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WRITER'S DIRECT NUMBER IS

702-210-2602

January 20th 2011
Updated 2-7-11

Mr. Flinn Fagg
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: 500 S. Main Parking Garage
CLV Project Number: 09.15241.19-TF
WT Project Number 13055

Dear Mr. Fagg:

The Whiting-Turner Construction Company and it's design partner Walter P. Moore, were awarded the 500 S. Main Parking Garage Design Build project on December 1st 2010.

The project entails design and construction of a 5 story space garage. The location of the garage is 500 S. Main St, and will serve as a parking facility for both the New City Hall and Symphony Park. The new building will also contain approximately 3,915 s.f. net and 4,096 s.f. gross of retail space.

The current space count for the garage is 730 spaces. Per contract, with the City of Las Vegas, the minimum spaces allowed is 720.

This parking structure was approved at the site via SDR-35417 (Approved 10/7/10). Condition of Approval #7 required revised elevations to be approved through a Minor Review.

As part of the SDR submission we have included 4 sided architecture that the design team feels best compliments the structure and it's Main Street Façade and is consistent with our design-build proposal.

Our design solution provided a strategic and advantageous element in that the retail is accentuated along the Main Street elevation making it more visible and providing greater signage opportunity. The garage façade is pulled back from the property line to help facilitate this visibility, as well as creating a clean solution to the NVE set-back requirement from the over-head transmission lines. While this feature was seen by the reviewing panel as a design enhancement, we have been asked to submit this comment as a clarification, or possible variance, to the Downtown Centennial Plan requirement that the building facades are brought to the property line / sidewalk.

The structure is approximately two hundred and fifteen feet wide along Main Street. The two hundred and fifteen feet are broken down as follows:

- Ninety feet of the Garage is on the property line;

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- Eighty five feet is drive lane;
- Forty feet is held back slightly to allow for adequate sight lines for drivers pulling out of the Garage.

Additionally, at the Pre-Application Conference the possible need for a median in Main Street was discussed. We are awaiting the outcome of internal City of Las Vegas discussions before addressing that issue.

The original design included Palm Trees along Main Street. Due to the overhead transmission line and NVE requirements, those trees have been changed to Pistachio trees.

We look forward to working with Planning and Development and the City of Las Vegas, to make this a successful project. If you have any questions or concerns please feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Gurdison", with a long horizontal stroke extending to the right.

Rob Gurdison, AIA
Carpenter Sellers Del Gatto Architects

Allan H. Gladstone
Project Manager
THE WHITING-TURNER CONTRACTING CO.

CC: Mike Vlaovich
Yorgo Kagafas
David Bratcher
Paul Schmitt
Bud Mahrou

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