



PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

June 22, 2018

City of Las Vegas Planning and Development
Development Service Center
333 North Rancho Drive
Las Vegas, NV 89106

RE: Symphony Park Garages Parcel B and L Justification Letter

The City of Las Vegas intends to construct two multi-level parking garages in Symphony Park to augment existing uses and support future developments within Symphony Park. One garage is located on Parcel B (APN 139-33-610-030), on the northeast corner of South Grand Central Parkway and West Clark Avenue. The garage has an anticipated 694 parking spaces and a 23,370 square feet retail/mercantile tenant improvement space. The second garage will be located on Parcel L (APN 139-34-211-004), on the northeast corner of South City Parkway and West Clark Avenue. The second garage has an anticipated 569 parking spaces and a 5,840 square feet retail/office tenant improvement space.

The parking garages will be operational 24 hours a day but without employees on-site. The tenant improvements' hours and number of employees will be determined by the future tenants.

The parking garages have been designed to include a number of sustainable measures. These include designing the structure to accommodate future solar panel installation, utilizing a light color palette with a higher SRI, and providing covered parking, solar screening, bicycle parking, and a combined 100 electrical vehicle recharging stations. Future tenant improvement build-outs could be constructed to LEED standards.

The parking garages' design and landscaping will conform to the Symphony Park Design Standards, enhance the diversity of Symphony Park by providing tenant improvement spaces for potential future retail, restaurant, and mercantile spaces.

Sincerely,



Brent Hoefflin
RA