

The undeveloped parcels provide opportunity to reactivate the Historic Westside neighborhood into a bustling urban center. There are infill opportunities within the existing single-family residential areas to create additional housing options that maintain the character of the neighborhood and celebrate the history of the area. In addition, there are infill opportunities that encourage higher intensity commercial, residential, and/or other uses along Jackson Avenue.

The developed parcels include religious assembly, single family, multi-family, city parks and open parking lots.

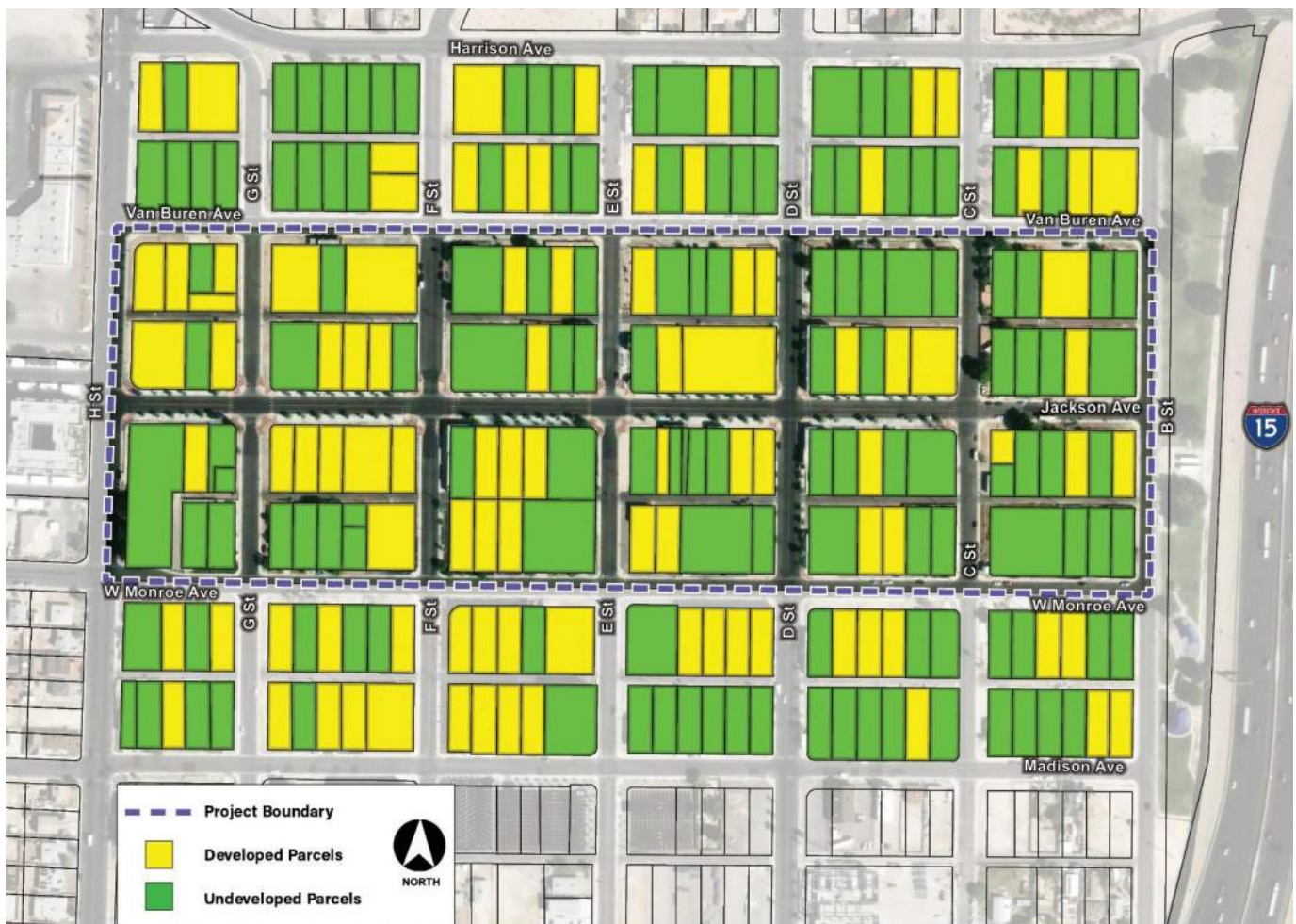


Figure 1: Historic Jackson Avenue Redevelopment Map

Zoning and Land Use

The zoning and land use study area includes 24 blocks bordered by Harrison Avenue to the north, Madison Avenue to the south, B Street to the east, and H Street to the west. This study area encompasses direct frontage along Jackson Avenue, the infrastructure analysis area, and one roadway to the north and south of the infrastructure analysis area to illustrate adjacent uses. The existing zoning within this 24 block area is illustrated in Figure 2.

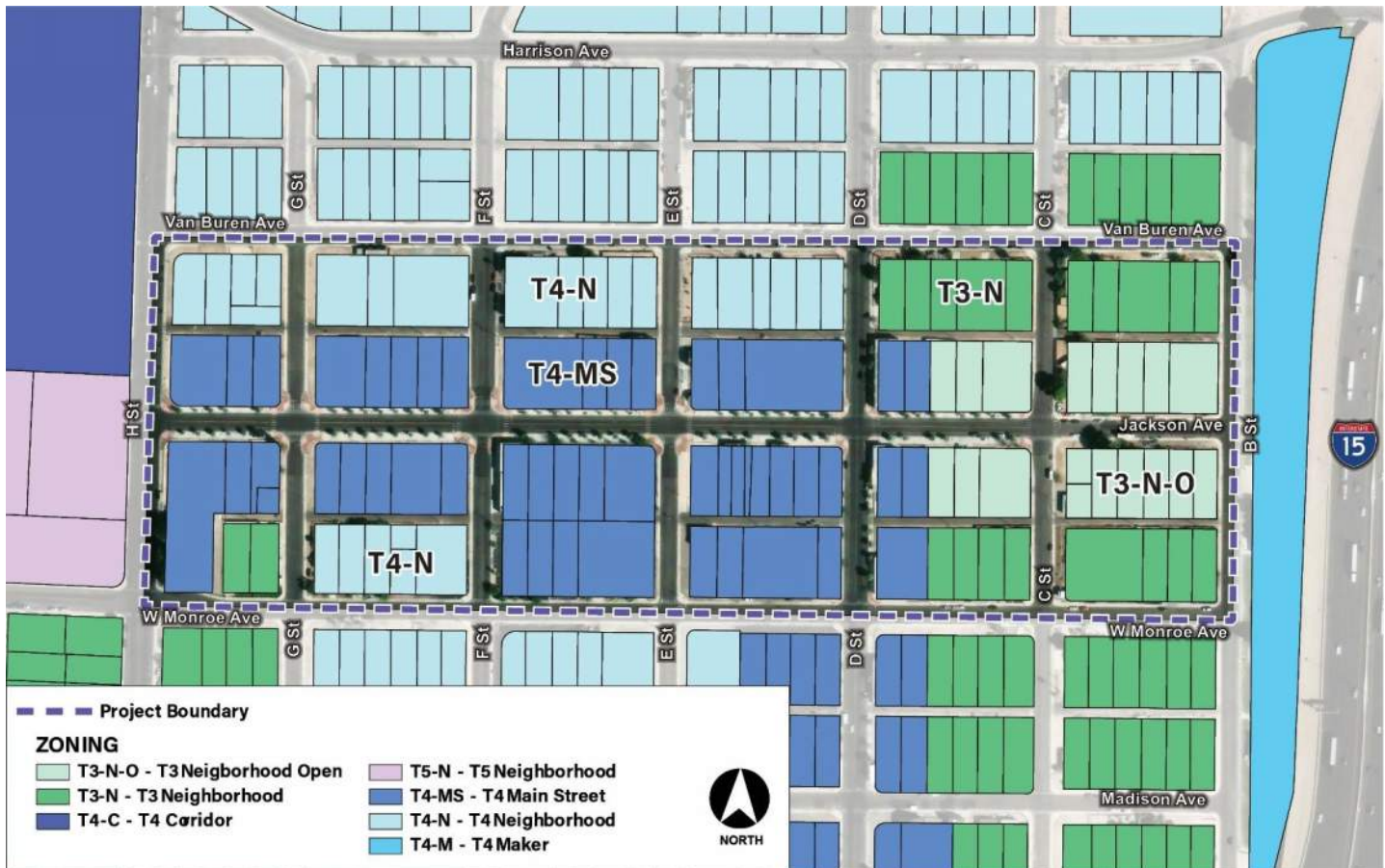


Figure 2: Zoning Map

As shown, zoning and development standards in this area consists of T4-Main Street, T4_Neighborhood, T3-Neighborhood, and T3-Neighborhood-Open which are further described below.

T4-Main Street (T4-MS) Zoning: The intent of this zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. The following elements are generally appropriate for this zone:

- Attached or detached housing
- Medium footprint, lot width and lot coverage
- No blank walls or planes
- Buildings placed near the edge of right-of-way

- Diverse mix of building frontages (commercial, retail, service uses)
- Small to no setbacks
- 2-5 stories

Within the boundary, there are two main streets that have been identified to be developed with the most intense commercial uses. Properties that front Jackson Avenue from the western edge of the project boundary to D Street, and properties that front D Street to the south are zoned T4-MS.

T4-Neighborhood (T4-N) Zoning: The intent of this zone is to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve using small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The following elements are generally appropriate in this zone:

- Attached or detached housing
- Medium lot width
- Small to medium footprint and lot coverage
- Buildings placed near the edge of the right-of-way
- Diverse mix of building frontages (primarily front porches, stoops or other residential components)
- Medium setback
- Maximum 3 stories

Properties with this zoning designation are located just outside of the T4-MS zone, especially towards the north, but also towards the south as a buffer for the T4-MS zone that travels south on D Street.

T3-Neighborhood (T3-N) and T3-Neighborhood-Open (T3-N-O) Zoning: Protects the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The zone reinforces the role of the residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following elements are generally appropriate in this Zone:

- Primarily detached but may be attached (side-by-side duplex building is not allowed within T3-N-O)
- Small to medium lot width
- Small to medium footprint and lot coverage
- Primarily with common yards, stoops and porches
- Medium to large front setback
- Medium to large side setbacks
- Maximum 2 stories

The T3-N-O is limited to properties fronting Jackson Avenue at the eastern edge of the project boundary. Properties with the designation of T3-N are within the eastern and southwestern portions of the neighborhood. These areas have been established as residential, and this zoning reinforces that they will continue to be the least intense areas of the neighborhood.

Allowed Uses in Zoning

A Permitted Use table is provided in **Appendix 1**. The table outlines the allowed uses for the T4-MS, T4-N, T3-N, and T3-N-O zones, as well as other relevant zones that are not directly located within the project boundary. The T4-MS zone is intended to provide a walkable urban environment, allowing the largest variety of uses out of the four zones within the project boundary including hotels and casinos. This zone would be appropriate redevelopment focusing on a mix of uses and provides the most flexibility to include uses that focus on entertainment, arts, and cultural events. Several commercial and residential primary uses are permissible in this zone either outright or with an additional discretionary review. The T4-N zone begins the transition from higher intensity uses to the less intense residential uses that typically lie outside of urban environments. The T4-N zone allows fewer commercial uses but still encourages service-based uses like hair/nail salons, urgent care, florists, dry cleaners, and general retail. This zone will help to provide a mix of uses and housing types that can provide a transition from the commercial/entertainment zone to the surrounding residential zone. Residential uses, include single-family detached and accessory dwelling units.

The T3-N does not allow for several of the commercial uses that are allowed in the T4 zones and instead encourages more traditional single-family residential options. The T3-N-O zone allows additional limited commercial uses that support residential and could include small neighborhood coffee shops, boutiques or small medical offices but are encouraged to be a standalone use. Unlike the other mixed-use zones within the project area.

Developed and Undeveloped Parcels

The boundary encompasses roughly 75 acres, which includes all the land, roadways, alleys and sidewalks within the boundary. Of the ±75 acres, approximately 26.5 acres are currently developed, and approximately 18.0 acres are currently undeveloped, as previously shown in [Figure 1](#). The undeveloped parcels provide opportunity to reactivate the Historic Westside neighborhood into a bustling urban center. There are infill opportunities within the existing single-family residential areas to create additional housing options that maintain the character of the neighborhood and celebrate the history of the area. In addition, there are infill opportunities that encourage higher intensity commercial or residential uses along Jackson Avenue within the zoning designations described above.

The developed parcels include religious assembly, single family, multi-family, city parks and open parking lots. Below are a few examples of existing structures that enhance the spirit of the neighborhood and/or have historic value.



Photo 3: Second Baptist Church – 500 Madison Ave. Constructed in 1962



Photo 4: Victory Missionary Baptist Church – 500 Monroe Ave. Constructed 1954



Photo 5: The Christensen House – 500 W. Van Buren Ave. Constructed 1912

Existing Infrastructure

The study team assembled existing data and coordinated with the City of Las Vegas Public Works Department to identify existing utilities in the infrastructure study area. This area is more focused than the land use and zoning area and is bounded by W. Van Buren Avenue to the north, W. Monroe Avenue to the south, B Street to the east, and H Street to the west. This study area and corresponding infrastructure are shown in [Figure 3](#) below.

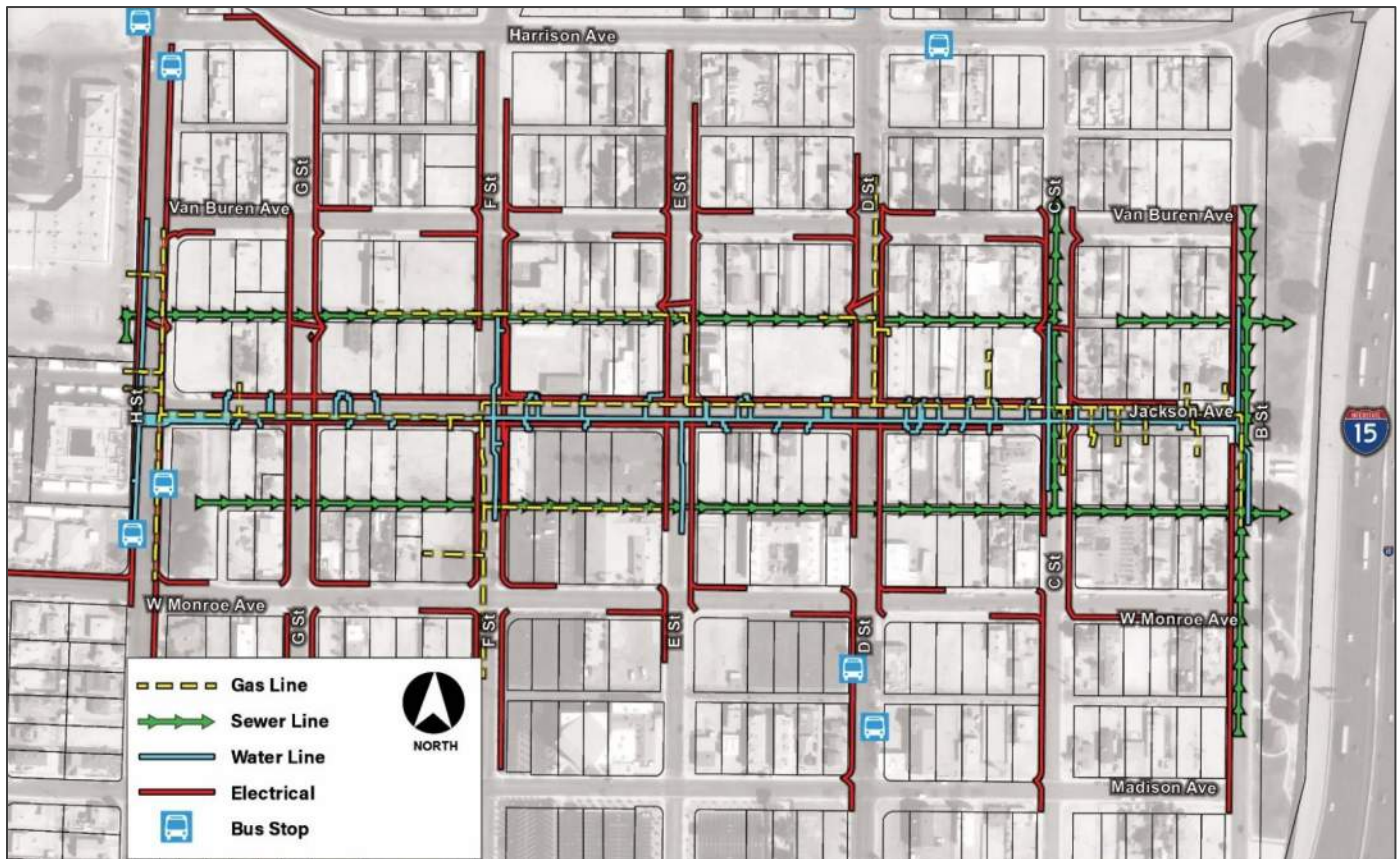


Figure 3: Existing Infrastructure

Key features of the [Figure 3](#) infrastructure include:

- **Transportation:** Jackson Avenue was improved with new pavement, widened sidewalks, bike markings, roadside parking, landscaping, and lighting in 2022. The study area is served by RTC bus route 214 along H Street.
- **Water:** A new 8-inch water main was installed on Jackson Avenue in 2022.
- **Sewer:** An existing 8-inch sewer line runs down both parallel alleys located north and south of Jackson Avenue.
- **Natural Gas:** There is an existing 2-inch/4-inch natural gas line in Jackson Avenue.
- **Power:** Overhead power/CATV crosses Jackson Avenue at F Street with service lines running down both parallel alleys located north and south of Jackson Avenue.
- **Broadband:** There is an existing fiber optic line running north/south on H and F Streets and east/west along the parallel alleys. Conduit for fiber optic was installed with the 2022 roadway project, from H Street to C Street.

These and other utilities and services are further evaluated in the following chapters.

Section 3 | Future Development Scenarios

The following areas have been identified for redevelopment, with prioritization based upon vacant lots, abandoned buildings, or projects that incorporate and protect historic sites. New projects will require future development to meet the development standards within the existing zones throughout the project area:

- Redevelopment along Jackson Avenue, from H Street to D Street.
- Open parking lots near the prominent churches, which are prime locations for more optimal uses, and should be considered for redevelopment in areas where adequate public transportation and multimodal services are abundant.
- Undeveloped parcels located within the western portion of the study boundary, near H Street.
- Infill opportunities within the eastern portion to reinforce the single-family neighborhood in this area. Several of the developed parcels in the eastern portion are existing single-family residences that appear to be viable to remain and/or remain occupied.

Within this context, a series of potential development scenarios were developed to illustrate what the future of the study area may look like after redevelopment buildout and provide a framework to evaluate potential utility demands. Specifically, four development scenarios were developed for infrastructure analysis:

- **Scenario 1:** Residential mixed-use
- **Scenario 2:** Office and commercial mixed-use with residential
- **Scenario 3:** Entertainment mixed-use with residential
- **Scenario 4:** Hotel/entertainment mixed-use with residential

The four scenarios encompass the general scenarios applied in the Jackson Avenue Economic Impact Study first phase development. The scenarios used herein envision buildout conditions in the study area to ensure demand is based on highest use versus incremental use on a parcel by parcel level.

These four scenarios provide a range of potential “futures” for Jackson Avenue whereby their respective impact/demand on infrastructure are evaluated. It is recognized that no single scenario is likely to completely match future conditions. Future development will be shaped by market conditions, developer preferences and opportunities, municipal requirements, and community and political input among other factors. The scenarios allow for a range of outcomes to be analyzed, likely encompassing the demands of whatever future development occurs.

This approach is an example of scenario planning, which is an established strategy in urban planning. It allows for multiple plausible futures, making for more informed decisions under uncertainty, and allowing for plans to be more resilient and relevant over the long term.

Scenario 1: Residential

Residential activity is core to maintaining continuous community vibrancy. Moreover, housing affordability is an ongoing concern, fueled in part by housing availability. These challenges are exacerbated in study area. Scenario 1 envisions a residential-focused development with high-density, multistory residential between D Street and H Street fronting Jackson Avenue. Some of these buildings would include ground-floor commercial, servicing local residents with other retail and office uses located at the north and south edges of the study area. East of D Street, single story attached and detached housing infills existing single family residential. Figure 4 illustrates how a residential-focused development scenario could appear.



Figure 4: Residential Scenario General Illustration

Outdoor cultural and/or public spaces would be appropriate on smaller parcels and would provide community space to come together, but on a smaller scale. It would not be a “destination” for residents of other communities, but rather a centralized, open-air area meant for residents of the Historic Westside. Additional single-family residential in the infill areas outside of Jackson Avenue would help to add new residents to this unique area.

- Residential: 689 dwelling units
- Retail: 100,050 square feet
- Office: 33,417 square feet
- Cultural: 35,906 square feet
- Hotel: 0 square feet
- Existing



Figure 5: Scenario 1 Allocations, Scale, and Massing

Scenario 2: Office

To create an office/mixed-use district, the tallest five-story buildings on Jackson Avenue are prime for commercial uses such as restaurants, indoor entertainment venues or other personal services on the bottom floors and hotels, multi-family residential, and other uses on the upper floors. This scenario provides for a lot of flexibility for non-residential spaces including potential focused uses such as tech incubation, medical services, general office, and other similar density developments.

The infill opportunities in the blocks surrounding Jackson Avenue would focus on development into medium density multi-family residential which supports the missing middle/more affordable housing types with the addition of townhomes. This would provide a transition area between the higher intensity along Jackson Avenue and the existing single-family residential in the outlying blocks of the neighborhood. Figure 6 illustrates how an office/mixed use-focused development scenario could appear.

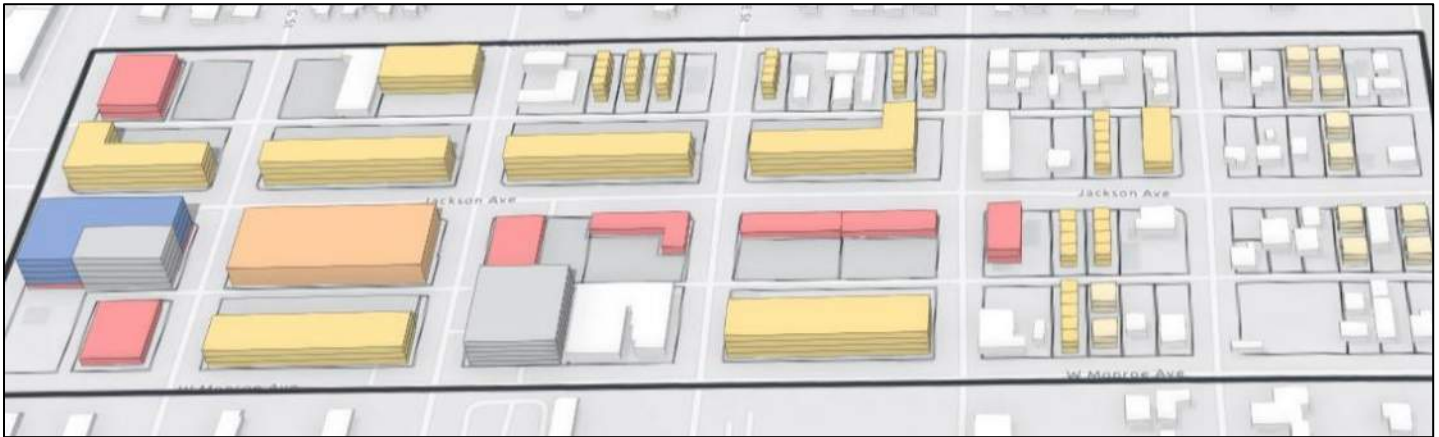


Figure 6: Office Scenario General Illustration

Outdoor cultural and/or public spaces would generally consist of “pocket” spaces in the core, leveraging the public right-of-way, alley, and public park spaces for gathering. Depending on the non-residential uses, Jackson Avenue may or may not attract visitors from surrounding communities. Additional single-family residential in the infill areas outside of Jackson Avenue would help to add new residents to this community.

- Residential: 465 dwelling units
- Retail: 87,132 square feet
- Office: 72,008 square feet
- Cultural: 35,904 square feet
- Hotel: 0 square feet
- Existing



Figure 7: Scenario 2 Allocations, Scale, and Massing

Scenario 3: Entertainment

The intent of this scenario would be to include a cultural center and entertainment district to celebrate the past and future of Jackson Avenue with less of an emphasis on office-type uses and includes an increase in commercial and restaurant spaces. Future development would leverage the 2022 roadway and sidewalks improvements along Jackson Avenue. The theme and identity that is created with the cultural center and entertainment district along Jackson Avenue revives the remaining neighborhood, creating a cohesive atmosphere that brings the community together. Other uses include high-density residential fronting Jackson Avenue, supporting retail, and opportunities for other mixed uses.

Figure 8 illustrates this scenario.

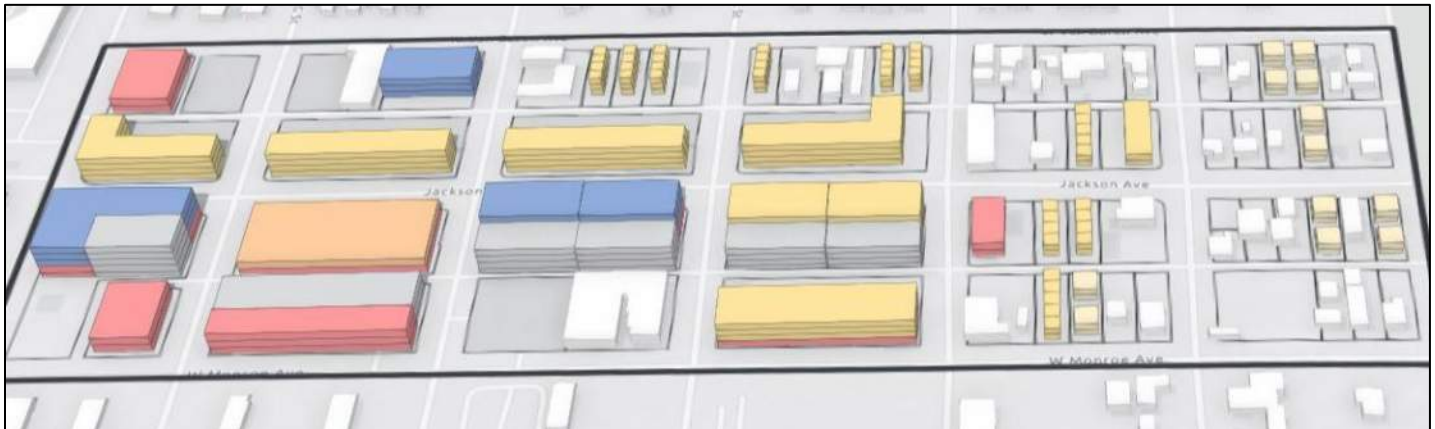


Figure 8: Entertainment Scenario General Illustration

Outdoor areas hosting community events would bring people, from inside and outside the neighborhood, to Jackson Avenue. Commercial uses such as restaurants, grocery stores, salons, and professional offices on infill parcels in neighboring blocks would provide essential services to the community while supporting the transition from the most intense uses to lower intense residential.

- Yellow Residential: 443 dwelling units
- Red Retail: 255,407 square feet
- Blue Office: 153,770 square feet
- Orange Cultural: 35,905 square feet
- Pink Hotel: 0 square feet
- White Existing

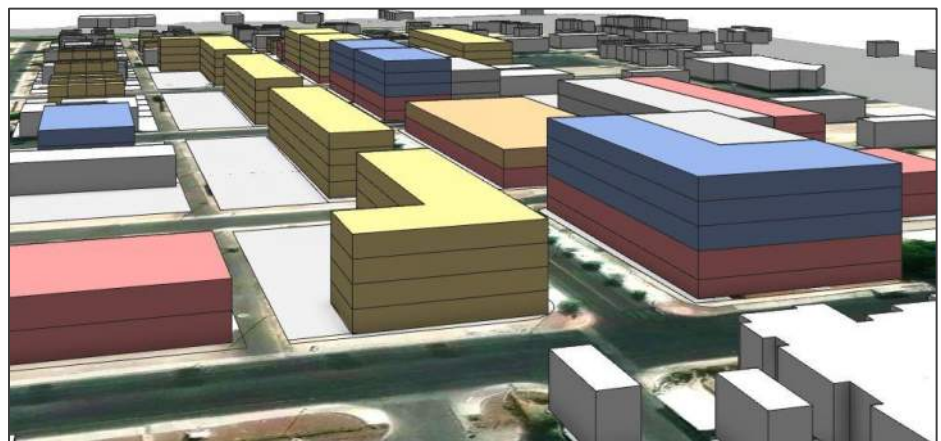


Figure 9: Scenario 3 Allocations, Scale, and Massing

Scenario 4: Hotel/Entertainment

Scenario 4 expands the development in Scenario 3 to restore Jackson Avenue to its historic place as a hotel and entertainment destination. With the interest in restoring the historic thoroughfare, it is reasonable to identify Jackson Avenue as the highlight of the Historic Westside. An expanded cultural/entertainment district with hotels/casinos along Jackson Avenue adjacent to the cultural center. This scenario builds off of Scenario 3 and still provides a mix of residential, office and commercial as illustrated in [Figure 10](#).



Figure 10: Hotel/Entertainment Scenario General Illustration

Outdoor areas could support community events and bring people, from inside and outside the neighborhood, to Jackson Avenue. Commercial uses such as restaurants, grocery stores, local services, and professional offices on infill parcels in neighboring blocks would provide essential services to the community while supporting the transition from the most intense uses to lower intensity residential.

- Residential: 398 dwelling units
- Retail: 222,124 square feet
- Office: 111,012 square feet
- Cultural: 35,905 square feet
- Hotel: 166,302 square feet
- Existing



Figure 11: Scenario 4 Allocations, Scale, and Massing

Section 4 | Future Infrastructure Needs



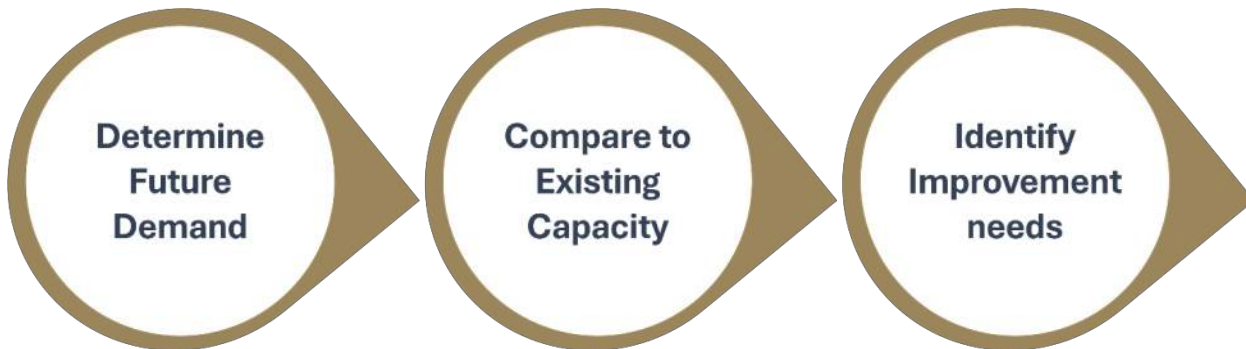
*Photo 6: New Town Tavern Bartender
(Source: UNLV)*

To analyze the impacts and demands on Jackson Avenue infrastructure along multiple scenarios, a model was developed to more efficiently calculate demand. Moreover, the model provides the City and stakeholders a tool to run future scenarios and refinements quickly.

The model platform was developed using ArcGIS Urban. This digital platform provided by Esri allows planners to visualize, analyze, and manage land use and development scenarios in 3D. The platform can be used to evaluate development impacts, test code and regulatory changes, and facilitate collaboration around projects at a local to regional scale.

For the Jackson Avenue Infrastructure Analysis, an ArcGIS Urban model was developed for each of the four scenarios described in the previous chapter to analyze the infrastructure demand for each. The scenario demand or maximum demand is analyzed against existing infrastructure to provide planning-level due diligence of the potential infrastructure investment required to redevelop Jackson Avenue as envisioned in the HUNDRED Plan.

The analysis follows the process illustrated in the graphic below.



This process and the results are described for the utilities and services listed below on the following pages. The first step of calculating future demand begins with establishing consumption rates by land use. The rates used in the Jackson Avenue model can be found in **Appendix B**.

- Transportation/transit
- Stormwater
- Sewer
- Water
- Power
- Natural Gas
- Broadband
- Waste Management

Applying the rates in **Appendix B**, the resulting demand is shown in **Table 1** on the following page.

Table 1: Utility and Service Demand by Scenario

Utility/Service	Scenario 1 Residential	Scenario 2 Office	Scenario 3 Entertainment	Scenario 4 Hotel
Transportation	6,513 trips	5,821 trips	10,767 trips	10,207 trips
Sewer	88,250 gal/day	65,723 gal/day	57,798 gal/day	81,386 gal/day
Power	104,416 kwh/day	80,26 kwh/day	71,429 kwh/day	72,548 kwh/day
Broadband	689 du+other uses	465 du+other uses	443 du+other uses	398 du+other uses
Stormwater	N/A	N/A	N/A	N/A
Water	97,378 gal/day	74,691 gal/day	65,686 gal/day	92,490 gal/day
Natural Gas	689 du	465 du	443 du	398 du
Waste	4,697 lb/day	4,215 lb/day	3,468 lb/day	3,232 lb/day

As can be seen in [Table 1](#), Scenario 1 generates the highest demand across all utilities and services and is used as the worst-case scenario for evaluating infrastructure impacts.

It should be noted that stormwater is not evaluated given Jackson Avenue generally lacks a closed stormwater drainage system and the roadway provides stormwater conveyance. This approach is typical in Clark County. Moreover, none of the scenarios would have a significant increase in stormwater versus existing/historic conditions.

Each of the utilities and services listed above is further evaluated in the following pages.



Photo 7: Cotton Bowl Bowling Alley and Social Club (Source: UNLV)

Transportation/Transit

Existing Conditions

Jackson Avenue consists of a two-lane roadway with roadside parking, bike markings, and wide sidewalks between H Street and C Street (Figure 12). The roadway contains lighting, landscaping, and ADA compliant ramps. This portion of Jackson Avenue was reconstructed in 2022 by the City of Las Vegas. The project also installed conduit for future fiber optic, as well as a new 8-inch water main. From C Street to B Street, the roadway transitions to a residential roadway with standard width sidewalks.



Figure 12: Before and After 2022 Roadway Improvement Photos of Jackson Ave. (Source: Wood Rodgers)

In addition, the Jackson Avenue area is serviced by RTC of Southern Nevada transit route 214. Bus stops are located on H Street, just south of Jackson Avenue. The current service schedule consists of approximately one-hour frequencies during weekdays and weekends. Existing stop amenities include a shelter and bench. See the existing route map on the following page.

Analysis and Results

Trip generation was calculated using rates from the Institute of Traffic Engineers (ITE) *Trip Generation Manual*, 12th Edition. Scenario 3 (Entertainment) generated the most daily trips of the four scenarios with an estimated 10,767 vehicles per day. See Appendix A. This estimate is well under the approximate capacity of 15,000 vehicles per day for a two-lane roadway and no improvements are required to support development.

Enhancements to transit service will help support development and the goal of a walkable, vibrant community connected to area destinations. The existing stops on H and D Streets are located within 500 meters, a proximity considered optimal for transit-oriented development (Institute for Transportation and Development Policy, *TOD Standard*, 3rd Edition). As growth occurs, increased transit frequency to these stops of at least 30-minute headways will be an important strategy to support development and encourage active transportation. The RTC of Southern Nevada determines changes in service, including route frequency and should be engaged once projects come online for service and amenity enhancements. In addition, adding a stop on Jackson Avenue to the Downtown Loop shuttle should be considered as development is realized.

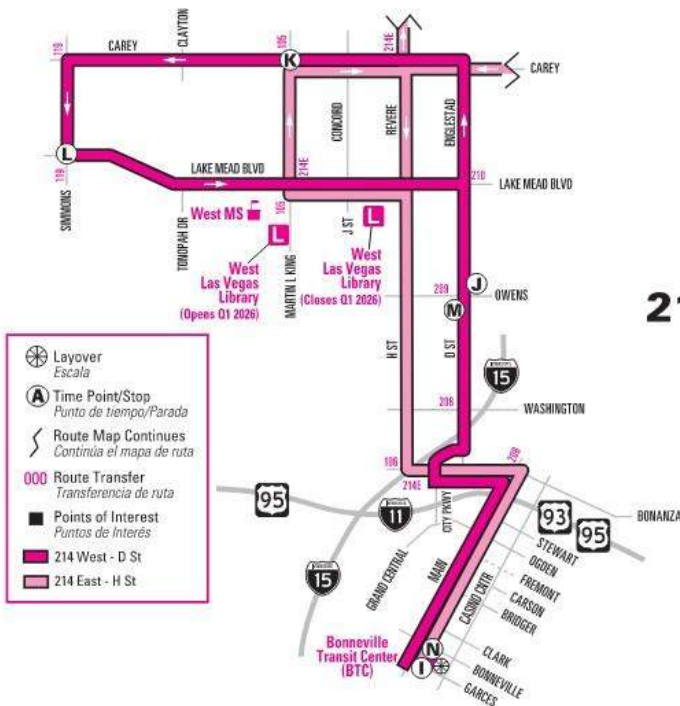
214 H Street/D Street



214 EAST

Additional bus stops approximately every 1/4 mile between time points.

Los autobuses adicionales se detienen aproximadamente cada 1/4 de milla entre los puntos de horario.



214 WEST

214

Figure 13: RTC of Southern Nevada Route 214 Map. (Source: RTCNV)

Sanitary Sewer

Existing Conditions

Existing sanitary sewer lines run along the alleys north and south of Jackson Avenue, providing service to Jackson Avenue and adjacent parcels. Both pipes are 8-inch diameter. The pipes tie into a 15-inch pipe in B Street which in turn connects with a 36-inch pipe in B Street where they outfall to the east. See Figure 14.



Figure 14: Existing Sewer Lines Map

Analysis and Results

The City of Las Vegas is responsible for analyzing sewer demand throughout its jurisdiction. The study team coordinated with the City for them to evaluate the highest demand sewer flow (88,250 gal/day) against the existing pipe network. Per the City Sanitary Sewer Engineering Department, the existing system is more than adequate to handle the buildout flow rate, and no capacity improvements are required.

It was noted that the existing pipes are old, vitrified clay pipe (VCP). The age of the pipe makes them susceptible to failure when exposed or when tapping new laterals. Lining the existing pipe prior to any new connections should be expected. The City Sanitary Sewer Engineering Department should be contacted during planning and design to identify specific requirements. It is recommended to, as development begins to take shape, to work with the City's Public Works Department to strategize replacement opportunities to minimize future disruptions. Any replacement efforts should endeavor to limit patching/repair to the new 2022 roadway by bundling subsurface construction projects.

Water

Existing Conditions

An existing 8-inch water line runs down Jackson Avenue, from H Street to B Street. The portion from H Street to C Street was replaced in 2022 as part of the City's Jackson Avenue roadway improvement project. The line ties into north/south lines at H Street, C Street, and B Street. Service is provided for individual parcels via one-inch laterals. See [Figure 15](#).



Figure 15: Existing Water Lines Map

Analysis and Results

With a typical capacity of over 1000 gallons per minute, the 8-inch water line is more than capable of delivering the maximum scenario flow rate (97,378 gal/day). More relevant is the hydraulic grade line (HGL), which is key to determining if adequate pressure is available. The Las Vegas Valley Water District (LVVWD) maintains HGL calculations for the Las Vegas Valley. The study team coordinated with the LVVWD to obtain the HGL for the study area. A WaterCAD model was prepared for each of the development scenarios. Model results show adequate pressure for static, maximum day, peak hour, and maximum day plus fire flow throughout the study area. All results are within the Uniform Design Standards water distribution system pressure zone ranges.

Power

Existing Conditions

Power to the Las Vegas Valley is provided by NV Energy. This includes Downtown Las Vegas and four neighborhoods that make up the service area: Downtown area, the Medical District, Cashman, and the Historic Westside. See [Figure 16](#) This area is served by eight (8) energy distribution substations. Power to the Jackson Avenue study area is transmitted on above-ground transmission lines running north/south along F Street. Distribution occurs through overhead lines running along the east/west alleyways paralleling Jackson Avenue.

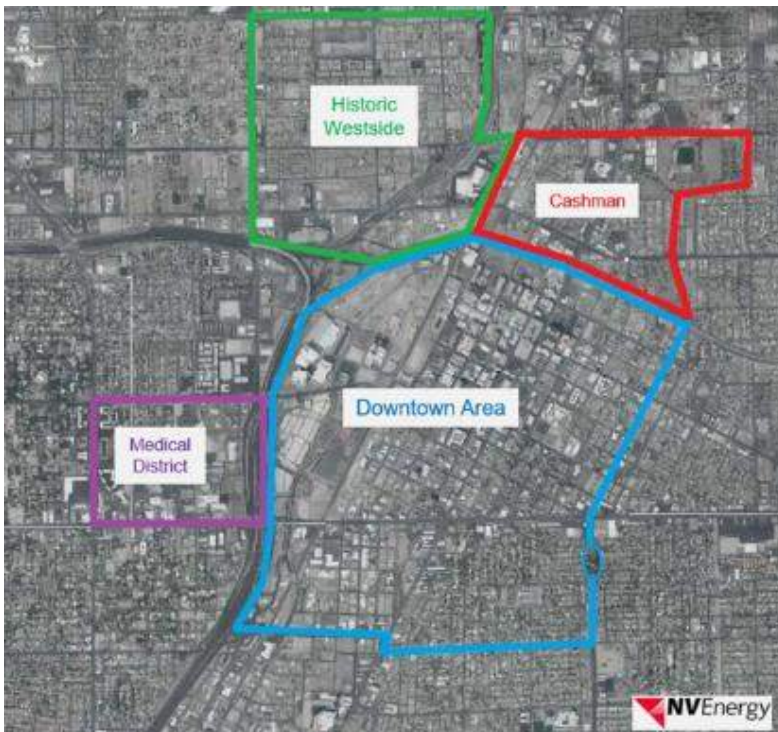
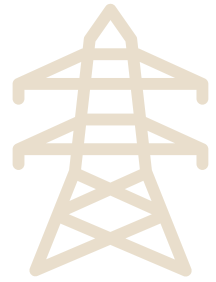


Figure 16: Power service areas

Analysis and Results

Data provided by NV Energy suggests approximately 37-percent capacity from the existing substations is available to support new development and redevelopment (NV Energy, 2022). Applying this capacity across the eight substations and assuming lower capacity 20 MVA transformers, available capacity would be on the order of 2.8 million kilowatt hours per day. The highest demand development scenario draws an estimated 104,416 kilowatt hours per day, or 1/27th of the available capacity.

NV Energy provides would-be developers with Discovery Packages. These include cost estimates, service timing, and NV Energy programs to support development. Moreover, the Business Energy Service team can help highlight energy efficiency opportunities for new development and redevelopment, including incentives for electric vehicle fast charging stations. Any development considering solar energy storage systems may be eligible for incentives (4 kilowatt to 1,000-kilowatt capacities).

Natural Gas

Existing Conditions

Natural gas service to the study area is provided by Southwest Gas. There is an existing gas line running along Jackson Avenue from H Street to B Street, consisting of 2-inch steel pipe from H Street to F Street, and 4-inch steel pipe from F Street to B Street. These lines connect to lines at H Street (2-inch north/south), F Street (4-inch north), and D Street (4-inch north/south). See [Figure 17](#).

The Jackson Avenue line was left in place during the 2022 roadway construction and discussions with Southwest Gas suggest all lines are in good condition.



Figure 17: Existing Gas Lines Map

Analysis and Results

Natural gas service is readily available given the existing pipe network. According to Southwest Gas, the existing service along Jackson Avenue provides 80 thousand cubic feet per hour (mcfh) with relatively even distribution and all lines are undergo ongoing condition inspection. Southwest Gas representatives noted that this existing load could support over 750 residential dwelling units with no further improvements. This load also supports other land uses and users. Users that could strain this capacity were noted to be multiple high-volume restaurants and/or a large casino(s). These uses are not consistent with the development scenarios envisioned and natural gas is not seen as a constraint for likely development. Should high-demand uses be considered, Southwest Gas provides calculation services with the submittal of a specific appliance list.

Broadband

Existing Conditions

Internet broadband service in the Las Vegas Valley is offered through several providers. In the Jackson Avenue area, Cox Communications (Cox) and CenturyLink provide business-class architectures in the form of coaxial business internet (Cox) and dedicated fiber while LV.Net provides enterprise wireless microwave service. Residential services are available through Cox cable and with wireless options through T-Mobile and Verizon. While these services are available in the study area, there are gaps in existing services parcel level as shown in the coverage map below (Figure 18: Existing Data Service Coverage).

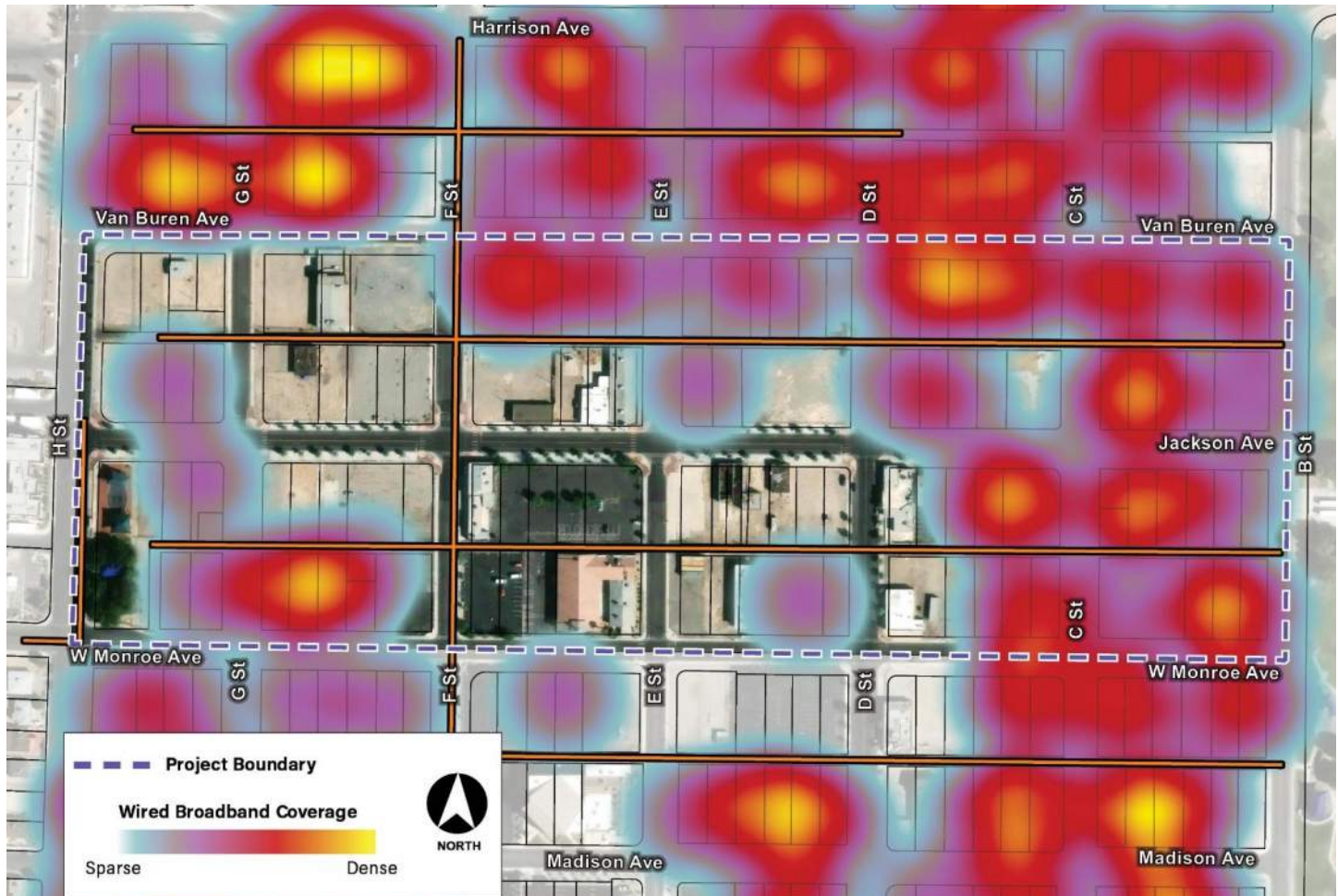


Figure 18: Existing Data Service Coverage

Analysis and Results

The study area benefits from service proximity and, for high-speed broadband, existing fiber optic lines. Existing Cox fiber optic and cable lines run north/south along H Street and F Street, as well as east/west along the alleys on either side of Jackson Avenue. New construction along Jackson Avenue would need to tap into the existing fiber lines to access high-speed broadband by first contacting the Cox Business Contact Portal for either shared or dedicated fiber internet. Retail, residential, and point of sale uses can use wireless options for more immediate service options. Based on recent agreements with the City, Google Fiber and Gigapower may be emerging options as well.

It should be noted that a dedicated conduit for future fiber optic was installed along Jackson Avenue, from H Street to C Street. This conduit is owned by the City of Las Vegas Public Works department and should be contacted for opportunities to locate 3rd party facilities within that conduit.

Waste Management

Republic Services of Southern Nevada handles all municipal solid waste, trash collection, and recycling services within the City of Las Vegas and the study area. This includes residential and commercial pickups and bulk waste collection. New service for users other than single family residential requires first establishing dumpster size needs based on customer volume, service frequency, and any specialty bin services such as cardboard recycling. Dumpster placement is subject to City of Las Vegas Title 19 zoning regulations that address screening, gates, and clearances.



Contact with Republic Services also identified site design practices for consideration by developers along Jackson Avenue. This includes providing a safe, accessible route for collection vehicles to retrieve waste for each building. Moreover, collection vehicles should not reverse onto busy streets, so each development will need to have their trash room and receptacles located off of Jackson Avenue, ideally utilizing the existing alleys.

In addition to site design practices, the following practices may help buildings manage waste:

- Trash rooms with standard receptacles
- Incorporating compactors
- Chute hopper for multi-story buildings
- Ground feed hopper
- Recycling
- Single-stream recycling
- Specialty recycling receptacle (i.e. electronic waste, secure document shredding, etc.)
- Organic Disposal
- Composting receptacles

Section 5 | Sustainability Considerations



Photo 9: Revelers at the Moulin Rouge

The City of Las Vegas Master Plan was adopted in 2021, establishing a vision and implementation roadmap for the City. The 2050 Master Plan incorporates sustainability throughout its required elements. Furthering the City's commitment to sustainability, the Sustaining Las Vegas 2050 Action Plan was developed to establish a framework towards practices in water conservation, clean energy, recycling and waste, clean transportation, greenhouse gas emissions, and urban forestry.

Focusing on the Historic Westside, sustainability is a major element of the *HUNDRED Plan* and continues to be key to guiding documents such as the *HUNDRED Plan in Action* and the *Historic Westside Design Guidebook*.

These documents help highlight the opportunity to be forward-thinking and establish Jackson Avenue as a model for sustainable design,

construction, and ongoing management strategies. Reimagining the corridor and the community provides a unique chance to make the Historic Westside a beacon of both the past and a more sustainable future.

Sustainability Goals

Leveraging the Sustaining Las Vegas 2050 Action Plan, previous Historic Westside plans, and industry practices, eight primary sustainability goals have been identified to guide redevelopment:

- Social and Economic Opportunity
- Energy Efficiency
- Greenhouse Gas (GHG) Emission Management
- Water Conservation
- Waste Management and Diversion
- Sustainable and Accessible Transportation
- Improved Air Quality and Thermal Comfort
- Increased Resiliency

Each of these goals is further expanded later in this section.

Sustainability Rating Systems and Programs

There are numerous existing sustainability rating systems and programs that provide an established framework to work toward. By using these rating systems as a guide for design, projects can make substantial progress toward the above sustainability goals.

Leadership in Energy and Environmental Design (LEED) – LEED is a globally recognized green building certification system developed by the U.S. Green Building Council. Projects earn points across sustainability categories and achieve LEED certification at one of four levels (Certified, Silver, Gold, and Platinum) based on the number of points earned. LEED Silver is the minimum recommended certification for new sustainable design and construction projects and aligns with the City's requirements for new municipal buildings. Given the scope of Jackson Avenue and the HUNDRED Plan, LEED

certification is relevant at both the building and district levels through the LEED for Building Design and Construction (LEED BD+C) certification and LEED for Communities certification systems, respectively. Key requirements associated with each certification are summarized in **Table 2**.

Table 2: LEED Certification Requirements Summary

LEED for Building Design and Construction	LEED for Communities
- Integrative process - Location and transportation - Sustainable sites - Water efficiency - Energy and atmosphere - Materials and resources - Indoor environmental quality - Innovation - Regional priority	- Integrative process - Natural systems and ecology - Transportation and land use - Water efficiency - Materials and resources - Quality of life - Innovation - Regional priority

The U.S. Green Building Council is the primary and best source for the latest information on LEED certifications.

Envision Certification – Developed by the Institute for Sustainable Infrastructure, Envision is a sustainability structure and rating system that evaluates the sustainability of civil infrastructure. It is a tool that helps public works professionals advance infrastructure that has a positive effect on climate change, public health, environmental justice, job creation, and economic vitality. Tools and strategies consist of a guidance manual for relevant criteria, assessment tools, training, credentialing, and third-party verification. More information can be found at sustainableinfrastructure.org.

Passive House Institute U.S. (PHIUS) Certification – PHIUS is a non-profit organization that promotes net-zero and low carbon design, develops passive building standards, and provides certification for buildings that use extremely low energy while maintaining comfort and air quality. Buildings receiving the PHIUS certification must create a high-performance enclosure that keeps heat in during the winter and out during the summer. This is achieved through air-tight construction, balanced ventilation, high performance windows and doors, moisture/humidity control, and shading. Incorporating these strategies results in smaller mechanical systems and reduced power consumption. Similar to LEED, PHIUS offers four project certifications. More information on these certifications and their potential applicability to individual projects along Jackson Avenue can be found at phius.org.

Total Resource Use and Efficiency (TRUE) Certification – TRUE certification is a program focused on zero-waste for facilities and organizations administered by the U.S. Green Building Council. It is a performance-based system for reducing waste and increasing efficiency for buildings, campuses, large-scale development/redevelopment, facilities, and even events. The goal is to divert all waste from landfills and the environment. TRUE is also a point-based system achieved through redesign, waste reduction and reuse, composting, and recycling as part of a zero-waste approach. Details regarding the TRUE Certification program can be found at usgbc.org.

Department of Energy Efficient New Homes – The DOE Efficient New Homes Program outlines rigorous requirements “that ensure outstanding levels of energy savings, comfort, health, and durability”. This program provides extensive resources on how to build high-performance homes whose energy use could be offset by a renewable energy system. There are also potential incentives and tax benefits. Details regarding the DOE Efficient New Homes Program can be found at <https://www.energy.gov/cmei/buildings/doe-efficient-new-homes-program>

Sustainability Strategies

To help achieve the eight sustainability goals, specific strategies relevant to the design, construction, and operation of potential developments along Jackson Avenue have been identified.

Social and Economic Opportunity

Social aspects of sustainability are just as vital as the economic and environmental elements. This project has incredible opportunities to support the community in various ways. Fortunately, a large part of addressing social concerns has already been initiated through the extensive community and stakeholder engagement undertaken in the area. Relevant social and economic strategies to consider moving forward, as we endeavor to maintain all aspects of sustainability include:

- Incorporate space and incubate a healthy grocery store that accepts SNAP benefits to address a long-standing community need. Look for an opportunities to incorporate more community farms, or support the existing Obodo Family Farm.
- Develop an incentive program to hire workers from the local community during construction, as well as business operations. Invite students from the community to job shadow or intern during design, construction, and operations.
- Commission local artists for hardscape and decorative sculptures, murals, and other art forms. Look for opportunities to incorporate prominent musicians and community leaders into murals and other aesthetic features.
- Incorporate interactive and/or dynamic installations throughout the community that provide education about local black history and culture.
- Implement energy and water efficient design choices as a strategy to improve affordability.
- Partner with the RTC of Southern Nevada to provide free bus passes to employees through Jackson Avenue employers to reduce transportation as a barrier.
- Identify a sponsor to install, provide, and maintain free public Wi-Fi along Jackson Avenue.

Energy Efficiency

The Jackson Avenue project could be an excellent opportunity to promote smart energy use and a shared energy system or microgrid. Energy efficiency is not just an opportunity to promote sustainability but also reduces costs for residents, businesses, and other Jackson Avenue users. Some strategies to consider supporting the energy efficiency goals are:

- Where practical and allowable, generate power onsite through rooftop solar or by building a small community cogeneration plant. Tie systems into advanced energy storage with smart energy management systems that can store excess energy to be used during peak demand times. This approach decreases energy loss through transmission because energy is produced onsite and can potentially operate independently if there is a large-scale power outage in the area. In conjunction, bi-directional EV charging stations can be installed that allow vehicles to supply power back to the grid during peak demand times, increasing resiliency.
- Apply LEED and/or PHIUS certification best practices in constructing high-performance building envelopes to minimize heat transfer and maximize efficiency. Add exterior shading to buildings, incorporate balanced ventilation systems, and specify the use of indoor and outdoor LED lighting.

- Design systems to include submetering to identify high energy processes and users. Incorporate high-efficiency, EnergyStar appliances, particularly for uses such as restaurants or residential units.

GHG Emission Management

Construction activities rank as one of the top five GHG contributors globally. Building a reimagined Jackson Avenue will certainly contribute to local GHG emissions. This emphasizes the importance of GHG emission management as one of the primary sustainability goals. Strategies to reduce emissions include:

- Thoughtful and conscious material selection. This includes products with Environmental Product Declarations (EPDs) to inform decisions. EPDs disclose an item or material's environmental impact with production of the product, including GHG emissions. Utilizing materials with lower embodied carbon, incorporates recycled materials (e.g. high recycled content rebar), and rely on sustainable sourced timber.
- Proactively design for disassembly and reorientation. Construct facilities in a way where components can be taken apart and salvaged at end of life. Incorporate convertible or modular spaces that can be reconfigured to allow for multiple uses from the same space and decrease the need to completely gut and rebuild interiors. This approach also allows tenants to change how they use space over time, increasing tenant longevity.

Water Conservation

Southern Nevada is a dry, desert climate with an ongoing water challenge due to drought and competing demands along the Colorado River, the main source for local water. Water conservation efforts have been implemented locally by entities such as the Southern Nevada Water Authority, but it is vital to implement water saving measures in as many ways as possible. Reinventing Jackson Avenue provides an opportunity to incorporate model approaches to further water conservation. Relevant strategies include:

- Design for low-water, drought-tolerant landscaping and avoid grass turf as a decorative choice.
- Install additional water meters for subsystems within buildings to allow for better identification of water saving opportunities and to quickly isolate leaks. Subsystems may include indoor plumbing fixtures and fittings, domestic hot water, process water, etc.
- Install leak detection sensors to help identify leaks when they happen to minimize water loss and potential property damage. These sensors can be incorporated into digital twins as part of a broader management approach.
- Incorporate low-flow and high-efficiency fixtures and appliances such as toilets, washing machines, ice machines, dishwashers, faucets, showerheads, etc. Look for WaterSense labeled items.
- Install demand hot water recirculating systems to reduce water being wasted while waiting for water to get hot. This system circulates the cold water back into the water heater, opposed to allowing the water to go down the drain.

Waste Management and Diversion

Waste management and diversion is an important sustainability goal because it directly affects environmental impact, greenhouse gas emissions, resource use, costs, and public health. It is a key part of sustainability and regulatory compliance in both general infrastructure and construction projects. Strategies to support this goal include:

- Document and track waste streams to understand sources. Conduct regular waste audits.

- Encourage users to buy in bulk to reduce excessive packaging while also lowering unit costs. Support reusable cutlery and containers for restaurants.
- Create a community composting program which can be used at a community farm (e.g. Obodo Family Farm).
- Ensure recycling bins are located throughout the area and hold community-wide recycling days annually to make it easy to recycle other items (e.g. TVs, batteries, etc.).

Sustainable and Accessible Transportation

Transportation also ranks in the top five of global GHG emitters. Strategies to reduce emissions and support sustainable and accessible transportation are:

- Create alternatives to single-occupant vehicles including increased transit frequency on Route 214. Encourage transit use by employees with free bus pass programs by Jackson Avenue employers. Add a Historic Westside stop for the Downtown Loop Shuttle or Vegas Loop.
- Expand low stress multimodal connections throughout the Historic Westside, building on the work completed on Jackson Avenue and D Street.
- Provide nearby electric vehicle charging stations for residents, employees, and visitors. Encourage electric vehicle fleets for tenants that use fleet vehicles.
- Avoid prioritizing parking along Jackson Avenue frontage to minimize single-occupant vehicle trips and maximize activity along the public space.

Improved Air Quality and Thermal Comfort

Air quality is a consistent concern in U.S. metropolitan areas. Las Vegas must meet National Ambient Air Quality Standards under the Clean Air Act and lies within an air quality attainment area for key air pollutants. The Clark County Division of Air Quality regulates air pollution in the County and implements/enforces regulations. Air quality is an important sustainability goal as it is directly tied to human health and potential long-term diseases such as chronic lung diseases, cancers, and heart conditions. Strategies to support healthier air and thermal comfort include:

- Preserving existing street trees and creating spaces for new drought tolerant trees that also provide shade and reduce temperatures. Shade structures can be used when trees are not feasible, improving outdoor comfort during the areas' hot season (See [Figure 19](#)).
- Provide adequate ventilation in buildings that circulate fresh air within a balanced ventilation system. Incorporate air quality sensors to detect poor air quality and engage fans for additional circulation.
- Install energy efficient windows and building shading to prevent hot spots indoors in front of windows (See [Figure 19](#)).
- Prohibit smoking near building entrances and in community spaces.



Figure 19: Examples of Shading Techniques

Resiliency

Resiliency directly supports the long-term ability of infrastructure to withstand disruptions or changes and continue functioning over time and also creates communities that will grow and persevere through hardship for generations. The history of the Historic Westside shows the importance of building in resiliency to withstand change, socially, economically, and environmentally. Strategies to support resiliency include:

- Constructing a microgrid for the Jackson Street corridor to allow islanding from the power grid, ensuring uninterrupted service during regional outages. Incorporate battery storage systems and design buildings to remain safe without power.
- Developing a resiliency hub within the community to provide resources, power, refuge, and safety during disasters or power-outages
 - If a microgrid isn't built for the entire development, at a minimum, the resiliency hub should be equipped with on-site power generation and storage
 - The cultural center could double as a resiliency hub in emergencies
- Creating a community where residents feel safe and empowered to lean on and support each other during hardship, to share knowledge, and to trust and connect with each other.
 - Community gathering events—block parties, potlucks, movie nights, holiday events, etc.
 - Skill-sharing workshops—neighborhood meetings for learning skills such as CPR, first-aid, basic home repair, etc.)
 - Resource pooling—coordination of buying in bulk, sharing tools/supplies, community libraries, etc.
 - Creating a “buddy-system” to pair households and ensure vulnerable households, such as elderly or disabled residents, or people who live alone, can be checked on in the case of an emergency
 - Developing a shared messaging system to easily contact everyone in the neighborhood with vital information

- Providing education, career planning, financial services, and other support to neighborhood members to encourage residents to grow within the community
- Actively engaging the community to identify issues and opportunities for improvement to ensure the residents have a neighborhood they are proud to be a part of
- Continuously evaluating and addressing concerns with air quality, water quality, urban heat islands, and safety to protect the health and well-being of residents
- Designing reconfigurable spaces to allow for changes in use over time, adapting to market changes.
- Ensuring building structural systems have redundancy, avoiding single points of failure.
- Maintain drainage structures and remove debris from street ahead of storms to decrease street flooding

Sustainability Case Studies

Two case studies are provided as examples of sustainability practices in action. These are the Google New York City office and the University of California San Diego microgrid.

- The Google New York office includes green space, improved indoor air quality, historic reuse, convertible workspaces, solar panels, native landscaping, and reclaimed features: <https://blog.google/company-news/inside-google/life-at-google/google-nyc-st-johns-terminal-office/>
- The University of California San Diego microgrid generates renewable energy on site with solar panels and a cogeneration plan. Stored energy is used to manage demand and provide stability while smart grid controls adjust use during peak demand. The unit provides continuous power during outages while electric vehicle charges allow vehicles to supply power back to the grid during peak demand: <https://www.energystorage.ucsd.edu/microgrid>

Section 6 | Environmental Review



Photo 10: Moulin Rouge Pool (Source: UNLV)

Environmental research and review were conducted to inform future efforts and whether there may be sensitive environmental resources that may require additional analysis, or, in the case of a federal nexus, could require National Environmental Policy Act (NEPA) documentation. A supporting Environmental Due Diligence memo was prepared and is included in [Appendix B](#) with a summary provided below.

National Wetlands Inventory

The study team queried the National Wetlands Inventory, U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC), and the State Historic Preservation Office, Nevada Cultural Resource Inventory System (NvCRIS) to provide initial information of resources that

may be present within the area of interest. Given the developed nature of the area of interest, there does not appear to be any aquatic resources regulated by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act.

Threatened and Endangered Species

The formal list for species and critical habitats that may be present in the study area was thoroughly reviewed and researched. Given the fully developed characteristics of the area of interest, it is highly unlikely that threatened and endangered species would be present.

Hazardous Materials

The Nevada Division of Environmental Protection (NDEP) eMap was queried to identify any known sites in the area. The query revealed one location at 400 Jackson Avenue (APN: 139-27-110-083). The site is noted for the presence of hydrocarbons and dichloroethane. An Initial Site Assessment should be conducted as part of proper due diligence prior to site development. Given the history of uses and activity in the area, it is incumbent upon individual parcel owners and developers to conduct environmental site assessments as part of the planning process.

Cultural and Archeological Resources

A Class I record search gathered information on the historical development of the Historic Westside and its important cultural resources. As shown in [Figure 20](#) on the following page, which is a snapshot of a figure from the full report in the appendix, two archaeological sites are historic period house foundations (CK 2451 and CK 2452). One is a concrete slab floor with cinder block perimeter foundation with modern trash overlying the lot. The second is a concrete block foundation wall and some glass artifacts. As noted in the site records, the building remains may be related to the 1940s period and black culture occupation in the Westside. Archaeological evidence of the recent past along with the very long history of Native American inhabitants may be present along Jackson Avenue. Vacant lots may be a window into the past, providing an opportunity for public archaeology and interpretation.

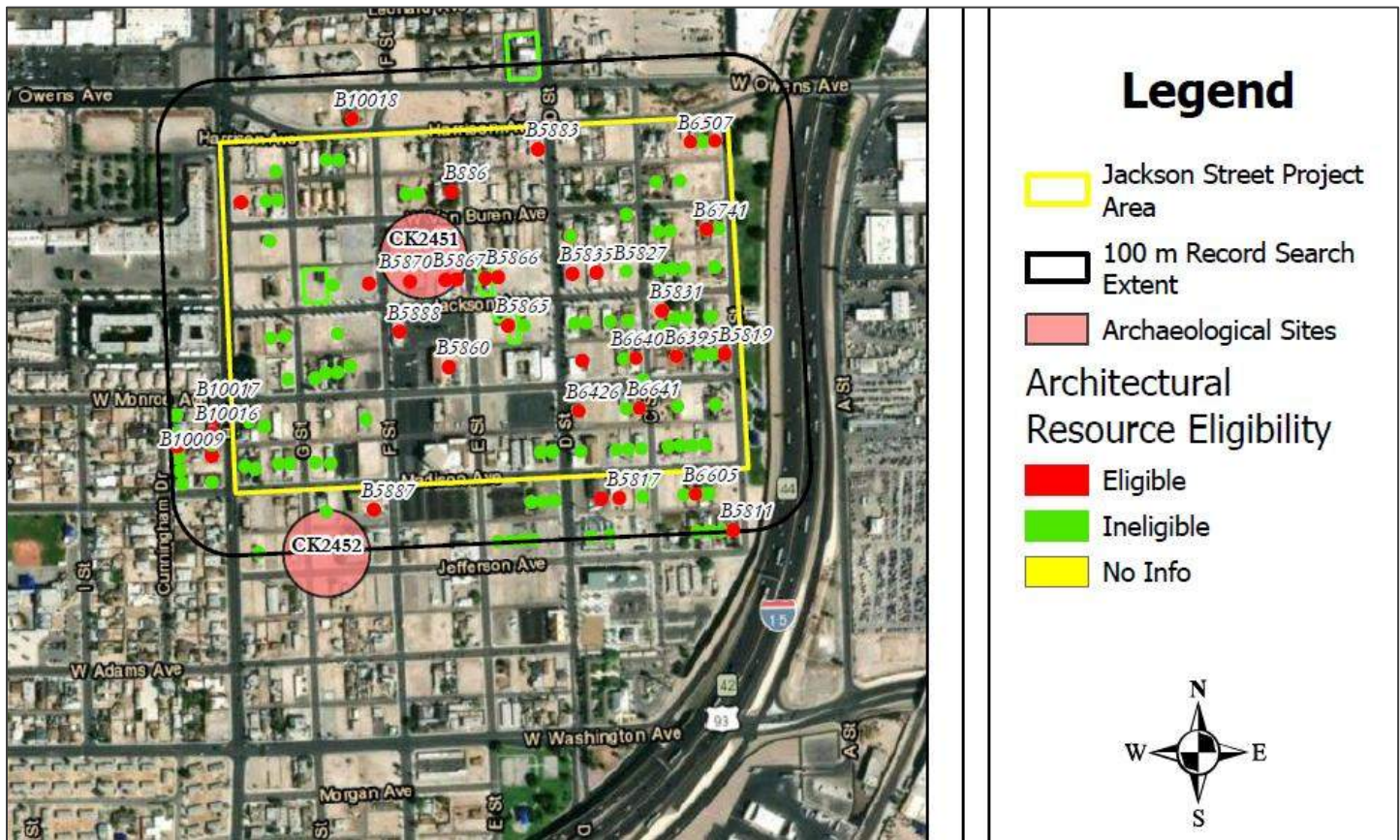


Figure 20: Snapshot of Cultural Resources

As shown in Figure 20, seven architectural resources on Jackson Avenue have been determined eligible to the National Register of Historic Places (NRHP), 13 resources have been determined ineligible, and one property has been demolished. Most of the buildings date from the 1940s (12), followed by the 1950s (6), with three dating to the 1960s. Of the seven properties determined eligible, six are commercial or community-oriented buildings (businesses or churches). One residential building appears to be an example of the hipped roof, concrete block houses dating from the 1940s. The use of concrete block material for housing may be a signature element of Paul R. Williams, a nationally recognized black architect in the field of residential construction. It is not known if any of the houses in the Westside Neighborhood were designed by Williams.

Section 7 | Funding Opportunities



Photo 9: Band at the Moulin Rouge

Below is a brief summary of potential infrastructure funding sources. Funding sources are dynamic with many requiring ongoing funding by legislation. The list is intended to provide an overview of the types of funding opportunities that may be available.

Federal Funding Programs (U.S.)

U.S. Department of Housing and Urban Development (HUD)

Community Development Block Grants (CDBG) - CDBG is one of the most flexible and widely used federal funding sources for redevelopment with an emphasis on underserved communities, supporting housing, infrastructure, economic development, and public facilities. Funds must primarily benefit low- and moderate-income residents or address blight or urgent community needs.

HOME Investment Partnerships Program (HOME) - Provides formula grants to states and local governments for affordable housing construction, rehabilitation, and down-payment assistance in low-income communities.

Choice Neighborhoods - Supports neighborhood revitalization around distressed public or assisted housing, combining housing redevelopment with investments in schools, services, and public infrastructure.

Community Project Funding / Congressionally Directed Spending (CPF) - Earmarked HUD funds awarded through congressional delegation requests to support localized economic development and redevelopment projects.

U.S. Department of the Treasury

Community Development Financial Institutions (CDFI) Fund - CDFIs provide loans, equity, and technical assistance for affordable housing, community facilities, small businesses, and mixed-use redevelopment in underserved areas. Programs include Financial Assistance, Capital Magnet Fund, Bond Guarantees, and New Markets Tax Credit support.

New Markets Tax Credit (NMTC) - Offers tax credits to incentivize private investment in low-income census tracts, frequently used for commercial real estate, community facilities, and mixed-use redevelopment.

Opportunity Zones - Provide capital gains tax incentives for investments in designated low-income areas, often layered with other public funding for catalytic redevelopment projects.

U.S. Economic Development Administration (EDA)

Public Works and Economic Adjustment Assistance - Funds infrastructure and redevelopment projects that support job creation and private investment in economically distressed areas. Often used for industrial parks, downtown revitalization, and workforce-linked development.

U.S. Environmental Protection Agency (EPA)

Brownfields Grants - Provide funding for assessment, cleanup, and reuse of contaminated or underutilized land, frequently a first step in redevelopment of underserved urban and rural communities.

WIIN Act: Small, Underserved, and Disadvantaged Communities Grants - Supports water infrastructure upgrades that are often critical prerequisites for redevelopment.

Local Funding Programs

City of Las Vegas

Community Property Assessed Clean Energy (C-PACE) – C-PACE is a financing tool focused on commercial developers, providing access to affordable, long-term, non-recourse financing for the installation of energy efficiency and renewable energy measures. Applicants choose the most optimal rates and terms from a private capital open market. The financing is repaid through a voluntary assessment that is recorded with the property. Terms allow for up to 25 years for repayment and the assessment is transferable.

To be eligible for the C-PACE program, proposed buildings must meet or exceed the City's energy code IECC 2018/ASHRAE 90.1-2016. More about this program can be found at vegascpace.com.

Special Improvement Districts (SID) – A SID is a specific boundary where a special assessment has been levied against the properties within to fund infrastructure improvements. Typical improvements include sewer, water, sidewalks, and streetlights. The assessment is levied until such time as the improvements are paid off. SIDs are overseen by the City Engineering division and should be contacted as a first step in initiating a SID.

Neighborhood Improvement District (NID) – NIDs are similar to SIDs; however, the funds are used to pay for ongoing maintenance of infrastructure, repairs, and clean up including graffiti abatement. Similarly, the City Engineering division oversees NIDs and is the point of contact for establishing one.

Appendix A

Trip Generation Calculations

Jackson Ave. Infrastructure Trips			Scenario 1		Scenario 2		Scenario 3		Scenario 4	
	ITE Code	Rate	Total	Trips	Total	Trips	Total	Trips	Total	Trips
High Density Residential (du)	221	2.93	635	1861	411	1204	389	1140	344	1008
Low Density Residential (du)	210	9.09	54	491	54	491	54	491	54	491
General Office (1000 sf)	710	7.83	33,417	262	72,008	564	153,770	1204	111,012	869
Retail (1000 sf)	822	36.39	100,050	3641	87,132	3171	255,407	9294	222,124	8083
Hotel (rooms) ¹	310	5.84	0	0	0	0	0	0	166	969
Event Center (1500 seats)	N/A	1	1,500	1500	1,500	1500	1,500	1500	1,500	1500
Total Trips by Scenario				7,754		6,930		13,629		12,921
Reduction Local No Vehicle			10%	775	10%	693	15%	2,044	15%	1,938
Reduction Transit Rider			6%	465	6%	416	6%	818	6%	775
Net Estimated Trips (ADT)				6,513		5,821		10,767		10,207
2-Lane Roadway LOS E Threshold ³	15,000			✓		✓		✓		✓

1. Assume 1,000 sf/room

2. Assume 1 trip per seat

3. Conservatively assumes all traffic uses Jackson Ave.

Appendix B
Environmental Due Diligence Memo

Memo



Job No.: 8344011

To: Bryan Gant, PE, Principal

From: Leslie Burnside, Associate Environmental Planner

Date: February 13, 2026

☐ **URGENT!**

☐ Meeting/Phone Summary

☐ For Your Information

☒ Other: As Requested

Re: Historic Jackson Avenue Redevelopment – Environmental Initial Due Diligence

INTRODUCTION

Pursuant to your request, Wood Rodgers Environmental Specialist has completed a desktop analysis of environmental resources that may be present within the area of interest provided by you on January 8, 2026.

METHODOLOGY

Wood Rodgers queried the National Wetlands Inventory, U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC), and the State Historic Preservation Office, Nevada Cultural Resource Inventory System (NvCRIS) to provide initial information of resources that may be present within the area of interest.

National Wetlands Inventory:

Given the developed nature of the area of interest, there does not appear to be any aquatic resources regulated by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act. Please see **Exhibit 1**.

U.S. Fish and Wildlife Service IPaC:

Exhibit 2 is the formal species list for species and critical habitats that may be present in the area of interest.

Yellow-billed Cuckoo

Yellow-billed Cuckoos, a federally threatened species, prefer open woodlands, overgrown orchards, and dense thickets near water, especially riparian zones with willow, cottonwood, and ash, using them for breeding in North America and wintering in tropical scrub. They need large, continuous patches of habitat with a dense understory and multilayered canopy for foraging caterpillars and other insects. Look for them in stream-side groves, abandoned farmland, and shrublands across North, Central, and South America, often calling before summer rains. Given the fully developed characteristics of the area of interest, it is highly unlikely that yellow-billed cuckoo would be present.

Desert tortoise

Nevada's desert tortoises specifically the Mojave population, is federally listed as threatened species. They inhabit the Mojave Desert, thriving in habitats like creosote bush scrub, Joshua tree woodlands, washes, and rocky foothills, needing firm soil for burrows to escape extreme temperatures. They use burrows extensively, forage on native grasses and wildflowers, and are most active in spring and fall, requiring diverse plant life for food and shrubs for shade. Given the fully developed characteristics of the area of interest, it is highly unlikely that desert tortoise would be present.

Pahrump poolfish

The Pahrump poolfish, a federally endangered species, originally lived in Manse Spring in Nevada's Pahrump Valley but disappeared in 1975 due to habitat loss, now surviving in managed refuge habitats like Corn Creek Spring, Shoshone Ponds, and Lake Harriet at Spring Mountain Ranch State Park. Its habitat consists of warm, spring-fed waters with aquatic vegetation, and different age groups use various parts of the spring, from deep pools to shallow, vegetated areas, though it's now highly dependent on conservation efforts. Given the fully

developed characteristics of the area of interest, and lack of required habitat, it is highly unlikely that Pahrump poolfish would be present.

Monarch butterfly

Monarch butterfly habitats are diverse North American landscapes like prairies, meadows, gardens, and roadsides, all needing essential milkweed for caterpillars and nectar-rich flowers for adults, plus shelter from weather, with overwintering sites providing crucial winter refuge. The monarch butterfly currently has no official federal protection under the U.S. Endangered Species Act (ESA), but the FWS proposed listing it as "threatened" in December 2024, with a final decision pending after public comment review, which will determine its future federal status. Given the fully developed characteristics of the area of interest, and lack of required habitat, it is highly unlikely that monarch butterfly would be present.

Cultural and Architectural Resources

Great Basin Consulting Group (GBCG) Class I record search gathered information on the historical development of the Westside Neighborhood and its important cultural resources, to assist Wood Rodgers' for an infrastructure analysis for the redevelopment planned for Jackson Avenue (**Exhibit 3**).

Two archaeological sites are historic period house foundations. One is a concrete slab floor with cinder block perimeter foundation with modern trash overlying the lot. The second is a concrete block foundation wall and some glass artifacts. As noted in the site records, the building remains may be related to the 1940s period and Black Culture occupation in the Westside. Archaeological evidence of the recent past along with the very long history of Native American inhabitants may be present along Jackson Avenue. Vacant lots may be a window into the past providing an opportunity for public archaeology and interpretation.

Seven architectural resources on Jackson Avenue have been determined eligible to the NRHP, 13 resources have been determined ineligible, and one property has been demolished (Figure 6). Most of the buildings date from the 1940s (12), followed by the 1950s (6), with three dating to the 1960s. Of the seven properties determined eligible, six are commercial or community-oriented buildings (businesses or churches). One residential building appears to be an example of the hipped roof, concrete block houses dating from the 1940s. The use of concrete block material for housing may be a signature element of Paul R. Williams, a nationally recognized, black architect in the field of residential construction. "Williams was famous for designing small homes that were spacious and 'ahead of their time'. The homes were to be built of concrete block, with a 'Tropicool' roof, steel casement windows," (Mooney 2003:19). It is not known if any of the houses in the Westside Neighborhood were designed by Williams. One of the commercial buildings is noteworthy, the Town Tavern or New Town Tavern at 600-606 Jackson Avenue.

This building should be considered as potentially eligible, under Criteria A: Association with Historic Events and a contributing property to a multiple property nomination under the theme of black religious and social institutions of West Las Vegas. This tavern was one of the few social gathering places for the black population during the years of segregation in Las Vegas. Unfortunately, the original building has incurred multiple alterations and additions, no longer retaining the integrity of its original design. As such, it cannot be considered the finest, or best representation of its type. The building is, none the less, socially significant and retains integrity of location, association, feeling and setting (Fielden and Spina 2008:15).

Jackson Avenue is an important community core for the Westside Neighborhood. Although showing signs of decay with vacant lots, it is critical to respect the character defining elements of the 1940s-1960s era. Not to replicate those motifs but to understand that the scale and massing of new buildings should be proportional to the 1-2 story buildings commonly found on the street.

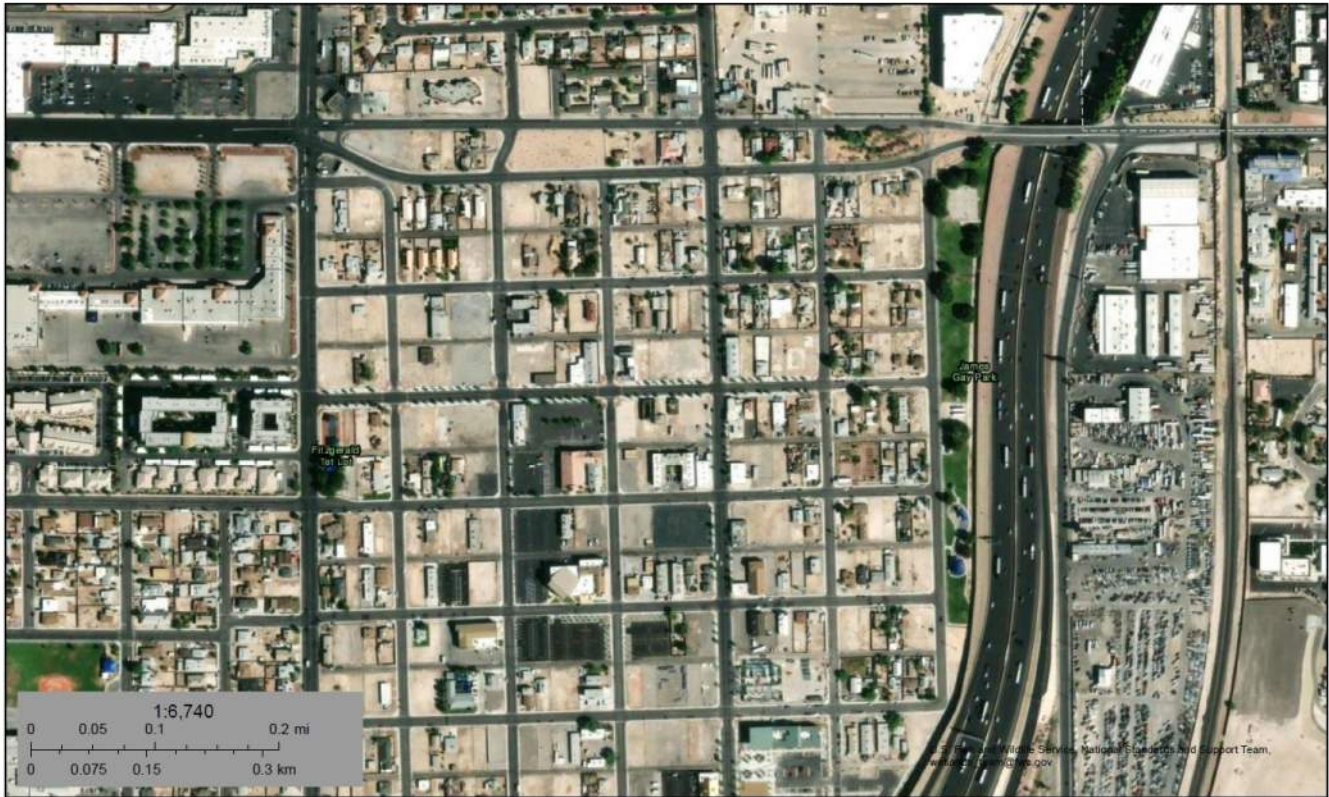
As noted by Mooney (2003:4) "...the West Las Vegas properties included within the survey boundaries contain socially historic value as representing the development of Las Vegas' first townsite. The houses, schools, and churches that make up this incredible community reflect several significant local and national events and architectural styles. The majority of the properties included in the survey are not individually eligible for nomination to the National Register of Historic Places, mostly due to significant alterations. Nor would a National Register or a locally designated historic district be feasible due to the incongruity of the historic resources; however, some of the properties such as religious properties and community meeting house, social clubs, and some individual residences should be researched further and considered for multiple property nominations."

Revitalizing Jackson Avenue and hopefully, the entire Westside Neighborhood should reflect the pedestrian-level streetscape where people congregated inside and outside of businesses, social clubs, and churches. Providing shade covers, porches, and balconies overlooking the street would be valuable qualities to design (see Green et al 2025).

Exhibit 1. National Wetlands Inventory



Jackson Ave, Las Vegas, Nv



January 12, 2026

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Exhibit 2: U.S. Fish and Wildlife Service

Formal Species List (Project Code: 2026-0035263)



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Southern Nevada Fish And Wildlife Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130-2301
Phone: (702) 515-5230 Fax: (702) 515-5231



In Reply Refer To:

01/12/2026 20:11:42 UTC

Project Code: 2026-0035263

Project Name: Jackson Avenue Redevelopment

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Southern Nevada Fish And Wildlife Office

4701 N. Torrey Pines Drive
Las Vegas, NV 89130-2301
(702) 515-5230

PROJECT SUMMARY

Project Code: 2026-0035263
Project Name: Jackson Avenue Redevelopment
Project Type: Railroad - Maintenance/Modification
Project Description: Redevelopment
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.1859336,-115.14823302563548,14z>



Counties: Clark County, Nevada

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KT6O5OOZBZHT7L3ECY2Q6RCIDA/documents/generated/10941.pdf	Threatened

REPTILES

NAME	STATUS
Desert Tortoise <i>Gopherus agassizii</i> Population: Wherever found, except AZ south and east of Colorado R., and Mexico There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4481 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KT6O5OOZBZHT7L3ECY2Q6RCIDA/documents/generated/10941.pdf	Threatened

FISHES

NAME	STATUS
Pahrump Poolfish <i>Empetrichthys latos</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7281	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/KT6O5OOZBZHT7L3ECY2Q6RCIDA/documents/generated/10941.pdf	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA). Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Avocet <i>Recurvirostra americana</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11927	Breeds Apr 21 to Aug 10
Clark's Grebe <i>Aechmophorus clarkii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10575	Breeds Jun 1 to Aug 31
Costa's Hummingbird <i>Calypte costae</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9470	Breeds Jan 15 to Jun 10
Western Grebe <i>aechmophorus occidentalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

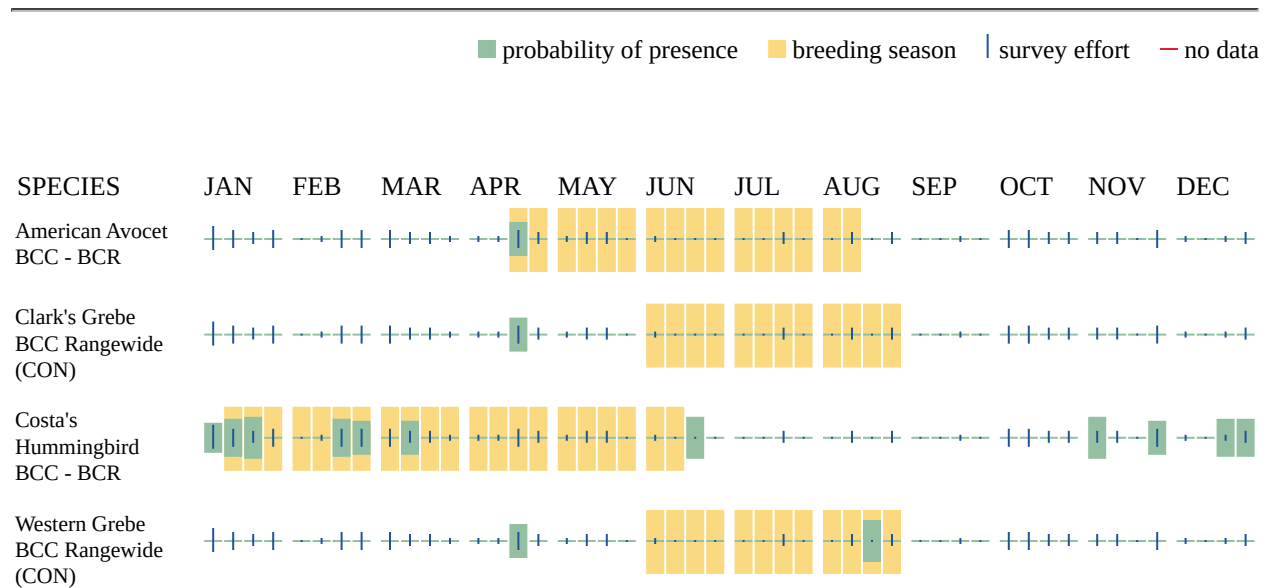
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Las Vegas city
Name: Leslie Burnside
Address: 1361 Corproate Boulevard
City: Reno
State: NV
Zip: 89502
Email: lburnside@woodrodgers.com
Phone: 7757215412

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Las Vegas city

Exhibit 3. Class I Cultural and Architectural Resource Report

A Class I Cultural Resources Review for the Jackson Avenue Infrastructure Project, Las Vegas, Clark County, Nevada

Prepared by
Lou Ann Speulda-Drews and Michael Drews
Great Basin Consulting Group, LLC
GBCG Project # 2026-100

Prepared For
Wood Rodgers
Reno, Nevada 89511

February 13, 2026



Introduction

Wood Rodgers contracted with Great Basin Consulting Group, LLC (GBCG) to provide a Class I record search to identify previous cultural resource inventories, recorded resources, and historic information essential for developing the Jackson Avenue Infrastructure and Sustainability Analysis and Redevelopment Project, in Las Vegas, Clark County, Nevada.

The westside of Las Vegas was developed in the early years of the town. Jackson Avenue holds significant historical and cultural value within the community, yet it has lacked consistent development and investment for much of its history. The legacy owners of land and the city are planning to rebuild Jackson Avenue as the iconic main street for the Historic Westside, maintaining its cultural flair while laying the foundation for a brighter future. Jackson Avenue is entering a renaissance, and the current project aspires to develop modern, sustainable improvements that leverage innovation and emerging technologies. By focusing on the six block Jackson Avenue corridor, within the greater Westside Neighborhood, the project is emphasizing revitalization that honors the past and inspires a thriving and forward-looking future.

GBCG's Class I record search gathered information on the historical development of the Westside Neighborhood and its important cultural resources, to assist Wood Rodgers' response to the City of Las Vegas request for proposals from qualified consultants to conduct an infrastructure analysis for the redevelopment planned for Jackson Avenue.

Project Location

The project location is the six blocks of Jackson Avenue that serves as the community core in the Historic Westside of Las Vegas, however GBCG's review encompassed surrounding streets for a more complete context. Located just north of what is generally known as downtown Las Vegas, the Westside Neighborhood includes approximately 168 acres generally bordered by Owens Avenue on the north, B Street and I-15 on the east, H Street on the west, and Washington Avenue on the south (Figures 1 and 2). The Westside is characterized by a nearly square grid with east-west trending streets named for U.S. Presidents, and alphabet-letter streets running north-south. Blocks originally contained 12 lots, each approximately 50 feet wide by 150 feet deep. Extant buildings are primarily residential, followed by a small amount of commercial and social/community centers. The area is known for its

high number of churches which have traditionally served community support roles in the area (Mooney 2003).

Three tracts, McWilliams' Townsite, Valley View, and H.F.M.&M contribute to the westside. For this project the focus is on the six blocks along Jackson Avenue within the Valley View and H.F.M.&M. Tract (Figure 3). The original eastern border of the Valley View and McWilliams' Townsite tracts was U.S. Highway 91 (also known as Fifth Street and later Las Vegas Boulevard). The Las Vegas Creek ran east-west just south of the Westside, originating from a cluster of springs located near S. Valley View Boulevard and U.S. 95, at what is now known as the Springs Preserve. The springs eventually drain into the Las Vegas Wash. Beginning in 1966, the Valley View and Townsite tracts were significantly reduced by approximately one-third and two-thirds, respectively, as large swaths of land began to be cleared for the construction of I-15 (Mooney and Fulwood 2020:8-9).

Zoning in the Westside area is a mix of Apartment Residence District (R-4), Limited Multiple Residence (R-3), General Commercial District (C-2), and Civic District (C-V) categories. R-4 is located mostly in the center; R-3 is located on the edges; C-2 is located along Jackson Avenue, the historic commercial core of the Westside; and C-V, typically comprised of single lots, or two conjoined lots, is located throughout (Mooney and Fulwood 2020:11).

The Westside neighborhood is not currently designated as a Historic District on either the National Register of Historic Places, the Nevada State Register of Historic Places, or the City Historic Property Register. The neighborhood is one of the five areas covered by the Form-Based Code (City Municipal Code Section 19.09) and is generally bounded by W. Owens Avenue to the north, I-15 to the east, W. Bonanza Road to the south, and Martin Luther King Boulevard to the west (Green 2025:1)(see Form-Based Code discussion below). For this project the smaller subsection is reviewed although it falls within the larger Westside Neighborhood.

Westside Neighborhood and Jackson Avenue Proposed Revitalization Area of Potential Effects (APE)

The direct APE for the proposed neighborhood improvements is defined as the six blocks of Jackson Avenue, between B Street on the east and H Street on the west, including parcels on the north and

south sides (see Figure 2). The street, sidewalks, street signs and lighting are all included in the proposed revitalization. Specific plans have not been developed, this phase of the project is focused only on data gathering – examining the challenges and opportunities to be considered in the planning process. GBCG reviewed the historic development, previous inventories, and architectural design guidelines to provide information for incorporating cultural resources and historic preservation into the planning process. The following report presents the methodology, resources consulted, and the list of properties inventoried on Jackson Avenue and surrounding streets of the Valley View tract.

Record Search

On January 21, 2026, GBCG conducted a review of records held within the Nevada Cultural Resource Information System (NVCRIS). NVCRIS records indicate that the project area has been previously inventoried and buildings and archaeological sites have been recorded. The following results of the records search include known resources within 100 meters of the project area, encompassing most of the Valley View tract of the Westside Neighborhood.

The data reviewed included:

- Mapped archaeological survey and site locations.
- Mapped architectural survey and resource locations.
- Las Vegas plat maps
- USGS Topographic Quadrangles
- Historic Architectural Design Guidelines

Results

Eight cultural resource inventories have been conducted within 100 meters of Jackson Avenue project area. These include four architectural inventories and four archaeological inventories (Figure 4, Figure 5, Table 1). A 2003 survey by 20th Century Preservation (Mooney); the 2023 intensive level survey by North Wind Resource Consulting, LLC (Mooney and Fulwood); and a 2005 inventory by Knight and Leavitt Associates all fall within the project area.

One hundred forty-eight urban architectural resources and five in process building record, and two historical archaeological sites are listed in NVCRIS (Figure 6, Table 2). The raw data derived from NVCRIS contained some duplicate building numbers associated with a single property. Removing

duplicate records, 126 architectural resources have been recorded, of which 33 properties (26%) have been determined eligible to the National Register of Historic Places (NRHP) with SHPO concurrence. Others have been determined ineligible or there is no information regarding their significance. The properties were predominantly built between the 1940s and 1950s with two built in the 1920s, three built in the 1930s, and 16 built in the 1960s (see Table 2). The Westside neighborhood is not currently designated as a Historic District on either the National Register of Historic Places, the Nevada State Register of Historic Places, or the City Historic Property Register.

Generally, residential buildings are small, single-story with gabled or hipped roofs and built with concrete block or stucco materials. Styles represented in the Westside neighborhood include Minimal Traditional, Post World War II/Ranch, Modern, Eclectic, Contemporary, and Vernacular. Residential properties are found adjacent to churches and commercial buildings. There are also many vacant lots interspersed within the neighborhood.

Historically important (eligible to the NRHP) properties identified in the surveys include a Craftsman style house built in 1924 located on Jefferson Avenue, which is one of the earliest buildings identified in the neighborhood. The Christianson house is an eclectic building constructed in 1932 and is located on Van Buren Avenue. A variety of small Post-World War II ranch and Minimal Traditional styles constructed in the 1940s-1950s period are the most common residences in the neighborhood. Many of these residences have been altered over the years and lack integrity. Additionally, two commercial buildings and six churches have been determined eligible and provide social anchors to the neighborhood.

Commercial buildings have sometimes been converted into churches or social clubs. One example is at 1308 D Street. A one-story building with an asymmetrical stepped parapet. This structure formerly housed the "Brown Derby Club," but currently houses the "NEW A Y: Church of God in Christ" (Wright 2005:112). The potential significance of the structure stems from its original function as the Brown Derby Club, a prominent Westside African American nightspot. Very little information pertaining to the specifics of the Brown Derby Club can be learned from the available literature. It was built by P.L. Jefferson in 1947 and served as one of the most important African American entertainment venues in West Las Vegas prior to the Moulin Rouge. Social clubs were important for musicians and singers to gather for "jam" sessions in places such as the Cotton Club, the Ebony Club,

the Harlem Club, and the Town Tavern. It also served as a destination for African American soldiers on leave from nearby military bases. "In a segregated environment, these soldiers were denied entrance to all clubs but those on the Westside" (Wright 2005:112) in (Knight & Leavitt 2006:14).

Jackson Avenue

Seven architectural resources on Jackson Avenue have been determined eligible to the NRHP, 13 resources have been determined ineligible, and one property has been demolished (Figure 6). Most of the buildings date from the 1940s (12), followed by the 1950s (6), with three dating to the 1960s. Of the seven properties determined eligible, six are commercial or community-oriented buildings (businesses or churches). One residential building appears to be an example of the hipped roof, concrete block houses dating from the 1940s. The use of concrete block material for housing may be a signature element of Paul R. Williams, a nationally recognized, black architect in the field of residential construction. "Williams was famous for designing small homes that were spacious and 'ahead of their time'. The homes were to be built of concrete block, with a 'Tropicool' roof, steel casement windows," (Mooney 2003:19). It is not known if any of the houses in the Westside Neighborhood were designed by Williams. One of the commercial buildings is noteworthy, the Town Tavern or New Town Tavern at 600-606 Jackson Avenue.

This building should be considered as potentially eligible, under Criteria A: Association with Historic Events and a contributing property to a multiple property nomination under the theme of black religious and social institutions of West Las Vegas. This tavern was one of the few social gathering places for the black population during the years of segregation in Las Vegas. Unfortunately, the original building has incurred multiple alterations and additions, no longer retaining the integrity of its original design. As such, it cannot be considered the finest, or best representation of its type. The building is, none the less, socially significant and retains integrity of location, association, feeling and setting (Fielden and Spina 2008:15).

Two archaeological sites (26CK2451 and 26CK2452) are historic period house foundations. Site 26CK2451 is a concrete slab floor with cinder block perimeter foundation with modern trash overlying the lot. Site 26CK2452 is a concrete block foundation wall and some glass artifacts. As noted in the site records, the building remains may be related to the 1940s period and Black Culture occupation in the Westside (Ellis and Jenkins 1980; Louis Berger & Associates, Inc. 1997). Archaeological evidence

of the recent past along with the very long history of Native American inhabitants may be present along Jackson Avenue. Vacant lots may be a window into the past providing an opportunity for public archaeology and interpretation.

Background/ Historic Context

The Great Basin has been home to Native Americans for more than 10,000 years. The archaeological record provides a wealth of information related to adaptations to the various environmental changes of desert and pluvial lake periods in the basins. Cultural strategies also relate to the available food resources and tool kit/tool stone that changed over the centuries. Las Vegas valley contains springs and a consistent water source that has attracted people for centuries. Las Vegas Creek is about one mile from the project area.

The Paleoarchaic period began about 12,000 years ago with people hunting large animals such as mammoths and mastodons with tool kits including fluted points and spears have been documented in Nevada (Young 2008:12). The Archaic period encompasses three sub-periods: Early (10,00 to 7000 years B.P.); Middle (7000 to 3500 years B.P.); and Late (3500 to 1500 years B.P.) – each identified in the archaeological record by distinct changes in subsistence, settlement patterns, and technology. As the environmental conditions moderated reliance on plants, fish, and birds became more common. Populations expanded and archaeological evidence found in caves and rock shelters provides a glimpse into the lives of people inhabiting the Great Basin. Tool kits became more complex with a wide variety of projectile points being crafted for specific game animals. Ground stone and ceramic vessels added to the assemblage indicating plant food processing and storage (Young 2008:14-15).

Southern Paiute were living in the Las Vegas Valley when Spanish and Euromerians began crossing through Nevada. The numerous springs and variety of plant and animal resources created an unusually productive eco-zone to support a semi-sedentary lifestyle. Water sources also allowed for cultivation of beans, squash, and corn offering a reliable food supply. Archaeological evidence indicates that a seasonal round of resource procurement was followed utilizing mountain resources such as pine nuts and agave and lower elevation plants and animals as they became available. Winter villages relied on stored foods and gardens.

Initial contact between Southern Paiute and Euroamericans was difficult as the limited natural food resources and especially water at springs caused hostilities. Establishment of the Mormon Mission in Las Vegas displaced the Southern Paiute. In 1869, the Southern Paiute were forcibly relocated to the Moapa River watershed and lands along the Colorado River. The tribe is a collective of several distinct yet related groups: the Chemehuevi, Kaibab, Pawipits, Southern Paiutes, and Shivwits Indians. Historically, they were known as the Moapat and Nuwuvi, their name for themselves, Newe, meaning “the people” (Moapa Indian Reservation website).

By 1875, their reservation was drastically reduced from the 2 million acres originally designated down to 1,000 acres, limiting their ability to sustain their traditional way of life. In 1941, the tribe formally organized under a constitution, laying the groundwork for self-governance as the Moapa Band of Paiute Indians. In 1980, a significant victory was achieved when the Moapa River reservation was expanded by approximately 75,000 acres, providing much-needed land for economic development and cultural preservation (Moapa Indian Reservation website).

Las Vegas Townsite and Westside Historic Context

Pertinent to this study is the history of development that created the city of Las Vegas. Euroamerican travelers following Spanish and Native American routes across the desert southwest were drawn to the Las Vegas springs as a resting place. The Church of Latter-Day Saints sent a contingent of families to settle at the Las Vegas springs and begin farming in the 1850s. The small settlement built a fort and houses. The saints were recalled to Utah within a few years, and the Mormon Fort was purchased by ranchers who grew crops and livestock to supply travelers and miners. Helen Stewart began selling parts of her extensive holdings at the turn of the century for the townsite of Las Vegas and to the Southern Pacific Los Angeles & Salt Lake Railroad (SPLA&SL) in 1902. Tracks were laid and construction of a town on both sides of the tracks began in earnest (Campana et al. 2024).

Senator William Clark, owner of the SPLA&SL RR, platted land on the east side of the tracks while John McWilliam gridded land on the west side of the tracks. Competition between the east and west sides shaped the early history of Las Vegas. A critical element of this competition was over water resources. Clark purchased the Stewart Ranch’s water rights and thus had monopoly over the area’s water. Residents and business owners in the McWilliams development had to rely on neighborhood wells. The lack of reliable water and water hydrants on the Westside resulted in a massive fire in

September 1905 which nearly destroyed the town (Mooney 2003). The City of Las Vegas was incorporated in 1911, although the McWilliams Townsite was effectively cut off from the rest of the city by the SPLA&SL RR (Moehring and Green 2005). During the 1920s and early 1930s the Westside grew slowly because of the lack of infrastructure and division created by the Railway. In 1937 an underpass was built to connect the east and west sides of Las Vegas, this helped but did not solve the continuing infrastructure issues.

The Great Depression work programs such as Hoover Dam attracted workers from all over the country, World War II propelled an increase in population with the construction of the Army Air Gunnery Range (Nellis Air Force Base) and Basic Magnesium, Incorporated (BMI) plant in Henderson. Black soldiers and workers were limited to the Westside where a lack of housing options led to overcrowded conditions (Mooney 2003).

Beginning as an ethnically diverse population the introduction of segregation laws in the 1930s and 1940s solidified its identity as a predominantly African American community. African American residents, many of whom migrated to Las Vegas seeking economic opportunities during the railroad boom and later during World War II, faced systemic barriers that confined them to the Westside” (Green et al. 2025:1). By the 1940s and 1950s the Westside neighborhood was essentially the segregated space for residents and Black-owned businesses which were effectively blocked from living or operating businesses anywhere else in Las Vegas (Mooney 2003).

During its period of significance from the 1940s-1960s, the Historic Westside flourished as a vibrant African American community, fostering a thriving business district centered around Jackson Avenue. This corridor was home to bustling nightclubs, casinos, hotels, grocery stores, barbershops, and retail businesses that made the neighborhood a self-sustaining economic and cultural hub (Green et al. 2025:1).

Improvements on the Westside occurred slowly, after World War II streets were paved and telephone services were established. Las Vegas’s growth also presented new challenges to the Westside Neighborhood when freeway construction plans further isolated the community, demolished homes, and displaced hundreds of families. “The decision to route I-15 through the Westside reflected a national pattern of targeting low-income, minority neighborhoods for urban renewal projects...the

decision had profound consequences for the Westside community” (Green et al.2025:8). As the highway was expanded, streets in the Westside began to be closed. In 1968, seven streets in the neighborhood were closed, sparking protest from local residents. Finally, the civil rights movement and legislation began to reverse decades of discrimination. In 1971 Nevada officially ended segregation and discrimination in hotels, casinos, and housing (Mooney 2003).

Jackson Avenue

Jackson Avenue extends east – west through the platted tracts of Valley View and H.F.M.&M that were established in 1926. Development of the Valley View and H.F.M.&M tracts was uneven with a variety of tents, shacks, and small homes for the influx of people seeking work, especially during the Great Depression of the 1930s. By 1942 the population had grown substantially, but there was still no consistent water or sewer services. In 1944-45, “approximately 375 substandard shacks and cabins and 50 privies were demolished or burned with no plans by the city to replace the housing. The Westside petitioned again for street improvements in August 1945 but was told again that the Westside assessed valuations were too low. A dust oil was applied to the streets, and fire hydrants and streetlights began to be installed” (Mooney 2003:17-18).

Today, Jackson Avenue presents a mix of small houses, businesses, churches, and vacant lots. The number of vacant lots suggests a downturn in the economic viability of this once-thriving community.

Project Considerations

Data Gaps

One notable issue with the previous surveys is that they are not current, they considered buildings that were built up to 1964. If the project includes federal funding or permits that require compliance with the National Historic Preservation Act (NHPA) and Section 106, then buildings constructed between 1964 and 1976 need to be reviewed to fulfill the 50-year age criterion. Thus, an on-the-ground survey would be needed to verify previous survey information and identify buildings and structures constructed between 1964 and 1976 to assess their potential historical significance.

Jackson Avenue Architectural Resources

Based on the information presented in the architectural inventories of the Westside neighborhoods and focusing on Jackson Avenue the following general considerations are presented:

- 1) Jackson Avenue is associated with the 1940s-1960s commercial core of black-owned businesses and was a community center for social, entertainment, and religious aspects of the historically black community. This is an important theme for the street.
- 2) The lack of water and infrastructure hampered the initial development of the westside. Fires and removing properties to build the I-15 freeway have also affected the growth potential of the neighborhood.
- 3) Building stock identified to date represents the 1940s and 1960s – an important step would be to verify that the buildings are still present and determine their condition.
- 4) A survey should be undertaken to inventory buildings dating from 1964 to 1976 as this category has not been adequately documented.
- 5) Seven of the 21 architectural resources recorded during 2003, 2005, and 2009 surveys have been determined eligible for the NRHP with SHPO concurrence.
- 6) Religious properties and Social Clubs: 500 Jackson Avenue, True Vine Baptist Church (1954) and 504 Jackson Avenue (1946) are important elements of the 1940s-1960s period of significance.
- 7) Further research is suggested for 600-606 Jackson Avenue, The Town Tavern (1955). As noted by Fielden and Spina (2008:14), the New Town Tavern located at 600 Jackson Avenue, originally called the Town Tavern, has been serving the mainly black community since its construction in 1955.
- 8) The use of concrete block material for housing may be a signature element of Paul R. Williams, a nationally recognized, black architect in the field of residential construction.
- 9) Existing infrastructure was installed piece-meal over the decades. However, all existing water/sewer lines are more than 50 years old and should be documented prior to alterations or removal/replacement.
- 10) Electrical lines, poles, and substations are likely more than 50 years old and should be documented prior to alterations or removal/replacement.
- 11) Design considerations should refer to the recently published *Historic Westside Design Guidebook* (Green et al. 2025) (see below).

- 12) Consult with the Las Vegas Historic Preservation Commission (HPC) on designs that alter individually eligible properties.
- 13) The National Park Service maintains a vast library of “Preservation Briefs” that address many historic preservation issues. The *Secretary of the Interior’s Standards for Rehabilitation* are the official guidance for treating historic properties to maintain their integrity and historic character (see below) and on the National Park Service website.

City of Las Vegas Planning Review Process

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with Las Vegas Municipal Code (LFMC) Section 19.16.010 (General Requirements). Key steps include:

- Pre-Application Consultation – “Developers are advised to schedule a consultation with the City Planning Department to discuss project goals, potential challenges, and applicable standards”
- Submission of Planning Application – “Complete the required forms and submit all necessary documentation in accordance with LVMC Section 19.16.010
- Staff Review – “City staff will evaluate the application for completeness and compliance with the Form-Based Code and applicable zoning requirements.

Las Vegas Historic Preservation Commission

The Las Vegas Historic Preservation Commission (HPC) is dedicated to preserving the city’s historical and architectural heritage through various activities, including reviewing historic designation applications and overseeing preservation efforts. The HPC evaluates applications for properties seeking historic designation, ensuring that they meet the criteria for historical and architectural significance. HPC activities also include promoting historic preservation in the community. Although the Westside Neighborhood is not a designated historic district, plans for individual properties determined to be eligible to the NRHP within the project area would require review by the HPC.

Form-Based Code

A Form-Based Code is a set of rules for how buildings and public spaces should look and function in a community. Unlike traditional zoning, which focuses mainly on what activities can happen in an area, Form-Based Code emphasizes the design and shape of buildings, streets, and open spaces to create a specific look or feel. Key aspects of the Form-Based Code include a focus on design and emphasizing buildings' physical form and appearance over their use. Community context, based on historic documentation, aims to create cohesive, attractive, and walkable neighborhoods. It often results in more predictable, consistent development and focuses on creating places that align with community goals (Green 2025:1). The Historic-Westside Design Guidebook presents information to meet the Form-Based Code within the project area (see below).

Historic West Las Vegas Walkable Community Plan

In 2013 Las Vegas adopted a plan to improve and enhance the safety of pedestrians in the west side neighborhoods. The study analyzed streets and recommended design alterations and improvements to facilitate pedestrian crossings, walkable streets, and expand connectivity.

Historic Westside Design Guidebook (KME Architects, Melvin Green, et al. 2025).

The *Historic Westside Design Guidebook (Guidebook)* serves as a resource for developers, architects, city planners, community members, and others who are committed to maintaining the neighborhood's identity. The *Guidebook* provides a framework to ensure that revitalization efforts capture and revive the character of the Historic Westside during its period of significance (1940s-1960s). This recently prepared *Guidebook* considers the current building stock and provides recommendations for in-fill, new construction, and street-level pedestrian accommodations.

“During its period of significance from the 1940s-1960s, the Historic Westside flourished as a vibrant African American community, fostering a thriving business district centered around Jackson Avenue. This corridor was home to bustling nightclubs, casinos, hotels, grocery stores barbershops, and retail businesses that made the neighborhood a self-sustaining economic and cultural hub” (Green et al. 2025:1).

The *Guidebook* presents recommendations:

Preserve Cultural and Historical Identity

- Focus on preserving the existing character of the neighborhood by maintaining streetscapes and extant buildings.

- Encourage design inspired by the extant historic architecture, incorporating compatible materials.

Integrate Form-Based Code

- Implement the Form-Based Code to encourage developments that are appropriately designed for their specific transect zone.
- Design a physical environment that promotes safety.
- Improve lighting, well-maintained public spaces, and defined property boundaries.
- Integrate Jane Jacob’s “eyes on the street” concept to encourage natural surveillance and enhance outdoor space.
- Enhance sustainability and resilience.
- Promote climate-appropriate practices.

Key strategies of the *Guidebook* are to promote the reuse of existing buildings that contribute to community character and history. Recommendations also encourage drawing from the historic buildings to provide elements for new construction to blend with the historic character.

John S. Park and Beverly Green Historic Districts Design Guidelines (Green et al. 2023).

Two national register districts in Las Vegas with design guidelines can provide examples and strategies for protecting the important elements of a historic building and neighborhood. The purpose of the guidelines is to protect historic integrity and character of the historic districts and help homeowners, designers, architects, landscape architects, contractors, and City staff of the Department of Community Development, which includes the City’s Historic Preservation Officer, understand, and preserve the unique features of homes and neighborhoods the districts (Green et al. 2023:13).

John S. Park Historic District was listed in the National Register of Historic Places and the City Historic Property Register in 2002. It is significant for exemplifying local events and trends in community development and for architecture, presented by a variety of styles from Period Revival styles (Tudor, American Colonial) to Minimal Traditional and Ranch with a period of significance from 1931-1952. John S. Park Historic District contains 161 resources, 126 (78%) of which are contributing.

Beverly Green Historic District was listed in the City Historic Property Register in 2016. It is significant for being reflective of the City's cultural, political, and economic past and representing an established visual feature of the area, with a period of significance from 1951 to 1964. The district contains 124 resources with 96 (77%) contributing.

For each of these districts, specific recommended and not recommended treatments of all exterior elements of the building are discussed. The focus is to maintain the character-defining features that might include exterior siding and finishes, roof materials, windows, doors, entry location, yards, and streetscapes. Additionally, mechanical equipment, solar panels, and energy efficiency improvements are presented to blend or at least not distract from the historic character of the property.

Summary

Jackson Avenue is an important community core for the Westside Neighborhood. Although showing signs of decay with vacant lots, it is critical to respect the character defining elements of the 1940s-1960s era. Not to replicate those motifs but to understand that the scale and massing of new buildings should be proportional to the 1-2 story buildings commonly found on the street. Gable and hipped roofs were most common, utilizing utilitarian materials such as concrete block and stucco. Entries and porches facing the street, along with small yards, and fencing are elements that emphasize the pedestrian level. Parking and secondary structures in the rear of the lot accessible by an alley are valuable for keeping the street narrow enough for pedestrian traffic. Wide boulevards with four-lanes and curbside parking reduce the ability for pedestrians to cross comfortably.

As noted by Mooney (2003:4) "...the West Las Vegas properties included within the survey boundaries contain socially historic value as representing the development of Las Vegas' first townsite. The houses, schools, and churches that make up this incredible community reflect several significant local and national events and architectural styles. The majority of the properties included in the survey are not individually eligible for nomination to the National Register of Historic Places, mostly due to significant alterations. Nor would a National Register or a locally designated historic district be feasible due to the incongruity of the historic resources; however, some of the properties such as religious properties and community meeting house, social clubs, and some individual residences should be researched further and considered for multiple property nominations."

Revitalizing Jackson Avenue and the hopefully, the entire Westside Neighborhood should reflect the pedestrian-level streetscape where people congregated inside and outside of businesses, social clubs, and churches. Providing shade covers, porches, and balconies overlooking the street would be valuable qualities to design (see Green et al 2025).

Secretary of the Interior's Standards

There is existing guidance on historic preservation published at the national level that is designed to help protect historic properties, as the Secretary of the Interior's Standards (36 CFR Part 68) and Preservation Briefs published by the National Park Service. The Standards and Preservation Briefs are available online on the National Park Service website.

Generally, design guidelines for historic properties follow the *Secretary of the Interiors Standards for the Treatment of Historic Properties* (SOI Standards). There are four treatments for historic properties discussed in the SOI Standards (36 CFR Part 68, 1995), Preservation, Rehabilitation, Restoration, and Reconstruction.

Rehabilitation is the most common treatment with 10 recommendations:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

References

Campana, ZoAnn, Travis Hanse, Allyson Hinz, and Audrey Andrews

2024 *Las Vegas Mormon Fort (Additional Documentation) National Register of Historic Places Nomination*. Prepared for City of Las Vegas, Nevada. Prepared by Kautz Environmental Consultants, Inc., Reno, Nevada.

City of Las Vegas

2013 *Historic West Las Vegas Walkable Community Plan*. Prepared by Las Vegas Planning Department.

Ellis, Robert R. and Richard H. Brooks

1980 A Cultural Resources Investigation of 10 Lots within the Community Development Block Grant Residential In-Fill Housing Project. Site forms 26CK2451 and CK2452.

Fielden, Robert and Laura Jane Spina

2008 *Section 106 H and Monroe Senior Apartments Phase II & III Historic Resources Survey Report*. Prepared for City of Las Vegas. Prepared by RAFI Planning, Architecture, Urban Design, Henderson, NV.

Green, Melvin and KME Architects

2023 *John S. Park and Beverly Green Design Guidelines*. Prepared for City of Las Vegas. Prepared by KME Architects, Melvin Green, Chattel, Inc., and Olivia White, Las Vegas, Nevada.

2025 *Historic Westside Design Guidebook*. Prepared for City of Las Vegas. Prepared by KME Architects, Melvin Green, Chattel, Inc., and Olivia White, Las Vegas, Nevada.

Knight, Kenneth C. and Robert M. Leavitt

2006 *The Historic Properties Survey I-15 Corridor Improvement US 95 to APEX*. Report for Parsons Brinckerhoff, Nevada Department of Transportation. Prepared by Knight & Leavitt Associates, Inc.

Moehring, Eugene P. and Michael S. Green

2005 *Las Vegas: A Centennial History*. University of Nevada Press, Reno, Nevada.

Mooney, Courtney M.

2003 West Las Vegas Historic Resource Survey and Inventory, City of Las Vegas, Nevada. Prepared for City of Las Vegas. Prepared by 20th Century Preservation.

2023 *Intensive Level Survey of Historic African American Resources in the West Las Vegas Neighborhood*. Prepared for City of Las Vegas. Prepared by North Wind Resource Consulting, Las Vegas, Nevada.

Mooney, Courtney and Kasey Fulwood

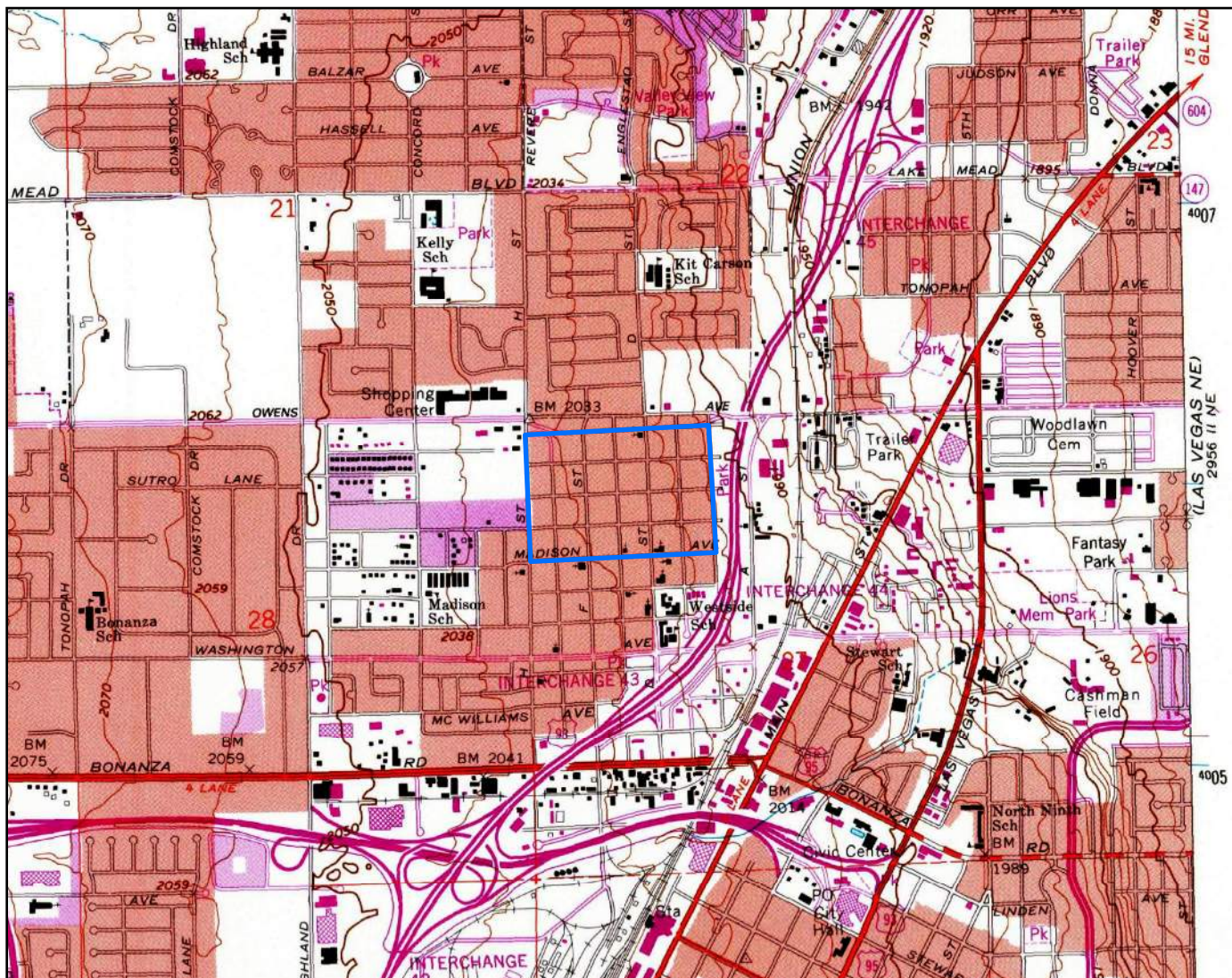
2020 Historic Documentation of the Greater New Jerusalem Church, 1100 D. Street; F.N. Addison Education & Fellowship Center, 1122 D. Street; and Community Food Pantry, 308 Jefferson Avenue, Las Vegas, Clark County, Nevada. Prepared for The City of Las Vegas, Department of Community Services. Prepared by North Wind Resource Consulting, Las Vegas, Nevada.

Young, Christopher E.

2008 An Archaeological Assessment for the I-15 Project Neon Improvements, Clark County, Nevada. Prepared by Nevada Department of Transportation. (5978)

.

Attachment A
Report Figures and Tables



)LJXUH -DFNVR
\$YHQXH 3URMHF
/RFDWLRQ

/HJHQQ

3URMHFW \$UHD
19B/DV 9HJDV
1:B B B

5*%

5HG %DQGB
*UHHQ %DQGB
%OXH %DQGB

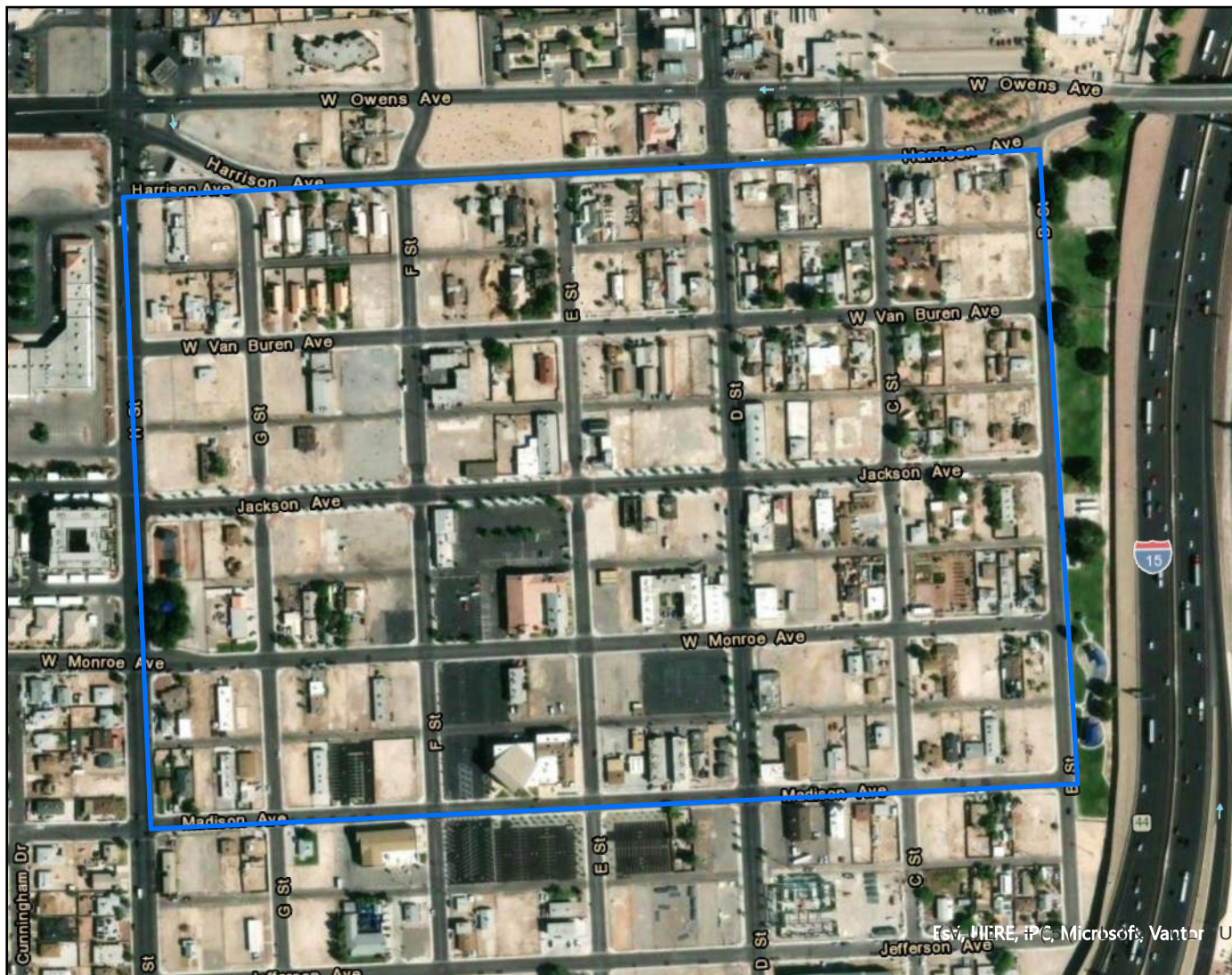
86*6 /DV 9HJDV 1RUWK :H
4XDGUDQJOH

7 1 5 (
0 'UHZV

0LOHV

.LORPHWHUV





)LJXUH -DFNVR
\$YHQXH 3URMHFW

/HJHQQ

3URMHFW \$UHD
:RUOG 7UDQVSRUWDWLRQ

7 1 5 (
0 'UHZV
870 I\$' =RQH





)LJXUH +LVWRUL
6LGH 'HYHORSPH
7UDFWV

/HJHQG

3URMHFW B\$UHD

7UDFW

+)) 0 7UDFW

0F:LOOLDPV 7RZQVLWH

9DOOH\ 9LHZ 7UDFW

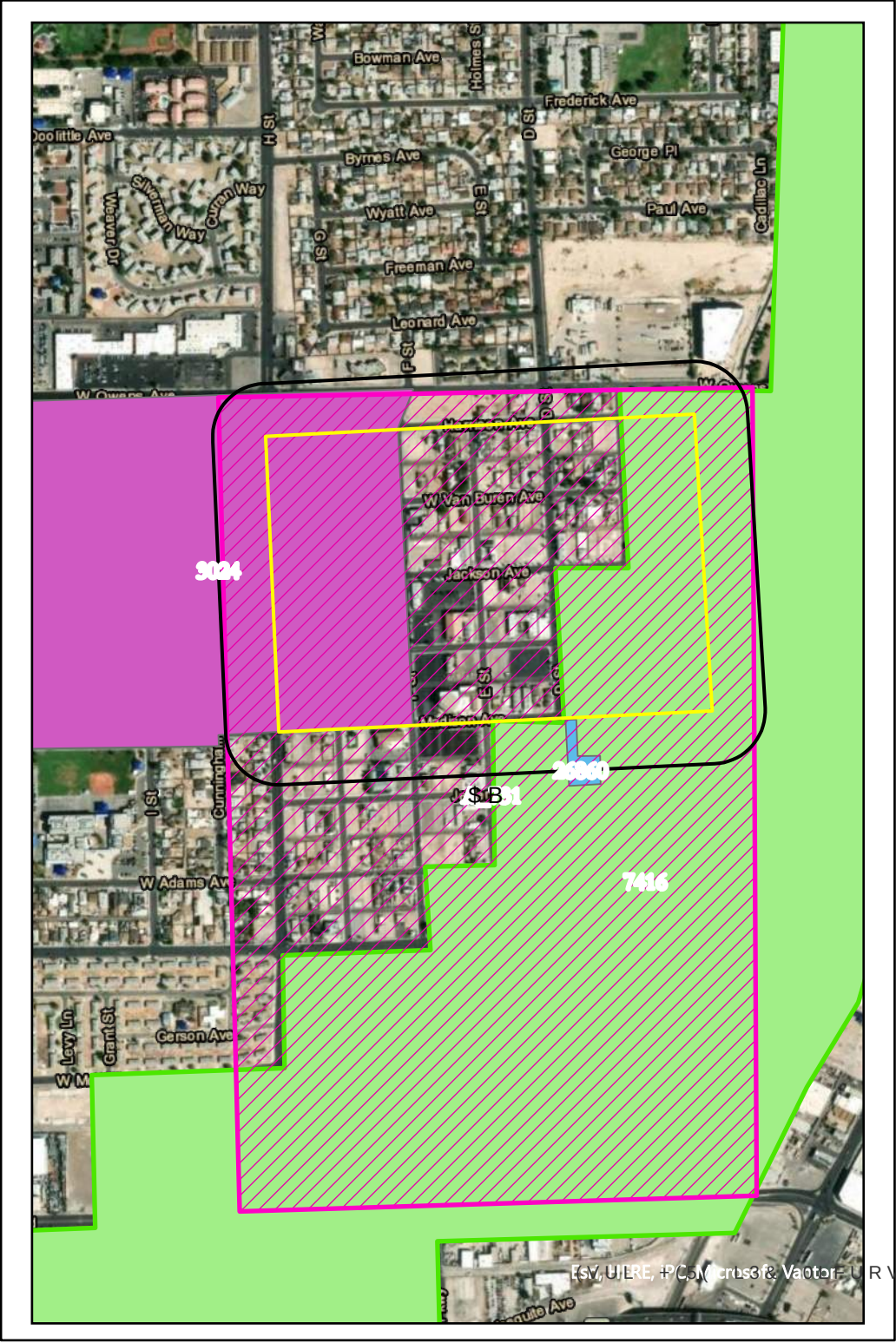
7 1 5 ()
0 'UHZV

ESY HIRE PC Microsoft Vantiv RYRIW 98 QWRUS' =RQH

HHW

OHWHUV





)LJXUH
3UHYLRXV
\$UFKLWHFW
,QYHQWRUL
ZLWKLQ P

/HJHQG

-DFNVRQ 6WUHHW 3
\$UHD

P 5HFRUG 6HDUF
([WHQW

\$UFKLWHFWXUDO
1XPEHU

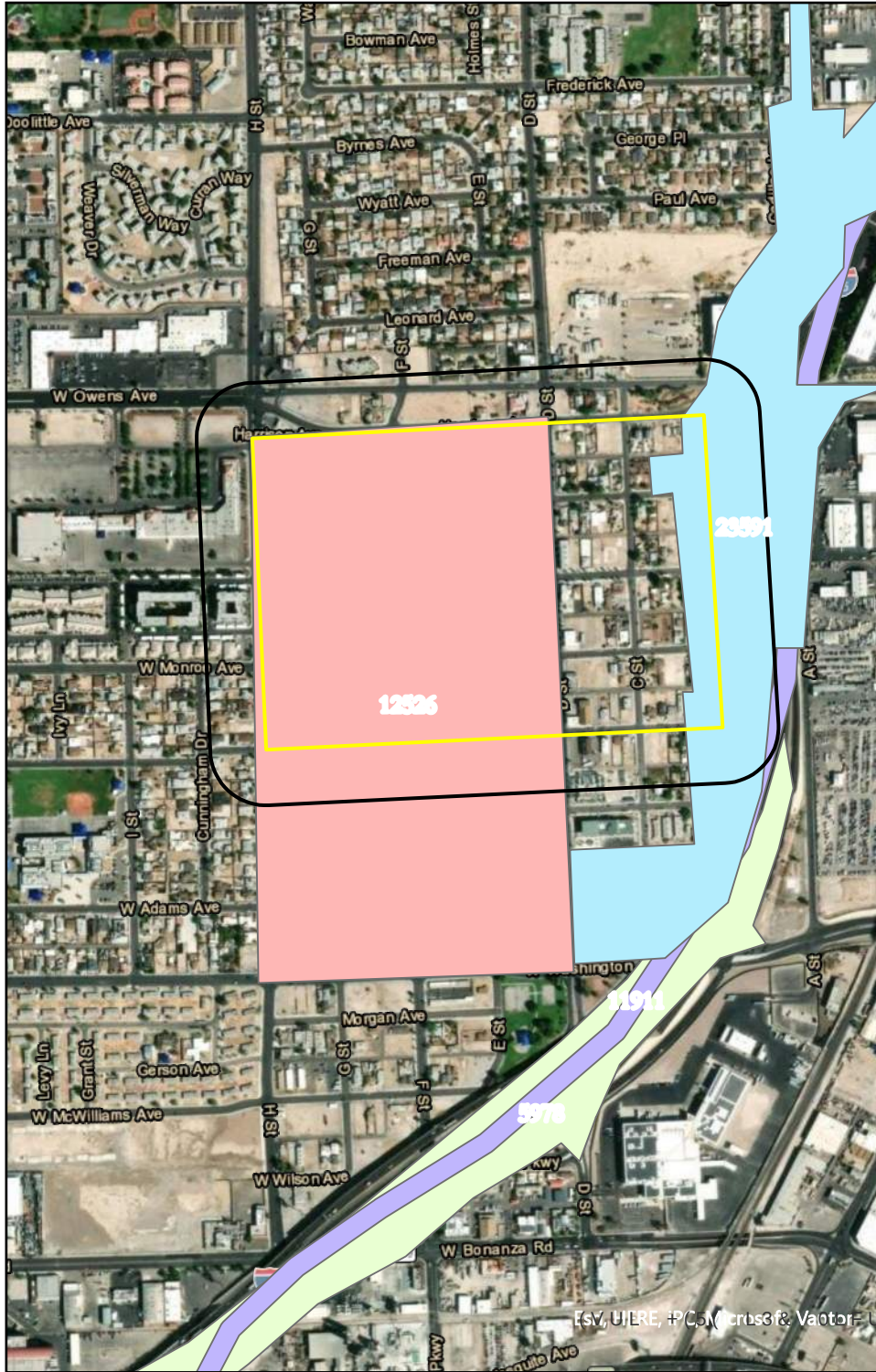
\$ B

7 1 5 (
0 'UHZV
870 1\$' =RQH

ESY, UIERE, PC5, cruse, Vactor, URVRIW 9DQWRU

)HHW
0HWHUV





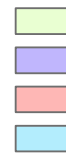
)LJXUH
 3UHYLRXV
 \$UFKDHRROR,
 ,QYHQWRU
 ZLWKLQ P
 RI WKH -DFN
 \$YHQXH 3UR

/HJHQG

-DFNVRQ 6WUHHW 3UR
 \$UHD

P 5HFRUG 6HDFK
 ([WHQW

\$UFKDHRRORJLFDO
 1XPEHU



7 1 5 (
 0 'UHZV

870 1\$' =RQH

ESY, UERE, PC5) cruse & Vactor-URVRIW 9DQWRU

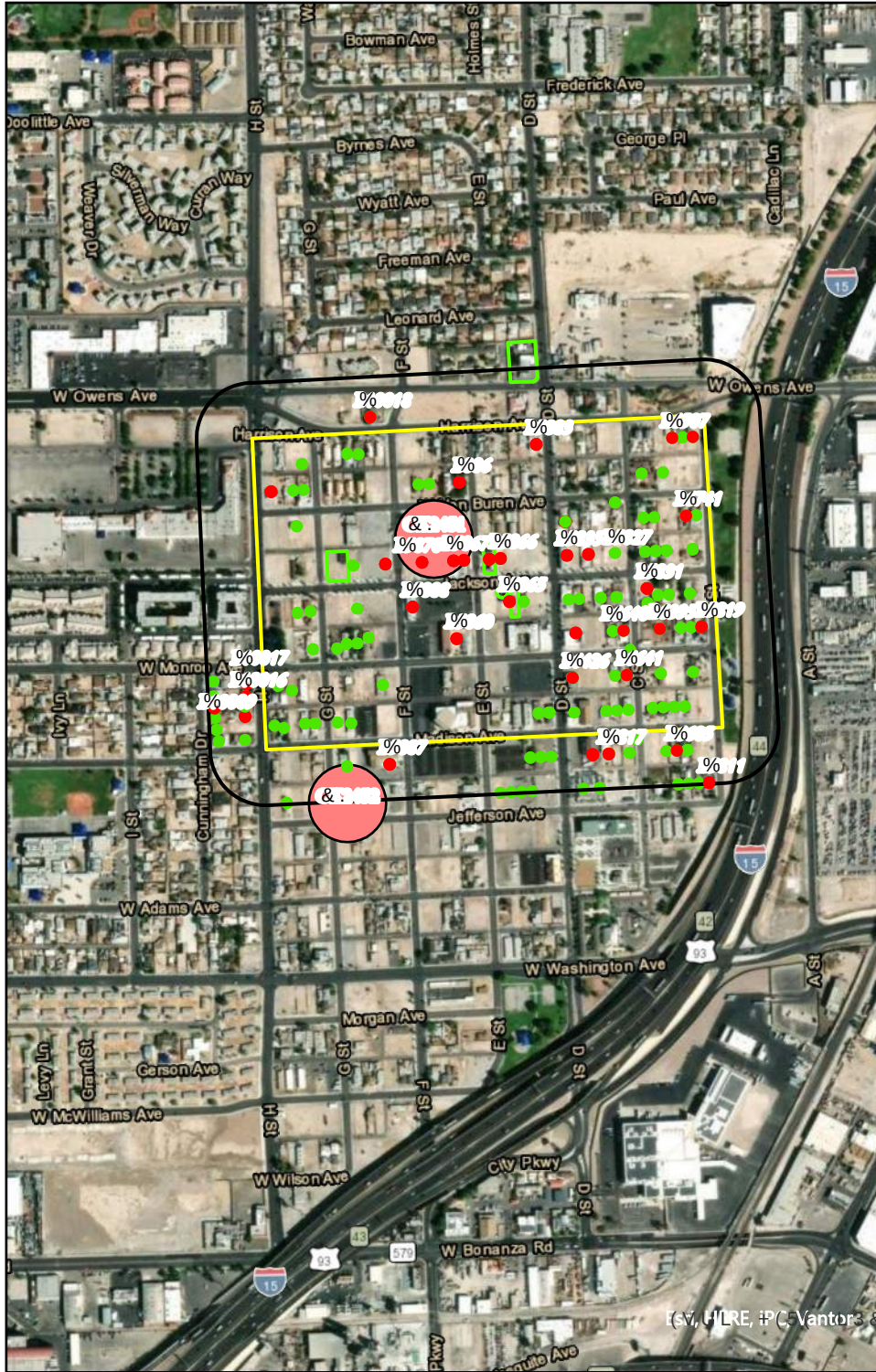


)HHW



0HWHUV





)LJXUH &X
5HVRXUFHV Z
PHWHUV F
-DFNVRQ \$YH
3URMHFW \$

/HJHQG

-DFNVRQ 6WUHHW 3
\$UHD

P 5HFRUG 6HDUF
([WHQW

\$UFKDHRRORJLFDO 6

\$UFKLWHFWXUDO

5HVRXUFH (OLJLE

(OLJLEOH

,QHOLJLEOH

1R ,QIR

7 1 5 (
0 'UHZV

870 1\$' =RQH

(5, UHRE, PC Vantors & 9DQWRU

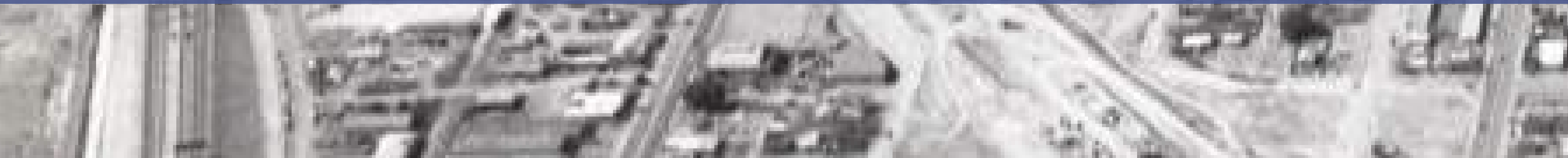
)HHW

0HWHUV





Historic Westside Design Guidebook





Page Intentionally Blank

Acknowledgments

City of Las Vegas Staff

Director of Community Development: Seth Floyd
Planning Project Manager: Michael Howe
Historic Preservation Officer: Diane C. Siebrandt

Homeowners and Residents in the Historic Westside District

Prepared By

KME Architects
Melvin Green, NCARB, APEC, NOMA, Principal
Jessica Herrera, Office Manager
Cindy Pavon, Project Coordinator

Chattel, Inc., Historic Preservation Consultants
Robert Chattel, AIA, Historic Architect
August Phillips, Associate III, Historian

Olivia White, Architectural & Historic Preservation Consultant

Sumnu Marketing, LLC
Shaundell Newsome, Founder & Visionary
Raven McSwain, Marketing Manager
Amaya Edden, Marketing Coordinator

Advisors

Oral History Research Center at UNLV Libraries
Claytee White, Director

Centro Inc.
Jamie Giellis, Founder and President

Jackson Avenue Economic Development Administration
Melvin Valentine Jr., Grant Manager

Funding

This Guidebook was made possible through the support of the Las Vegas Centennial Commission, which approved funding for KME Architects to develop the Historic Westside Design Guidebook for commercial and residential properties located in the Historic Westside.



Harold Bradford is credited for designing the 'Welcome to the Historic Westside' logo. Bradford is a local Las Vegas artist who has spent 38 years as a designer in the sign industry, including seven of those years as art director. Bradford's public artwork can be seen at the D gates at McCarran International Airport and Left of Center Gallery in North Las Vegas.

Table of Contents

Section 1: Introduction

1.1 General Introduction Overview	1
1.2 What is a Form-Based Code	1
1.3 Guiding Principles	2
1.4 City Planning Documents	2
1.5 Historic Preservation	2
1.6 Community Outreach	2
1.7 Oral History Research	2
1.8 Eyes on the Street	4
	4

Section 2: Application/Administrative Process

2.1 Step by Step	6
------------------	---

Section 3: Historic Documentation as a Basis for Rehabilitation and Infill

3.1 History of the Westside	8
3.2 City Surveys, Historic Context Reports	9
3.3 Designated and Identified Historic Resources	10
3.4 Architecture	11
3.5 How Historic Documentation Directs Guidebook	13

Section 4: General Form-Based Code/Historic Westside Transect Zone

4.1 Form-Based Code	15
4.2 Transect Zone	15
4.3 Transect Zone in the Historic Westside	16
4.4 Property Types in the Historic Westside	16

Section 5: Guidelines for the Treatment of New Infill Construction & Existing Buildings

5.1 External Materials	19
5.2 Roofs (Form and Cladding)	33
5.3 Windows	38
5.4 Doors & Entries	41
5.5 Porches & Balconies	44
5.6 Canopies	51
5.7 Storefronts	54
5.8 Signs	58
5.9 Mechanical, Electrical, Plumbing (MEP)	63
5.10 Solar	67
5.11 Accessory Dwelling Units (ADU)	69
5.12 Sunshades	71

Section 6: Neighborhood Identity - Placemaking & Setting

6.1 Place Making: Public Art & Historic Interpretation Markers	74
6.2 Fences & Gates	76
6.3 Landscape & Hardscape	78
6.4 Alleys	80

Section 7: Transect Zone Case Studies

7.1 T3 - Neighborhood Zone	84
7.2 T4 - Neighborhood Zone	88
7.3 T4 - Main Street Zone	92
7.4 T4 - Corridor Zone	97
7.5 T5 - Neighborhood Zone	100
7.6 T5 - Maker Zone	101
7.7 T5 - Corridor Zone	103
7.8 Parking	105

Appendix

A. Glossary	
B. Resources	
C. Image Index	

Section 1: Introduction

1.1 General Introduction: Overview of the Guidebook

The Historic Westside District (Historic Westside or District) in Las Vegas is a neighborhood which stands as a testament to resilience, cultural heritage, and community pride. The Historic Westside is not currently designated as a Historic District on either the National Register of Historic Places (National Register), the Nevada Register of Historic Places (Nevada Register), or the City Historic Property Register (HPR). As the site of Las Vegas' original settlement, the District was platted as the Original Las Vegas Townsite in 1904. It became known as the Westside in 1940. While the District began as an ethnically diverse population the introduction of segregation laws in the 1930s and 1940s solidified its identity as a predominantly African American community. African American residents, many of whom migrated to Las Vegas seeking economic opportunities during the railroad boom and later during World War II, faced systemic barriers that confined them to the Westside. During its period of significance from the 1940s-1960s, the Historic Westside flourished as a vibrant African American community, fostering a thriving business district centered around Jackson Avenue. This corridor was home to bustling nightclubs, casinos, hotels, grocery stores, barbershops, and retail businesses that made the neighborhood a self-sustaining economic and cultural hub.

Today, much of the physical fabric of this period has been lost, but efforts to revitalize the Historic Westside focus on honoring its legacy while shaping a future that reflects its rich past. The Historic Westside Design Guidebook (Guidebook) serves as a resource for developers, architects, city planners, and community members, and others (stakeholders) who are committed to maintaining the neighborhood's identity. Through thoughtful design and context-sensitive new development, the Guidebook provides a framework to ensure that revitalization efforts capture and revive the character of the Historic Westside during its period of significance (1940s-1960s). The Guidebook will help stakeholders to design and build appropriate compatible new infill construction within the District.

The Historic Westside District is one of five areas covered by the Form-Based Code (City Municipal Code Section 19.09) and is generally bounded by W. Owens Avenue to the north, I-15 to the east, W. Bonanza Road to the south, and Martin Luther King Boulevard to the west.

The Guidebook is intended to serve as an advisory resource, providing guidance and information to stakeholders. While it offers valuable insights into designing and building compatible new infill construction within the Historic Westside, adherence to the Guidebook's recommendations is not mandatory. The Guidebook complements the existing Form-Based Code, which has been adopted as part of the City of Las Vegas (City) municipal regulations. Specifically, the Form-Based Code for new infill construction in the

area. The intent is that new construction would be sensitive to the character of the area based on historic documentation and compatible with the remaining historic buildings and resources constructed during the period of significance (1940s-1960s).

1.2 What is a Form-Based Code?

A Form-Based Code is a set of rules for how buildings and public spaces should look and function in a community. Unlike traditional zoning, which focuses mainly on what activities can happen in an area (like residential or commercial), Form-Based Code emphasizes the design and shape of buildings, streets, and open spaces to create a specific look or feel. Key aspects of the Form-Based Code include a focus on design and emphasizing buildings' physical form and appearance over their use. Community context, based on historic documentation, aims to create cohesive, attractive, and walkable neighborhood. It often results in more predictable, consistent development and focuses on creating places that align with community goals. The Guidebook is designed to help its users preserve and enhance the character, culture, and identity of the neighborhood.

- Preserve Cultural and Historic Identity
 - Focus on preserving the existing character of the District, by maintaining streetscapes and extant buildings
 - Encourage design inspired by the District's historic architecture, incorporating compatible materials
- Integrate Form-Based Code
 - Implement the Form-Based Code to encourage developments are appropriately designed for their specific transect zone
 - Design a physical environment that promotes safety
 - Improve lighting, well-maintained public spaces, and defined property boundaries
 - Integrate Jane Jacob's "eyes on the street" concept to encourage natural surveillance and enhance outdoor space
- Enhance Sustainability and Resilience
 - Promote climate-appropriate practices

1.3 Guiding Principles

Guiding principles from the Form-Based Codes Include:

- Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Historic Westside while preserving the character of the District
- Encourage design, massing, and development standards that promote walkable urban cores
- Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices
- Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride
- Encourage building design that complements surrounding development
- Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians

1.4 City Planning Documents

This Guidebook builds upon the recommendations from the following adopted City documents. The nine (9) City documents, include past plans, historic contexts, and surveys of the Historic Westside

- HUNDRED Plan in Action: Aligning the Implementation Strategy for the Historic Westside, 2024
- Intensive Level Survey of Historic African American Resources in West Las Vegas, Northwind, 2023
- 2050 City Master Plan, 2022
- Brief Historic of Redevelopment Efforts in the Historic Westside Neighborhood, Northwind, 2020
- Historic Context Report for the Historic Westside Neighborhood, Northwind, 2020
- HUNDRED Plan in Action: Aligning the Implementation Strategy for the Historic Westside Phase I, 2020
- HUNDRED Plan for the Historic Westside Community (HUNDRED Plan), 2016
- Vision 2045 Downtown Master Plan, 2016
- City of Las Vegas Historic Resource Survey and Inventory, 20th Century Preservation, 2003

1.5 Historic Preservation

Historic preservation has been a key element in the development of the Design Guidebook. Historic preservation promotes the reuse of existing buildings that contribute to community character and history. It fosters economic development through the reuse of historic buildings along commercial corridors, revitalizing communities. It is also an important component of city planning policies and procedures as it acts as a neighborhood planning and redevelopment tool to protect and enhance local heritage.

The Guidebook is designed to help its users preserve and enhance the character, culture, and identity of the neighborhood. The goals of the Guidebook serves as a resource for developers, architects, city planners, and community members, and others (stakeholders) who are committed to maintaining the Historic Westside identity.

1.6 Community Outreach

The Sumnu Marketing team was engaged to develop a grassroots outreach plan that would ensure a robust and inclusive feedback process and foster meaningful engagement with property and business owners in the Historic Westside. Using a grassroots approach based on the S.T.E.P. methodology (Strategy, Tactics, Execution, and Planning), the outreach prioritized accessibility and transparency through various engagement strategies, events, and communication tools. The grassroots outreach plan ensured that stakeholders were educated on the Form-Based Code, the Guidebook and ensure their contributions were integral to shaping the Guidebook.

Key Engagement Activities

- Community Events and Focus Groups:
 - Community Kick-Off (April 2024): Introduced the project to 32 attendees, providing an overview of the guidebook's purpose and inviting participation in future sessions
 - Focus Group Meetings (June and August 2024): Facilitated targeted discussions with community members and developers to gather input on preserving the Historic Westside's cultural identity while shaping its future design
 - Pop-Up Events at Gritz Café (October 2024): Held informal meetings in a familiar setting to encourage authentic feedback from residents
 - Love on Jackson (February 2025): Held informal tabling at event and informed community members on the Guidebook

- AIA Las Vegas Historic Westside Presentation (February 2025): Presented Guidebook to chapter members and engaged in discussion on its implementation and impact on the future for new infill construction in the Historic Westside
- Canvassing and Surveys:
 - Door-to-door outreach ensured direct engagement with businesses, property owners, and residents, distributing materials and collecting feedback
 - Online surveys further streamlined the process, enabling stakeholders to provide detailed input on architectural and urban design elements
- Marketing and Communication Tools:
 - Outreach materials included branded banners, flyers, email campaigns, radio ads, and FAQs. These tools amplified awareness and ensured consistent communication
- Community Feedback Highlights
 - Community members emphasized the importance of preserving cultural heritage while promoting economic vitality
 - Interest in historic plaques, more community gathering spaces, and locally owned businesses
 - Concerns about landscaping, heat management, and transit development
 - Desire for sustainable landscaping such as drought tolerant plantings

The outreach successfully engaged individuals through focus groups, events, and canvassing. By combining traditional and digital engagement methods, the grassroots outreach plan created a meaningful connection between the community and the project team, empowering residents and stakeholders to play an active role in shaping the future of the Historic Westside.



1.7 Oral History Research

University of Nevada, Las Vegas (UNLV) Libraries Oral History Research Center representative, Claytee White, was engaged to conduct in-depth oral history research. Further, activities included interviewing community members, collecting and archiving oral histories, and providing expert guidance on accessing materials within the UNLV Special Collections Library. Additionally, White was an active participant in weekly calls with the City and project consultants, ensuring alignment between research insights and project objectives, further grounding the Guidebook in the District's historic context. Key themes that emerged from discussions with over twenty-five community members include:

- Economic Growth and Job Creation
 - Support local businesses, focusing on entertainment, food, arts, and culture
 - Develop local talent to manage businesses and attract tourism
 - Promote small, African American-owned, and women-owned enterprises, ensuring responsible growth
- Placemaking and Tourism
 - Create Historic Westside heritage tourism with museums, public art, and cultural landmarks like the Moulin Rouge
 - Create vibrant attractions: jazz clubs, live performance spaces, restaurant rows, and food truck alleys
- Urban Design and Housing
 - Create walkable streets and safe public spaces
 - Expand housing options with modern amenities and first-time homebuyer opportunities
 - Integrate mixed-use spaces for living, shopping, and recreation.

1.8 Eyes on the Street

Writer and activist Jane Jacobs advocated the idea that vibrant, safe neighborhoods depend on natural surveillance—what she called “eyes on the street.” In her book, *The Death and Life of Great American Cities* (1961), Jacobs argued that well-designed streets encourage interaction, building both a sense of community and public safety. One of the key elements in achieving this is ensuring that buildings actively engage with the street. Porches and balconies play an important role in providing residents with spaces to observe and participate in street life. As Jacobs explained:

“There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to ensure the safety of both residents and strangers, must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind.”

By incorporating porches and balconies into the District, property owners and residents not only enhance their own outdoor space but also contribute to a more connected community.

2.1 Step By Step

This section provides an overview of the procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

Step 1: Following the Guidebook

While adherence to these Guidebook is not mandatory, recommendations contained herein are designed to provide clarity and support throughout the development process. Property owners and developers are encouraged to consult this Guidebook to ensure compatibility with the District’s character and streamline the application process.

Step 2: Guidebook in the Development Process

The Guidebook serves as a reference point during key stages of project planning and implementation, including:

- Initial Conceptual Design: Ensuring early alignment with District goals
- Application Preparation: Informing required documentation and design elements
- Review and Approval: Demonstrating compliance and addressing potential concerns proactively

Step 3: Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with Las Vegas Municipal Code (LVMC) Section 19.16.010 (General Requirements). Key steps include:

- Pre-Application Consultation:
 - Developers are advised to schedule a consultation with the City Planning Department to discuss project goals, potential challenges, and applicable standards

- Submission of Planning Application:
 - Complete the required forms and submit all necessary documentation in accordance with LVMC Section 19.16.010
- Staff Review:
 - City staff will evaluate the application for completeness and compliance with the Form-Based Code and applicable zoning requirements

Step 4: Planning Commission/Administration Review

Depending on the project scope, review and approval may be conducted administratively, by the Planning Commission or require City Council depending on application type.

Step 5: Final Approval and Permitting

Upon approval and/or conditions of approval, the applicant may proceed with obtaining necessary permits to begin construction.

3.1 History of the Westside

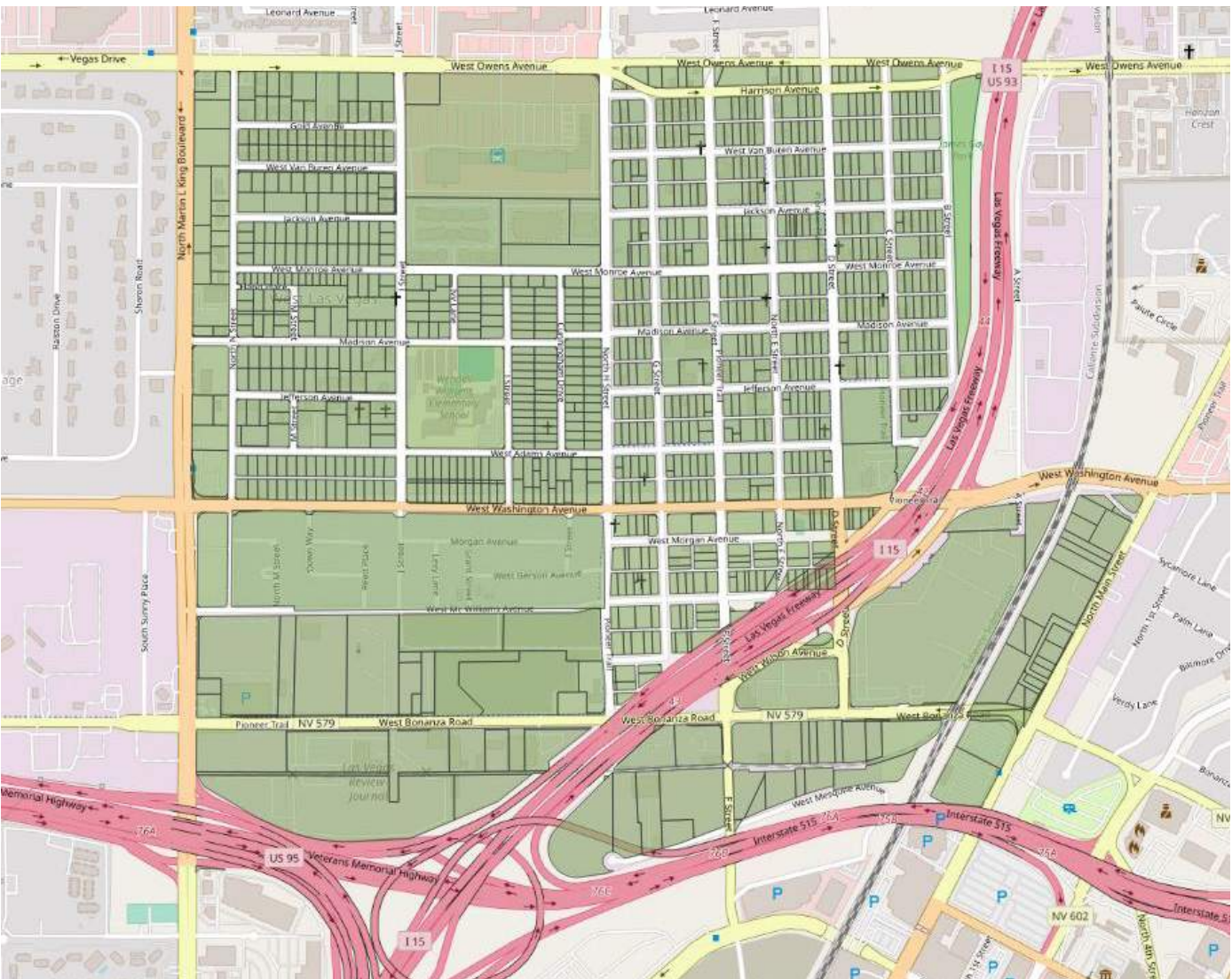
The Historic Westside is not currently designated as a historic District on either the National Register of Historic Places (National Register), the Nevada Register of Historic Places (Nevada Register), or the City Historic Property Register (HPR). However, the Historic Westside District is rich in its historic development, including its architectural and cultural importance to the City.

The Historic Westside District is generally bounded by W. Owens Avenue to the north, I-15 to the east, W. Bonanza Road to the south, and Martin Luther King Boulevard to the west (project boundary). Between Bonanza Road to the south, Harrison Avenue to the north, B Street to the east, and H street to the west, blocks are relatively uniform in size and shape. The east-west streets have alleys, and properties are generally oriented north or south, with the exception of properties on B Street. Between Bonanza Road to the south, Harrison Avenue to the north, H Street to the west, and H street to the east, blocks are more irregular in sizes and shapes.

The Historic Westside of Las Vegas, a community steeped in resilience and cultural significance, traces its origins to the early 20th century. In 1904, J.T. McWilliams, an engineer, purchased 80 acres of land from Helen Stewart, marking the genesis of the Original Las Vegas Townsite. Strategically positioned near the anticipated San Pedro, Los Angeles, and Salt Lake Railroad, this area attracted early settlers who established tent businesses to support the burgeoning rail line. By January 1905, McWilliams’ development efforts gained momentum as lots were marketed in Los Angeles newspapers, setting the stage for the neighborhood’s growth.

It became known as the Westside in 1940. While the Westside began as a mixed community, the introduction of segregation laws in the 1930s and 1940s solidified its identity as a predominantly African American community. African American residents, many of whom migrated to Las Vegas seeking economic opportunities during the railroad boom and later during World War II, faced systemic barriers that confined them to the Westside. Despite these challenges, the community cultivated a vibrant cultural and social hub, with Jackson Avenue emerging as a center for entertainment, business, and activism.

By the late 1950s, freeway construction had demolished numerous homes and displaced hundreds of families in the Westside. The decision to route I-15 through the Westside reflected a national pattern of targeting low-income, minority neighborhoods for urban renewal projects. Mayor C.D. Baker, aligning with similar trends across the country, supported the route through the Westside, citing concerns about suburban alternatives disrupting residential streets. However, this decision had profound consequences for the Westside community, displacing



Historic Westside Design Guidebook Area

residents, destroying housing, and isolating the neighborhood from downtown. Protests erupted, with residents voicing fears of social and economic disruption. Despite their opposition, City officials finalized the route in July 1957, offering urban renewal and public housing funds as compensation for the community’s losses.

Throughout the mid-20th century, the Westside became a focal point of the civil rights movement in Las Vegas. African American leaders and residents mobilized to challenge discriminatory practices in housing, employment, and public accommodations. Their efforts culminated in significant victories, such as the 1960 Moulin Rouge Agreement, which ended formal segregation in Las Vegas casinos

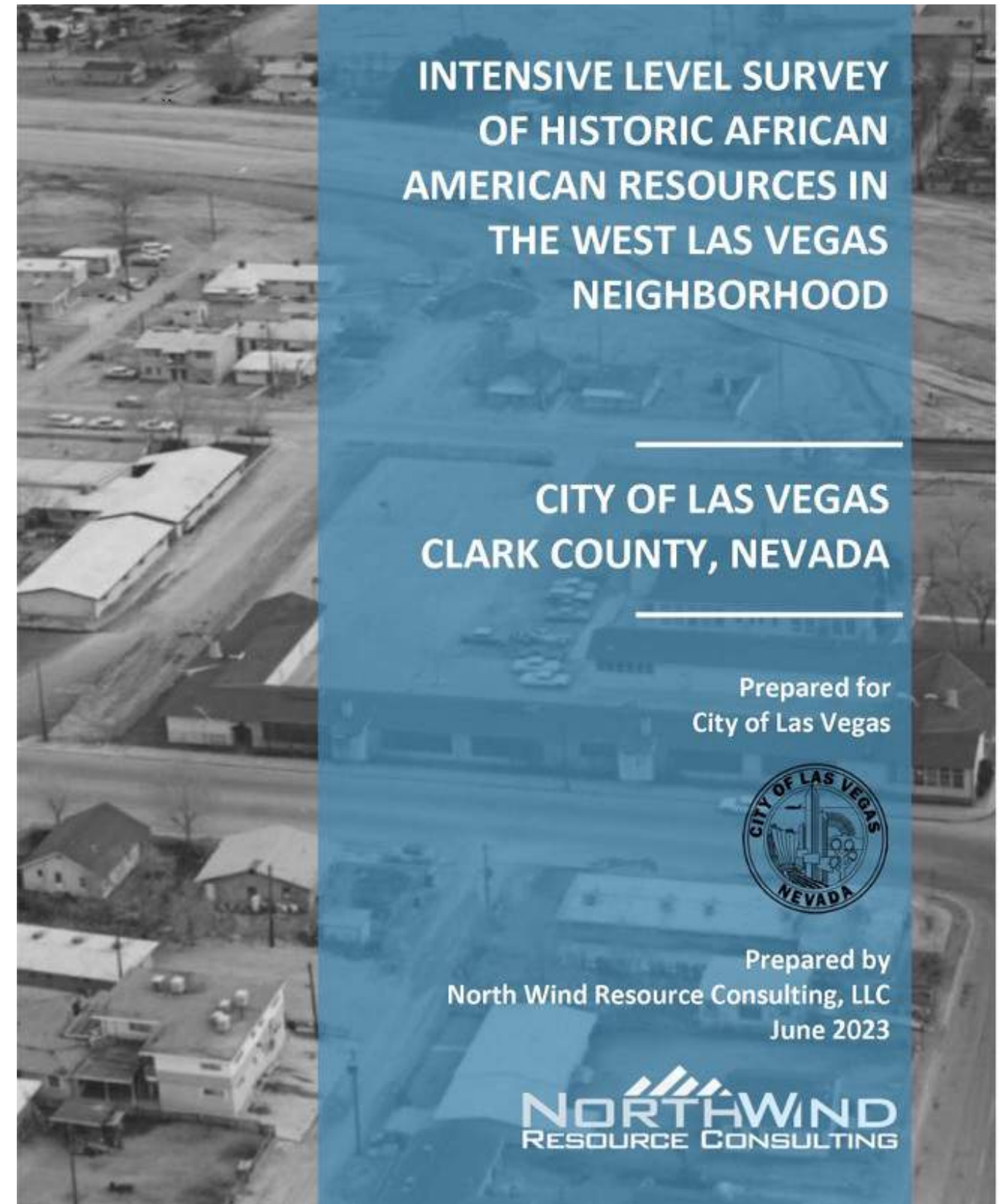
and restaurants. These milestones reflect the community's enduring commitment to equality and justice (for further information on the history of the Historic Westside, please refer to Appendix B: Resources).

The Historic Westside today is a relatively flat area, colloquially referred to as "high and dry" due to its resistance to flooding compared to other parts of the Las Vegas Valley. Vegetation in the neighborhood is sparse, consisting primarily of palms, though some properties, such as the Christensen House, feature mature trees. The area is also marked by a significant loss of buildings and continuity, presenting numerous opportunities for infill construction. Guided by the principles of the Form-Based Code (Section 19.09), new development in the Historic Westside is designed to be sensitive to the area's historic character and compatible with the remaining historic resources identified in City surveys and historic context reports.

3.2 City Surveys, Historic Context Reports

The Historic Westside and surrounding areas have been surveyed numerous times to evaluate potential historic resources. 20th Century Preservation completed the West Las Vegas Reconnaissance Level Survey in 2003. The Reconnaissance Level Survey evaluated 98 properties located in the general Historic Westside area, with 89 properties located in the project boundary. The authors of the report found 23 properties potentially eligible for listing on the HPR. Further, authors of the Reconnaissance Level Survey recommended that further research was needed to determine if individual properties were eligible for listing in the National Register. The majority of properties were constructed in the 1940s-1960s.

North Wind Resource Consulting, LLC (NorthWind) completed the Intensive Level Survey in 2023. The Intensive Level Survey evaluated 46 properties associated with the African American community in the general West Las Vegas area, with 38 properties located in the project boundary. The Intensive Level Survey identified six properties eligible for listing on the National Register and nine properties eligible for listing on the HPR. The 46 properties were constructed from 1924-1967, and from our understanding, have primary period of significance of the 1940s-1960s. The majority of properties were constructed in the 1940s-1960s.



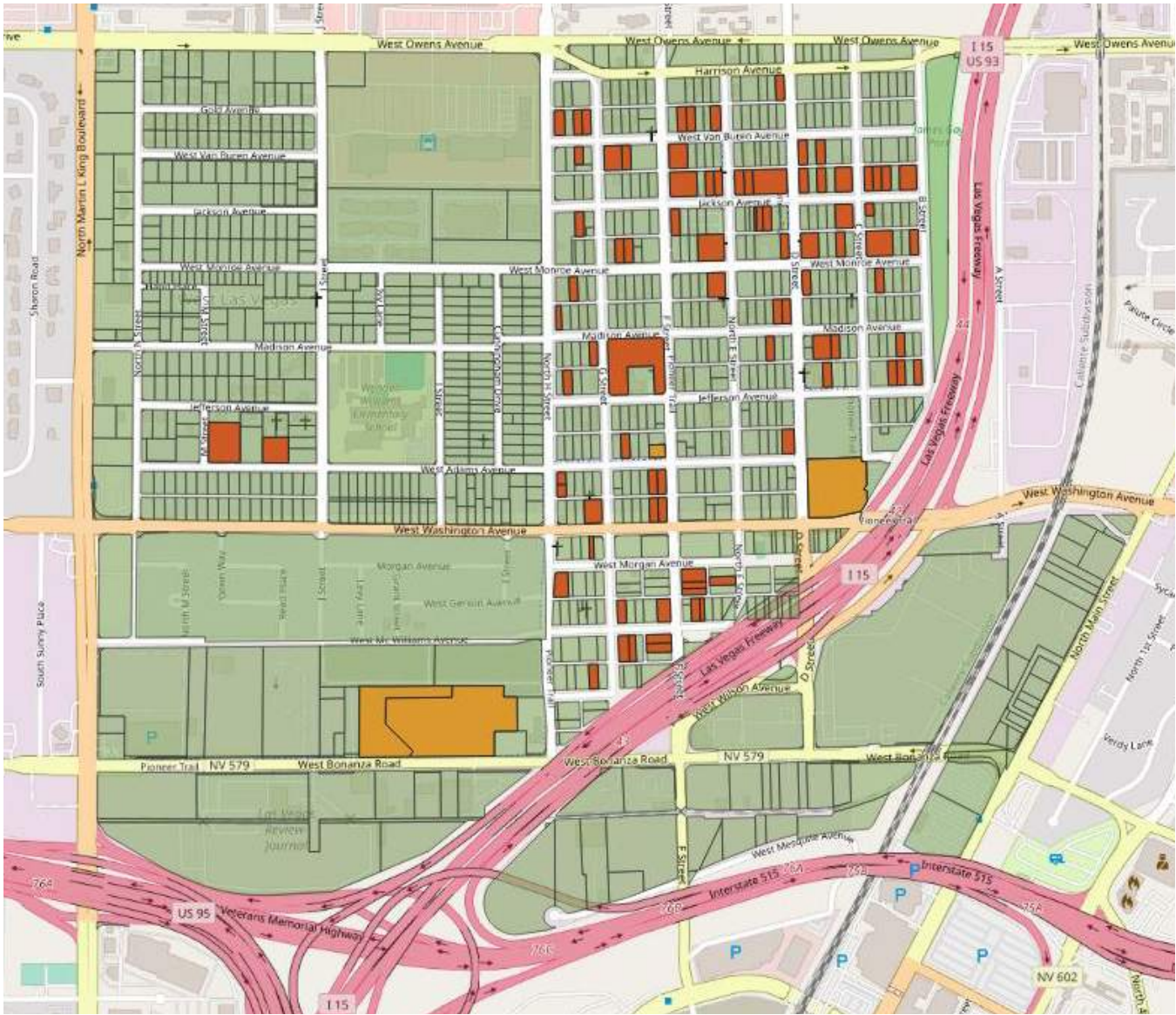
3.3 Designated and Identified Historic Resources

The Historic Westside is home to the following designated historic resources:

- Westside School (1923, 1948, National Register listed 1979)
- Christensen House (1932, National Register listed 2024)
- Moulin Rouge (1955, National Register listed 1992)
- Harrison’s Guest House (1942, National Register listed 2016)

The following resources have been identified in the City surveys as potentially eligible for listing on the HPR:

- 20th Century Preservation Survey - 23 properties
- Northwind Survey - 38 properties



Designated and identified historic resources map

-  Properties in the Historic Westside
-  Potentially Eligible Historic Resources
-  Designated Historic Resources

3.4 Architecture

Approximately 125 properties located in the Historic Westside project boundary have been surveyed since 2003. Furthermore, Chattel completed a review of the UNLV Special Collections, African American Experience in Las Vegas Collection, and identified roughly 65 historic images of individual properties in the project boundary. The collection further sourced information from property appraisal records from UNLV Special Collections. To note, research has revealed little information on architect/builder(s) who designed and constructed individual properties in the Historic Westside. Many of the individual buildings were found to be constructed of concrete block, stucco clad, gabled and hipped roofs, and generally one to two stories in height. Initial analysis identifies shared characteristics as residential and commercial buildings designed in the following styles:

- Minimal Traditional
- Ranch
- Modern
- Eclectic
- Contemporary
- Utilitarian
- Religious Institutions



3.4.1 Architecture



Ranch



Minimal Traditional



Religious Institution



Contemporary



Eclectic



Utilitarian



Utilitarian



Modern

3.5 How Historic Documentation Directs Guidebook

Documentation of the architectural history of the Historic Westside has been prepared to guide and inspire the designs contained herein. The goal of this documentation is to ensure that new infill construction in the Historic Westside is compatible in design and materials with both extant and historic buildings.

Early rendering of the Moulin Rouge Hotel (later Carver House as seen in No. 1), shows design influences with pilotis at the ground floor, and bands of glazing and canopies at the upper floors. The *Wellness Center* (No. 2) picks up on these design elements with pilasters at the high volume storefronts. Bands of glazing, extended canopies, and signage take influence from the historic design.



Section 4: General Form-Based Code/Historic Westside Transect Zones

4.1 Form-Based Code

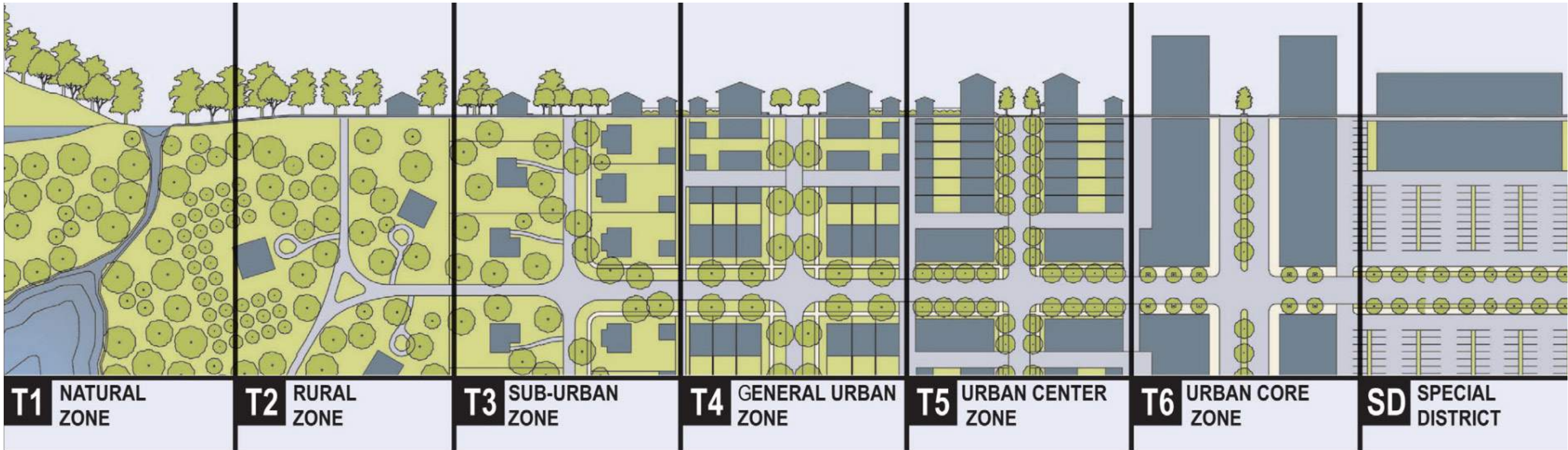
Form-based codes are a modern approach to city planning that focus on the design and function of spaces rather than just their specific uses. Unlike traditional zoning, which separates residential, commercial, and industrial areas, form-based codes emphasize the physical form and relationship between buildings, streets, and public spaces. The goal is to create walkable, vibrant, and visually appealing neighborhoods that reflect the community’s character.

Many cities use form-based codes to guide development in ways that support a cohesive urban environment. These codes provide clear and predictable guidelines for developers, property owners, and city officials, ensuring that every new project contributes to the overall character of the area. From specifying how buildings should relate to the street—including setbacks, frontage, and alley access—to setting standards for public spaces and parking placement, form-based codes help shape both suburban and urban areas into places where people want to live, work, and visit.

4.2 Transect Zones

Transect zones are a key component of form-based codes, used to organize and guide development based on the character and intensity of the built environment. Typically, transect zones are organized into categories, such as rural, suburban, and urban, with specific design standards for each. For example, in a suburban areas, buildings may be set back with front yards, front facing streets, alleys at the rear, and lower building heights, while in a more urban zone, buildings are closer to the street with active ground-level uses like commercial. This framework helps guide everything from building placement and height to landscaping and streetscape design, ensuring that development transitions smoothly across different areas.

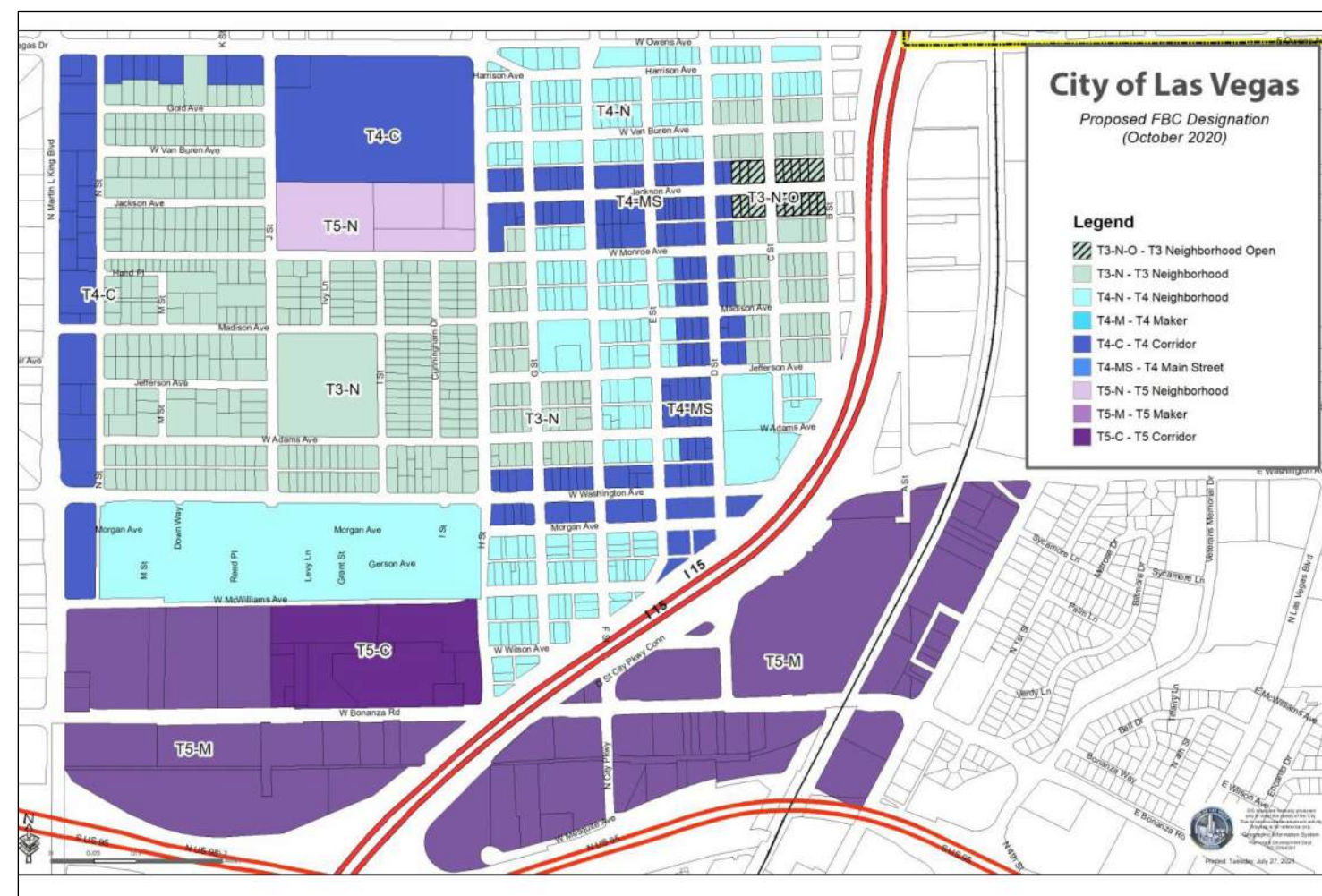
In cities, transect zones are particularly useful for preserving neighborhood character while allowing for appropriate growth. They recognize that different areas have different needs such as historic districts with defined character. This Guidebook will help users understand how the transect zones apply to the Historic Westside. Whether constructing new development or rehabilitating an existing building, transect zones provide clear guidelines that ensure development fits the character and scale of the community.



4.3 Transect Zones in the Historic Westside

In the Historic Westside, the Form-Based Code seeks to preserve and enhance the area’s unique character while guiding future development. By focusing on building form and design, the code encourages a blend of residential, and commercial spaces. This approach not only protects the District’s historic character but also promotes development, pedestrian-friendly environments, and a community identity.

For users of this Guidebook, understanding and applying the principles of the Form-Based Code in the Historic Westside will be essential. The code provides clear guidelines on building placement, height, and design elements, ensuring that new infill construction contribute positively to the neighborhood’s aesthetic and functional goals. Users of the Guidebook are encouraged to refer to the Form-Based Code for the most up-to-date information. As such, the Transect Zone map below is for reference.



Transect Zones in the Historic Westside

4.4 Property Types in the Historic Westside

The Historic Westside features a diverse mix of property types. The buildings range from traditional residential homes to larger institutional and industrial spaces, each contributing to the area’s distinct character.

Residential Building Types

The neighborhood includes a variety of residential building types, supporting both single-family and multi-family.

- **Single-Family Residential:** These detached buildings are typically one to two stories in height, set back from the street, and often include yards.
- **Duplexes:** A small to medium-size structure consisting of two attached units.
- **Multi-Family Residential:** These building are typically one to two storeis in height, and include multi-plexes, courtyard apartments, and larger apartment buildings.
- **Accessory Dwelling Units (ADUs):** An additional structure typically located at the rear of a lot constructed as a single-story freestanding strucutre or placed above a garage to provide space for a single small residential unit.



Residential, Single Family

Commercial Building Types

Commercial properties in the Historic Westside are low-rise structures that cater to local businesses, retail, and services. Buildings along Jackson Avenue represent the neighborhood's commercial core. These buildings are generally pedestrian-friendly, with street-facing entrances and interior spaces for small businesses.

Institutional Building Types

The Historic Westside is notable for its many institutional properties, including schools, religious buildings, and civic spaces:

- Schools: Examples include the Historic Westside School and Wendell Williams Elementary School, which serve as longstanding anchors of education in the community.
- Religious Institutions: Churches are a defining feature of the Historic Westside, reflecting its deep cultural and social history. Notable examples include Victory Missionary Baptist Church, Second Baptist Church, and Paradise Apostolic Church.

Industrial Building Types

The industrial area, primarily located in the southern part of the District, include facilities such as breweries, newspaper printing plants, and construction businesses. Industrial buildings are typically one to two stories in height with minimal ornamentation or windows. Examples include the Review-Journal Printing Plant and Tenaya Creek Brewery. These structures are functional, set back from the street, and designed to accommodate large-scale operations.



Commercial



Institutional



Industrial

5.1 External Materials

Buildings in the District are generally clad in concrete masonry units (CMU), stucco, wood and decorative concrete block. Many are clad in a combination of materials. For example a Minimal Traditional style house may be clad in a combination of CMU and wood siding. Most of the buildings in the District retain their original exterior materials, with common modifications include contemporary stucco siding. Some building which once featured decorative concrete block, no longer remain in the District, but historic documentation shows that a variety of styles and patterns existed. For example, the Moulin Rouge featured a tower with decorative concrete block.

Exterior materials types found in the District include:

- Stucco
- CMU
- Wood
- Decorative Concrete Block

Section Layout

The following pages will review recommendations for the four external materials typically found in the Historic Westside, providing recommendations for new and existing treatments, design recommendations and material recommendations.



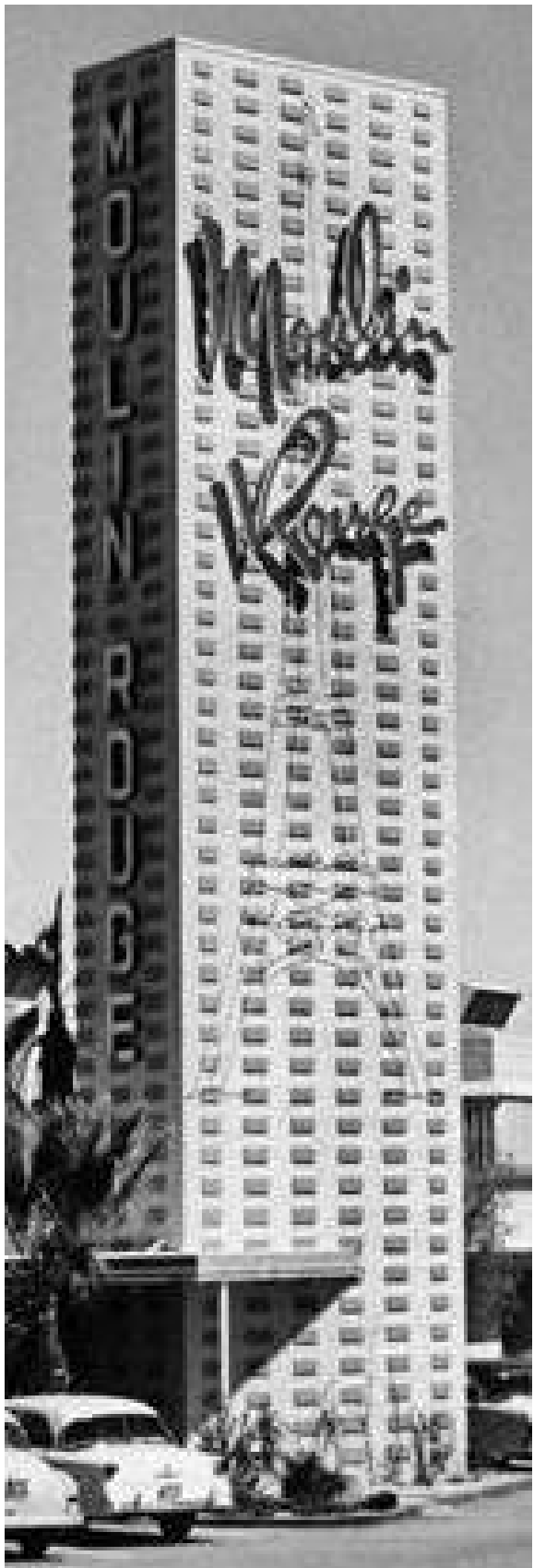
Wood



Decorative Concrete Block



CMU



CMU

Recommendations for New and Existing Stucco Finishes & Textures

Recommended Treatment of New Stucco Finishes & Textures

- Consider using similar finishes to historic such as, lace, sand, dash, or heavy sand stucco finishes
- Make window and door openings distinct from wall cladding
 - ° Consider adding trim and casings, recessed or projected openings, and materials changes to make this distinction

Not Recommended Treatment of New Stucco Finishes & Textures

- Covering large surfaces with stucco
- Wrapping stucco around eaves, window openings, and trimming

Recommended Treatment of Existing Stucco Finishes & Textures

- Repairing damaged stucco in a similar finish and texture to match original
- Removal non-historic stucco is encouraged if it is replaced with new material that more closely matches the original stucco texture and finish

Not Recommended Treatment of Existing Stucco Finishes & Textures

- Covering large surfaces with stucco without making window and door frames not distinct
- Wrapping stucco around eaves, window openings, and trimming



Recommend retaining stucco on existing buildings in the District



Recommend making window and door openings distinct from wall cladding

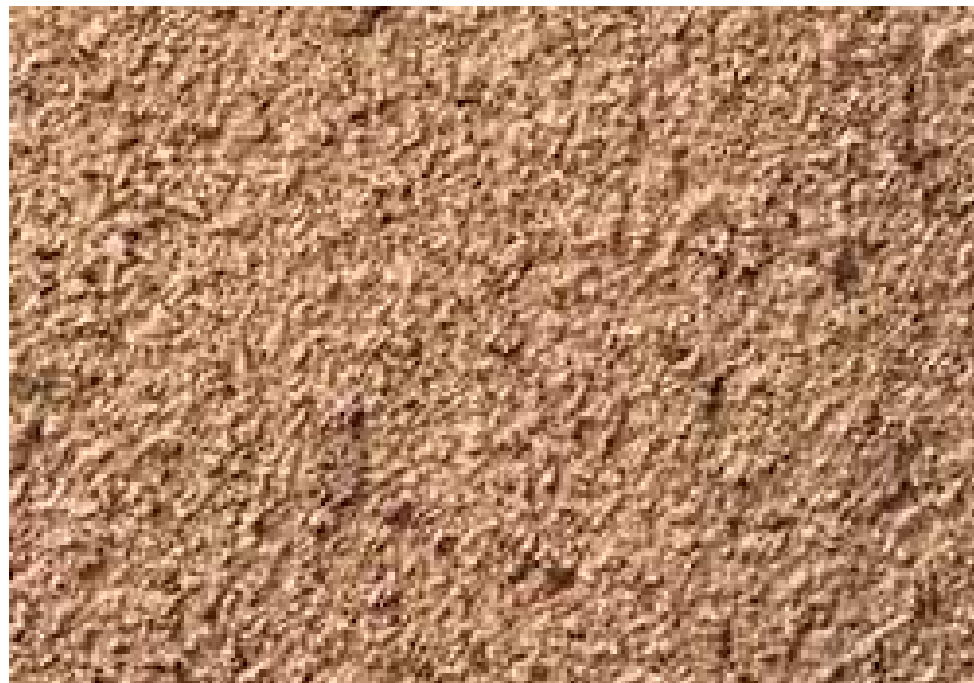
Material Recommendations, Stucco Finishes & Textures



Lace Stucco Finish



Sand Stucco Finish



Dash Stucco Finish



Heavy Sand Stucco Finish

Recommendations for New and Existing CMU

Recommended Treatment of New CMU

- Consider using graphic scores to create grids and vertical lines, such as a 1-Score Shotblast or 1-Score Precision
- A thin CMU veneer is an appropriate cladding treatment
- Reference existing CMU patterns in the District to create compatible designs

Not Recommended Treatment of New CMU

- Avoid using CMU style, size, and finish that is not typically found in the District
- Avoid covering large surface areas in CMU without proper fenestration

Recommended Treatment of Existing CMU

- Original exterior materials are encouraged to be repaired with in-kind material that matches the original in material, texture, color, and design
- If original exterior materials are damaged beyond repair, materials are recommended to be replaced in-kind to closely match original
- Removal of non-historic material is encouraged if it is replaced with new material that more closely matches the original exterior material

Not Recommended Treatment of Existing CMU

- Removing existing CMU
- Cladding existing CMU with other materials, such as stucco, wood and/or vinyl siding
- Repairs to original exterior materials are not recommended with incompatible materials that draw attention away from original exterior materials and features

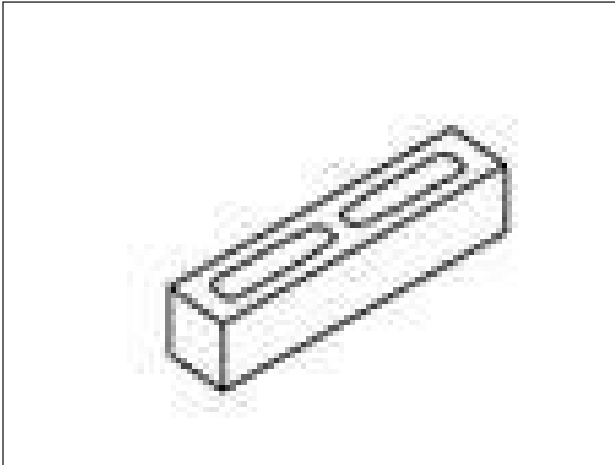


Recommend retaining CMU on existing buildings in the District

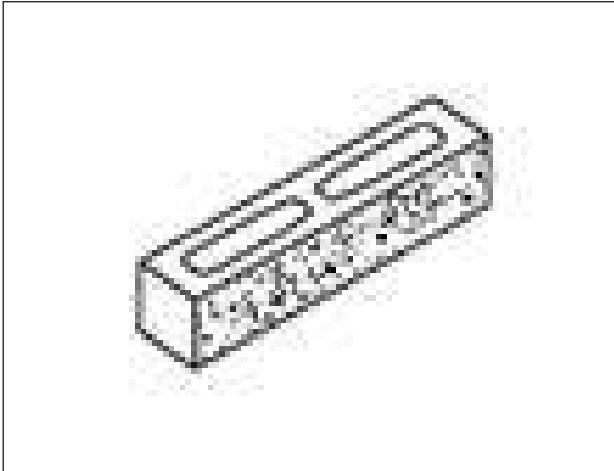


Recommend retaining CMU on existing buildings in the District

Design Recommendations, CMU



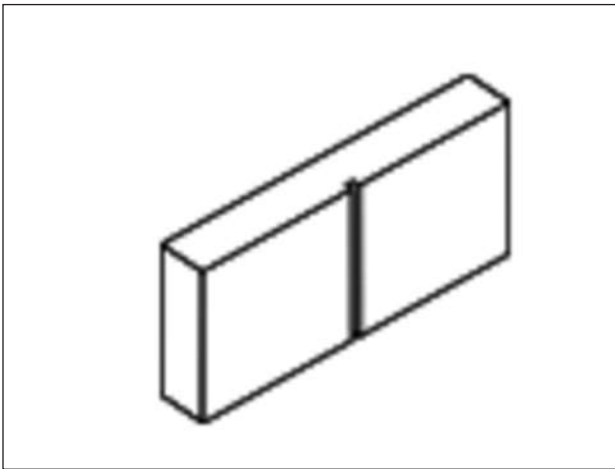
4" X 4" X 16" Precision



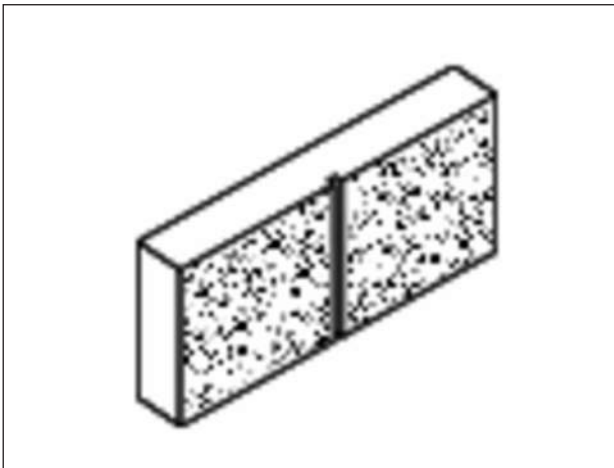
4" X 4" X 16" Shotblast



4" X 4" X 16" Running Bond



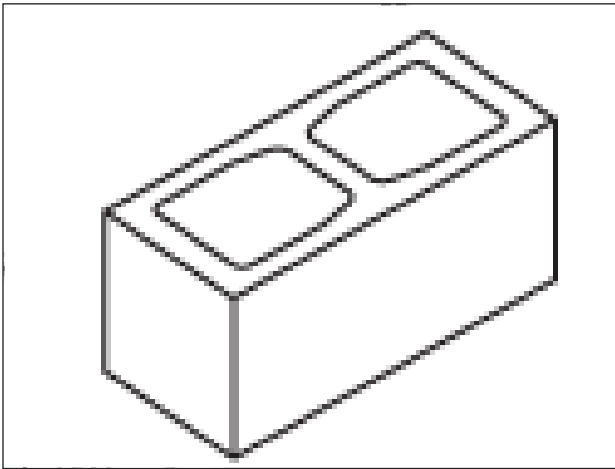
3" X 8" X 16" 1-Score Precision



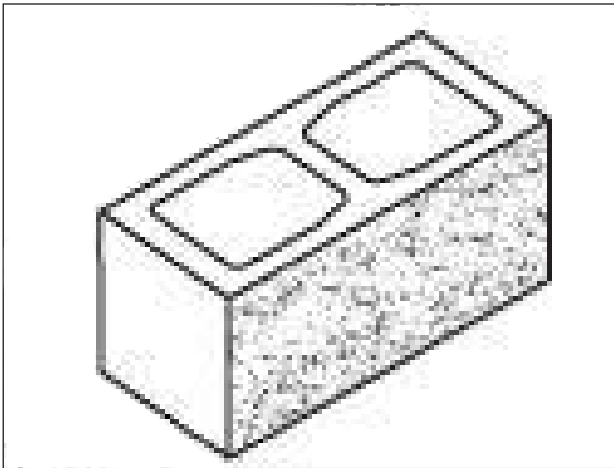
3" X 8" X 16" 1-Score Shotblast



3" X 8" X 16" 1-Score Stack Bond



8" X 8" X 16" Precision

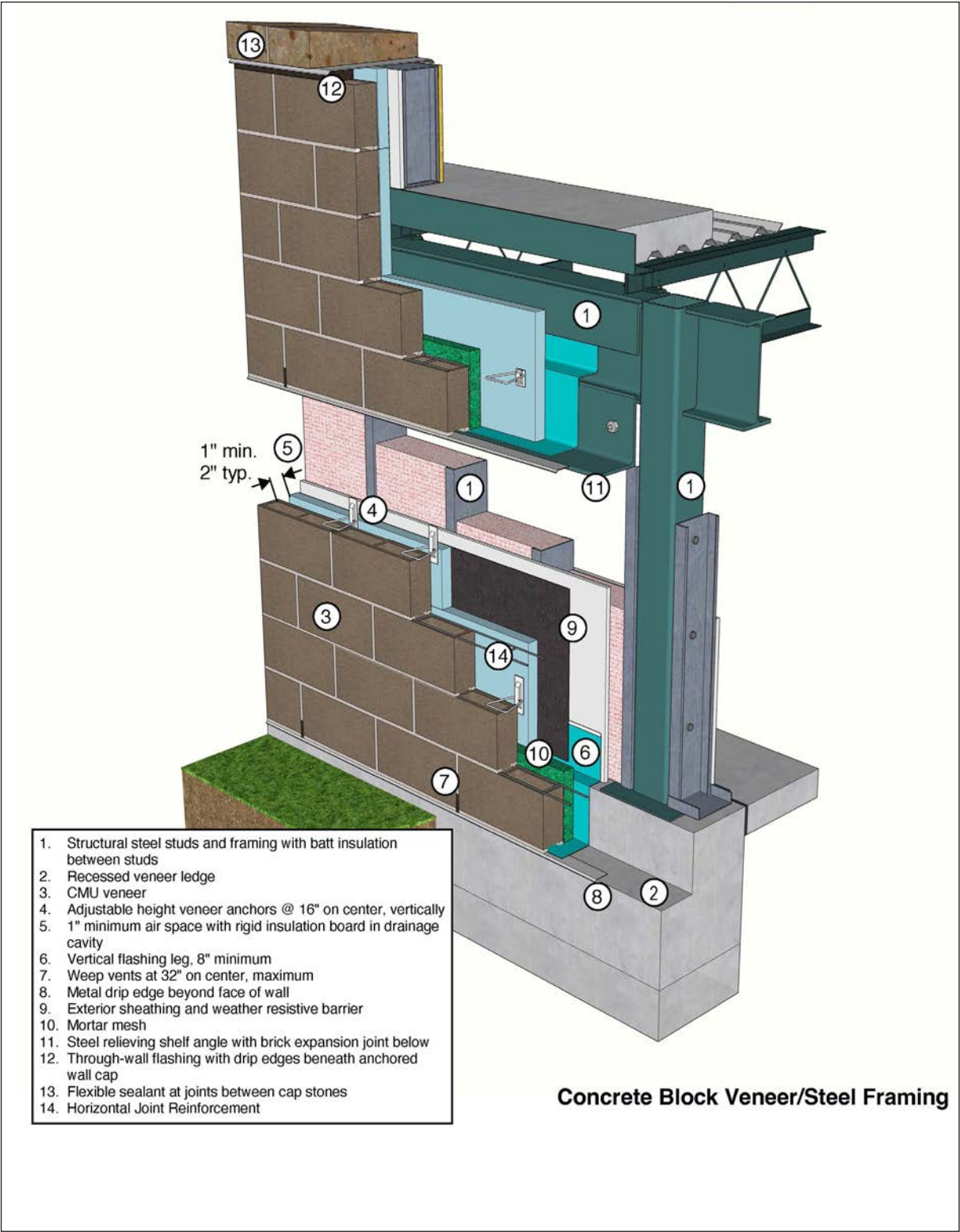
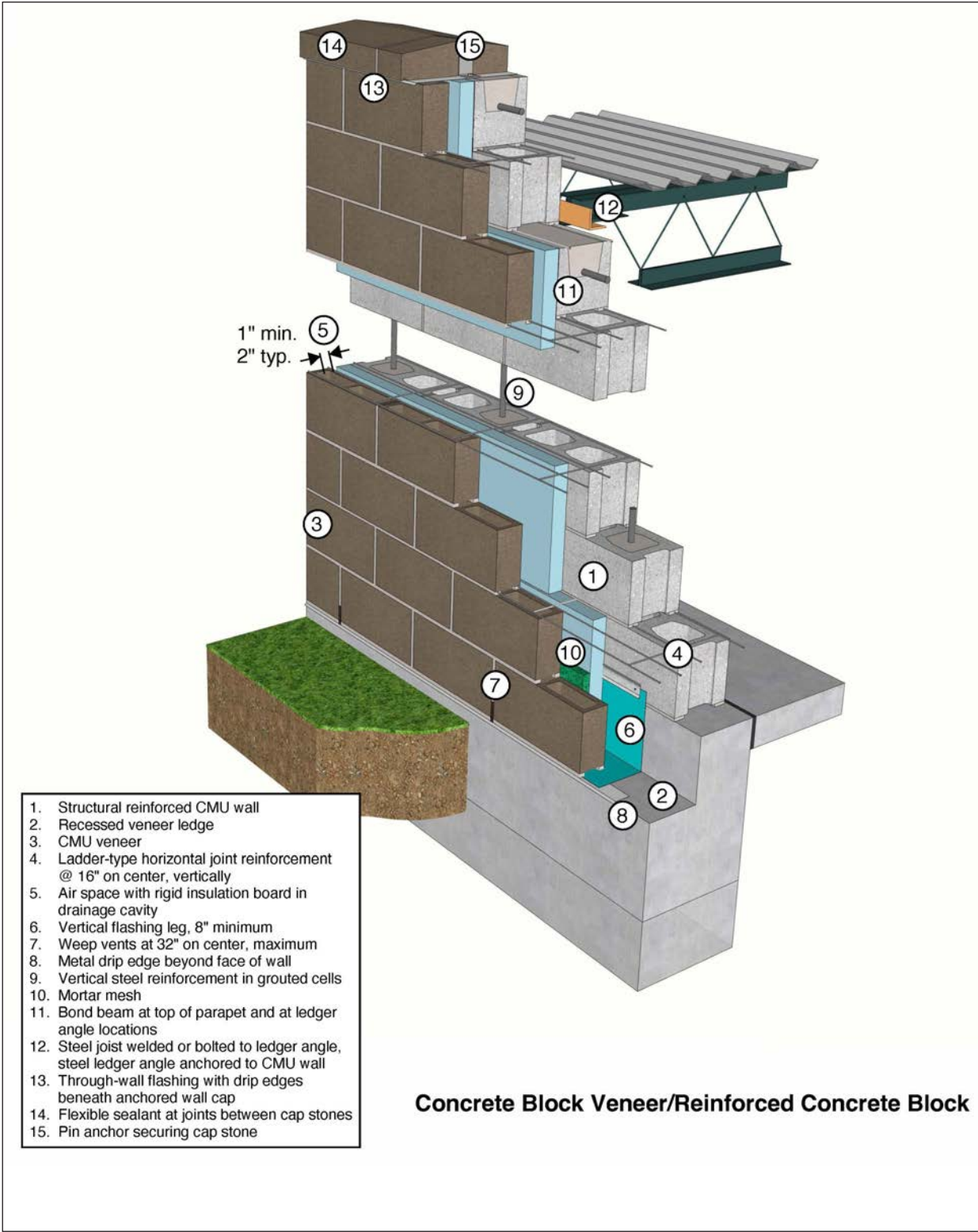


8" X 8" X 16" Shotblast



8" X 8" X 16" Running Bond with 4" X 4" X 16" Stack Bond beneath window

Design Recommendations, CMU



Material Recommendations, CMU



1-Score Precision



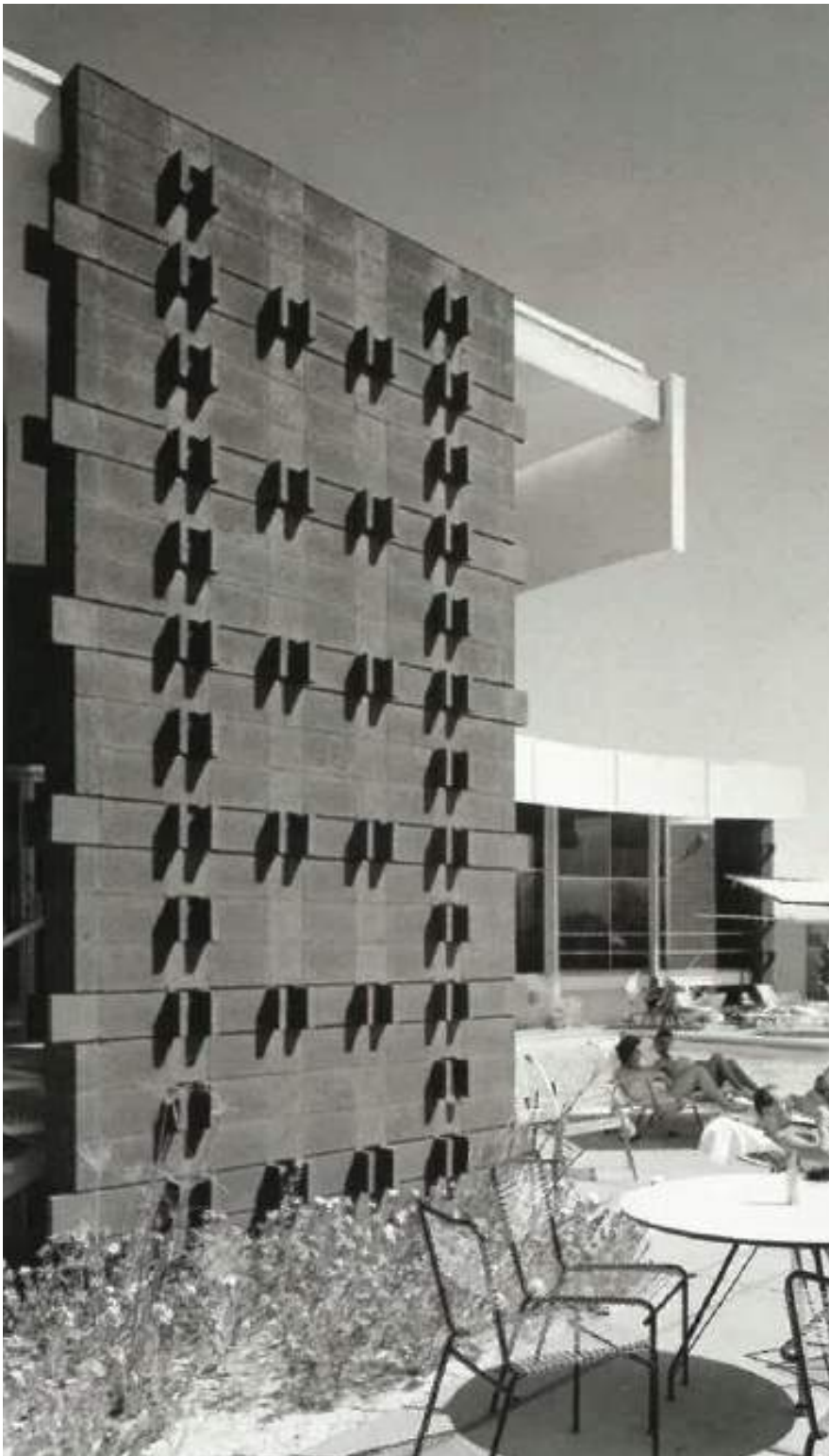
1-Score Shot Blast



Split Face and Precision



Split Face



Running bond with shadow line/projecting block



Stack bond with recessed mortar joint detailing



Running bond with decorative projecting block/shadow block



Decorative projecting block/shadow block



Running bond with decorative projecting block/shadow block

Recommendations for New and Existing Wood Siding

Recommended Treatment of New Wood

- Recommend using wood patterns typically found in the District such as clapboard wood siding, vertical wood siding in upper eaves, and board and batten wood siding
- While wood is the ideal material recommended, fiber cement board is an appropriate alternative
- Consider using fiber cement board in a similar pattern found in the District, such as clapboard and vertical panels

Not Recommended Treatment of New Wood

- Avoid using styles, sizes, and finishes that are not typically found in the District.
- Avoid vinyl siding to appear as clapboard

Recommended Treatment of Existing Wood

- Original exterior materials are encouraged to be repaired with in-kind material that matches the original in material, texture, color, and design
- If original exterior materials are damaged beyond repair, materials are recommended to be replaced in-kind to closely match original
- Removal of non-historic material is encouraged if it is replaced with new material that more closely matches the original exterior material

Not Recommended Treatment of Existing Wood

- Repairs to original exterior materials are not recommended to be completed with incompatible materials that draw attention away from original exterior materials and features
- To avoid a false sense of history, avoid adding cladding that never existed historically, such as adding vinyl siding



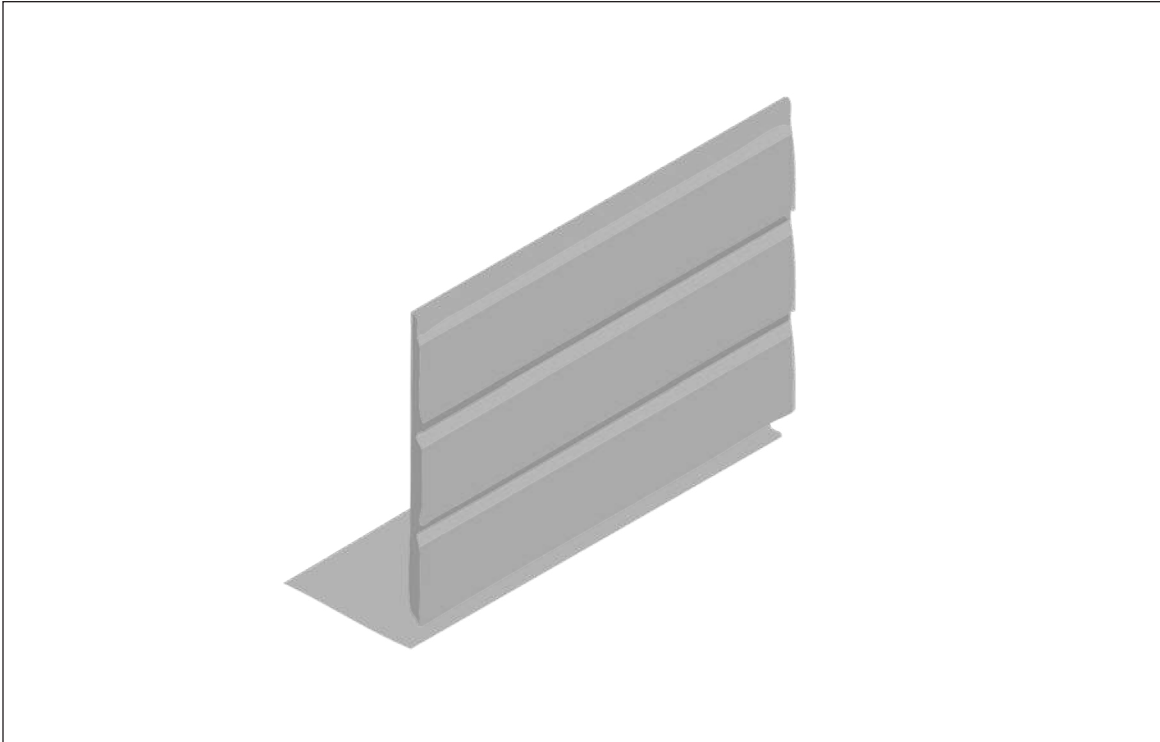
Wood in the upper eaves



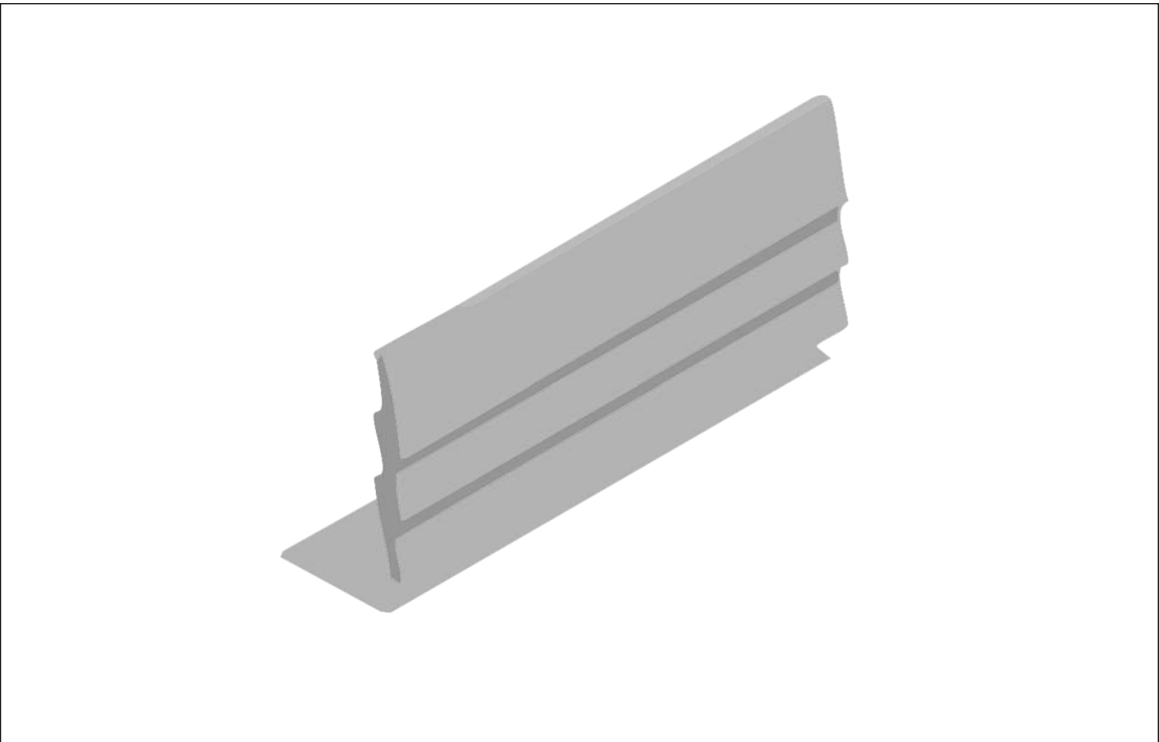
Wood board and batten siding (left) and clapboard siding (right)



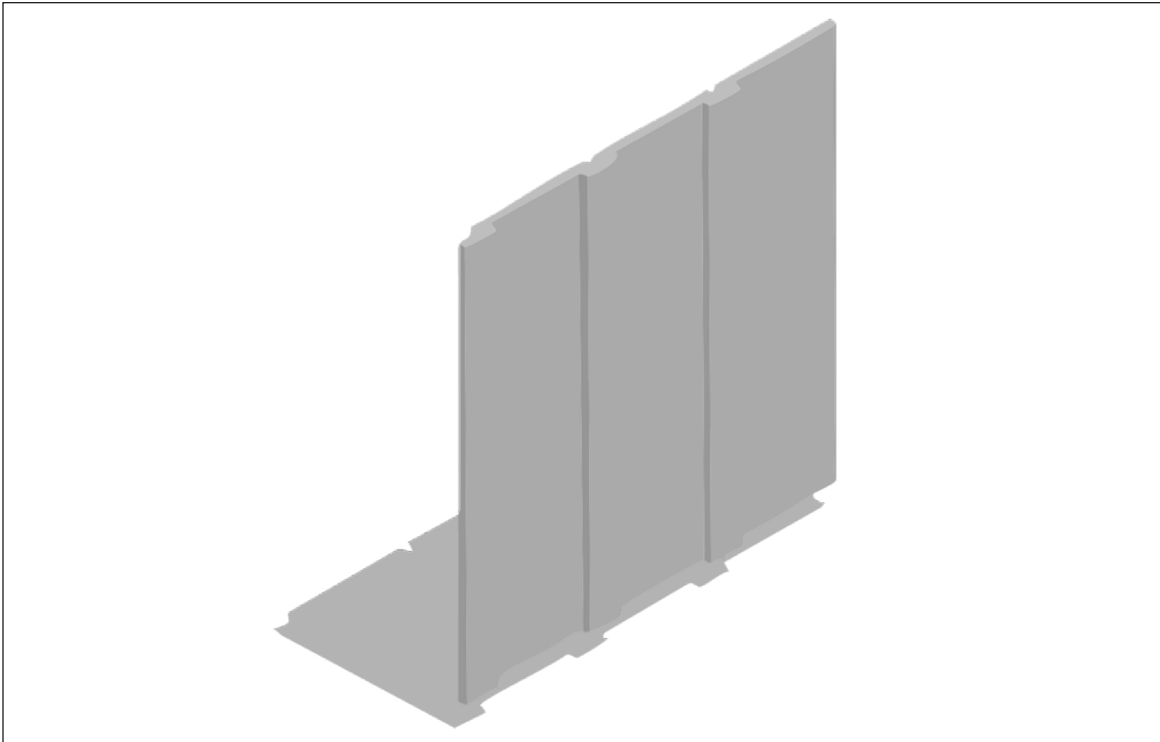
Wood clapboard siding



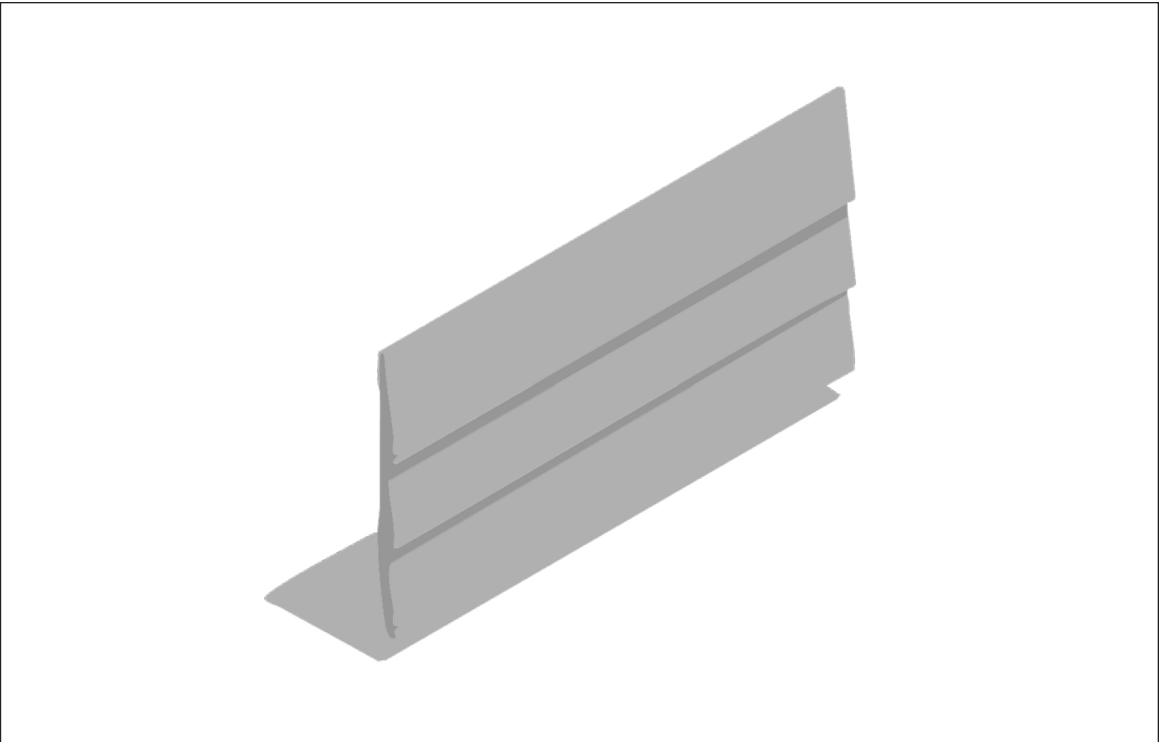
Horizontal siding



Clapboard siding



Board and batten siding



Clapboard siding

Design Recommendations, Wood



Consider a mixture of fiber cement board patterns for new infill construction, such as planklap, clapboard, or vertical panel patterns.



Patterns such as horizontal boards between windows was a common feature during the period of significance, and an appropriate design for new infill construction.

Recommendations for New and Existing Decorative Concrete Block

Recommended Treatment of New Decorative Concrete Block

- Decorative concrete block has been used in the District, to serve a variety of purposes:
 - Architectural accent or wall detail
 - Brise soleil
 - Fence
- New infill construction is encouraged to incorporate common decorative concrete block patterns into new designs
- Accentuate corners and wall cladding with decorative concrete block
- Encourage the decorative concrete block for perimeter fences or brise soleis

Not Recommended Treatment of New Decorative Concrete Block

- Avoid using styles, sizes, and finishes that are not typically found in the District

Recommended Treatment of Existing Decorative Concrete Block

- Original decorative concrete block is recommended to be repaired with in-kind material that matches the original in material, texture, color, and design
- If original decorative concrete blocks are damaged beyond repair, materials are recommend to be replaced in-kind to closely match original

Not Recommended Treatment of Existing Decorative Concrete Block

- Removing decorative concrete block from existing buildings



Tuscon



Cross Diamond

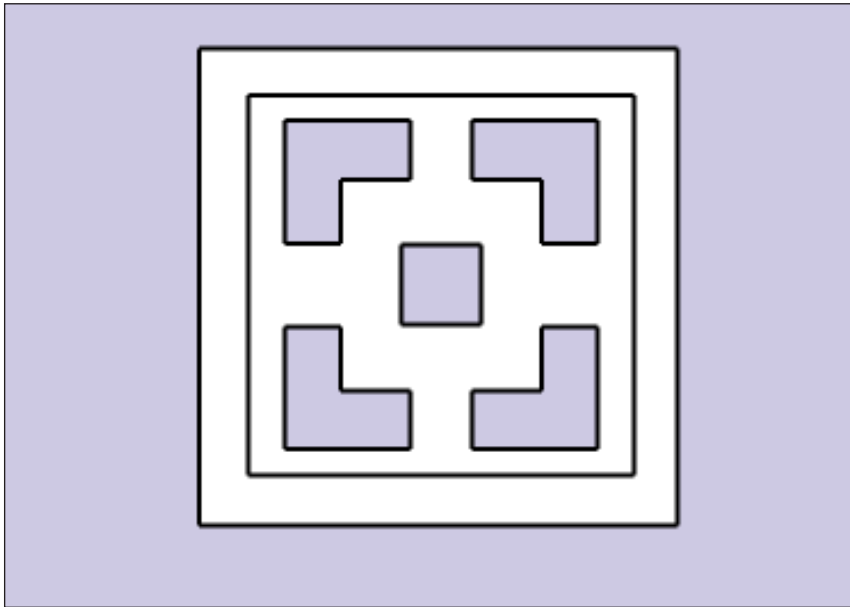


Empress

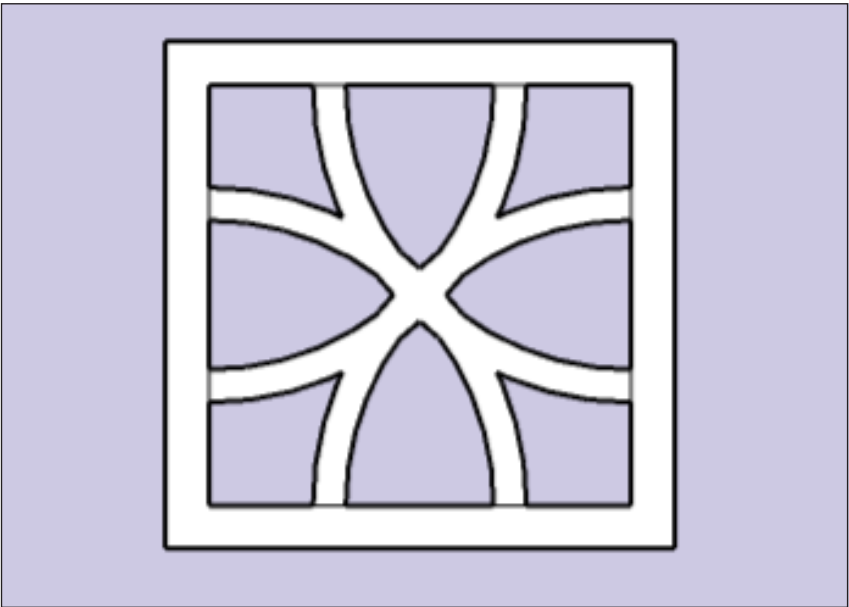


Maltese

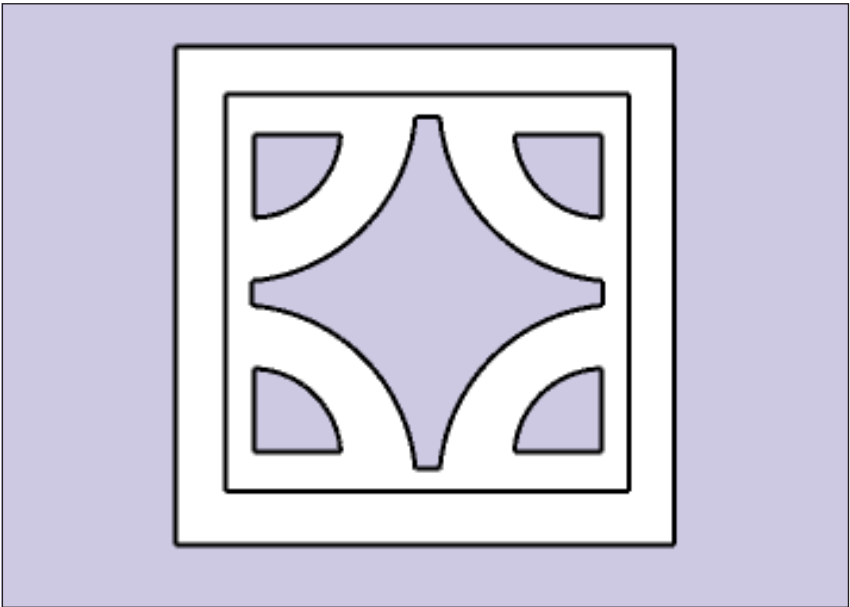
Design Recommendations, Decorative Concrete Block



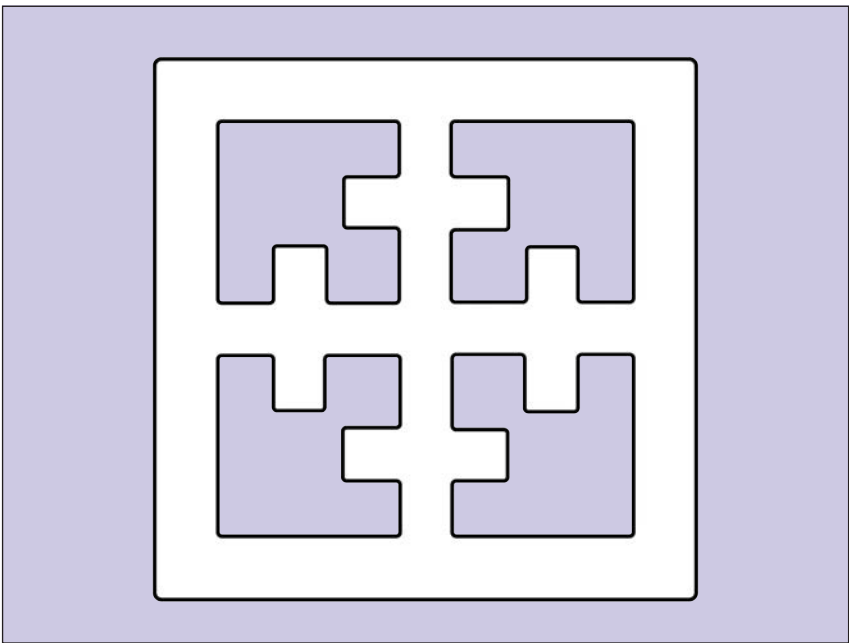
Vista-View



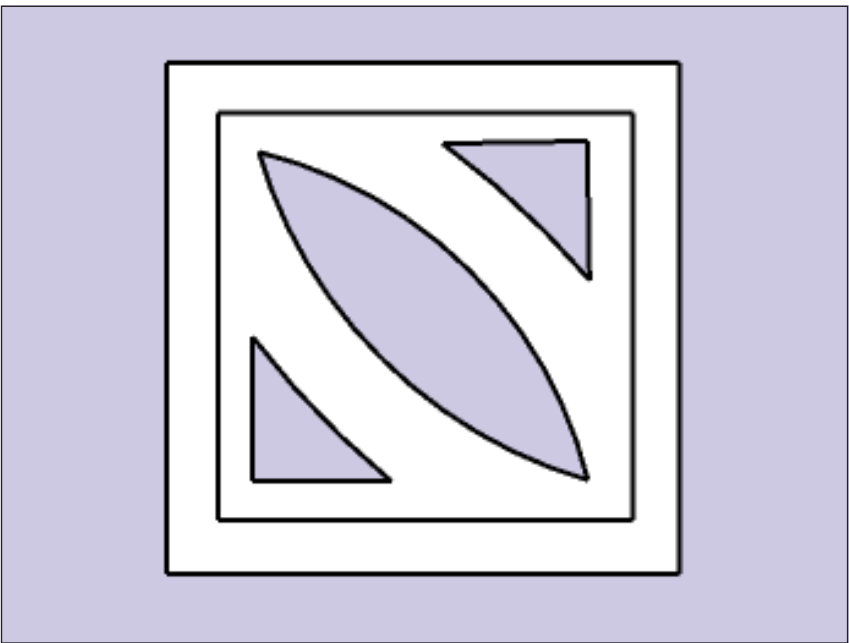
Tuscon



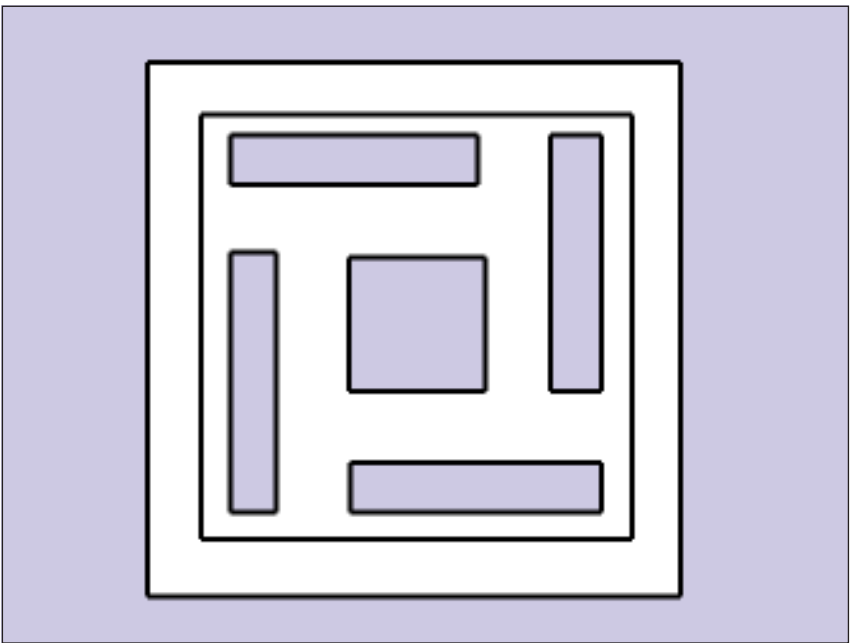
Empress



Maltese



Petal



Vista-Rama



Recommend incorporating decorative concrete block into new designs, see brise soleil.



Recommend incorporating decorative concrete block into new designs, see porches and architectural accents on columns.



Recommend incorporating decorative concrete block into new designs, see porches.

5.2 Roofs (Form and Cladding)

Buildings in the District feature a variety of roof types, styles, and cladding. The roof and its components, such as the slope, fascia, and eaves, reinforce the architectural style of the Districts. While different forms offer visual variety, it nonetheless represents the common architectural styles found in the Districts

Roof types found in the District include:

- Front-gable and side-gable
- Hipped
- Flat
- Shed
- Parapet

Roof pitch typically found in the District include:

- Low-pitch
- Medium-pitch

Common roof materials found in the District include:

- Composite, asphalt, and concrete shingle



Recommendations for New and Existing Roofs

Recommended Treatment of New Roofs

- Consider composite, asphalt or concrete shingles
- Follow similar roof pitch, lines, slopes and forms found in the Historic Westside
- Townhouses may have a combination of roof styles to create visual distinction between units
- Use appropriate roof cladding commonly found in the neighborhood

Not Recommended Treatment of New Roofs

- Introducing a new roof style, slope, or cladding not commonly found in the neighborhood
 - ° For example, it would not be recommended to introduce a high-pitched gable roof clad in clay tiles i.e. Spanish 'S' shaped or Mission barrel

Recommended Treatment of Existing Roofs

- Retain the original roof pitch, lines, slopes, and form
- Repair roofs with in-kind materials including repairing asphalt and concrete shingles
 - ° Any patching or minor repairs are encouraged to be completed with in-kind materials
- Retain distinctive features of the roof line including rafters, size, and slope of overhanging eaves

Not Recommended Treatment of Existing Roofs

- Replacement of original roof with an incompatible material
 - ° For example, a roof that was originally composite shingles should not be replaced with clay tiles
- Altering the form of the roof is not encouraged as it detracts from the character of the property
- Altering the pitch of a roof

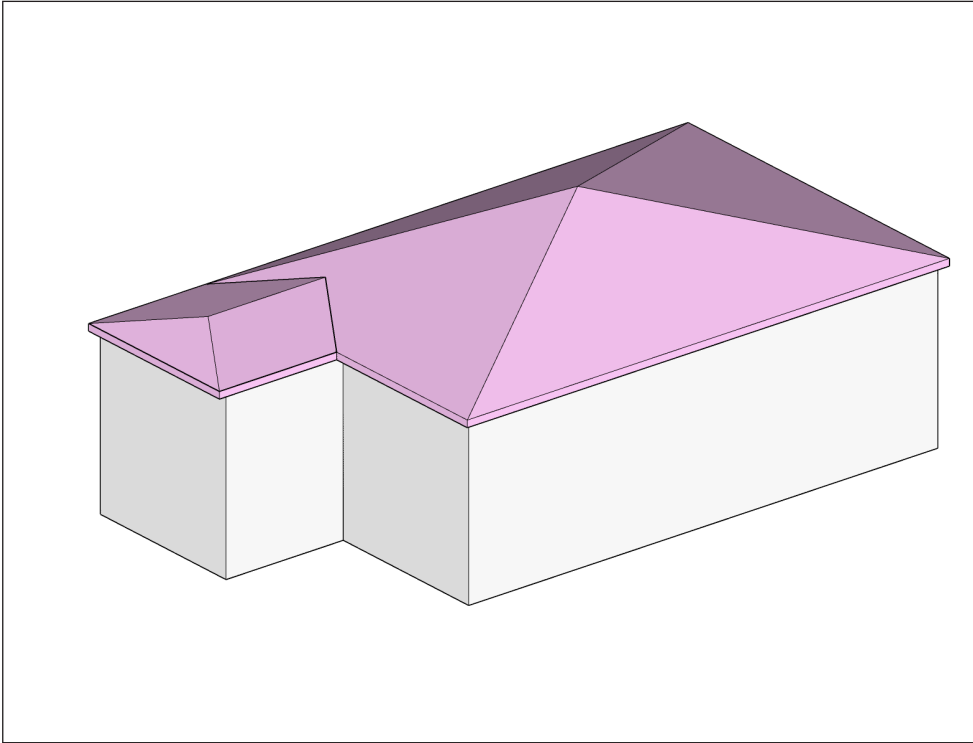


Recommend new infill construction use roof pitch and style similar to those found in the District, usch as low-gabled roofs

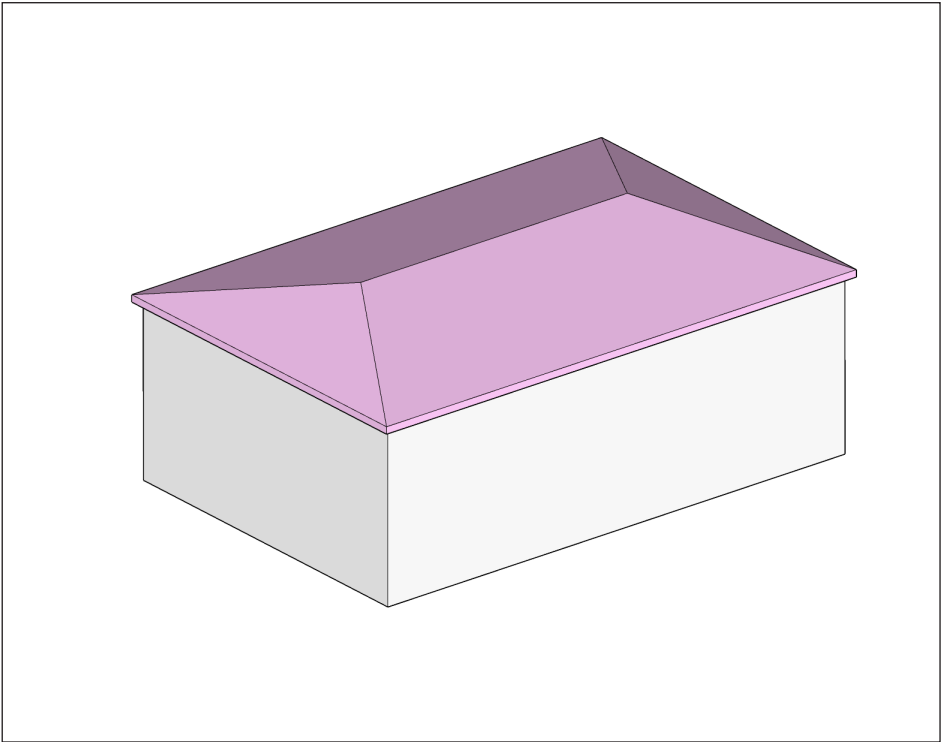


Recommend new infill construction use roof pitch and style similar to those found in the District, usch as low-hipped roofs

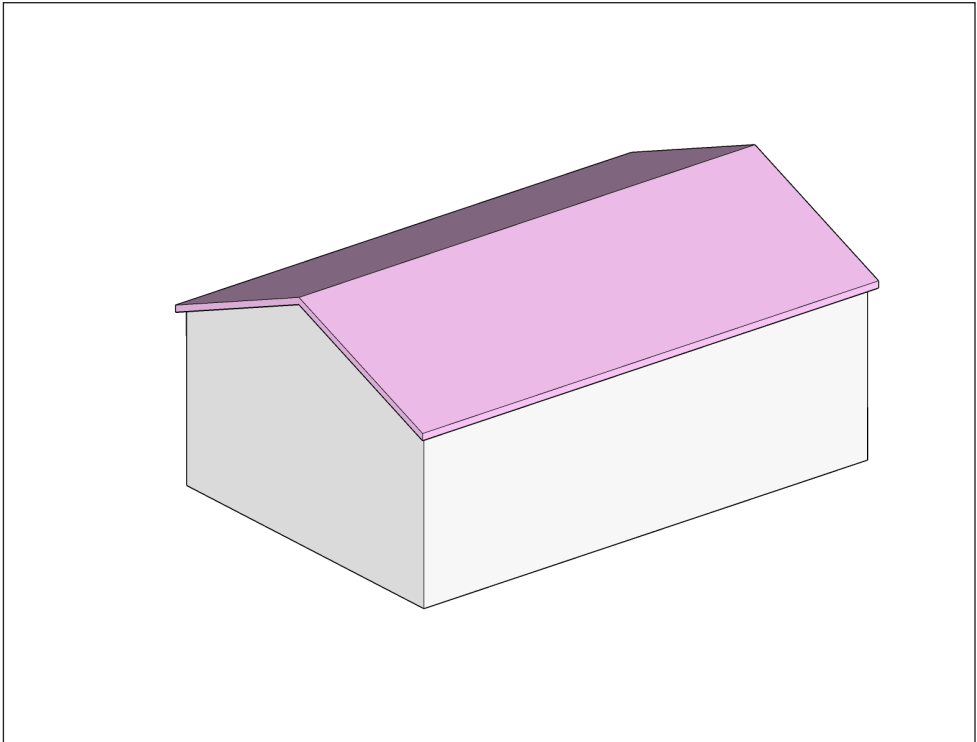
Design Recommendations, Roof Form



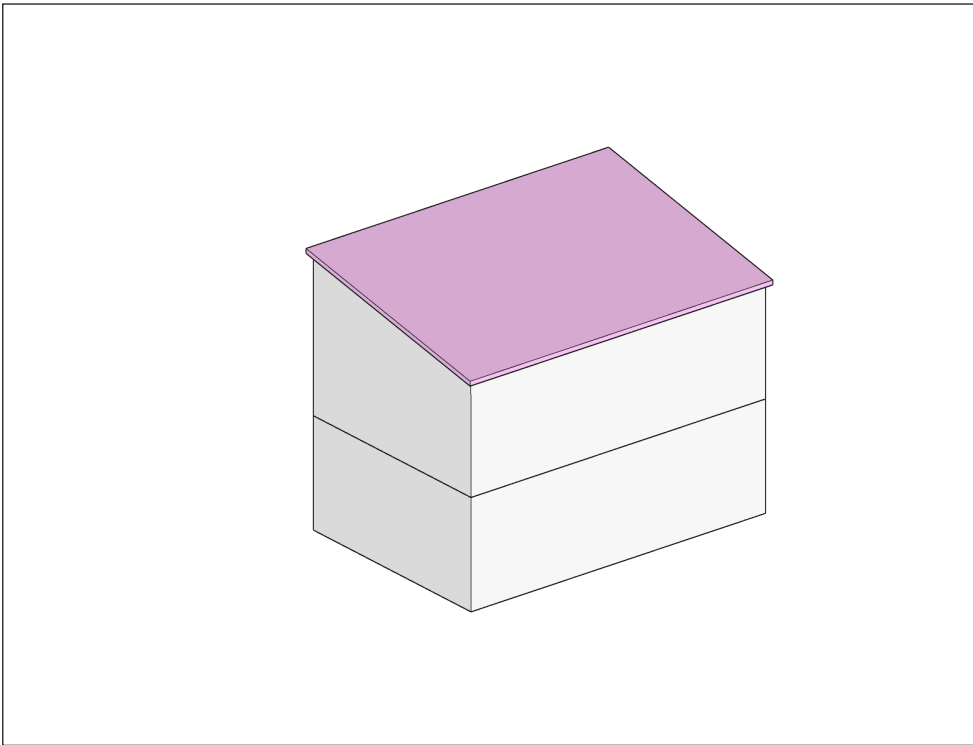
Hipped Roof



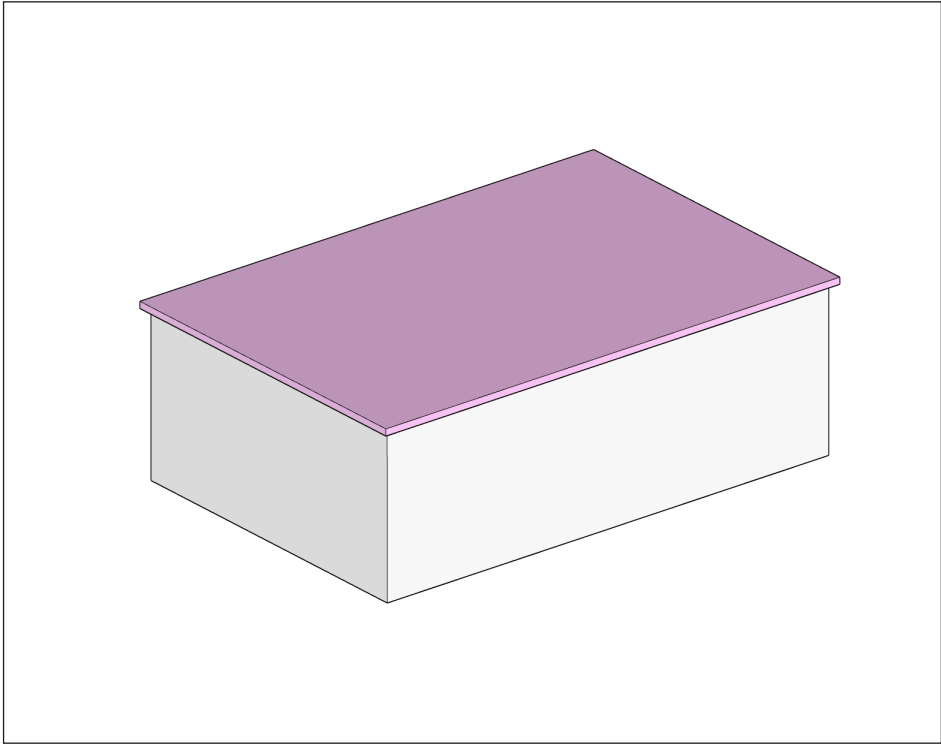
Hipped Roof



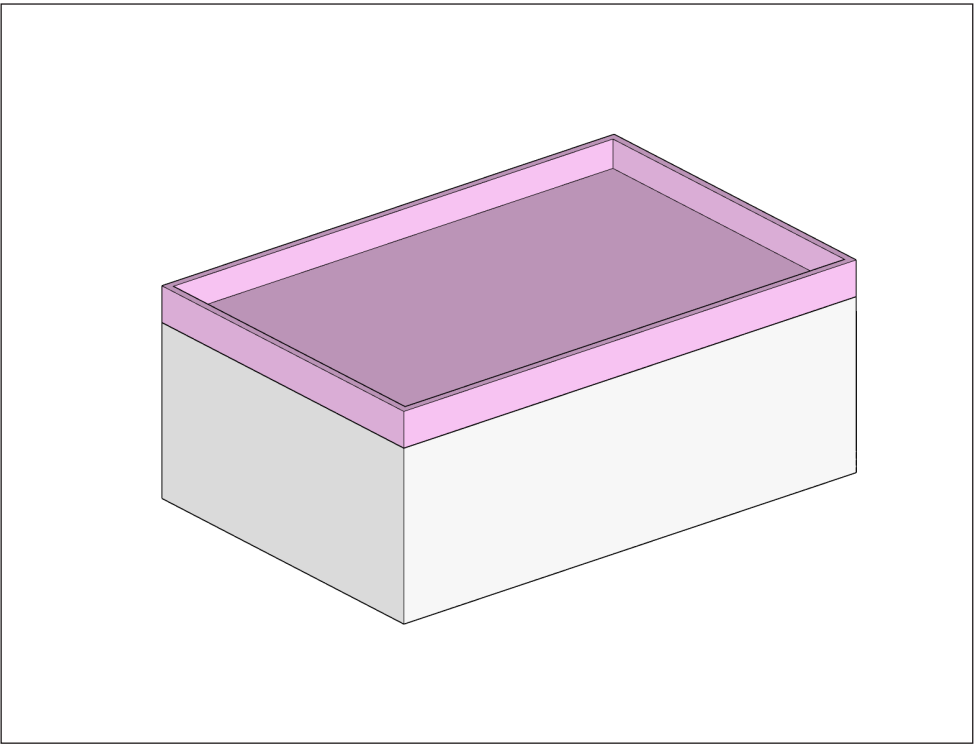
Gabled Roof



Shed Roof



Flat Roof with Eaves



Flat Roof with Parapet

Design Recommendation, Roofs Forms



Recommend new infill construction use a variety of roof types to break up large massing



Recommend new infill construction use a variety of roof types to break up large massing

Material Recommendations, Roof Cladding



Concrete Shingles



Concrete Shingles



Asphalt Shingles



Asphalt Shingles

5.3 Windows

Original windows are important features that convey the early character of a building. While changes in window configuration, style, and glazing often occur throughout the life of any historic building, retaining the original window fabric guarantees preserving an important characteristic of the District. A common contemporary feature found in the District is the addition of metal security grilles over windows. New infill construction is encouraged to use window configurations, styles and materials typically found in the District. Common original window types include:

Window types found in the District include:

- Casement
- Slider
- Fixed pane
- Hung
- Awning

Common original window mullion and muntin materials include:

- Wood
- Steel
- Aluminum



Recommendations for New and Existing Windows

Recommended Treatment of New Windows

- Prioritize implementing similar patterns, styles, and materials commonly found in the District
- Double-pane or dual glazing is advised with high visible light transmittance to be as clear as possible

Not Recommended Treatment of New Windows

- Avoid introducing patterns, styles, and materials that are not commonly found in the District
- Avoid installing low visible light transmittance windows
- Avoid vinyl window frames

Recommended Treatment of Existing Windows

- Original or early windows are encouraged to be retained in place
- To improve energy efficiency the following are recommended:
 - Repair the window by eliminating gaps that cause heat loss and gain
 - Reglaze/replace glass in the window
 - Install clear, low-emissivity (low-e) film
- If a new window is considered to replace a deteriorated, non-original window, it should have the same pattern, style, size, material, and operability of original windows
- New windows openings on secondary elevations may be possible if the new openings generally follow historic fenestration pattern

Not Recommended Treatment of Existing Windows

- Infilling original window openings
- Altering the location, size, spacing, pattern, and proportion of the original windows
- Altering the solid to void ratio on the primary facade
- Replacing existing clear glass with non-clear or reflective glass
- Painting the exterior of windows that were originally unpainted
- Vinyl windows should be avoided



Example of steel sash window



Example of wood sash window

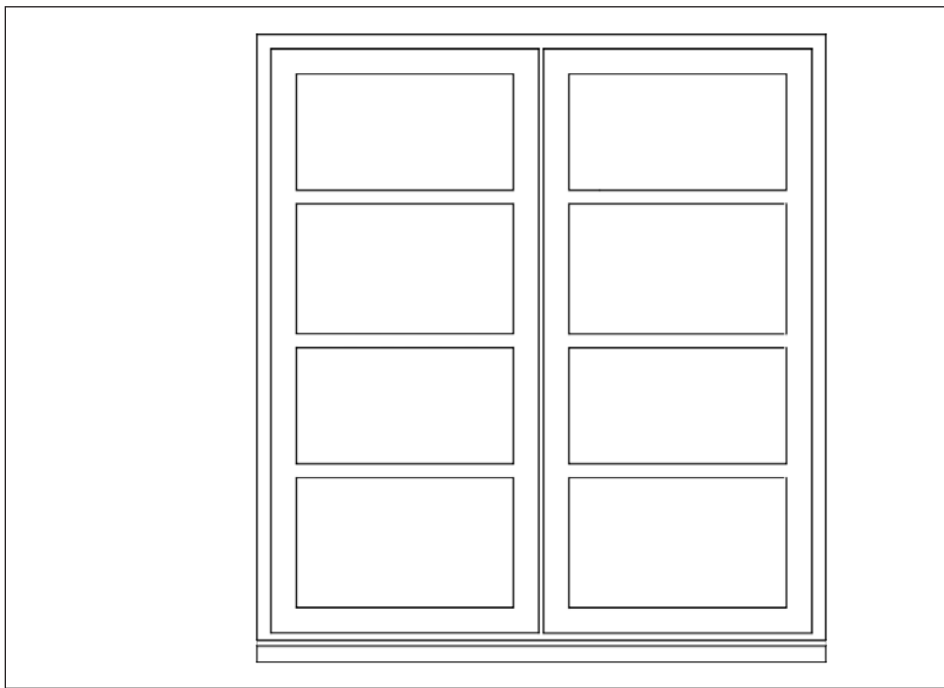


Example of new compatible windows

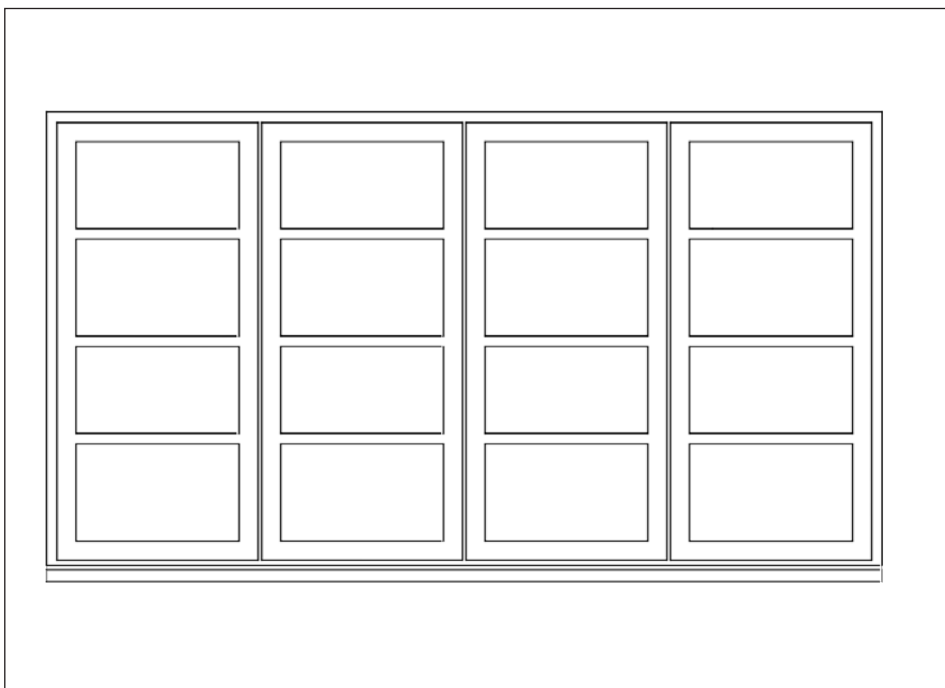


Example window with security grille

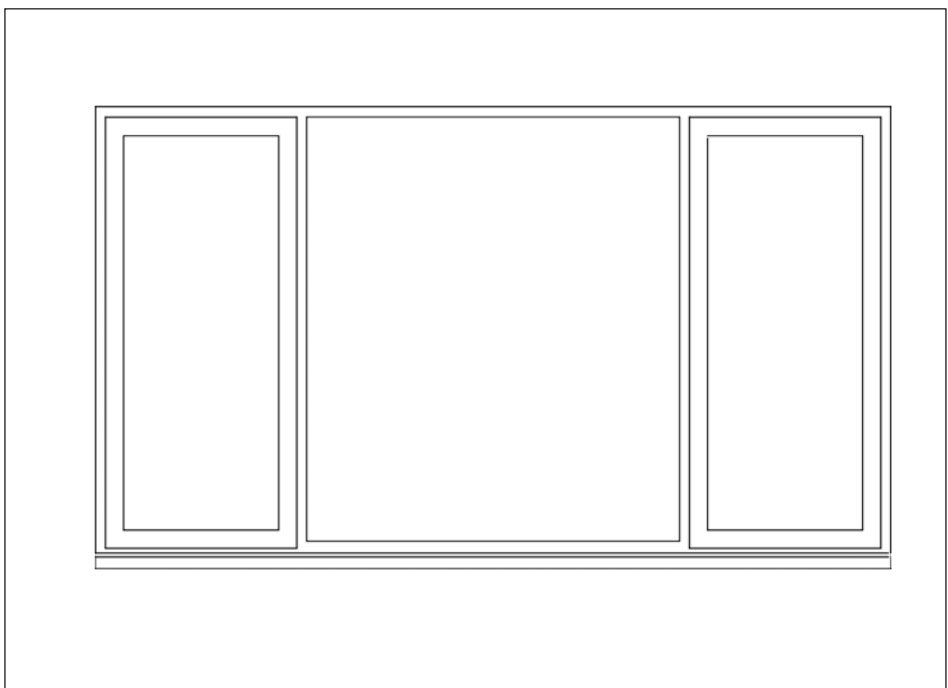
Design Recommendations, Windows



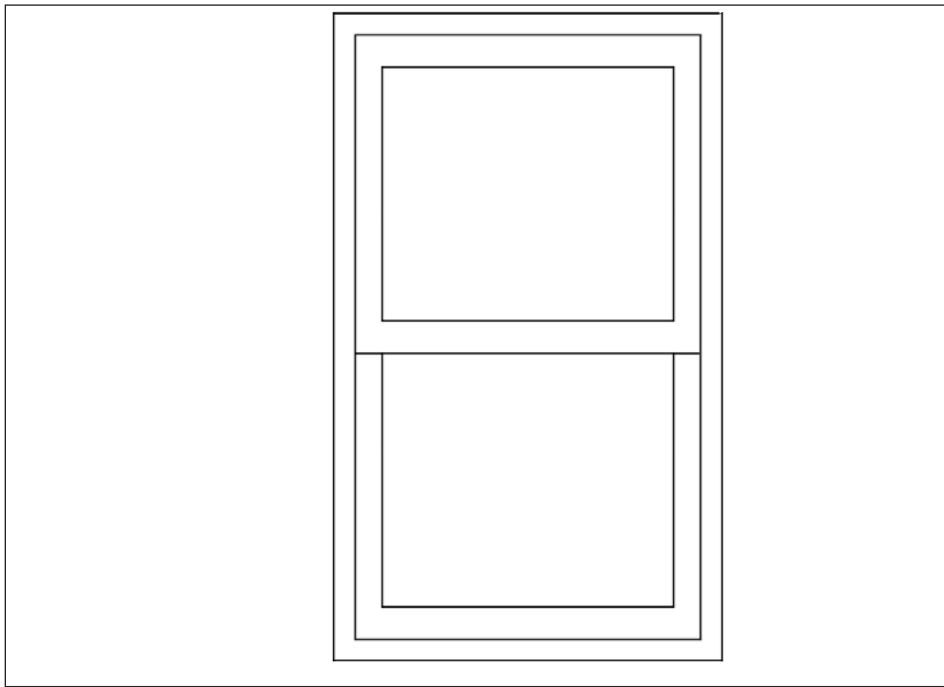
Casement Windows



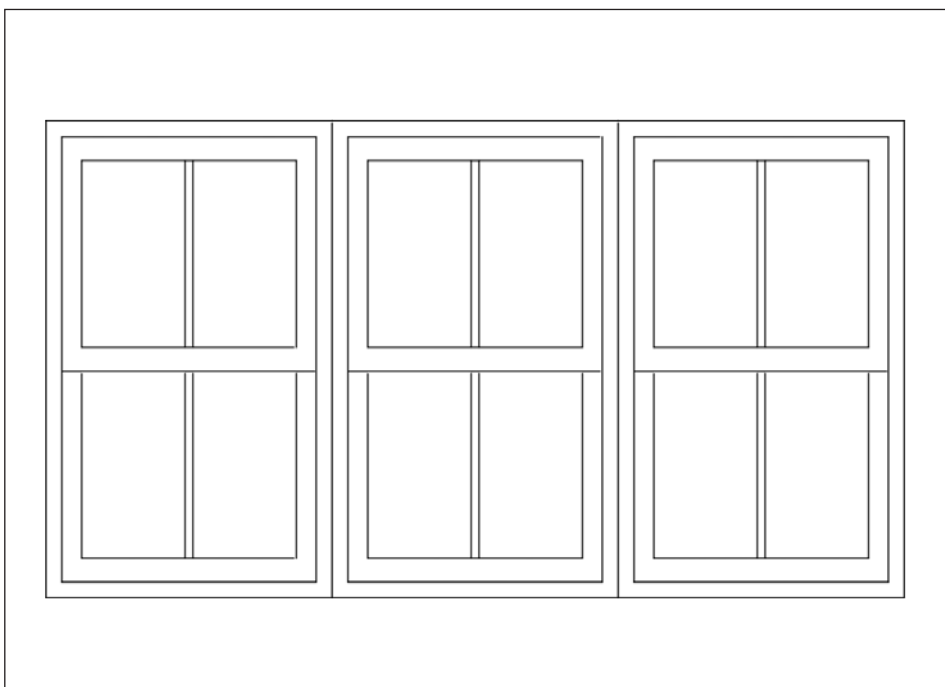
Series of Casement Windows



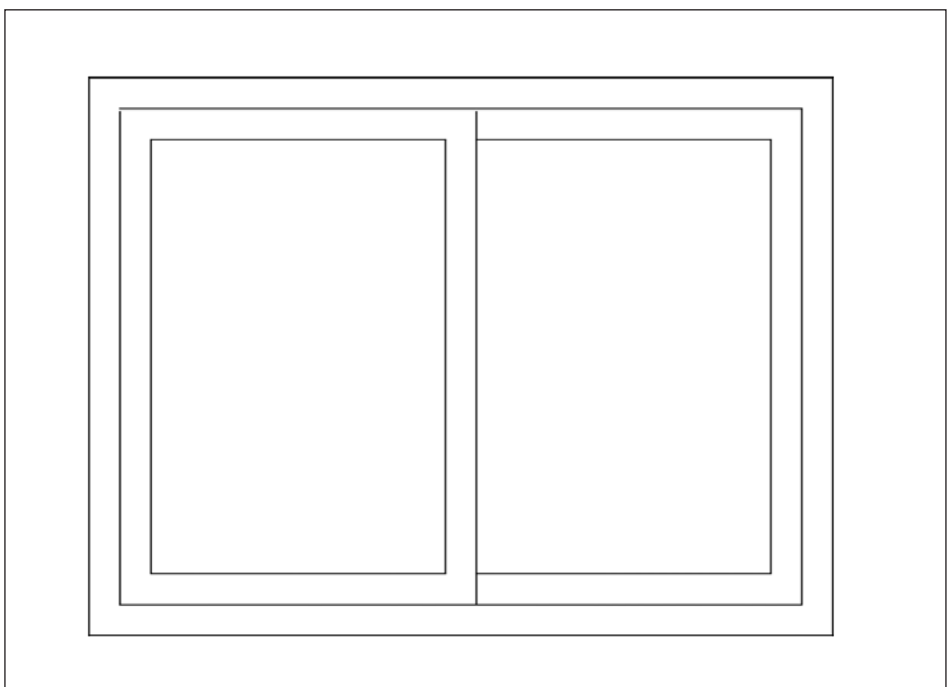
Central Picture Window Flanked by Casement Windows



Hung Windows



Series of Hung Windows



Slider Windows

5.4 Doors & Entries

Buildings in the District typically feature entry doors that face the primary street. Recessed entrances, often set back with an eave or extending canopy, are a common design characteristic. Residential buildings predominantly consists of a single-entry door while commercial and institutional buildings more commonly had double-entry doors. Multi-panel or slab doors are typical, with historic documentation showing a wide variation in doors with/or without different window patterns. A common contemporary feature found in the District is the addition of metal security doors in front of entry.

New infill construction is recommended to reflect traditional entry design characteristics of the District. Entrances are encouraged to be oriented toward the primary street with residential buildings featuring single-entry doors, while commercial buildings can incorporate double entry doors. Multi-panel or slab doors with/without varied window patterns are historically appropriate and can be considered to reinforce the Districts character.



Recommendations for New and Existing Doors & Entries

Recommended Treatment of Doors & Entries

- For commercial infill construction, doors and entrances should complement adjacent pattern and styles, with single or double-entry doors facing the primary street
- For residential infill construction, doors should consist of single-entry doorways facing the primary street
- Consider recessed entrances for both residential and commercial buildings

Not Recommended Treatment of Doors & Entries

- Avoid inappropriate styles and materials for doors (such as vinyl) or patterns not common in the District (such as double-entry doors for residential buildings)

Recommended Treatment of Doors & Entries

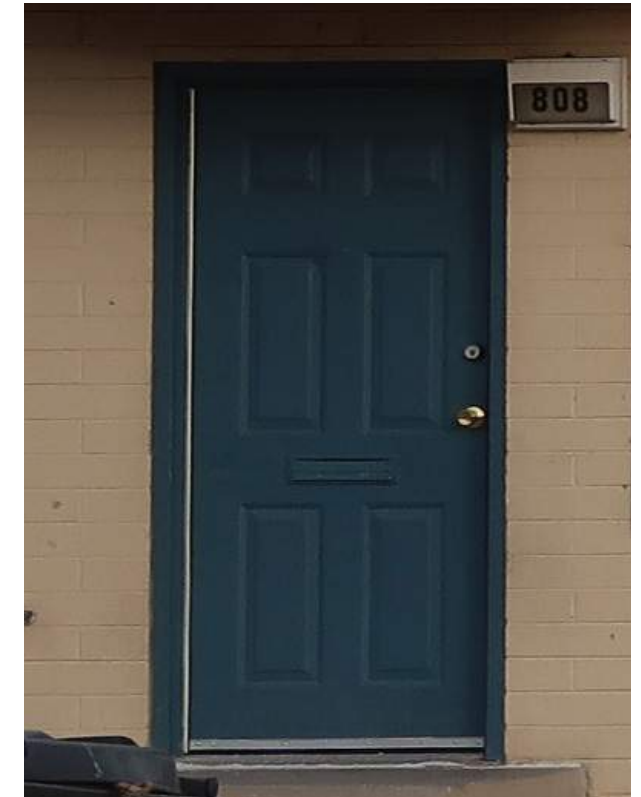
- Original or early doors should be retained
 - ° Original exterior materials should be repaired with in-kind material that matches the original in material, texture, color, and design
- Contemporary doors should be compatible with architectural style of building
- Incompatible contemporary doors should be replaced with appropriate doors to the corresponding architectural style of the building

Not Recommended Treatment of Doors & Entries

- To avoid a false sense of history, avoid installing doors which would not typically be used for the architectural style of the building (such as installing a glass door on a Minimal Traditional style building)



Example of slab door



Example of panel door

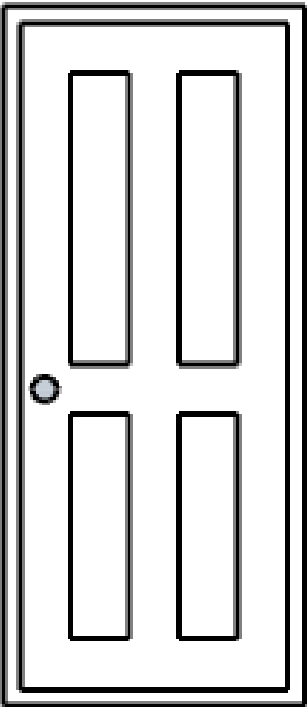


Example of security door

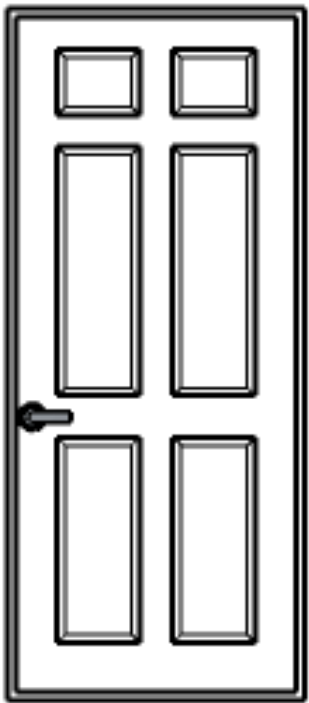


Example of security door

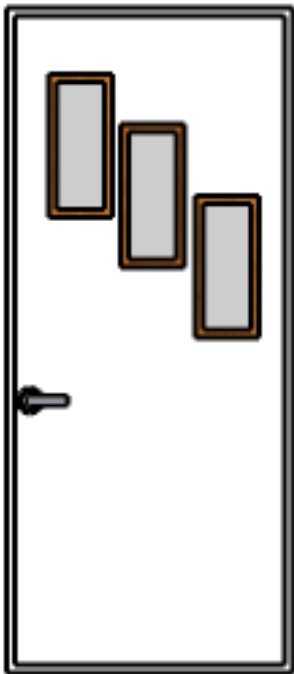
Design Recommendations, Doors & Entries



Panel Door



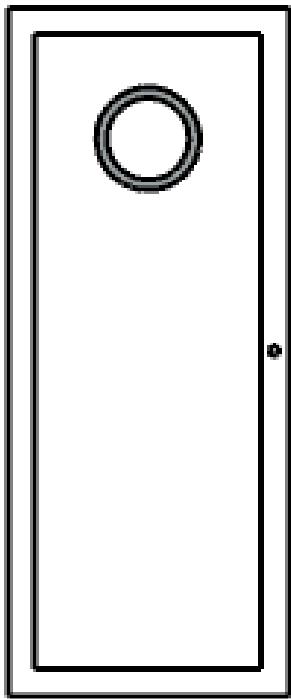
Panel Door



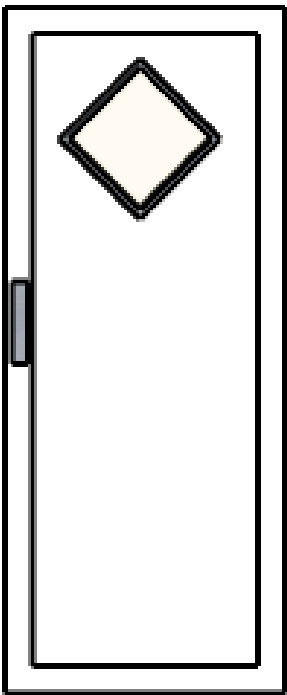
Three Light Door



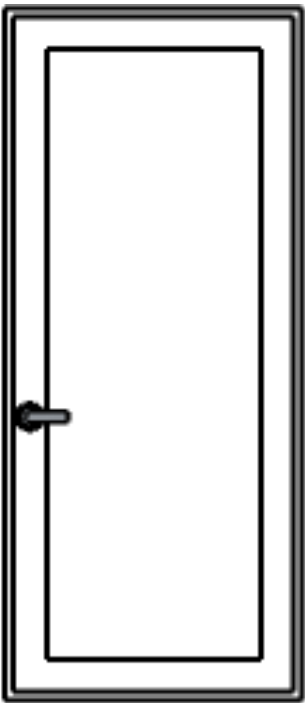
Side Light Door



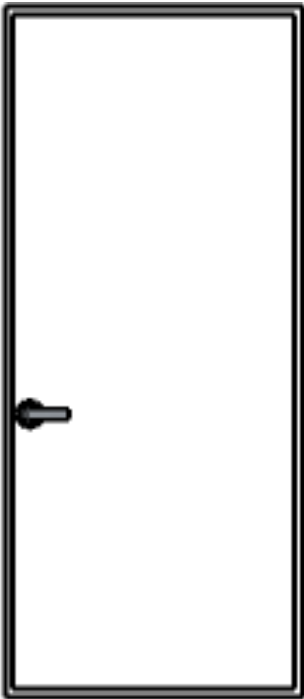
Circle Light Door



Diamond Light Door



Shaker Door



Slab Door

5.5 Porches & Balconies

Residential buildings historically featured full-width front porches, oriented toward the street. In some cases, residential buildings included wraparound porches extending along at least three elevations. Buildings such as those in Marble Manor, incorporated recessed entrances with overhanging eaves for shade. Prior to the construction of the I-15 freeway, A Street was lined with residential homes featuring street-facing porches, fostering an “eyes on the street” effect and enhancing neighborhood security. Maintaining existing porches or adding new porches to existing buildings provides an opportunity to create functional outdoor spaces while maintaining shaded areas.

“Eyes on the Street”

Writer and activist Jane Jacobs advocated the idea that vibrant, safe neighborhoods depend on natural surveillance—what she called “eyes on the street.” In her book, *The Death and Life of Great American Cities* (1961), Jacobs argued that well-designed streets encourage interaction, building both a sense of community and public safety. One of the key elements in achieving this is ensuring that buildings actively engage with the street. Porches and balconies play an important role in providing residents with spaces to observe and participate in street life. As Jacobs explained:

“There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to ensure the safety of both residents and strangers, must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind.”

By incorporating porches and balconies into the District, property owners and residents not only enhance their own outdoor space but also contribute to a more connected community.



Recommendations for New and Existing Porches & Balconies

Recommended Treatment of Porches and Balconies

- A minimal dimension of 9'X12', provides adequate functional outdoors space
- Open on at least three sides
- Balconies with canopies above
 - ° Gate added at the first-floor for resident access
- First-floor porches are encouraged to be slightly raised
- Recessed functional entry with roof or canopy above

Not Recommended Treatment of Porches and Balconies

- Does not meet minimal recommended dimensions to be used as a functional outdoor space and is instead a covered entry stoop
- Absence of porches, balconies, or functional outdoor space for infilled construction.
- Porches and balconies not located on the street facing elevations

Recommended Treatment of Existing Porches and Balconies

- Use in-kind materials when repairing existing porches to retain historic character
- Any new porch addition is encouraged to be located on the street-facing elevation to reinforce traditional design
- New porches added to existing buildings recommended to have a minimum dimension of or 9' X 12' to ensure functional and historically compatible proportions

Not Recommended Treatment of Existing Porches and Balconies

- Avoid replacing original porch materials with incompatible alternatives that detract from the building's character
- Adding porches that do not meet the minimal dimensions recommended or are not located on a street-facing elevation
- Removal of porches or balconies

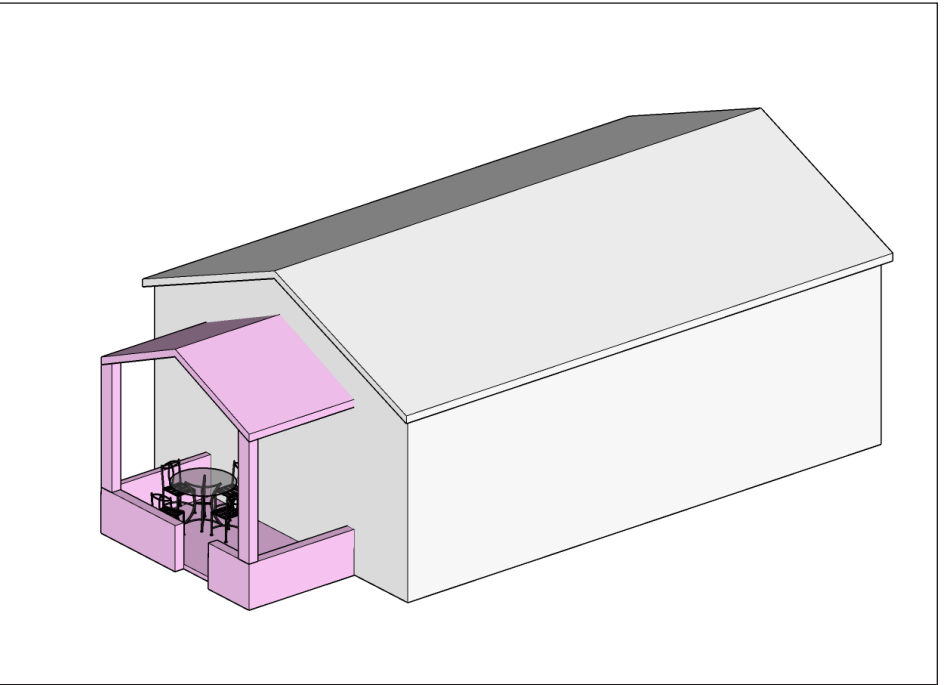
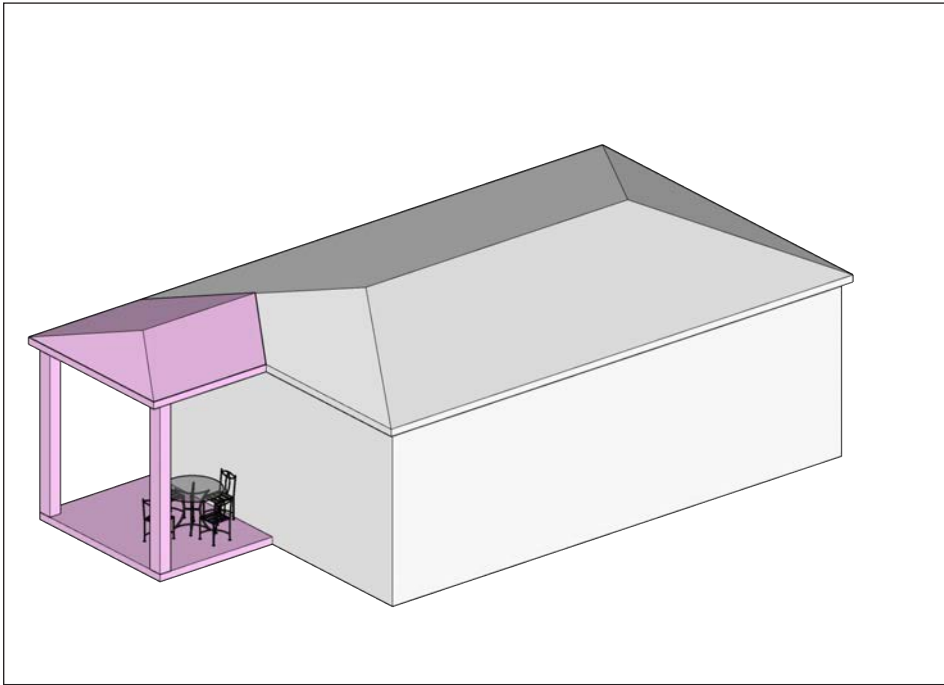
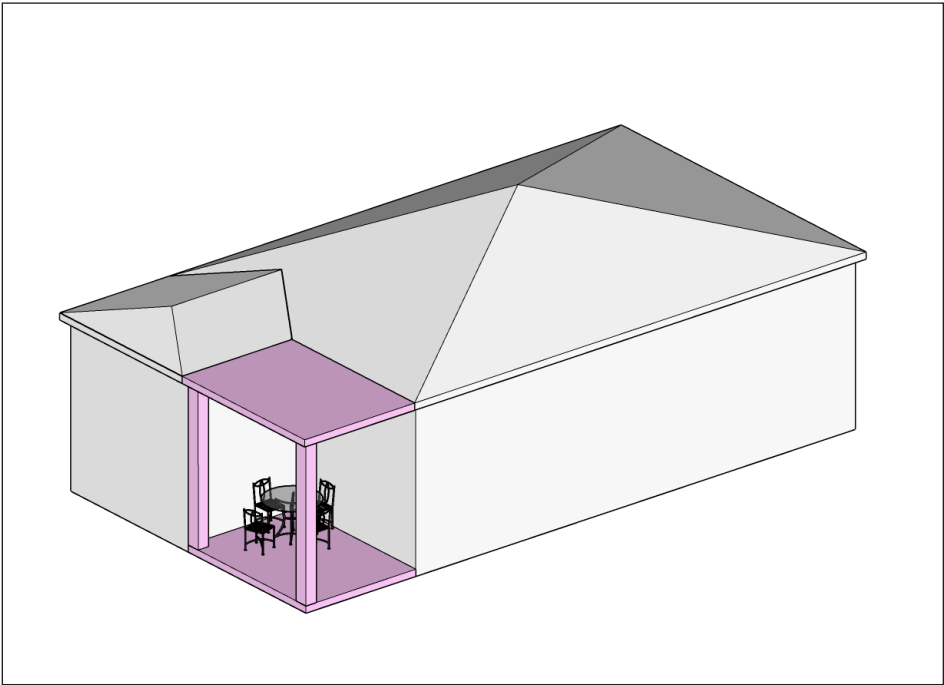
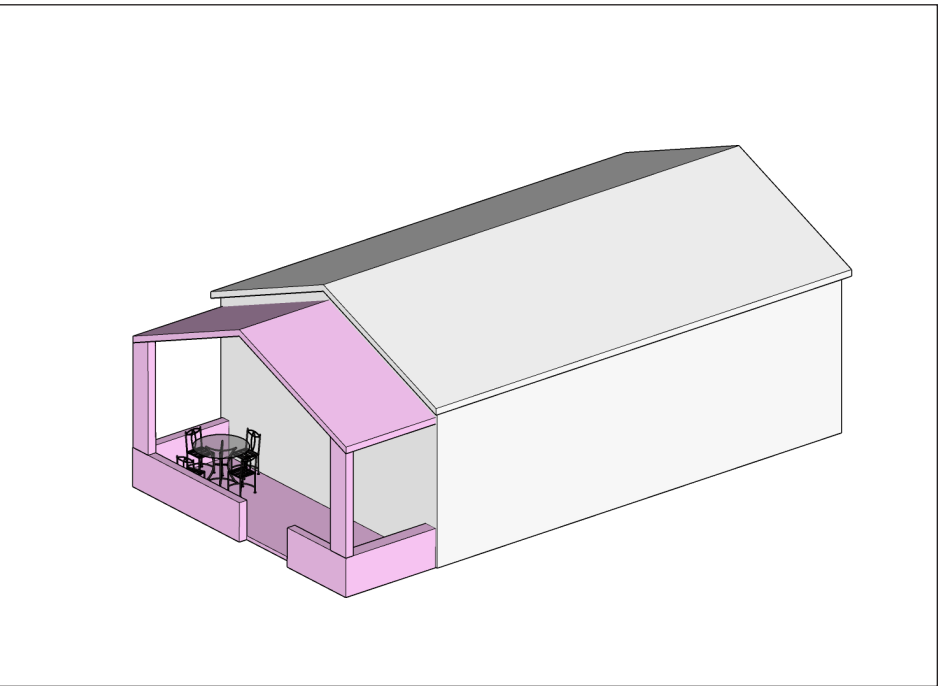
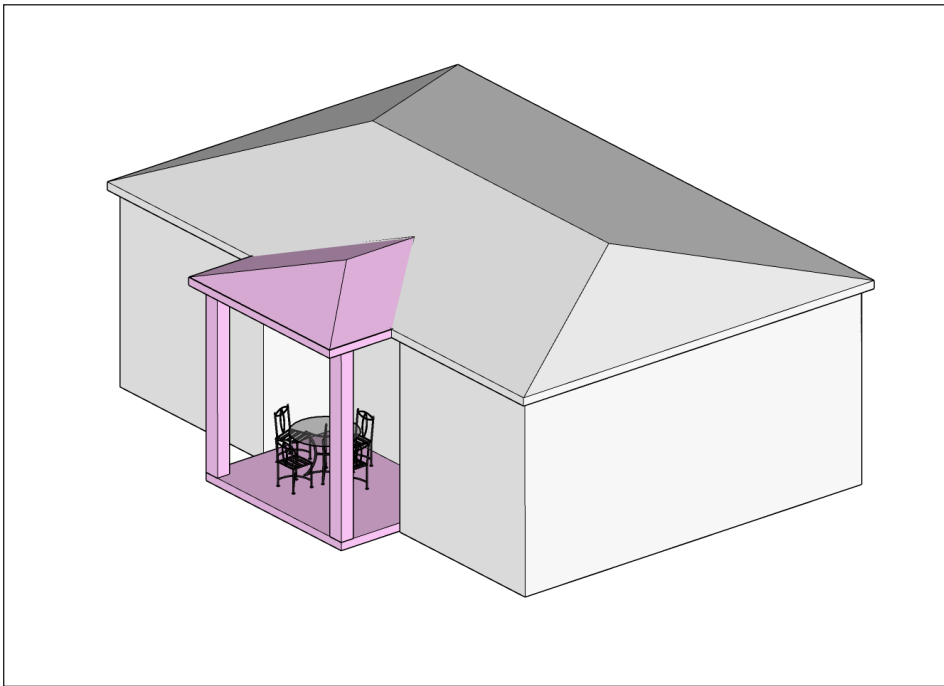
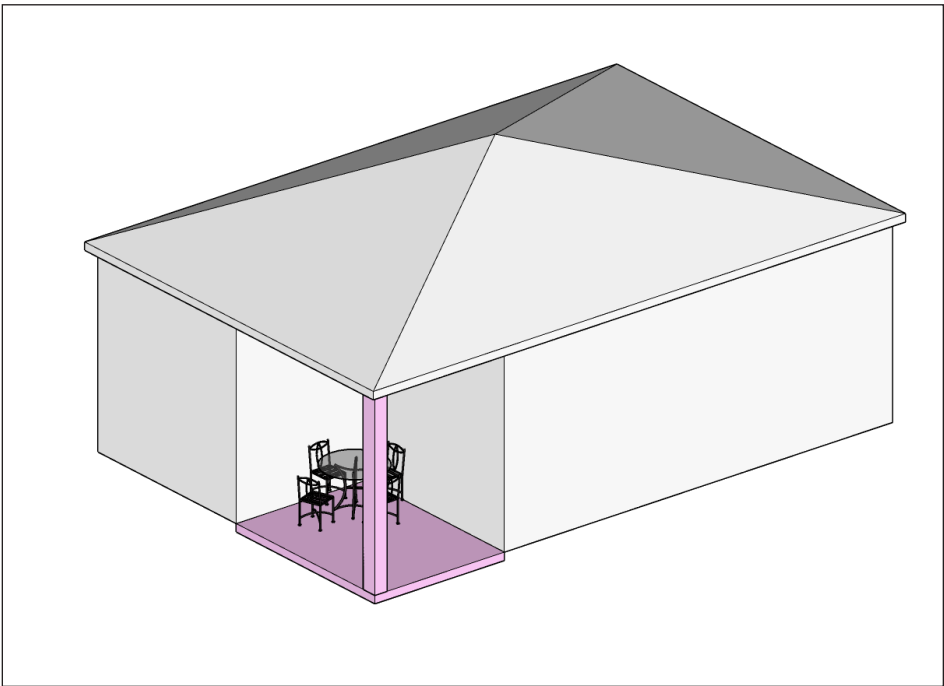


Example of porch and balcony from the 1940s

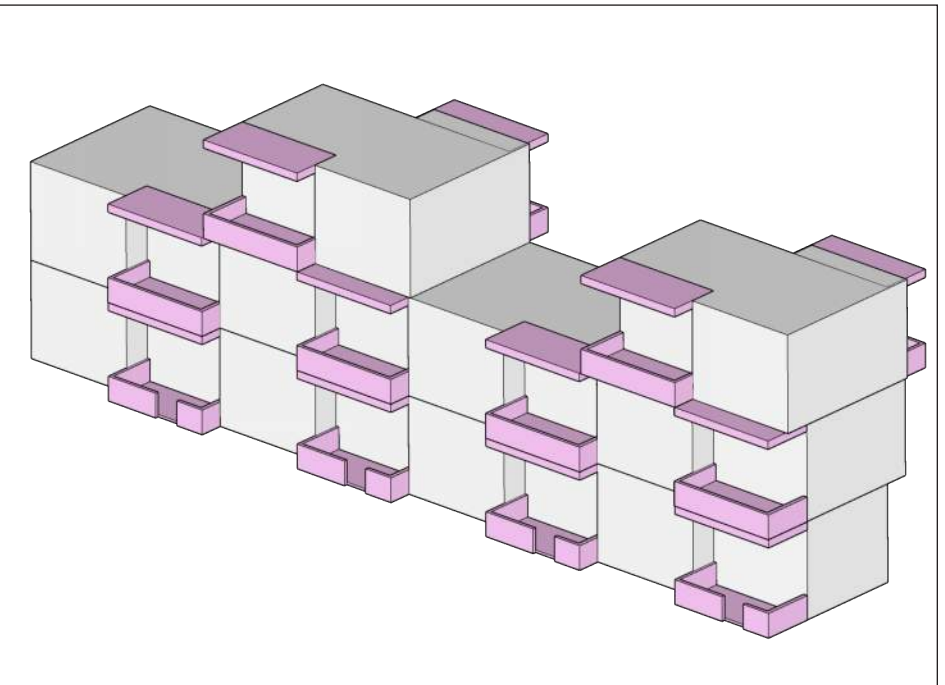
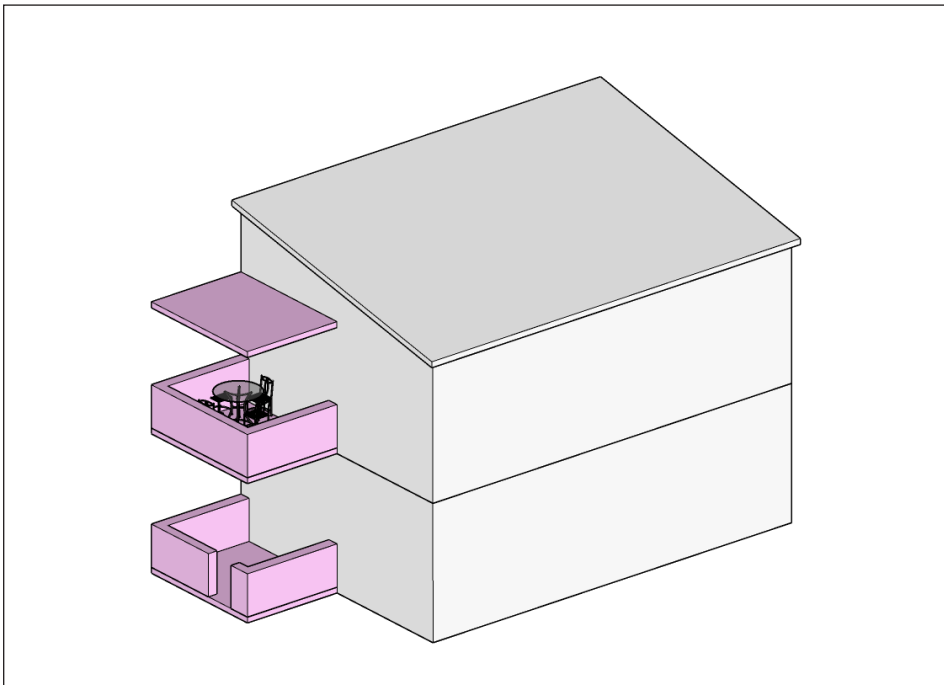
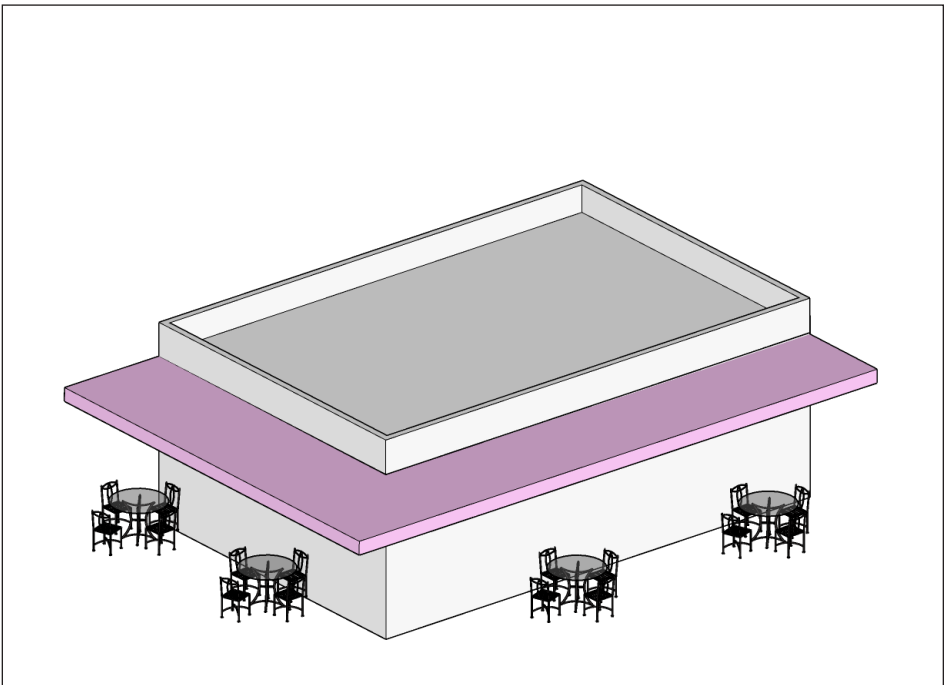
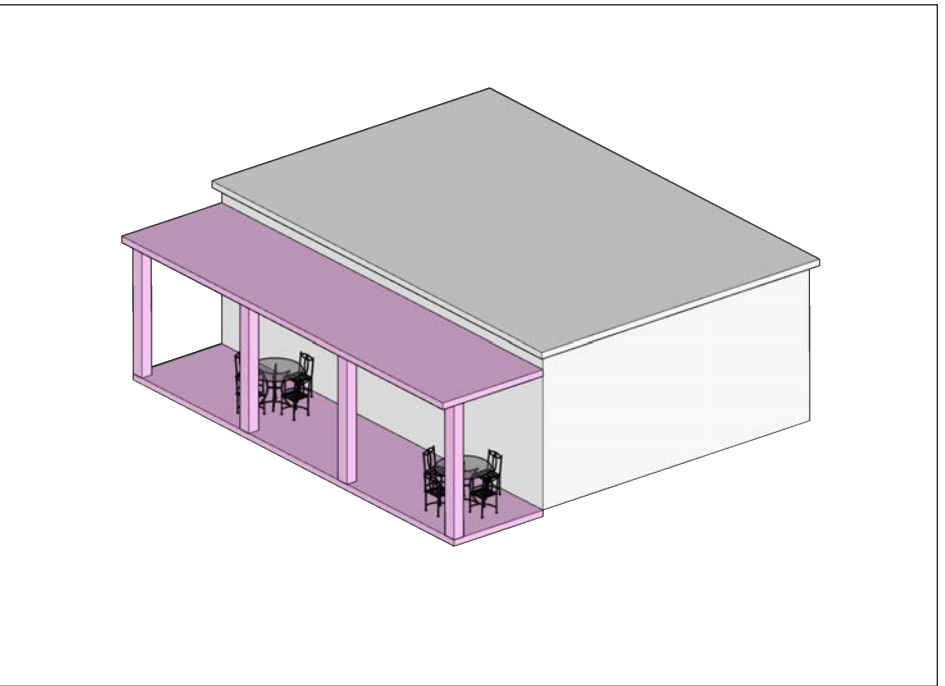
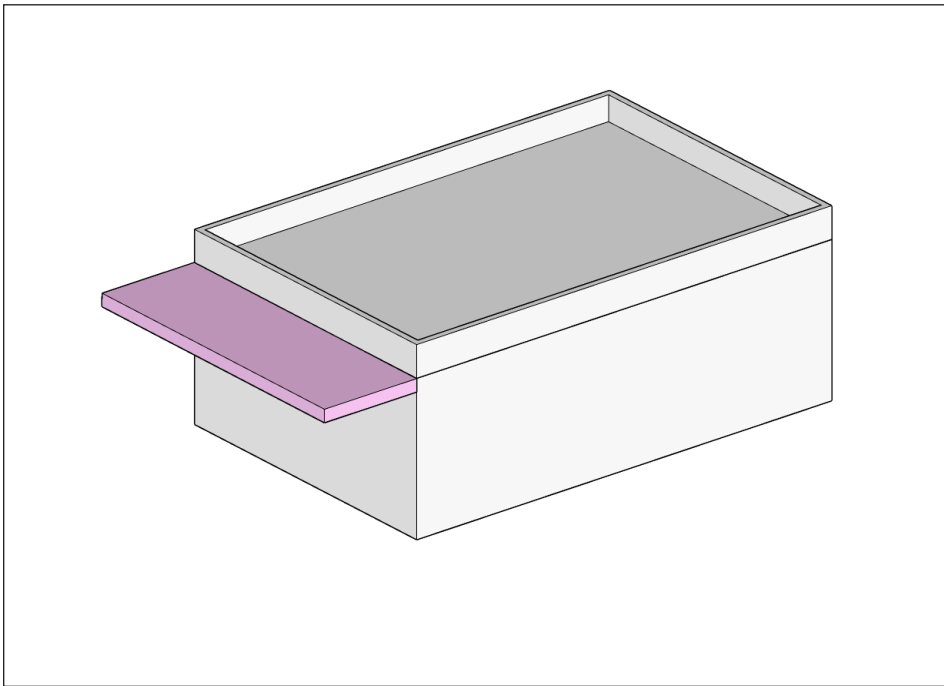
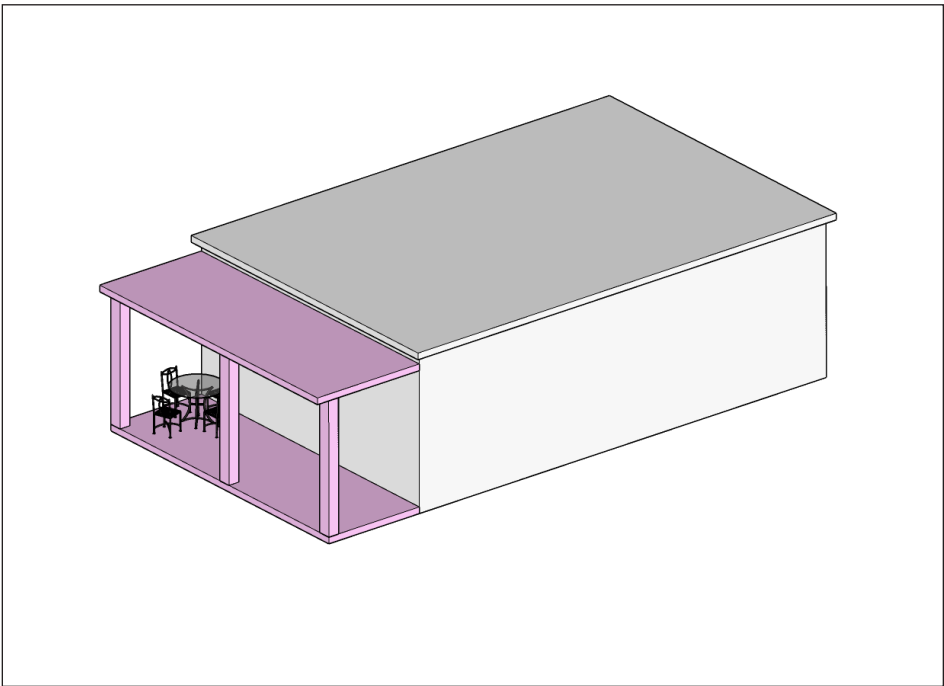


Example of historic porch in the District

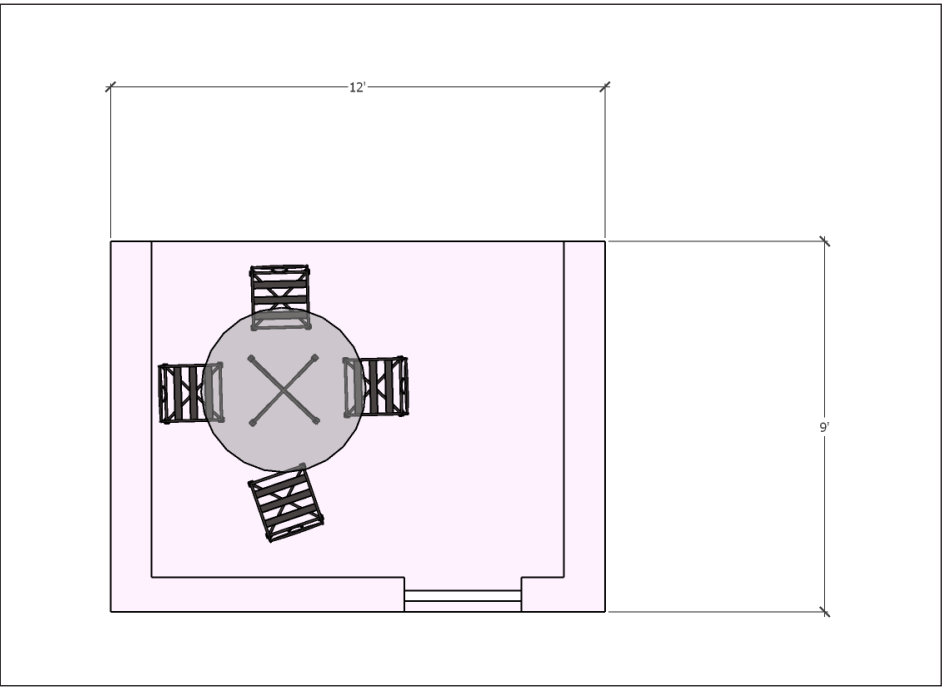
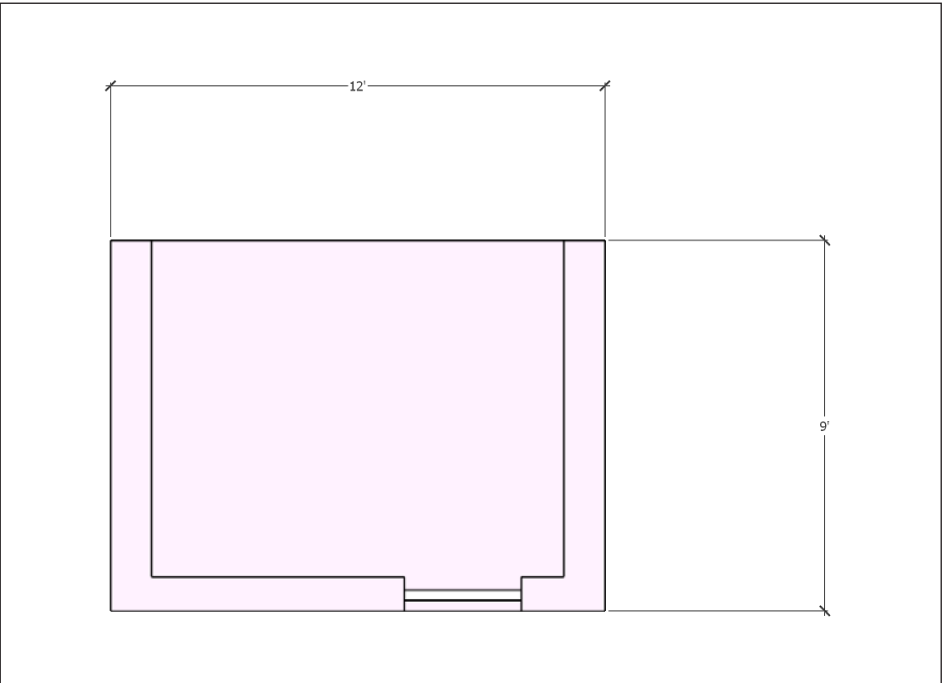
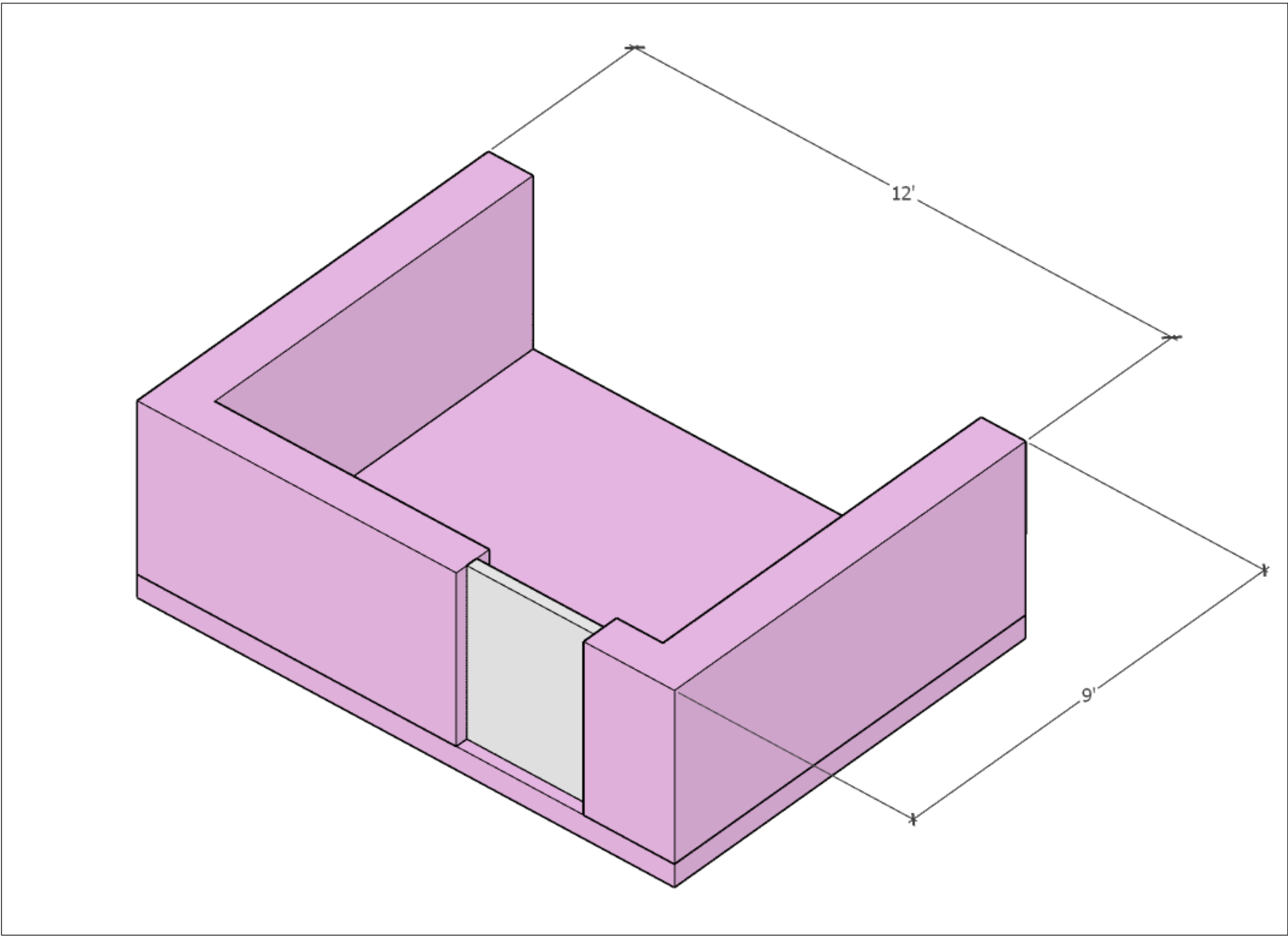
Design Recommendations, Porches & Balconies



Design Recommendations, Porches & Balconies



Design Recommendations, Porches & Balconies



Design Recommendations, Porches & Balconies



1. Design Recommendations for Porches & Balconies

- Recessed functional entry
- Roof or canopy above to provide shade
- First-floor porches are slightly raised



2. Design Recommendations for Porches

- First-floor porches are slightly raised
- Balconies with canopies above
- Gate added at the first-floor for tenant access

Juhl is a mixed-use property in downtown Las Vegas

Design Recommendations, Porches & Balconies



3. Design Recommendations for Porches & Balconies

- Recessed functional entry
- Roof or canopy above to provide shade
- First-floor porches are slightly raised



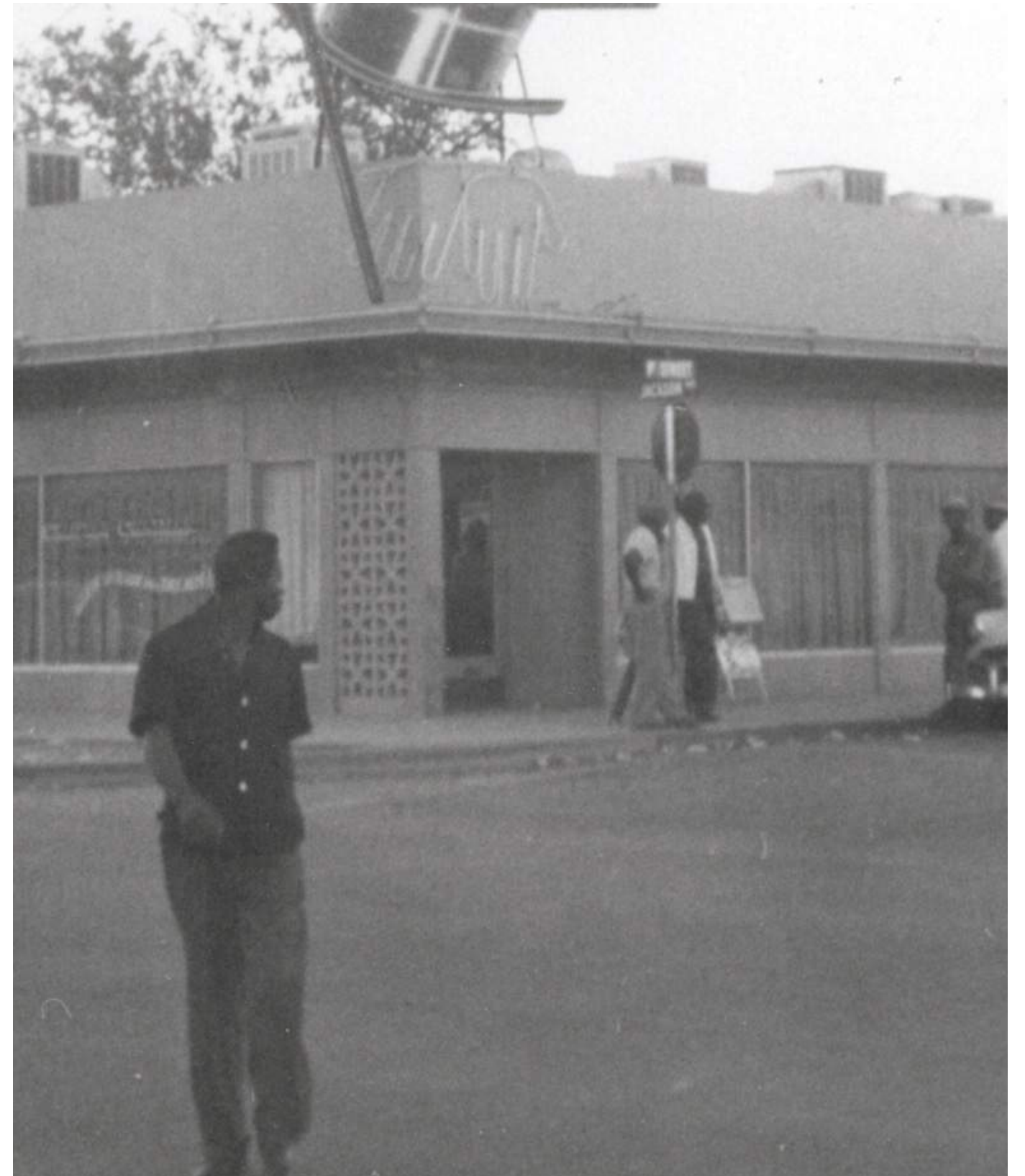
4. Design Recommendations for Porches

- First-floor porches are slightly raised
- Balconies with canopies above
- Guardrail added at the first-floor for tenant access

Multi-residential building in downtown Las Vegas

5.6 Canopies

Commercial buildings in the District traditionally featured canopies over storefronts. New construction should incorporate canopies and overhangs at the storefront level to restore this lost character, is encouraged to enhance architectural design, and provide shade.



Recommendations for New and Existing Canopies

Recommended Treatment of New Canopies

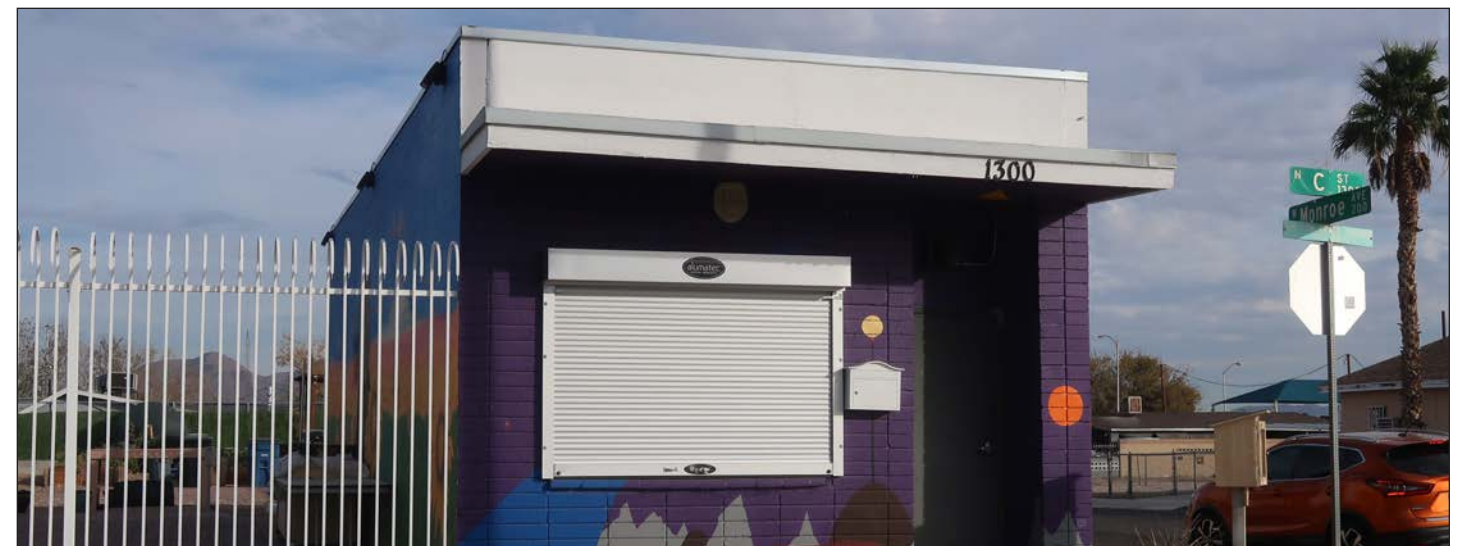
- Introduce canopies at ground level storefronts
- Add canopies above balconies to provide shade and create functional outdoor space

Recommended Treatment of Existing Canopies

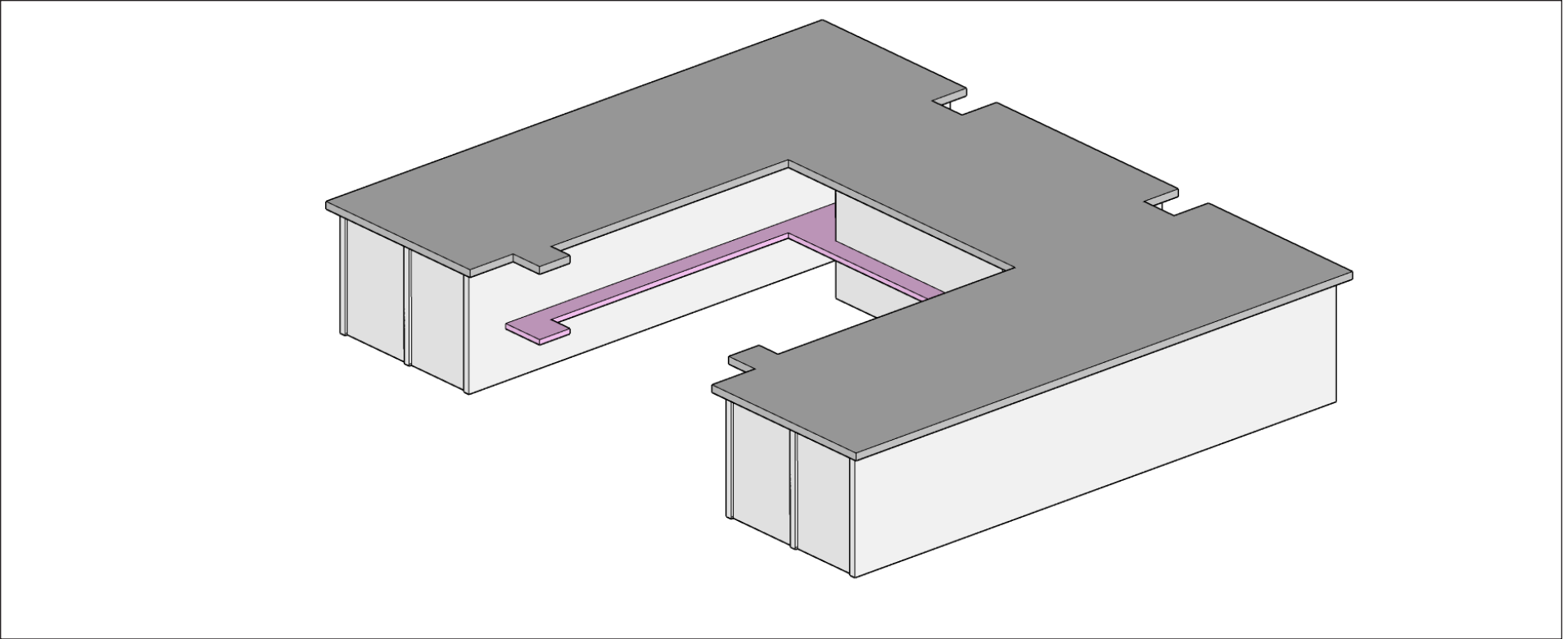
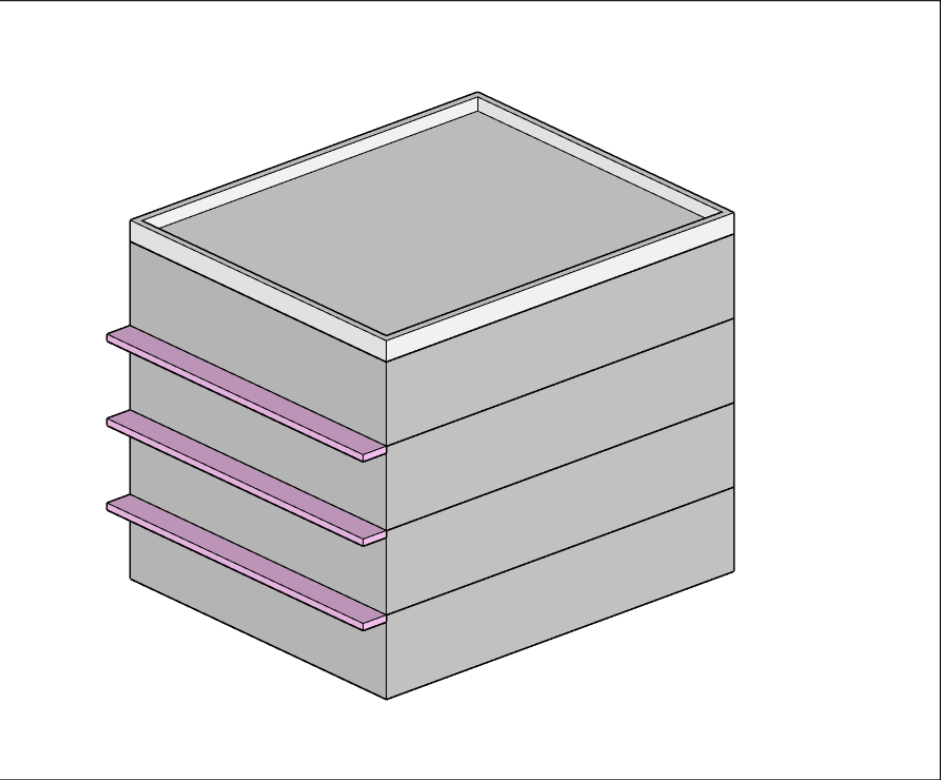
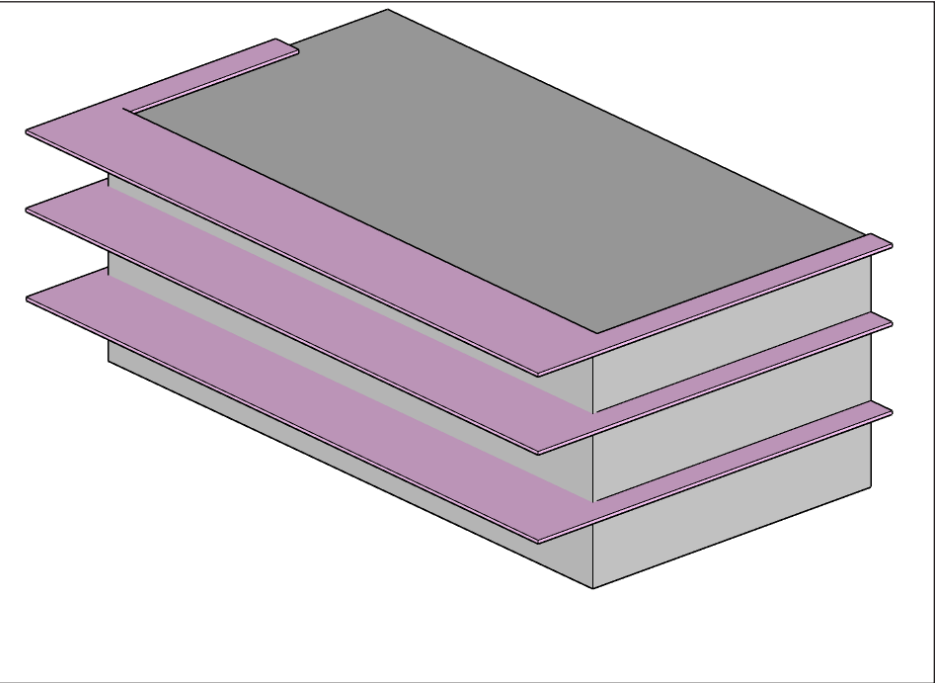
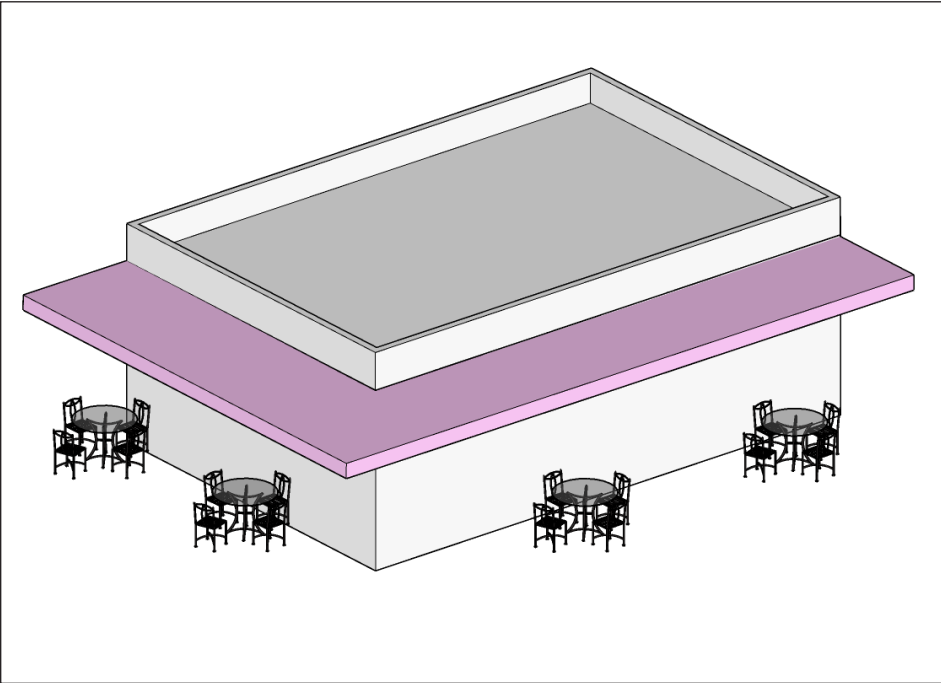
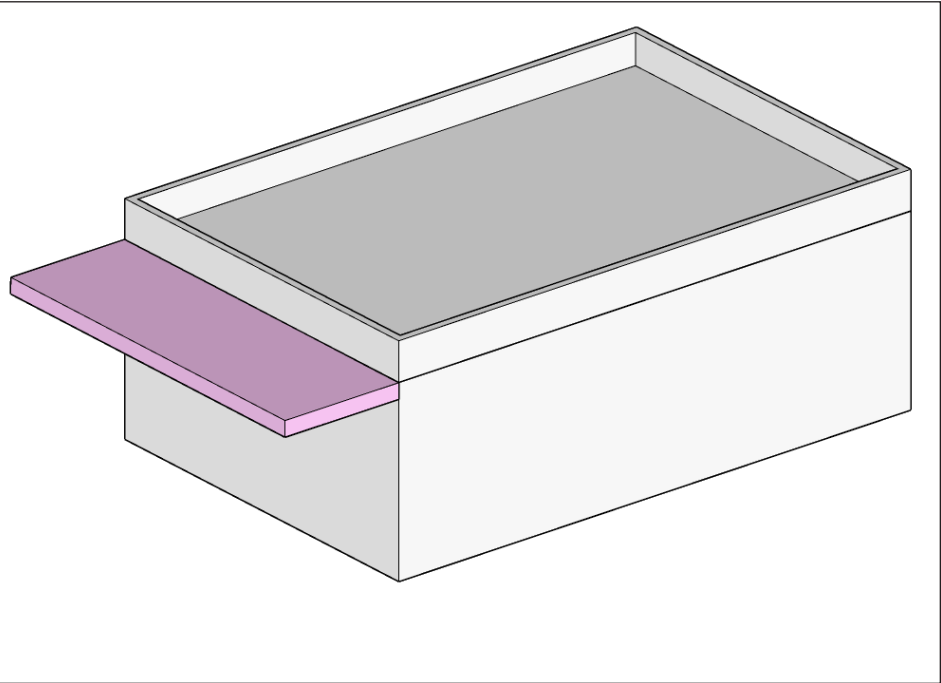
- Retain and repair existing canopies
- If deteriorated beyond repair, replace canopy with materials to match the historic in design, style, and finish

Not Recommended Treatment of Existing Canopies

- Avoid removing canopies
- Avoid replacing canopies with materials that are not compatible to original



Design Recommendations, Canopies



5.7 Storefronts

Commercial buildings in the District are characterized by a variety of storefront features that reflect both historic and functional design principles. Entrances are often centered and framed by large picture windows. Many storefronts also include a beveled or angled design, sometimes incorporating a bulkhead below the windows for added durability and visual interest.

Corner entrances are another notable feature, like the Town Tavern, which showcased recessed corner entries. These recessed designs not only provided shelter for patrons but also enhanced visibility from multiple angles, reinforcing the building's presence at prominent intersections.

In general, storefront entrances are aligned with the exterior walls, creating a clean and unified facade that integrates seamlessly with the rest of the building. These design elements collectively contribute to a cohesive streetscape that balances historical character with contemporary use. New infill construction is encouraged to incorporate these design characteristics.



Recommendations for New and Existing Storefronts

Recommended Treatment of New Storefronts

- New storefronts are encouraged to feature centered doors flanked by picture windows
- Storefronts are recommended to incorporate historic design features such as a moderate bulkhead, and beveled or angled entrances
- Corner storefronts are recommended to feature recessed entrances oriented to the corner

Not Recommended Treatment of New Storefronts

- Storefronts that project beyond flanking wall
- Storefronts that do not follow historic pattern

Recommended Treatment of Existing Storefronts

- Where historic storefronts remain, retain existing historic features, including orientation of the storefront and the size and shape of openings for windows and doors

Not Recommended Treatment of Existing Storefronts

- Removing historic storefronts without retaining or restoring any historic fabric
- Altering existing orientation of storefronts (i.e. if a storefront faces the primary street avoid relocating it to the side of the building)

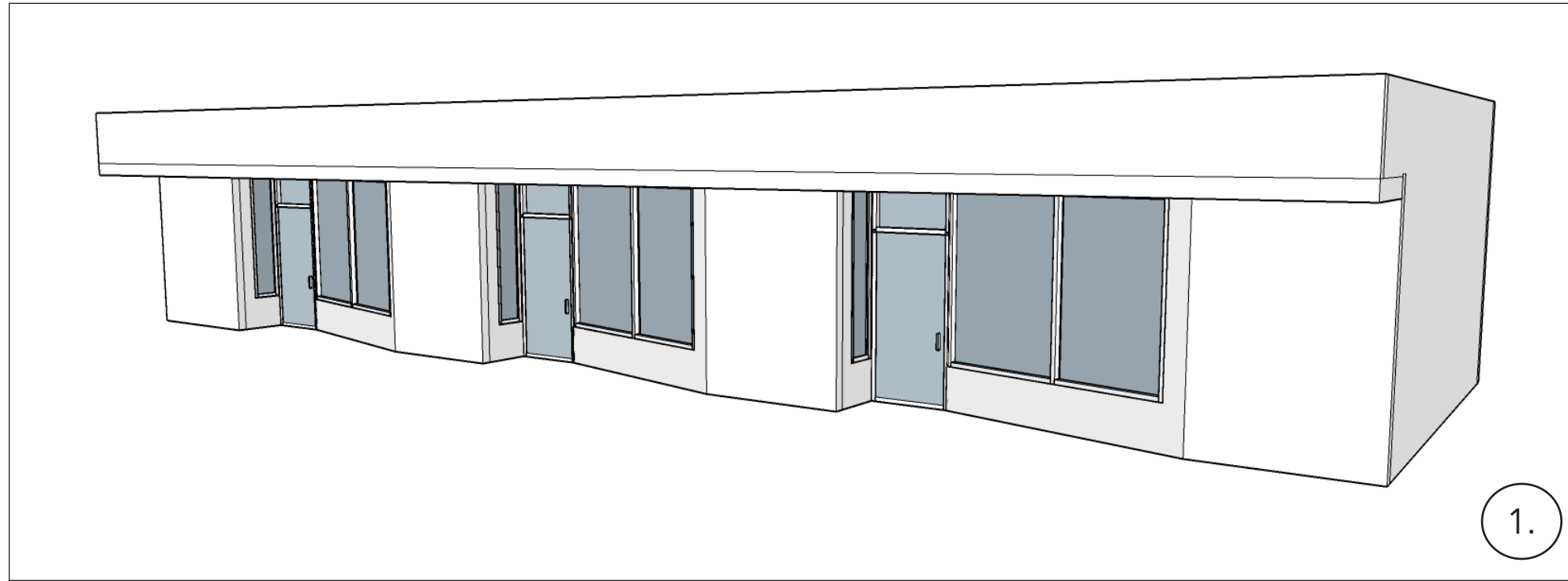


Recommend incorporating beveled storefronts and bulkheads into new infill construction



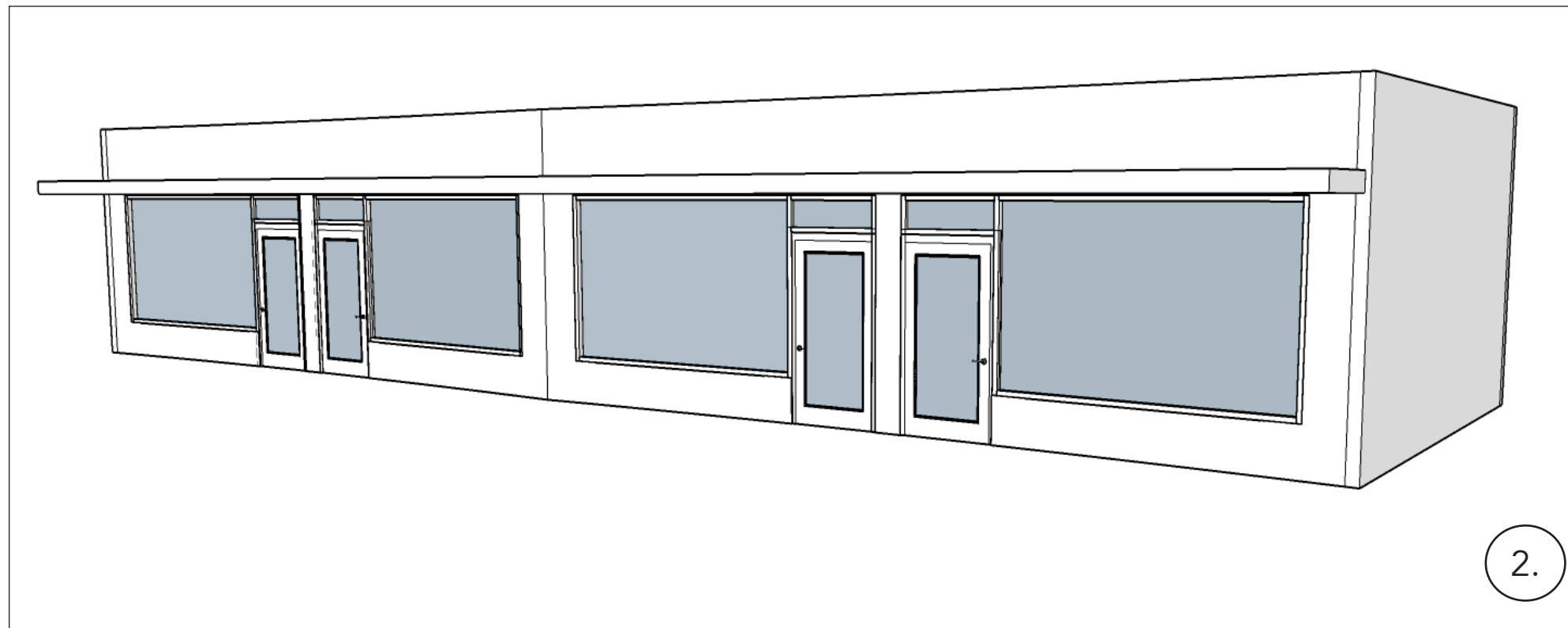
Recommend incorporating angled storefronts into new infill construction

Design Recommendations, Storefronts



1. Design Recommendations for Angled Storefront

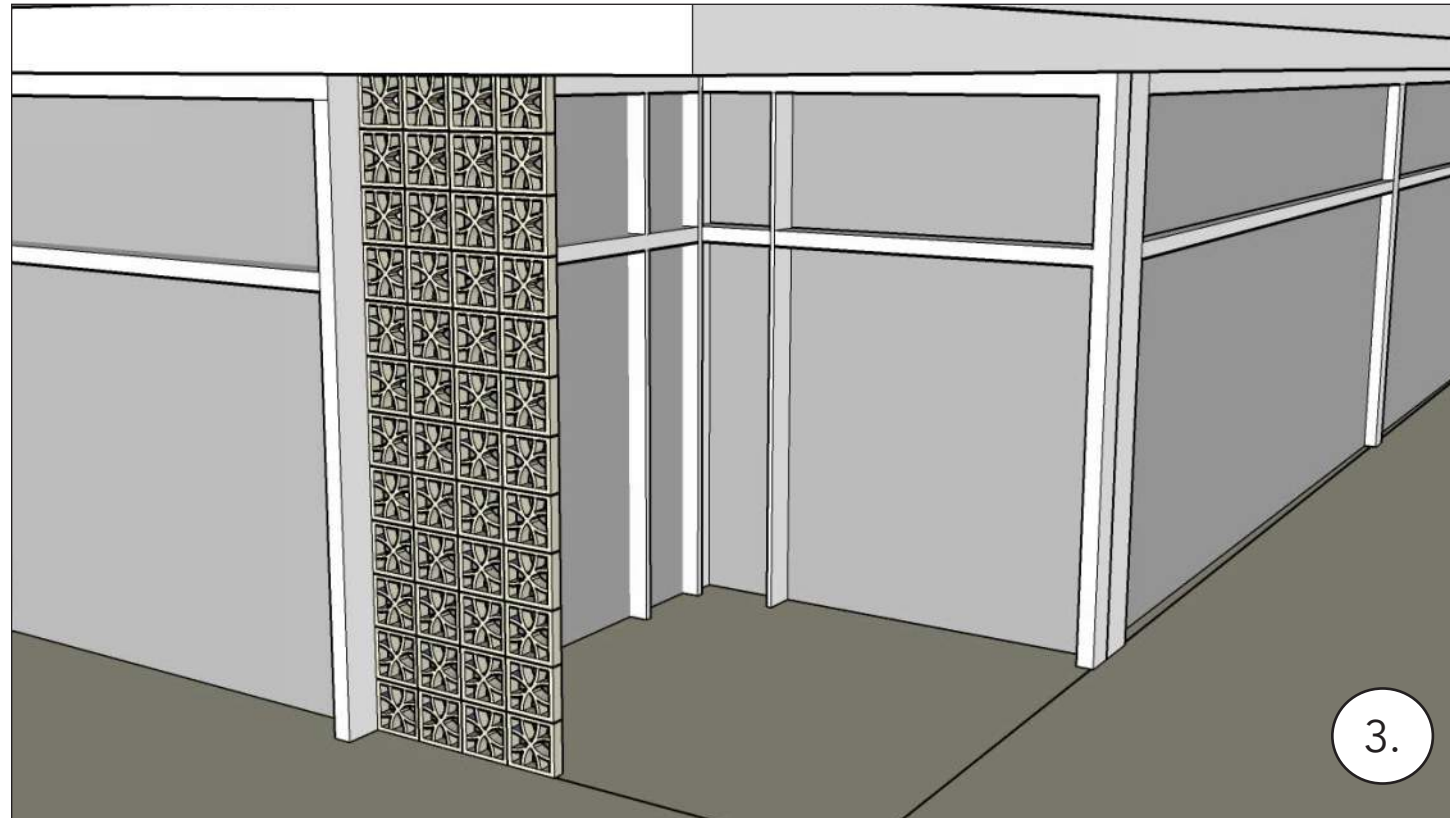
- Angle at each entrance
- Entrance door with transom
- Picture windows with double-pane or dual glazing with high visible light transmittance to be as clear as possible
- Moderate bulkhead
- Canopy



2. Design Recommendations for Beveled Storefront

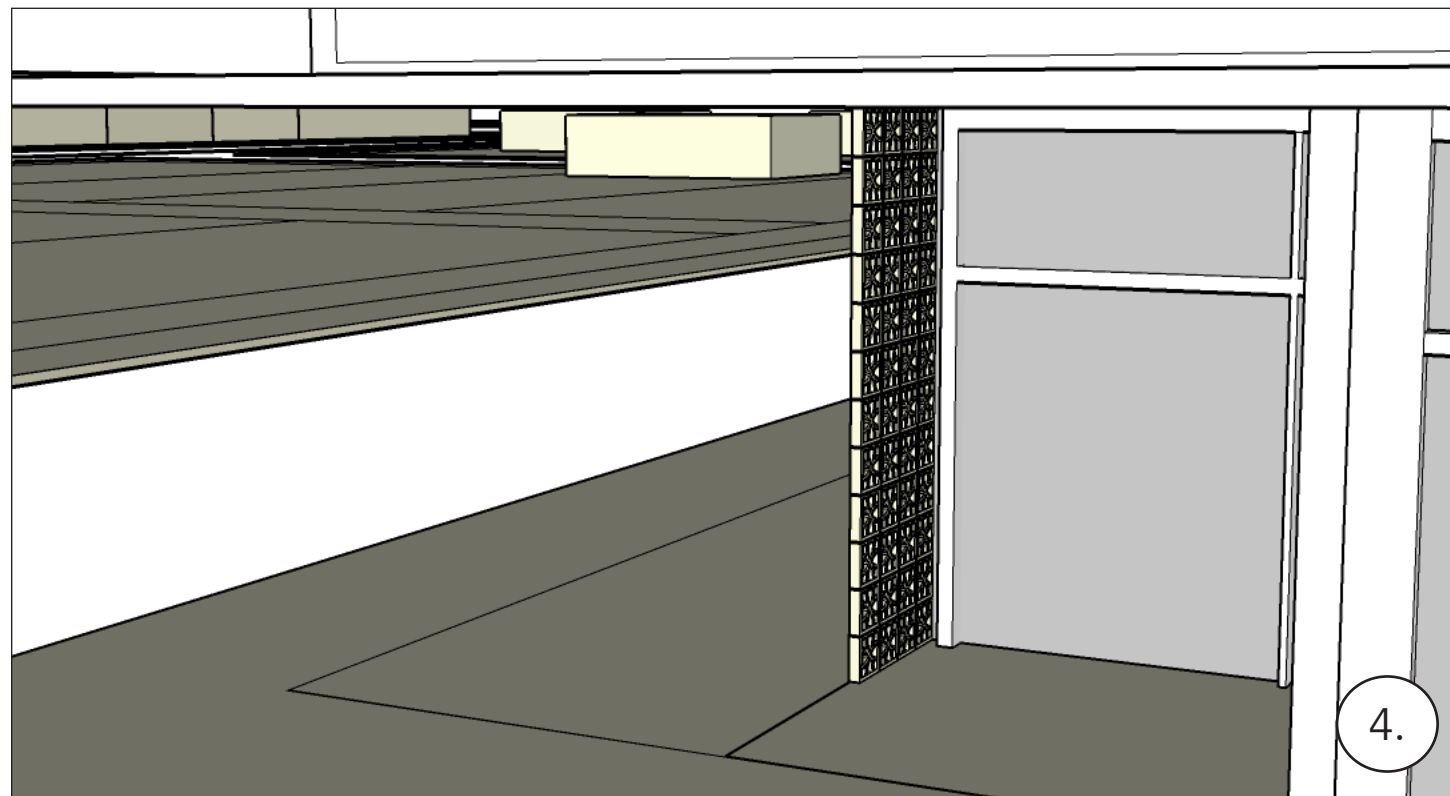
- Bevel position at a 45-degree angle or similar shallow angle to create inviting transition
- Angle at each entrance
- Entrance door with transom
- Picture windows with double-pane or dual glazing with high visible light transmittance to be as clear as possible
- Moderate bulkhead
- Canopy

Design Recommendations, Storefronts



3-4. Design Recommendations for Corner Storefront

- Corner entrances are recommended to be prominently located to maximize visibility from intersections
- Design features such as a CMU brise soleil provides shade and visual interest.
- Position CMU brise soleil adjacent to the entrance
- Picture windows with double-pane or dual glazing with high visible light transmittance and be as clear as possible



5.8 Signs

The District historically and currently features an array of signage, including:

- Pedestrian Signs: Smaller-scale signs designed to attract pedestrian foot traffic, often placed eye level or on a wall.
- Canopy Signs: Mounted on awnings, canopies, or overhangs
- Roof Signs: Larger signs installed on rooftops, historically used to advertise prominent businesses and attract attention from a distance.

A variety of styles, fonts, and light sources were used in the District with common features including:

- Channel letters
- Neon light source

New signage can reintroduce these historic design elements and offer opportunities for future businesses to create a distinct sense of place. For specific standards regarding size, and location of signs, refer to Section 19.14 of the Las Vegas Zoning Code.



Recommendations for New and Existing Signs

Recommended Treatment of New Signs

- Pedestrian signs, canopy signs, and roof signs are all appropriate to be used at storefronts and on commercial buildings
- Signs are also appropriate at commercial entrances accessed via alleys

Not Recommended Treatment of New Signs

- Signage that is disproportionately large relative to the building or streetscape
- Digital or electronic LED signs

Recommended Treatment of Existing Signs

- Historic signs can either be rehabilitated or preserved in-kind to honor the previous businesses that existed in the District

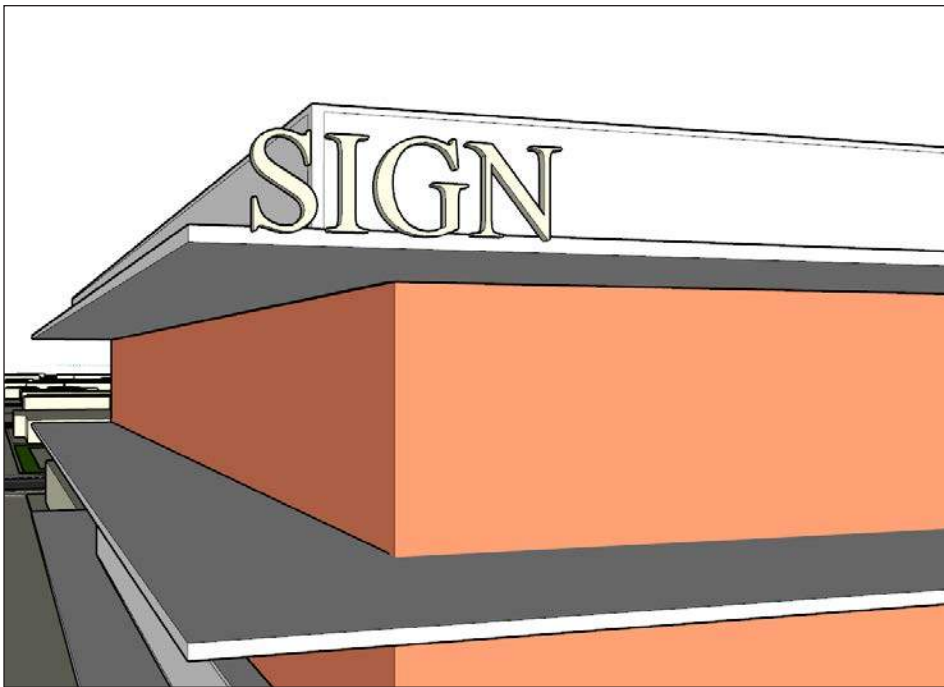
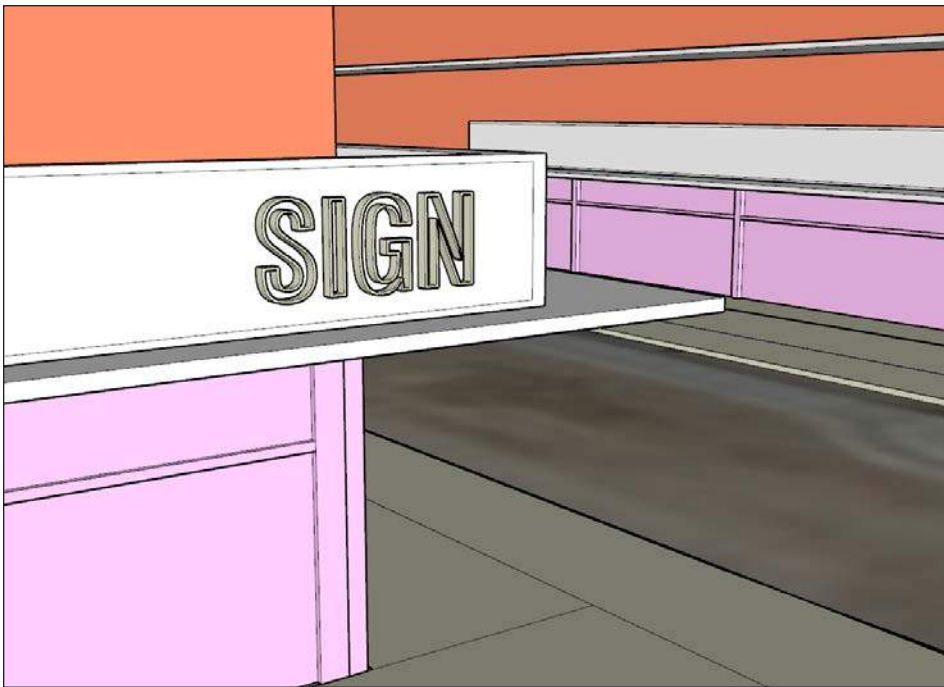
Not Recommended Treatment of Existing Signs

- Removing or replacing historic signs

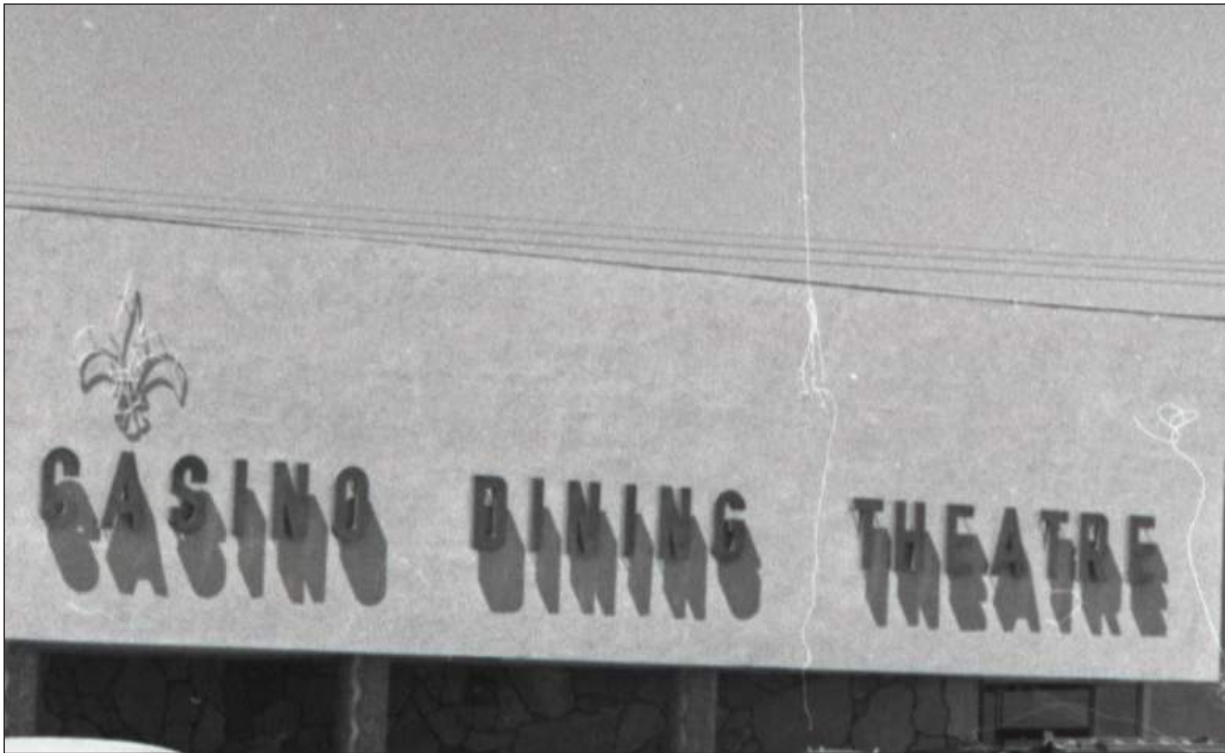




Design Recommendations, Signs



Historic Design Inspiration, Signs



5.9 Mechanical, Electrical , and Plumbing (MEP)

Many of the existing single-family houses have either rooftop or window units for air conditioning. Rooftop units are typically found on the non-street facing elevation of a house but remain visible from the street. At grade MEP units are encouraged to be set away from primary street facing elevation and be placed at rear or side yards. At grade screen walls can also be employed to shield MEP, with opportunity for incorporating other architectural features, such as CMU or decorative concrete block.

Recommended Treatment of MEP

- Mechanical equipment is encouraged to be located in areas minimally visible from the street
- MEP at the roof is encouraged to be placed on a rear slope and not street-facing elevation
- MEP at grade is encouraged to be placed at a rear or side yard
- At grade screen walls are encourage for MEP that are located near a street-facing elevation. Consider using CMU or decorative concrete block for screen walls
- Mechanical wells are also encouraged for commercial properties with MEP at roof

Not Recommended Treatment of MEP

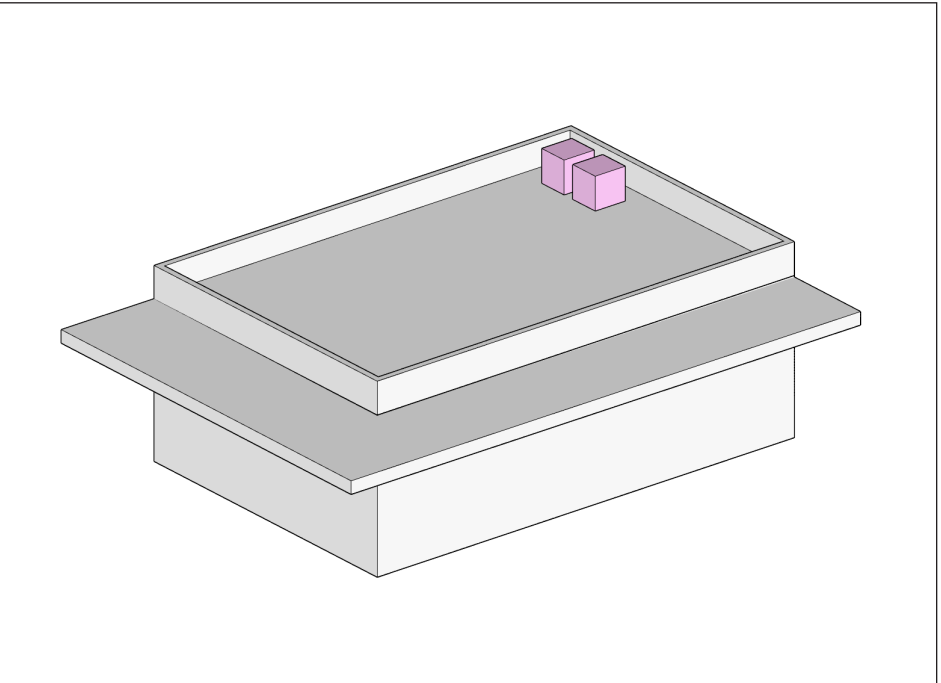
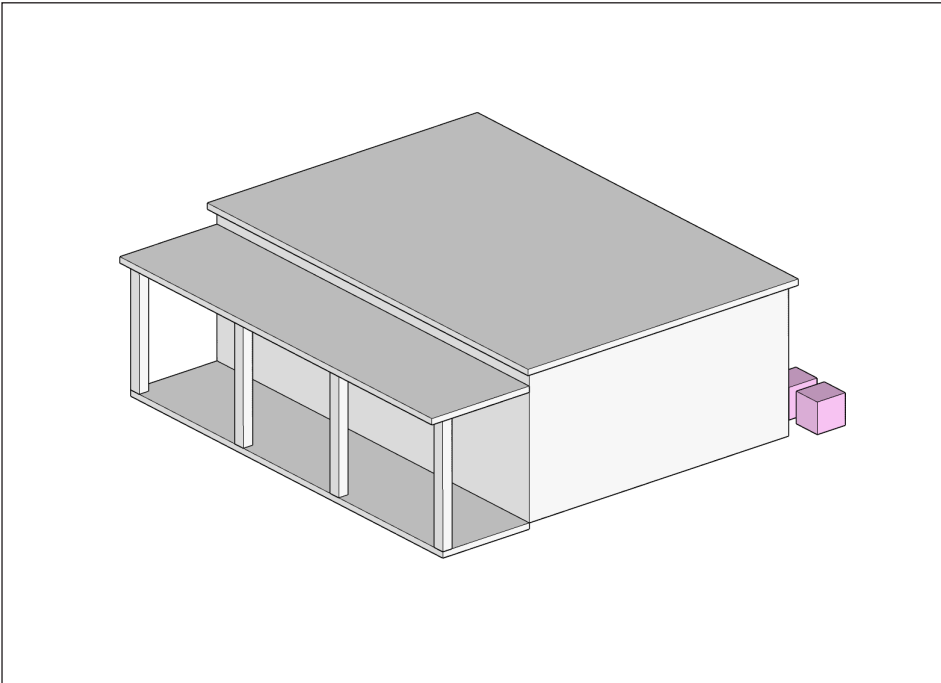
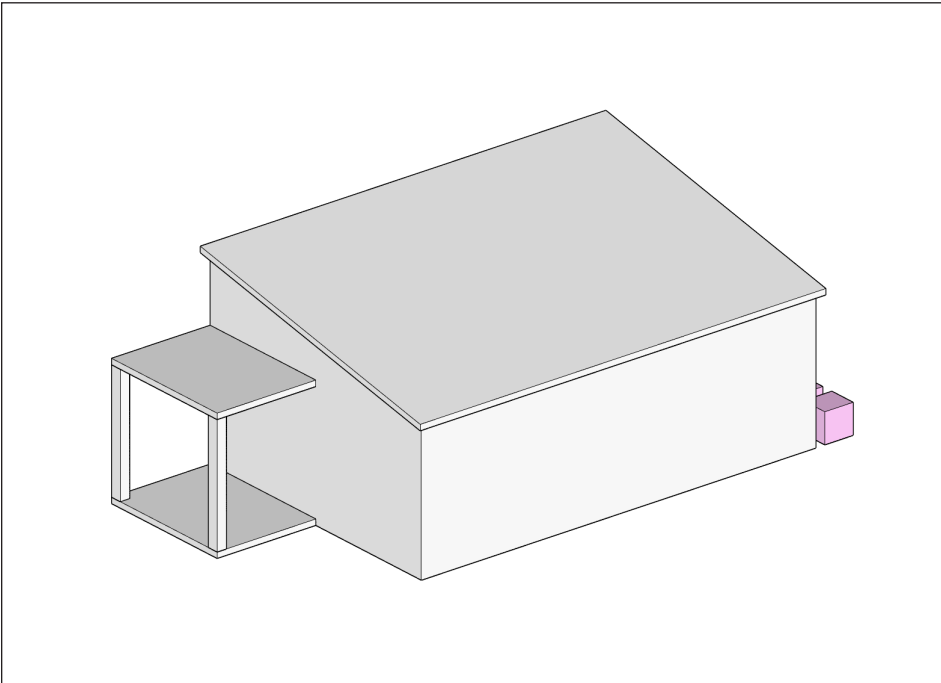
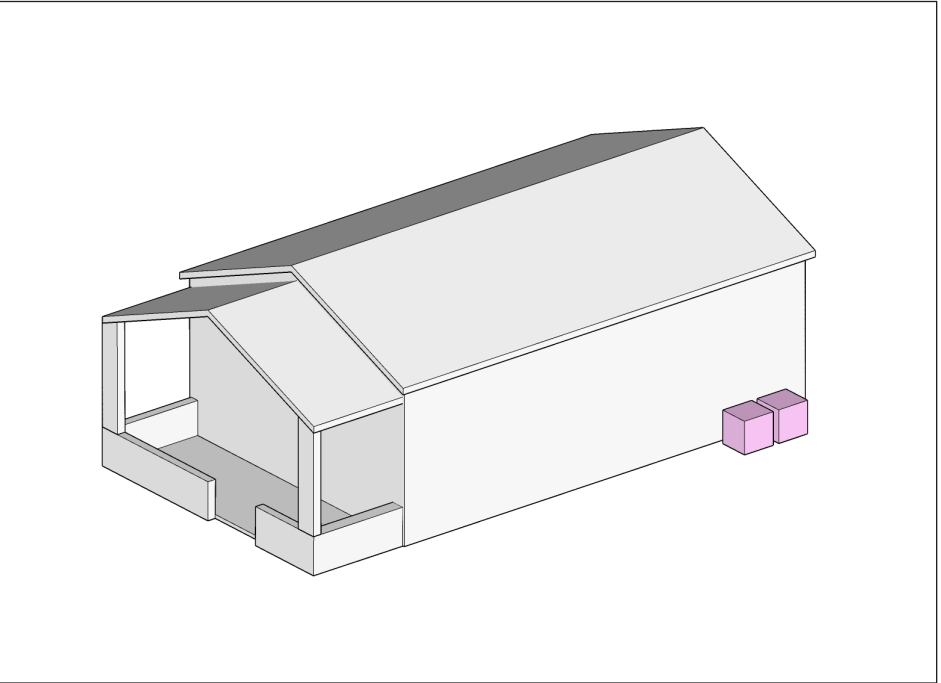
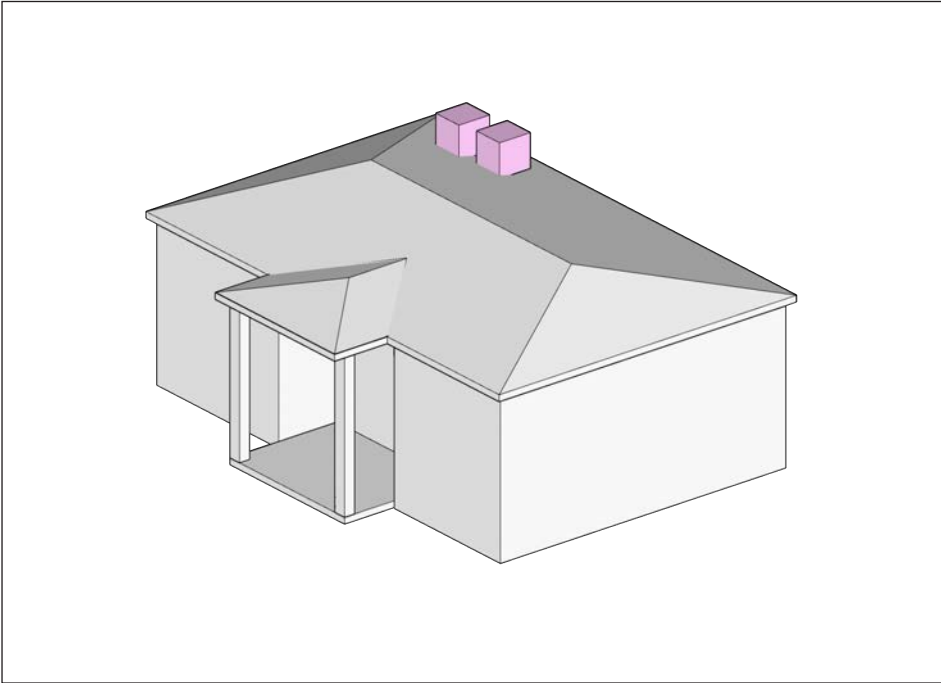
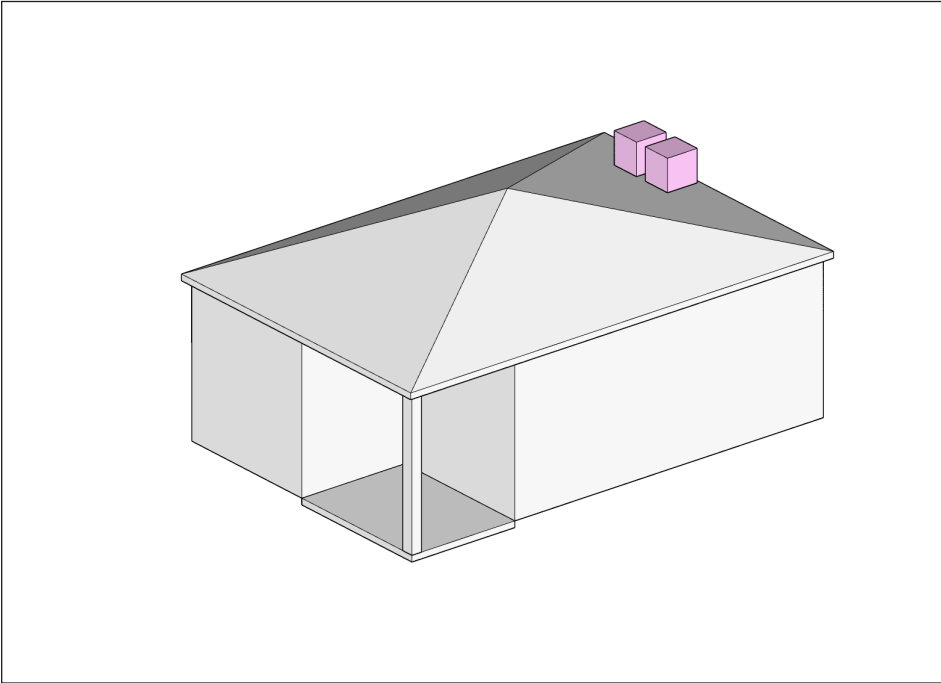
- Mechanical units that are highly visible from street



View of historic building with MEP at rear slope of roof



Recommend placing MEP at rear slope and not street-facing elevation



Design Inspiration, MEP At Grade Screen Walls



Design Recommendations, MEP



Consider placing new MEP at roof for new infill construction. Mechanical wells provide the opportunity for MEP not to be visible from grade

5.10 Solar

Solar panels are increasingly popular and affordable options for improving the energy efficiency of homes. Placement of solar panels on roofs will vary depending on the building's sun orientation and shade or shadows from trees or other buildings. For the most part, solar panels do not detract from the character of the neighborhood so long as they are not highly visible.

The Nevada Revised Statutes (N.R.S) 107 - Energy Policy state law, overrides local governments ordinances that unreasonably restrict property owners from installing solar panels.

Currently, there is limited usage of solar panels in the District.

Recommended Treatment of Solar

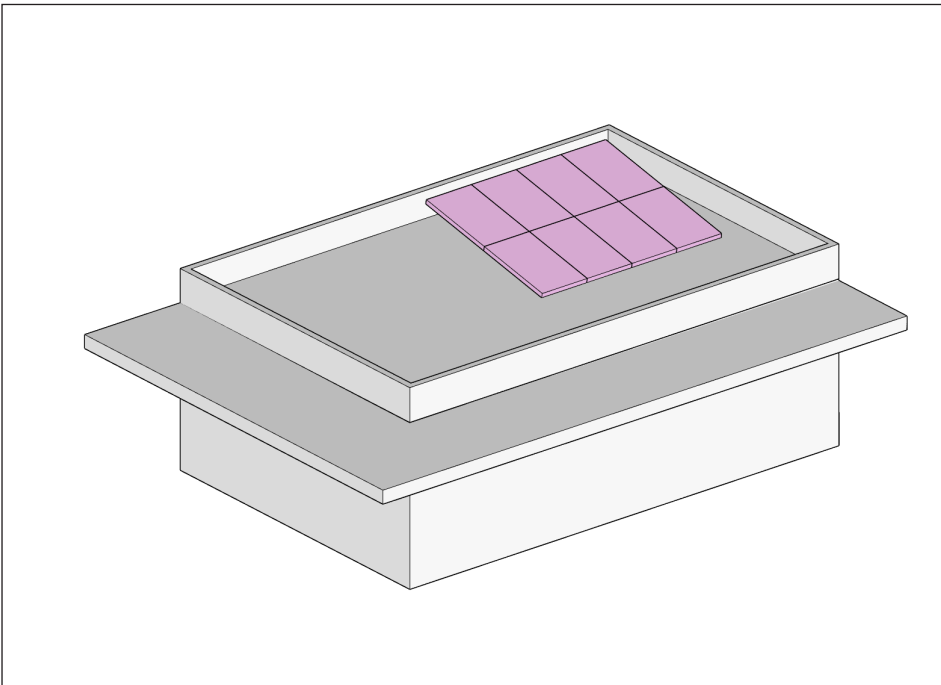
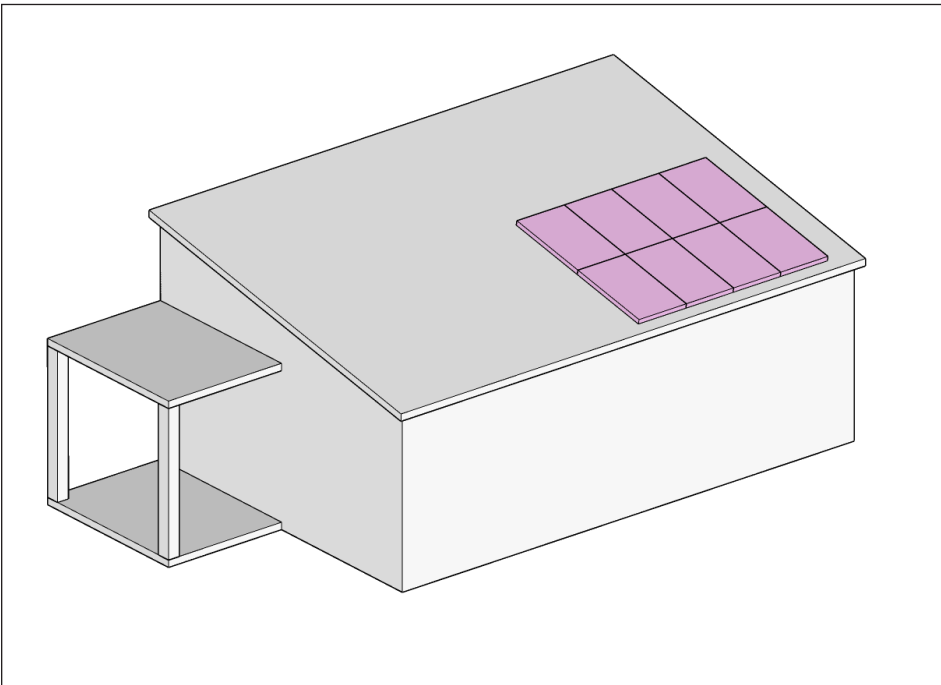
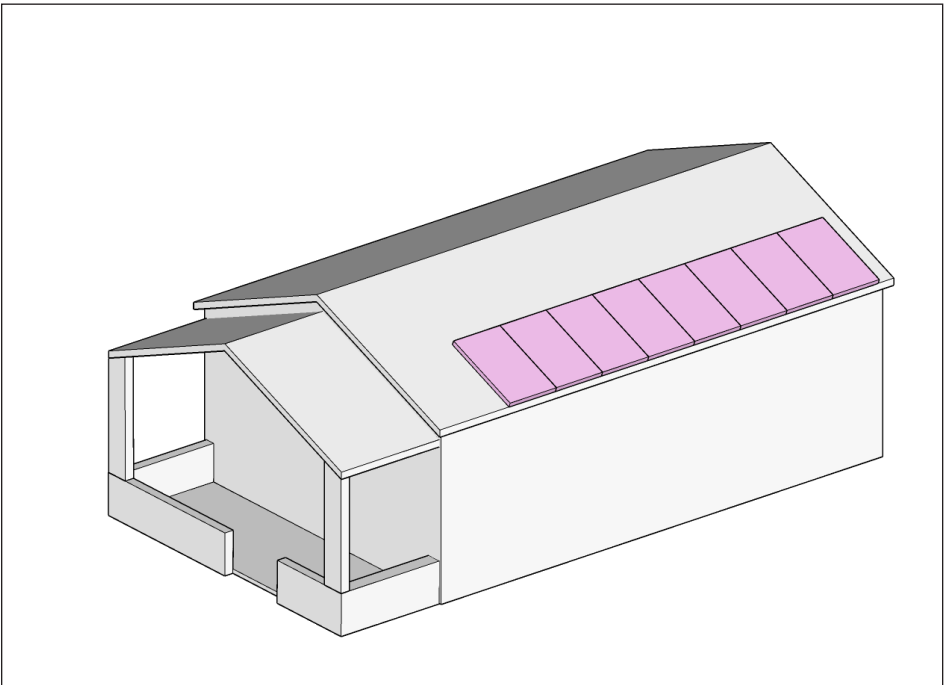
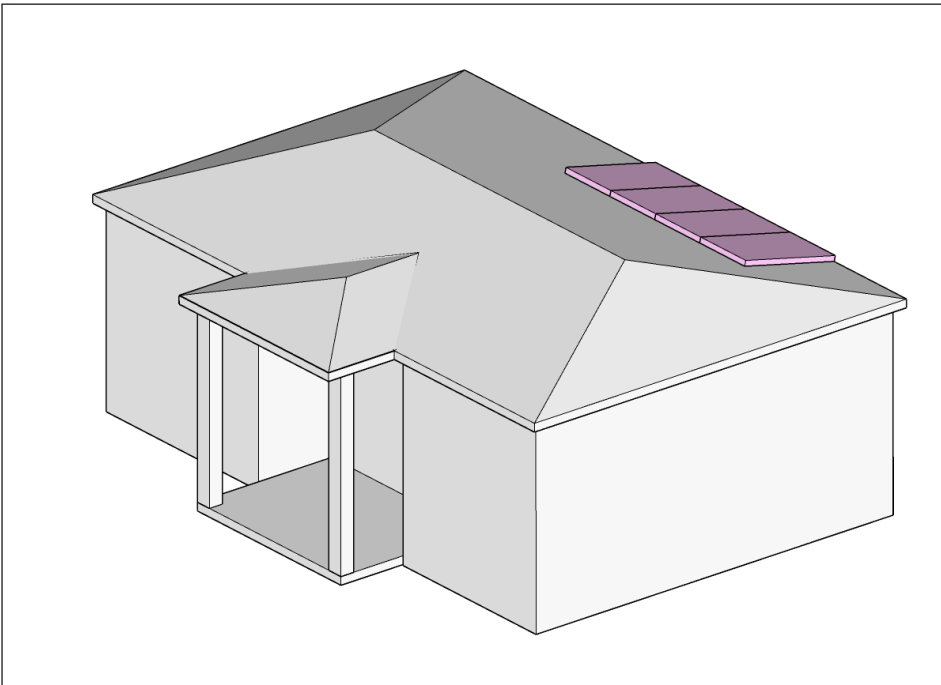
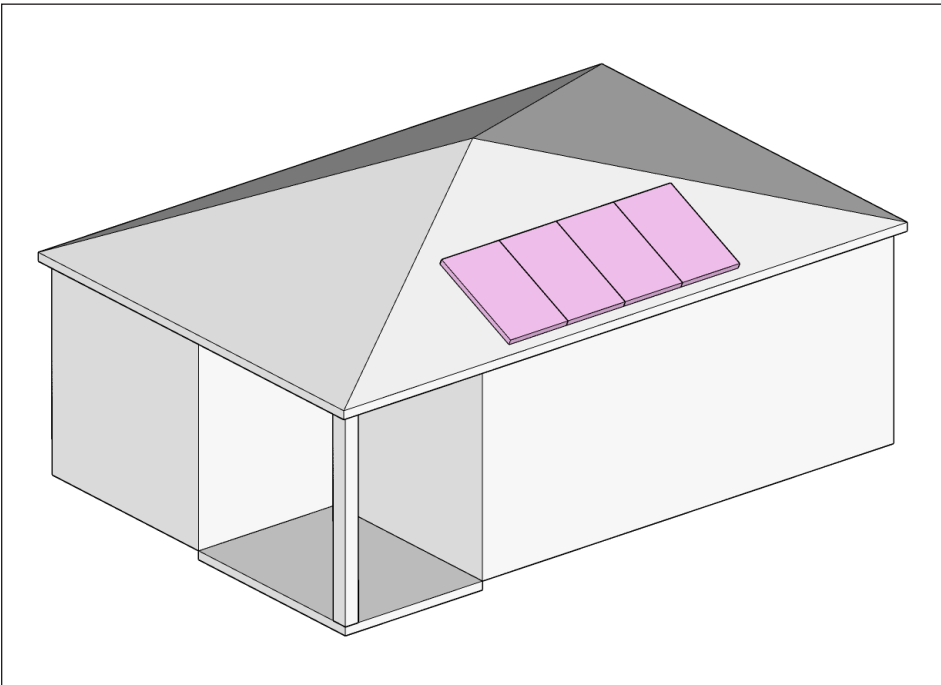
- Solar panels are encouraged to be installed where they are minimally visible from the street
- Solar panels are recommended to be parallel to the roof plane, have low profiles, and not overhang or alter the existing roof line
- Set back from the front
- Low and tight to the roof
- Arranged in a uniform and/or rectangular form

Not Recommended Treatment of Solar

- Avoid solar panels being highly visible from the public right of way
- Solar panels should not negatively impact the historic character of a property
- An effort should be made to contain all solar panels to one plane of the roof, and not be placed on separate roof sections



Design Recommendations, Solar



5.11 Accessory Dwelling Units (ADU)

Recommended Treatment of ADU

- New additions would ideally occur at secondary elevations of rear or side yards
- The rear elevation is the most acceptable as it minimizes visibility from the public right-of-way or alley access
- The total gross floor area (GFA) of all ADUs should not exceed 60% of the GFA of the primary building (FBC 19.09.050.E.040).
- For buildings constructed during the period of significance (1940-1960s), ADU materials are encouraged to draw inspiration from the original building without replicating it exactly, in order to avoid creating a false sense of history
- For buildings constructed outside the period of significance, ADUs may be more contemporary and need not draw inspiration from the existing building
- For new infill construction, ADUs are encouraged to use and take inspiration from styles, materials, and design typically found in the District.

Not Recommended Treatment of ADU

- Constructing additions in front of the original building

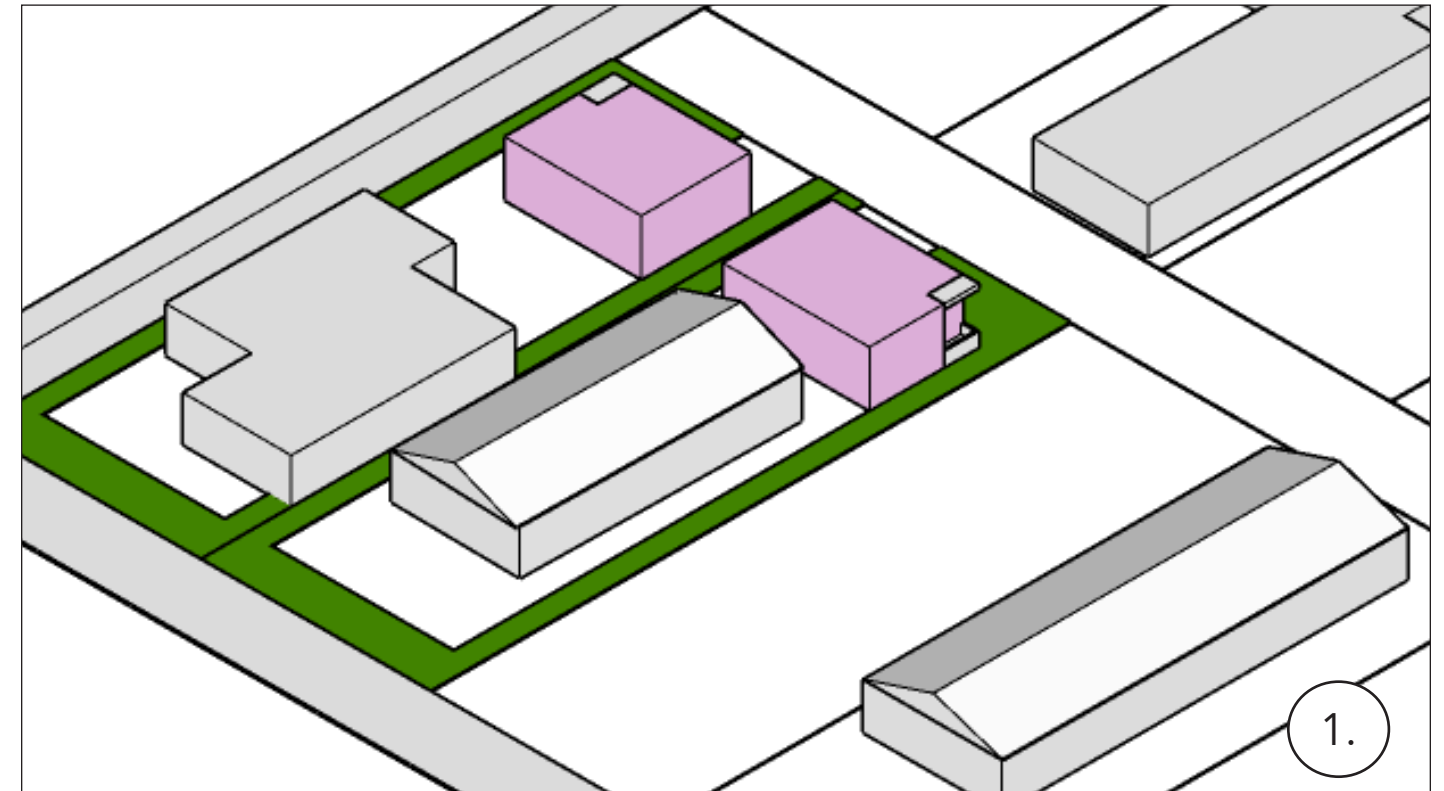
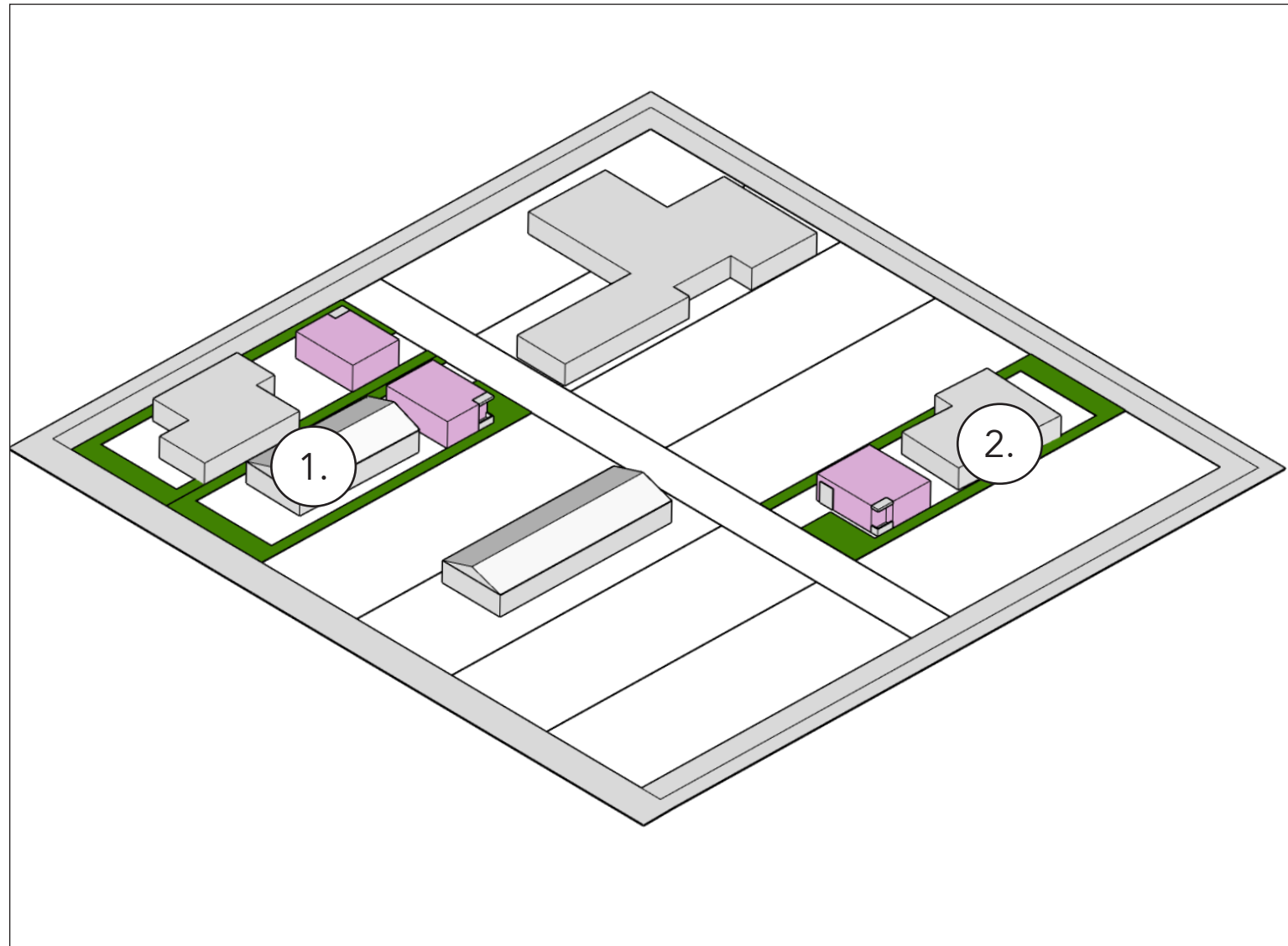


Example of typical ADU in the District



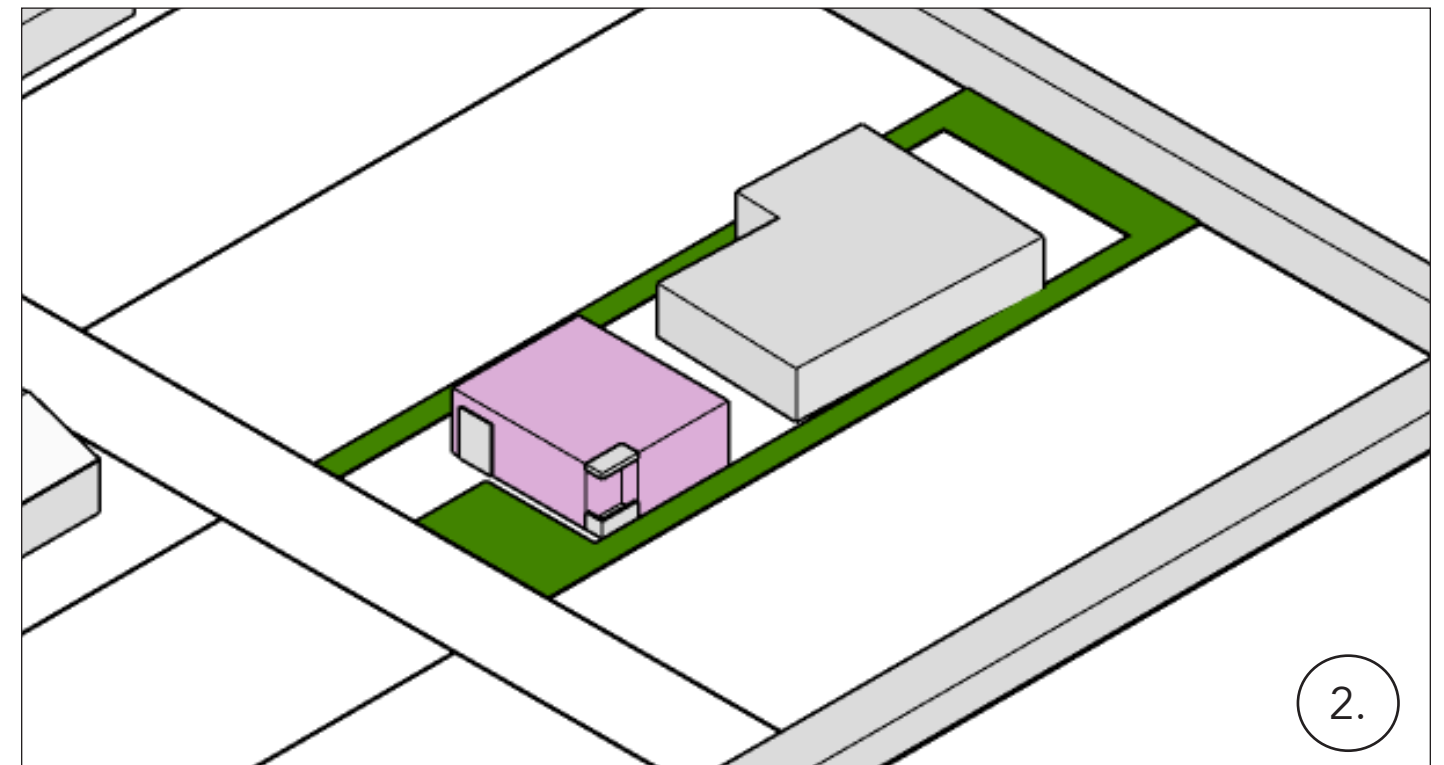
Design recommendation for infill construction, ADU

Design Recommendations, ADU



1-2. Design Recommendations for ADUs

- Constructed at the rear elevation of existing building
- ADU is the same height or shorter than the existing building
- The total GFA of the ADU should not exceed 60% of the GFA of the primary structure (FBC 19.09.050.E.040).



5.12 Sunshades

In the Historic Westside, features such as overhanging eaves, canopies and porches which provide shade, were traditionally used to reduce heat gain and loss in the buildings. New infill construction can utilize sunshades to increase thermal efficiency along with devices such as fins/louvers, awnings, canopies, window covers like solar screens. Sunshades can greatly reduce heat transmission and lessen the need for air-conditioning. Though these thermal resistance techniques are contemporary, use of appropriate style, material, and applications can still maintain historic character of the districts.

Recommended Treatment of Sunshades

Sunshades are an appropriate treatment to improve the energy efficiency while also maintaining the historic character of the District. While this is in many ways a balancing act, there are a variety of product types on the market that offer such an opportunity.

- Sunshades
 - Provide passive shade benefits to control energy efficiency, light control, and privacy
 - Vertical fins or louvers are particularly effective on east and west facades where the sun's angle is lower. Consider locating vertical fins on east west facades where the sun's angle is lower to ensure the fins provide passive shading benefits
 - Horizontal fins or louvers provide additional energy efficiency, while also providing selective diffuse sunlight, which can help reduce the need for artificial lighting during the day, and can add exterior design elements to new infill construction
- Magnetite Windows
 - Historic buildings can incorporate window covers such as magnetite covers, into existing windows. This energy efficient option provides an easily reversible window cover
 - The low-profile edge fits onto the existing window stop or casing so that it is minimally visible. The lightweight acrylic glazing makes them easily removable for cleaning, maintenance, or egress when installed on historic windows



Design example of L-shaped fin/louvers at window



Design example of horizontal fin/louvers at window

Design Inspiration, Sunshades



Section 6: Neighborhood Identity: Placemaking & Setting

6.1 Place Making: Public Art and Historic Interpretation Markers

The Historic Westside's unique character is enhanced and shaped by the District's setting. This encompasses various factors such as the streetscape, street pattern, relationship between buildings and open spaces, front yards, and the public sphere of streets, sidewalks, and parkways. Features such as entrance signs, street signs, and public art further define the area as a distinct and recognizable place. All these elements play a significant role in shaping the District's character.

Public Art and Historic Interpretation Markers play an important role in placemaking, helping to shape and express a community's identity. Murals, sculptures, and interpretative installations transform shared spaces into landmarks that reflect a neighborhood's character, history, and culture. These placemaking projects not only foster a sense of pride and belonging for residents but also create meaningful places that invite visitors to engage with the community's story. In the Historic Westside, public art strengthens connections between the past and present, celebrating the areas' cultural identity while contributing to its sense of place.

The HUNDRED Plan in Action emphasizes the importance of community identity, public art, and historic interpretation in revitalizing Las Vegas' Historic Westside. To align with these objectives, consider the following recommendations:

- Community Identity
 - Engage Local Stakeholders: Involve residents, business owners, and community leaders in the planning and implementation of projects to ensure they reflect the community's values and history
- Murals and Public Art
 - Collaborate with Local Artists: Commission artists from the Historic Westside to create murals that depict significant events, figures, and cultural symbols
 - Strategic Placement: Install murals in highly visible areas such as building facades along main corridors like Jackson Avenue to enhance aesthetic appeal and celebrate the community's identity.
 - Maintenance Plans: Develop strategies for the upkeep of murals
- Historic Interpretation
 - Educational Signage: Place informative plaques and signs at historically significant sites to educate visitors and residents about the area's past.
 - Interactive Installations: Incorporate technology, such as QR codes, that link to oral histories or archival footage, providing an immersive experience. The University of Nevada, Las Vegas Special Collections & Archives Oral History

Research Center features the personal stories of over 2,000 Las Vegas residents

- Walking Tours: Develop walking tours that connect various historic sites, guided by maps or mobile applications

By using these recommendations, the Historic Westside can strengthen its community identity, and educate both residents and visitors about its significant history.



Recommend collaborating with local artists to incorporate public art in the Westside

Design Recommendations, Public Art and Historic Interpretation Markers



Example of Mural/Public Art



Example of Sign and District Marker



Example of Sign and District Marker



Example of Historic Interpretation Marker

6.2 Fences & Gates

Many properties in the District have contemporary fences, constructed with a range of materials and at varying heights. Some are compatible in design, material, and height, while others detract from the character of the District. Some of the material typically found in the District include wrought iron, steel, chain-link, concrete masonry units (CMU), and a combination of steel and CMU.

Recommended Treatment of Fences and Gates

- The design and scale of fences and walls would ideally be compatible with existing City codes and with the setting of the District
- Fences are encouraged to be compatible with the style and development period of the historic building

Recommended Treatment for CMU Fences

- CMU fences constructed using high-quality masonry blocks that meet industry standards for durability and structural integrity
- Properly align and mortar joints are encouraged to be evenly applied to ensure stability and an aesthetically clean finish
- Neutral or earth-tone colors are recommended to blend with the environment and adjacent structures
- Standard or half-height blocks

Not Recommended Treatment of Fences and Gates

- Avoid overly bright or reflective finishes that could be visually disruptive
- Avoid chain link or open wire fencing located in the front yard or along public rights-of-way other than alleys
- Avoid razor or barbed wire, corrugated metal, and bright colored plastic



Wrought iron fence with CMU stem wall



Recommend incorporating CMU fences into new infill construction

Design Recommendations, Material for Fences and Gates



CMU wall with decorative block



Wrought iron fence with CMU stem wall



CMU wall with vertical panel fencing



Wrought iron fence with CMU stem wall



Wrought iron fence with CMU stem wall



CMU wall with decorative block

6.3 Landscape & Hardscape

Residential properties in the Historic Westside were originally characterized by sparse desert landscaping. Later developments, such as Marble Manor, introduced lawns and a mix of native and non-native plants. Over time, some property owners have replaced water-intensive lawns with drought tolerant landscape, resulting in desert-friendly but often minimal landscaping. In some cases, front yards have been entirely paved with asphalt, concrete, or gravel, eliminating plantings altogether. Introducing more desert-friendly landscaping throughout the District can help preserve its character while providing an environmentally sustainable solution.

City Code – Landscape Buffers and Turf Limitations Title 19.06.040

Landscaping found in the Districts should comply with existing City code and be in accordance with landscape buffers and turf limitations, which mandates drought-residential and water efficient plant materials consistent with the Southern Nevada Regional Planning Coalition Regional Plant list.

Southern Nevada Water Authority

Through the Water Smart Landscape Rebate Program Southern Nevada Water Authority will rebate residents and property owners \$3 per square foot of grass removed and replaced with desert landscaping.



Recommend incorporating Water Smart Landscape



Recommend incorporating Water Smart Landscape

Recommendations for New and Existing Landscape

Recommended Treatment of Landscape and Hardscape

- Maintain established, mature trees
- Replace landscape materials with drought appropriate vegetation
- Replace expansive hardscape such as concrete and asphalt with desert-friendly vegetation
- Introduce non-vegetative ground coverage such as rocks, small stones, crushed rock, or bark

Not Recommended Treatment of Landscape and Hardscape

- New landscaping should avoid returning water loving vegetation to the District
- Avoid introducing expansive hardscape, including concrete and asphalt to front yards
- Avoid excessive use of turf



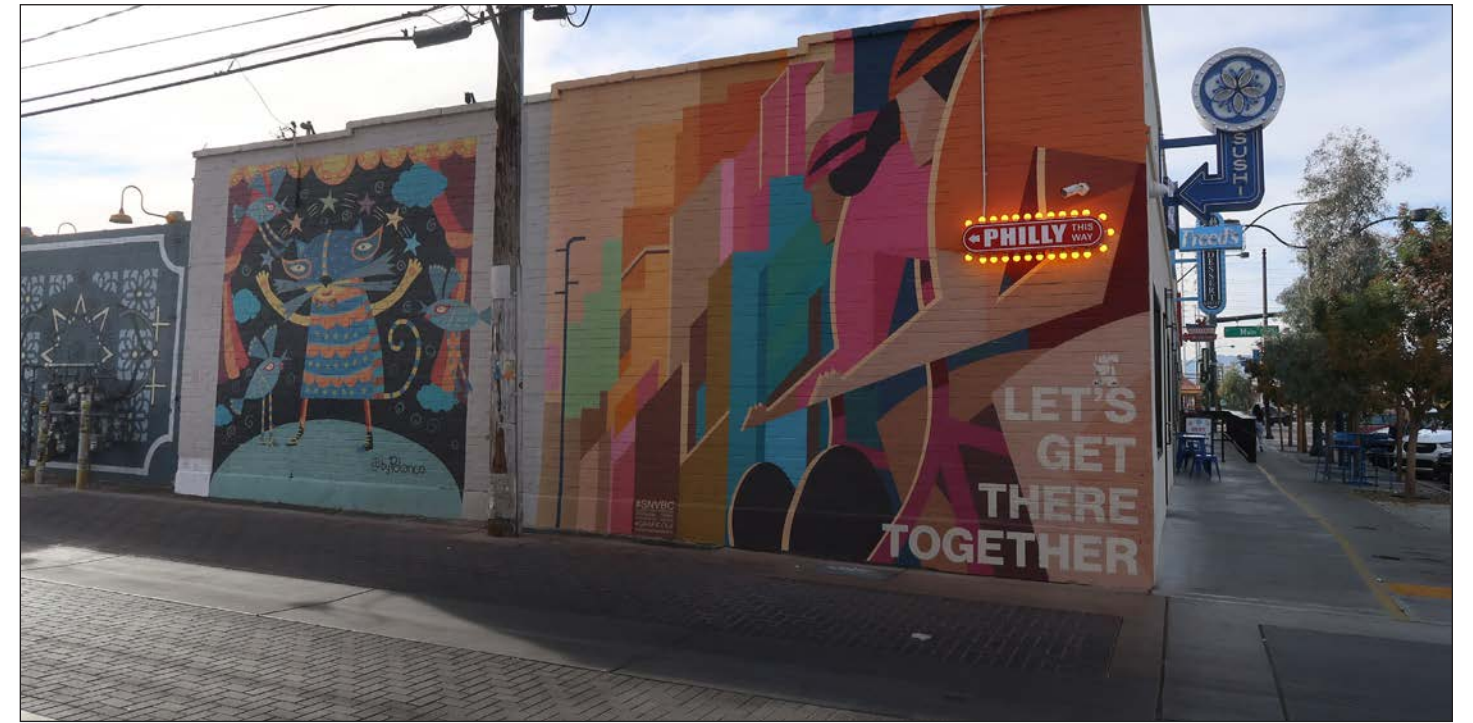
Recommend incorporating non-vegetative ground coverage and drought tolerant vegetation



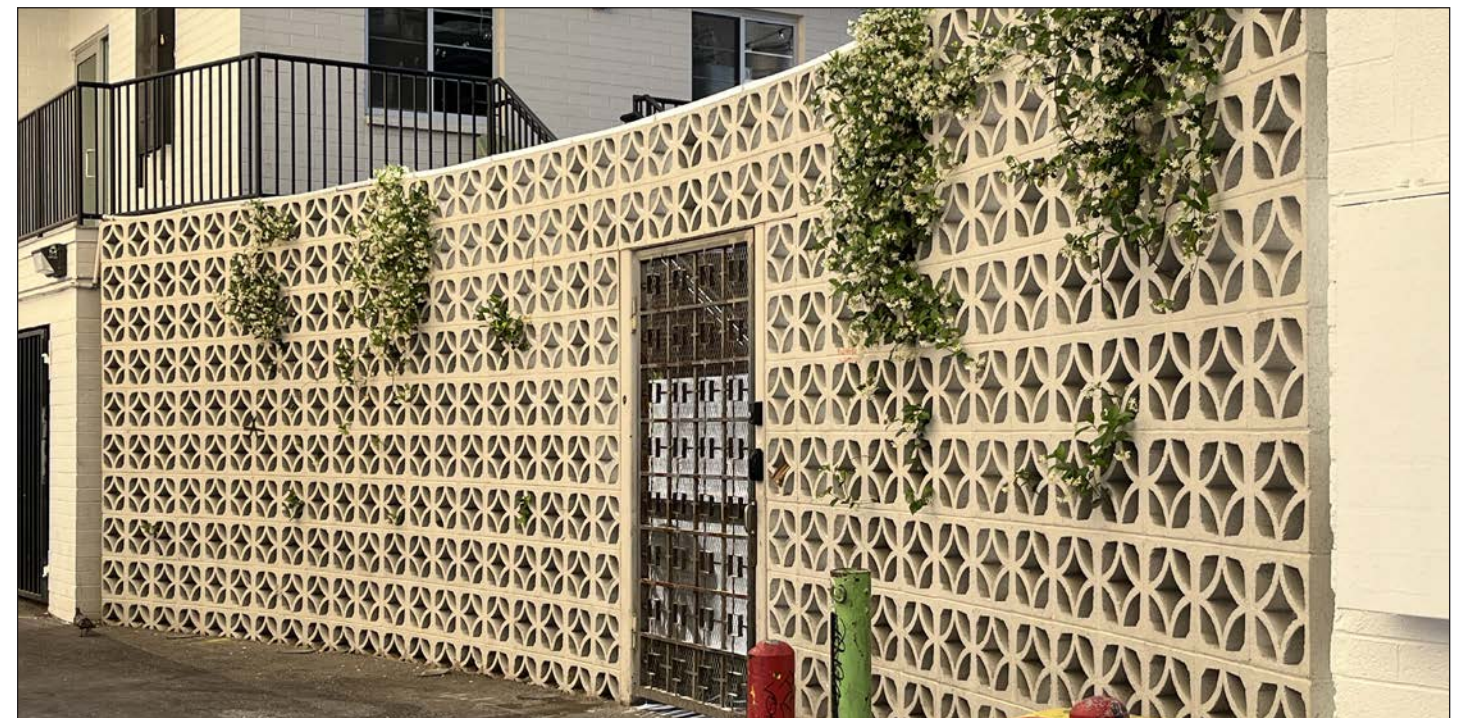
Recommend retaining mature trees and incorporating non-vegetative ground coverage

6.4 Alleys

Historically, alleys in the Historic Westside served as utilitarian spaces, often underused and overlooked. However, these areas have evolved into potential hubs for activity and community engagement. Activating alleys offers numerous benefits, such as enhancing pedestrian safety and increasing foot traffic, which can in turn support local businesses. Thoughtfully designed alleys, featuring proper lighting, amenities, and green spaces, help foster a sense of community and enhance the quality of public spaces. Moreover, activated alleys contribute to environmental sustainability by incorporating green infrastructure, such as landscaping and permeable surfaces, which reduce urban heat and promote efficient water management. Focusing on creating pedestrian-friendly environments with enhanced lighting, signage, and green spaces supports mixed-use developments that blend residential, commercial, and cultural activities. This can revitalize underutilized alleyways, encouraging engagement, safety, and a sense of community, while preserving the area's historic character.



Recommend adding pavers and public art to alley



CMU screen walls provide security and interesting design element

Recommendations for Commercial Alleys

Recommended Treatment of Alleys

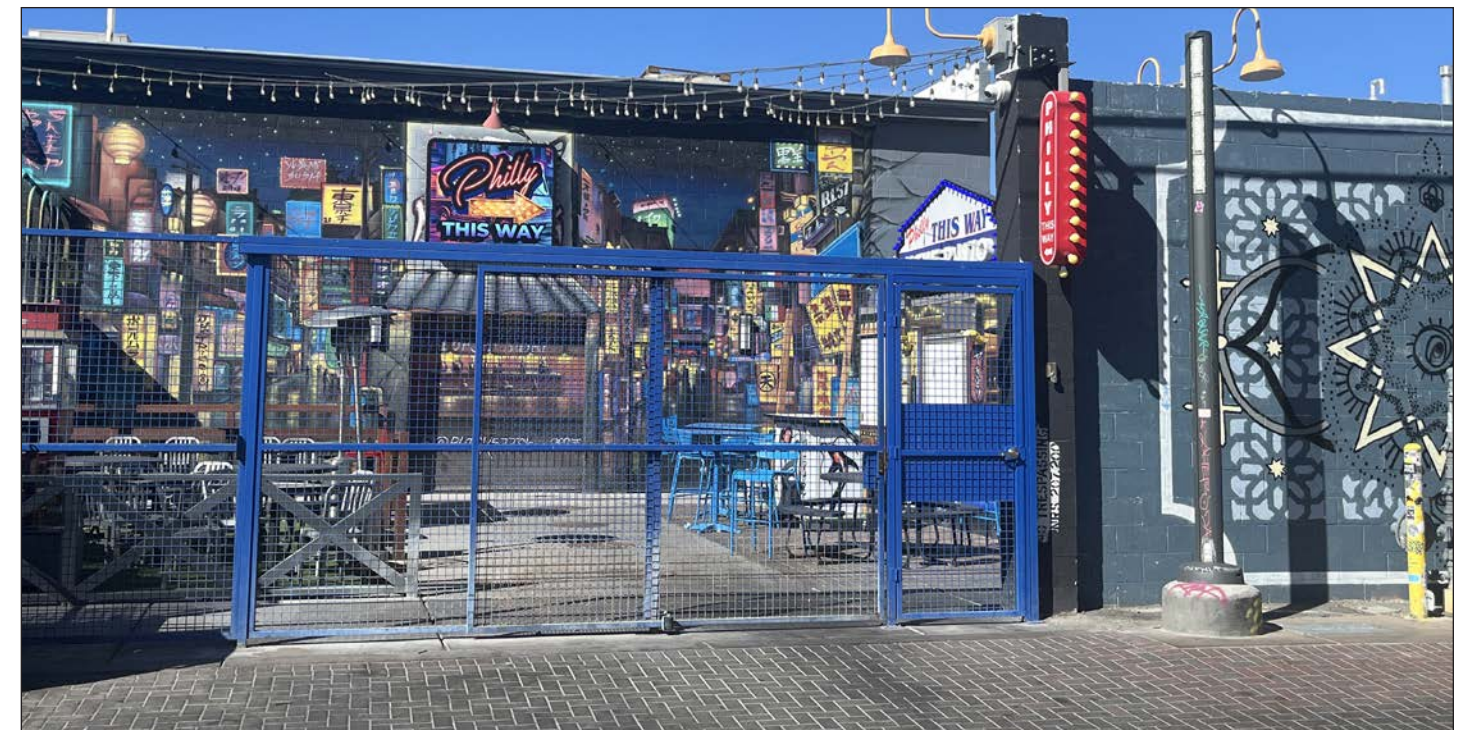
- Install well-placed, lighting to improve safety and visibility at night
- Use durable, attractive paving materials to create a pedestrian-friendly surface
 - Permeable paving allowing water to pass through the surface and filter into the existing soil under the surface instead of going
- Incorporate planters, trees, and greenery to add visual appeal and green spaces
- Utilize murals, sculptures, or other artistic elements to add character and interest
- Regular maintenance of landscape, lighting, and facilities is crucial to convey pedestrian-friendly activity

Not Recommended Treatment of Alleys

- Neglecting upkeep can signal a lack of control and invite undesirable behavior



Example of alley in Las Vegas Arts District



Recommend adding pavers, gates, and lighting to alleys

Recommendations for Residential Alleys

Recommended Treatment of Alleys

- Encourage the use of alley access for parking
- New infill construction can have access to garages that are located at the rear of the building
- Incorporate new paving systems greenery, and down lighting to create inviting environment
- Maintain alleys and remove debris and other unwanted materials

Not Recommended Treatment of Alleys

- Lack of maintenance and inadequate lighting



Recommend adding pavers to alleys



Recommend adding pavers, gates, and lighting to alleys

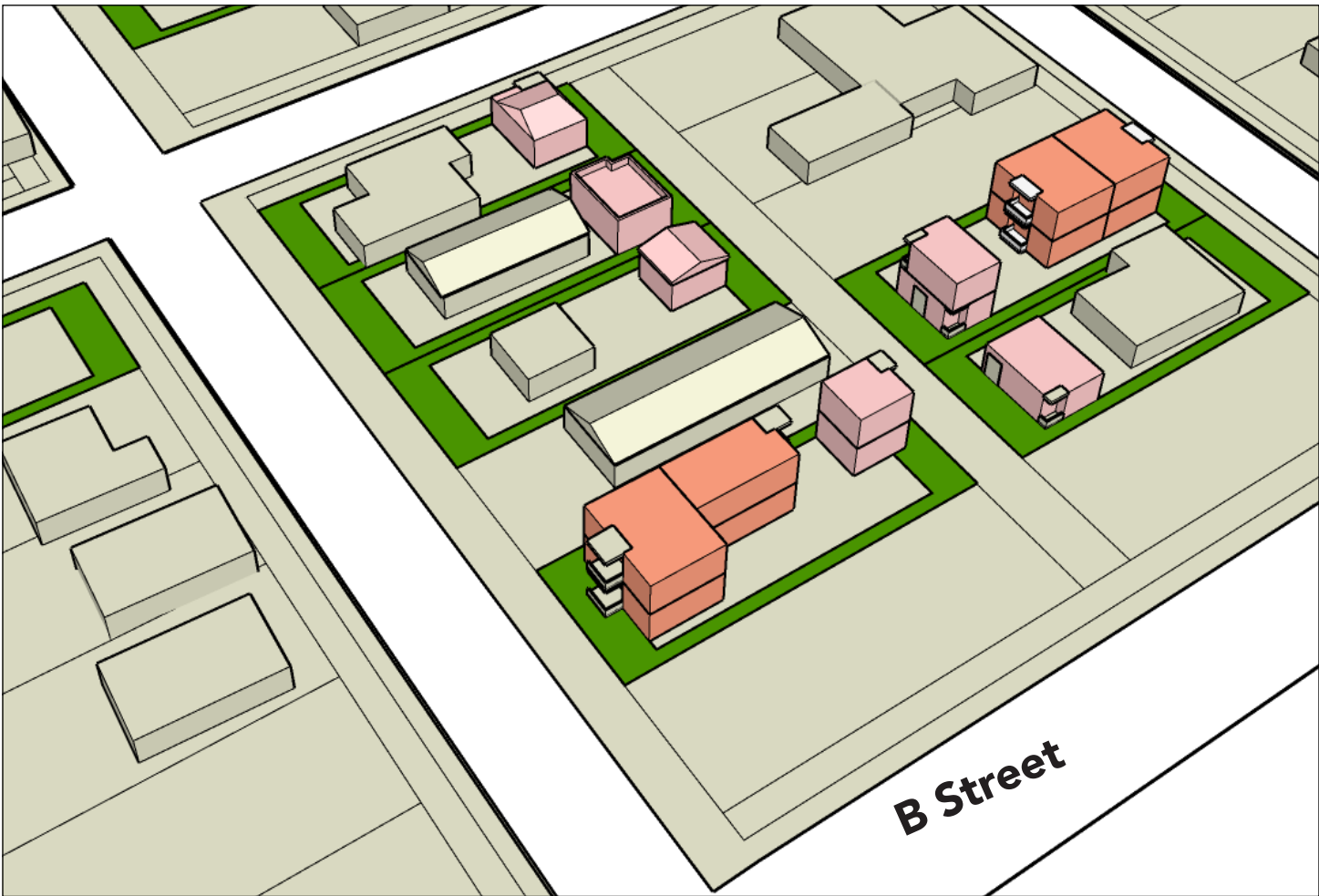
7.1 T3 Neighborhood Zone (T3-N)

The intent of the T3 Neighborhood Zone is to maintain the character of existing small to medium lot detached homes while promoting walkable neighborhoods. The primary land use in this zone is residential, supplemented by smaller-scale, neighborhood-supporting uses. Housing types are designed to be low-intensity and medium in footprint, situated within short walking distances of public transit options and local retail or service amenities.

In the Historic Westside this zone is characterized by predominantly detached buildings, small to medium lot widths, and buildings are generally set back from the public right of way and alley loaded streets. Frontages often include yards, recessed entrances and porches. Building heights are typically one to two stories. See Key Design Elements below for further information on this zone.

Key Design Elements

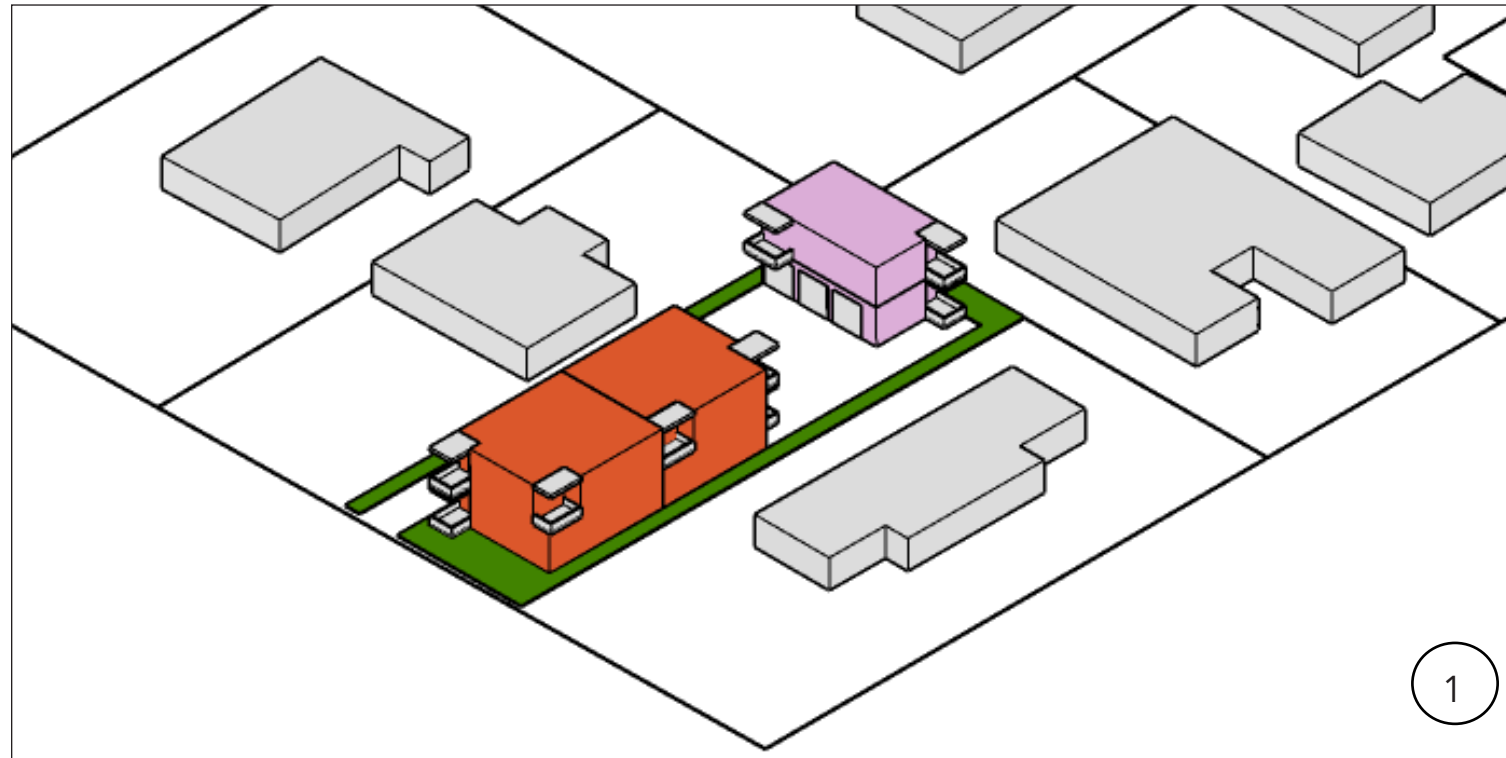
- Height Requirements:
 - Maximum of 2 stories.
- Lot Size:
 - Small to medium lot widths
- Setbacks:
 - Medium to large setbacks
 - Building placement varies but is generally set back from the right-of-way
- Design Features:
 - Primarily detached buildings, with the possibility of attached or detached Additional Dwelling Unit (ADU)
 - Frontages include yards, stoops, and porches
 - Small to medium building footprints to maintain compatibility with the neighborhood scale



Case study area along B Street with new infill construction

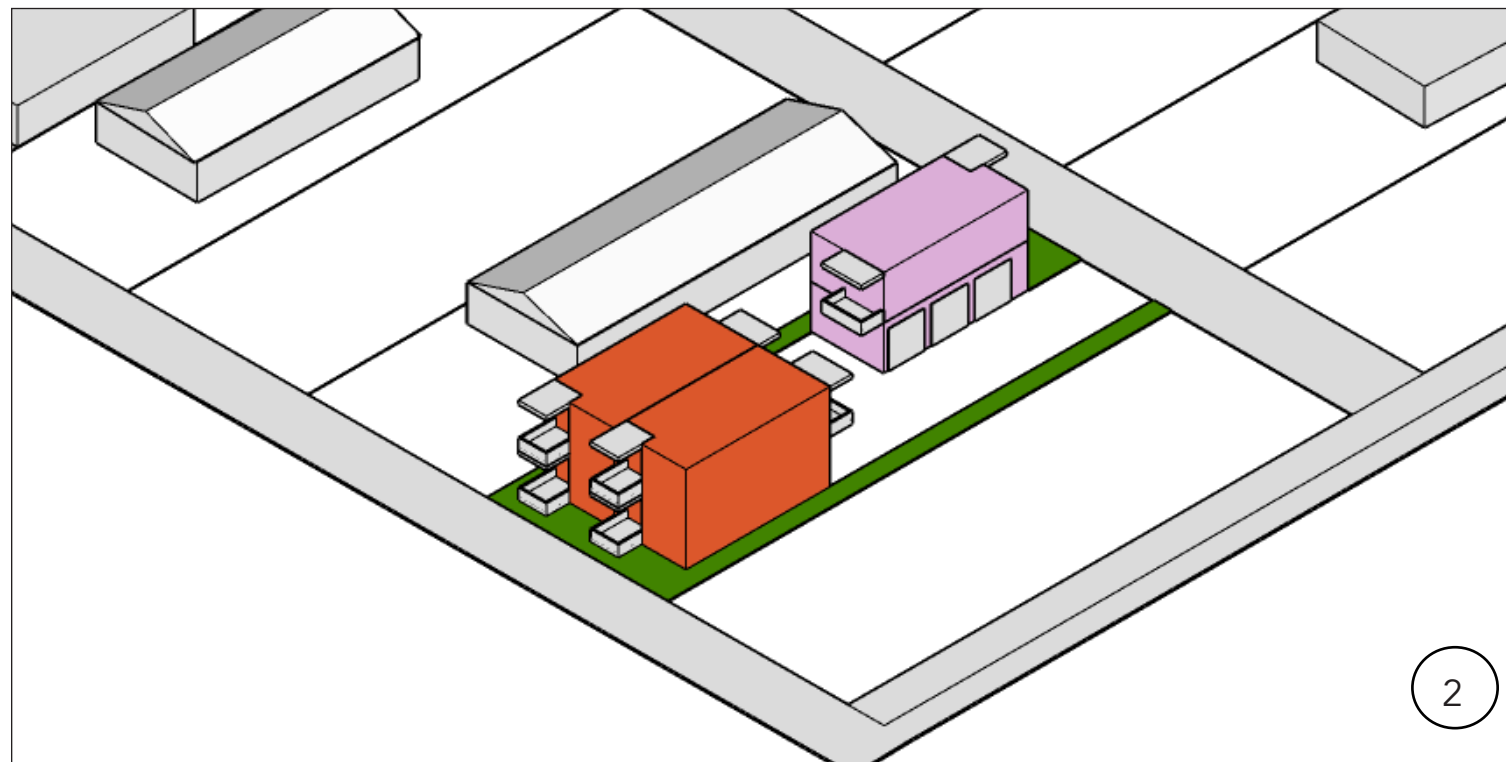


7.1.A T3-N Case Studies - Single Lot Infill



1. Single lot infill with two story Duplex (2 units) and two story detached ADU (1 unit) and garage with side yard driveway access parking

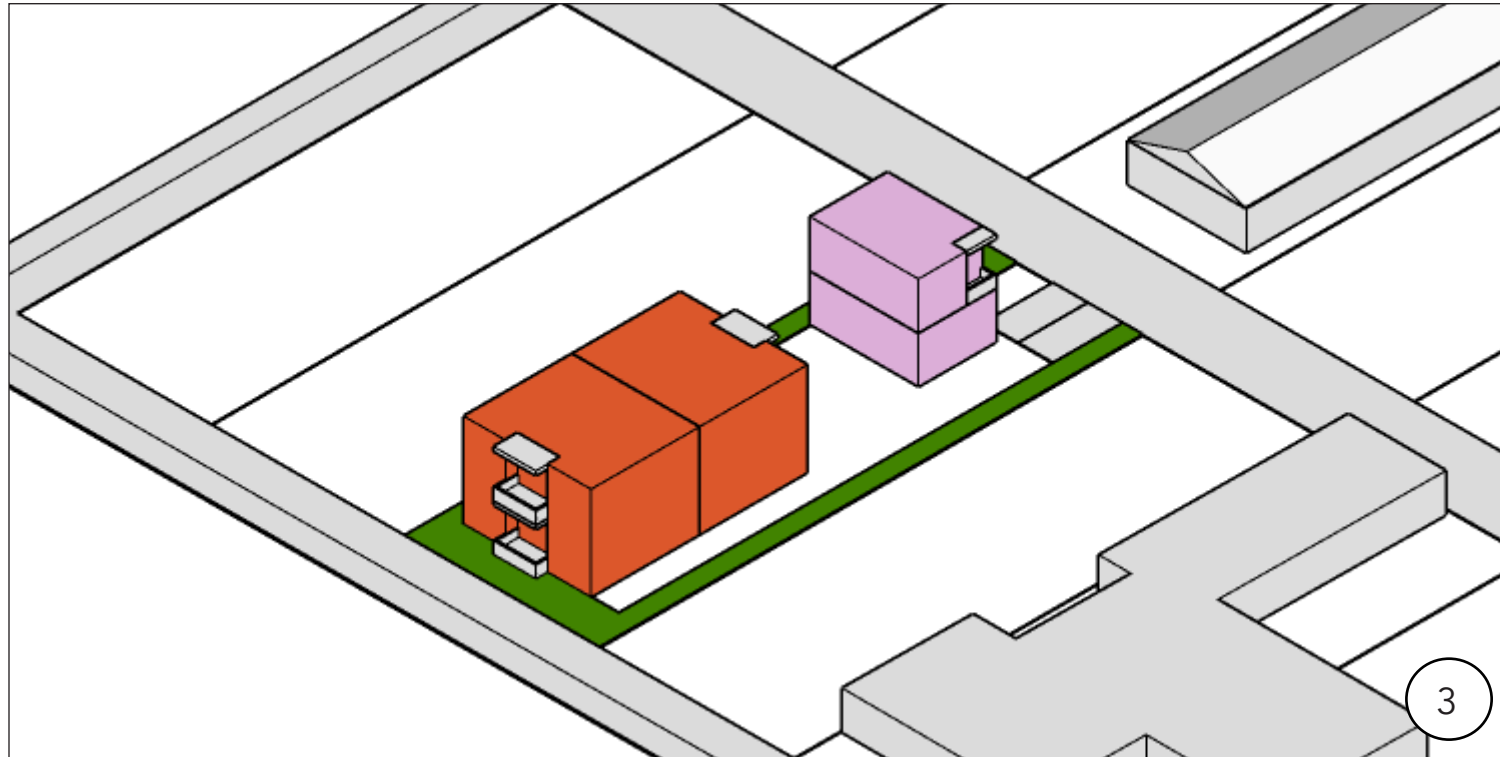
- Height Requirements:
 - Two stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Detached ADU
 - Frontages include porches and balconies



2. Single lot infill with two story Duplex (2 units) and two story detached ADU (1 units) and garage with alley access parking

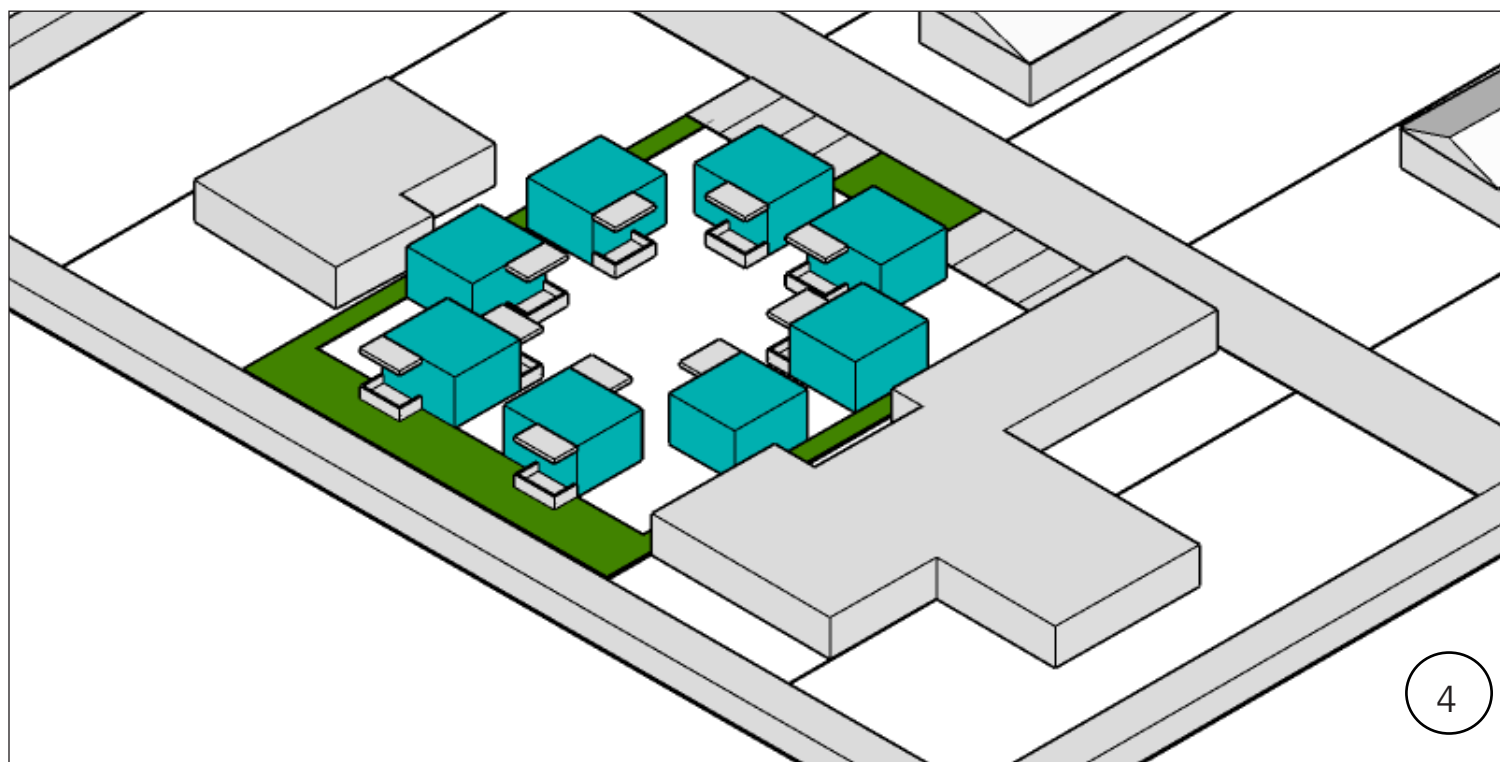
- Height Requirements:
 - Two stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
 - Set back from the right-of-way
- Design Features:
 - Attached buildings
 - Detached ADU
 - Frontages include porches and balconies

7.1.B T3-N Case Studies - Single and Double Lot Infill



3. Single lot infill with two story Duplex (2 units) and detached two story ADU (1 unit) with alley access parking

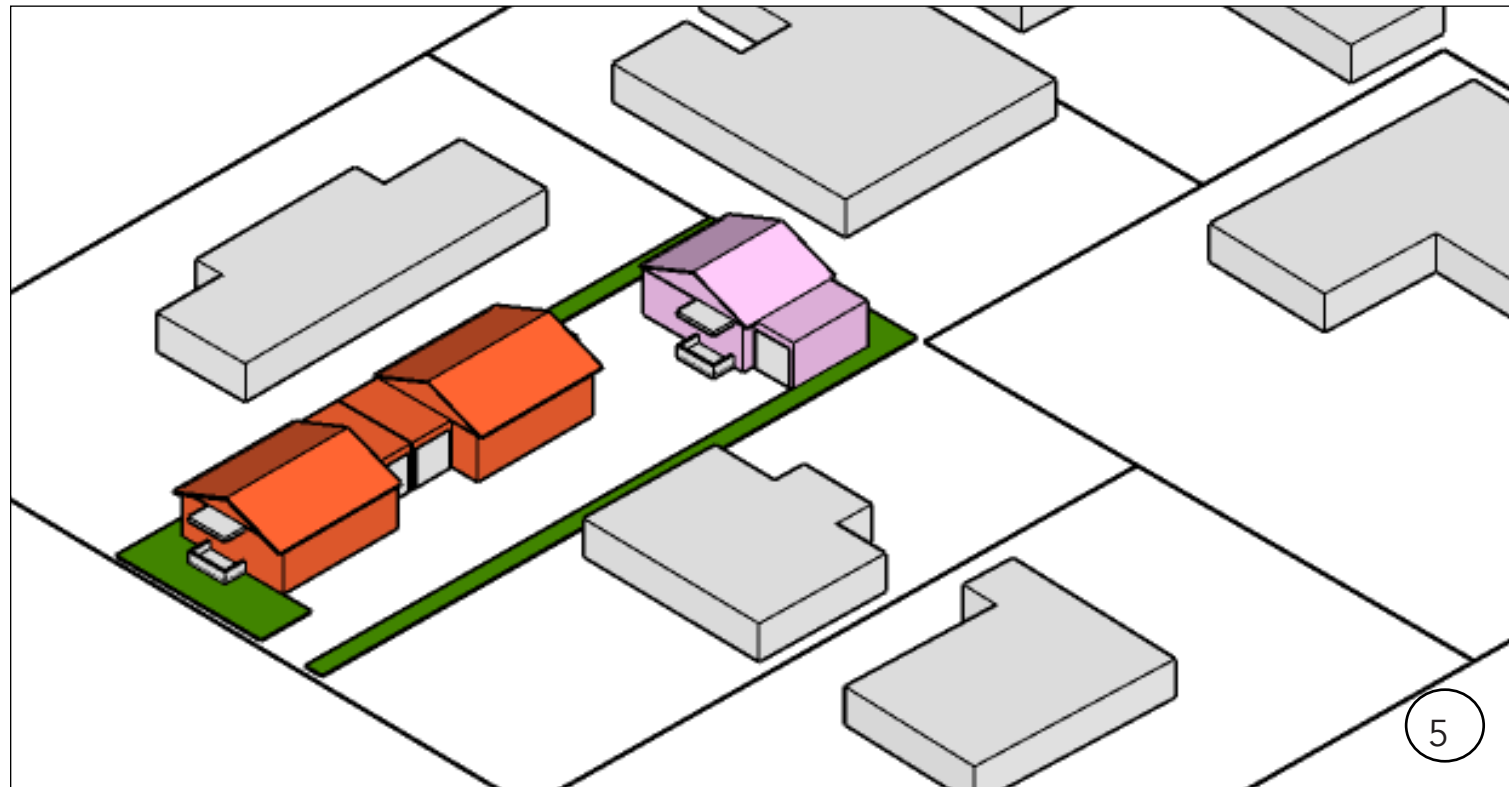
- Height Requirements:
 - Two story
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
 - Set back from the right-of-way
- Design Features:
 - Attached buildings
 - Detached ADU
 - Frontages include porches and balconies



4. Double lot infill with single story Bungalow Court (8 units) with alley access parking

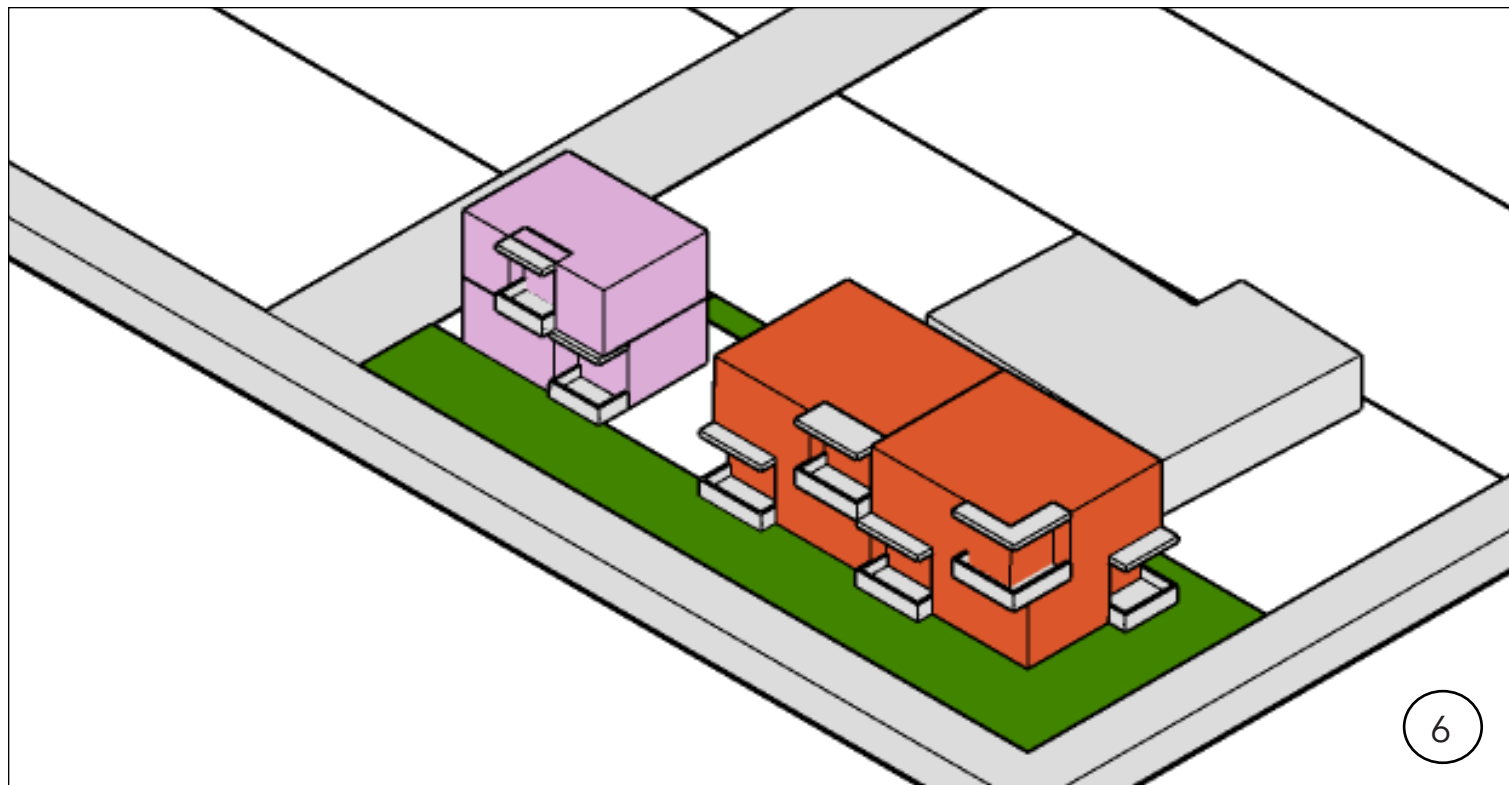
- Height Requirements:
 - One story
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
 - Set back from the right-of-way
- Design Features:
 - Detached buildings
 - Frontages include porches

7.1.D T3-N Case Studies - Single Lot Infill



5. Single lot infill with single story Duplex (2 units) and single story ADU (1 unit) driveway access parking

- Height Requirements:
 - One story
- Lot Size:
 - Medium lot widths
 - Small building footprints and lot coverage
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Detached ADU
 - Frontages include porches



6. Single lot infill with two story Duplex (2 units) and detached two story ADU (1 unit) with alley access parking

- Height Requirements:
 - Two story
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
 - Set back from the right-of-way
- Design Features:
 - Attached buildings
 - Detached ADU
 - Frontages include porches and balconies

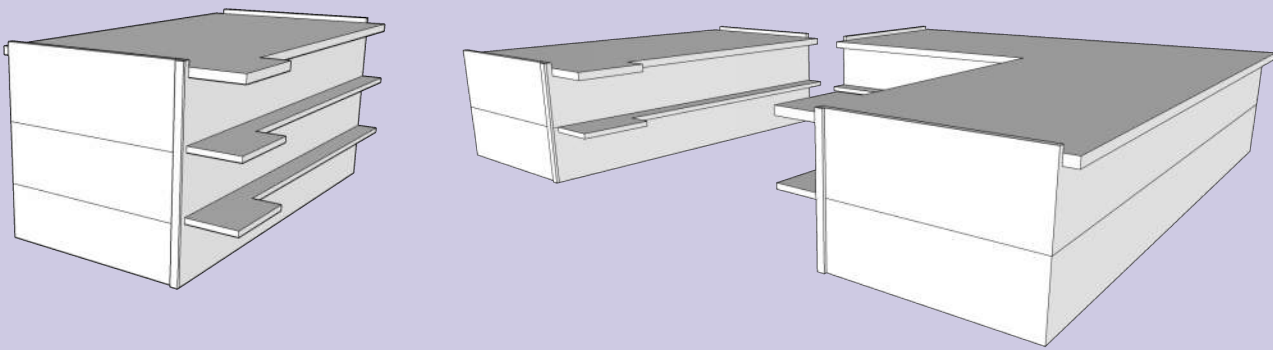
7.2 T4 Neighborhood Zone (T4-N)

The intent of the T4 Neighborhood Zone is to maintain the character of established neighborhoods in walkable urban areas. This zone supports a compact urban form with medium-intensity building types and small to medium building footprints. It accommodates a variety of urban housing choices while supporting public transportation alternatives. The primary land use in this zone is multi-unit residential, supplemented by smaller, neighborhood-supporting uses at appropriate locations.

In the Historic Westside this zone is characterized by a mixture of detached and attached buildings, medium lot widths, and small setbacks from the public right of way. Frontages often include recessed entrances and porches. Building heights are typically one to two stories in height. See Key Design Elements below for further information on this zone.

Key Design Elements

- Height Requirements:
 - Maximum of 3 stories
- Lot Size:
 - Medium lot widths
 - Small to medium building footprints and lot coverage
- Setbacks:
 - Medium setbacks
 - Buildings placed near the edge of the right-of-way
- Design Features:
 - Attached or detached buildings
 - Frontages include stoops, dooryards, forecourts, shopfronts (at corners), and porches. Compact urban form to encourage walkability and neighborhood engagement



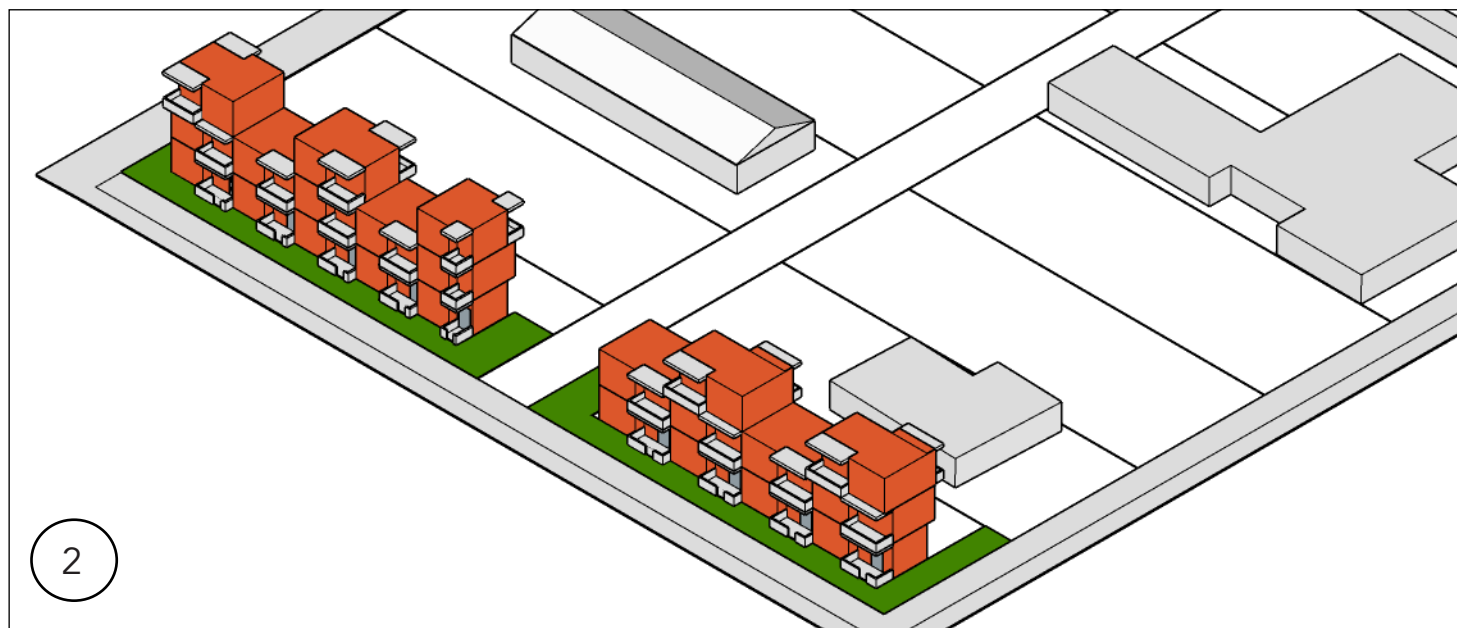
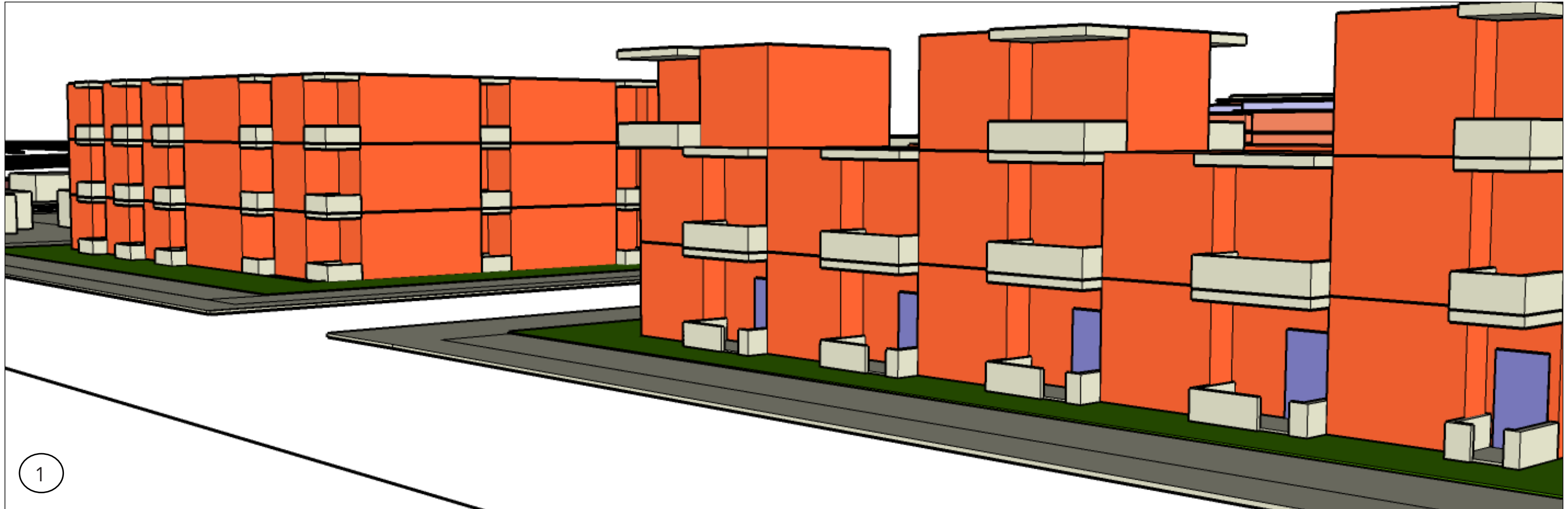
Opportunity for Increasing the Transect Zone

While individual property owners cannot directly update the Form-Based Code, they can partner together to request a zoning change from T3 Neighborhood Zone to T4 Neighborhood Zone. According to Section 19.16.090 of the Unified Development Code, rezoning applications can be initiated by property owners. It is important to note that for a successful transition to the T4 Neighborhood Zone, more than one parcel is typically required.

Property owners with adjacent properties can combine two or more parcels to develop more units, or even larger housing projects. Without increasing to a T4 Neighborhood Zone, development may be limited to single-family homes with accessory dwelling units (ADUs) or small-scale housing like bungalow or cottage style homes.

By collaborating with two or three neighboring property owners, the potential for a larger housing project could occur. Case study 7.2.A T4-N Case Study provides a practical example of how property owners can explore opportunities and benefit from collaborative development efforts

7.2.A T4-N Case Study



1-2 Two single lots with two and three story Multi Plex (8 units) with individual access and alley parking

- Height Requirements:
 - Two to three stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches

7.1.B T4-N Case Studies - Single and Double Lot Infill



3. Double lot infill with two story Multi Plex (6 units) with alley access parking

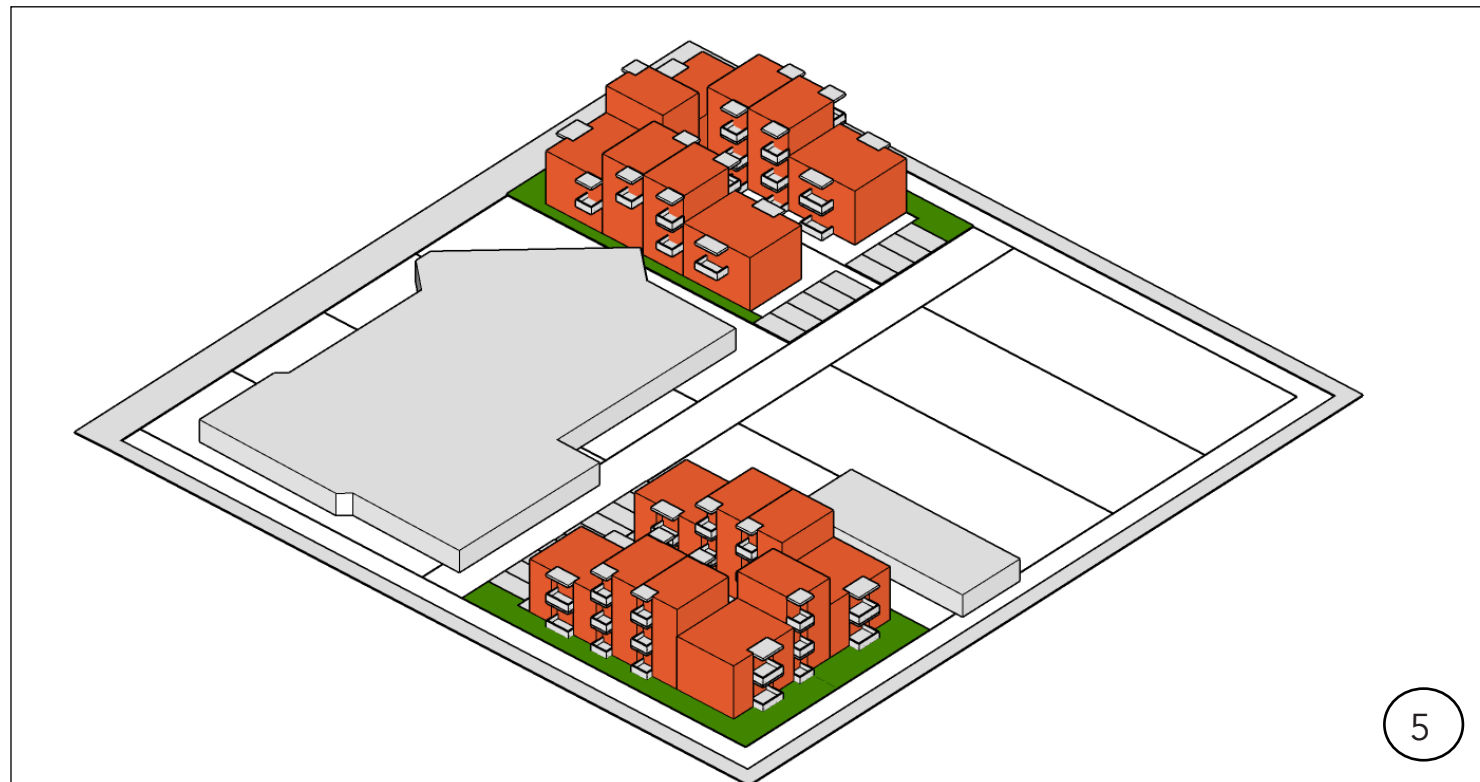
- Height Requirements:
 - Two stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches and balconies



4. Single lot infill with two story Multi Plex (4 units) with alley access parking

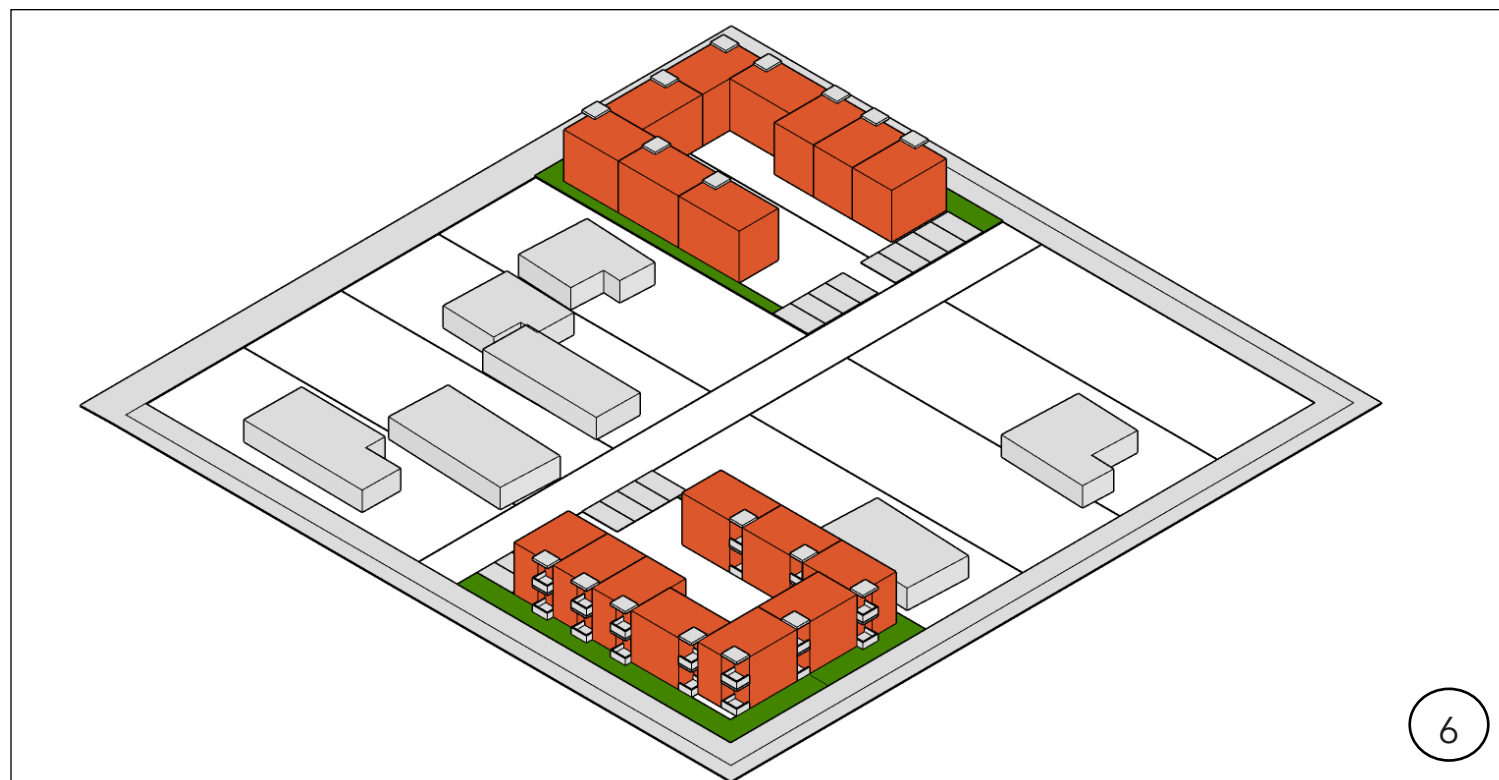
- Height Requirements:
 - Two stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached and detached buildings
 - Frontages include porches and balconies

7.1.C T4-N Case Studies - Double Lot Infill



5. Double lot infill with two and three Multi Plex (9 units) and alley access parking

- Height Requirements:
 - Two and three stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches and balconies



6. Double lot infill with two story Mult Plex (9 units) with alley access parking.

- Height Requirements:
 - Two stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches

7.2.D T4-N Case Studies - Marble Manor



7. Multi-lot with three and four story apartments (82 units) with access to parking.

Height Requirements:

- Three stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches and balconies



8. Multi-lot with two and three story apartments (4-24 units) with access to parking.

Height Requirements:

- Three stories
- Lot Size:
 - Medium lot widths
- Setbacks:
 - Medium setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches and recessed entrances

7.3 T4 Main Street (T4-MS)

The intent of the T4 Main Street Zone is to provide a compact and walkable urban environment that accommodates a diverse range of uses. Building types in this zone are designed to promote active pedestrian street facades, with ground floors dedicated to commercial or service uses and upper stories offering a mix of commercial, residential, service, and office uses. The flexibility of these building types is intended to encourage revitalization and investment in the area. This zone also supports public transportation alternatives.

In the Historic Westside this zone includes attached and detached buildings on medium-width lots with medium footprints and lot coverage. Buildings are placed near the edge of the right-of-way, with small to no setbacks and a diverse mix of building frontages is featured. See Key Design Elements below for further information on this zone.

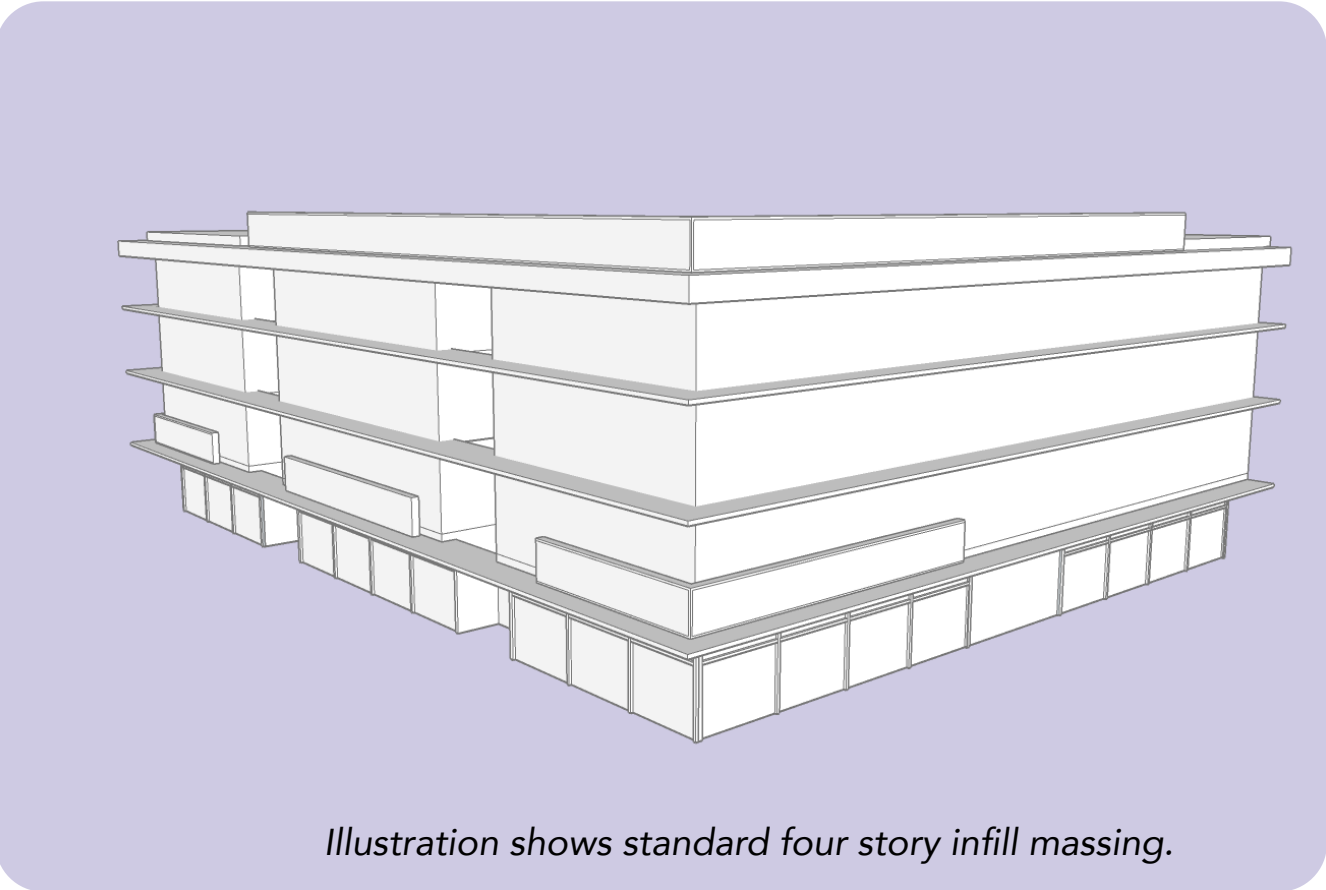
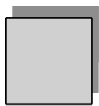
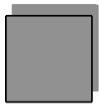
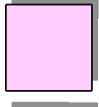
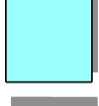
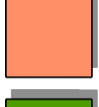


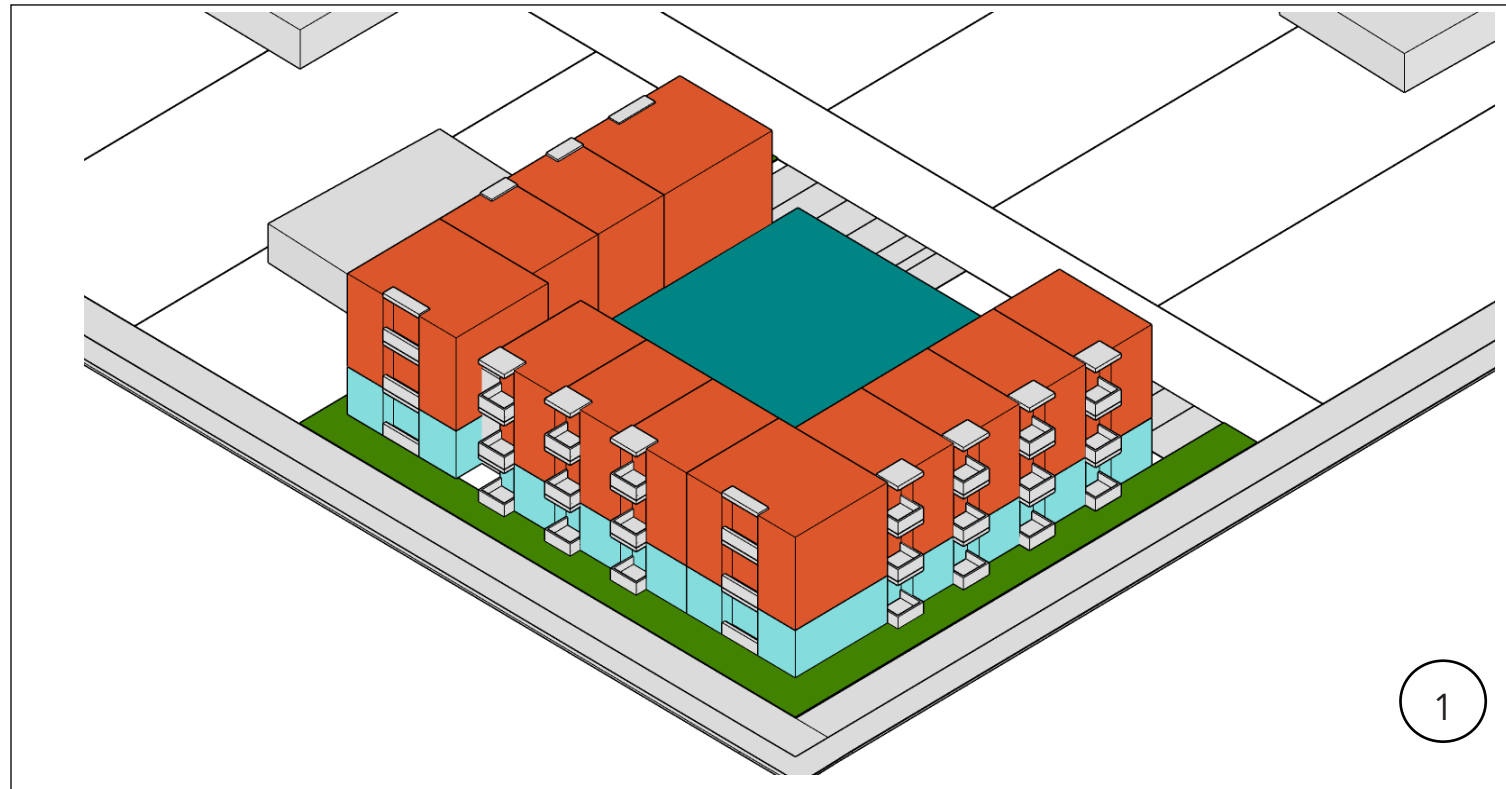
Illustration shows standard four story infill massing.

Key Design Elements

- Height Requirements:
 - 2 to 5 stories
- Lot Size:
 - Medium lot width
 - Medium footprint and lot coverage
- Setbacks:
 - Small to no setbacks
 - Buildings placed near the edge of the right-of-way
- Design Features:
 - Attached or detached
 - Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Mix of commercial, residential, service, and/or office uses on upper stories

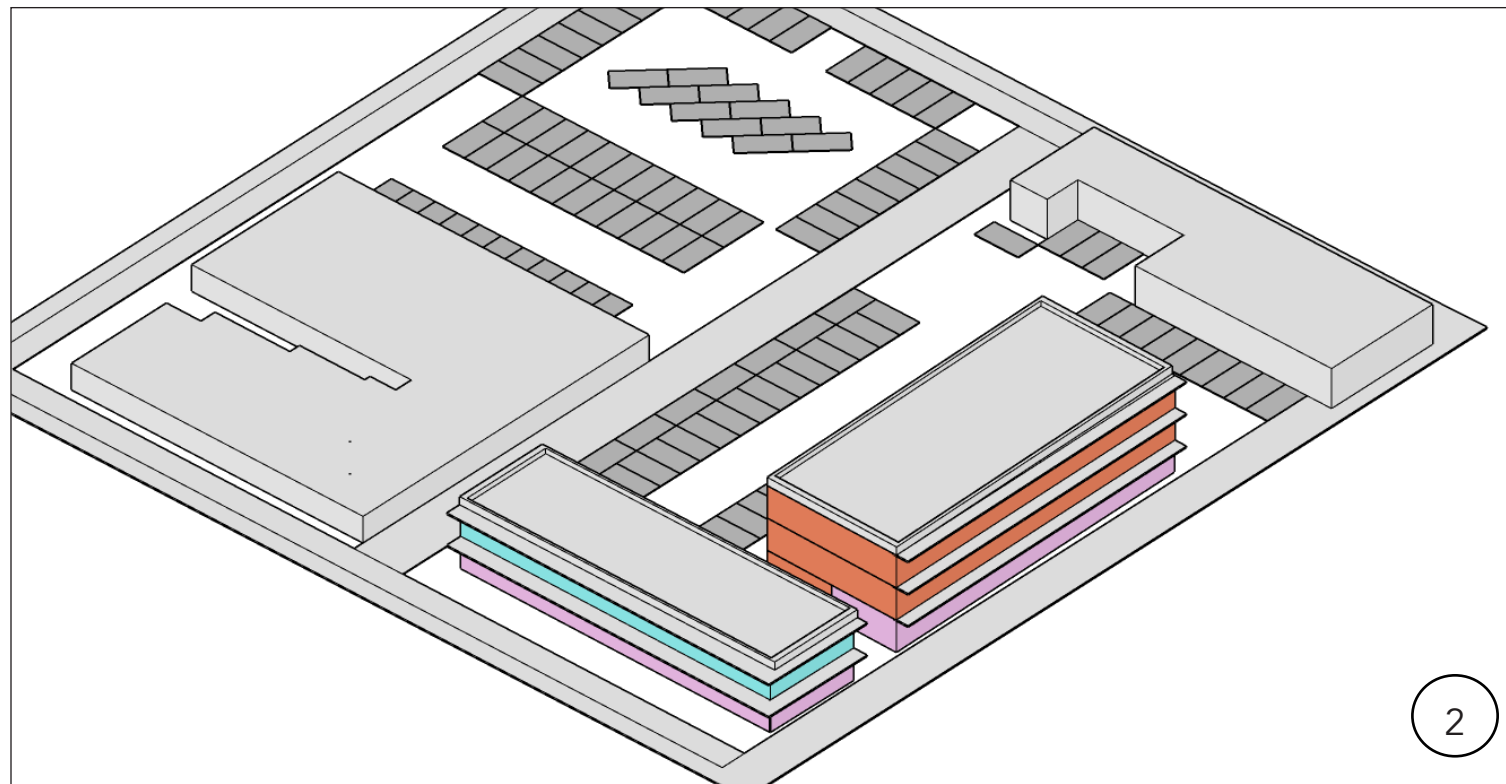
	Existing
	Sidewalk
	Commercial
	Live Work/Flats
	Multi Plex/Town Homes
	Setback

7.3.A. T4-MS Case Studies - Triple Lot Infill



1. Triple lot infill with three story building. First floor Live Work, second floor Town Homes/Apartments with covered parking at rear

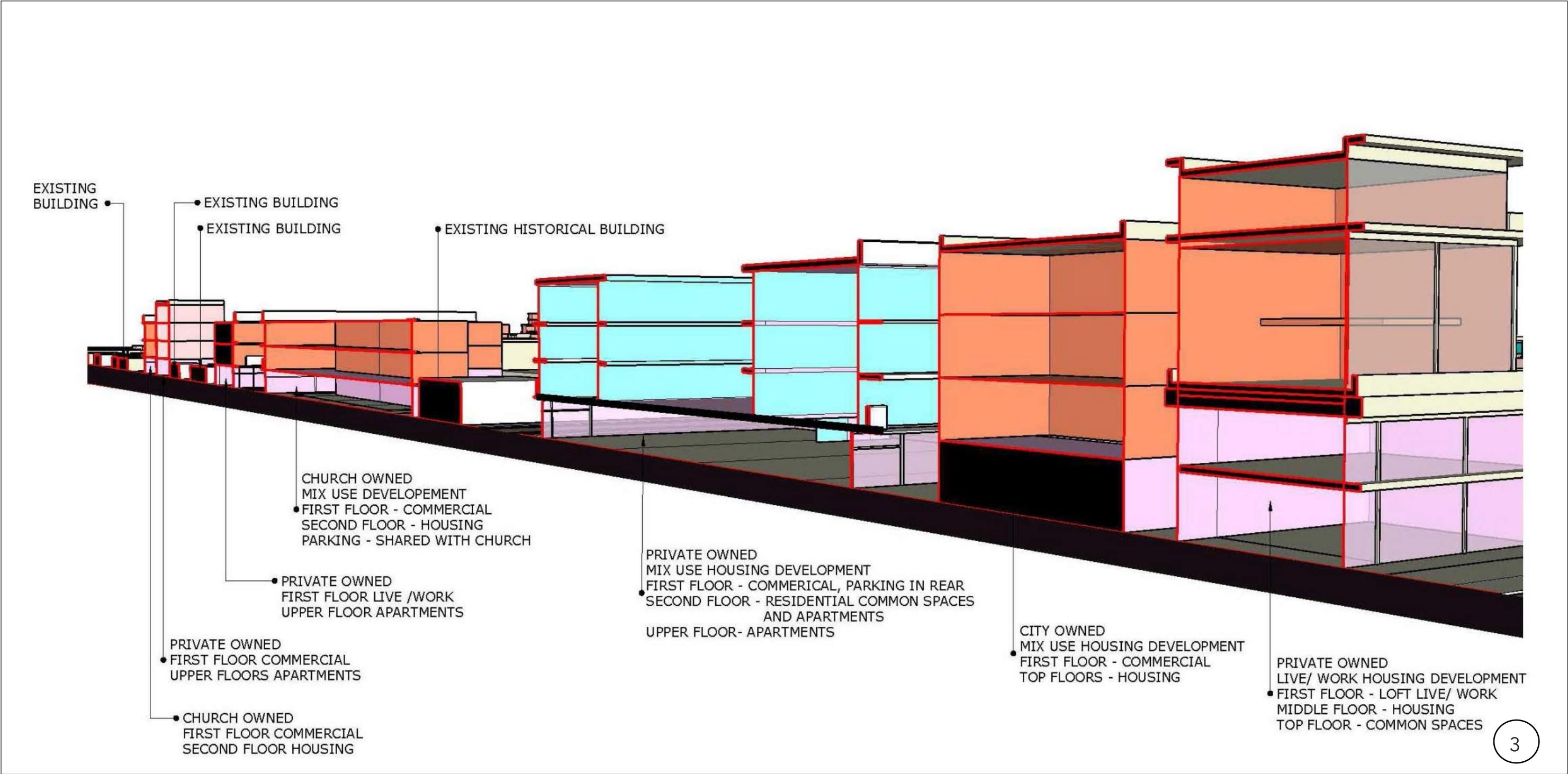
- Height Requirements:
 - Three stories
- Lot Size:
 - Large lot widths
- Setbacks:
 - Small setbacks
- Design Features:
 - Attached buildings
 - Frontages include porches



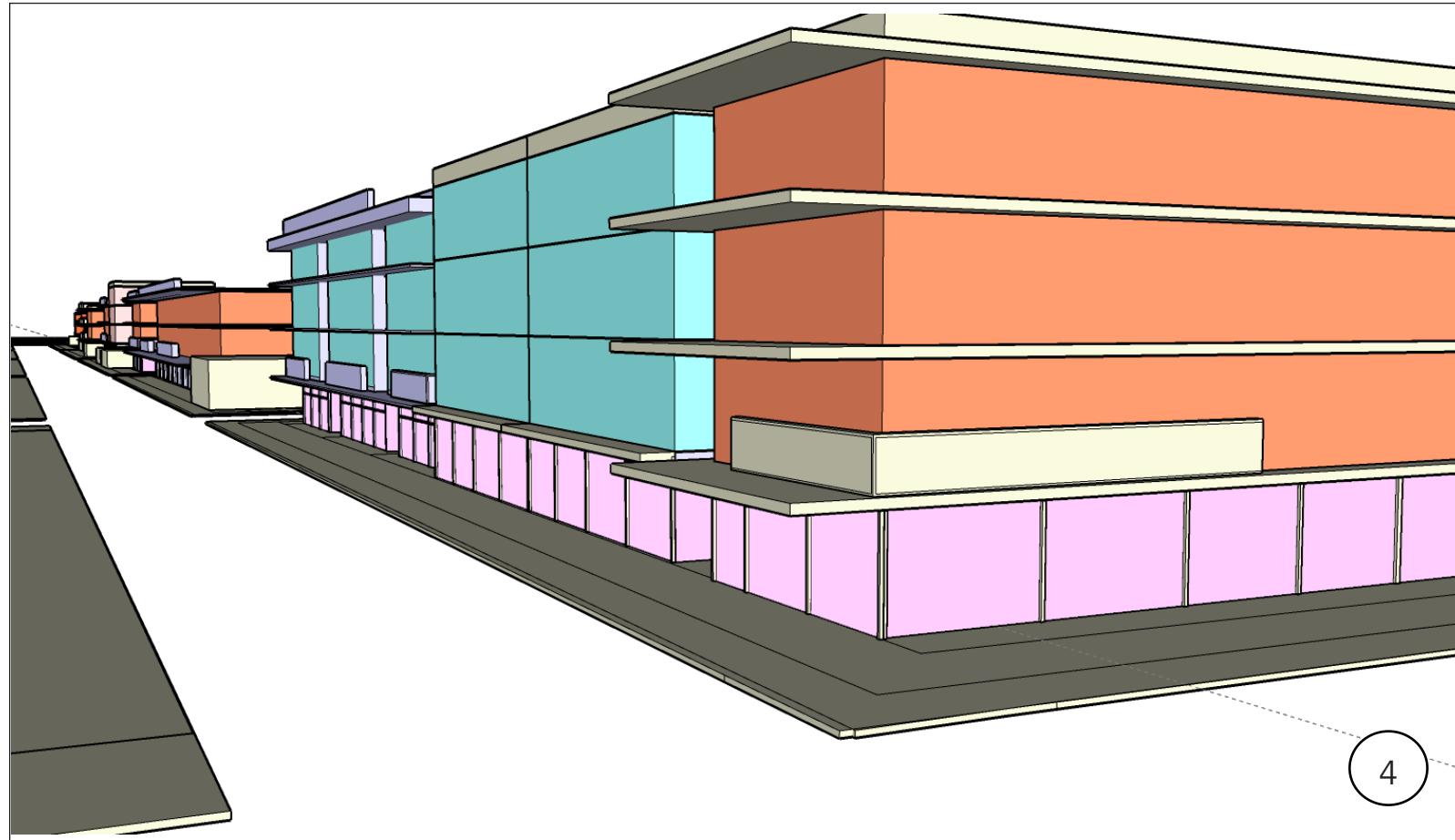
2. Triple lot infill with two story building. First floor Commercial and second floor Live Work/Flats with alley access parking.

- Height Requirements:
 - Two and three stories
- Lot Size:
 - Large lot widths
- Setbacks:
 - Small setbacks
- Design Features:
 - Attached buildings

7.3.B T4-MS Case Studies - Jackson Avenue

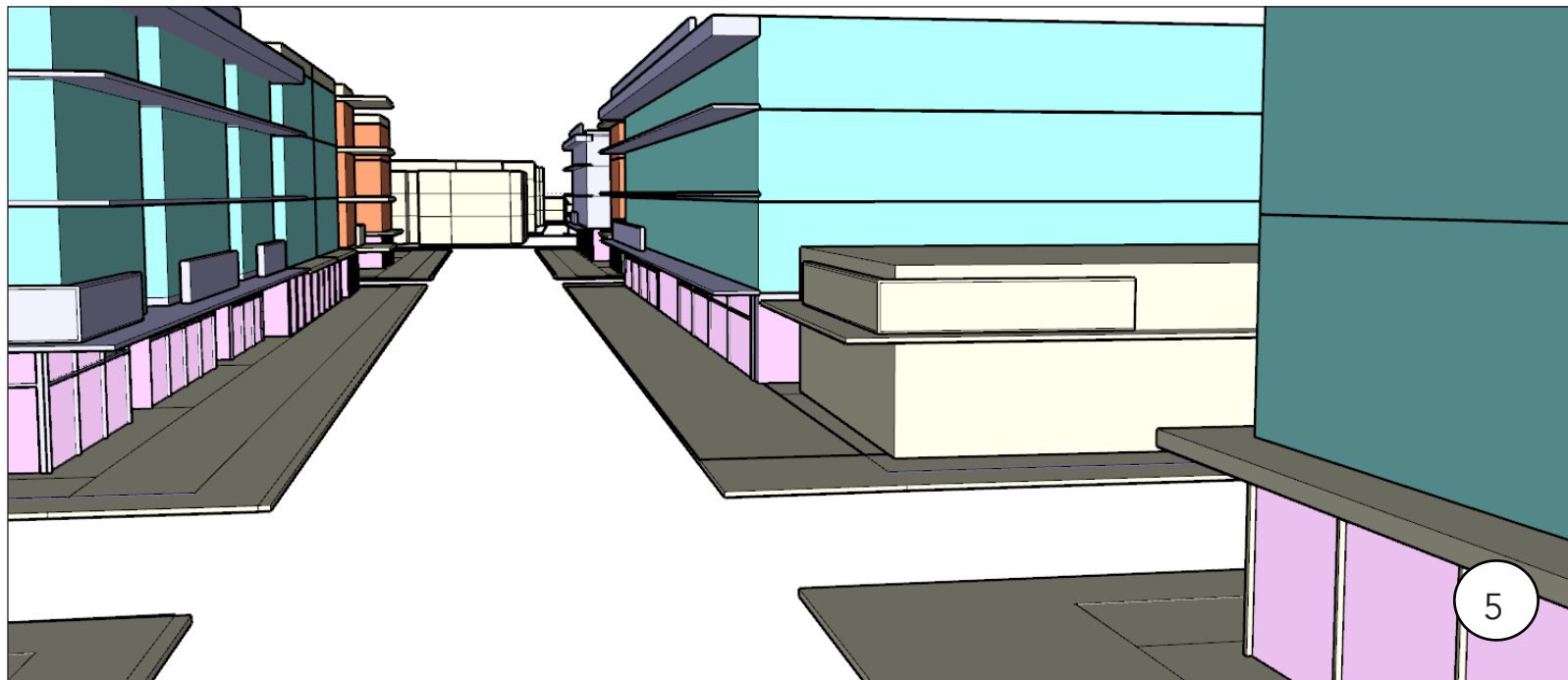


7.3.C T4-MS Case Studies - Jackson Avenue



4. Lot infill along Jackson Avenue

- Height
 - 4 stories
- Lot Size:
 - Medium lot width
- Setbacks:
 - Small to no setbacks
 - Buildings placed near the edge of the right-of-way
- Design Features:
 - Attached
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Mix of commercial, residential, service, and/or office uses on upper stories



5. Lot infill along Jackson Avenue

- Height
 - 4 stories
- Lot Size:
 - Medium lot width
- Design Features:
 - Attached
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Mix of commercial, residential, service, and/or office uses on upper stories

7.4 T4 Corridor Zone (T4-C)

The intent of the T4 Corridor Zone is to enhance the City’s existing corridors, transforming them into more walkable and versatile areas. This zone accommodates a diverse range of commercial, retail, service, and office use. Building types in this zone are moderate in intensity, featuring small to large footprints that support a variety of uses. Ground floors are intended for commercial, or service uses, while upper stories may include a mix of commercial, service, and office uses. The zone also supports public transportation alternatives.

In the Historic Westside this zone is characterized by attached and detached buildings on medium to large lot widths with medium to large footprints. Buildings are typically placed at or near the public right-of-way, with medium setbacks and diverse frontages. See Key Design Elements below for further information on this zone.

Key Design Elements

- Height Requirements:
 - 2 to 5 stories.
- Lot Size:
 - Medium to large lot width.
 - Medium to large footprint.
- Setbacks:
 - Medium setbacks.
 - Buildings placed at or near the right-of-way.
- Design Features:
 - Attached or detached.
 - Diverse mix of building frontages, mostly Shopfront.
- Land Use
 - Ground floor commercial or service uses.
 - Mix of commercial, service, and/or office uses on upper stories.

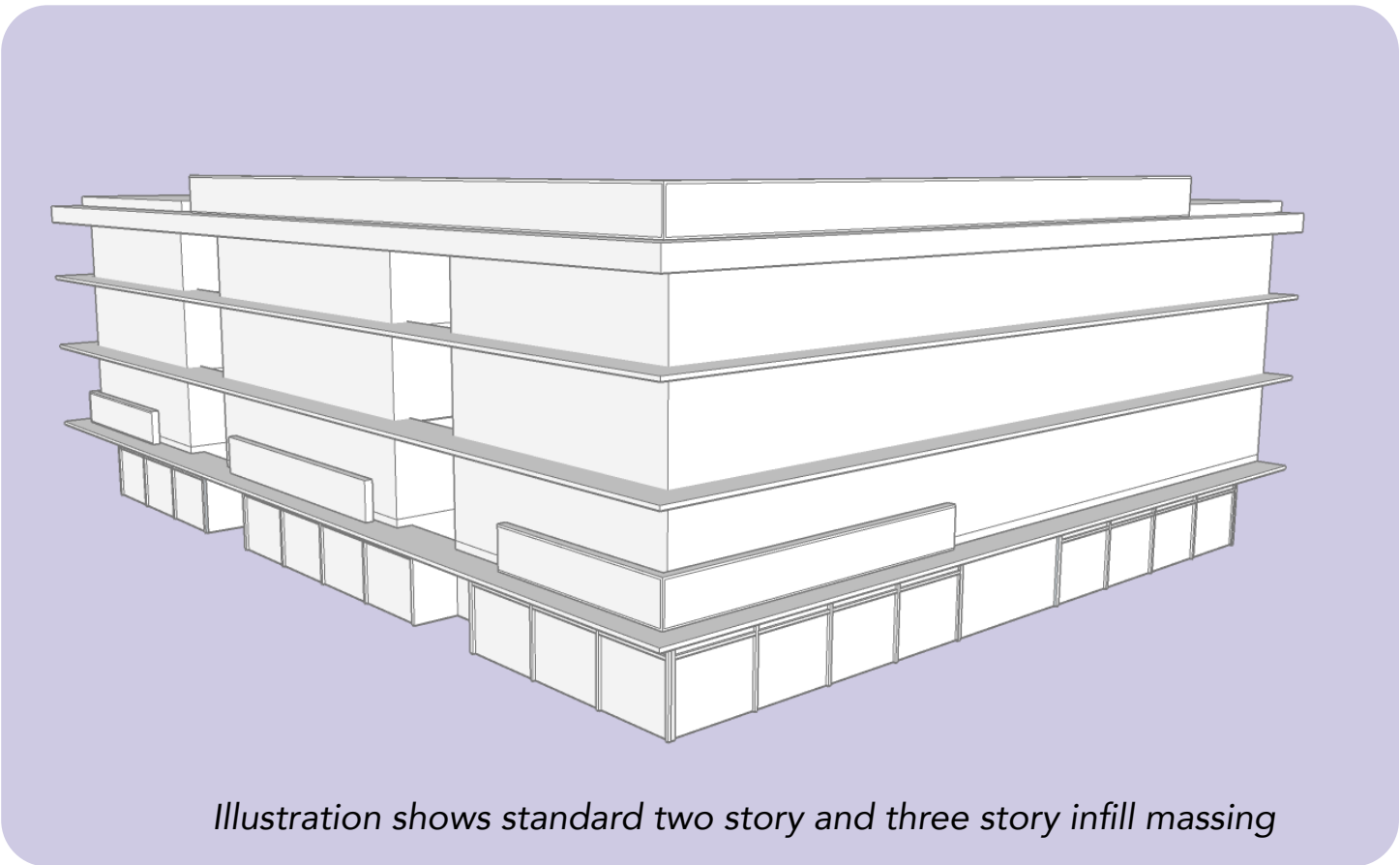
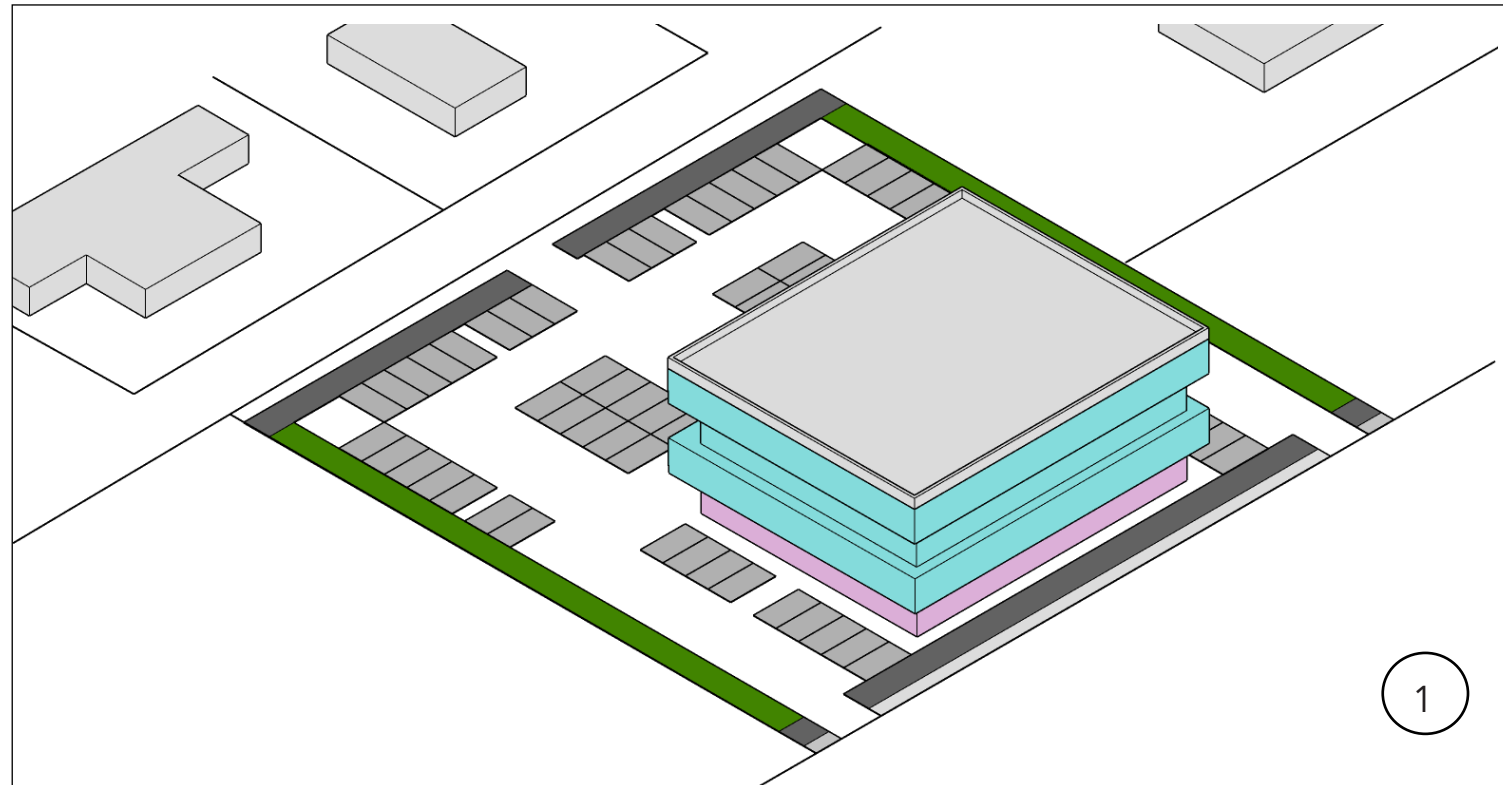


Illustration shows standard two story and three story infill massing

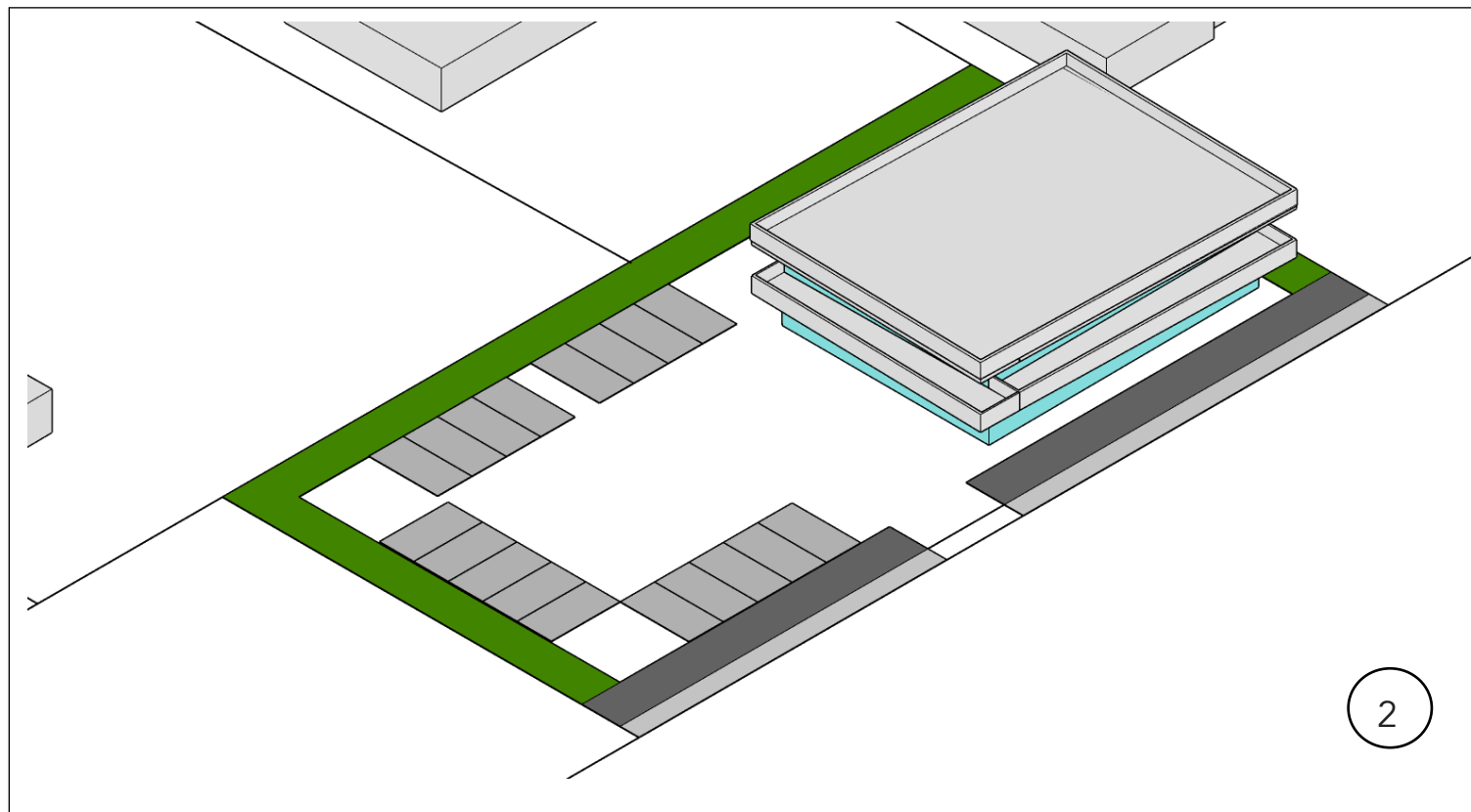


7.4.A. T4-C Case Studies - Single, Double or Triple Lot Infill



1. Lot infill with four story building, first floor Commercial and upper floors Office; street and alley access to parking

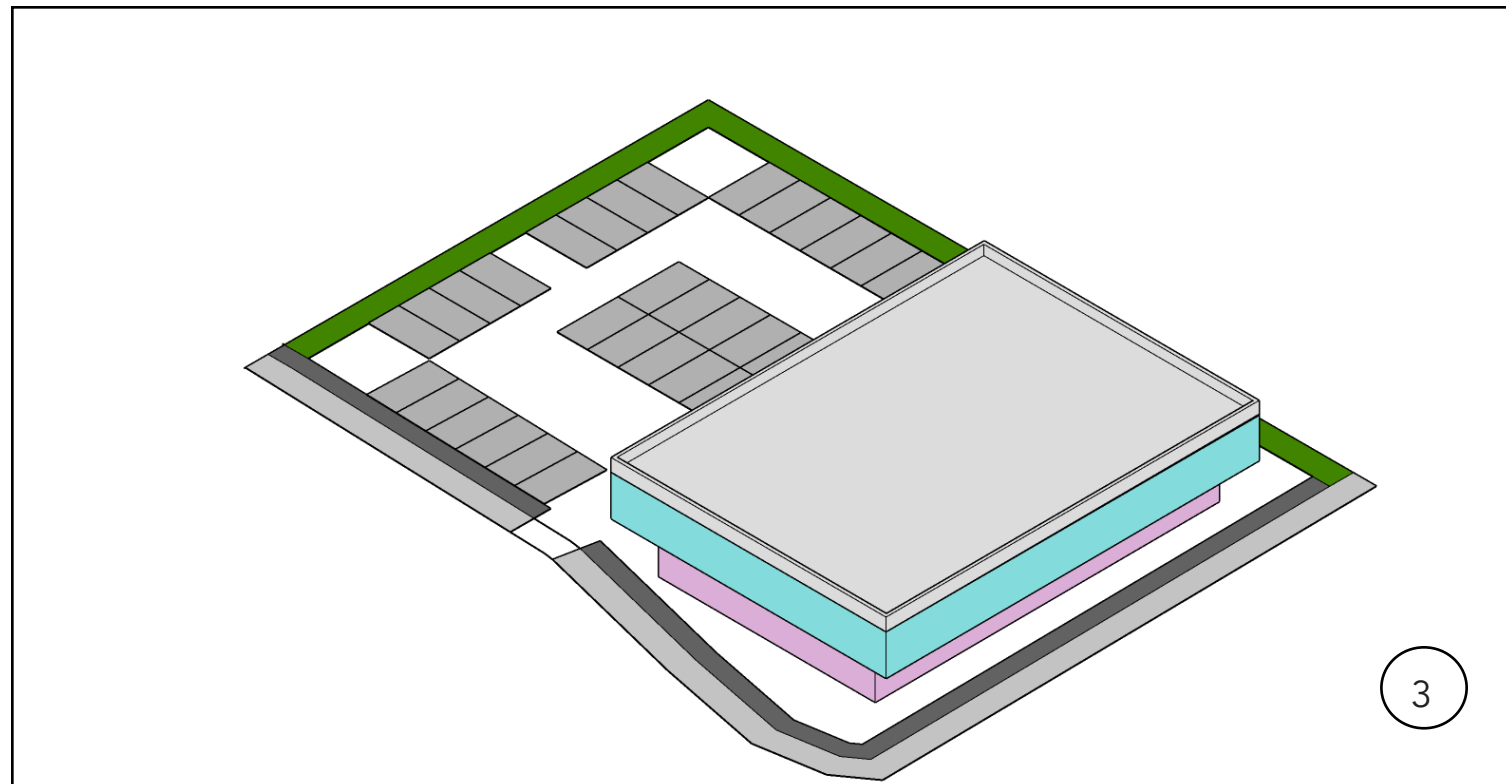
- Height
 - 4 stories
- Lot Size:
 - Large lot width
- Design Features:
 - Attached
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Use of office on upper floors



2. Lot infill with story Office building with street access to parking

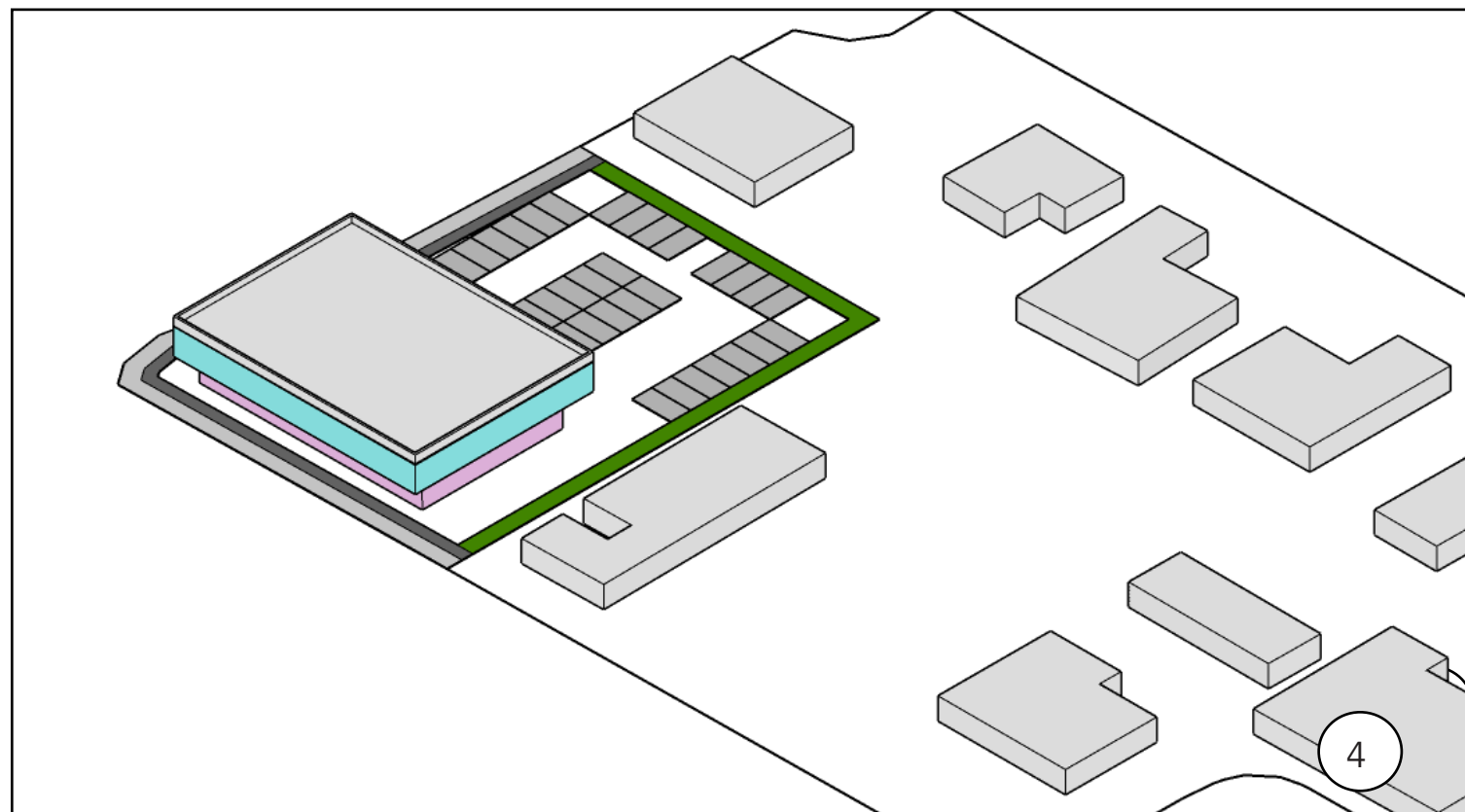
- Height
 - 2 stories
- Lot Size:
 - Large lot width
- Design Features:
 - Attached
 - No blank walls or planes
- Land Use
 - Office use

7.4.A. T4-C Case Studies - Single, Double or Triple Lot Infill



3-4. Lot infill with two story building, first floor Commercial and second floor Office; street access to parking

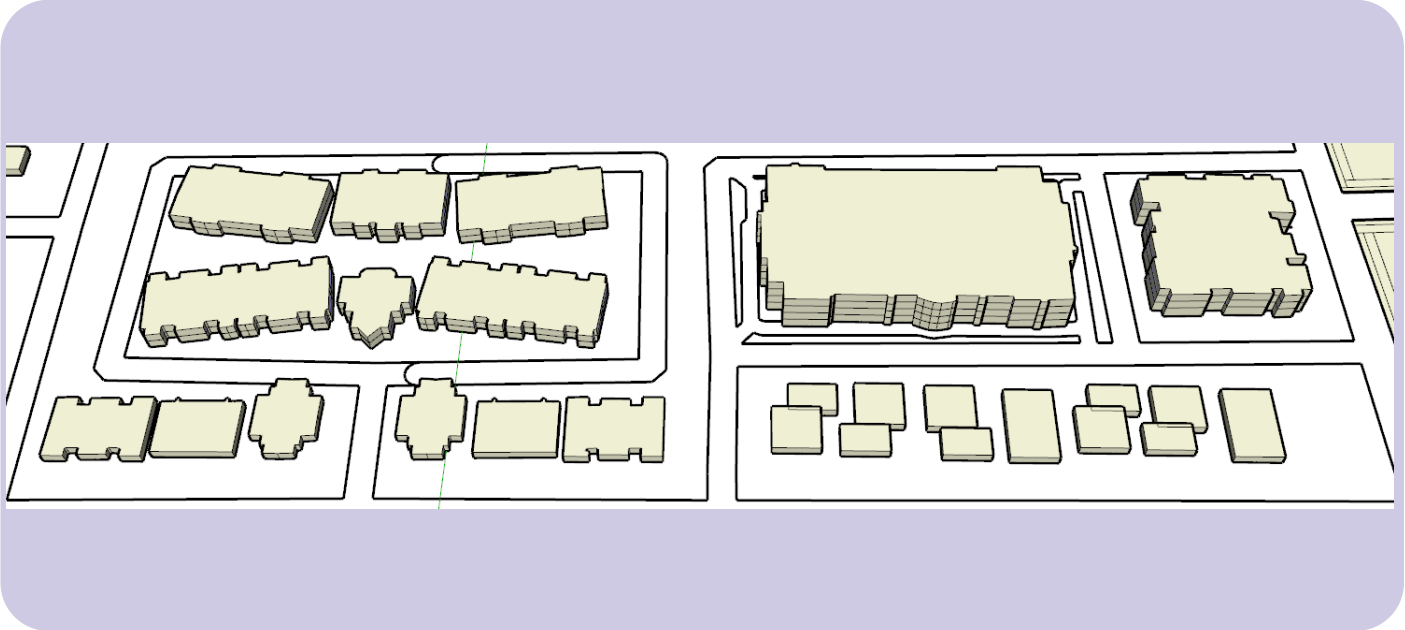
- Height
 - 4 stories
- Lot Size:
 - Large lot width
- Design Features:
 - Attached
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Use of office on upper floors



7.5 T5 Neighborhood Zone (T5-N)

The intent of the T5 Neighborhood Zone is to provide walkable, urban neighborhoods that offer a variety of urban housing choices. This zone accommodates medium-intensity building types with small to large footprints, supporting multi-unit residential uses while integrating neighborhood-serving retail, commercial, and service uses on the ground floor. Buildings are designed to be within short walking distances of these neighborhood amenities, creating a vibrant and connected urban environment. This zone also supports public transportation alternatives.

In the Historic Westside this zone is characterized by attached buildings on medium to large lot widths with medium to large footprints. Buildings are placed at or near the right-of-way, with medium setbacks and frontages are diverse. See Key Design Elements below for further information on this zone.



The District has one T5-N area which is located on lots between H Street and J Street along Monroe Avenue. Existing buildings on these lots currently meet the key design elements outlined in the Form-Based Code.

Key Design Elements

- Height Requirements:
 - 2 to 5 stories
- Lot Size:
 - Medium to large lot width
 - Medium to large footprint
- Setbacks:
 - Medium setbacks
 - Buildings placed at or near the right-of-way
- Design Features:
 - Attached or detached
 - Diverse mix of building frontages, mostly Shopfront
 - No blank walls or planes
- Land Use
 - Primarily multi-unit residential uses

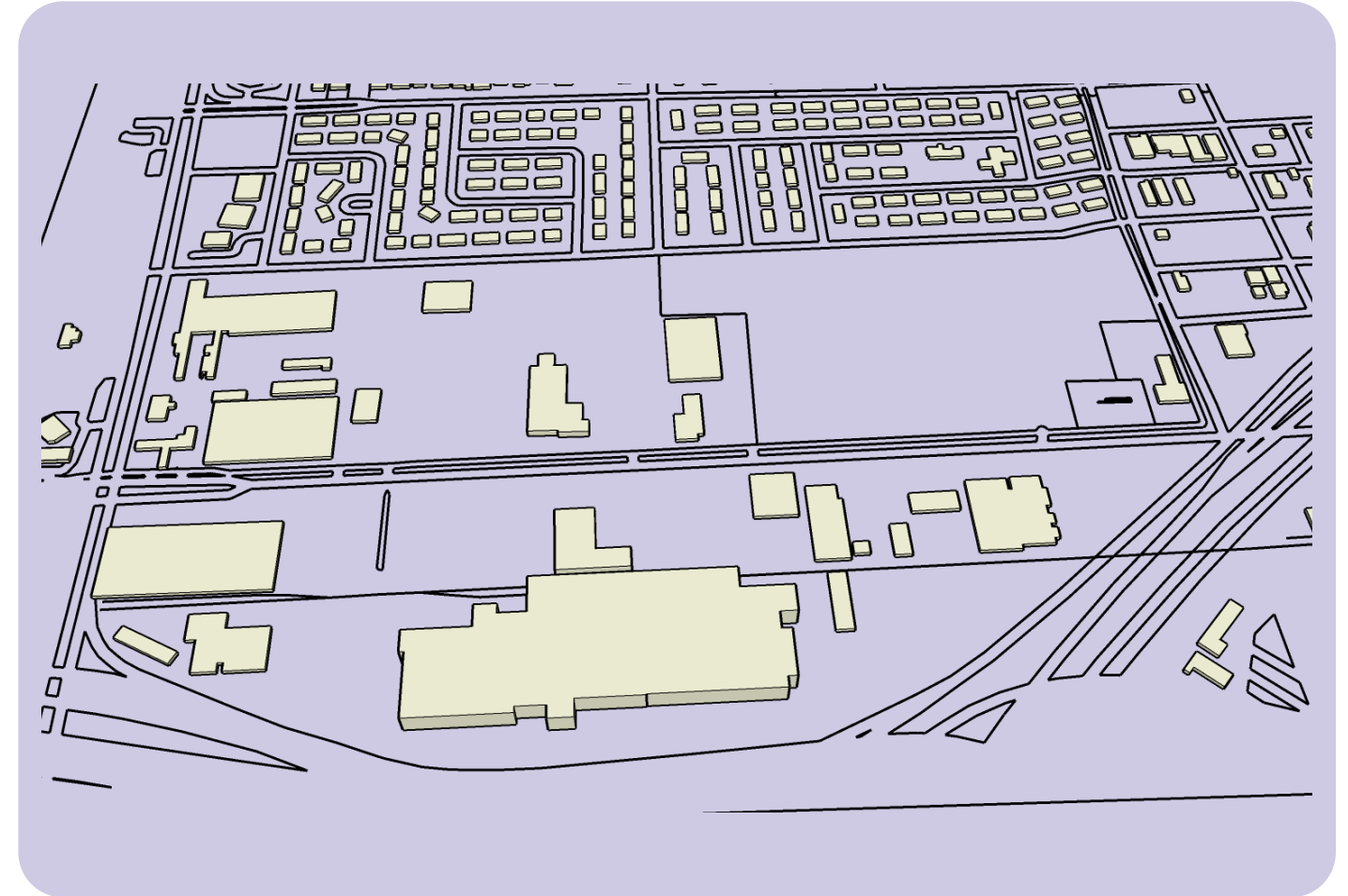
7.6 T5 Makers Zone (T5-M)

The intent of the T5 Maker Zone is to maximize opportunities in medium- and high-intensity walkable urban environments. This zone accommodates specialized downtown light industrial uses alongside a mix of commercial, residential, service, and office uses. Performance measures ensure compatibility between different allowed uses, fostering a cohesive and functional urban environment. Buildings in this zone are designed to support active ground floors, with upper stories dedicated to a variety of uses.

In the Historic Westside this zone is characterized by attached buildings on medium to large lot widths with large footprints. Buildings are placed at or near the public-right-of-way with small to no setbacks, with diverse frontages. See Key Design Elements below for further information on this zone.

Key Design Elements

- Height Requirements:
 - Max. 5 stories
- Lot Size:
 - Medium to large lot width
 - Large footprint
- Setbacks:
 - Small to no setbacks
 - Buildings placed at or near the right-of-way
- Design Features:
 - Attached
 - Diverse mix of frontages, mostly Shopfront
 - No blank walls or planes
- Land Use
 - Ground floor commercial, service, or industrial uses
 - Mix of commercial, residential, service, office, and/or industrial uses on upper stories



The T5-M area in the Historic Westside is located to the north and south along Bonanza Road. The area currently has many existing buildings with limited opportunity for new infill construction. However, rehabilitation of existing buildings in the future, could generate additional mixed-use, residential or commercial opportunities.

7.6.A T5M Existing Conditions



The T5M zone currently contains a number of existing industrial buildings, many of which offer limited opportunities for new infill construction due to their current use and structure.

While the potential for new infill development is limited, there is opportunity for the rehabilitation of these existing structures, transforming these buildings into mixed-use spaces that blend residential, commercial, and creative uses. As shown in No. 1, the Las Vegas Review Journal building was rehabilitated from a post office. As shown in No. 2 this brewery was rehabilitated from an industrial building.



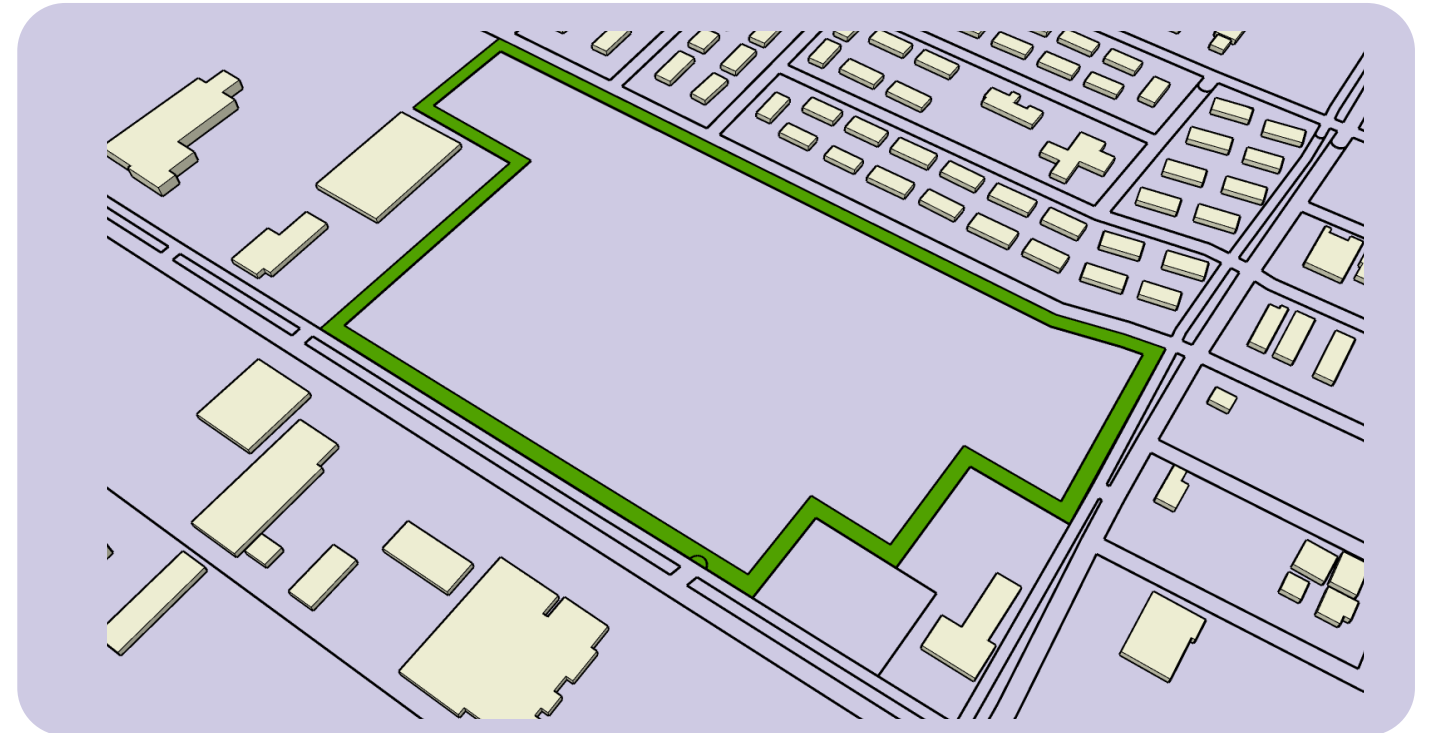
7.7 T5 Corridor Zone (T5-C)

The intent of the T5 Corridor Zone is to enhance the City's existing corridors, transforming them into more walkable and vibrant areas that serve multiple Districts. This zone accommodates a diverse range of commercial, retail, service, and office uses. Moderate-intensity building types with small to large footprints support a variety of uses while promoting accessibility and urban character. Ground floors are dedicated to commercial or service uses, with upper stories featuring a mix of commercial, residential, service, and office uses. The zone also supports public transportation hubs to enhance connectivity.

In this Historic Westside this zone is characterized as the once Moulin Rouge site. See Key Design Elements below for further information on this zone.

Key Design Elements

- Height Requirements:
 - 2 to 7 stories
- Lot Size:
 - Medium to large lot width
 - Large footprint
- Setbacks:
 - Small setbacks.
 - Buildings placed at or near the right-of-way
- Design Features:
 - Attached
 - Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
 - No blank walls or planes
- Land Use
 - Ground floor commercial or service uses
 - Mix of commercial, residential, service, and/or office uses on upper stories

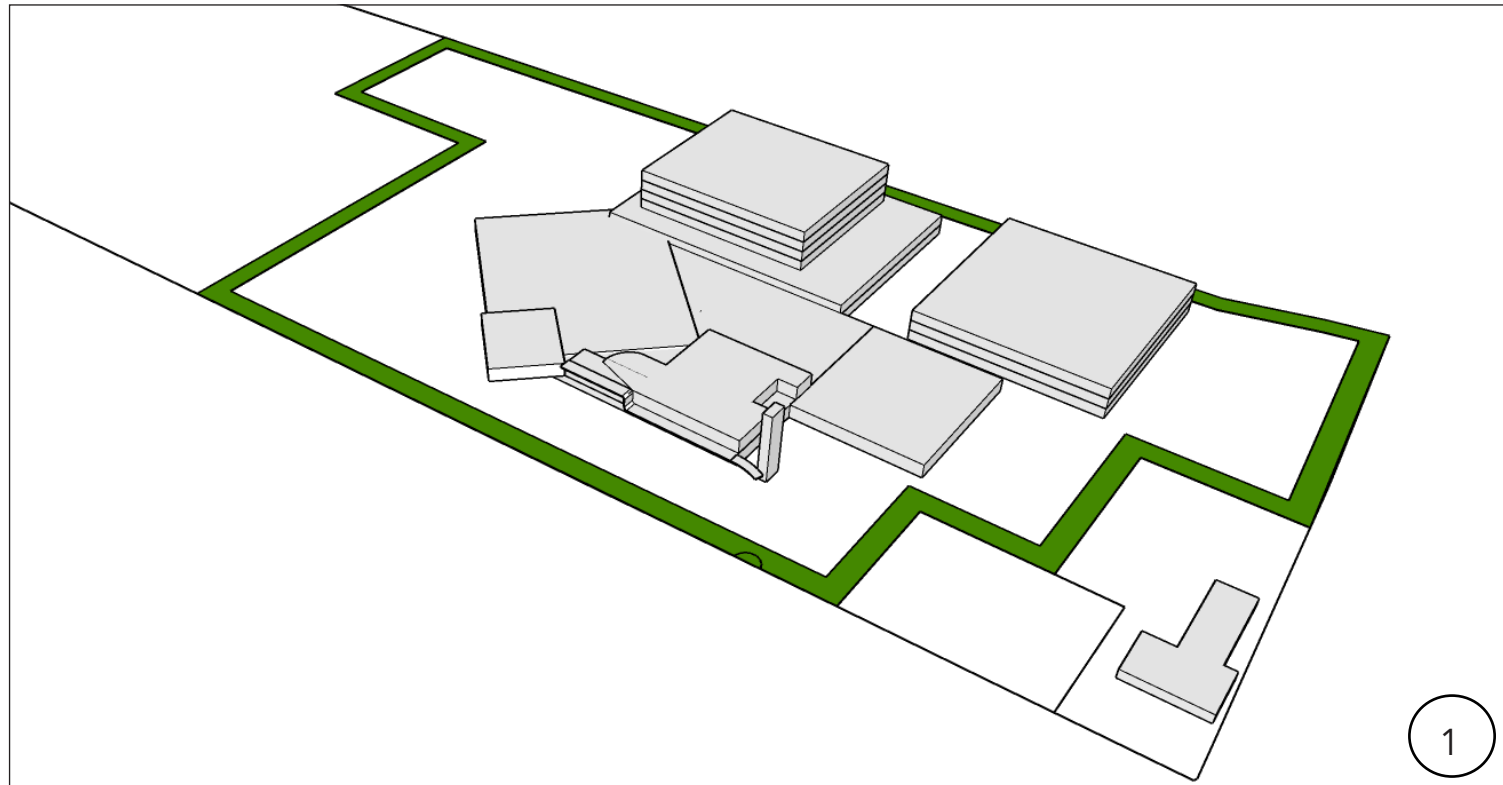


The T5-C Zone is located to the north of Bonanza Road, at the site of the Moulin Rouge



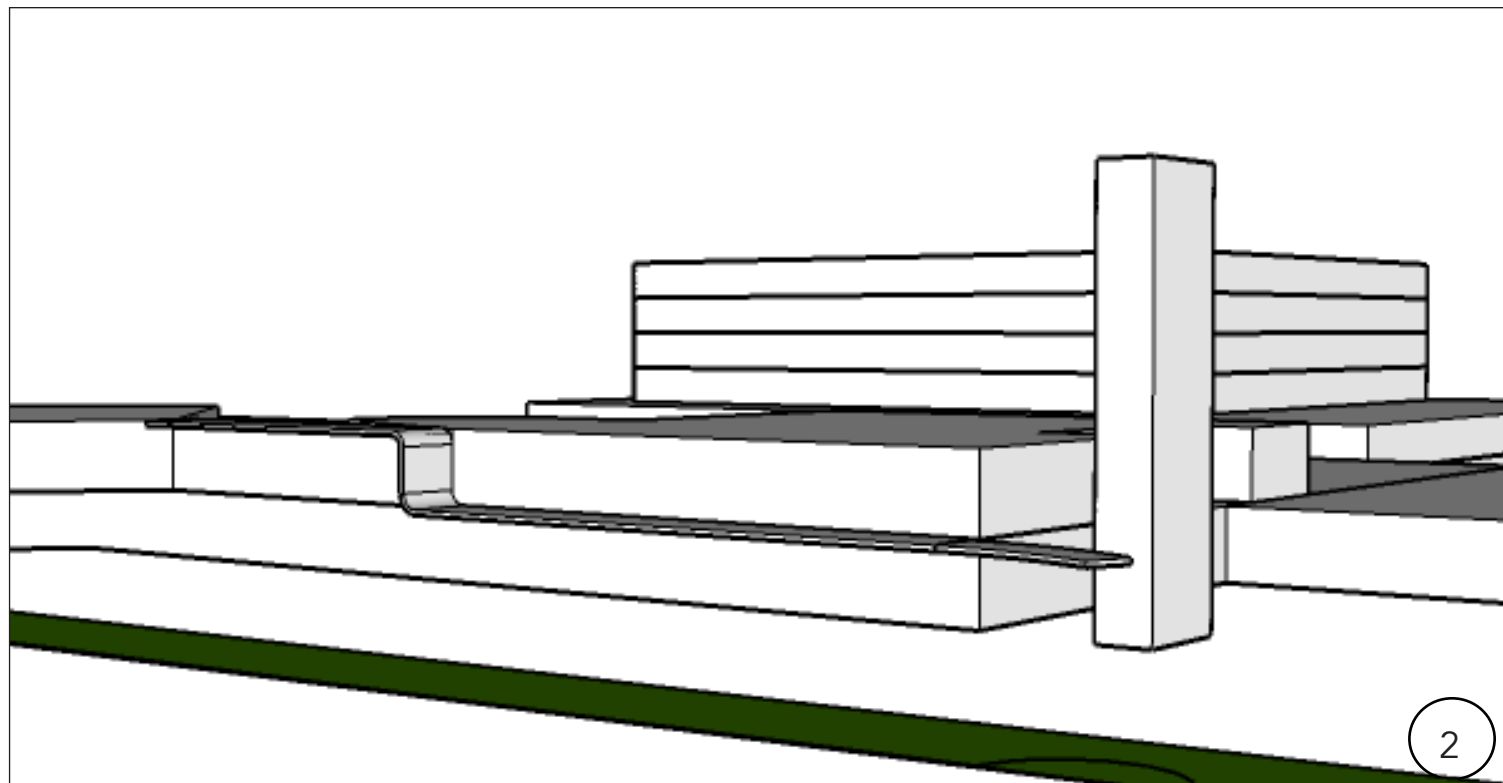
New infill construction has the opportunity to reconstruct front facade including: CMU tower, neon sign, canopy, and mosaic clad columns

7.7.A T5-C Case Studies



1-2. Lot infill with Historic Moulin Rouge Site

- Height
 - 2 to 7 stories
- Lot Size:
 - Buildings placed near the right-of-way
- Design Features:
 - Attached
 - Diverse mix of building frontages
- Land Use
 - Ground floor commercial or service uses
 - Mix of commercial and residential uses



7.8 Parking

The Historic Westside is traditionally characterized by loaded alleys with parking located at the rear or in side yards of properties. This reflects the historic development pattern of the District. Newer developments, particularly in the northwest portion of the district near Owens Avenue and Martin Luther King Jr. Boulevard, often lack alleys. As a result, attached garages are frequently loaded in the front of buildings. Preserving the character of the District requires careful consideration of garage location to ensure it remains consistent with the established site development pattern, especially for residential properties.

The Form-Based Code have specific residential and commercial regulations, requiring i that driveways, where feasible, can be shared between adjacent parcels to reduce driveway curb cuts and enhance continuity. New surface parking lots for commercial and multifamily are prohibited adjacent to primary or side street frontages, ensuring that parking areas do not visually dominate the streetscape. Furthermore, when a lot adjoins a secondary street, parking access is required to come from the side street, rather than the primary street, reinforcing historic access patterns.

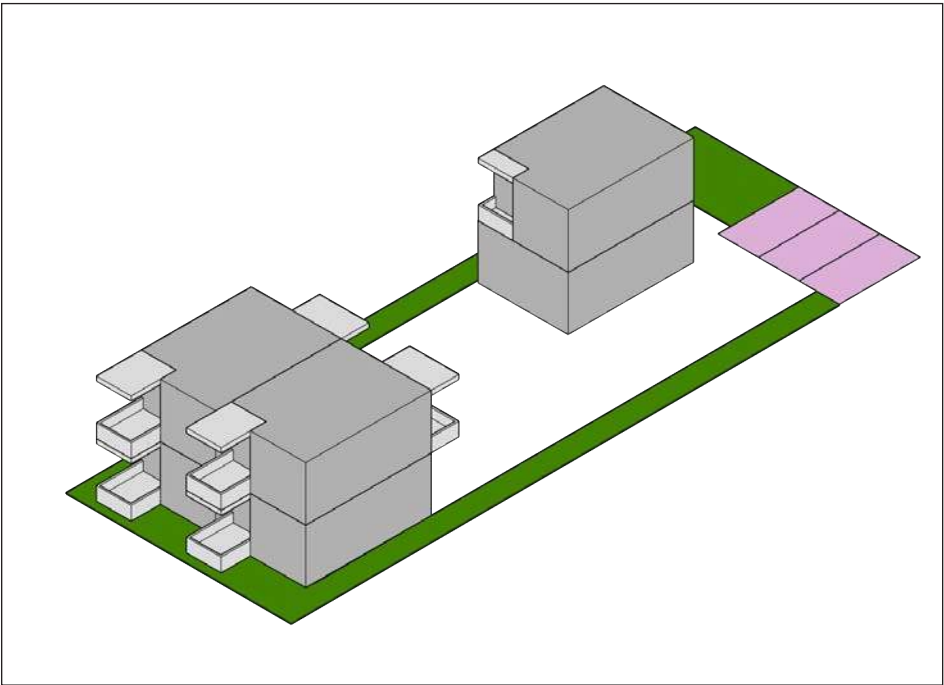
For lots without rear or alley access garages are recommended to be carefully designed to minimize their impact on the streetscape. Parking access should ideally remain at the rear of the property wherever possible to uphold the District's traditional patterns, but where this is not feasible, options such as side yard access or shared driveways can be considered.

The following parking case studies are designed to preserve the historic character of the Historic Westside while accommodating contemporary development needs.

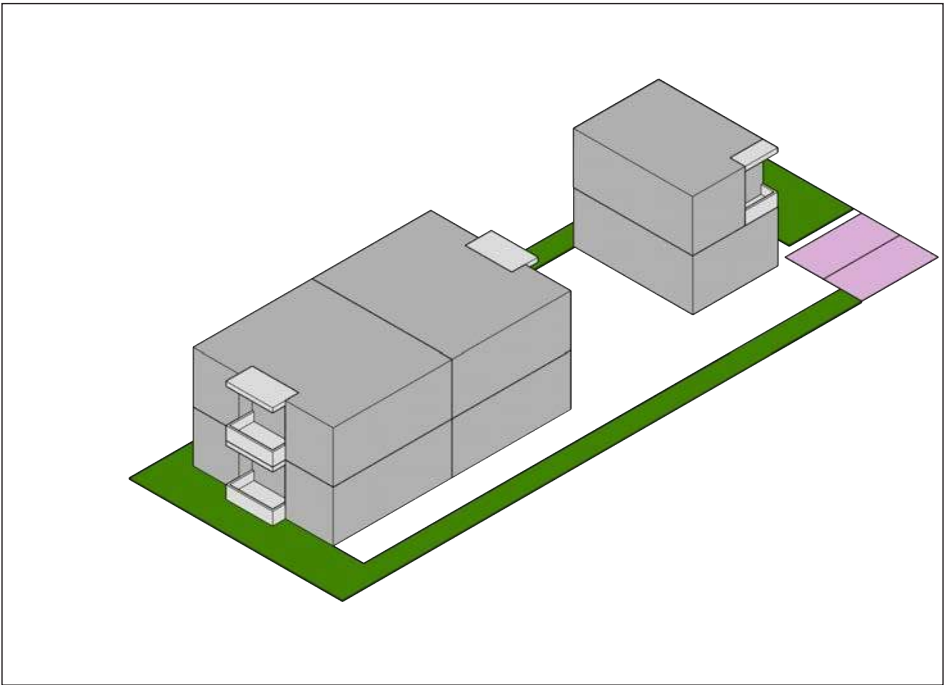
Key Design Elements

- Alley Access & Rear Parking
 - ° Maintain traditional alley access for residential parking and parking lots, placing it at the rear or side yards to preserve the streetscape pattern
 - ° Locate attached or detached garages at the rear of the property or loaded alley front yard parking
- Shared Driveways
 - ° Encourage shared driveways between adjacent parcels to reduce curb cuts and maintain continuity in the streetscape.
- Secondary Street Parking
 - ° Consider parking access from side streets rather than primary streets when a lot adjoins a side street.
- Driveway Design Consideration
 - ° For lots without rear or alley access, garages and parking lots are encouraged to be carefully designed to minimize visual impact on the streetscape.

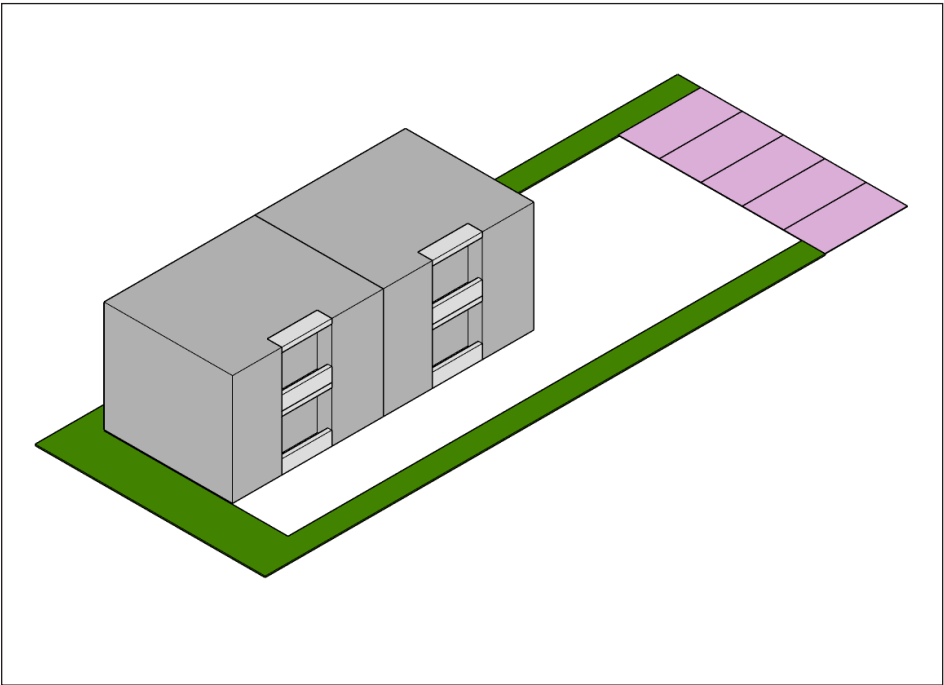
Design Recommendations, Parking



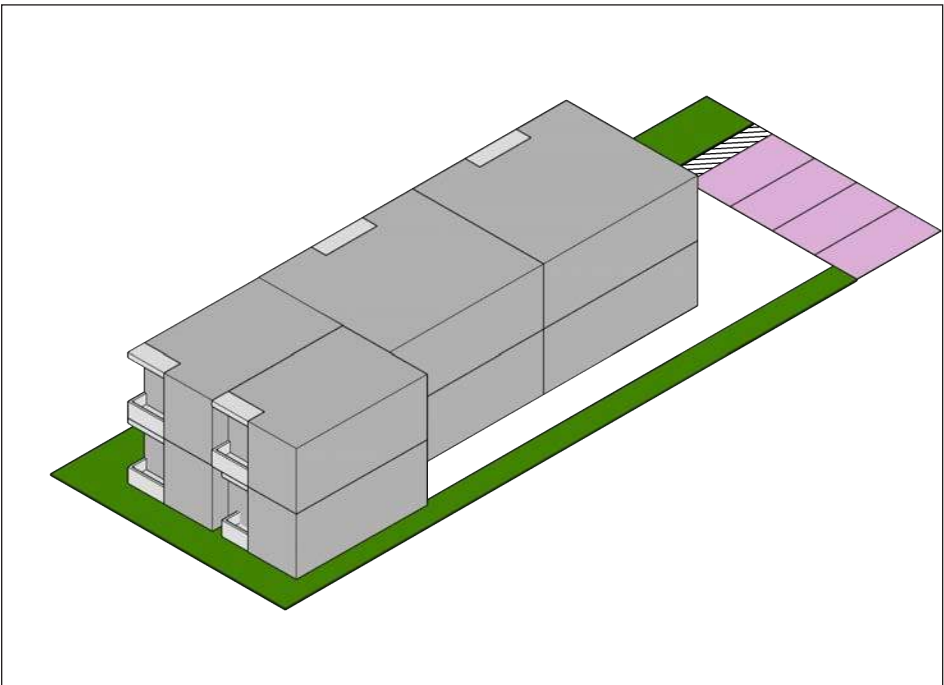
T3 Neighborhood



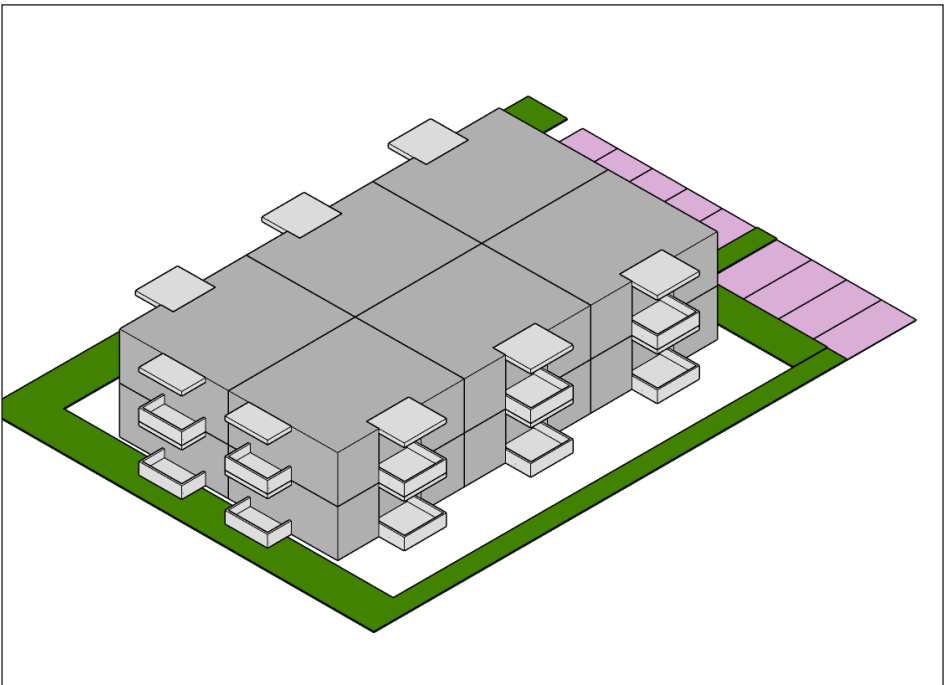
T3 Neighborhood



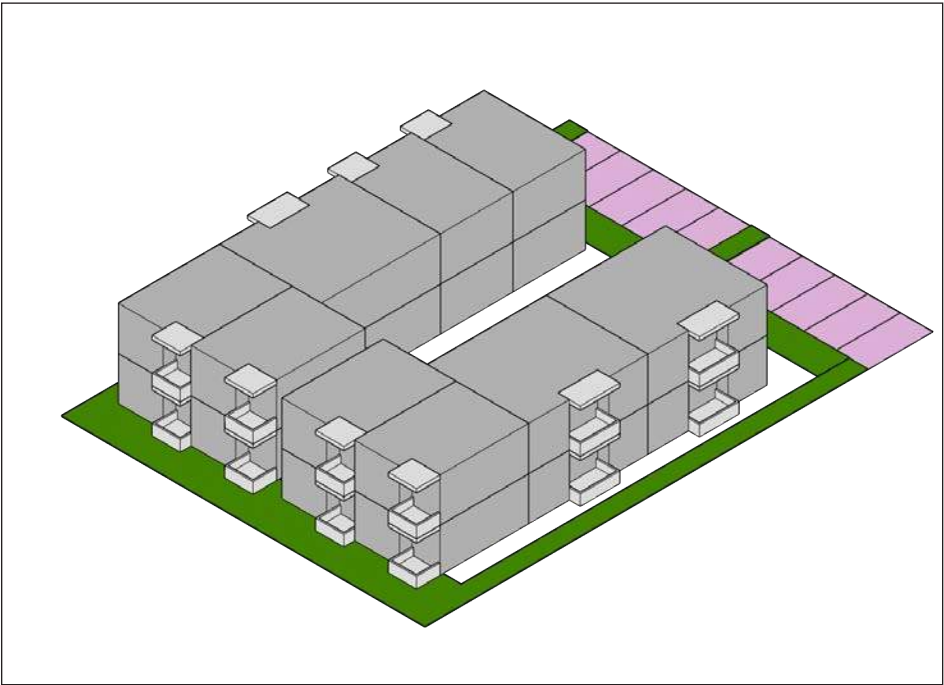
T3 Neighborhood



T4 Neighborhood



T4 Neighborhood



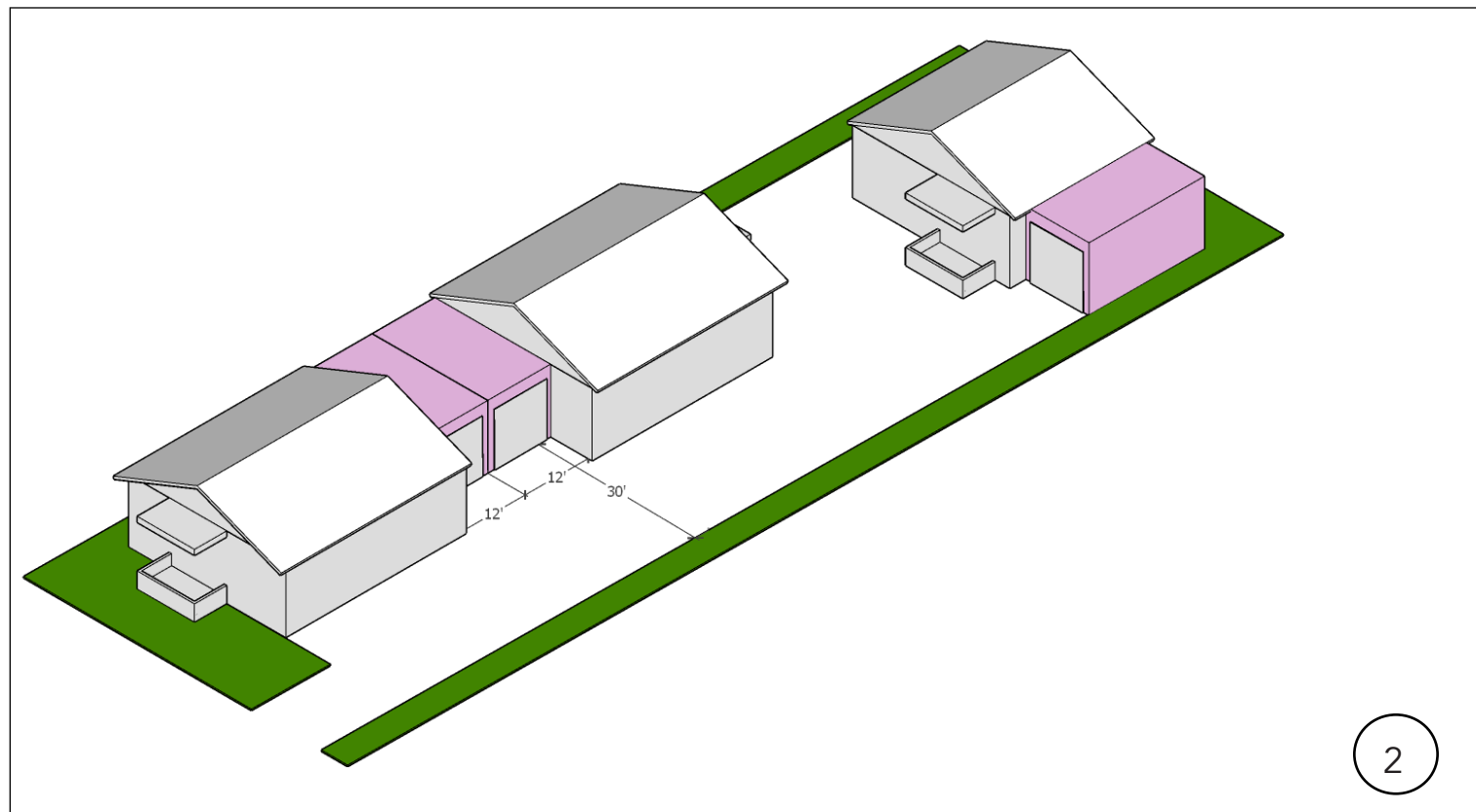
T4 Main Street

7.8.A Parking, Shared Driveways Case Study



1-2. Shared Driveways

- Diveways, where feasible, can be shared between adjacent parcels to reduce curb cuts and enhance continuity.
- Where alleys exist, shared parking can be designed to utilize alley access, keeping driveways and parking areas out of view from the primary elevations.



7.8.A Garage Location, Not Recommended



3-4. Avoid Garages at Front

- Avoid placing driveways and parking at the front or primary elevations
- Historically, these properties were designed without front facing parking, and maintaining this layout preserves the original intent and visual cohesion of the neighborhood
- Introducing front-facing driveways and parking spaces disrupts the historic streetscape
- Garages - detached/attached at secondary or rear elevations is preferred
- Minimize driveways curb cuts
- Recommend shared driveways when alley access is not available



Appendix A - Glossary

Additional dwelling unit (ADU):

- A small, secondary residential unit located on the same property as a primary dwelling. ADUs are also known by other terms such as “granny flats,” “in-law suites,” or “backyard cottages.” They are self-contained living spaces with their own separate entrance, kitchen, bathroom, and living areas, but they share the same lot or parcel of land as the main residential building.

Brise soleil:

- The term “brise soleil” is French and translates to “sun breaker.” A brise soleil is an architectural feature designed to reduce solar heat gain and control the amount of sunlight entering a building. In this design guidebook it refers to a decorative concrete block wall that acts as a sunshade, blocking direct sunlight but still allowing for natural light and ventilation to enter the interior.

Bulkhead:

- Refers to the lower portion of the exterior wall or frame beneath the display windows, typically running along the base of the storefront.

Character-Defining Features:

- As outlined in the U.S. Department of the Interior’s National Register Bulletin 15 and Preservation Brief 17: “How to Identify Character Defining Features”, the architectural character and general composition of a resource, including, but not limited to, type and texture of building material; type, design, and character of all windows, doors, stairs, porches, railings, molding, and other appurtenant elements; and fenestration, ornamental detailing, elements of craftsmanship, finishes, etc.

Composite shingle:

- A type of roofing material made from a combination of different materials, typically asphalt, fiberglass, and mineral fillers, designed to mimic the appearance of traditional wood, slate, or tile shingles while offering enhanced durability and lower maintenance.

Commercial Property

- Buildings that house business and/or land that is intended for profit.

Concrete masonry unit (CMU):

- A type of building block made from concrete, typically consisting of cement, water, and aggregates like sand, gravel, or crushed stone.

Decorative Concrete Block:

- A type of concrete masonry unit (CMU) that is designed for aesthetic purposes, adding visual appeal to walls, fences, or other structures. Unlike standard concrete blocks, which are typically plain and utilitarian, decorative concrete blocks feature patterns, textures, or colors that enhance the appearance of a building or outdoor space.

Fiber Cement Board:

- A building material made from a mixture of cement, sand, cellulose fibers (often derived from wood or other plant materials), and water. Primarily used for exterior cladding.

Form-based code:

- A set of rules for how buildings and public spaces should look and function in a community. Unlike traditional zoning, which focuses mainly on what activities can happen in an area (like residential or commercial), Form-Based Code emphasizes the design and shape of buildings, streets, and open spaces to create a specific look or feel.

Glazing:

- Related to windows, glazing can be a single sheet of glass or multiple layers (such as double or triple glazing) used to provide transparency, insulation, and protection from the elements. Glazing plays a critical role in the energy efficiency, comfort, and overall performance of windows. It helps to regulate indoor temperatures, reduce energy costs, and provide a barrier against external environmental factors.

Dual-glazed windows

- Have two panes of glass set into a frame to create two layers of glass with an intervening gas or air pocket to better insulate a room. Insulated glazed units are a kind of dual-glazed windows.

Appendix A - Glossary

Hardscaping:

- Refers to non-plant elements of landscaping that involve the use of durable, often man-made materials to create structures and features in outdoor spaces. Examples include: paving, walls, permanent seating, and benches.

Historic Westside District:

- Area generally bounded by W. Owens Avenue to the north, I-15 to the east, W. Bonanza Road to the south, and Martin Luther King Boulevard to the west (project boundary). Between Bonanza Road to the south, Harrison Avenue to the north, B Street to the east, and H Street to the west.

Infill construction:

- Infill construction refers to the process of building new structures on vacant or underdeveloped land within an already built-up area, typically in urban settings.

In-Kind:

- Matching the existing or extant material in type, style, texture, and detailing.

Integrity:

- The ability of a property, structure, site, building, improvement, or natural feature to convey its identity and authenticity, including but not limited to its original location, period(s) of construction, setting, scale, design, materials, detailing, workmanship, human values, uses, and association.

Period of significance:

- The period of (national) significance is the period of time when the historic events associated with a historic property occurred. Period of significance usually begins and ends with the dates when significant activities or events occurred, giving the property its historic significance; for a significant example of a type, period, or method of construction this is often a date of construction.

Placemaking:

- A multifaceted approach to the planning, design, and management of public spaces that aims to create environments where people feel a strong sense of belonging, connection, and identity. It focuses on improving the quality of life in communities by fostering spaces that are not only functional but also engaging, welcoming, and

meaningful to the people who use them.

Picture window:

- A large, fixed window that is typically designed to provide an unobstructed view of the outdoors, much like a “picture frame.” These windows are often used in living rooms, dining rooms, or other areas where the view is a focal point, as they allow for maximum visibility and natural light.

Primary and Secondary Elevations:

- Primary elevation or the front of the house, are often portions of the building which face the road and are the most publicly visible. It will usually be designed to be the principal or most important elevation. Secondary elevation is the portion of the building that is not designed with principal features or elevation, often obscured from roads or public view.

Public right-of-way:

- Any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a government entity.

Setting:

- The setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not only where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or man-made and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.

Transom:

- A small window located above an entry or storefront windows on a commercial building. It can also refer generally to a small, horizontal window located at the upper portion of an interior or exterior wall of a building. Transom windows allow for increased ventilation and improved natural lighting.

Appendix B - Resources

City Codes

- Historic Designated Overlay: <https://online.encodeplus.com/regs/lasvegas-nv/doc-viewer.aspx#secid-371>
- Design Standards: <https://online.encodeplus.com/regs/lasvegas-nv/doc-viewer.aspx#secid-371>
- Fences and Walls: <https://online.encodeplus.com/regs/lasvegas-nv/doc-viewer.aspx#secid-371>

City Form-Based Code

- Form-Based Code: <https://files.lasvegasnevada.gov/planning/Form-Based-Code.pdf>

City Reports

- City of Las Vegas Historic Resource Catalog: <https://files.lasvegasnevada.gov/planning/Survey-Catalog.pdf>

CMU

- Angelus Block <https://www.angelusblock.com/>

Doors

- Panda Door and Windows: <https://www.panda-windows.com/>
- US Energy Windows and Doors: <https://www.usenergywindows.com/>

Fiber Cement Boards

- James Hardie: <https://www.jameshardie.com/>
- Ceraclad: <https://ceraclad.com/>

Roofs

- National Park Service: Preservation Brief 4, Roofing for Historic Buildings: <https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

Solar

- National Park Service: Interpreting the Standards Bulletin 52, Incorporating Solar Panels in Rehabilitation Project: <https://www.nps.gov/orgs/1739/upload/its-52-incorporating-solar-panels.pdf>

[incorporating-solar-panels.pdf](#)

- National Park Service: Solar Panels on Historic Properties: <https://www.nps.gov/orgs/1739/solar-panels-on-historic-properties.htm>

Windows

- Panda Door and Windows: <https://www.panda-windows.com/>
- US Energy Windows and Doors: <https://www.usenergywindows.com/>
- Magnetite: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=4a1a95dd-9e9f-4b9d-8381-a59400ac0be8>

Appendix C - Image Index

Cover Sheet

- Aerial view of the Historic Westside, view west (UNLV Special Collections and Archive)

Page 3

- Community meeting with Westside stakeholders (Sumnu)
- Community meeting with Westside stakeholders (Chattel)

Page 8

- Historic Westside Design Guidebook area map (Chattel)

Page 9

- Report Cover (NorthWind Consultants, Intensive Level Survey of Historic African American Resources in the West Las Vegas Neighborhood, prepared for the City of Las Vegas, June 2023)

Page 10

- Designated and identified historic resources map (Chattel)

Page 11

- Moulin Rouge Hotel-Casino (LVCVA Archive)
- Buildings in the Historic Westside (UNLV Special Collections and Archives)

Page 12

- Buildings in the Historic Westside (UNLV Special Collections and Archives)

Page 13

- Rendering of the Moulin Rouge hotel (UNLV Special Collections and Archives)
- Rendering of the Wellness Center along Jackson Avenue (PGAL Architecture, Engineering, Interiors and Planning).

Page 15

- Transect Zone Map (Duany Plater-Zyberk & Company)

Page 16

- Historic District Overlay map (City of Las Vegas)
- Example of residential building in Historic Westside (Chattel)

Page 17

- Example of property types (Chattel)

Page 19

- Examples of external materials found in the Historic Westside (UNLV Special Collections and Archives)

Page 20

- Example of stucco clad buildings (Chattel)

Page 21

- Stucco material recommendations (Merlex Stucco)

Page 22

- Examples of CMU buildings (Chattel)

Page 23

- CMU block examples (Angeles Block)
- Examples of CMU buildings (Chattel)

Page 24

- Example of CMU on veneer (Angeles Block)

Page 25

- CMU recommendations (Angeles Block)

Page 26

- Running bond with shadow line/projecting block (Julius Shulman photography archive, 1935-2009, Getty Research Institute)
- Examples of stack bond and running bond (Chattel)

Page 27

- Example of wood clad buildings (UNLV Special Collections and Archives)

Page 28 - 29

- Design recommendations for wood (KME)

Page 30

- Examples of decorative concrete block (UNLV Special Collections and Archives)

Page 32

- Design for Marble Manor (Roseman Architects)

Page 33

- Examples of CMU buildings (UNLV Special Collections and Archives)

Page 34

- Example of CMU buildings (Chattel)

Page 35-26

- Design recommendations for roof form (KME)

Page 37

- Design recommendations for roof cladding (KME)

Appendix C - Image Index

<u>Page 38</u> • Exmaple of window types (UNLV Special Collections and Archives)	<u>Page 51</u> • Views of canopy (UNLV Special Collections and Archives)	<u>Page 64</u> • Design recommendations for MEP (KME)
<u>Page 39</u> • Example of window types (Chattel)	<u>Page 52</u> • Example of canopies in the Historic Westside (Chattel)	<u>Page 65</u> • Design recommendations for MEP at grade (Chattel)
<u>Page 40</u> • Design recommendations for windows (KME)	<u>Page 53</u> • Design recommendations for canopies (KME)	<u>Page 66</u> • CSN Training Center (Carpenders Sellers Del Gatto)
<u>Page 41</u> • Examples of doors & entries (UNLV Special Collections and Archives)	<u>Page 54</u> • View of Jackson Avenue showing storefronts (UNLV Special Collections and Archives)	<u>Page 67</u> • Views of solar on buildings (Chattel)
<u>Page 42</u> • Examples of doors in the Historic Westside (Chattel)	<u>Page 55</u> • Examples of storefronts in the Historic Westsdie (Chattel)	<u>Page 68</u> • Design recommendations for solar (KME)
<u>Page 43</u> • Design recommendations for doors (KME)	<u>Page 56</u> • Design recommendations of storefronts (KME)	<u>Page 69</u> • View of ADU in the Historic Westside (Chattel) • View of ADU in Palm Springs
<u>Page 44</u> • Example of porch (UNLV Special Collections and Archives)	<u>Page 58</u> • Example of signs (UNLV Special Collections and Archives)	<u>Page 70</u> • Design recommendations for ADUs (KME)
<u>Page 45</u> • Example of porch & balcony (Ernst Plischke, Vienna-Hietzing, Architecture In A Blink, Instagram) • Example of porch in the Historic Westside (Chattel)	<u>Page 59</u> • Examples of signs in Las Vegas (Chattel)	<u>Page 71-72</u> • Views of sunshades in Las Vegas (Chattel)
<u>Page 46-48</u> • Design recommendations for porches and doors (KME)	<u>Page 60-61</u> • Design recommendation for signs (KME)	<u>Page 74-75</u> • Examples of murals, signs and public (Chattel & Las Vegas Review Journal)
<u>Page 49-50</u> • Views of porches and balconies at the Juhl and other property, Las Vegas (Chattel)	<u>Page 62</u> • Views of Montmartre Motel (Nevada State Museum) • Views of Moulin Rouge (UNLV Special Collections)	<u>Page 76-77</u> • Examples of fencese & gates in the District (Chattel)
	<u>Page 63</u> • Historic view of MEP on roof (LVCVA Archive)	<u>Page 78</u> • Views of landscape (Chattel & Google Maps)

Appendix C - Image Index

Page 80-81

- Views of alleys in Las Vegas (Chattel)

Page 84-87

- Design recommendation for T3 Neighborhood Zone (KME)

Page 88-91

- Design recommendation for T4 Neighborhood Zone (KME)

Page 92-98

- Design recommendation for T4 Main Street Zone (KME)

Page 97-99

- Design recommendation for T4 Corridor Zone (KME)

Page 100

- Design recommendation for T5 Neighbor Zone (KME)

Page 101

- Design recommendation for T5 Maker Zone (KME)

Page 102

- Views of existing T5 Maker Zone (Chattel)

Page 103-104

- Design Recommendations for T5 Corridor Zone (KME)
- Image of Moulin Rouge (LVCVA Archive)

Page 105-107

- Design Recommendations for parking (KME & Chattel)

Page 108

- Parking and Driveway not recommended (Chattel)