

Howard Hughes.



August 23, 2018

Steve Swanton, Senior Planner

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106



Re: Justification for Village 22 Development Plan in Summerlin West

Dear Steve:

In accordance with the Development Standards for Summerlin West, adopted by the City of Las Vegas on September 15, 2004, and the Summerlin West Development Agreement between the City of Las Vegas ('City') and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003, I am submitting a Development Plan for Village 22 in Summerlin West.

Location and Zoning

Village 22 is comprised of approximately 444 acres and is bounded by Lake Mead Drive to the north, the Western Beltway (Bypass 215) to the east, the undeveloped Village 21 to the south, and the undeveloped Village 25 to the west. The current zoning for this village, as well as all of Summerlin West, is PC – Planned Community. Per the Summerlin West Development Agreement, the Summerlin West General Development Plan and the Summerlin West Development Standards will guide development in Village 22.

Vision

The overall vision for Summerlin West is to create an urban nature destination, where a deeper connection to the land, its history, and the community can be forged. Village 22, along with Village 21, is the primary gateway into Summerlin West from Summerlin Parkway and Lake Mead Drive. The southern portion of the village adjacent to the future extension of Summerlin Parkway will be comprised of a diverse mix of high density residential and commercial uses that will complete the urban core for Summerlin West. These land uses will continue along the one-way couplet extending north of Summerlin Parkway and along the Western Beltway. Much of the western half of the village will be developed as urban residential neighborhoods with smaller lot programs. An elementary school site is also proposed adjacent to Village 25 and Lake Mead Drive.

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor
Las Vegas, NV 89135

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Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

- Incorporate a diversity of compatible land uses, including residential, commercial, office, and civic/institutional uses. These land uses may be vertically or horizontally integrated.
- Provide appropriately scaled buildings that create a smooth transition between the urban core area and residential neighborhoods with appropriate densities, massing, and character.
- Develop a roadway network that provides strong connectivity between mixed-use development, efficiently moves traffic through the use of a one-way couplet, encourages lower traffic speeds, and creates a pedestrian-friendly environment.
- Organize the development so that residents and employees are within close proximity to an interconnected system of pedestrian trails and bike lanes that can carry them efficiently throughout the village and to adjacent neighborhoods and community amenities.
- Activate streetscapes through the delineation of architectural form and character at street level, building orientation to sidewalks, and enhancement of the pedestrian environment (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).
- Provide integrated design solutions for residential and commercial development that take their cue from the existing landforms, topography, and vegetation to promote a community harmonious with its environment.
- Provide parks and open spaces that reinforce a strong sense of neighborhood and community. Provide sites for civic uses (i.e. police/fire stations) to further reinforce this sense of community.

These design goals are compatible with the development standards created for Summerlin West and the City's plans, policies, and regulations. In addition, they illustrate HHC's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,



Julie Cleaver
Vice President, Planning & Design

cc: Kevin Orrock, HHC
Chris Moore, DTJ
Dave Edwards, VTN

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