Location | Founder District - Downtown Las Vegas
Lot Size | 7,000 sf (0.16 acres)
Project Type | R-4 (Existing Multi-family)
Construction Type | V-A

Program |

(6) studio units - 400 square feet
patio/laundry addition - 452 square feet
total - 2,852 square feet

Description |

Located in Downtown Las Vegas, just south of the booming East Fre- mont corridor, El Marfa a 6 unit studio complex contributes to the forever demand of housing in the downtown area. The project occupies an existing vacant 6 studio unit complex sitting on a 7,000 square foot lot located on the corner of 10th and Bridger, originally built in 1940.

The task of this project was to renovate the interior of this post war building and expand the footprint of the building to include a utility room, laundry and a communal shared space for its tenants.

The overall goal of the building is to embrace the history of a long-last- ing building and to showcase the opportunities of a net-zero energy micro-dwelling unit. Approximately these 400-square foot rentals are flanked with an additional 450 square foot shaded patio/bbq space and shared laundry room at the west end of the property. Native desert planting surrounding the building allowing for private pockets of green-spaces for each individual tenant and at the rear end of the property a dog run for a mans best friend.
1 Photovoltaic Panels
Solar array on the roof to meet energy requirements of the unit

2 Energy-Efficient Appliances
High efficiency electric Energy Star appliances reducing consumption by 80%

3 Common Plumbing Wall
Consolidate all plumbing lines to one wall reducing labor costs and materials

4 Energy Wall Systems
High R-value insulation, air tight construction and good u-value windows

5 Xeriscape
Planting native landscaping reducing maintenance and water usage

6 Recycled Material
Using onsite recycled materials to construct cmu block walls
A desert modern oasis.

The design team strived to create a space that would give a sense of place for the Nevadan desert.

The exterior is cladded with a smooth white stucco finish and the roof resurfaced with a rusted corrugated steel, newly installed black framed doors and windows add a timeless finish to this desert oasis.

In the interior, any existing flooring is removed and the old dilapidated concrete footprint is refurbished into a freshly polished concrete. White walls fill the space and birch plywood panels cover the ceiling with its unique framing construction.
EL MARFA | HISTORY
Rapid growth and stringent historic guidelines resulted in massive sprawl throughout the late 80’s and early 90’s, leaving much of the downtown area unchanged or under developed.

- **1905**: The Union Pacific Railroad adds a midway point between LA and Salt Lake City - the City of Las Vegas (CLV) is founded.
- **1911**: The City of Las Vegas becomes incorporated.
- **1930-1950**: Homes are built throughout the downtown area, now referred to as the founders district.
- **1960’s**: The Foley Federal Courthouse opens in Downtown Las Vegas.
- **1980’s**: Preservationists fight for and win federal designation of historic neighborhood in downtown.
- **1985-1995**: The population of Las Vegas nearly doubles over the course of 10 years (96.7% increase).
- **2000**: CLV adopts the Downtown Centennial Masterplan.
- **2000**: The Lloyd D. George Federal Courthouse opens in downtown Las Vegas.
- **2004**: CLV adds a live/work overlay throughout downtown. The new overlay in conjunction with the adjacency to the courts results in a mass conversion of private homes to attorney’s offices.
- **2005**: CLV adds a framework for Historic Preservation, providing a degree of checks and balances that opens potential for new development.
- **2016**: CLV adopts the Vision 2045 Master Plan. Designed by Calison/RTKL, the downtown area is now comprised of 12 distinct districts under a form-based code.
EL MARFA | 2045 MASTER PLAN

Our project falls within the Founder’s District in Downtown Las Vegas, arguably one of the oldest neighborhoods in our city. Underdeveloped for decades, the 2045 Master Plan paves the way for new development, describing Founder’s as “a Historic Neighborhood augmented with transit-oriented mixed use.”
EL MARFA | MARKET ANALYSIS
The most cost effective approach to this project was to utilize the existing structure and renovate the studios.

**Population by Age**
- Children: Ages 1 to 19 (25%)
- Young Adult: Ages 20 to 34 (25.7%)
- Adult: Ages 35 to 64 (40.3%)
- Senior: Ages 65+ (9%)

**Downtown Commuters**
- Pedestrian: 11%
- Bicycle: 1%
- Car: 74%
- Bus: 14%

**Housing Vacancy**
- 26% Downtown Las Vegas
- 8% Clark County

**Economy of Scale**
- High Rise 5+ Floors: $$$
- Low Rise 1-4 Floors: $
- Single Family: $

**Downtown Rental Rates (Per SF)**
- Studio: $3.42 (400 sf)
- 1 Bed: $3.08 (600 sf)
- 2 Bed: $2.50 (800+ sf)

**Poverty and Homelessness**
- Downtown Las Vegas: 32.1% of residents fall below the poverty line
- Clark County: 16% of residents fall below the poverty line
Downtown Las Vegas severely lacks public parks and open space, so there was a strong desire to provide residents with an outdoor space of their own.
El Marfa is within steps of the newly proposed Maryland Express Route, a direct link between the Medical District, UNLV, and the Airport, making it an ideal location for a transit-oriented project.
EL MARFA | EXISTING HOUSING STOCK
**Existing Conditions**
2400 square foot (6) unit building sitting on a 50’ x 140’ lot

**Opportunities**
1. An extrusion of the existing building at the west elevation, allows for a structure with a sense of arrival to the property
2. An extrusion of the existing towards at the east elevation, allows for service program to be located at the alley way
3. north and south elevations, long narrow spaces allows for walkways for each unit and gardens and/or private greenspaces for tenants

**Execution**
1. Patio/bbq and laundry addition
2. Utility room, trash enclosure dog run
3. Walkways at the south elevation, private green spaces at the north elevation
4. Temporary wall for privacy and security, until a more urban neighborhood occurs
EL MARFA | VIEW TO LAUNDRY AND PATIO ADDITION
EL MARFA | TYPICAL UNIT INTERIOR - LIVING