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March 14, 2008

Mr. Flinn Fagg
City of Las Vegas Planning Department
731 South 4th Street
Las Vegas, NV 89101

Re: The Smith Center for the Performing Arts
HKS Project No. 10261.000
Planning Commission Justification Letter

Dear Mr. Fagg

The Smith Center for the Performing Arts will be a four-theater complex: a spectacular main theater (Large Hall) seating more than 2,000, an elegant proscenium theater (Small Hall) seating more than 600, and an Education Center containing a flexible Studio Theater/Rehearsal Hall seating 150 and Cabaret Theater seating 299 patrons for performances, rehearsals and community receptions, etc.

The building will be visually striking, timeless, majestic, and built to last for many generations. It will truly be a world-class facility, enabling our community to join the ranks of the great cultural cities of the world. The Smith Center for the Performing Arts will be located downtown—the geographic center of the Las Vegas valley—on 4.75 acres set aside by the city within the 61-acre parcel of undeveloped land formerly owned by the Union Pacific Railroad called Union Park. It is located to the southeast of the “spaghetti bowl,” north of Bonneville Avenue across Grand Central Parkway from the World Market Center. Situated at the center of the 61-acre development and facing onto a central greenbelt currently called Symphony Park, The Smith Center will provide a hub and a heart to the area.

Designed to address the needs of community residents, The Smith Center will offer a blend of performances by international touring attractions and dance companies, local arts organizations, and culturally significant artists from around the world. The finest music, theater and dance—from the greatest orchestras to first-run Broadway shows—will take the stage. In addition, The Smith Center will be a home for artists whose performances represent international cultures and traditions.

The Smith Center consists of 3 buildings: Large Hall, Education Center, and Small Hall. The Large Hall and Education Center, which are being submitted to the Planning Commission at this time, are anticipated to begin construction in the Fall of 2008. The Small Hall portion of the development, including the associated courtyard and alleys, is currently tracking on a different design schedule than the Large Hall and Education Center and will begin construction in the Winter of 2008. The Small Hall will be completed at the same time as the Large Hall and Education Center in the Spring of 2011.

The Planning Commission submittal for March 27th, 2008 includes the Large Hall and Education Center. The Large Hall consists of a 2,050 seat multi-purpose auditorium, including associated dressing rooms, back-of-house support spaces and the administrative offices for The Smith Center. At 233,000 square feet, the Large Hall is connected to the Education Center and Small Hall via underground connections at the basement level and will act as the main hub of The Smith Center. The high points of the Large Hall roof include the Carillon “Bell” Tower and the Fly Tower for the Stage. The pinnacle of

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the Carillon Tower is 169'-7" above the sidewalk. The height of the parapet for the Fly Tower for the Stage is 119'-0" above the sidewalk. Both of these tall elements on the Large Hall will be topped with masts that are an additional 20'-0" tall for mounting of a lightning prevention system.

The Education Center consists of a 150 seat Studio Theater/Rehearsal Hall, 299 seat Cabaret Theater, dressing rooms, education offices and classrooms, ground level retail lease space and 5th floor lease space for offices. At 71,500 square feet, the Education Center will be connected to the Large Hall via underground connection at the basement level. The high point of the Education Center is the tower element on the north façade of the building measuring 79'-1" from the top of the parapet to the sidewalk. This tall element on the Education Center will be topped with a mast that is an additional 20'-0" tall for mounting of a lightning prevention system.

Exterior materials for the building are noted in the building elevations and include a rose colored Nevada Metaquartzite stone with a Vermillion granite base. Portions of the building will also be clad with an integral color cement plaster in the same color range as the color of the Nevada Metaquartzite. The Fly Tower for the Stage on the Large Hall will be covered in EIFS to match the plaster color. The predominant window vision glass material is a 1" insulated "clear" Low-E glass, with some small areas requiring obscured and spandrel glass to match the vision glass.

Onsite parking will not be provided. Parking for the development will be provided through a shared parking arrangement with the adjacent office buildings as described in the Lease and Operating Agreement between the City of Las Vegas and The Las Vegas Performing Arts Center Foundation. The parking section of this agreement is attached

Thank you for your consideration of this project and feel free to contact us with any questions.

Sincerely,

RJ Reissig

Cc: Myron Martin
Vicki Dickerson
Richard Johnston
Gregory Hoss
David Bratcher

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