

Neonopolis Parking License Policy

No:		Type:	Policy
Department:	Office of Business Development – City of Las Vegas Redevelopment Agency (RDA)		
Date:	1-20-10	Approval:	

Purpose

To establish a uniform policy in order to enter into standard Parking License Agreements administratively and directly, with the Tenants of the air-rights parcel commonly known as Neonopolis located at 450 Fremont Street and with downtown businesses.

Scope

All RDA employees involved in the preparation and implementation of Parking License Agreements, issuance of general access parking pass cards (“Cards”), and parking validation tokens to the Tenants, Tenant’s employees, downtown business owners and visitors of the Redevelopment Agency owned subterranean garage located at 450 Fremont Street.

Policy

Neonopolis Tenant Parking Cards Issued at No Cost:

As part of the RDA’s efforts to support the retail lease-up and on-going operations of the Neonopolis Retail complex, it shall enter into Parking License Agreements directly with the Tenants of Neonopolis for Tenant employee parking. Such agreements shall be terminable by the RDA with thirty (30) days written notice. Subject to the RDA’s requirements herein, Tenant employee parking shall be at no charge to Tenant or its employees. If the value of Cards exceeds \$100,000, the Parking License Agreement shall be submitted to the RDA Governing Board for approval. If the value of the Cards to a Tenant is less than \$100,000, the Executive Director of the RDA shall have authority to approve and execute the Parking License Agreement. The Cards shall be distributed subject to:

- a) proof of an executed lease agreement between the air-rights owner and Tenant for not less than a 1 year term; a termination or default under such lease agreement shall constitute termination under the Parking License Agreement.
- b) an evaluation of the Tenant’s parking need based on the percentage of the net leasable area of the Tenant’s space over the net leasable area of the retail shopping center; calculated at 1 Card per 1,000 square feet of net rentable area, given at no charge, not to exceed 30 Cards per Tenant per month per Attachment 1, Neonopolis Parking Analysis.
- c) the availability of parking.

Validation Program and Cards For Purchase:

An automated meter system may be installed replacing the existing booth attendant method of operations which may alter how the current validation tokens program is implemented.

Additional Monthly Cards shall be offered for sale at an established market rate to: (1) the Tenants of Neonopolis who do not meet the RDA's requirements for Cards at no cost; (2) the Tenants of Neonopolis who have a Parking License Agreement for Cards at no cost but desire to purchase additional Cards which exceed the number of Cards issued pursuant to the above RDA's requirements; and (3) all downtown businesses. A Parking License Agreement will be executed for monthly Cards sold to the Tenants specified in sections (1) and (2) of this paragraph and to the downtown business owners. If the value of the Cards to be purchased exceeds \$100,000, the Governing Board of the RDA shall consider and approve the Parking License Agreement. If the value of the Cards to be purchased is less than \$100,000, the Executive Director of the Agency shall have authority to approve and execute the Parking License Agreement.

Special Events parking requests shall be subject to availability and approval of the City Manager/Executive Director of the RDA.

Attachment 1
Neonopolis Parking Analysis

Category	Square Ft.	Total Percent	Passes
Level One			
Las Vegas Rocks Ste			
130	19,571	7%	19.571
Ste 123	1255	0%	1.255
Ste 195	3007	1%	3.007
Ste 101	6022	2%	6.022
Ste 150	10078	4%	10.078
Ste 117	3000	1%	3
Ste 109	433	0%	0.433
Ste 113	588	0%	0.588
Ste 106	22	0%	0.022
Ste 191	502	0%	0.502
Ste 189	877	0%	0.877
Ste 187	718	0%	0.718
Ste 183	3773	1%	3.773
Ste 179	3281	1%	3.281
Ste 175	10684	4%	10.684
Ste 171	1578	1%	1.578
Ste 167	2012	1%	2.012
Ste 163	2221	1%	2.221
Ste 155	2367	1%	2.367
Ste 105	144	0%	0.144
			0
Level Two			0
Ste 225	9133	3%	9.133
Ste 201	10095	4%	10.095
Ste 295	6760	2%	6.76
Ste 214	611	0%	0.611
Ste 290	937	0%	0.937
Ste 285	2285	1%	2.285
Ste 283	1618	1%	1.618
Ste 280	896	0%	0.896
Ste 277	1340	0%	1.34
Ste 275	900	0%	0.9
Ste 272	763	0%	0.763
Ste 269	770	0%	0.77
Ste 266	920	0%	0.92
Ste 263	636	0%	0.636
Ste 260	746	0%	0.746
Ste 257	742	0%	0.742
Ste 254	860	0%	0.86
Ste 251 Del Prado	1811	1%	1.811
Ste 279	20	0%	0.02
Ste 130B	22016	8%	22.016
Ste 239	696	0%	0.696
Ste 236	623	0%	0.623
Ste 233	623	0%	0.623
Ste 230	1087	0%	1.087

Neonopolis Parking Analysis

			0	
Level Three			0	
Ste 310	11423	4%	11.423	
Ste 390	8483	3%	8.483	
Ste 370	71203	26%	30	(not to exceed 30 per policy)
Ste 320	2718	1%	2.718	
Total	232,848			
*Total passes for Tenant/Employee distribution @ no charge			191.645	

Total Spaces:	(572 - 12 handicapped/compact, etc.)	560
	(based on 1 space/1,000	
Passes for distribution	sq.ft) not to exceed 30)	192
Parking Available for monthly access card, validation, or meter revenue		368

*subject to availability