

SYMPHONY PARKSM

July 12, 2011

Todd Johnson, Principal
Design Workshop
1390 Lawrence Street
Denver, CO 80204

(by email)

Re: **Symphony Park Revised Design Development Submission for Parcels M1 and M2**, submitted July 7 and 11, 2011.

Dear Mr. Johnson,

The Symphony Park Design Review Committee (SP-DRC) received your revised Design Development submission for Symphony Park parcels M1 and M2 dated July 7, 2011, augmented by a partially revised submission delivered July 11, 2011 and reviewed both submissions on July 11, 2011.

Based on the revised design presented, **the Revised Design Development submission is APPROVED for City of Las Vegas Site Development Plan Review with the following conditions**, which are to be addressed and approved by the SP-DRC prior to finalization of Construction Drawings.

Landscape and Lighting Conditions:

1. Sheet L1-01 Site Materials Plan:

- a. It is not clear from the lighting layout that sufficient pedestrian lighting will be provided in the plaza or in the drop off area. Please confirm adequate lighting levels on all pedestrian areas of at least 1.0 fc at grade with a 4:1 uniformity. This may suggest the need for an additional pedestrian light pole and fixture in the plaza or other areas.
- b. Site furniture notes must include a bicycle rack and one must be located somewhere on or near the plaza area.
- c. Symphony Park Design Standards (SPDS) 2.4.1 requires the use of an unconventional seating element for some of the site seating. The SP-DRC recommends this requirement be met with the two benches backing

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to the west edge of the plaza being specified to be unconventional in some way. See SPDS for suggestions.

d. Stone paver notes should also reference the required stone paver color pattern from the SPDS.

2. Sheet L-3 Materials Board:

a. Materials as noted on the revised submission dated July 11, 2011 are approved with the following exception. The bench with the back is to be modified per condition 1.c above. In addition, the SP-DRC would recommend the addition of a center obstruction bar or arm on all benches to preclude someone from sleeping on the bench, if it is available from the manufacturer.

b. The addition of a bicycle rack is required.

3. Sheet L4-03 Site Construction Details:

a. A detail for the bicycle rack is required as are planting details.

4. Sheet L1 Planting Plan:

a. The specification of the Ash and Pistache trees at 60 inch box size is required or provide the required and proposed tree caliper sizes and a justification as to why an administrative waiver should be granted for the smaller plant material

b. The alignment of the Palm trees on Promenade Place is to be in line with the light poles, more to the center of the planting bed.

c. SPDS 2.1.5 requires 75% of walkways to be shaded at noon on June 21. Please confirm that adequate shading is provided by the current tree layout.

d. The ground cover and shrub plant materials are approved provided they are evergreen materials.

5. Sheet L2 Irrigation Plan:

a. Add additional sleeves under walk areas to reach all planting beds.

b. Please confirm that the planting and irrigation as proposed reduces water consumption by 50% from a LEED base case condition per SPDS 2.2.1.

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Civil Design Conditions:

1. Sheet C2.01 Demolition Plan:

- a. Commit to a vacation and remapping of the Right of Way for the drop off street so that the future sidewalk does not encroach into it. This will entail an interim encroachment permit for landscape in the current public Right of Way on M1 and a dedication of future Right of Way on M2.

1. Sheet 3.01 Signage, Striping and Horizontal Control:

- a. Incorporate new Symphony Park Regulatory Signage sign support structures into further sign specifications.
- b. Locate an additional "do not enter sign" at the corner of east bound Symphony Park Avenue and Promenade Place or confirm that it is not required.

2. Sheet 4.01 Grading Plan:

- a. Modify the grading to extend the center planter mounding further east and further attempt to add a small amount of mounding on the south side of the plaza, north of site utilities. Keep mounding to two feet in height so that visibility into the plaza is not compromised.

Sincerely,
The Symphony Park Design Review Committee
Scott Carter, Chairman

cc. Sam Gladstein, Newland Co.
Flinn Fagg, Director, City of Las Vegas Planning Department
Terrall Budge, Design Workshop
Troy Cook, Design Workshop

(All by email)



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