

**AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: APRIL 22, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>      | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|----------------------------|----------------------------------|
| <b>TXT-37746</b>       | Staff recommends APPROVAL. | N/A                              |



## AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

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### **\*\* PROPOSED AMENDMENT(S) \*\***

1. The title of the Union Park Design Standards manual shall be changed to “Symphony Park Design Standards.”
2. All references to “Union Park” in the document shall be changed to “Symphony Park.”
3. All references to “Discovery Avenue” in the document shall be changed to “Symphony Park Avenue.”
4. All references to “Union Park Promenade” shall be changed to “Promenade Place.”
5. All references to the “Union Park Design Review Committee (UP-DRC)” shall be changed to the “Symphony Park Design Review Committee (SP-DRC).”
6. Section 1.10 of the document shall be modified as follows:

#### **1.10 Occupied Tower Locations and Views**

##### **INTENT**

- *To create a visible urban skyline for ~~Union Park~~ Symphony Park as a marketing and branding tool.*
- *To preserve views from each occupied tower, and to avoid blocking views from adjacent development.*
- *To preserve views to the occupied towers in ~~Union Park~~ Symphony Park from points of view outside the site.*

The individual parcel diagrams in Section 4 illustrate where it is permissible to create occupied tower buildings.

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**REQUIRED**

**1.10.1 Occupied Tower Location**

Each occupied tower shall be located with respect to preservation of the view sheds of other towers in Union Park Symphony Park. In general, this means staggering or offsetting the footprints of occupied towers so that buildings do not face each other directly across narrow spaces.

**1.10.2 Parcels With Multiple Occupied Towers**

Some blocks will contain more than one high-rise occupied tower. In the event that more than one occupied tower is on one block, the occupied towers shall be offset to preserve the viewsheds and avoid direct views into adjacent buildings.

**1.10.3 Occupied Tower Form / Configuration**

Occupied towers shall not be created in long slab configurations except where shown, because of the concerns about view blockage. Instead, occupied towers shall be developed as point occupied towers which have a more compact floorplate and less of a visual profile.

**1.10.4 Allowable Occupied Tower Locations**

Occupied towers shall only be located in the positions shown in the diagram in this section. This diagram illustrates some flexibility on each parcel, to accommodate different locations of cores, building lobbies, service and other design features.

**ACCEPTABLE**

**1.10.5 Lower Occupied Tower Limits**

A lower occupied tower structure may be incorporated, which may rise no more than 10 stories or 150' from the podium. The purpose of this is to preserve views over the lower occupied tower from the occupied higher tower. This is shown on several of the residential parcels in this Section.

7. Section 1.13.1 of the document shall be modified as follows:

**1.13.1 Measuring Sustainability at Union Park Symphony Park**

**REVIEW OF CONSTRUCTION DOCUMENT REVIEW:** The developer shall submit to the Design Review Committee the completed LEED checklist with a letter from the commissioning agent confirming the preparation of documents for submission to the USBGC his review of construction documents. A letter from the owner confirming his/her intention to submit the required documents for LEED certification at the completion of construction is also required. The DRC will also review the project with respect to the other criteria that it is responsible for, described elsewhere in this document.

8. Section 2.3.7 of the document shall be modified as follows:

**2.3.7 – Identity Signage**

District identity signage/monumentation shall be integrated within the streetscape (both sides of the street) on all streets that enter the Union Park Symphony Park site where programmed.

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9. Section 2.4.2 of the document shall be modified as follows:

**2.4.2 – ~~Suspended Lights~~ Special Street/Pedestrian Light Fixtures**

Special street and pedestrian light fixtures are required on Promenade Place. See the Schematic Streetscape package for specifications.

10. Sections 2.9, 2.10, 2.13 and 2.14 of the document shall be modified to replace existing diagrams and depictions of Symphony Park with new images.

11. Section 3.3.4 of the document shall be modified as follows:

**3.4.4 Awning Materials**

Awnings or canopies shall be permanent fixed structures on street faces of buildings.

Awnings may be movable (adjustable) on patio or mid-block pedestrian way-facing building frontages. In the case of fixed awnings, durable, high quality permanent materials shall be used. In the case of movable awnings, durable and flexible materials shall be used.

Caution: combustible awning materials may require sprinklers. (photo 2,3)

12. Section 3.16.6 of the document shall be modified as follows:

**3.16.6 Dimensional and Other Standards for ~~Union Park~~ Symphony Park**

Section 19.14.060 of the Las Vegas Zoning Code is replaced by this section of the Design Standards for Union Park Symphony Park, as described herein. Signs not mentioned in this section are not permitted.

**5.A ARCADE SIGNS**

One business per entrance, 8 SF, min. ht. 8', external illumination

**5.B AWNING SIGNS**

No awning signs shall be permitted

**5.C CANOPY SIGNS**

One sign per canopy, 25% of area of face of canopy, internal or external illumination

**5.D FREESTANDING SIGNS**

No freestanding signs outside the building except parking and traffic directionals shall be permitted

**5.E MONUMENT SIGNS**

One per street frontage, 75 SF per sign, 10' high, on or behind build-to line, internal or external illumination

**5.F PROJECTING SIGNS**

One per entrance, 32 SF, height of first floor, 8' minimum ht., maximum 8' projection from building face

**5.G WALL SIGNS**

One per building face, 2% of building wall area for building, 1% maximum for building tenant, one tenant per building, may project to no closer than 2' below top of parapet, 4' projection, internal or external illumination

**5.H WINDOW SIGNS**

No window signs shall be permitted except for minor tenant information such as hours of operation or emergency contact info.

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**5.I MARQUEE SIGNS**

One per building elevation, 20% of building elevation, may extend to 2' below top of parapet and over sidewalk to 5' back of curb, min. ht. 8'

**5.J CONSTRUCTION AND REAL ESTATE SIGNS**

Temporary construction and real estate signs are permitted on the same site as the approved development and on the construction fence subject to the provisions of the Downtown Centennial Plan and SP-DRC approval.

**5.K DIRECTORY/DIRECTIONAL SIGNS**

Freestanding or building mounted tenant or use directory or directional signs are only permitted inside the building line, at a maximum of 8 feet high, and subject to SP-DRC approval.

**5.JL ROOF SIGNS**

No roof signs are permitted.

13. Section 4.8 of the document shall be modified as follows:

**J – West Clark Avenue South Side**

**Objective:**

*This is a hotel and office site fronting on West Clark Avenue, just east of the Lou Ruvo Alzheimer's' Center. It also has a frontage on the section of ~~Union Park Promenade~~ Promenade Place which is not required to be an active frontage.*

**Program Shown**

Office/Medical 166,000 SF

Hotel 500 rooms

Parking 1185 spaces

**Note:**

The number of units, square footage and parking spaces planned for each block are generalizations.

The actual numbers shall be approved by City Council on a case-by-case basis.

14. Section 4.14 of the document shall be modified as follows:

**O2 – South of Gateway Block**

**Objective:**

*A residential, retail & entertainment parcel facing City Parkway.*

**Program Shown**

Residential 243 units

Retail/Entertainment 4,068 SF

Parking 472 spaces

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***Note:***

The number of units, square footage and parking spaces planned for each block are generalizations.

The actual numbers shall be approved by City Council on a case-by-case basis.

15. Section 5.0 of the document, “Design Review,” shall be modified as follows:

**Design Review**

To ensure that each project in ~~Union Park~~ Symphony Park complies with the Design Standards, each project in ~~Union Park~~ Symphony Park will be reviewed with respect to its urban design, architectural and landscape design qualities, as measured by the Design Standards. A related goal is that each developer be directed toward the most beneficial planning and design approaches so that projects can proceed without undue delays.

**The objectives of the Design Review process are:**

To provide an equitable, orderly application of the Design Standards for all projects.

To implement the goals and requirements of the Master Plan,

To insure compliance with the Design Standards and the Master Plan, especially in regard to:

Establishment of a high quality urban planned community

Provision of the overall density, mix of uses, heights and building types as contemplated by the Master Plan and Design Standards.

To protect the City’s capital investment in infrastructure.

To enhance the value of all property in ~~Union Park~~ Symphony Park by maintaining a high level of architectural design.

To provide timely, fair and firm design direction for each project, and to resolve differences in design approach between the developer, Newland Communities and the City of Las Vegas.

**Design Review Committee**

To review and evaluate each proposal and protect these values, the ~~Union Park~~ Symphony Park Design Review Committee (UPSP-DRC) is hereby created. The UPSP-DRC shall consist of five members, with two members to be appointed by Newland Communities, and one representative each from the Office of Business Development, the Planning and Development Department, and the Public Works Department. The UPSP-DRC may retain consultants as necessary to review plans for conformance to the design guidelines. The UPSP-DRC shall have the authority to adopt rules and regulations concerning its administrative procedures.

The design review process shall consist of the procedures listed below, (please see expanded Design Review submittal requirements from DRC):

**1. Block Plan Review.** The applicant will provide the UPSP-DRC with a submittal including conceptual plans of the first phases and subsequent block buildout for the block in question. Application for the review shall be made to the Office of Business Development, serving as support staff to the UPSP-DRC, and shall include the following information:

- Site plan, including the location of all buildings;
- Parking and access;
- Pedestrian access and open space;
- Conceptual elevations;

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- Computer-generated 3-D massing model (to enable the project to be seen from all sides and in context to the overall ~~Union Park~~ Symphony Park development);
- Building program;
- LEED Checklist (preliminary).

The UPSP-DRC shall have 30 working days from the date of submittal to make a recommendation on the submitted plans. The UPSP-DRC may make a recommendation of approval, approval with conditions, or denial. Upon making a recommendation, the UPSP-DRC shall provide the applicant with written notice of the decision; recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval.

**2. Design Development Review.** Upon approval of the initial block plan, the applicant shall prepare design development drawings for review by the UPSP-DRC. Application for the review shall be made to the Office of Business Development, serving as support staff to the UPSP-DRC, and shall include the following information:

- Site plan, showing all driveways and access points;
- Grading plan;
- Floor plans;
- Elevations, showing key façade details;
- Landscape and streetscape plans;
- Materials, finishes and colors;
- Site signage;
- Refined computer-generated 3-D massing model;
- Solar shading diagram;
- LEED Checklist (with explanation).

The UPSP-DRC shall have 30 working days from the date of submittal to make a recommendation regarding the submitted application. Utilizing a development standards checklist, the UPSP-DRC may make a recommendation of approval, approval with conditions, or denial. Upon making a recommendation, the UPSP-DRC shall provide the applicant with written notice of the decision; recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval.

**3. Site Development Plan Review.** Upon approval of the Design Development Review application, the applicant shall submit a Site Development Plan Review application and any other required applications to the Planning and Development Department for review by the City of Las Vegas in accordance with the requirements of Title 19.18 of the Las Vegas Municipal Code. Applications will not be accepted unless accompanied by a letter with a recommendation for approval from the UPSP-DRC.

**4. Building Permit Construction Document Review.** After receiving approval of the Site Development Plan Review application and any other required applications, the application shall submit construction documents for review by the UPSP-DRC. The construction documents shall be submitted to the Office of Business Development, serving as staff support for the UPSP-DRC, and shall be submitted prior to or concurrently with an application for a building permit. The UPSP-DRC shall have 30 working days from the date of submittal to make a recommendation regarding the submitted documents. The review by the UPSP-DRC shall be limited to the conditions of approval placed upon the project by the City of Las Vegas; any amendment to the approved plans shall be in accordance with the requirements

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listed in Title 19.18 of the Las Vegas Municipal Code. Upon making a recommendation, the UP SP-DRC shall provide the applicant with written notice of the decision; recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval. Building permits shall not be issued until the applicant provides a letter of recommendation for approval from the UPSP-DRC. (See page 14 for LEED requirements of this approval step.)

**Review of Construction**

The UPSP-DRC may review construction documents to ensure that approved developments are constructed in accordance with approved plans and drawings. Consultants may be retained by the UPSP-DRC to assist with construction document review.

**Approval of Subsequent Phases**

All building developments within any Block shall be developed as established in the Block Plans and related documents, except as changes may be mutually agreed upon in writing by the Design Review Committee. Newland Communities may submit different plans for Building Developments within such Block so long as such plans are in compliance with the Master Plan and other relevant terms and conditions.

**Waivers to the Design Standards**

Waivers to the ~~Union Park~~ Symphony Park Design Standards contained herein may be granted by the City Council upon a recommendation from the UPSP-DRC with clear and convincing evidence for demonstrated economic hardship or to further the City's redevelopment efforts. The SP-DRC is hereby authorized to approve minor deviations (as defined in the Glossary) from required standards, subject to a majority vote of the Committee.

Sign Waivers: The SP-DRC is hereby authorized to approve waivers from the standards contained in Subsection 3.16, other than prohibitions contained in Paragraph 3.16.5, if the applicant establishes that a waiver is warranted based upon the conditions specific to the parcel and the SP-DRC determines the waiver will not compromise the design objectives of the sign standards and will further the City's redevelopment efforts.

**Amendments to the Design Standards**

The UPSP-DRC may recommend amendments to these development standards, as warranted to address deficiencies or changes in development patterns. Changes to these standards shall be processed in the form of a Text Amendment, in accordance with the requirements of Title 19.18 of the Las Vegas Municipal Code.

16. Section 5.0 of the document, "Permitted Land Uses," shall be modified as follows:

**PERMITTED USES – PARKWAY CENTER DEVELOPMENT STANDARDS**  
**SYMPHONY PARK**

**Permitted Land Uses:**

**Commercial Office, Class A, including without limitation:**

- Professional and General
- High-Technology
- Service
- Research and Development



- Major or Minor Medical

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**Flexible Office/Work Space, Class B, including without limitation:**

- Internet and high-technology incubators
- Computer server farms
- Internet backbone facilities
- Light assembly and fabrication

**Government/Public Office, including without limitation:**

- United States
- State of Nevada
- Regional Bodies and related
- Clark County
- City of Las Vegas
- United States Post Office

**Commercial/Retail, including without limitation:**

- General Retail
- Restaurant/Delicatessen/Coffee Shop/Bakery/Banquet Facility/Catering Service
- Health Club
- Bank/Credit Union/Savings and Loan/Trust
- Children's Day Care (fewer than 12 children)
- Convenience Retail
- Offices with frequent public access requirements
- Trade Center/Wholesale and Retail Showrooms
- Exhibition Space
- Transportation Services, including without limitation: Transportation Center, helipad, monorail, gasoline facilities
- Parking Facilities, including multi-level parking structures
- Entertainment/Retail
- Tavern, Supperclub, Restaurant Service Bars, Social Event with Alcoholic Beverage Sales, and beer/wine uses subject to special use permit
- Convention/Conferencing Facilities/ Temporary Exhibitions
- Non-Profit/Institutional, including:
- Museums, Performing arts centers, Musical Theaters

**Residential**

- High Density Residential, market rate, including without limitation:
- Townhouses, flats, lofts, live-work units
- Mid-Rise Housing
- Courtyard/streetwall apartments or condominiums
- Loft-style apartments or condominiums
- High-Rise Housing apartments or condominiums

**Hotels**

- Non-Gaming Hotels
- Casino/Hotels, and non-restricted Gaming but only within the Gaming Enterprise Overlay District, as amended
- Existing Interim Billboard Signs, to be removed or incorporated with adjacent development

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**Private Sidewalks:** See “Outdoor Dining Standards—Private Sidewalk Areas” on page 134.

**Communication Devices:** Wireless Communication Facility, Stealth Design – building mounted only, subject to conditional use approval

17. The Glossary of the document shall be modified as follows:

**Glossary**

**Active Uses/Active Street Frontages:** Ground floor businesses that serve and engage the public and generate pedestrian traffic through retail and restaurant activity rather than closed spaces such as offices, parking and residential uses.

**Arcade:** A linear, shaded building setback at the street level which has storefronts along its edge. It is shaded by the building mass above, which usually is located at the property build-to line, supported on columns which are located at the property build-to line.

**Awnings and Canopies:** Overhead extensions from the front of a building, over the sidewalk, for the purpose of shading the sidewalk from the sun. They may be fixed or movable, as defined in the guidelines.

**Block Face:** The street edge of a block bounded by building facades.

**Build-to Line:** A required location for a building face, usually at the back of sidewalk. The building shall not be set back behind that line except as provided for in this document.

**Design Review:** The administrative process by which a development proposal’s design is evaluated, critiqued and either approved, denied or modified.

**High-Albedo:** A property of a surface that describes its ability to reflect and reject heat. High albedo surfaces have both a light color (high solar reflectance) and a high emittance (can reject heat back to the environment).

**Infrastructure:** The utilities and public services which are typically placed underground. These may have visible elements which appear at street level.

**Massing:** An element of architectural design which places the spatial volumes of the building in relationship to each other.

**Minor Deviation:** An adjustment of placement or location, not a wholesale elimination of a Design Standard requirement. This may include changes of +/- 5% from stated quantities, not otherwise required by ordinance. Examples of deviations may include, but are not limited to, driveway or access locations, landscape placement, percentage of glazing, etc. A minor deviation does not include any variation prohibited by LVMC Title 19.18.050(H).

**Mixed-Use:** Two or more different activities housed in the same building or adjacent to each other. Minimum requirement for Mixed use often includes residential, office and retail/restaurant in the same building or same block.

**Recommended Design Standard:** A non-mandatory but important design recommendation, denoted by the words “should” or “is encouraged,” as in “the building height should be...”

**Required Design Standard:** A design requirement which is mandatory, denoted by the word “shall,” as in “the building height shall be...”

**Right of Way (ROW):** The width of a public street or other public way, which is measured from back of ~~sidewalk~~ curb to back of ~~sidewalk~~ curb, including the sidewalk, curb, gutter and vehicle travel and parking lanes.

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**Setback Zone:** A width of land usually beginning at the back of sidewalk in which a percentage of the building face can be located instead of at the build-to line.

**Site Furnishings:** Individual elements which are placed on a site or a public right-of-way as convenience, aesthetic or safety items, such as benches, light fixtures, trash receptacles, bollards and other similar elements.

**Solar Orientation:** The relationship of a building's facades and massing to the movement and exposure to the sun.

**Sustainability:** An economic state where the demands placed upon the environment by people and commerce can be met without reducing the capacity of the environment to provide for future generations.

**Waiver:** A deviation from the standards and guidelines, which the developer may request, and which will be considered by the Design Review Committee.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for discussion and possible action to amend the Union Park Design Standards Manual and change the title of the document to the "Symphony Park Design Standards Manual." The proposed changes are necessitated by the formal change in the name of the development, and to address certain procedural issues that have arisen in administering the design standards. The proposed changes are relatively minor in nature and will not change the overall design intent or mixture of uses on the site; consequently, staff recommends approval of the request.

**ISSUES**

- The name of the document will be changed to reflect the change in the name of the development from Union Park to Symphony Park. Associated changes to street names and the Design Review Committee will also occur. Staff is supportive of the changes, as they reflect official actions taken last year.
- Upon approval of the text amendment, the Symphony Park Design Review Committee (SP-DRC) will be given the authority to approve Minor Deviations, which are defined as adjustments in the placement or location of required design standards. All Waivers from design standards will still required approval by City Council. As the approval of Minor Deviations is consistent with authority granted in Title 19.18.050(H), staff is supportive of the change.
- The SP-DRC would also be given authority to approve Waivers from sign standards. As this is similar to the authority granted to the Downtown Design Review Committee (DDRC), staff is supportive of the change.

**BACKGROUND INFORMATION**

| <i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</b></i> |                                                                                                                                                                             |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/03/07                                                                 | City Council approved an ordinance (Ord. #5874, TXT-16302) to adopt the Union Park Design Standards.                                                                        |
| 03/05/08                                                                 | City Council approved an ordinance (Ord. #5974, TXT-23991) to amend the Union Park Design Standards Manual and to adopt the Union Park Streetscape Design Standards Manual. |
| 03/18/09                                                                 | City Council approved a Street Name Change application (SNC-32359) to change the name of Discovery Drive to Symphony Park Avenue.                                           |

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|          |                                                                                                                                         |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 05/20/09 | City Council approved the change in the name of the Union Park development to Symphony Park.                                            |
| 12/18/09 | The Union Park Design Review Committee (UP-DRC) recommended approval of the proposed changes to the Union Park Design Standards Manual. |

|                                                                            |
|----------------------------------------------------------------------------|
| <b><i>Neighborhood Meeting</i></b>                                         |
| A neighborhood meeting was neither required nor held for this application. |

## ANALYSIS

The Union Park Design Review Committee (UP-DRC) has proposed a number of changes to the Union Park Design Standards Manual based on recent city actions and issues that have arisen through the application of the standards. The changes can be summarized as follows:

- **Names:** The name of the design standards document and all references therein will be changed to reflect the renaming of the development to Symphony Park. Street names and the design review committee name will also be changed accordingly.
- **Design Standards:** Minor changes are being proposed to design standards to reflect issues that have arisen through civil improvements (street light specifications, sidewalk easements), or design issues (considering habitable towers differently than non-habitable design elements).
- **LEED Documentation:** The requirements for submitting LEED documentation have been modified to reflect that certification does not take place until after the building is operational.
- **Minor Deviations:** A proposed change in the approval process would grant the design review committee the authority to approve Minor Deviations, which are defined as adjustments in the placement or location of required design elements. City Council approval would still be required for Waivers from design standards, which are the elimination of required design elements or standards. As the definition of Minor Deviations is similar to the authority granted in Title 19.18.050(H) relative to minor changes in an approved site plan, the granting of this authority is consistent with the ministerial authority given to staff.
- **Sign Waivers:** Another proposed change would allow the design review committee to approve waivers from certain sign standards. Currently, any waiver from the sign standards must be approved by City Council. It should be noted that the Downtown Design Review Committee (DDRC) currently has the authority to approve sign waivers; granting this authority to the SP-DRC offers consistency between the design committees.
- **Uses:** Four new uses are proposed to be added to the list of permitted uses, based on issues that have arisen with recent applications. The uses are as follows: Banquet Facility, Catering Service, Social Event with Alcoholic Beverage Sales, and Wireless Communication Facility, Stealth Design.
- **Definitions:** Several definitions are being modified or added to reflect the changes proposed elsewhere in the document.

The table below gives a full description of all changes proposed to the design standards document:

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| Section                                             | Current Standard                                                       | Proposed Standard                                                                                              |
|-----------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Various – Development Name                          | Union Park                                                             | Name Change: Symphony Park                                                                                     |
| Various – Street Names                              | Discovery Drive                                                        | Name Change: Symphony Park Avenue                                                                              |
|                                                     | Union Park Promenade                                                   | Name Change: Promenade Place                                                                                   |
| Various – Design Review Committee                   | Union Park Design Review Committee (UP-DRC)                            | Symphony Park Design Review Committee (SP-DRC)                                                                 |
| Section 1.10 – Tower Locations                      | Establishes locations for towers on each block                         | Distinguishes between occupied towers and decorative towers                                                    |
| Section 1.13.1 – LEED Documentation                 | Submit LEED checklist upon completion of construction documents        | Letter from owner confirming submittal for LEED certification                                                  |
| Section 2.3.7 – Project Identity Signage            | Identity signage required at all street entrances into the development | Changed to programmed locations only, as all street entrances will not be appropriate for identity signage     |
| Section 2.4.2 – Street Lights on Promenade Place    | Suspended light fixtures specified in design standards                 | Suspended fixture replaced with pole-mounted fixture due to clearance and maintenance concerns                 |
| Sections 2.9, 2.10, 2.13, and 2.14 – Images of Park | Generic design images of central park area shown                       | Replace with schematic design images from selected park design                                                 |
| Section 3.3.4 – Awning Materials                    | Fixed and movable awnings allowed                                      | Note added to state that combustible awning materials may require sprinklers                                   |
| Section 3.16.6 – Signage Standards                  | No window signs permitted                                              | Hours of operation and emergency contact information permitted                                                 |
|                                                     | No standards for construction or real estate signs                     | Allows construction and real estate signs in conformance with Downtown Centennial Plan requirements            |
|                                                     | No standards for directory signs                                       | Allows freestanding or building-mounted directory signs behind the building line only, limited to 8' in height |
| Section 4.8 – Block J                               |                                                                        |                                                                                                                |

|  |                                      |                                              |
|--|--------------------------------------|----------------------------------------------|
|  | 166,000 SF of office uses<br>allowed | Clarified to allow office or<br>medical uses |
|--|--------------------------------------|----------------------------------------------|

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|                              |                                                                                        |                                                                                                                                                                |
|------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 4.14 – Block O2      | Allows residential and retail uses                                                     | Expanded to include entertainment uses                                                                                                                         |
| Section 5.0 – Design Review  | Waivers from design standards must be approved by City Council                         | DRC may approve minor deviations from design standards; waivers must still be approved by City Council                                                         |
|                              | Sign waivers must be approved by City Council                                          | DRC may approve sign waivers                                                                                                                                   |
| Section 5.0 – Permitted Uses | No wireless communication facilities allowed                                           | Stealth facilities allowed, subject to conditional use approval                                                                                                |
|                              | No provisions for alcoholic beverage sales at special events                           | Social Event with Alcoholic Beverage Sales allowed, subject to Special Use Permit approval                                                                     |
|                              | No allowance for banquets, catering services                                           | Banquet Facility, Catering Service allowed                                                                                                                     |
| Glossary – Definitions       | Buildings to be located at property line; R.O.W measured from back of sidewalk         | Buildings to be located at build-to line, due to the fact that all sidewalks will be easements on private property; R.O.W. measurement changed to back of curb |
|                              | Minor Deviation definition not listed                                                  | Minor Deviation definition added; defined as adjustment in placement or location, not elimination of design standard                                           |
|                              | Mixed-use definition requires residential, office and retail in same building or block | Definition modified to state that two or more different uses required, but does not specify which uses required                                                |

**NOTICES MAILED**

NEWSPAPER ONLY

**APPROVALS**

0

**PROTESTS**

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