

Union Park DRC Meeting

Date: 12/09/08

Project: Union Park
Meeting date: 11/21/08
Attendees: Steve van Gorp, Flinn Fagg, City of Las Vegas
Jorge Cervantes (partial)
David Bowers (partial)
Rita Brandin, Chuck Kubat Newland Communities

A. Parcel P/Q Block Plan/ Design Development submittal from Forest City Development

1. Owner requests DRC use "Preliminary Design Submittal" instead of "Schematic Design Submittal" on correspondence for its different legal meaning.
2. While this submittal does not meet the specific requirements of the DRC process for "Block Plan" or "Design Development" submittals, the DRC is reviewing and approving the project to proceed to Site Development Plan Review and approval by the City Council in order to confirm all gaming rights on the site per the Union Park Master Plan intent. This is being done with the express written agreement by the developer to come back to the DRC with more specific drawings and information meeting all the stated DRC requirements when the project is at a more ready development stage.
3. The letter to the owner will state that project approval is subject to submittal of all required information, and review and approval by the UP-DRC prior to submittal of any parts of the project for "Building Permit Review".
4. See copy of letter written to applicant for specific conditions enumerated.
5. Letter to be received by applicant on Monday 11/24 to meet submittal deadlines.

B. Smith Center for the Performing Arts

1. UP-DRC reviewed the proposed changes in materials on the education building from local rose stone to buff Indiana limestone and some areas of "coursed" hard plaster. The DRC requested actual samples of all proposed materials.
2. Chuck also reviewed past instructions to PAC in previous letters and was asked to include these references in the review letter to PAC.
3. See letter written to applicant for more complete comments.

* C. Street name change

1. The Smith Center has requested the City change the name of Discovery Avenue to Symphony Park Avenue or Symphony Avenue.

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2. After discussion the UP-DRC agreed to recommend change of the street name to Symphony Park Avenue, subject to review and agreement by the larger NC/City staff/mayor coordination meeting on 12/03/08. (this was subsequently approved by the group 12/03/08).
3. Flinn agreed that City staff will be responsible for submitting necessary paperwork for the street name change along with the previous name change of Union Park Promenade to Promenade Place.
4. Rita is to inform Myron Martin of PAC of this recommendation, no letter is required.

D. World Jewelry Center Site Plan review

1. UP-DRC reviewed the submitted site plan dated 11/17/08 and concluded it was not acceptable for several reasons:
 - a. The retail area don't meet City expectations for clarity or activation of City Parkway or Promenade
 - b. Promenade does not meet the requirements in the Design Standards
 - c. All parking and truck access now comes off Grand Central and Public Works is concerned this may be a problem for traffic flow on Grand Central.
 - d. The remainder phase 2 parcel is not as developable by a different party as desired, if Probitry does not move forward with phase 2.
2. See letter written to applicant for a more complete listing of comments.
3. Rita to discuss these comments with mayor in general and then with Mr. Zarnegin next week.

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