



September 22, 2006

Margo Wheeler
City of Las Vegas Planning Commission
731 So. 4th Street
Las Vegas, NV 89101

Subject: Justification letter for the Site Development Plan Review- Freedom Park Renovation-PC 11-16-06.

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

Dear Margo:

The Freedom Park Renovation Project is another effort to revitalize and invigorate our mature areas and the urban core. After completion, the Freedom Park site will enhance the quality of life and neighborhood pride for our citizens. We credit the leadership, support and vision on behalf of our Mayor, City Council, and Ward 3 Councilman Gary Reese that will have made this project possible.

The 68 acre Freedom Park Master Plan consists of renovation of a 38 acre portion of the existing park and development of the remaining 30 acres for a Big League Dreams Ball Park complex.

Big League Softball complex amenities include: six (6) lighted Ball fields with themed replica outfield walls patterned after major league fields with covered dugouts, synthetic turf and fixed stadium seats. The three field hubs will also include two elevated central stadium club concession (approximately 7,200 s.f. each) that will house a sit down dining area, kitchen, bar, concession counter area, restrooms, and related storage. Additional softball complex improvements that support outdoor use, include a 2,700 s.f. administration/office building; eight station batting cage; tot play area; an indoor multi-purpose/ sport pavilion (approximately 25,000 s.f.), prefabricated maintenance building (approximately 2,000 s.f.) and associated parking.

The new Swim Complex off of Washington Boulevard will be protected and accessible for public use during construction as part of the overall Master Plan of the park. The two existing Little League fields will be also be maintained operational during construction and considered in the park renovation plan for minor upgrades during the off season. A new Restroom building will be added adjacent to the fields.

Improvements at the existing Freedom Park will include: Expanding, reconfiguring and providing new lighting parking areas, an AC paved Adaptive Recreation Area; three lighted, prefabricated, group picnic structures; a performance event area for the show mobile; perimeter walking path, lighted skate park; two soccer fields; upgraded play tot lot area surfacing; renovation of an existing restroom building, new pathway lighting and renovated turf and irrigation and perimeter fencing.

Should you have any further questions, please contact me at 229-1046.

Sincerely,

A handwritten signature in black ink that reads "Patrick Batte".

Patrick Batte'
Project Manager- City of Las Vegas Office of Architectural Services.

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