

City of Las Vegas

RECOMMENDING COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
CITY MANAGER'S CONFERENCE ROOM, EIGHTH FLOOR
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>
DECEMBER 19, 2006
4:00 P.M.

RECOMMENDING COMMITTEE: COUNCILWOMAN TARKANIAN AND COUNCILMAN ROSS

THE RECOMMENDING COMMITTEE WILL RECEIVE PUBLIC INPUT ON EACH ITEM OF LEGISLATION BEING CONSIDERED. THE RECOMMENDING COMMITTEE MAY, THEREAFTER, CONTINUE THE HEARING TO A FUTURE DATE OR FORMULATE A RECOMMENDATION TO THE CITY COUNCIL FOR PASSAGE, REJECTION OR AMENDMENT OF THE PROPOSED BILL. ANY MEMBER OF THE CITY COUNCIL MAY SUBSTITUTE FOR A MEMBER OF THE RECOMMENDING COMMITTEE AT ANY TIME.

DUPLICATE AUDIO CDS MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk
4. Bill No. 2006-66 - Ordinance Creating Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement
5. Bill No. 2006-67 – Adopts an updated version of the Las Vegas Downtown Centennial Plan, together with related development standards. Sponsored by: Councilman Gary Reese
6. Bill No. 2006-68 – Adopts the Union Park Design Standards and integrates them into other provisions that pertain to the Downtown Overlay District. Sponsored by: Mayor Oscar B. Goodman
7. Bill No. 2006-69 – Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances. Sponsored by: Councilwoman Lois Tarkanian and Mayor Oscar B. Goodman
8. CITIZENS PARTICIPATION: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the committee. No subject may be acted upon by the committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited

City of Las Vegas

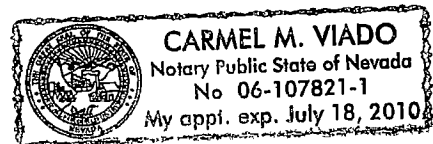
9. ADJOURNMENT

ALL INTERESTED PERSONS ARE INVITED TO ATTEND: Copies of the above Bills may be obtained through the Office of the City Clerk, Monday through Friday, 8:00 A.M. to 5:00 P.M.

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Bulletin Board, City Hall Plaza, (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E Washington Avenue



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Paula Clark
SIGNATURE

Carmel M. Viaso

 **CARMEL M. VIADO**
Notary Public State of Nevada
No 06-107821-1
My appt. exp. July 18, 2010

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

SUBJECT:

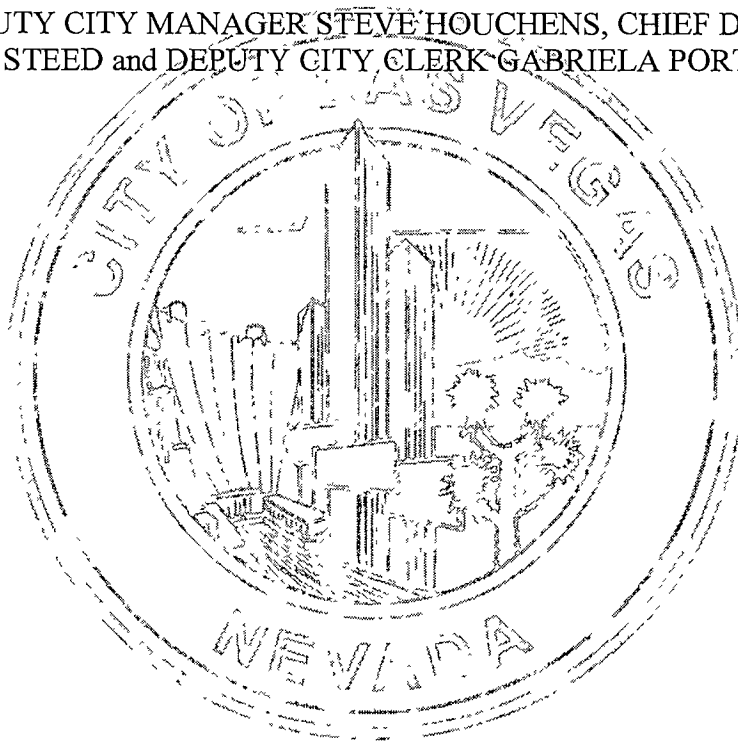
CALL TO ORDER

Minutes:

COUNCILWOMAN TARKANIAN called the meeting to order at 4:02 p.m.

PRESENT. COUNCILMEMBERS TARKANIAN and ROSS

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, CHIEF DEPUTY CITY ATTORNEY VAL STEED and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER



AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY CLERK

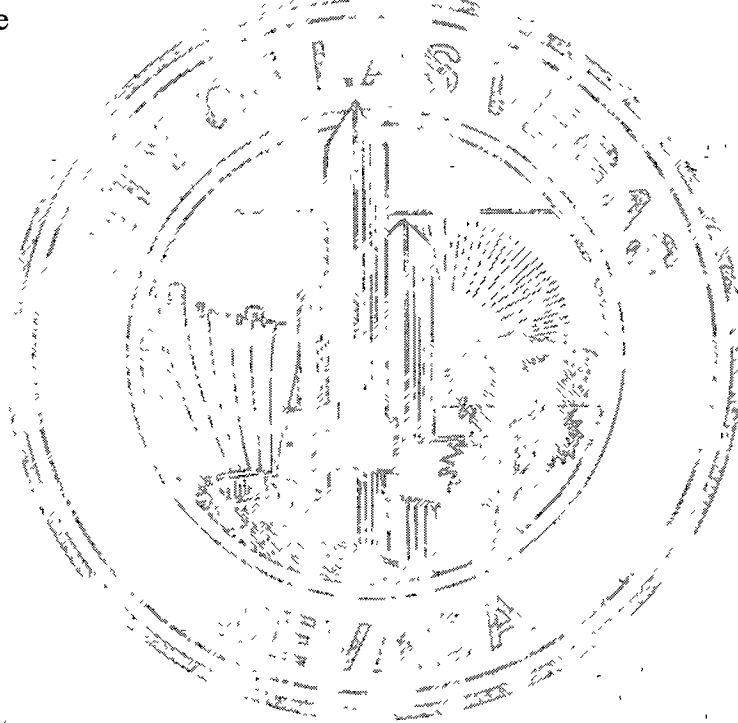
DIRECTOR: BARBARA JO RONEMUS

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

Minutes:

ANNOUNCEMENT MADE - Meeting noticed and posted at the following locations: City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge Bulletin Board, City Hall Plaza (next door to Metro Records), Las Vegas Library, 833 Las Vegas Boulevard North, Clark County Government Center, 500 S. Grand Central Parkway, Grant Sawyer Building, 555 E. Washington Avenue



AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

NEW BILL

Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill is a housekeeping measure to update the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No 2006-65
2. Business Impact Statement

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

BARBARA JO RONEMUS, City Clerk, explained that this bill is an update to the ordinance regarding precincts adopted in August. There are only two additions in Wards 5 and 6. Approval of this bill will allow the maps to be prepared for the election. She recommended approval.

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

TOM McGOWAN asked if there were any changes to the voting profile as a result of redistricting. CITY CLERK RONEMUS responded that the precincts are a result of two annexations in the two wards.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

1 **BILL NO. 2006-65**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO UPDATE THE DESCRIPTION OF THE CITY WARD BOUNDARIES TO
4 REFLECT CHANGES IN PRECINCT NUMBERS OR DESCRIPTIONS MADE BY THE CLARK
5 COUNTY ELECTION DEPARTMENT, AS A RESULT OF ANNEXATIONS OR OTHERWISE,
6 AND TO PROVIDE FOR OTHER RELATED MATTERS.

7 Proposed by: Barbara Jo Ronemus, City Clerk

Summary: Updates the description of the City
ward boundaries to reflect changes in precinct
numbers or descriptions made by the Clark
County Election Department, as a result of
annexations or otherwise.

8
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
10 AS FOLLOWS:

11 SECTION 1: Title 1, Chapter 16, Section 60, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **1.16.060:** Ward No. 5 shall consist of that area of the City which is encompassed within election
14 precinct numbers 2050, 2327, 2331, 2332, 2333, 2341, 2349, 2358, 2450, 2451, 2452, 2453, 2454,
15 2455, 2460, 2462, 4028, 4031, 4035, 4320, 4321, 4324, 4330, 4331, 4332, 4340, 4341, 4342, 4347,
16 4450, 4451, 4452, 4453, 4455, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 6300, 6301,
17 6302, 6303, 6305, 6310, 6311, 6312, 6314, 6320, 6322, 6323, 6325, 6330, 6331, 6332, 6333, 6334,
18 6339, 6340 and 6341.

19 SECTION 2: Title 1, Chapter 16, Section 70, of the Municipal Code of the City of
20 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

21 **1.16.070:** Ward No. 6 shall consist of that area of the City which is encompassed within election
22 precinct numbers 2037, 2044, 2047, 2052, 2323, 2325, 2326, 2328, 2329, 2338, 2346, 2350, 2351,
23 2352, 2353, 2354, 2355, 2357, 2947, 2948, 3469, 3470, 3471, 3472, 3481, 3482, 3483, 3485, 3486,
24 3490, 3491, 3494, 3495, 3498, 3500, 3501, 3502, 3505, 3506, 3507, 3508, 3509, 3510, 3514, 3520,
25 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3545, 3546, 3547, 3548, 3549, 3550, 3551 and 3556.

26 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or
27 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
28 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

6 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

10 APPROVED:

11
12 By _____
13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 _____
16 BARBARA JO RONEMUS, City Clerk

17 APPROVED AS TO FORM:

18 Val Steel 11-2-06
19 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

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By _____
OSCAR B. GOODMAN, Mayor

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ATTEST:

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BARBARA JO RONEMUS, City Clerk

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BUSINESS IMPACT STATEMENT

BILL NO. 2006-65

(Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise)

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2006-65, that will update the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Not applicable. Unable to identify potentially-affected businesses.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

None

Beneficial effects:

None.

Direct effects:

None

Indirect effects:

None.

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Not applicable

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:

No additional cost

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Not applicable

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Not applicable

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains when such duplicative or more stringent provisions are necessary:

Not applicable

Date: November 2, 2006

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

NEW BILL:

Bill No. 2006-66 - Ordinance Creating Special Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) Sponsored by: Step Requirement

Fiscal Impact

☐

No Impact

☐

Budget Funds Available

☒

Augmentation Required

Amount: \$1,970,000.00

Funding Source: Capital Projects Fund - Special Assessments

Dept./Division: Public Works/SID

PURPOSE/BACKGROUND:

The Project will consist of the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, streetlights, and related traffic signalization and drainage improvements.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2006-66

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

MIKE THOMPSON, Public Works, clarified that this bill will allow pedestrian enhancements along the Fremont Corridor, from Las Vegas Boulevard to Eighth Street, and will contribute \$1.7 million in assessments. The bill is in order.

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

TOM McGOWAN asked for depiction of the pedestrian improvements and a complete list of participants. He then referenced a proposal he made in the past about a pedestrian walk of fame and questioned whether JOHNNY HADEN is included on the list and whether open meetings were held regarding the creation of the list. COUNCILMAN ROSS noted that Section Five of this bill states that the project includes pedestrian enhancements and other improvements; it says nothing about entertainers.

MR. McGOWAN commented that there should be documentation somewhere in the City that refers to a list of names to be placed on the historic pedestrian walk of fame. He asked if any of the Committee members or present City staff was aware of such an item that will be coming forward. COUNCILMAN ROSS replied that there is no such item. Nevertheless, MR. McGOWAN advised that open meetings were not held.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

Summary- An ordinance creating the City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street), ratifying action taken by City officers toward the creation of such District and providing other matters related thereto.

BILL NO. 2006-66

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council of the City of Las Vegas in the State of Nevada (the "Council," "City" and "State," respectively) has determined and does declare that the public convenience and necessity require, and the Council deems it necessary to create, the City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street) (the "District"), for the purpose of acquiring a Street Project, as defined in Nevada Revised Statutes ("NRS") Chapter 271 (the "Project"), and to defray a portion of the entire cost and expense of such improvements by special assessments, according to benefits, against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, by a resolution previously passed and approved (the "Provisional Order Resolution"), the Council declared its determination to create the District for the purpose of acquiring the Project, stating therein the character and location of the Project, what portion of the entire expense thereof shall be paid by special assessments, and that the assessments are to be made according to benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made; and

WHEREAS, the Council has previously determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District, which the Council has determined will receive special benefits (and corresponding market value increases) from the Project; and

WHEREAS, among other documents, the City's Director of Public Works, together with the City Engineer Division of the City and certain consulting engineers (collectively, the "Engineer") made out a preliminary assessment roll and an assessment plat for the District which contains, among other

things, the names and addresses of the last-known owners of the property to be assessed, or if not known, stating that the name is "unknown"; a description of each lot, tract, or parcel of land to be assessed; the market value of each lot; the amount of the estimated assessment to be levied thereon; and the amount of maximum special benefits (and corresponding market value increases); and the Engineer has reported to the Council the preliminary assessment roll and assessment plat, and has prepared and reported the "Engineer's Report to the City Council on Benefits" (the "Engineer's Report") and has filed the assessment plat, the preliminary assessment roll and the Engineer's Report with the City Clerk of the City (the "City Clerk"); and

WHEREAS, pursuant to the Provisional Order Resolution, the Council gave notice (in the manner specified by NRS 271.305) of the filing of the preliminary plans, assessment plat, preliminary assessment roll, typical section of the contemplated improvements, preliminary estimate of cost, and estimate of maximum benefits (and corresponding market value increases), and of the time and place of a hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interest; and

WHEREAS, all owners of property to be assessed and interested persons so desiring were permitted to file a written complaint, protest or objection on or before Friday, December 1, 2006, to appear before the Council on Wednesday, December 6, 2006, to be heard as to the propriety and advisability of acquiring and improving the Project provisionally ordered, as to the estimated cost thereof, the manner of payment therefor, and as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District; and

WHEREAS, the Council has determined, and does determine, that the City shall pay the costs of the Project in the District in part with funds derived from the levy of assessments, and the City will pay one-half or more of the costs with moneys derived from other than the levy of special assessments; and

WHEREAS, the Council has determined and does determine that the exception provided by NRS 271.306(2)(a) does exist with respect to the Project in the District, and

WHEREAS, the written and oral complaints, objections and protests received represented less than 50% of the area to be assessed in the District; and

WHEREAS, the written and oral complaints, objections and protests received were duly considered by the Council, and the Council has determined that it is in the best interests of the District, the City, and the inhabitants thereof to create the District, and

WHEREAS, every written complaint, protest and objection was found to be without sufficient merit and was overruled by the Council by the Improvement District No. 1506 Protest Disposal Resolution except as otherwise provided in said resolution; and

WHEREAS, any person filing a written complaint, protest or objection shall have the right within 30 days after the Council has finally passed on such complaint, protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination; and

WHEREAS, the Council and officers of the City have done all things necessary and preliminary to the creation of the District, including, without limitation, the filing with the City Clerk of an accurate estimate of cost, full and detailed revised and final plans and specifications, revised assessment plat, revised and final map, and a report on benefits by the Engineer, and the Council desires now to authorize the Project and to create the District by this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This ordinance shall be known as, and may be cited by, the short title "Improvement District No. 1506 Creation Ordinance" (the "Ordinance").

Section 2. The Council has previously determined and now confirms that each and every protest and objection made in connection with the District is without sufficient merit and the same be, and the same previously has been by the Improvement District No. 1506 Protest Disposal Resolution, overruled and finally passed upon by the Council, except as otherwise set forth in the Improvement District No. 1506 Protest Disposal Resolution.

Section 3. The Council has also determined and does declare as follows:

- (a) The public convenience and necessity require the creation of the District.
- (b) The creation of the District is economically sound and feasible.
- (c) The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is to be made.

Section 4. There is created in the City an improvement district designated the "City of Las Vegas, Nevada, Improvement District No. 1506 - Fremont Street Pedestrian Improvements (Las Vegas Boulevard to 8th Street)" for the purpose of acquiring the Project in and along the following street:

Fremont Street (BOTH SIDES) from the center line of Las Vegas Boulevard to the center line of 8th Street.

Section 5. Except as shown on the preliminary plans and specifications now on file in the Office of the City Clerk and in the office of the Special Improvement District, Department of Public Works in Las Vegas, Nevada, the character of the Project which will be acquired is described more particularly as follows: the Project will consist of the construction of pedestrian enhancements which include sidewalk bulb-outs, mid-block pedestrian crossings with landscaping and decorative and directional signage, gateway arches, removal and installation of new curb, gutter, sidewalk, and streetlights, and related traffic signalization and drainage improvements.

Section 6. The Council has determined that a portion of the cost of the Project is of special benefit and shall be paid in part by special assessments against the lots, tracts and parcels of land benefited. That the total cost of the Project shall be apportioned and assessed as follows:

Total Cost	Estimated Amount of Special Assessment	Amount Available from Other Sources
\$5,506,280	\$1,970,000	\$3,536,280

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments

according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The following methodology will determine the assessments against parcels in the District. The acreage of a parcel in the District will be multiplied by a weighting factor, depending upon the street or streets which the parcel fronts. The categories of streets shall be weighted as follows: a) Fremont Street frontage will be weighted at 1.5; and b) side street frontage (Las Vegas Boulevard, Sixth Street, Seventh Street, and Eighth Street) will be weighted at 1.0. The assessments will equal the weighting factor times the acreage of the parcel, divided by the total weighted acreage in the District, times the total amount assessed for the Project.

The boundaries of the District shall be the exterior boundary of each parcel of property bounded by Las Vegas Boulevard, Carson Avenue, Eighth Street, and Ogden Avenue.

Section 7. The portion of the costs to be assessed against, and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon, each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Preliminary Assessment Roll."

Section 8. The Engineer is authorized to advertise for the doing of the work and making the improvements in the Las Vegas Review Journal, a daily newspaper published in Las Vegas, Nevada, and of general circulation in the City. Such notice shall be published at least once, not less than seven days before the opening of bids. The notice shall be in substantially the form provided by the plans, specifications, and contract documents.

Section 9. After the award of the contract, the Council shall determine the total cost of such work, including incidentals, and assessments shall be levied in accordance with the laws of the State, and the Council shall provide that the assessments may be payable without interest or demand at the election of the owner during a specified cash payment period, or in forty (40) substantially equal semi-

annual installments of principal and interest. The City Director of Finance and Business Services shall provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds," which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%.

Section 10. All action, proceedings, matters and things previously taken, had and done by the City, and the officers thereof (not inconsistent with the provisions of this Ordinance), concerning the District, including, but not limited to, the performing of all prerequisites to the creation of the District, the acquisition of the improvements, the specially benefited property therein, the determination that the lots, tracts and parcels of land in the District will receive special benefits and market value increases, and the levy of assessments for that purpose be, and the same are, ratified, approved and confirmed.

Section 11. The officers of the City are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, construction contracts, engineering specifications, contract addenda, and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds therefor.

Section 12. In accordance with subsection 6 of NRS 271.325, upon the final adoption of this Ordinance the City Clerk is authorized and directed to immediately file in the office of the Clark County Recorder a certified copy of the Preliminary Assessment Roll (the list of the tracts to be assessed). The Clark County Recorder is to record such assessment roll for the purpose of establishing of record the lien or liens against the lots, tracts, and parcels of land and the amounts of maximum benefits estimated to be assessed against each tract in the assessment area as set forth in this Ordinance.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, previously repealed.

Section 14 When first proposed, this Ordinance shall be read to the Council by title, after which an adequate number of copies of this Ordinance shall be filed with the City Clerk for public distribution. Notice of the filing shall be published once in a newspaper published and having general circulation in the City, at least 10 days before the adoption of this Ordinance, such publication to be in substantially the following form:

(Form of Publication of Notice of Filing of Ordinance)

BILL NO _____

ORDINANCE NO. _____

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA,
IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET
PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH
STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas at her office in the City Hall, 400 Stewart Avenue, Las Vegas, Nevada, and that such Ordinance was proposed on December 6, 2006 and will be considered for adoption at the regular meeting of the City Council to be held on December 20, 2006.

/s/ Barbara Jo Ronemus
City Clerk

(End of Form of Publication of Notice of Filing of Ordinance)

Section 15. This Ordinance shall be in effect on the date of publication as hereinafter provided. After this Ordinance is adopted and signed by the Mayor and attested and sealed by the Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in a newspaper published and having a general circulation in the City, and such publication to be in substantially the following form:

(Form of Publication)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA,
IMPROVEMENT DISTRICT NO. 1506 - FREMONT STREET
PEDESTRIAN IMPROVEMENTS (LAS VEGAS BOULEVARD TO 8TH
STREET) AND PROVIDING OTHER MATTERS RELATED THERETO.**

PUBLIC NOTICE IS HEREBY GIVEN that the above-numbered and entitled Ordinance was proposed on December 6, 2006 and that such Ordinance was passed at a regular meeting of the City Council on December 20, 2006 by the following vote of the City Council:

Those Voting Aye:

Oscar B. Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Lois Tarkanian
Steve Wolfson
Steven D. Ross

Those Voting Nay:

Those Absent:

This Ordinance shall be in full force and effect from and after December 24, 2006 (i.e., the date of the publication of such Ordinance by its title only).

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada has caused this Ordinance to be published by title only.

DATED this December 20, 2006

/s/ Oscar B. Goodman
Mayor

Attest:

/s/ Barbara Jo Ronemus
City Clerk

Section 16. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Introduced December 6, 2006, PASSED, ADOPTED AND APPROVED December 20, 2006.

(SEAL)

OSCAR B. GOODMAN, Mayor

Attest:

City Clerk

Approved as to Form:

17 NOV 06 WZL

Date Deputy City Attorney

This Ordinance shall be in full force and effect from and after December 24, 2006, i.e., the day after the publication of such Ordinance by its title only.

STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified and acting Clerk of City of Las Vegas,
Nevada (the "City"), do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council of the City (the "Council") on December 6, 2006 and finally adopted and approved on December 20, 2006.

2. The following members of the Council were present at the December 6, 2006 meeting:

Mayor:	Oscar B. Goodman
Councilmembers	Gary Reese
	Larry Brown
	Lawrence Weekly
	Lois Tarkanian
	Steve Wolfson
	Steven D. Ross

3. The foregoing Ordinance was first proposed and read by title to the Council on December 6, 2006, and referred to a committee composed of the _____ for recommendation; thereafter said committee reported favorably on said Ordinance on December 20, 2006, which was a regular meeting of said Council; that as said regular meeting, the proposed Ordinance was again read by title to the Council and adopted. The members of the Council were present at the December 20, 2006 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye: Oscar B. Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Lois Tarkanian
Steve Wolfson
Steven D. Ross

Those Voting Nay: _____

Those Absent: _____

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk of the City, and sealed with the seal of the City,

and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the Council were given due and proper notice of the meetings held on December 6, 2006 and December 20, 2006. Pursuant to NRS § 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given by 9:00 a.m. at least three working days before the meeting.

(a) By posting a copy of the notice at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Bulletin Board (next door to Metro Records)
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall Plaza
City Clerk's Bulletin Board, 2nd Floor Skybridge
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 S Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council.

6 A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Copies of the notice of each such meeting as posted and mailed are attached hereto as Exhibits A and B.

8. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City
this December __, 2006

BARBARA JO RONEMUS, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of Meeting held December 6, 2006)

EXHIBIT B

(Attach Copy of Notice of Meeting held December 20, 2006)

EXHIBIT C

(Attach Affidavit of Publication of Filing of Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

NEW BILL:

Bill No. 2006-67 – Adopts an updated version of the Las Vegas Downtown Centennial Plan, together with related development standards. Sponsored by: Councilman Gary Reese

Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

In 2000 the City Council adopted the Downtown Centennial Plan, along with related design standards, to guide development in the downtown area. The Plan has been updated in order to reflect and address changing conditions, goals, priorities and strategies. This bill will adopt the updated Plan, which will replace and supersede the 2000 Plan. The updated Plan was approved by the Planning Commission on September 7, 2006, and by Council vote on October 4, 2006.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2006-67

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED indicated that the City Council approved the amended plan in October, and this bill is required to adopt the updated plan.

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

TODD FARLOW, 240 N. 19th Street, requested an overview of the changes. COUNCILMAN ROSS stated that the changes were already approved under the amended plan, but approval of this bill adopts and legalizes the plan. Public comment was received at the City Council meeting.

TOM McGOWAN requested the original plan.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

1 **BILL NO. 2006-67**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE TO ADOPT AN UPDATED VERSION OF THE "LAS VEGAS DOWNTOWN**
4 **CENTENNIAL PLAN," TOGETHER WITH RELATED DEVELOPMENT STANDARDS, AND**
5 **TO PROVIDE FOR OTHER RELATED MATTERS.**

6 Sponsored by: Councilman Gary Reese

Summary: Adopts an updated version of the Las
Vegas Downtown Centennial Plan, together with
related development standards.

7 **THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN**
8 **AS FOLLOWS:**

9 **SECTION 1:** Attached to this Ordinance is a document entitled the "Las Vegas
10 Downtown Centennial Plan," the essential provisions of which were approved by the Planning
11 Commission on September 7, 2006, and by a City Council vote on October 4, 2006. That document
12 (the "Downtown Centennial Plan"), copies of which shall be on file in the office of the City Clerk and
13 in the Planning and Development Department, is hereby adopted by the City. The Downtown
14 Centennial Plan shall replace and supersede the document of a similar name that was adopted by
15 Ordinance No. 5238 on July 5, 2000, and any subsequent amendments thereto.

16 **SECTION 2:** The provisions of the Downtown Centennial Plan are deemed to be
17 consistent with the City of Las Vegas General Plan. To the extent of any inconsistency, the provisions
18 of the Downtown Centennial Plan shall govern.

19 **SECTION 3:** Whenever an ordinance or provision of the Municipal Code:

20 (A) Refers to the Downtown Centennial Plan or the boundaries thereof;

21 (B) Was adopted before the adoption of this Ordinance; and

22 (C) Survives the adoption of this Ordinance,

23 the ordinance or Code provision shall be deemed to refer to the Downtown Centennial Plan and its
24 boundaries as adopted by this Ordinance.

25 **SECTION 4:** Title 19, Chapter 4, Section 60, Subsection (B) of the Municipal Code
26 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting therefrom the
27 subdivision entitled "Las Vegas Downtown Outdoor Dining Standards [DS8]."

28 **SECTION 5:** Title 19, Chapter 6, Section 60, of the Municipal Code of the City of

1 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

2 SECTION 6: Title 19, Chapter 6, of the Municipal Code of the City of Las Vegas,
3 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
4 reading as follows:

5 **19.06.060 DOD Downtown Overlay District**

6 (A) Intent. The intent of the Downtown Overlay District is to establish special standards for
7 development within the City's established urban core. The boundaries of the District shall be
8 coterminous with the boundaries of the Las Vegas Downtown Centennial Plan, as adopted by
9 ordinance, and as the boundaries may be amended from time to time.

10 (B) Design Standards. Development within the Downtown Overlay District shall conform to the
11 Design Standards that are included within the Las Vegas Downtown Centennial Plan. Those Design
12 Standards are adopted and incorporated by this reference. In addition, development within the
13 boundaries of any sub-districts within the Downtown Overlay District shall conform to applicable
14 Design Standards that have been adopted for that sub-district. As and when such Design Standards
15 for sub-districts are adopted, they shall be deemed to be incorporated into this Subsection by this
16 reference. Copies of all Design Standards adopted by the City Council (whether published separately
17 or not) shall be on file in the Office of the City Clerk and in the Planning and Development
18 Department. The Downtown Centennial Plan Design Standards are mandatory and shall apply to any
19 property and zoning category within the District, and any Design Standards adopted for any sub-
20 district are mandatory and shall apply to any property and zoning category within the sub-district to
21 which they pertain. Design Standards referred to in this Subsection may be amended from time to
22 time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive
23 design standards for one or more additional sub-districts within the Downtown Overlay District, those
24 more restrictive standards shall apply to the sub-district to which they pertain.

25 (C) Special Provisions. In order to encourage the development of a complex, visually interesting
26 and urbane walkable mixed-use environment, and to encourage transit-oriented development as future
27 transit routes and stations develop within the Downtown area, properties within the Downtown
28 Overlay District are exempt from the automatic application of the mandatory maximum building

1 height, required building setback, maximum lot coverage, residential adjacency, standard landscaping
2 requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section
3 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff,
4 the Planning Commission, and the City Council from imposing limitations on the approval of a Site
5 Development Plan. Site Development Plan applications within the Downtown Overlay District shall
6 be evaluated on a case-by-case basis to determine the extent to which those standards shall be
7 required.

8 SECTION 7: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.060
9 is deemed to be a subchapter rather than a section.

10 SECTION 8: If any section, subsection, subdivision, paragraph, sentence, clause or
11 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
12 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
13 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
14 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
15 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
16 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
17 invalid or ineffective.

18 SECTION 9: All ordinances or parts of ordinances or sections, subsections, phrases,
19 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
20 1983 Edition, in conflict herewith are hereby repealed.

21 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

22 APPROVED:

23
24 By OSCAR B. GOODMAN, Mayor

25 ATTEST:

26 BARBARA JO RONEMUS, City Clerk

27 APPROVED AS TO FORM:

28 Val Steep 11-21-06
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

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LAS VEGAS DOWNTOWN CENTENNIAL plan

The City of Las Vegas Downtown Centennial Plan was recommended by the Las Vegas Planning Commission on December 1, 2005.

The Las Vegas City Council adopted Ordinance #_____ the amended Las Vegas Downtown Centennial Plan document, on _____.



History of Original Document:

The City of Las Vegas Downtown Centennial Plan was

adopted by CCDC February 17, 2000

adopted by Planning Commission April 27, 2000

adopted by City Council July 5, 2000 by Ordinance #5238

updated:

December 4, 2002 by Ordinance #5550

February 5, 2003 by Ordinance #5566

August 13, 2003 by General Plan Amendment #GPA-2591

November 5, 2003 by General Plan Amendment #GPA-3000

November 5, 2003 by General Plan Amendment #GPA-3130

October 21, 2004 by General Plan Amendment #GPA-5015

LIST OF CREDITS

LAS VEGAS CITY COUNCIL

Oscar Goodman, Mayor
Gary Reese, Mayor Pro Tem, Councilman, Ward 3
Larry Brown, Councilman, Ward 4
Lawrence Weekly, Councilman, Ward 5
Steve Wolfson, Councilman, Ward 2
Lois Tarkanian, Councilman, Ward 1
Steven D. Ross, Councilman, Ward 6

LAS VEGAS PLANNING COMMISSION

Glenn E. Trowbridge, Chairperson
Steven Evans, Vice Chairperson
Byron Goynes, Commissioner
Ric Truesdell, Commissioner
Leo Davenport, Commissioner
David W. Steinman, Commissioner
Sam C. Dunnam, P.E., Commissioner

CITY OF LAS VEGAS: CITY MANAGER'S OFFICE

Doug Selby, City Manager
Steven Houchens, Deputy City Manager
Elizabeth Fretwell, Deputy City Manager
Orlando Sanchez, Deputy City Manager

CITY OF LAS VEGAS: DEPARTMENT OF PLANNING AND DEVELOPMENT

Margo Wheeler, AICP, Director
Tom Perrigo, AICP, Deputy Director
Flinn Fagg, AICP, Planning Manager
Yorgo Kagafas, AICP, Urban Design Coordinator
Courtney Mooney, Urban Design Coordinator
Rita Schoonmaker, Graphic Artist
Mark House, GIS Analyst



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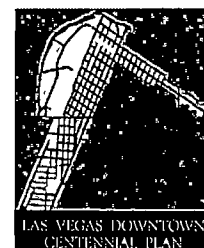


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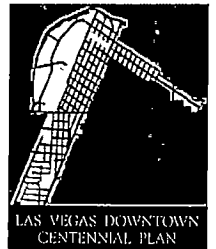


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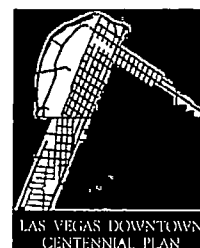


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I. VISION OF DOWNTOWN LAS VEGAS

On May 15, 2005, Las Vegas celebrated the 100th anniversary of its founding (Photo 1). The Las Vegas Downtown Centennial Plan (hereinafter "the Plan") establishes fundamental planning, development, and land use concepts, and especially urban design standards to guide the redevelopment of the original core of the burgeoning Las Vegas Valley beyond its centennial. This plan is a component of the City's 2020 Master Plan, and therefore, shares a 20-year horizon for full implementation.

Several major projects are currently in development that will begin to change the face, and the public's impressions, of downtown. These projects will greatly improve the tax base for the City, which will in turn enhance future redevelopment opportunities. Jobs will be created: construction, professional and service employment. This critical mass of thousands of new workers will foster additional housing development from apartments to lofts to high-rise condominiums. With the increase in population downtown, new cafes, restaurants, and supporting commercial uses will emerge. This growing synergy of uses will create a dynamic, rich, urban environment that will

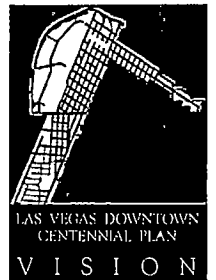


PHOTO 1 CENTENNIAL CELEBRATION

Mayor Oscar Goodman (lower right) and other prominent Las Vegas citizens re-enacting the Las Vegas townsite land auction



promote additional redevelopment and more intense land uses downtown. In addition, the tourism industry continues to grow downtown as evidenced by the increase in visitors. According to the Las Vegas Convention and Visitors Authority, an average of 49,651 people visited downtown on a daily basis in 2003 and this number increased to 58,388 in 2004. This continuing trend will create a complex and intriguing pedestrian-oriented 24-hour lifestyle.

The Plan sets forth a long-term strategy to re-establish Downtown Las Vegas as the region's premier artistic, cultural, civic, financial and urban residential center of the valley (Photo 2). Downtown is becoming a destination that tourists, residents, and business people seek out for its employment and residential opportunities, ease of access, and unique cultural opportunities. It will have a high quality of office space, restaurants catering to both daytime and evening patrons, parks, plazas, streets lined with trees and arcades, hotels, the historic casinos, artist galleries, theaters, shopping, museums, and perhaps most importantly, new residential communities and neighborhoods. It remains the home to Las Vegas City Hall, the Clark County Government Center, regional courts, federal and civic uses, as well as the new Chelsea Premium Outlet Mall (Photo 3). The resurgence of activity has generated economic vitality and helps make Downtown Las Vegas a safe, pleasant place to live, work and play

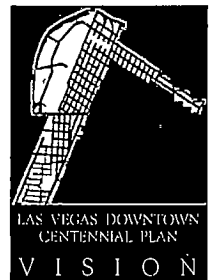


PHOTO 2 AERIAL OF DOWNTOWN LAS VEGAS

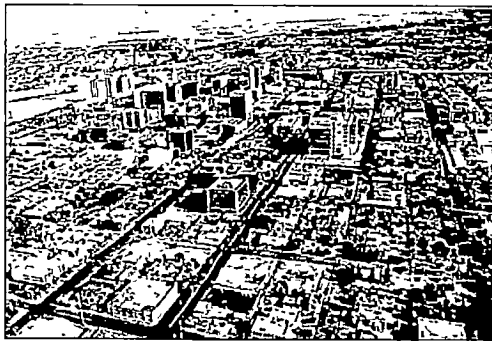


PHOTO 3 CHELSEA PREMIUM OUTLET MALL



A. DOWNTOWN RENAISSANCE

Downtown Las Vegas has seen its first renaissance as a true urban center for the entire Las Vegas Valley during the past ten years. The opening of the Fremont Street Experience in 1995 (Photo 4) marked the beginning of a series of new development projects and a succession of rapid, positive changes. The new Clark County Government Center (Photo 5) was dedicated in 1997, anchoring the initial redevelopment of the Union Pacific rail yards and setting a high architectural standard for new development to follow. The Lloyd George Federal Courthouse (Photo 6), dedicated in 2000, continued the government led trend of exceptional new architecture. In 2003, The Chelsea Premium Outlet Mall opened and the first major downtown residential project, Bridger Apartments, was completed. In the summer of 2005 the first of ten phases of the World Market Furniture

PHOTO 4- FREMONT STREET EXPERIENCE

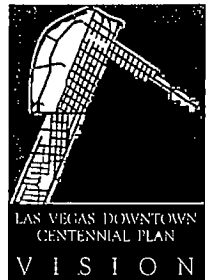
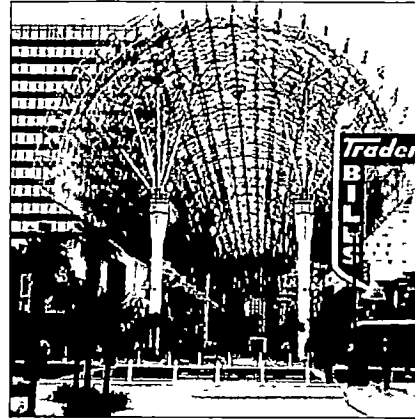


PHOTO 5 CLARK COUNTY GOVERNMENT CENTER

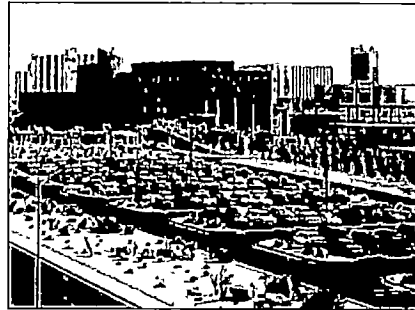
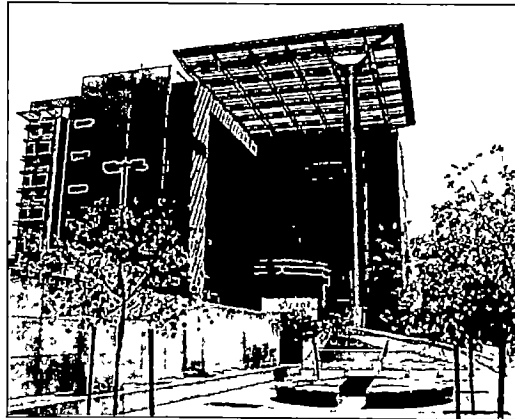


PHOTO 6 FEDERAL BUILDING / U S COURTHOUSE



Project (Photo 7) opened in yet another landmark building and Soho Lofts, the first of several downtown high-rise condominium projects, broke ground.

The City of Las Vegas has invested some 83 million dollars on downtown public infrastructure projects between 1995 and 2005. The Fourth Street Corridor (Photo 8), lined with palm trees and wide sidewalks, has been completely rebuilt from Las Vegas Boulevard to Interstate 515. The Welcome to Fabulous Downtown Las Vegas sign (Photo 9) that is surrounded by a canopy of 222 palm trees marks a visitors' arrival to downtown from The Strip. Lewis Avenue has been transformed into a tranquil urban pathway (Photo 10) and Las Vegas Boulevard has been beautified with a landscaped median from one end of downtown to the other, providing visitors with seamless visual continuity from The Strip to City Hall. This stretch of roadway has also been designated a State of Nevada Scenic Byway. The City continues to plan for the future and will support private development with additional right-of-way and streetscape improvements. A downtown urban pathways corridor, linking key cultural and entertainment uses and the Bus Rapid Transit linking the Strip through to downtown will both add new convenient travel linkage for residents and tourists alike

PHOTO 7 WORLD MARKET CENTER

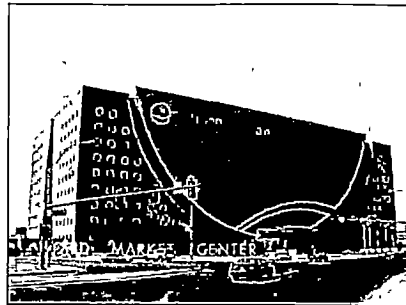


PHOTO 8 FOURTH STREET CORRIDOR IMPROVEMENTS

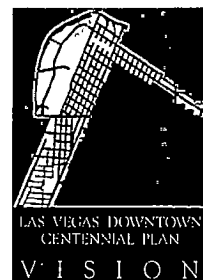
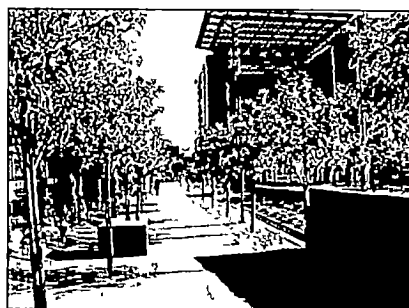


PHOTO 9 WELCOME TO DOWNTOWN LAS VEGAS SIGN



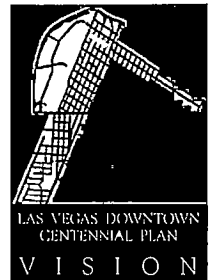
PHOTO 10. LEWIS AVENUE IMPROVEMENTS



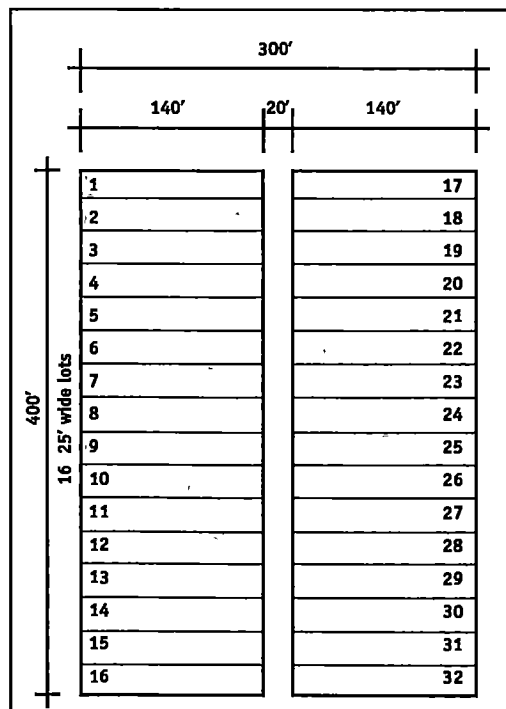
B. OVERALL HISTORY OF DOWNTOWN

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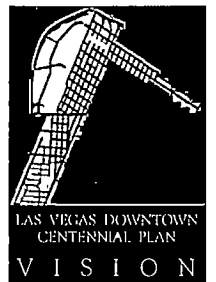
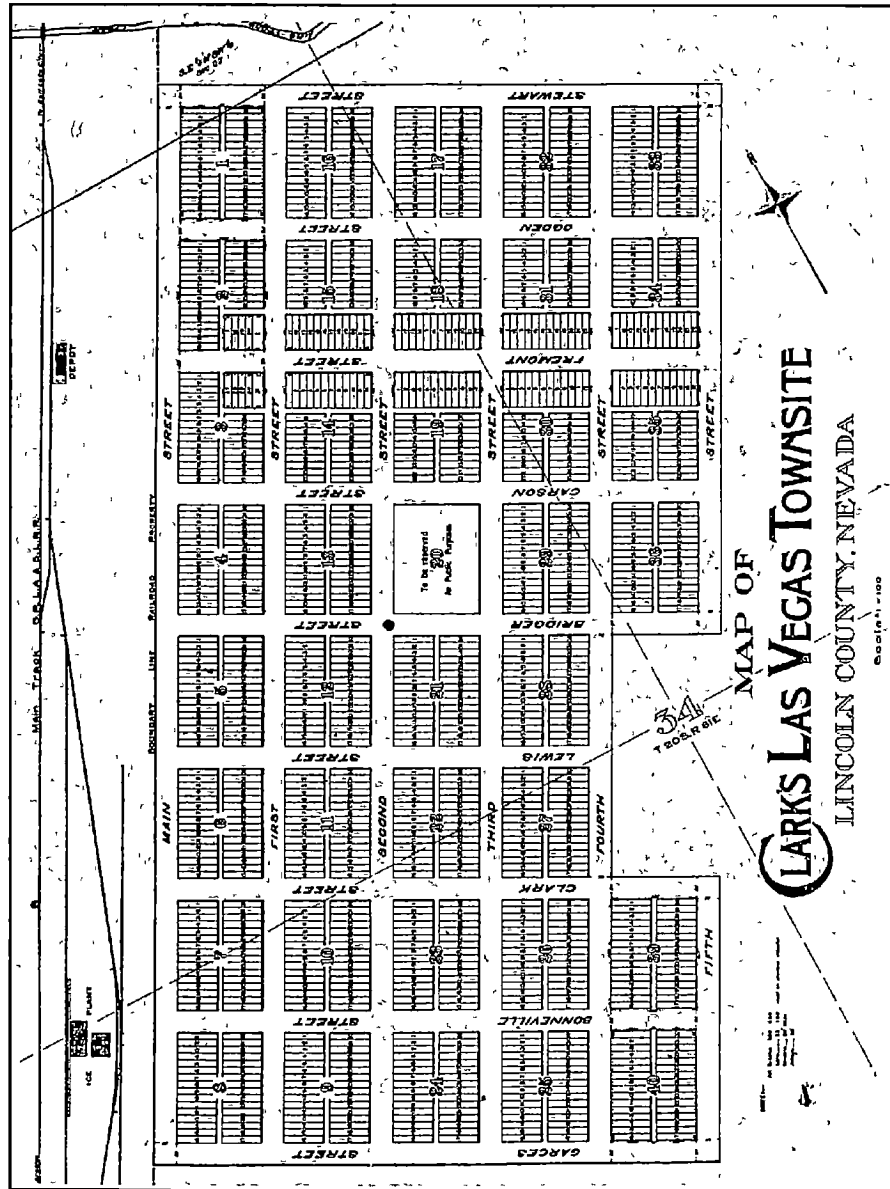
On May 15, 1905, the Union-Pacific Railroad founded Las Vegas as a commercial real estate venture. The railroad's realtor laid out an original grid of 40 blocks, each 300 by 400 feet, long-wise along the eastside of the train tracks, and sold off lots via an auction. A 20-foot wide alley broke most blocks in half, and the halves were generally sub-divided into 16, 25-foot lots, each 140 feet deep (32 lots to the block maximum) (Graphic 1). The railroad station sat proudly in a park on the west side of Main Street and at the head of Fremont Street (the site of today's Union Plaza Hotel/Casino). The railroad's employees were the first occupants of the new town. Fremont Street was parceled up to be the main commercial street, running east-west against the grid. North-south streets ran parallel to Main and number First, Second, Third, and so on moving eastward. However, Fifth Street has since become Las Vegas Boulevard, extending "The Strip" northward into Downtown Las Vegas. East-west streets were named for famous folks who were influential in the founding of Nevada (Map 1). A mix of residential and commercial uses, including gambling halls and saloons quickly sprung up in this bare, dusty desert town. The City was incorporated under State of Nevada Statutes in 1911.



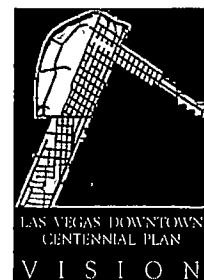
GRAPHIC 1 ORIGINAL DOWNTOWN BLOCK PATTERN AND SMALL PARCEL LAYOUT



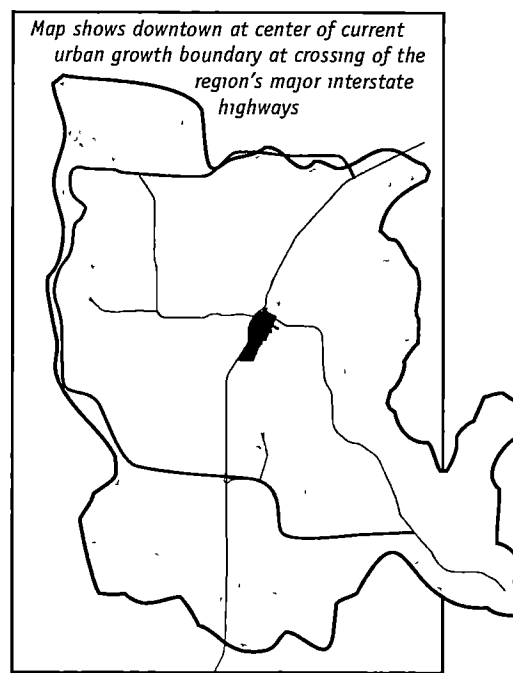
MAP 1 DOWNTOWN• HISTORIC BLOCK AND PARCEL PATTERN



Downtown Las Vegas has a rich legacy of business, commerce, entertainment, lodging and culture. It ranges from the founding of the First State Bank of Las Vegas on the corner of First and Fremont Streets in 1905 to the ultra, high-tech entertainment spectacular of today's Fremont Street Experience. Downtown Las Vegas has long served as the hub of the entire Las Vegas Region (Map 2). Over the last generation though, office development has dispersed to new suburban centers like Summerlin and Green Valley. The original block pattern, and especially the small parcel layout, presents the greatest challenge for downtown redevelopment. Many 25 and 50-foot wide lots still remain across downtown under separate ownership. Modern development seldom happens in 25-foot wide increments. The smallest parcels feasible for current development standards are larger than a half block, with many on a full block or larger. In 1996, the City Council, in an effort to reduce the artificially high land values recommended several blocks be removed from the Gaming Enterprise Overlay District (Map 3). The Nevada State Legislative body concurred with the recommendation and removed the said blocks in 1997.



MAP 2 DOWNTOWN AS THE HUB OF THE LAS VEGAS VALLEY

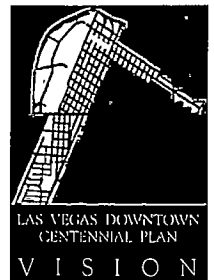


C. POLICY CONTEXT FOR DOWNTOWN LAS VEGAS

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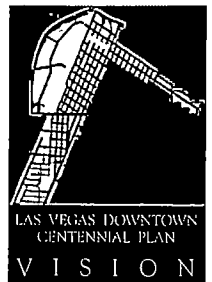
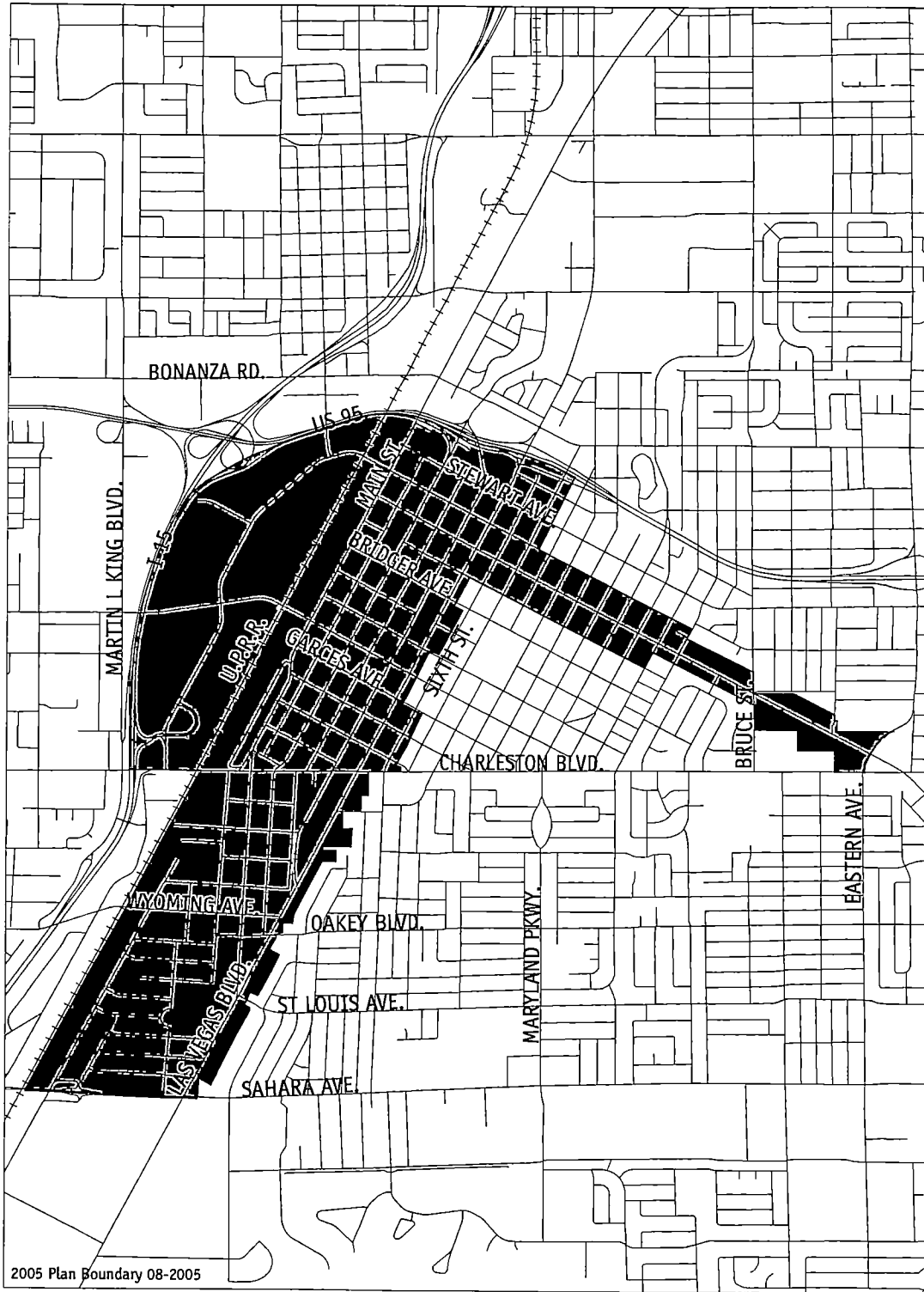
Within the context of the Plan, Downtown Las Vegas shall be defined as the geographic area generally contained within the boundaries of the southern parcels along I-515 on the north, western parcels along Sixth Street on the east, Sahara Avenue on the South and Interstate-15 on the west, and extending along East Fremont Street to Charleston Boulevard (Map 4). The centerline of Sahara Avenue is the boundary between the City of Las Vegas and unincorporated Clark County. This land area, approximately one-half mile wide and one and one-half miles long and nearly 1200 acres, is divided into nine unique districts (Map 5):

- 1) Office Core;
- 2) Las Vegas Boulevard;
- 3) Downtown South/18b The Las Vegas Arts District;
- 4) Parkway Center;
- 5) Central Casino Core;
- 6) Northern Strip; and
- 7) East Village / Fremont East District

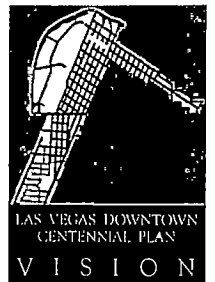
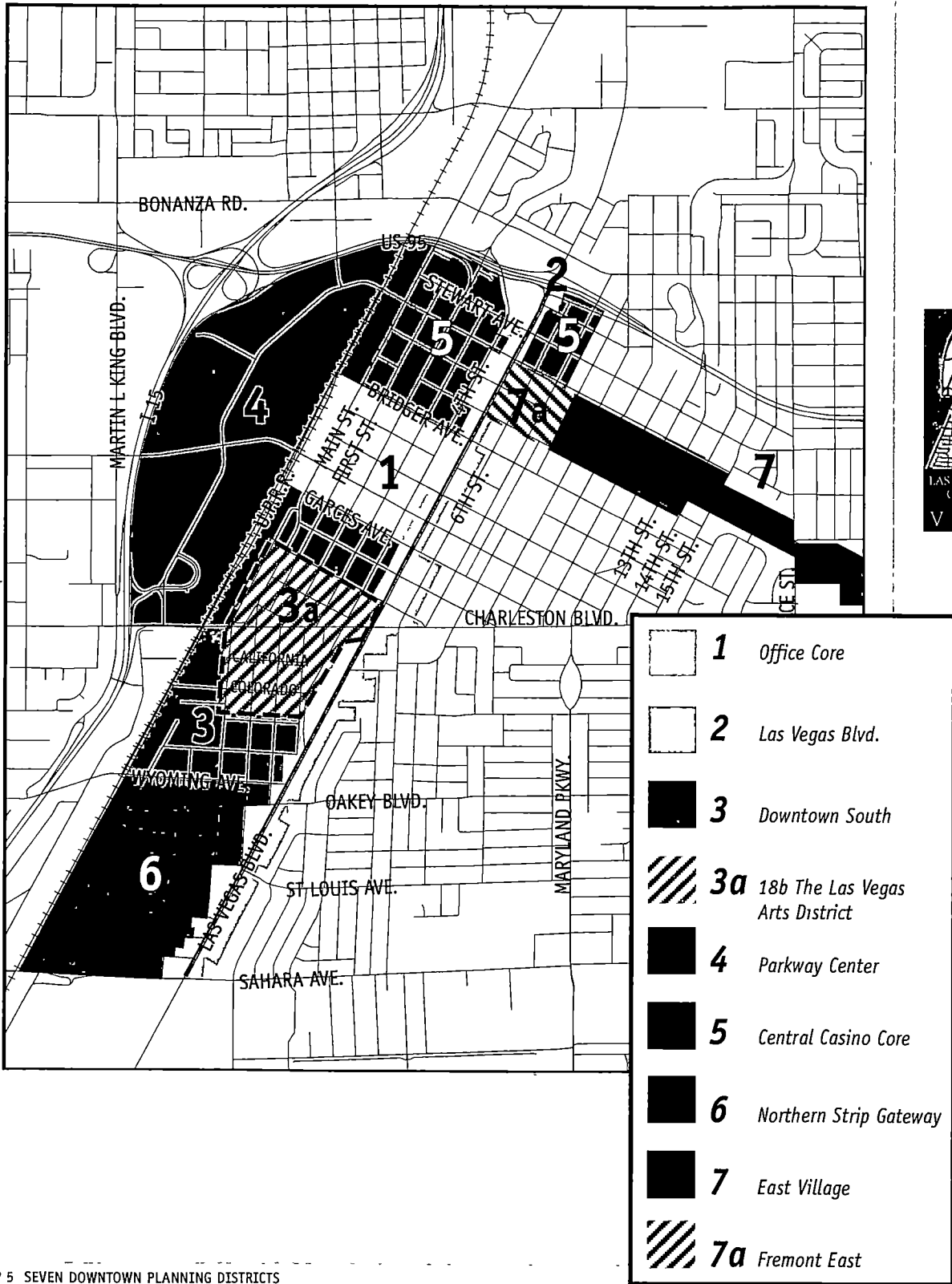


This area of study is the central portion of the City of Las Vegas Downtown Redevelopment Area, but excludes the Redevelopment Agency's surrounding local neighborhood centers that are not a part of this plan.

The nine planning districts within this study area are defined by the predominant type and intensity of land uses, general architectural character, and qualities of the streetscape within them. Most of the districts are linked together by Las Vegas Boulevard commonly called "The Strip" to the south or "The Boulevard" as it passes through the City and beyond its northern limits.



MAP 4- LAS VEGAS DOWNTOWN CENTENNIAL PLAN BOUNDARY



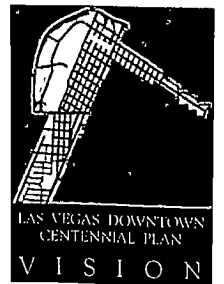
D. BACKGROUND OF PREVIOUS PLANNING EFFORTS

Efforts to competitively reposition Downtown Las Vegas began in April 1986 when the City of Las Vegas Downtown Redevelopment Agency (DRA) engaged the consulting firm of Laventhol and Horwath, CPA, of Los Angeles, to prepare a development analysis and strategy for Downtown Las Vegas. The policies in that plan and strategies enabled the DRA to react to developer proposals as they were presented. Those strategies predominated until 1993 when the DRA Board of Directors sought to establish a more proactive stance to the redevelopment efforts of Downtown Las Vegas. The firm of Trkla, Pettigrew, Allen & Payne, Inc. (TPAP) was engaged to update the agency's comprehensive plan and redevelopment strategy.

Building upon the urban planning goals and framework provided in the 1993 TPAP study, the Denver office of the urban planning / design firm, EDAW, Inc. (in consultation with the market research firm, Growth Management, Inc., real estate development advisors, Keyser Marston Associates, Inc., and transportation consultant, TDA, Inc.) drafted an urban design master plan for the City of Las Vegas, City Manager's Office. EDAW's draft plan was adopted by Resolution of the City Council on October 2, 1996, as "draft design guidelines" only. The EDAW plan was intended to translate the TPAP urban planning and framework goals into a plan for future improvements, and to establish appropriate land use configurations in conjunction with design standards for image, character, landscaping, building massing, pedestrian systems, and public open space.

The City Centre Development Committee, CCDC, was formed by the City Council in late 1997 to oversee redevelopment activities in Downtown Las Vegas. City of Las Vegas Planning and Development Department staff, with the advice and consent of the CCDC Downtown Implementation Sub-Committee, edited, redrafted, and completed the Plan on February 2, 2000. The Plan was adopted by a resolution of the CCDC Board of Directors on February 17, 2000. CCDC recommended adoption of the plan to the Planning Commission and City Council, and Ordinance 2000-49 adopted The Las Vegas Downtown Centennial Plan on July 5, 2000, as a General Plan Amendment (GPA).

Subsequent amendments have occurred in 2002, 2003 and 2004. Ordinance 5550 adopted December 4, 2002 updated the overall design standards for the Plan. GPA 2591 adopted on August 13, 2003 established the official boundaries of the Arts District and specific design standards to be followed within those boundaries. GPA-3000 adopted on November 5, 2003 added the urban trail



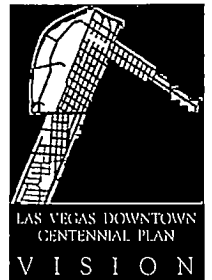
objectives and locations to the Plan. Also on November 5, 2003 a revision was made to the Arts District section expanding the district two blocks south to Colorado Avenue, updating the design standards for the district and re-defining the Office Core boundaries. On October 21, 2004 City Council adopted GPA 5015 which established Las Vegas Boulevard as an urban trail with the Scenic Byway Overlay. Future additions and refinements will occur as the Plan matures.

E. APPLICABILITY OF THE PLAN

The Las Vegas Downtown Centennial Plan conforms to the 2020 Las Vegas Master Plan. The Las Vegas Downtown Centennial Plan supersedes and replaces the Downtown Urban Design Master Plan as adopted by Resolution as "Design Guidelines" by City Council on October 2, 1996

The Las Vegas Downtown Centennial Plan complements and coordinates with the new Downtown Overlay District, Title 19.06.060 of the City of Las Vegas Zoning Code, as adopted March 1997 and amended thereafter, and was incorporated therein by Ordinance 2000-49.

The Las Vegas Downtown Centennial Plan complements and coordinates with the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, as adopted March 5, 1986, and amended thereafter.



F. WAIVER AND AMENDMENT PROCESS

14

1. Waiver.

a. Requirements.

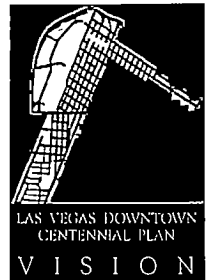
Waivers to the Design Standards contained within the Las Vegas Downtown Centennial Plan may only be granted by the City Council with clear and convincing evidence for demonstrated economic hardship or to further the City's redevelopment efforts.

b. Land Use.

No waivers can be granted for permitted Land Uses

c. Decision and Appeal.

A decision by the Planning Commission to deny a waiver application becomes final and effective at the expiration of 10 days after the date of the decision unless, within that period, the applicant appeals the decision to City Council by written request filed with the City Clerk



2. Amendments.

- a. Amendment(s) to the Standards outlined within the Las Vegas Downtown Centennial Plan may be made via the Text Amendment process

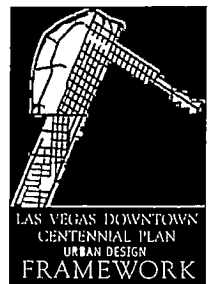
II. URBAN DESIGN FRAMEWORK

15

The Urban Design Framework establishes the following urban design concepts and general urban planning principles for Downtown Las Vegas:

A. GATEWAYS

Entry points to important places are largely ceremonial in nature, symbolically marking the point of passage from one district into another. Las Vegas has several entry points into the downtown area, some of which are not now distinctively delineated. The gateways into downtown will receive special treatment, including landscaping, lighting, signage, and other related improvements as funds become available. This will make them distinctive within the urban environment and establish a civic presence and sense of pride for visitors, workers and residents of downtown. Secondary gateways between the various districts and surrounding neighborhoods will also feature physical improvements of landscaping, lighting, and signage to announce that transition.



One important gateway feature has been installed at Fourth Street and Las Vegas Boulevard. It consists of the Welcome to Fabulous Downtown Las Vegas neon sign in a garden-like canopy of date palms.

18b The Las Vegas Arts District Neighborhood Association has identified four locations to highlight as gateway entries into the district. The four locations are Charleston Boulevard at Las Vegas Boulevard, Charleston Boulevard near Main Street, Fourth Street at Colorado Avenue and Main Street near Hoover Avenue. It is anticipated that each of the nine districts will develop gateways and characters of their own in due course.

B. ANCHORS

Las Vegas is world renown for its casinos and entertainment. The Plan builds upon that status in its delineation of substantial casino districts, perpetuating an image, character, and history that are uniquely Las Vegas. In downtown, the historic Central Casino Core District along Fremont Street to the north and the Northern Strip Gateway District centered by the Stratosphere Tower to

the south form two distinct areas of landmark status. The visual prominence of the Stratosphere Tower as the compass point for the Las Vegas Valley and the classic Las Vegas casinos nestled into the urban fabric along Fremont Street Experience provide downtown with two entertainment and activity anchors.

C. SPINE

Las Vegas Boulevard is the downtown identity street. The Boulevard south of downtown is simply known as "The Strip." Lined with casinos and characteristic brilliant signage, it has established Las Vegas' image like no other urban element. The Plan utilizes that imagery by extending the landscape north into Downtown Las Vegas and building upon the legacy of The Strip, thereby forging a new identity for downtown. Las Vegas Boulevard forms the major north-south spine thru downtown. Through landscape improvements, right-of-way width expansion, lighting, signage, and urban design standards, it has become a key urban design and orientation element for downtown.

A key, unifying, element along the Las Vegas Boulevard is the restoration and display of historic neon signs along the landscaped median. The famous Hacienda Horse and Rider (Photo 11) sets the standard to be followed and is located at the Fremont Street intersection. When completed, there will be at least one restored historic neon sign on each block of Las Vegas Boulevard between Sahara Avenue and Washington Avenue. Restored signs will also be found along various urban pathways such as the Arts Trail along First Street.

The Las Vegas Boulevard portion known as "The Strip," was designated by the Federal Highway Administration as a National Scenic Byway and an All-American Road, in 1996. The City has applied for similar status for that portion of Las Vegas Boulevard from Sahara Avenue on the south to Washington Boulevard on the north that falls within the City limits. The first step in the process was the designation by the State of Nevada and that was completed in November 2001.

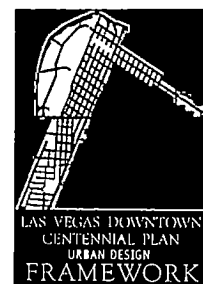
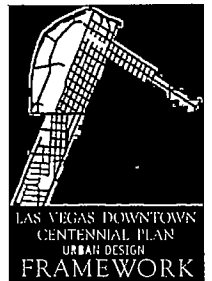
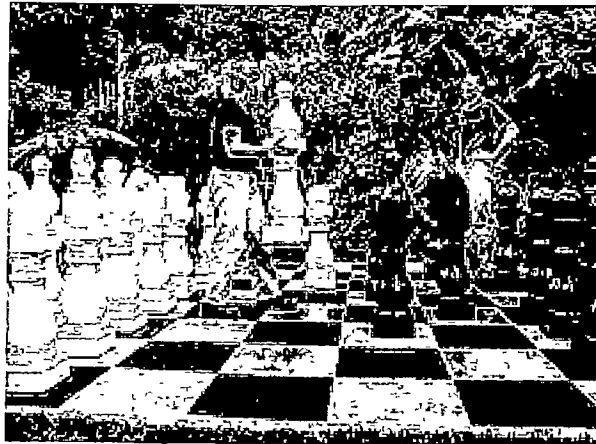


PHOTO 11 HACIENDA HORSE AND RIDER



Linking the nine districts of downtown Las Vegas with one another and with points outside of downtown is very important. Major vehicular linkages exist that connect important places in the City including anchors such as the casino districts, landmarks, neighborhoods, public uses, and private developments. A system of linkages that bolsters the integration of uses and overall design characteristics of downtown is the urban pathway system (Map 6). This system connects the various cultural amenities located throughout downtown by a pedestrian friendly network of streets with enhanced features (Map 7). A way finding system will assist visitors in locating these downtown amenities. The City, along with the Regional Transportation Commission (RTC) and the Nevada Department of Transportation (NDOT), continues to widen and improve roadways entering downtown and throughout the surrounding Las Vegas Valley.

PHOTO 12 EXAMPLE OF URBAN PATHWAY ELEMENT



The RTC proposes a Bus Rapid Transit (BRT) to downtown as an extension of the monorail system that was recently completed to Sahara Avenue. Additionally, a regional fixed guideway rail transit system connecting the Nevada State College in Henderson to the proposed UNLV north campus in North Las Vegas, passing through the Strip corridor and downtown Las Vegas, is being studied. Recent discussions suggest that the first phase of the Transrapid High-Speed Train, which shall ultimately connect Downtown Las Vegas to Los Angeles and Anaheim, California, could well move ahead in the next few years with federal support for at least the first phase connecting Las Vegas to Primm, Nevada. The development of these systems, the continuation of Greyhound

City of Las Vegas

Map 6

Downtown Urban Pathways System

Downtown Trails

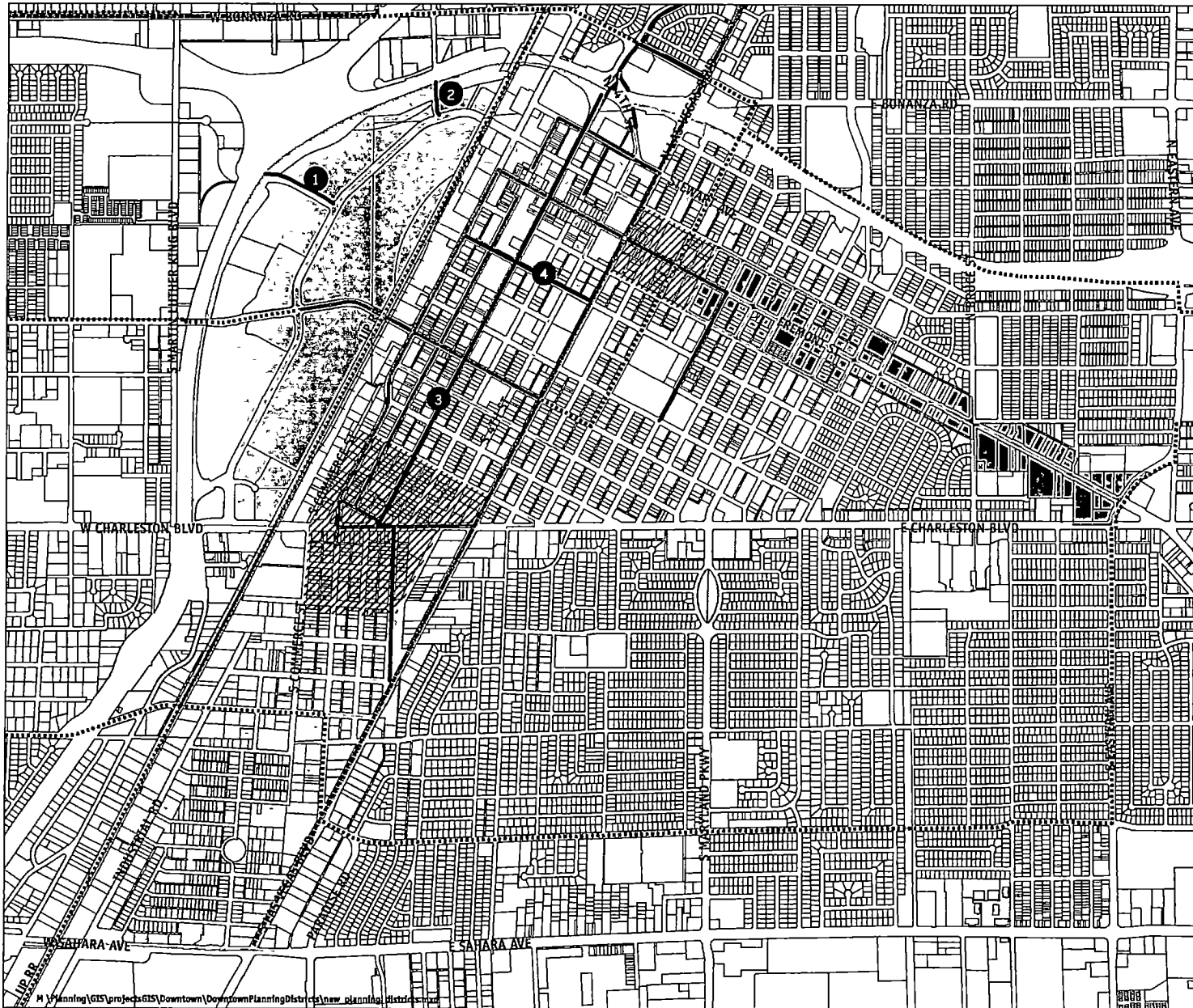
-  Pioneer Trail
-  Art Trail
-  Bonanza - Library Trail
-  Boulder Plaza
-  Entertainment Trail
-  Tortise Trail
-  Equestrian
-  Multi Use, Equestrian
-  Multi Use, Transportation
-  Cultural Corridor
-  Scenic Byway

Gray Ways

-  Discovery Lane
-  F Street
-  Casino Center
-  Bridger

Downtown Districts

-  Central Casino (134.21 Acres)
-  Downtown South (156.33 Acres)
-  Downtown South/18th The Las Vegas Arts District (60.76 Acres)
-  East Village (104.66 Acres)
-  East Fremont (25.16 Acres)
-  Las Vegas Boulevard (149.2 Acres)
-  Northern Strip Gateway (162.01 Acres)
-  Office Core (88.47 Acres)
-  Parkway Center (284.39 Acres)



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

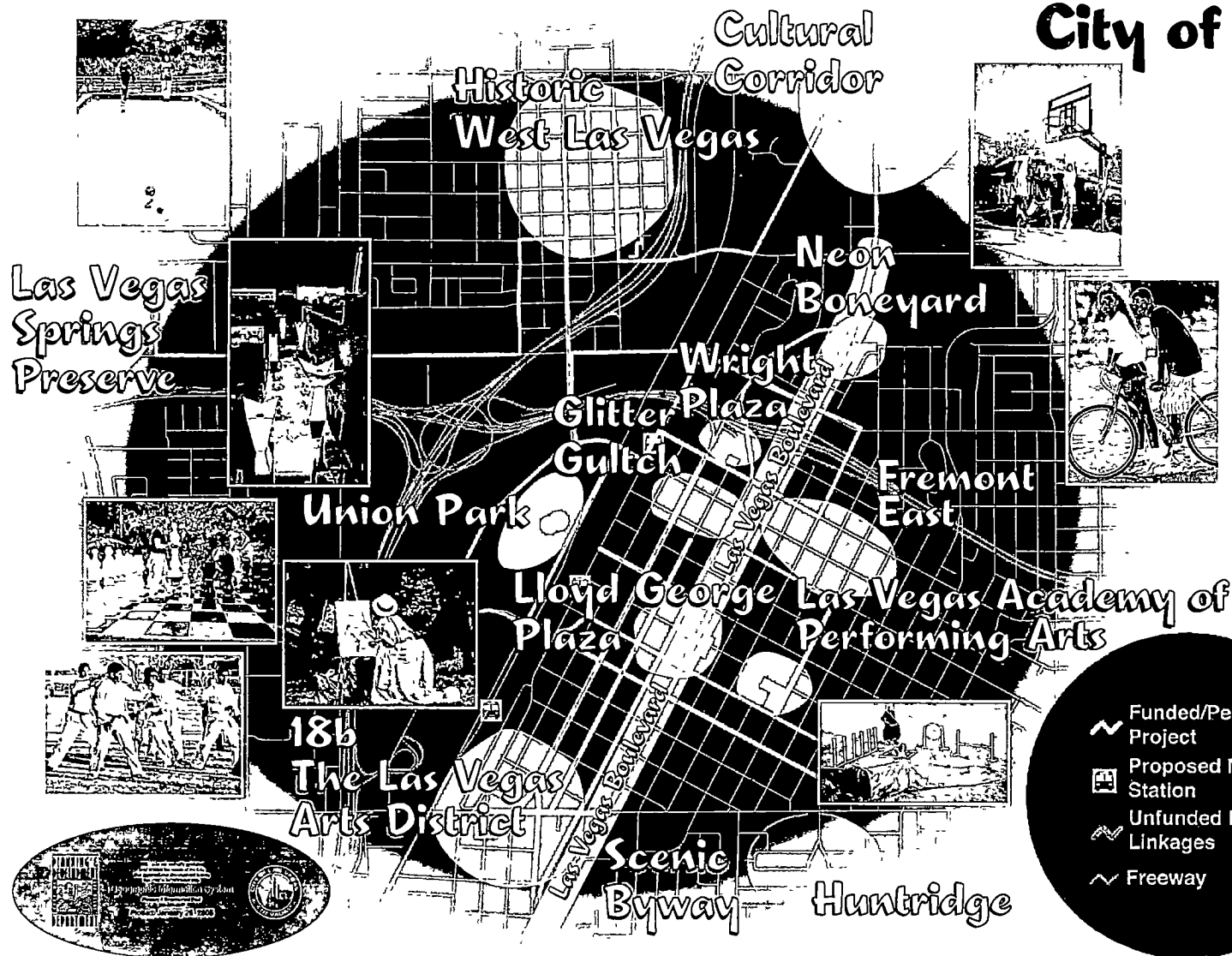


City of Las Vegas

Map 7

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bus service, and the necessary relocation of the Downtown Transportation center for the CAT bus system to a larger site creates the opportunity to develop a multi-purpose Downtown Transportation Hub, or Intermodal Transportation Center. Such a center could serve as an obvious linkage between downtown and the Union Pacific site (referred to as Parkway Center within the context of the Plan), and include substantial parking, retail and commercial facilities. The series of eleven approved urban trails will complement this system of linkages.

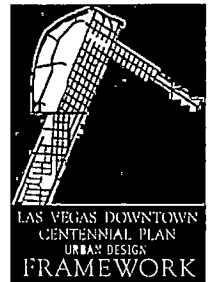
Paralleling Las Vegas Boulevard to the west, Fourth Street serves as a secondary south-to-north one-way linkage between the two established casino anchors. This street features unique paving, landscaping, and lighting elements. As a secondary gateway route to downtown, it relieves traffic congestion on Las Vegas Boulevard and connects directly to an Interstate 515 entry ramp on the north

Lewis Avenue has been developed into the primary east-west pedestrian corridor for the revitalized Office Core District. The In-Town Office Building and the possible public-private re-use of the historic Fifth Street School complex present tremendous opportunities. The new Centennial plaza features a farmers market on occasion. The Lloyd George Federal Court House and the Regional Justice Center act as anchors for the District and are connected via Lewis Avenue.

First Street, from Boulder Avenue to Fremont Street Experience, will be developed as the Arts Trail and will function as a major pedestrian link between 18th The Las Vegas Arts District and the Fremont Street Experience located within the Central Casino Core District. Widened sidewalks and an enhanced pedestrian experience shall contribute to the revitalization of this central downtown area.

Fremont Street Experience, running between Main Street and Las Vegas Boulevard, serves as a major east-west pedestrian connection, linking most major downtown casinos together and providing a pleasant, themed entertainment and strolling environment. This last link of the Monorail Trail leads directly into the Entertainment Trail that begins on the east side of Las Vegas Boulevard. The Fremont Street Experience is a major local landmark and downtown destination center with its high-tech canopy providing entertainment by night and shaded, breezy streetscape for daytime strolling. Strong consideration shall be given to creating a pedestrian and visual linkage to the Parkway Center site as it develops to the west of the Fremont Street Experience and the Office Core District. The same emphasis will be placed east of the Experience as a way to link with the Fremont East District.

The six-block area abutting Fremont Street between Las Vegas Boulevard and 8th Street was designated the city's Fremont East District on October 2, 2002



by Ordinance 5521. Nightclubs with live entertainment and no gaming shall dominate this area of downtown and compliment the Central Casino Core District. The Entertainment Trail (Graphic 2), part of the Urban Pathways System, begins at Las Vegas Boulevard and proceeds east to Eighth Street where it turns and goes south terminating at the Las Vegas Academy's new cultural productions theater

A pivotal linkage in downtown shall occur on Casino Center. It shall anchor the alignment of an initial BRT and eventually a rail transit system, linking downtown to the Strip to the south and potentially to McCarran International Airport and continuing to Henderson. Stations scheduled along Main Street shall benefit the Fremont Street Experience, Office Core and the Arts District. Main Street shall continue to serve as an alternate route for local north-south downtown traffic. The corresponding Monorail Trail will further the pedestrian connection between the Districts as a component of the Urban Pathways System.

The Scenic Byway Trail along Las Vegas Boulevard connects all districts but Parkway Center together. This trail, which is currently a part of the Nevada State Scenic Byway program, may soon become part of the National Scenic Byway program. This is the only urban trail that has its own overlay attached to it. Once completely updated, Las Vegas Boulevard will provide an enjoyable, safe, clean and exciting pedestrian experience for both tourists and local residents alike.

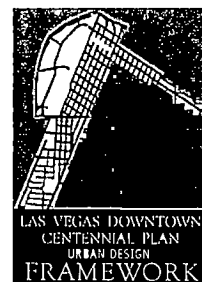
A network of cultural and recreational pocket parks (Urban Pathways) are proposed to be linked by pedestrian corridors and trails (Map 6). This network will provide the amenities that are found in traditional central parks, but will be located in a dispersed pattern throughout the downtown. The pedestrian linkages should be relatively simple and inexpensive corridors that could include widened sidewalks, well-designed streetlamps, banners, occasional trees, benches and trash receptacles. The recreation pockets could include small, fenced areas for doggy aerobics, tot lots, human chess, handball courts, small areas with walls for practicing tennis, perhaps even putting areas.

The net effect of all linkage systems and improvements shall result in drawing people from one place to another, improving the image and character of the area, and consequently encouraging a greater use of Downtown Las Vegas in its entirety.

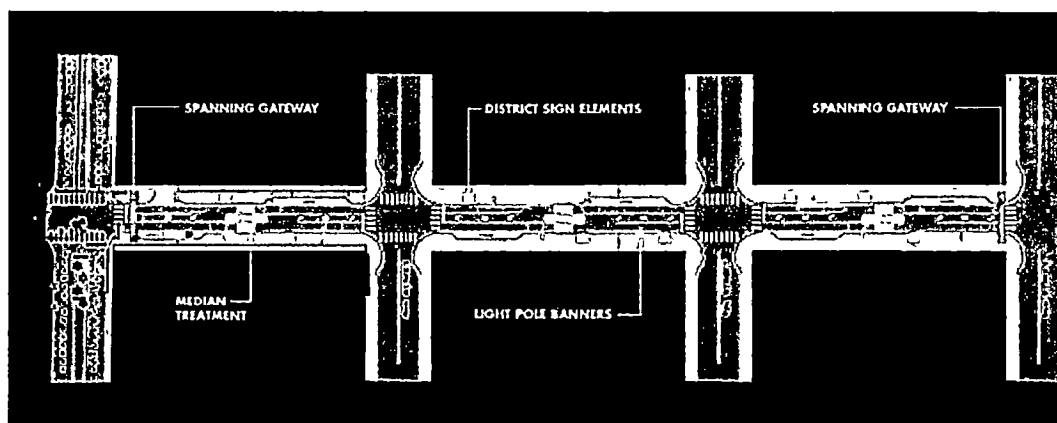


GRAPHIC 2 PROPOSED RENDERING OF THE ENTERTAINMENT TRAIL (SEE MAP 6)

CONCEPT 1: SPANNING GATEWAY, ARTIST'S RENDERING

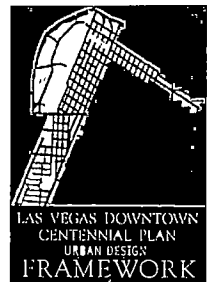


CONCEPT 1: SPANNING GATEWAY PLAN, STREET SECTION



Creating a broad diversity of land uses in Downtown Las Vegas is key to its future success as an activity center and vital urban regional hub. It will have a hearty balance of cultural, residential, office, civic, retail, and light industrial areas.

Residential Neighborhoods: The success of downtowns across the country often depend upon integrating residential communities in, among, and adjacent to the downtown area. Las Vegas has a great opportunity to integrate a stronger residential community into the future of Downtown Las Vegas by building upon the existing infrastructure already in place. The City has approved plans for building some 18,000 residential units over the next few years within downtown Las Vegas. The creation and strengthening of neighborhoods is essential. It needs more than just the development of housing types that may focus inwardly without integrating to the physical and social structure of the surrounding community. Creating a neighborhood would include providing improved police protection, parks, schools, community centers, shopping, and other similar uses. The successful integration of residential development into Downtown Las Vegas will require focus on efforts in a specific area, such as the Arts District to establish a critical mass, and then transitioning to other areas one District at a time. Individual projects will build upon previous efforts, and the whole of the community will be built over time, utilizing the momentum gained from the earlier successes



Parks and Open Space: Many downtowns across the nation are recognized for their formal public open space, such as William Penn's four urban greens breaking the grid of Philadelphia, Washington Square in Manhattan's Greenwich Village, and Boston's Common. Over the next few years, the City will pursue the creation of a series of small urban park spaces linked by trails and enhanced pedestrian streetscapes to expand the livability of Downtown known as "Urban Pathways." The City's acquisition of the 1933 United States Post Office Building at Stewart and Third allowed the creation of Frank Wright Plaza. This is the first public green space to be created in downtown in many years. Many new trails have been created to link the various downtown districts and attractions together (Map 6).

Hotels & Casinos Casino use is of particular importance to the history and character of Las Vegas. Downtown must ensure its role in the casino enterprise that is so much a part of local culture and national

folklore. The downtown casino areas not only preserve the history and culture that has already been established, but ensure vitality and synergy among existing and future casinos. The casino areas delineated in the Plan illustrate areas that build upon and preserve those historical patterns while providing the opportunity for future expansion.

Government Offices: Downtown Las Vegas is host to the City Hall complex, Regional Justice Center, Federal Courthouse and Detention Center. Other City and County offices are currently dispersed across downtown with the Clark County Government Center a featured anchor in the Parkway Center District site. A new City Hall building being considered would provide an opportunity for another open space gathering point in downtown. Any new government facilities will be LEED certified and display a high quality architectural prominence that will continue to set an example for the private sector to emulate.

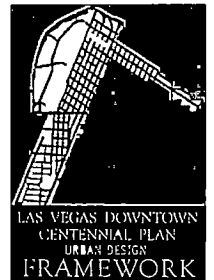
Office Core: Downtown Las Vegas remains the government and office core for the region despite the enormous growth of the outer suburbs. This area consists primarily of office uses with the majority of large-scale, class A office space centered in the northern half of the district. This is considered the central business district of the valley. It is home to both government and corporate office uses and supports retail, restaurant, and other service uses necessary to complete an active Office Core. The southern half of the district has smaller scaled office uses with predominantly single users in renovated structures or small office buildings. High-density residential development is also expected within this portion of the Office Core.

Light Industrial/Service Commercial: Along the existing railroad corridor is a mix of industrial and commercial services such as automotive services, paint shops, light manufacturing, laundry/cleaners, copy centers, and similar types of uses. The relationship to the railroad tracks and the freeway system nearby will continue to support light industry as well as facilitate commercial development in transitional areas near Industrial Road and other arterial streets.

Parkway Center: The former Union Pacific railroad site to the west of the Office and Casino Districts was rezoned in 1998 to Planned Development (PD), from its former Industrial (M) zoning. The City anticipates a variety of land uses developing on the site including non-gaming hotels, retail, high-rise condominiums, apartments, and a medical complex along with other mixed-use projects. Pedestrian linkages to Fremont Street



Experience and the Office Core will be very important to the City. Parkway Center will function as a natural extension of the existing downtown to enhance the businesses that already exist there. A tremendous opportunity is now emerging to develop an intermodal transportation center that would link together the fixed guideway, trans-rapid high-speed train, and the CAT bus system with other existing forms of transportation. Such a station will also serve as a bridge between Fremont Street Experience or the Office Core and Parkway Center. The new Chelsea Premium Outlet Mall and the World Market Center are the first major successful projects to generate a large volume of traffic near this District.



III. URBAN DESIGN GOALS AND OBJECTIVES

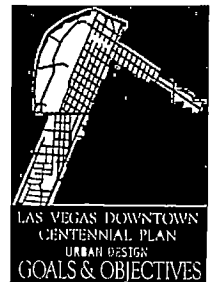
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A. LAND USE:

1. Create retail and other pedestrian-friendly uses on the ground floor of buildings;
2. Create a clear definition of the districts in and around downtown for a more consistent, managed design character;
3. Encourage new housing opportunities and types, and
4. Encourage a diverse land use pattern within the guiding framework of long-term vitality and economic growth.

B. URBAN FORM:

1. Bring building facades to the property line/sidewalk edge,
2. Require parking structures to have ground-floor retail and façade treatments with appropriate architectural finishes;
3. Develop districts with consistent and cohesive architectural massing, establishing development standards for building heights and street-wall formation,
4. Capitalize on recent development momentum created by the opening of the World Market, Chelsea Premium Outlet Mall, the Regional Justice Center and Lloyd George Federal Courthouse.



C. PEDESTRIAN ENVIRONMENT:

1. Create streetscapes that provide safety, comfort, and interest for pedestrians;
2. Establish a network of urban trails, open spaces and linkages that will further the city's Urban Pathways System concept;
3. Encourage a network of arcades throughout downtown.

D. IMAGE AND CHARACTER:

1. Enhance the overall image of downtown through improvements at gateways, primary urban trial corridors, civic plazas, and open spaces;
2. Develop an alley beautification and management plan;
3. Establish a sense of place both within each District and in the Downtown as a whole.

E. HISTORIC PRESERVATION:

1. Consider any building(s) or structure(s) over 50 years old as historic with legitimate value as contributors to an urban sense of place and diverse housing and professional building fabric.
2. Preserve historic buildings and structures whenever possible by incorporating existing historic fabric into new designs and development plans
3. Consider the sale or donation and transportation of an historic building(s) or structure(s) to another site before demolition if the building(s) or structure(s) cannot be incorporated into a new design.
4. Design infill development within the downtown area and historic districts to be contextual with the surrounding historic urban fabric.
5. Enhance the urban pathway system for residents and visitors by capitalizing on the architectural character of historic buildings and sites to create linkages and heritage destinations



PHOTO 13. 931 THIRD STREET

Successful example of infill development and office conversion of historic home. Historic elements of the façades retained while massing of new addition kept to the rear of the building.

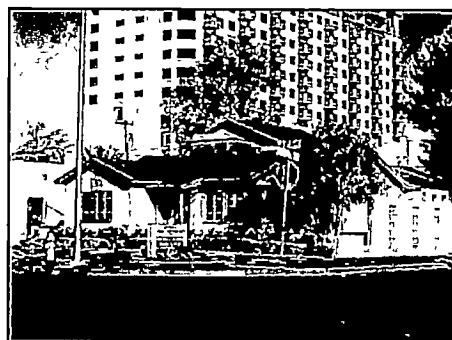


PHOTO 14. 630 S. FOURTH STREET

Successful downtown infill design that remains contextual with the surrounding historic area by retaining historic elements such as brick, decorative iron, multi-light windows and small scale entrance features.



PHOTO 15 RAILROAD COTTAGES

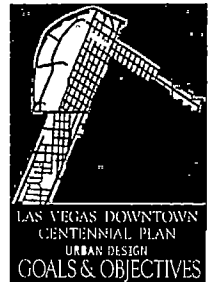
To make way for the Club Renaissance high-rise development on Casino Center Boulevard and Bonneville Avenue, three historic railroad cottages dating from 1909 were moved to the Las Vegas Springs Preserve in 2005. Other cottages were dismantled for the restoration of the three intact cottages. The project was completed with the considerable assistance and cooperation from the developers of Club Renaissance, non-profit organizations, and the City of Las Vegas.



PHOTO 16 PROPOSED MAIN STREET HISTORIC DISTRICT

As part of a program for creating economic incentives for the development of the Las Vegas Arts District, a National Register Historic District was recommended to encourage the rehabilitation of buildings in the district by providing a 20% investment tax credit for rehabilitations that meet federal standards. Unlike a local historic district, a National Register district has no constraints or additional review processes.

The completion of the Main Street Historic District nomination is pending approval by the National Register of Historic Places in the first quarter of 2006. The district includes Main Street from Garces Avenue on the north to Wyoming Avenue on the south, and is roughly two to four blocks wide, is historically significant for its industrial, warehousing and retail development that peaked during World War II until the 1960s.



IV. OUTDOOR DINING AND ENTERTAINMENT STANDARDS

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A. OUTDOOR DINING AND ENTERTAINMENT STANDARDS: PUBLIC SIDEWALK AREAS.

The standards of this subsection apply to outdoor dining that occurs or is proposed to occur within public sidewalk areas. For the purposes of this subsection, the term “outdoor dining” and “outdoor dining area” refer to dining within the area of a public sidewalk or similar pedestrian area, unless the context refers otherwise.

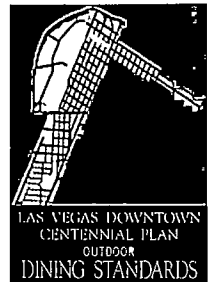
1. Objective and Intent.

The objective of establishing the Outdoor Dining Standards is to promote pedestrian-friendly use of public sidewalks and similar pedestrian areas in connection with providing economic opportunities for ground floor retail. The Outdoor Dining Standards have been developed to ensure that the space used for outdoor dining is consistent with the general design of the public right-of-way and to allow for adequate pedestrian circulation. The Outdoor Dining Standards are also intended to guide applicants with the design of outdoor dining areas, establish or enhance an identifiable sense of place, create a comfortable and interesting pedestrian environment, maintain a continuous and visible pedestrian activity between nodes and building anchors, and provide minimum standards for beautification.

2. Standards.

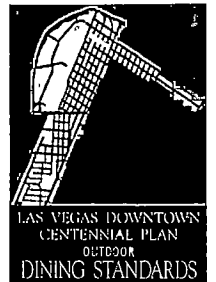
Outdoor dining otherwise permitted within the underlying zoning district may be permitted to take place within a sidewalk area or similar pedestrian area, but only in accordance with the Outdoor Dining Standards

- a Location.** Outdoor dining may occur only as an accessory use to an eating establishment and may be permitted only in the public sidewalk or similar pedestrian area immediately adjacent to the front of the establishment. The dining area may not extend beyond the boundaries of the abutting property and shall not be located in a manner that interferes with the building egress and ingress as required by the International Building Code (IBC). No outdoor dining area may be located within twenty feet of an intersection or within ten feet of a driveway or alley. Where approved by the Department of Public Works, outdoor dining in a public sidewalk or similar pedestrian area may occupy up to two

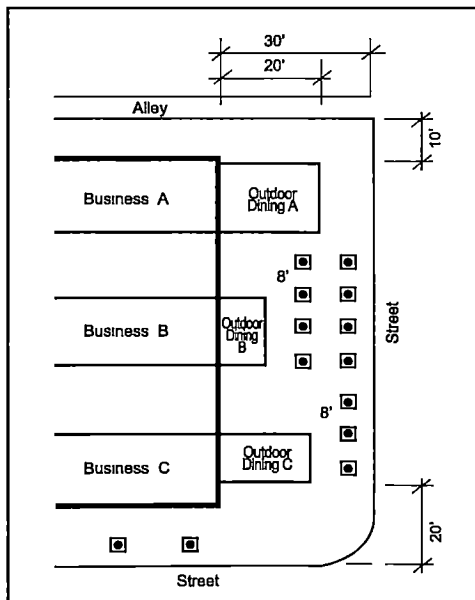


thirds of the total width of the sidewalk or available pedestrian area. In the case of a sidewalk or similar pedestrian area up to fifteen feet wide, there shall remain a minimum pedestrian clearance of five feet. For sidewalks or similar pedestrian areas with a greater width, the minimum pedestrian clearance is eight feet. This minimum clearance area must occur between any outdoor dining and a continuous line that represents where sidewalk or pedestrian area obstructions are located. Such obstructions include without limitation tree planters, landscape planters, street furniture, streetlight poles, utility poles, fire hydrants, signposts, and permitted news racks (Graphic 3).

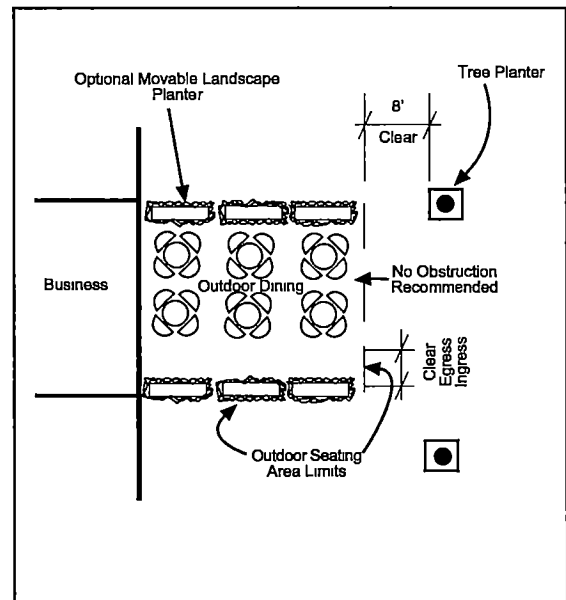
- b. **Barriers.** Outdoor dining and seating areas shall be free of any permanent barriers or other structures that create physical separation between the dining area and areas of public sidewalks. Nothing shall be attached temporarily or permanently to the sidewalk. This includes furniture, umbrellas, planters, etc. (Graphic 4)
- c. **Roofing.** Will be addressed on a case-by-case basis
- d. **Furniture.** All furnishings within an outdoor dining area shall be movable and made of sturdy, durable and commercial grade material. They shall be designed to complement the design theme of the business. Ordinary plastic lawn chairs and tables and similar furniture are not acceptable
- e. **Trash Enclosures.** Trash receptacles are not permitted within the outdoor dining area or the adjacent public sidewalk.



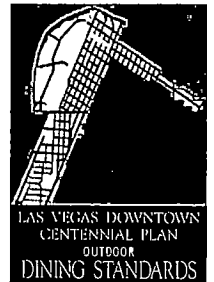
GRAPHIC 3 OUTDOOR DINING LOCATION



GRAPHIC 4 OUTDOOR DINING BARRIERS



- f. **Lighting.** Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining area and so as to avoid producing glare that has a negative impact on pedestrian traffic. The design of the light fixtures shall be compatible with the architectural theme of the building and business.
- g. **Storage of Furniture and Equipment.** All outdoor furnishings related to an outdoor dining area shall be stored inside during non-business hours of operation. Non-permanent landscape planters may remain outside.
- h. **Maintenance.** Outdoor dining areas shall be kept in good state of repair and maintained in a clean, safe and sanitary condition. Any item of furniture or equipment that is broken, rusting, degraded, torn, or tattered shall be removed promptly. The outdoor dining area must be swept and mopped every night after closing.
- i. **Music and Live Entertainment.** Music and Live Entertainment are permitted as an accessory amenity. No dancing, cover charge or minimum drink will be permitted. Any music or entertainment will comply with applicable noise ordinances and standards.
- j. **Alcoholic Beverage Service.** Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.



3. Approval Process.

- a. In order to qualify for the approval of any encroachment permit or agreement that may be necessary to operate outdoor dining, the applicant must first obtain approval of a site development plan in accordance with the following provisions:
 - The approval process under Title 19 for outdoor dining is that of a Minor Review of Site Development Plan pursuant to LVMC 19.18 050(F).
 - Following a required pre-application conference, a committee shall review the proposal and the committee shall be comprised of:
 - 1) The Director of Planning and Development or a designee;
 - 2) The Director of Public Works or a designee; and
 - 3) The Director of the Office of Business Development or a designee.
- b. The committee may approve an application for outdoor dining administratively if the committee finds that the proposal is consistent with the Las Vegas Downtown Centennial Plan and complies with

the Outdoor Dining Standards. The committee, in its sole discretion, may also impose additional conditions upon the approval in order to further the goals and objectives of the Las Vegas Downtown Centennial Plan. Approved outdoor dining locations shall be subject to both ongoing and complaint-based inspections. In accordance with LVMC 19.18.050(I), approval, and noncompliance may form the basis of non-renewal or revocation of a business license.

B. OUTDOOR DINING AND ENTERTAINMENT STANDARDS: PRIVATE PROPERTY.

1. Applicability.

The standards of this subsection apply to outdoor dining or outdoor seating areas that occur or are proposed to occur on private property. For the purposes of this subsection, the terms “outdoor dining or outdoor seating” and “outdoor dining or seating area” refer to an unenclosed dining or seating area on private property.

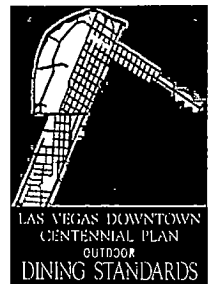
2. Objective and Intent.

The objective of establishing Outdoor Dining and Outdoor Seating Area Standards for private property is to promote a use that enhances a pedestrian-friendly environment and adds to the vitality and livability of the downtown area.

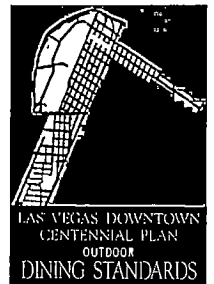
3. Standards.

When otherwise permitted within the underlying zoning district, outdoor dining or outdoor seating on private property may be permitted to take place in accordance with the following standards:

- a. **Location.** Outdoor dining may occur only as an accessory use to a Restaurant establishment, and shall only be permitted on private property, except as otherwise allowed under this section. Outdoor seating areas may be a permitted accessory to Urban Lounges in 18b The Las Vegas Arts District, or accessory to Tavern-Limited establishments in the East Village District. The outdoor dining or seating areas shall not extend onto adjacent properties or rights-of-way. The outdoor dining or seating areas shall not be located in a manner that interferes with building egress and ingress as required by the International Building Code (IBC).



- b. **Barriers.** Outdoor dining and outdoor seating areas on private property shall have a permanent or temporary railing or other similar barrier to define the area and to prevent encroachment onto adjacent properties or rights of way.
- c. **Furniture.** All furnishings within an outdoor dining or seating area shall be made of sturdy, durable and commercial grade material, and shall complement the design theme of the business. Ordinary plastic lawn chairs and tables and similar furniture is not acceptable.
- d. **Lighting.** Lighting, when provided, shall be shielded and of low wattage so as to illuminate only the outdoor dining or seating area so as to avoid producing glare that has a negative impact on surrounding properties or rights-of-way. The design of the light fixtures shall be compatible with the architectural theme of the building and business.
- e. **Maintenance.** Outdoor dining or seating areas shall be kept in a good state of repair and maintained in a clean, safe and sanitary condition. Any item of furniture or equipment that is broken, rusting, degraded, torn, or tattered shall be removed promptly.
- f. **Music and Live Entertainment.** Music and Live Entertainment are permitted as an accessory amenity. Any music or entertainment shall comply with applicable noise ordinances and standards.
- g. **Alcoholic Beverage Service.** Alcoholic beverage service in outdoor seating areas shall conform to LVMC Title 6.



4. Approval Process.

Outdoor dining and outdoor seating areas on private property require the approval of a Site Development Plan. The approval process shall be as listed under Title 19.18 050(F), "Minor Review of Site Development Plans."

V. VEHICULAR TRANSPORTATION / ACCESS

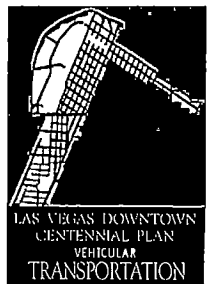
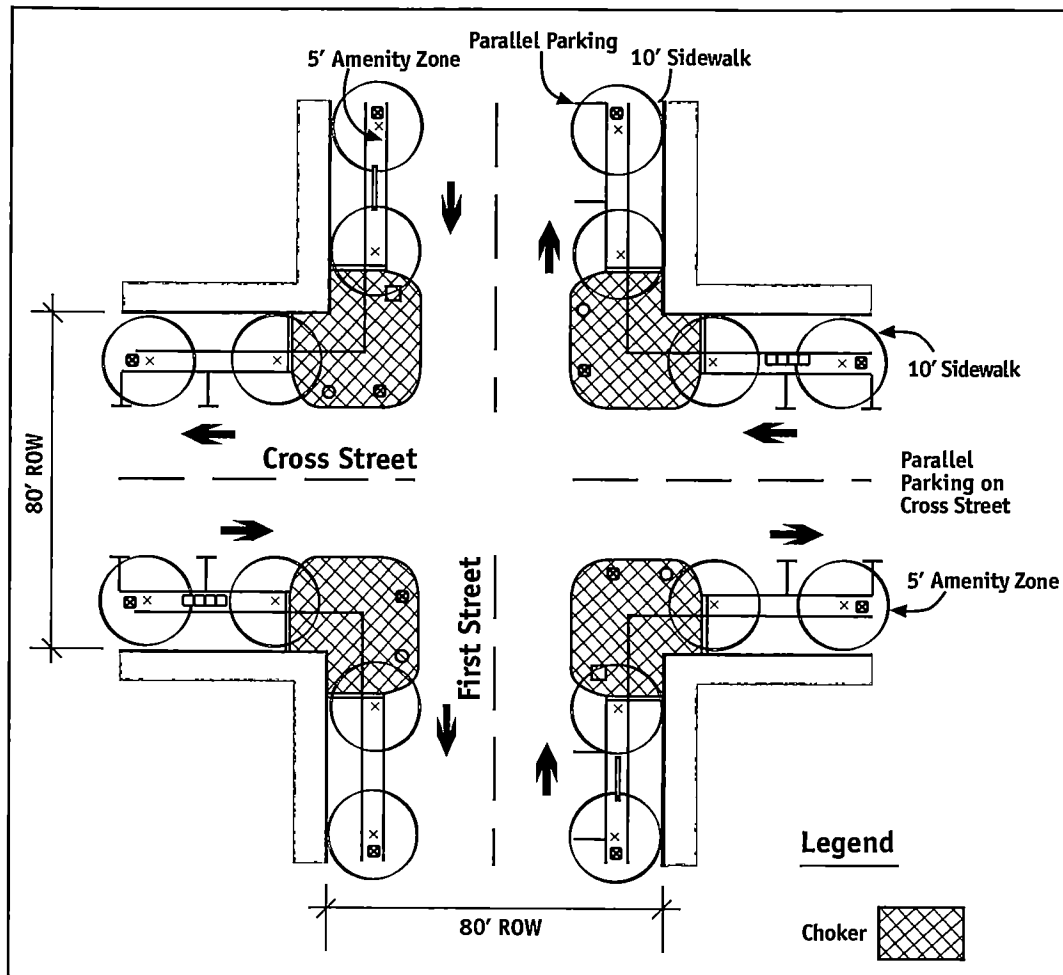
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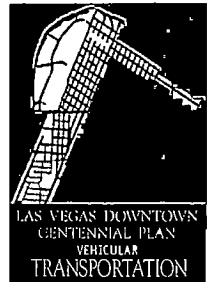
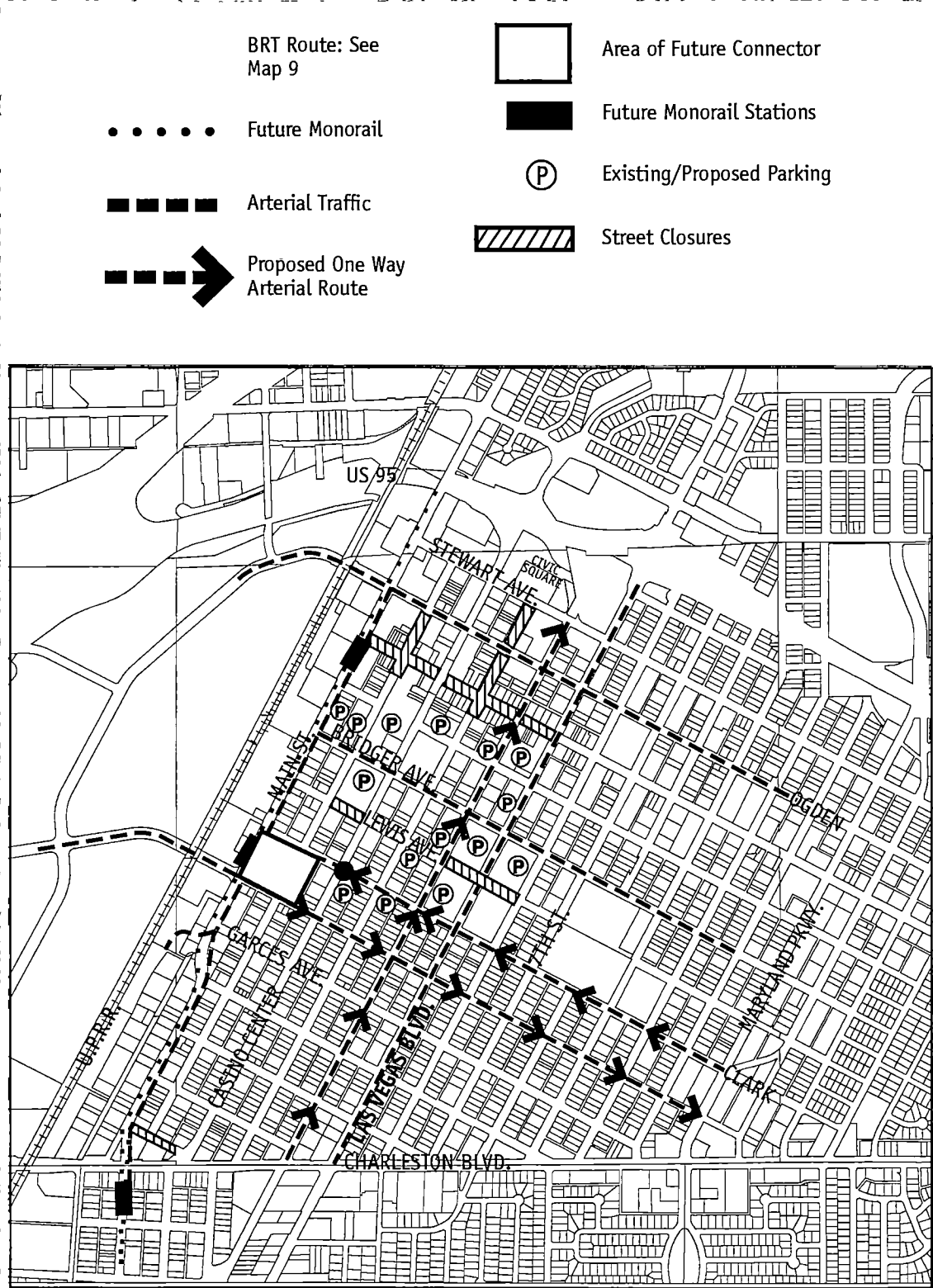
The Central Transportation / Access Plan (Map 8) illustrates the primary vehicular network considerations for the Central Core area of downtown. Graphics 6 and 7 provide a cross section view of the typical street layout for downtown. Of particular note are the following strategies:

- a. Keep street closures to a minimum where possible.
- b. Incorporate the proposed BRT and fixed guideway transit system along Casino Center north of Charleston Boulevard and Third Street south of Charleston with stations near Fremont Street Experience, Bonneville Street and Charleston Boulevard.
- c. Establish shared parking structures to provide the opportunity of common shared facilities that generate pedestrian movement between parking and land uses.
- d. Boulder Street will be closed to vehicular traffic and become a pedestrian-only public plaza featuring public art.
- e. First Street will be reduced to one lane in each direction. Sidewalks shall be ten (10) feet wide with chokers located at all intersections, not including the five foot (5') amenity area. Parking will be parallel on both sides of the street (Graphic 5)
- f. The Regional Transportation Commission has proposed a Bus Rapid Transit (BRT) route and fixed guideway rail system for downtown to be implemented in the near future (Map 9). Additional right-of-way may be required along route.
- g. Landscaping and streetscape is required along all city streets (see district design standards).
- h. Buildings along the proposed BRT route must be set back 5 feet from the right-of-way to permit the required 10-foot wide sidewalk.



GRAPHIC 5. FIRST STREET CROSS SECTION





MAP 8 CENTRAL TRANSPORTATION / ACCESS WITHIN AND SURROUNDING THE OFFICE CORE DISTRICT

PROPOSED DOWNTOWN CONNECTOR

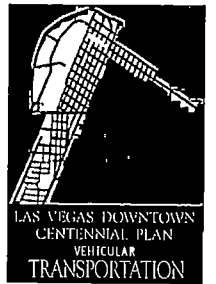
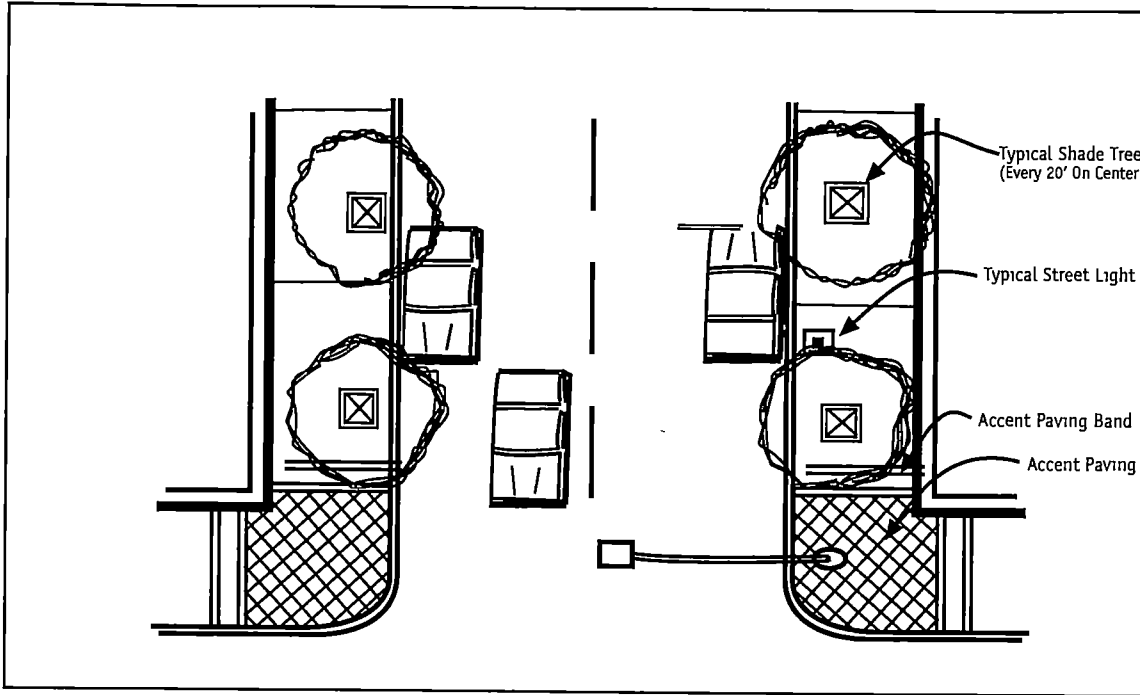


- PROPOSED STATION LOCATION
- PROPOSED TRANSFER LOCATION

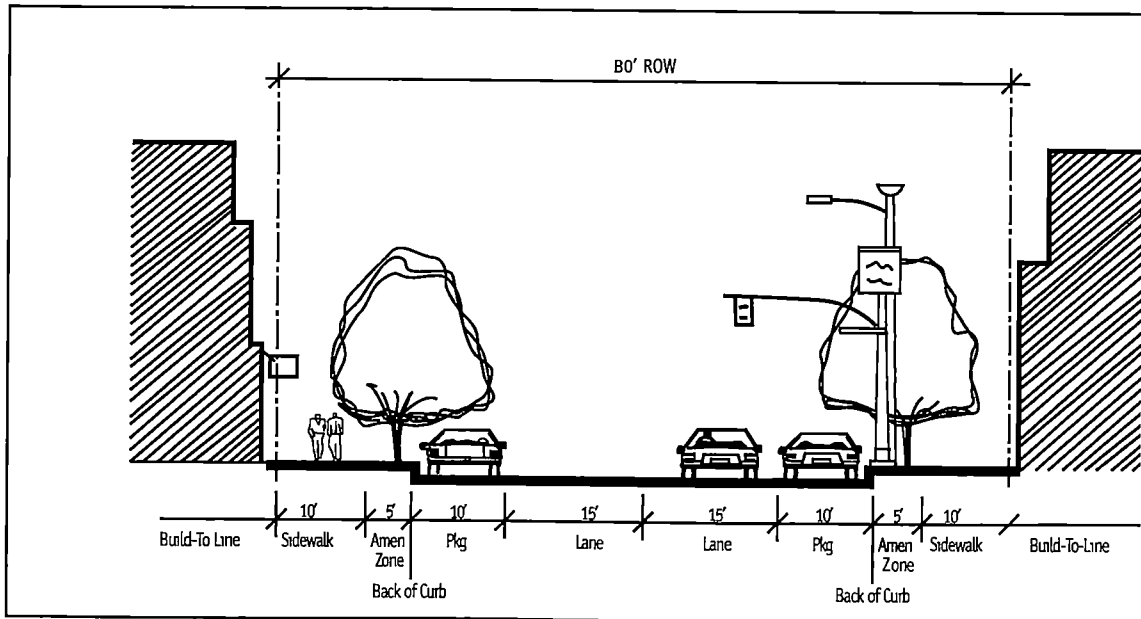
- PROPOSED TRANSIT ROUTE
- TRANSFER LOCATION

Map 9
Proposed Bus Rapid
Transit Route

PLAN VIEW



STREET SECTION



V. DEFINITION OF DOWNTOWN DISTRICTS

For the purpose of this Plan, Downtown Las Vegas has been divided into nine distinct and recognizable districts (Map 4). Each district has a particular variety of land uses, density, and urban characteristics demonstrated by the existing building fabric it contains and the redevelopment opportunities it presents. All nine districts are small enough to be walkable enclaves unto themselves, yet the continuity of general design standards and streetscape design will weave them together into a continuous downtown urban experience.

District 1: Office Core – The Office Core District, which contains a concentration of legal and court-related professional functions, is the primary focus of the District. It is bound by the eastern edge of the Union Pacific Railroad right-of-way on the west, the centerline of Bridger Avenue between the tracks and properties on the west side of Las Vegas Boulevard on the north, the western property line of properties on Las Vegas Boulevard to Garces on the east, and the centerline of Garces Avenue on the south



District 2: Las Vegas Boulevard – The Las Vegas Boulevard district creates the spine for most of the districts and is the primary tourist commercial and entertainment-directed link between The Strip, Downtown and its varied Districts. The District is generally defined to include the Las Vegas Boulevard right-of-way and all those properties adjacent thereto with frontage on both the west and east sides of the right-of-way

District 3: Downtown South – The downtown South District is a mixed-use area containing a wide variety of land uses and density of existing utilitarian buildings. The District is bound by the eastern edge of the Union-Pacific Railroad right-of-way on the west, the centerline of Garces Avenue on the north, the western property line of the properties on the western side of Las Vegas Boulevard to Wyoming on the east, and the centerline of Wyoming Avenue on the south. The District also includes the two block area bounded by Garces and Hoover on the west side of Sixth Street.

District 3a: "18b" The Las Vegas Arts District – is surrounded by the Downtown South District but has its own standards. The District is bound by the western edge of properties on the west side of Main Street on the west to Charleston Boulevard and then the centerline of Commerce Street on the west, the centerline of Hoover Avenue on the north, properties on the east side of Fourth Street to the south side of Colorado Avenue on the east, and then the properties on the south side of Colorado for the south

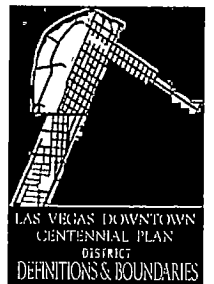
District 4: Parkway Center – Parkway Center District encompasses a large part of the former Union Pacific railroad yards and once was the center of Las Vegas' industrial area. It is poised to become the heart of the expanded downtown urban area and is bounded by Interstate 15 on the west, Interstate 515 on the north, the centerline of Grand Central Parkway to Bonneville Avenue, then Bonneville Avenue to the Union Pacific Railroad right-of-way on the east and then the centerline of Charleston Boulevard on the south.

District 5: Central Casino Core – The Central Casino Core is home to the classic and historic Las Vegas casinos of Glitter Gulch. It is bounded by the eastern side of the Union-Pacific Railroad Right-of-way on the west, Interstate 515 on the north, the western property line of the properties on the west side 8th Street to Bridger on the east and then the centerline of Bridger on the south. Properties along Las Vegas Boulevard are exempt from this district and must adhere to the Las Vegas Boulevard District standards.

District 6: Northern Strip Gateway – The Northern Strip Gateway is centered by the Stratosphere Tower Hotel and Casino. The boundary is the centerline of Sahara Avenue on the south, the east side of the Union-Pacific Railroad Right-of-Way on the west, the centerline of Wyoming Avenue on the north and the properties on the west side of Las Vegas Boulevard on the east.

District 7: East Village – The East Village District is the traditional area of the downtown. The boundary is the centerline of Las Vegas Boulevard on the west, the centerline of Odgen Avenue to Fifteenth Street, then the properties on the north side of Fremont Street for the north, the centerline of Eastern Avenue on the east and the properties on the south side of Fremont Street to Fifteenth Street and then the centerline of Carson Avenue to Las Vegas Boulevard on the south.

District 7a: The Fremont East District – The Fremont East District anchors the western section of the East Village District and is bound by the centerline of Las Vegas Boulevard on the west, the centerline of Ogden Avenue on the north, the centerline of Seventh Street on the east and the centerline of Carson Avenue on the south.



VI. DESIGN STANDARDS PER DISTRICT

A: OFFICE CORE DEVELOPMENT STANDARDS (MAP 10).

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement

Corner Side. 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement

Side: No side yard setback is required.

Rear: No rear yard setback is required

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines
All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

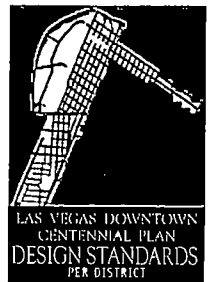
Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

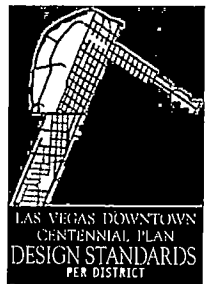
g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

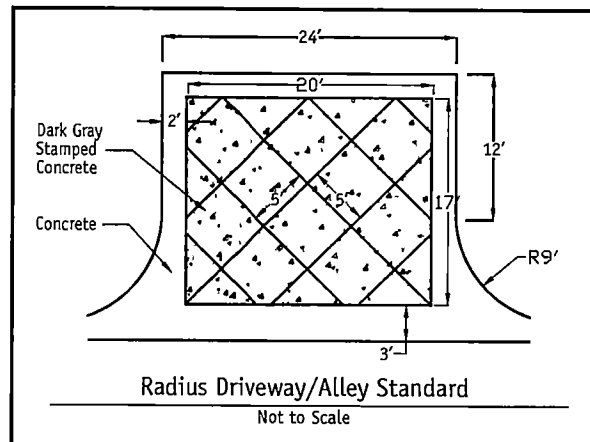
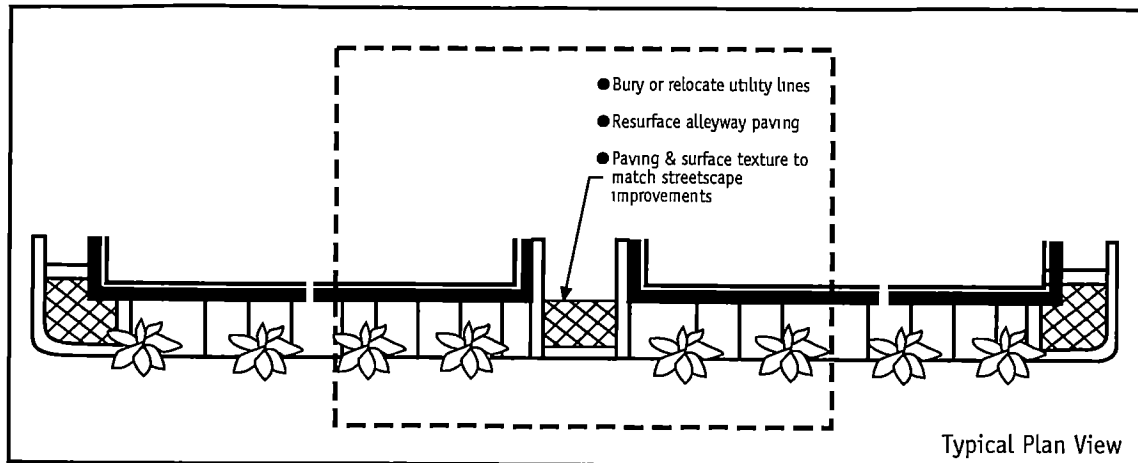
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.





MAP 10 OFFICE CORE



3. Parking and Related Standards.

a. **Title 19.10 Parking Standards** are not automatically applied.

b. **Handicapped Parking.**

Per Title 19.10(G).

c. **Loading.**

Per Title 19 10.020 Loading Standards are not automatically applied.

d. **Parking Screening.**

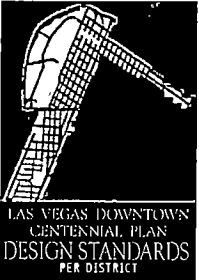
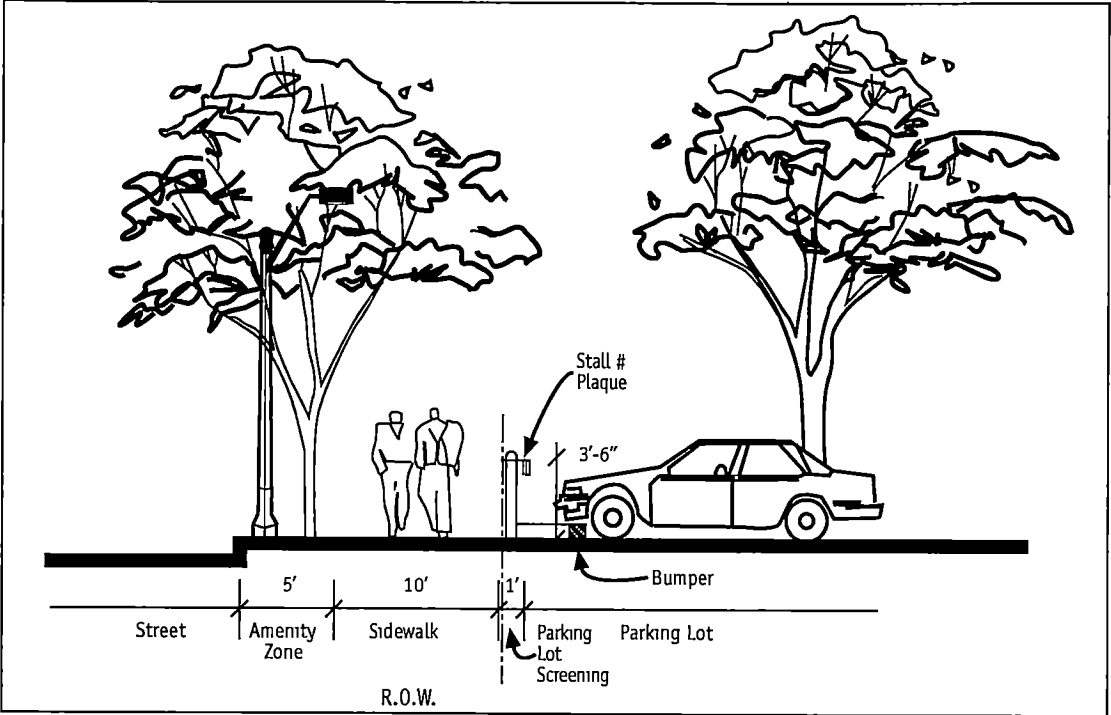
When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. **Parking Structures.**

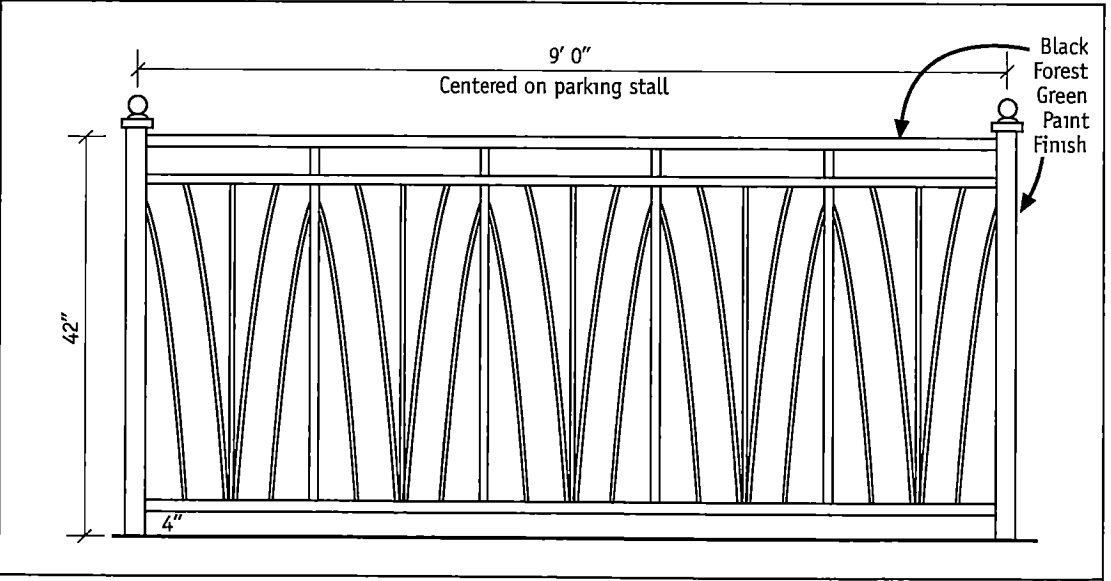
Parking structures shall have ground level retail, office and /or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the

Typical Street Section



Standard Required Parking Lot Screen Detail





architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18 050F(2)}.

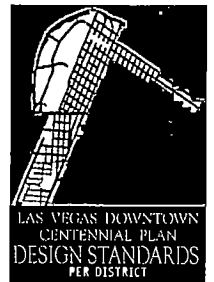
g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

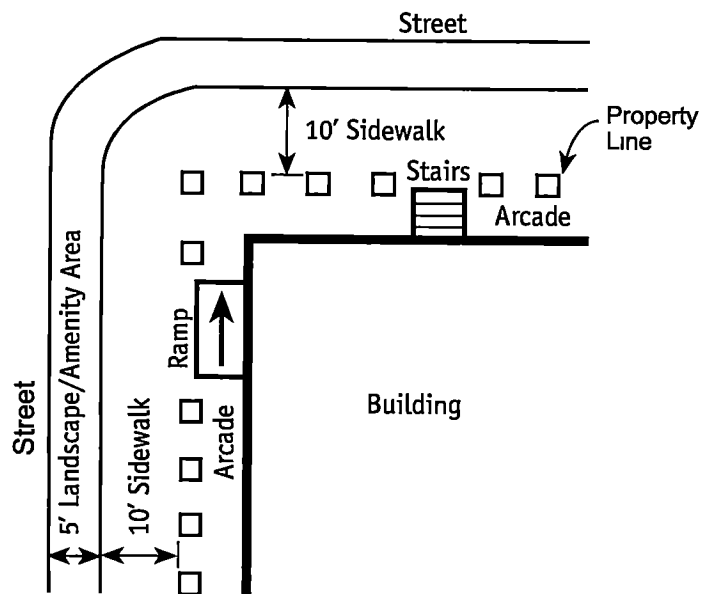
a Right-of-Way Improvements.

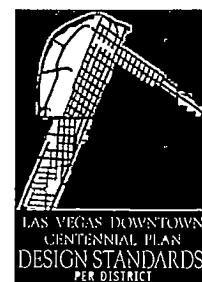
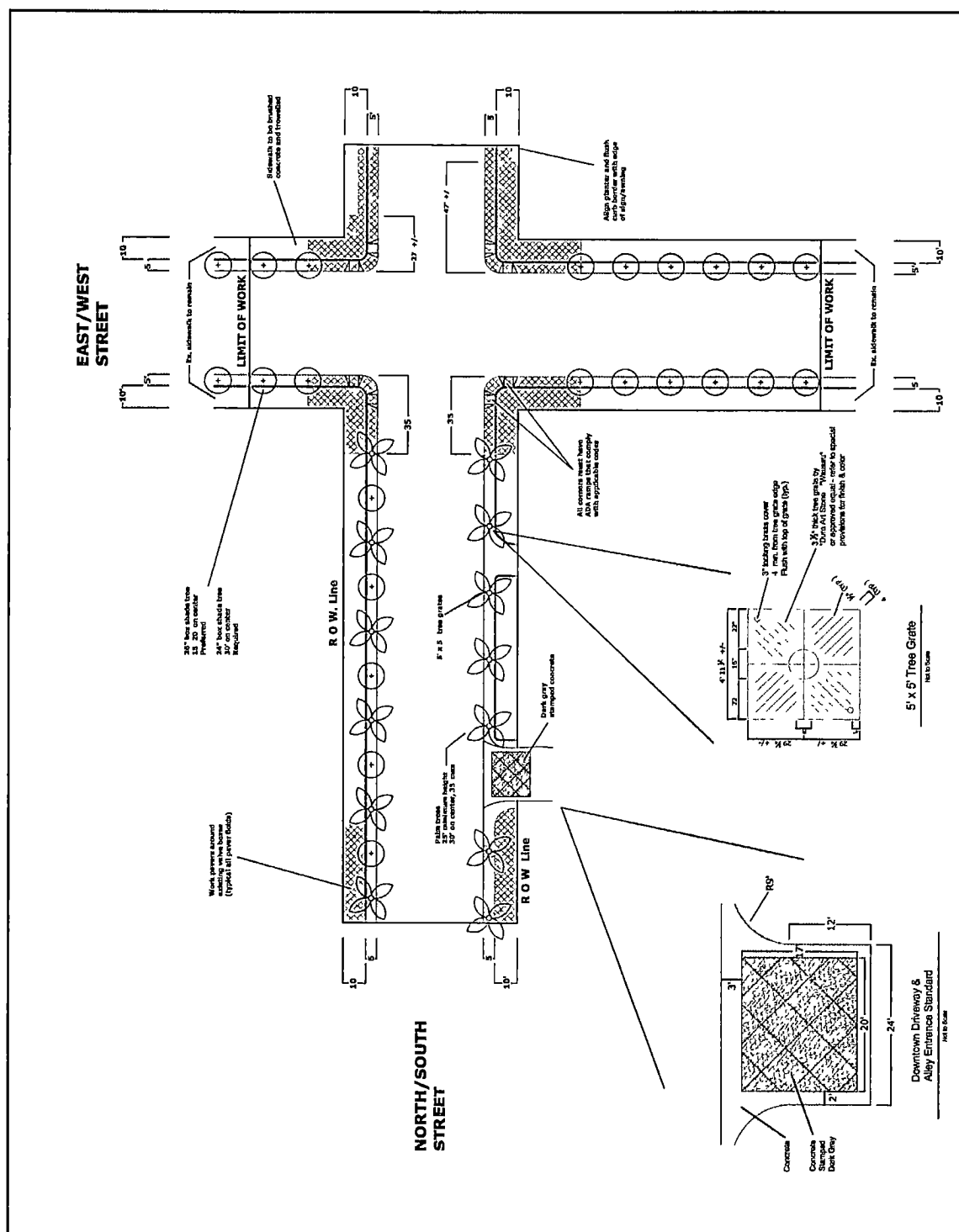
All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11)

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).



GRAPHIC 11 SIDEWALKS





The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

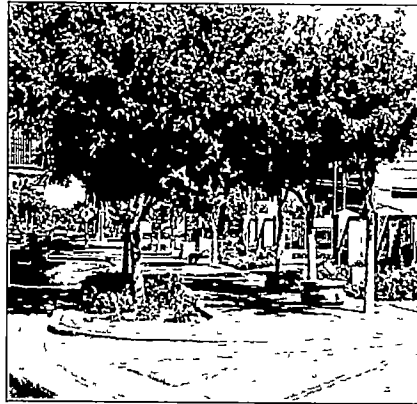
All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public

PHOTO 17 SIDEWALKS

Southern Live Oak, Shoestring Acacia or African Sumac were chosen due to their low water use, rapid growth ability and expansive shade canopy as shown in this photo



Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Fourth, Las Vegas Boulevard, Casino Center – north of Charleston and Third Street – south of Charleston) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet. All other north-south streets shall only have shade trees (Photo 17).

c East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

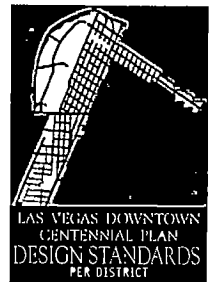
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

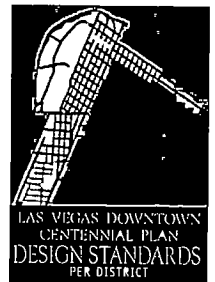
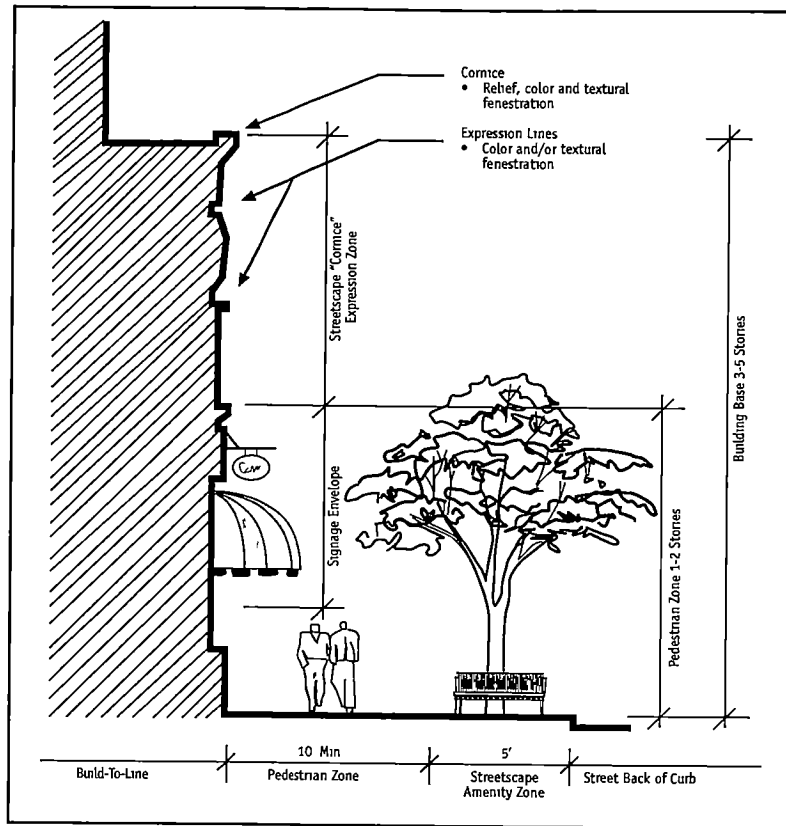
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

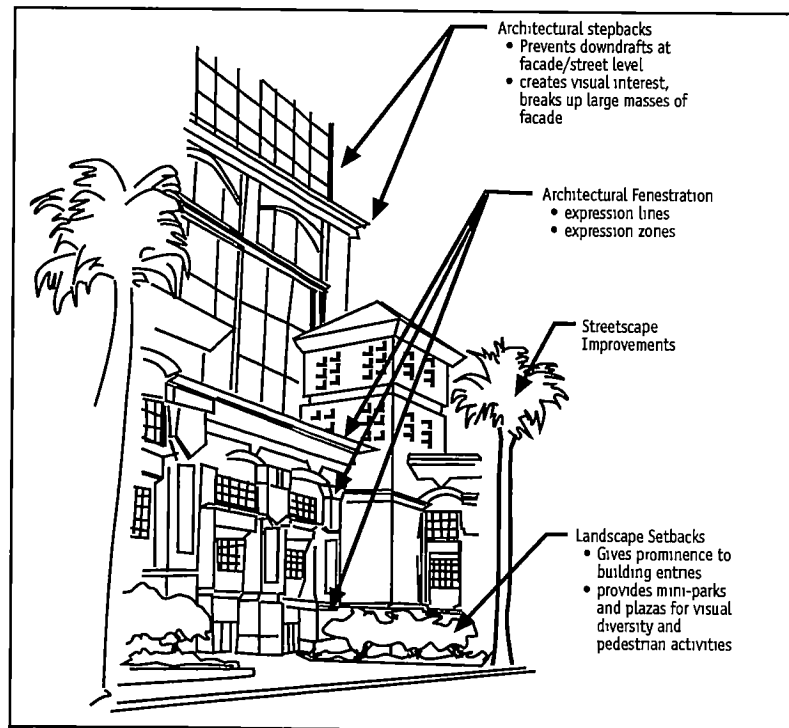


4. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be



GRAPHIC 14 BUILDING MASSING AND SETBACKS



accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).

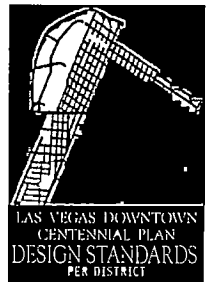
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with Title 19.14, Sign Standards as revised and amended.

7. Landscape Standards.

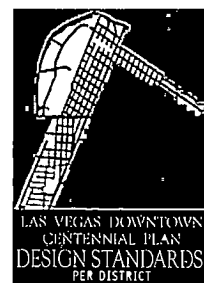
- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in its landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.



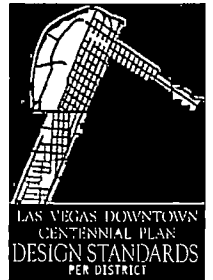
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9 16
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit " In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1 Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:



1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14 090.



B: LAS VEGAS BOULEVARD DEVELOPMENT STANDARDS (MAP 11).

55

1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19 08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments.

Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

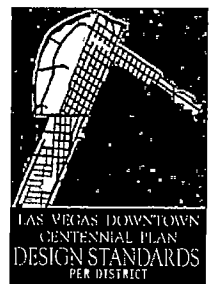
Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

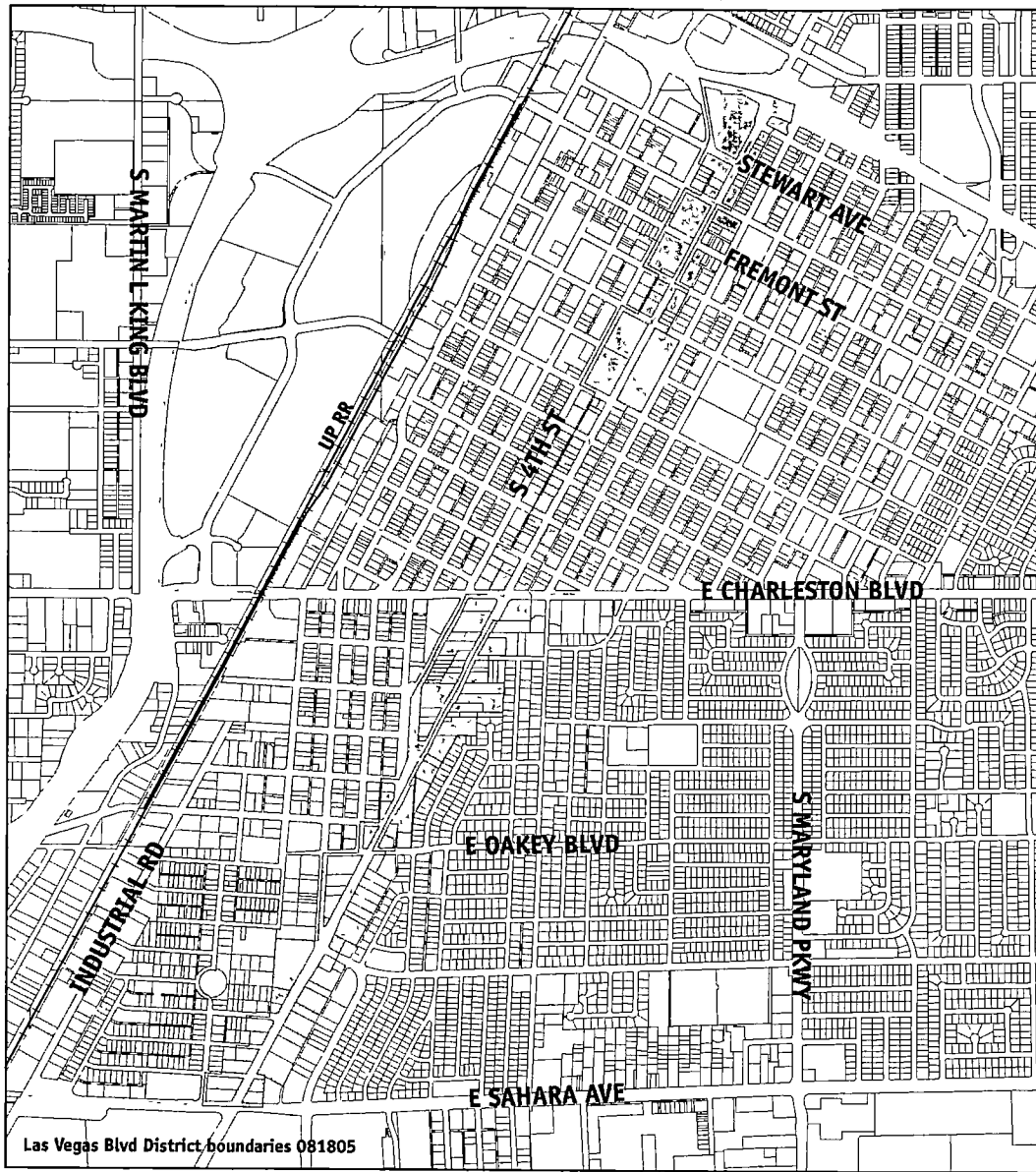
g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

2. Permitted Uses.

Per Title 19 04.010 Land Use Table.





Las Vegas Blvd District boundaries 081805

Las Vegas Boulevard District
(130.40 Acres)

Downtown Districts



LAS VEGAS DOWNTOWN
CENTENNIAL PLAN
DESIGN STANDARDS
PER DISTRICT

MAP 11 LAS VEGAS BOULEVARD DISTRICT

3. Parking and Related Standards.

a **Title 19.10 Parking Standards are not automatically applied.**

b. **Handicapped Parking.**

Per Title 19.10(G).

c. **Loading.**

Per Title 19 10 020 Loading Standards are not automatically applied.

d **Parking Screening.**

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e **Parking Structures.**

Parking structures shall have ground level retail, office and / or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10)

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and / or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and / or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. **Temporary Parking.**

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18 050F(2)}

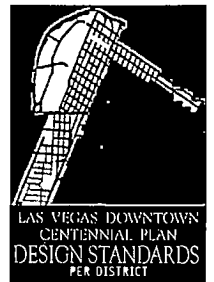
g **Parking Lot Development Standards.**

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and / or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11)

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.



b. North-South Streets.

Las Vegas Boulevard shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

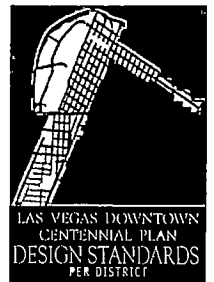
c. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

d. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



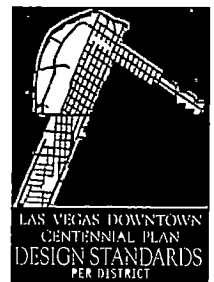
5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 13).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.

- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 13).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. All applicable standards and procedures in Chapter 19.06 that govern the Scenic Byway Overlay District shall apply.
- b. Illumination. At least 75% of the total sign surface areas for that development (excluding awning signs) must consist of illuminated signage, in the form of neon signs, animated signs, or a combination thereof.
- c. Off-premise Signs. Off-premise signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District.
- d. Maintenance. The owner and operator of each sign are jointly and severally responsible for ensuring that appropriate sign maintenance occurs and that damaged or nonfunctional signs and lighting are promptly repaired and made functional.
- e. A long-term goal is to restore historic neon signs in partnership with the Neon Museum and install them within the median along Las Vegas Boulevard.



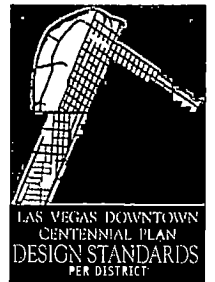
7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.

- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
 - e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
 - f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
 - g. The clustering of plant material into groups of three or more plants is encouraged.
 - h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
 - i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive
 - j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation
8. **Construction Standards.**
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
 - b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19 18.100, "Temporary Commercial Permut." In addition to the requirements listed in Title 19.18 100, the following standards shall also apply
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee
 - 3. The construction fencing shall be no higher than 12 feet.



4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required

Rear: No rear yard setback is required

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines.

All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments.

Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.

All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

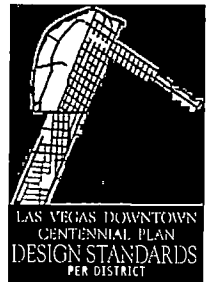
Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8)

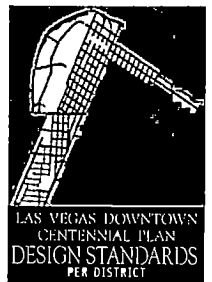
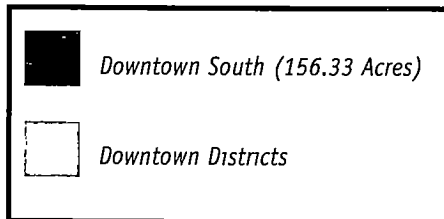
g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

h. Fences/Walls.

Fences/walls may be up to eight feet (8') as measured from the finished grade of the property for non-residential properties. Walls must be decorative in nature with a minimum of 20 percent contrasting material





MAP 12 DOWNTOWN SOUTH DISTRICT

for all C-M, and M zoned property. No perimeter landscape is required for non-residential properties. Residential properties must adhere to Title 19 08.040.

2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G)

c. Loading.

Per Title 19 10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e Parking Structures.

Parking structures shall have ground level retail, office and / or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and / or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

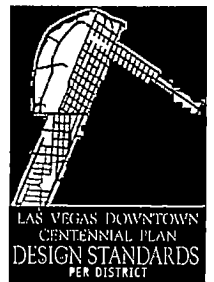
f Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19 18.050F(2)}.

g Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and / or on the perimeter of the



lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged

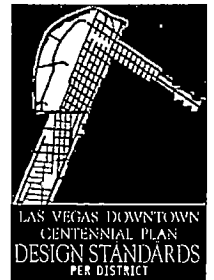
h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape

i On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16)

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 foot intervals.

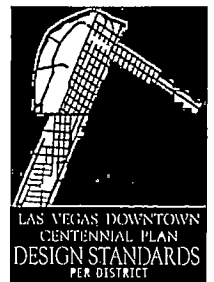
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

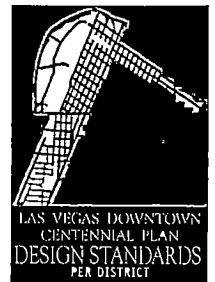
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



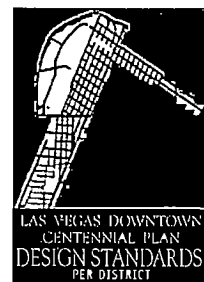
6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended.

7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

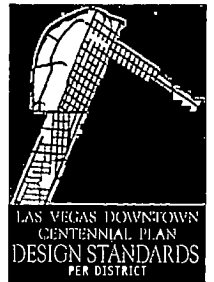
- b Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area
- d Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas
- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation



8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9 16
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit" In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:

1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 3. The construction fencing shall be no higher than 12 feet.
 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. **Setbacks.**

All structures located in 18b The Las Vegas Arts District are exempted from the automatic application of the building setbacks called for in Title 19.08. This exemption does not prohibit the Planning Commission or the City Council from imposing a setback in connection with the approval of a Site Development Plan.

b. **Lot Coverage.**

Lot coverage shall be limited only by setback requirements.

c. **Height.**

Height limits are not automatically applied as called for in Title 19.08.

d. **Service Area.**

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. **Utilities.**

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.

f. **Alleys.**

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. **Encroachments.**

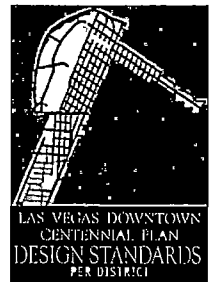
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

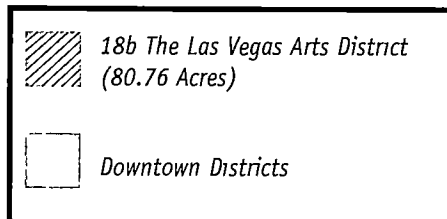
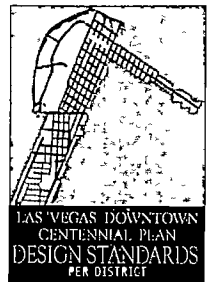
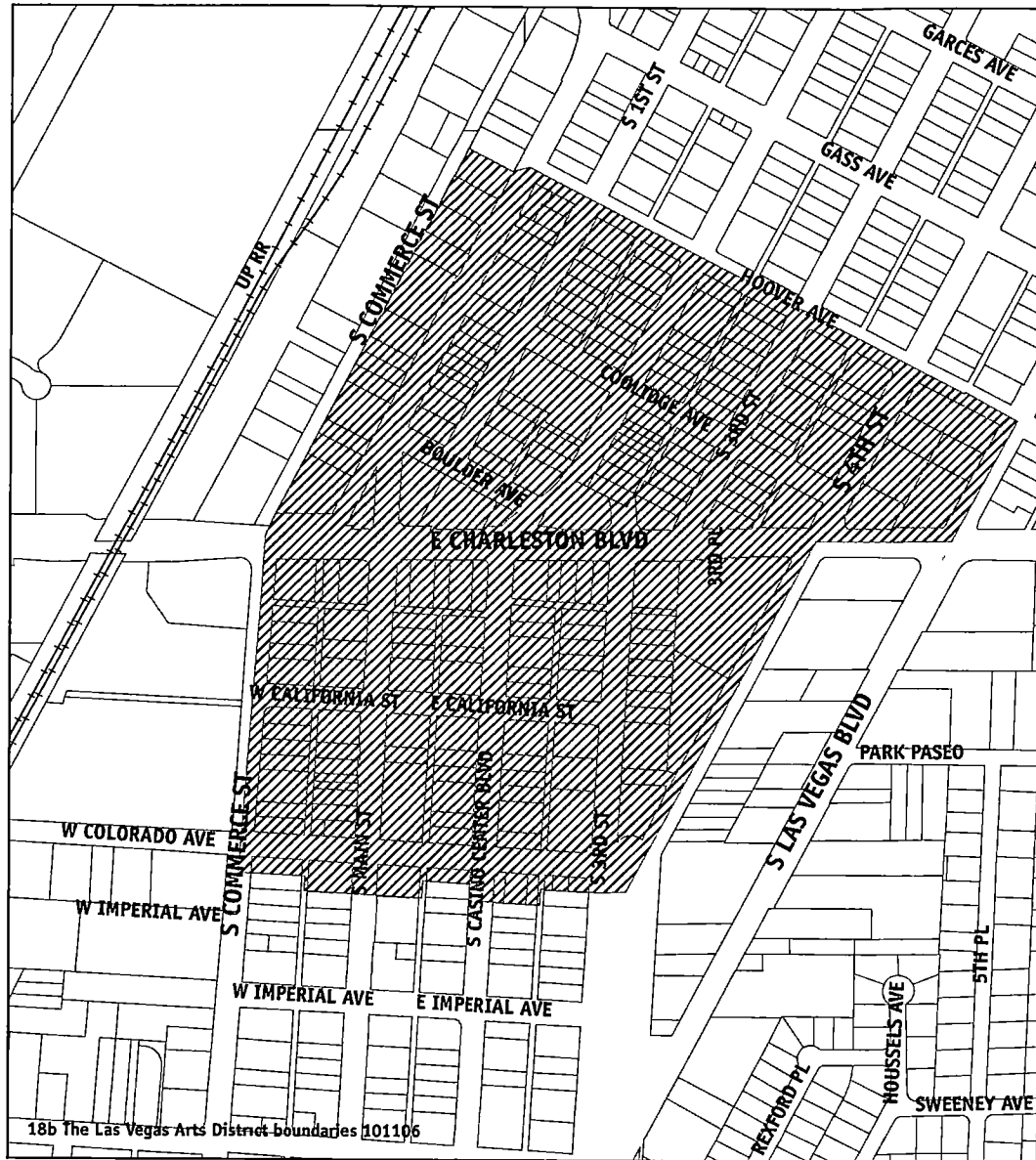
2. **Permitted Uses:**

(Definitions found in Title 19.20)

1. **Residential and Lodging Uses**

- Condominium
- Home Occupation
- Hotel or Motel
- Multifamily
- Single Family-attached





MAP 13 18b THE LAS VEGAS ARTS DISTRICT

- Mixed-Use (Special Use Permit required)
- Townhouse
- Limited Timeshares and Fractional Ownership (Special Use Permit required)
- Live/Work

2 Institutional and Community Service Uses

- Child Care Center
- College, University or Seminary (Special Use Permit required)
- Government Facility
- Library, Art Gallery or Museum-Public and Private
- Music Conservatories, Dance Schools and Art Instruction
- Public or Private School, Primary (Special Use Permit required)
- Public or Private School, Secondary (Special Use Permit required)

3. Office and Professional Uses

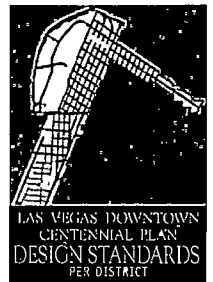
- Financial Institution without Drive-through
- Hypnotherapy
- Medical Office

4. Recreation, Entertainment and Amusement Uses

- Billiard Parlor or Pool Hall (Special Use Permit required)
- Commercial Amusement/Recreation - indoor
- Health Club
- Night Club (Special Use Permit required)
- Private Club, Lodge or Fraternal Organization
- Public Park or Playground
- Performing Arts and movie theaters
- Horse-drawn carriage rides (Special Use Permit required)

5 Retail and Personal Services

- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic Art and Science (Special Use Permit required)
- Catering Service
- Copy Center
- Dry Cleaners
- General Personal Service
- General retail, other than listed, 3,500 sq. ft. or less.
- Hotel Lounge Bar (Special Use Permit required)



- Jewelry Store, Class III (Special Use Permit required)
- Jewelry Store, New
- Laundry, Self-Service
- Liquor Establishment -Tavern (Special Use Permit required)
- Museum or Art Gallery-Private
- Restaurant with Service Bar (Special Use Permit required)
- Restaurant, 2,000 sq ft or more, w/o Drive-Through
- Restaurant 2,000 sq ft. or less, w/o Drive-Through
- Supper Club (Special Use Permit required)
- Tattoo Parlor/Body Piercing Studio (Special Use Permit required)
- New and used Books
- New and Used/Vintage Clothing
- New and Used CD's/Records/Videos
- Urban lounge (Special Use Permit required)
- Wedding chapel

6. Commercial and Business Services

- Desktop Publishing
- Electrical, Watch, Clock, Jewelry and Similar Repair
- Off-Premise Advertising Sign (Special Use Permit required)

In addition to the complying with all criteria listed in Title 19, Off-Premise Advertising Signs, shall be directly mounted to and flush with the wall of a structure, and shall not be freestanding, mounted on top of a roof, or project past the walls or roof of a building.

7. Industrial and Manufacturing

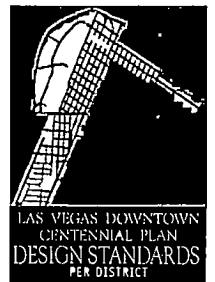
- Light Assembly and Fabrication
- Printing and Publishing

8. Wholesale, Distribution and Storage

- Wholesale Showroom Facility

9. Utilities, Communications and Transportation

- Monorail (Special Use Permit required)
- Mounted Antenna of 15' or less
- Parking Structure
- Recording Studio



3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18 050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.



h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/ streetscape

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11)

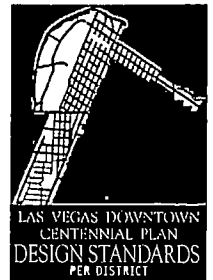
The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards



b North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

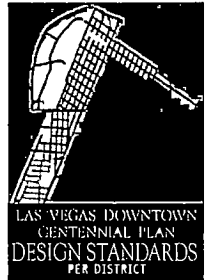
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11)

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

**5. Architectural Design Standards.****a. Façade Configuration.**

The goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner. Street level design should enliven the street with visual continuity of activity from interior uses to the pedestrian experience. Extended, solid walls are discouraged at the street level. Wherever solid walls are present, surface treatment that contributes to the aesthetic character of the façade is encouraged to provide visual interest. This may include

but is not limited to color, murals, surface articulation, texture, and graphics.

b. Shading/Climate Control.

The use of arcades, awnings, canopies, and other shade devices is required. The incorporation of misting systems at the pedestrian level is also strongly encouraged to complement the objectives of this plan

c. Exterior Materials.

Exterior materials of all buildings shall contribute to the artistic character and quality of life of the District.

d. Screening Requirements.

Service areas (including storage, special equipment, maintenance, trash dumpsters and loading areas) shall be screened from pedestrian or street view with elements that contribute to the aesthetic expression of the building.

e. Service and Loading Areas.

All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site or within parking lots. No service, storage, maintenance or loading area may extend into a setback area.

f. Rooftop mechanical equipment.

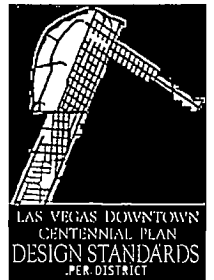
No highly reflective material or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building view.

g. Reflective glass.

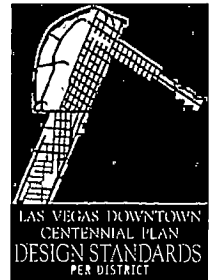
Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

- a. In order to encourage a diverse and visually interesting environment, signage in the Arts District is exempt from the automatic application of size, type and area limitations. However, the exemption does not prohibit City staff, Planning Commission, and the City Council from imposing limitations on the approval of such signage. Construction, location, installation, maintenance and issuance of certificates for signage shall be in accordance with Title 19 14



- b. For development that is subject to the Site Development Plan Review process as described in Title 19.18, signage shall be reviewed and approved as part of the development plan for the property.
- c. For all other applications, signage shall be reviewed and approved by a representative of each of the following City departments: Planning and Development, Office of Business Development and Leisure Services
- d. Signage shall reflect the arts-related nature of the district by incorporating artistic details, sculptural elements, three-dimensional features, ornate designs, or other similar expressive elements.
- e. Signage shall be consistent with the architectural character of the building to which it is attached or related
- f. The size and area of the signage shall be appropriate to the business being advertised (Planning & Development Staff determine appropriateness).
- g. Wall signage shall be designed as an integral element of the façade and shall be appropriately sized and located relative to other façade elements
- h. The signage may be internally or externally illuminated, provided it does not create unnecessary glare or pose impacts to residential units or abutting properties
- i. Murals or other artistic treatments that do not contain a commercial message are not considered signage.

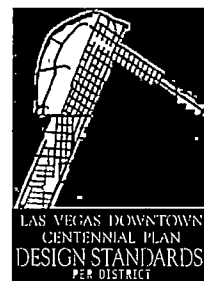


7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and

small stones, and crushed rock to a minimum depth of two inches in all areas

- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

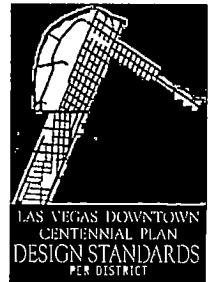


8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19 18.100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19 18.100, the following standards shall also apply.
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk

closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer

- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
 - 1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 - 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 - 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090



8. Transit Corridor Design Standards.

- a. Properties that directly abut the Monorail right-of-way are subject to the Transit Corridor Design Standards.
- b. Residential development is not permitted on the first floor of such buildings.
- c. Buildings shall be a minimum of 3 stories or 45 feet high unless waived by City Council.
- d. Surface parking lots are not permitted within 600' of a monorail station.

1. Site Planning Standards.

a. **Setbacks.**

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. **Lot Coverage.** Lot coverage shall be limited only by setback requirements.

c. **Height.**

Height limits are not automatically applied in accordance with the requirements of Title 19.06

d. **Service Areas.**

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall be oriented away and screened from public view.

e. **Utilities.**

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of a development.

f. **Encroachments.**

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

2. Permitted Uses. Only the following uses are permitted:

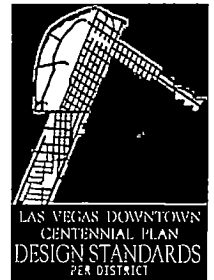
(Definitions found in Title 19.20)

a. Residential and Lodging Uses

- Condominiums or Apartments
- Home Occupation
- Hotel

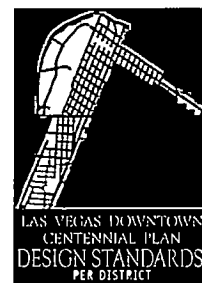
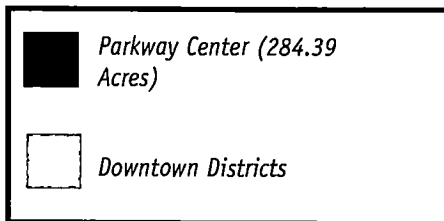
b. Institutional and Community Service Uses

- Museums
- Performing Arts Center
- Children's Day Care





Parkway Center District boundaries 092205



c. Office and Professional Uses

- Professional and General
- High-Technology
- Service
- Research and Development
- Major or Minor Medical
- Flexible Office/Work Space, Class B
- Internet and High-technology incubators
- Computer server farms
- Internet backbone facilities
- Government and Public Offices
- Bank/Credit Union/Savings and Loan/Trust

d. Recreation, Entertainment and Amusement Uses

- Casino/Hotels (only within Gaming Enterprise Overlay District, Map 5)
- Nightclub
- Sports Stadium

e. Retail and Personal Services

- General Retail
- Convenience Retail
- Restaurant/Delicatessen/Coffee Shop/Bakery
- Health Club

f. Commercial and Business Services

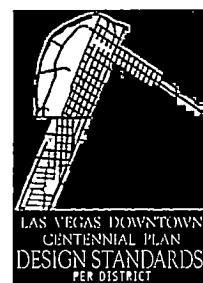
- Off-Premise Advertising Sign (Special Use Permit required; may be freestanding or directly mounted to and flush with the wall of a structure)
- Trade Center/Wholesale and Retail Showrooms
- Exhibition Space
- Conventions

g. Industrial and Manufacturing

h. Wholesale, Distribution and Storage

i. Utilities, Communications and Transportation

- Transportation Center
- Heliport
- Monorail
- Gasoline Sales Facilities
- Parking Facilities



3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Lot Screening.

Where a parking lot abuts a public street, a 42-inch high decorative fence shall be provided to screen the parking lot from the right-of-way. The design of the screen fence shall be in conformance with the specifications described in Graphic 9

e Parking Structures.

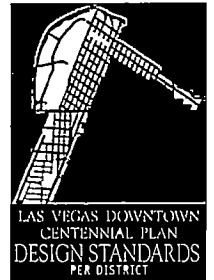
Above-grade parking structures shall be set back a minimum of 10 feet from public rights-of-way, except where desirable ground-floor uses such as restaurants, retail, and commercial facilities are incorporated into the first floor of the structure, accessible from and directly facing the public right-of-way. In this case, the setback is not required and the applicable build-to requirements apply. Where the 10-foot setback is required, a landscape buffer shall be provided to screen the structure at the pedestrian level, and shall include 24-inch box shade trees planted at a minimum of 20-feet on center, with a minimum of (4) five-gallon shrubs for each required shade tree. The exterior walls of all parking structures shall be designed to be compatible with the color, texture, detailing, and articulation of the principal building or surrounding buildings. All interior surfaces of parking structures shall be painted with a complimentary color.

f. Temporary Parking Facilities.

When a development requires a temporary parking lot (up to a maximum of 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan per LVMC 19.18.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways in accordance with the requirements of LVMC 19.10. Surface treatments including paving and striping shall be maintained in good conditional at all times. Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscape area, street, or alley. Each bumper shall be installed a minimum of



two feet from the edge of the sidewalk, landscape area, street or alley. Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Landscaping.

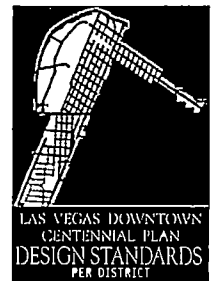
A minimum of one shade tree per six parking spaces shall be provided in landscape islands and/or on the perimeter of surface parking lots. A minimum of 10 square feet of landscape area shall be provided for each surface parking space.

i. Parking Lot Access.

Wherever possible, adjacent parcels requiring access drives shall share a common centrally-located access drive. Wherever a driveway is abandoned, the owner shall remove all drive-way pavement and approach, reinstall the curb and gutter, and landscape the area to match the adjacent landscaping or streetscape.

j. On-Street Valet Parking.

On-Street Valet parking is permitted within the Las Vegas Downtown Centennial Plan area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public

Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Grand Central Parkway) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height to the top of the brown trunk and be spaced at a maximum of 30 feet on center. Southern Live Oak, Shoestring Acacia or African Sumac shade trees (24-inch box minimum) may be interspersed between the palm trees. All other north-south streets shall only have shade trees (36-inch box minimum), and shall have a minimum spacing of 15 feet on-center and a maximum spacing of 20 feet on-center.

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be a minimum 36-inch box, and shall have a minimum spacing of 15 feet on-center and a maximum spacing of 20 feet on-center.

d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10-foot wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

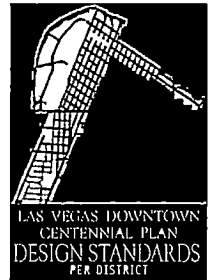
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.

5. Architectural Design Standards.

a. Permitted Exterior Materials.

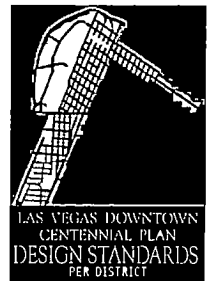
The exterior materials of all buildings shall contribute to a cohesive physical environment and shall convey a sense of permanence and



continuity. Materials and colors shall be consistent with the standards contained herein and shall be reviewed and approved by the PC-ARC. The following are permitted exterior building finish materials:

- Stone
- Synthetic or Simulated Stone Products, subject to PC-ARC review
- Brick, Block or Terra Cotta Masonry
- Finished Metal Systems
- Glass
- Decorative Concrete Masonry Units (CMU)
- Panelized E.I.F.S (Exterior Insulation and Finish System)
- Tilt-Up Concrete Panel Systems (limited to secondary and flex-space buildings, and subject to PC-ARC review)

For buildings that are five stories or less in height, stone cladding or a stone and glass system shall be used to a height of not less than 15 feet above finished ground level or up to the second story windowsill height, whichever is greater. For buildings over five stories in height, stone cladding or a stone and glass system shall be used to a height of not less than two (2) feet below the third story windowsill.



b. Prohibited Exterior Materials.

The use of the following exterior building material finishes, as the main finish material or where visible from the street or any primary pedestrian routes, shall be prohibited:

- Mirrored glass
- Darkly-tinted glass at ground level
- Wood and asphalt shingles
- Corrugated fiberglass or sheet metal products
- Plastic laminates
- Ceramic tile

c. Glazing.

Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of a minimum of 60 percent shall be used on ground floor of structures. The use of high performance glazing is encouraged.

d. Roof and Cornice Design.

Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level.

and surrounding building views. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and continuous on all sides (Graphic 13).

e. Façade Articulation.

Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expressions zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades. Building surfaces over 20 feet high or 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest (Graphic 14)

f. Shade Structures.

The use of arcades, awnings and canopies on the ground floor of building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.

g. Building Entry.

The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line/ and/or through the use of canopies or awnings, etc. (Graphic 14).

h. Fencing.

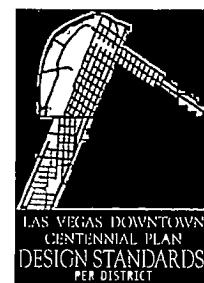
Moderate use of decorative metal fencing is allowed provided that it coordinates with the color and architecture of neighborhood buildings. Property screening or fencing using wood or plastic materials is prohibited. Chain link fencing is prohibited except as temporary construction fencing in conjunction with obtaining a temporary construction permit.

i. Retaining Walls.

Retaining walls, as necessary, shall be designed as an extension of the architectural character of the building. When abutting the building directly, retaining walls shall use the same architectural materials. When retaining walls are constructed as independent site elements, alternate surface materials, compatible with the adjacent development, may be proposed within the same color palette.

j. Approval of Color and Materials.

Samples of all primary exterior materials shall be submitted to the PC-ARC for approval, pursuant to the requirements listed in LVMC 19.18 for Site Development Plan Review applications.



k. Additional Design Standards.

Development within that portion of the Parkway Center District bounded by Bonneville Avenue on the south, Grand Central Parkway on the west and north, and the Union Pacific Railroad right-of-way on the east, shall conform to the development standards contained in the Union Park Design Standards, as adopted by the City.

6. Signage Standards.

a. Applicability.

The design, installation, and maintenance of all signs shall be in full conformance with the requirements of LVMC 19 14, "Sign Standards," as revised and amended, except as otherwise provided herein

b. General Signage Design Standards.

1. Colors and materials shall be consistent with the surrounding architectural materials.
2. Signs shall be easily read from the pedestrian level. Significant contrast between the background and letter should be used to contribute to the legibility of the information.
3. All freestanding signs shall be placed perpendicular to approaching vehicular traffic for easy visibility. They should be located so that vehicular sight distances around entry drives and intersections are not negatively affected

c. Permitted Signage.

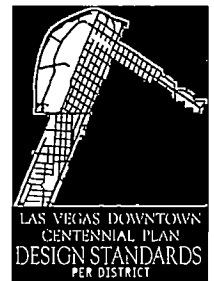
Only the following signs are permitted:

- Freestanding monument signs at entry points into the planned development.
- Existing Interim Billboard Signs, to be removed or architecturally updated with adjacent development.
- Guide signs within the planned development to enhance traffic circulation.
- Modular wall signs, including hanging signs and parapet signs no greater than 50 square feet in area
- Modular awning signs no greater than 25 square feet in area.
- Public utility signs.
- Animated signs.
- Neon signs.
- Letters and/or copy incorporated into the architectural structure of the building façade, parapet walls, or fascia as part of the architectural expression.

d. Prohibited signage.

The following signs are expressly prohibited in the Parkway Center

- Temporary A-frame signs.



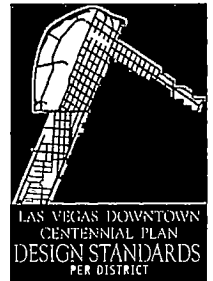
- Beacon lights.
- Bench signs
- Changeable copy signs.
- Tethered balloons
- General advertising signs.
- Magnetic signs.
- Portable signs
- Paper, cloth or plastic streamers.
- Painted signs on display windows with temporary paint
- Pennants.
- Roof signs
- Statuary with lettering or graphics
- Pole signs.
- Painted wall signs.

e. Specific Standards-Building Identification Signs.

All office buildings shall be identified with freestanding monument signs oriented to streets and/or primary pedestrian routes. Identification signs shall clearly display the building's street address at the top and provide space for appropriate recognition of the building's primary tenants. Building identification signs shall be located adjacent to a public right-of-way, and shall comply with all sight visibility requirements at all street intersections and driveways. The sign shall be located no more than 100 feet from the principal building on the site.

f. Specific Standards-Wall Signs.

1. All signs shall fit within the architectural frame or sign band of the storefront, or occupy the same square footage to enhance the architectural character of the buildings.
2. The size of any sign shall be consistent with the proportions of the scale of building elements in the façade.
3. All signs should establish a façade rhythm, scale and proportion where not currently existing.
4. All signs should be appropriate in color and texture to the building on which it is placed
5. No building signs shall be permitted above the bottom of the second floor windowsill. Signs above this height may be allowed for a maximum of two (2) tenants per office building or for the name of a hotel and are limited letter signs, either illuminated or non-illuminated, with one (1) square box sign allowed in which a logo can be illuminated.



6. The identification of each building or store's address is required. A minimum of six-inch high numbers should be used to identify the address. This should be located within ten (10) feet of the main entry, and in conformance with LVMC 13.28.

7. Landscape Standards.

a. Drought Plan.

All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

b. General Landscape Design Standards.

A gradation of plant materials shall be planned, progressing from low-maintenance, water conserving plants along streets and primary pedestrian routes, to more concentrated planting schemes with more lush plants and more intensive maintenance in public open spaces and near building entrances. Larger landscape areas shall be predominantly low-maintenance, drought-tolerant materials. High-maintenance materials shall be concentrated in areas where pedestrians will frequently come into contact with them, such as at building entrances and public plazas.

c. Minimum Landscape Area.

The minimum width of required landscape buffer areas per parcel shall be as follows:

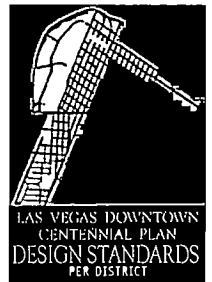
- Front yard (only when buildings are not located directly at the build-to line as required).
- Side yard.
- Corner side yard (only when buildings are not located directly at the build-to line as required):
- Rear yard:

d. Plant Coverage.

Trees are required in landscaped areas at the minimum rate of one (1) tree per 500 square feet of landscape area; however, tree spacing shall not exceed 30 feet on center. Trees provided in public rights-of-way do not count towards this requirement. Trees shall be a minimum 36-inch box, and a minimum of four 5-gallon shrubs shall be provided for each required tree.

e. Landscape Maintenance.

All plant materials shall be maintained in good order, and shall receive acceptable levels of professional maintenance per industry standards,



including irrigation controls, fertilizer, staking, and pruning, as necessary. Owners shall cause dead or dying plant materials to be replaced within 30 days, with such replacements to match the mature size and caliber of surrounding plant materials.

f. Cooperative Maintenance of Public Landscapes.

Consideration shall be given to the creation of a landscape maintenance association, special improvement district, or some other organizational tool for the maintenance of common landscape and landscape within rights-of-way.

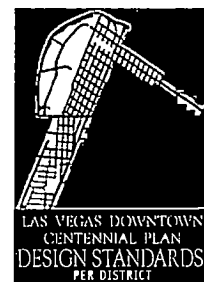
8. Construction Standards.

a. Noise. The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.

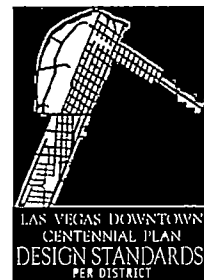
b. Construction Fences. Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19 18 100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19 18.100, the following standards shall also apply:

1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
3. The construction fencing shall be no higher than 12 feet.
4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.

c. Construction and Real Estate Signs. Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply.



1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. **Setbacks.**

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required

Rear: No rear yard setback is required.

b. **Lot Coverage.**

Lot coverage shall be limited only by setback requirements

c. **Height.**

Height limits are not automatically applied as called for in Title 19.08.

d. **Service Area.**

Service areas and loading docks shall not be located at frontage lines
All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. **Utilities.**

Utility vaults shall be located underground for all new developments
Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.
All power lines shall be located underground from the nearest street access to the project site

f. **Alleys.**

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. **Encroachments.**

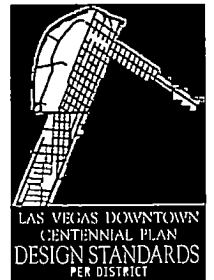
No aerial encroachments are permitted No vacations of the street right-of-way shall be permitted for expanding the building footprint.

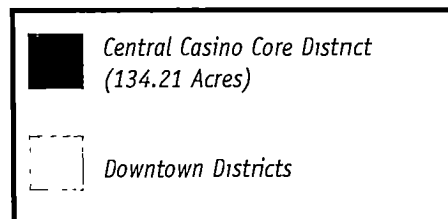
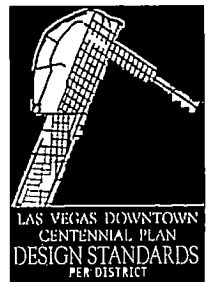
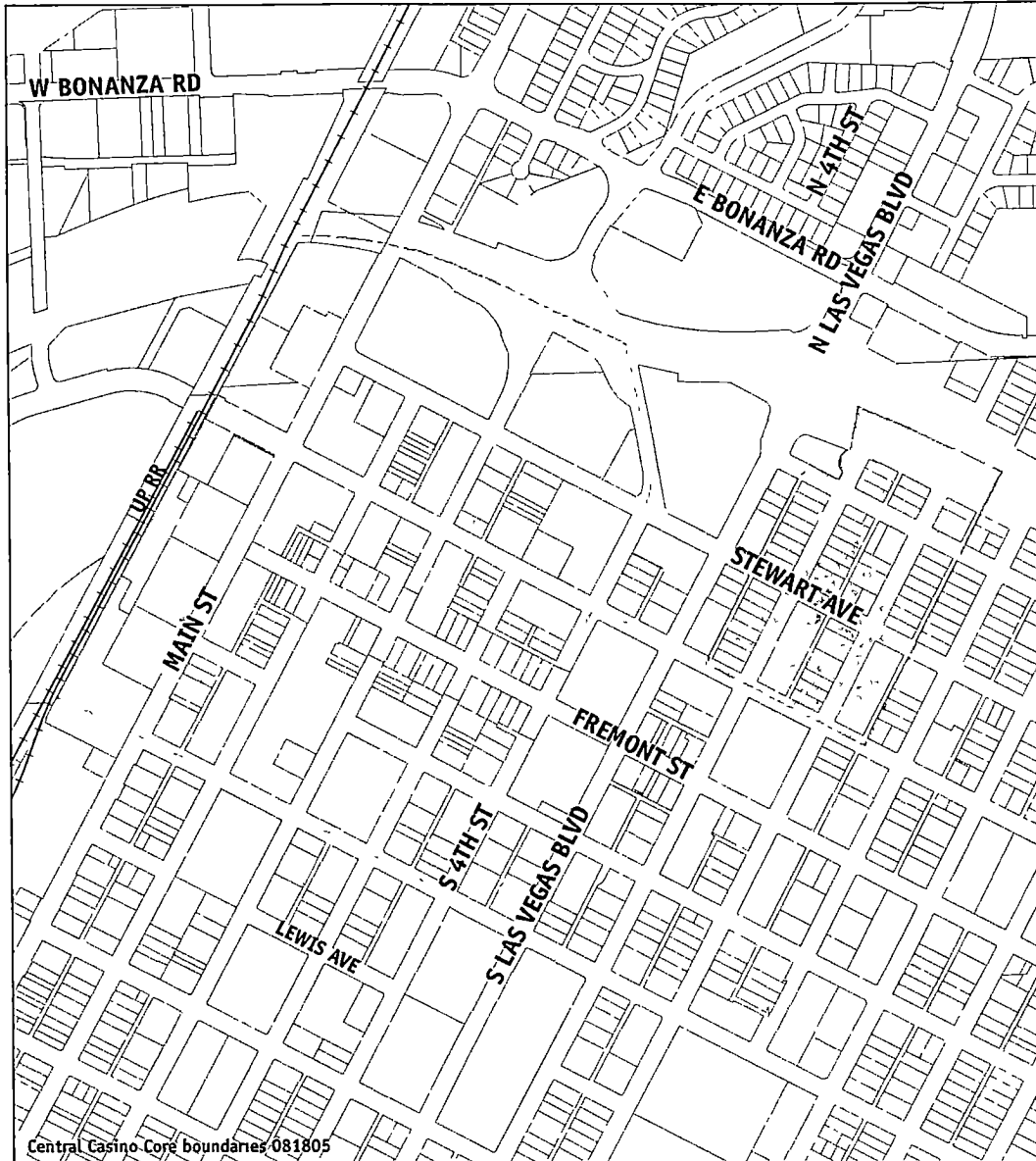
2. Permitted Uses.

Per Title 19.04.010 Land Use Table.

3. Parking and Related Standards.

a. **Title 19.10 Parking Standards are not automatically applied.**





MAP 15 CASINO CENTER CORE DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19 18.050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

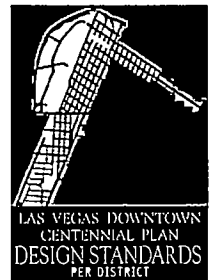
The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works. Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor



Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

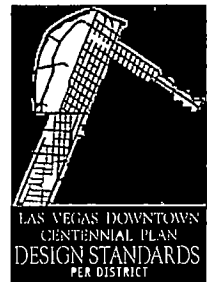
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

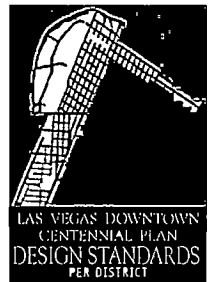
As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).

- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14).
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



6. Signage Standards.

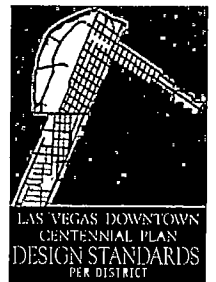
- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended, except where Title 19.06.100, the Downtown Casino Overlay District applies.

7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and

small stones, and crushed rock to a minimum depth of two inches in all areas.

- f. When a project is proposed with turf in its landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project
- g. The clustering of plant material into groups of three or more plants is encouraged
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation

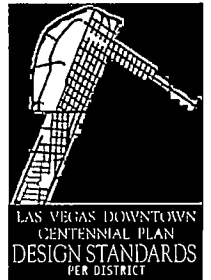


8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18 100, "Temporary Commercial Permit " In addition to the requirements listed in Title 19.18 100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk

closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.

- c **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. **Setbacks.**

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement. Industrial zoned properties are exempt from this requirement.

A required fifteen foot (15') setback from back of curb will include a ten foot (10') wide sidewalk and a five foot (5') wide landscaped strip in front of wall / fence.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. **Lot Coverage.**

Lot coverage shall be limited only by setback requirements.

c. **Height.**

Height limits are not automatically applied as called for in Title 19.08.

d. **Service Area.**

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. **Utilities.**

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.

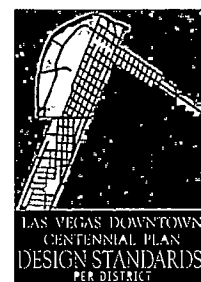
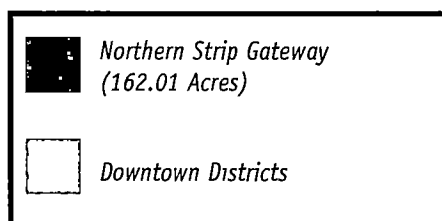
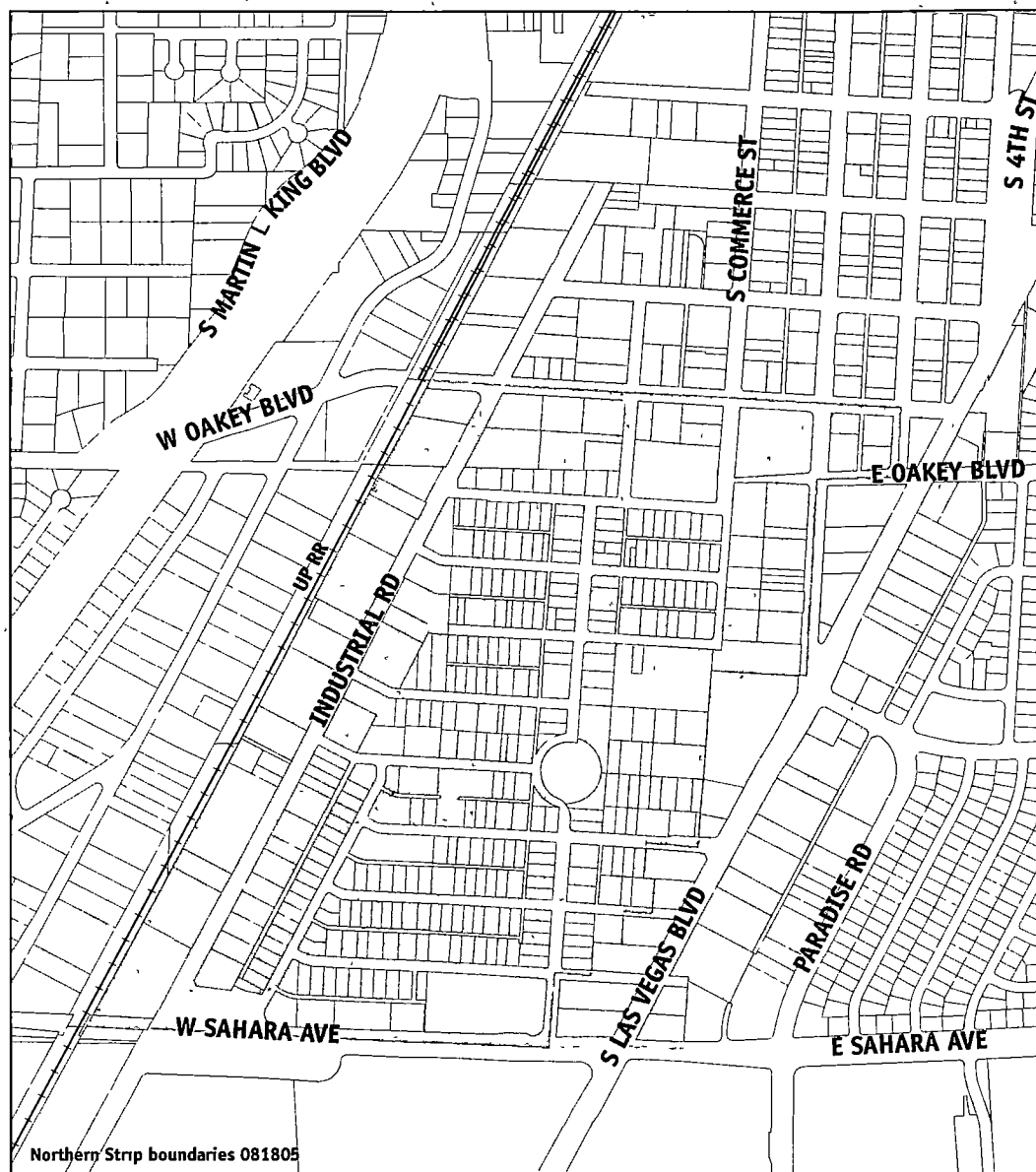
f. **Alleys.**

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. **Encroachments.**

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.





MAP 16 NORTHERN STRIP GATEWAY

h Walls and Fences.

Decorative eight foot (8') solid block walls are permitted on all sides, to include 20% contrasting material. When such walls are adjacent to a public street a three foot (3') wide landscape strip is required, utilizing clustered three to five (3-5) gallon shrubs and one 15-gallon decorative tree every 20 feet.

2. Permitted Uses.

Per Title 19 04.010 Land Use Table.

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.

b. Handicapped Parking.

Per Title 19 10(G).

c. Loading.

Per Title 19.10 020 Loading Standards are not automatically applied.

d Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and /or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and /or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18.050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times



Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

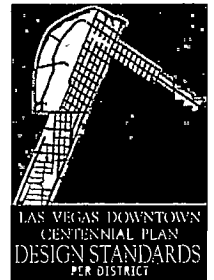
h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.

Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.



4. Streetscape Standards.

a Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other

landscape elements such as freestanding planters, planter boxes and hanging baskets

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 foot intervals.

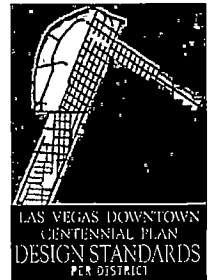
d. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e. Bus Turnouts.

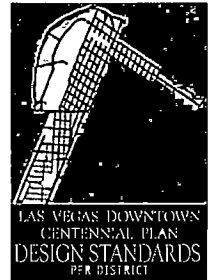
Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).
- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc. (Graphic 14)
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



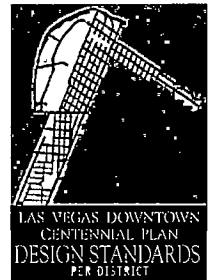
6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.14, Sign Standards as revised and amended.

7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.

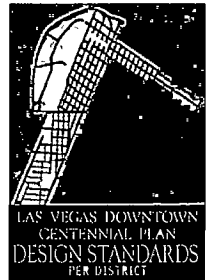
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and it's relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation



8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9 16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18.100, "Temporary Commercial Permit " In addition to the requirements listed in Title 19.18.100, the following standards shall also apply

1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 3. The construction fencing shall be no higher than 12 feet.
 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City traffic engineer.
- c **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
 2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
 3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Side: No side yard setback is required.

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements.

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines. All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8).

g. Encroachments.

No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

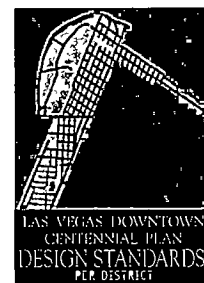
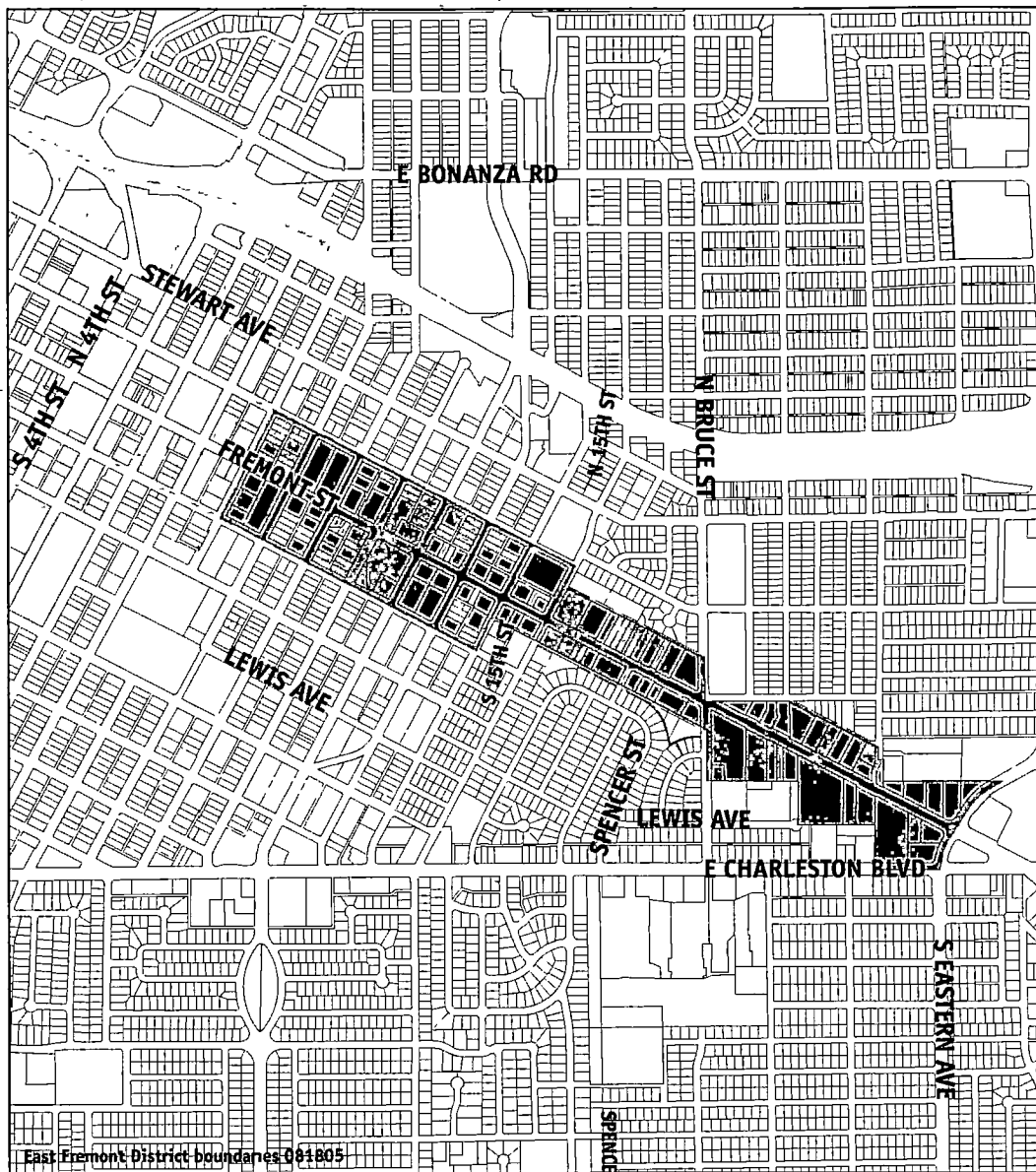
2. Permitted Uses.

Per Title 19.04.010 Land Use Table

3. Parking and Related Standards.

a. Title 19.10 Parking Standards are not automatically applied.





MAP 17 EAST VILLAGE DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19.10 020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9)

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10).

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan {Title 19.18 050F(2)}.

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times.

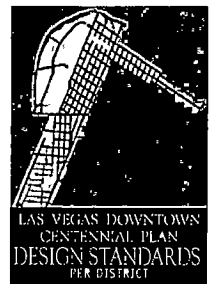
Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space.

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i. On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11).

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works.

Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

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b. East-West Streets.

Fremont Street shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary



landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals.

c. Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11)

d. Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
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- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.

6. Signage Standards.

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7. Landscape Standards.

- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.
- f. When a project is proposed with turf in its landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project.
- g. The clustering of plant material into groups of three or more plants is encouraged.
- h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.



- i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
- j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.

8. Construction Standards.

- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
- b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19 18.100, "Temporary Commercial Permit " In addition to the requirements listed in Title 19.18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City traffic engineer.
- c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:
 - 1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.



2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14 090.



1. Site Planning Standards.

a. Setbacks.

Front: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement.

Corner Side: 70% of the first story façade shall align along the front property line. Arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy this requirement

Side: No side yard setback is required

Rear: No rear yard setback is required.

b. Lot Coverage.

Lot coverage shall be limited only by setback requirements

c. Height.

Height limits are not automatically applied as called for in Title 19.08.

d. Service Area.

Service areas and loading docks shall not be located at frontage lines
All auto-related facilities (working bays, storage, etc.) shall orient away and be screened from public view.

e. Utilities.

Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint In no case shall they be located along the street frontage of the project.
All power lines shall be located underground from the nearest street access to the project site.

f. Alleys.

Alleys that are not abandoned with new development shall be redeveloped to conform to the standard alleyway treatment (Graphic 8)

g Encroachments.

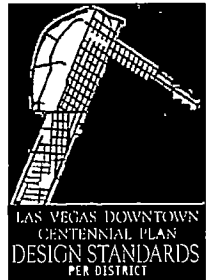
No aerial encroachments are permitted. No vacations of the street right-of-way shall be permitted for expanding the building footprint.

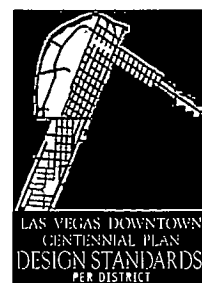
2. Permitted Uses.

Per Title 19 04.010 Land Use Table

3. Parking and Related Standards.

a Title 19.10 Parking Standards are not automatically applied.





MAP 18 FREMONT EAST DISTRICT

b. Handicapped Parking.

Per Title 19.10(G).

c. Loading.

Per Title 19 10.020 Loading Standards are not automatically applied.

d. Parking Screening.

When parking lots face public streets, ornamental screen and landscaping shall be incorporated (Graphic 9).

e. Parking Structures.

Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure. Such structures shall have no front or corner side setback (Graphic 10)

Exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings and shall incorporate the same materials, finishes and proportions of the primary building.

Where parking structures do not incorporate ground level retail, office and/or restaurant space then a ten-foot landscaped setback is required. Said setback shall have sufficient enough landscaping as to block the parking structure from view at the pedestrian level.

f. Temporary Parking.

When a development requires a temporary parking lot (up to 36 months), a solid parking surface and streetscape amenities are required, but the interior landscaping requirements may be waived by filing a Minor Review of Site Development Plan (Title 19 18 050F(2)).

g. Parking Lot Development Standards.

All off-street surface parking lots shall be paved and include access aisles and driveways. Surface treatments including paving and striping shall be maintained in good condition at all times

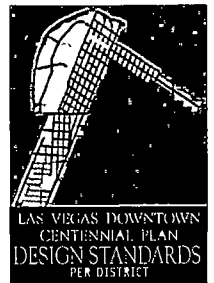
Surface parking lots shall provide a minimum of one shade tree for every six spaces in landscaped islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space

Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two-feet from the beginning of said sidewalk, landscaped area, street, or alley.

Parking spaces directly adjacent to buildings are discouraged.

h. Parking Lot Access.

When possible, adjacent parcels requiring access drives shall share a common centrally located access drive.



Wherever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install curb and gutter, and landscape the area to match the adjacent landscaping/streetscape.

i On-Street Valet Parking.

On-Street Valet parking is permitted within the Centennial Planning area. Requests for an on-street valet parking permit must be made in writing and shall be accompanied by a filing fee to the City Traffic Engineer. A right-of-way usage fee may also apply. The City Traffic Engineer is solely responsible for issuing on-street valet permits with conditions that are in the best interest of the City and the general safety of the public.

4. Streetscape Standards.

a. Right-of-Way Improvements.

All streets shall have a five foot amenity zone and a 10 foot wide, unobstructed sidewalk (Graphic 11)

The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access and have stamped pattern concrete (Graphic 12).

The entire 10-foot width of public right-of-way sidewalks shall not exceed a 2 percent slope.

All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in accordance with the Las Vegas Downtown Centennial Plan area models and specifications. Placement and spacing of light fixtures shall be as directed by Public Works. Supporting landscape and streetscape improvements shall be incorporated into the streetscape design including lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets.

Streetlights and decorative pedestrian lights shall be incorporated into any new streetscape improvements per district standards. Overhead lights must provide the ambient light necessary for safety and traffic operations and must meet City of Las Vegas Department of Public Works standards. Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. Roadway lighting shall be installed per the Public Works approved standards.

b. North-South Streets.

Major north-south streets (Main, Casino Center, Fourth, and Las Vegas Boulevard) shall be designed thematically with Deglet-Noor



Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia or African Sumac shade trees may be provided between the palm trees with a minimum height of 15-feet.

All other north-south streets shall only have shade trees (Photo 16).

c. East-West Streets.

East-west streets shall be designed thematically with Southern Live Oak, Shoestring Acacia or African Sumac shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 foot intervals

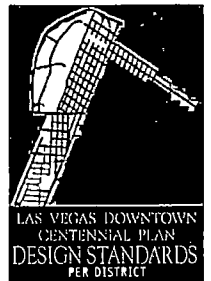
d Flood Control Development Standards.

When the finished floor elevation of the ground floor of a building must be raised above the grade of the adjacent public sidewalk due to flood control purposes, any stairs or ramps to the new finished floor elevation must be accommodated on private property and not within the public right-of-way in order to maintain a consistent 10' feet wide public sidewalk. Said stairs or ramps should be accommodated within an exterior arcade or similar architectural feature (Graphic 11).

e Bus Turnouts.

Charter bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for buses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with the normal flow of traffic.

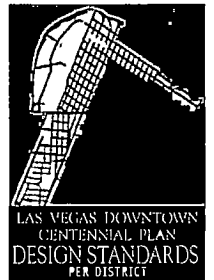
As appropriate, public bus turnouts shall be required to accommodate bus stops outside existing travel lanes as required by Public Works.



5. Architectural Design Standards.

- a. Roofs and rooftops shall be designed with consideration to views from above. No highly reflective materials or contrasting colors shall be used. All mechanical equipment shall be screened from street level and surrounding building views.
- b. An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides (Graphic 13).
- c. Extended, blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades (Graphic 14).

- d. The use of arcades, awnings and canopies on the ground floor of a building is required unless waived by City Council as part of a site development plan review. An encroachment agreement with Public Works is required.
- e. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc (Graphic 14)
- f. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented areas.



6. Signage Standards.

- a. The design, installation, and maintenance of all signs shall be in full conformance with current Title 19.06.100, Downtown Casino Overlay District as revised and amended.

7. Landscape Standards.

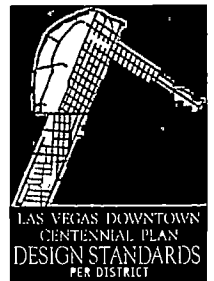
- a. All landscape plans must comply with the City of Las Vegas Municipal Code Chapter 14.11 Drought Plan. Where landscape standards differ in the Las Vegas Downtown Centennial Plan then Chapter 14.11 will prevail.
- b. Landscape and irrigation plans may be combined on the same drawing with required Site Development Plan when lot coverage allows for perimeter landscaping.
- c. At Staff's direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.
- d. Where perimeter landscape is required, the minimum requirement will be one 24" boxed tree every 20 feet on center with four (5) gallon shrubs per each required tree.
- e. Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, but not be limited to, rocks and small stones, and crushed rock to a minimum depth of two inches in all areas.

- f. When a project is proposed with turf in it's landscape design it will be limited to a maximum of 25% of total landscaped area for commercial and industrial projects and a maximum of 30% for a multi-family project
 - g. The clustering of plant material into groups of three or more plants is encouraged.
 - h. All landscape and irrigation plans shall be prepared and stamped by a registered Architect, Landscape Architect, Residential Designer or Civil Engineer.
 - i. The owner, developer and occupant of the property are jointly and severally responsible for maintaining or assuring the ongoing maintenance of installed landscaping so that the landscaping continues to thrive.
 - j. All landscape located within the public right-of-way shall have an encroachment agreement from Public Works prior to installation.
8. **Construction Standards.**
- a. **Noise.** The entire Las Vegas Downtown Centennial Plan area shall be considered a commercial use district as related to the noise ordinance, per Title 9.16.
 - b. **Construction Fences.** Construction fences within the Las Vegas Downtown Centennial Plan area shall be subject to the requirements listed in Title 19.18 100, "Temporary Commercial Permit." In addition to the requirements listed in Title 19 18.100, the following standards shall also apply:
 - 1. Any exposed plywood utilized for construction fencing shall be painted. Where chain link fencing is utilized, a privacy screen shall be utilized so as to screen and protect passersby from the construction activities.
 - 2. The construction fencing shall not be allowed to encroach public rights-of-way, except as otherwise approved by the City Traffic Engineer or designee.
 - 3. The construction fencing shall be no higher than 12 feet.
 - 4. Plywood fencing with a canopy over the sidewalk providing a covered walkway shall be required wherever multi-level construction is occurring adjacent to the sidewalk. These covered walkways must be designed per International Building Code Chapter 33, Section 3306 and permitted through the Building Department. Sidewalk closures with pedestrian detouring will not be permitted in lieu of the walkway canopy unless authorized by the City Traffic Engineer.



c. **Construction and Real Estate Signs.** Permits for construction and real estate signs shall be issued in accordance with Title 19.14. In addition, the following standards shall apply:

1. Construction signs shall be located on the same site as the approved development, or on the same site as an approved construction yard for that specific development. Real estate signs may be located on the same site as the approved development, or on the same site as an approved Temporary Real Estate Sales Office where allowed.
2. Complimentary directional signage is permitted only for businesses that are directly affected by the new project.
3. Construction and real estate signs may be located directly on construction fencing. In such cases, the minimum setback requirements, maximum area requirements, minimum clearance requirements, and maximum number requirements shall not be automatically applied. Such signage shall be issued via a temporary sign permit. Freestanding construction and real estate signs shall be subject to the requirements listed in Title 19.14.090.



AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

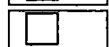
NEW BILL:

Bill No. 2006-68 – Adopts the Union Park Design Standards and integrates them into other provisions that pertain to the Downtown Overlay District. Sponsored by: Mayor Oscar B. Goodman

Fiscal Impact



No Impact



Budget Funds Available



Augmentation Required

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will adopt the Union Park Design Standards and integrate them into the Downtown Centennial Plan and other provisions that pertain to the Downtown Overlay District. The essential provisions of the Design Standards were approved by the Planning Commission on October 5, 2006.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2006-68

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None), (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

SCOTT ADAMS, Director of the Office of Business Development, commented that this matter is related to Item 5, and it is companion to two items that were brought to and approved by the Council. The subdivision plan was approved for Union Park. This bill adopts a new set of urban design standards for the development of each block in Union Park.

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

RITA BRANDIN, Project Manager for Newland Communities, gave a brief overview on the design standards, which set forth specific criteria for developers in the context of an urban mixed-use character. That criteria has been specifically designated in four sections. It talks about Union Park being part of the broader development area; such as World Market Center and the Chelsea Outlet Center. The Standards narrow down the requirements for individual developers with regards to streetscapes and pedestrian areas. A fourth section delineates block-by-block development and land uses. Additionally, the design guidelines set forth the design-review-committee process, whereby the five-member committee will take the developer through the various submittals prior to going through the Planning Commission and City Council processes. In essence, this committee process provides guidance.

TOM MCGOWAN, Las Vegas resident, appreciated the presentation, but countered that it was incomplete. He asked about the inclusion of green buildings and any efforts to make sure the fire department has access to buildings that might not conform to traditional design and architecture. He questioned the cost of a single piece of equipment to fight a fire at these modern buildings. With regard to the design requirements, MS. BRANDIN indicated that developers will have to adhere to LEED standards, which will be verified through submittals and appearances before the design review committee. As far as fire safety, MR. ADAMS commented that the master plan of the area includes a fire station in Block P. Every building will have to undergo review to ensure the standards are met. Any issues that arise must be resolved during the process.

MR. MCGOWAN remarked that the process discussed is a step-by-step process that takes a cautious approach. Since there is nothing permanent for review, the Recommending Committee is being asked to approve a largely undisclosed item. He noted that it is important for everybody to understand that government takes everything step-by-step and must scrutinize everything.

COUNCILMAN ROSS referred to the land use plan and mentioned that this bill adopts the building design standards. He verified with MS. BRANDIN that there is current interest in all the lots. He then asked if there is flexibility in the uses, to which MR. BRANDIN responded that the plan is to work with the developers on a block-by-block basis. Developers may request variances to design the standards, but Newland would prefer to stay true to the mixed-use standards in place.

COUNCILMAN ROSS felt comfortable that Newland is moving in the same direction as the City, while keeping the public aware of the efforts, guidelines and plans.

MR. MCGOWAN interjected that the public was not involved in this process and might oppose the plan later. COUNCILWOMAN TARKANIAN noted that public meetings were held.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

1 **BILL NO. 2006-68**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO ADOPT THE UNION PARK DESIGN STANDARDS, TO INTEGRATE
4 THEM INTO OTHER PROVISIONS THAT PERTAIN TO THE DOWNTOWN OVERLAY
DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Sponsored by. Oscar B Goodman, Mayor

Summary: Adopts the Union Park Design
Standards and integrates them into other
provisions that pertain to the Downtown Overlay
District

8 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
9 AS FOLLOWS

10 SECTION 1. Attached to this Ordinance is a document entitled the "Union Park
11 Design Standards," the essential provisions of which were approved by the Planning Commission on
12 October 5, 2006. That document, copies of which shall be on file in the office of the City Clerk and
13 in the Planning and Development Department, is hereby adopted by the City. The Union Park Design
14 Standards:

15 (A) Are hereby incorporated into Subsection (B) of Section 19.06.060 of the Las
16 Vegas Municipal Code;

17 (B) Are hereby incorporated into the Development Standards or Design Standards
18 that are applicable to the Parkway Center District in the Downtown Centennial Plan, as the Plan has
19 been adopted and may be amended or replaced from time to time; and

20 (C) Shall apply to all development within that portion of the Parkway Center
21 District bounded by Bonneville Avenue on the south, Grand Central Parkway on the west and north,
22 and the Union Pacific Railroad right-of-way on the east

23 SECTION 2 Title 19, Chapter 6, Section 60, of the Municipal Code of the City of
24 Las Vegas, Nevada, 1983 Edition, is hereby repealed in its entirety.

25 SECTION 3. Title 19, Chapter 6, of the Municipal Code of the City of Las Vegas,
26 Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60,
27 reading as follows.
28

1 **19.06.060 DOD Downtown Overlay District**

2 (A) Intent. The intent of the Downtown Overlay District is to establish special standards for
3 development within the City's established urban core. The boundaries of the District shall be
4 coterminous with the boundaries of the Las Vegas Downtown Centennial Plan, as adopted by
5 ordinance, and as the boundaries may be amended from time to time.

6 (B) Design Standards. Development within the Downtown Overlay District shall conform to the
7 Design Standards that are included within the Las Vegas Downtown Centennial Plan. Those Design
8 Standards are adopted and incorporated by this reference. In addition, development within the
9 boundaries of any sub-districts within the Downtown Overlay District shall conform to applicable
10 Design Standards that have been adopted for that sub-district. As and when such Design Standards
11 for sub-districts are adopted, they shall be deemed to be incorporated into this Subsection by this
12 reference. Copies of all Design Standards adopted by the City Council (whether published separately
13 or not) shall be on file in the Office of the City Clerk and in the Planning and Development
14 Department. The Downtown Centennial Plan Design Standards are mandatory and shall apply to any
15 property and zoning category within the District, and any Design Standards adopted for any sub-
16 district are mandatory and shall apply to any property and zoning category within the sub-district to
17 which they pertain. Design Standards referred to in this Subsection may be amended from time to
18 time by ordinance or by resolution of the City Council. If the City Council adopts more restrictive
19 design standards for one or more additional sub-districts within the Downtown Overlay District, those
20 more restrictive standards shall apply to the sub-district to which they pertain.

21 (C) Special Provisions. In order to encourage the development of a complex, visually interesting
22 and urbane walkable mixed-use environment, and to encourage transit-oriented development as future
23 transit routes and stations develop within the Downtown area, properties within the Downtown
24 Overlay District are exempt from the automatic application of the mandatory maximum building
25 height, required building setback, maximum lot coverage, residential adjacency, standard landscaping
26 requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section
27 19.08.060, Chapter 19.10, and Chapter 19.12. However, the exemption does not prohibit City staff,
28 the Planning Commission, and the City Council from imposing limitations on the approval of a Site

1 Development Plan. Site Development Plan applications within the Downtown Overlay District shall
2 be evaluated on a case-by-case basis to determine the extent to which those standards shall be
3 required.

4 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
5 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
6 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
7 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
8 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
9 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
10 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
11 invalid or ineffective.

12 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
13 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
14 1983 Edition, in conflict herewith are hereby repealed.

15 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

16 APPROVED:

17
18 By _____
19 OSCAR B. GOODMAN, Mayor

20 ATTEST:

21 _____
22 BARBARA JO RONEMUS, City Clerk

23 APPROVED AS TO FORM:

24 Val Steep 11-21-06
25 _____
26 Date
27
28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

18

19

20

21

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23

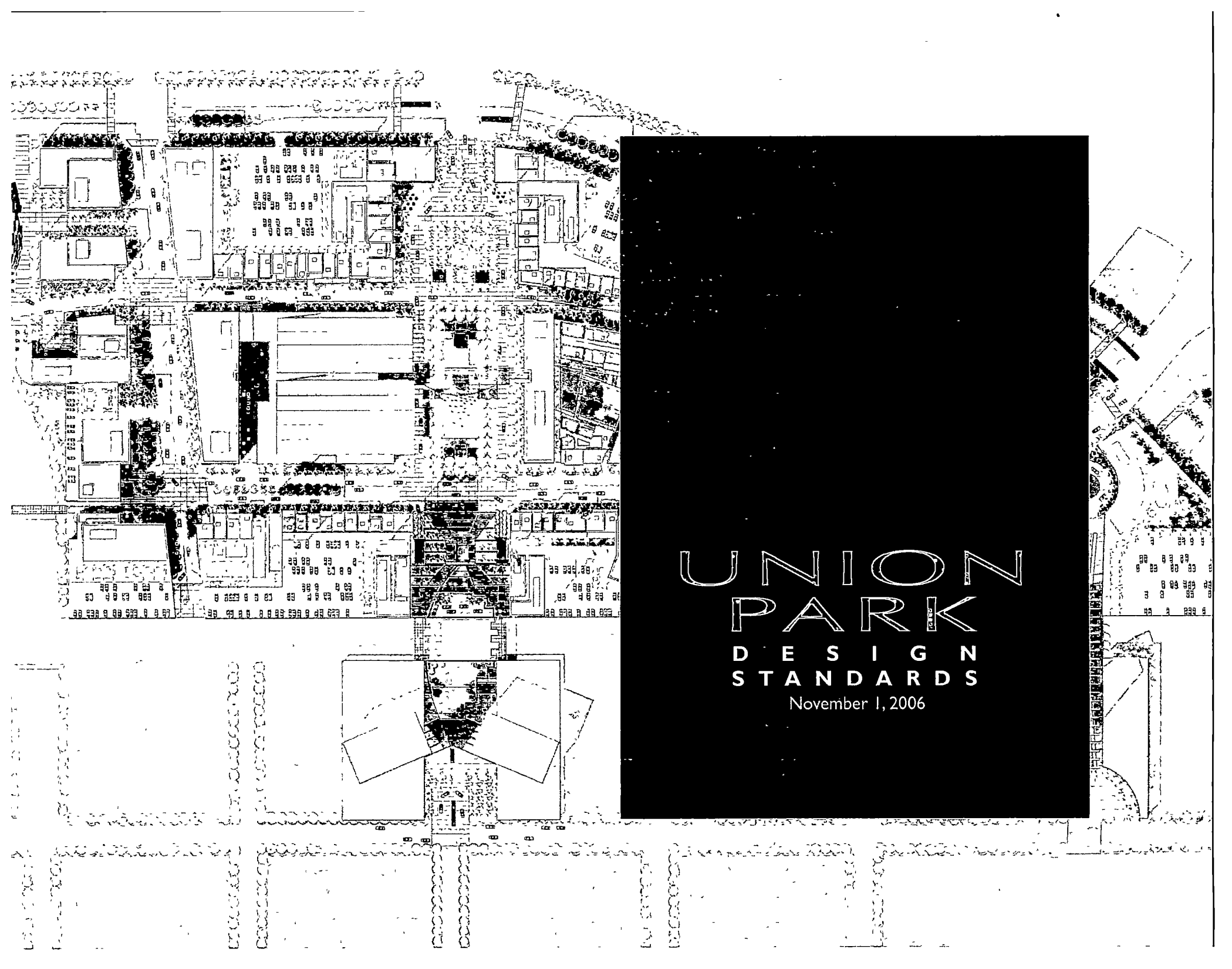
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25

26

27

28

An architectural site plan of Union Park, showing a grid of streets, building footprints, parking lots, and landscaped areas with trees. A large black rectangular box is overlaid on the right side of the plan, containing the title and date.

UNION PARK

DESIGN
STANDARDS

November 1, 2006

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Introduction

In 2000, the City of Las Vegas launched a re-urbanization plan for Downtown, looking ahead to a Downtown renaissance by 2020. Population increases have fueled a demand for denser infill housing and urban living near Downtown. The 61 acre Union Park parcel is a critical element in the City's renaissance plan. Union Park will be a new urban environment for the Downtown area, a walkable downtown village with a compelling identity, appealing landscaped environments and a variety of entertainment and dining choices.

Creation of Urban Density The plan focuses on maximizing density rather than limiting it, to generate the multiplicity of activities and urban excitement that will make Union Park memorable.

To generate the high density that creates a mixed use urban district, every block must be developed efficiently and densely to achieve the critical mass of residents and visitors that will make it an exciting urban district. The expectations at buildout for land uses in Union Park include the following.

- *Diversity of residential building types including low rise town houses and high rise apartments, enough to create an urban village*
- *Medical and general office space creating an employment center in Union Park*
- *A critical mass of destination retail, restaurant and entertainment uses to enliven the urban neighborhood*
- *A choice of business, boutique and entertainment-related hotels for visitors*
- *A world-class performing arts center on Symphony Park as a regional draw for Union Park*
- *Parking in each block for each use, serving daytime and evening uses with equal convenience.*

Development Concept To create the exciting urban skyline that is expected, building heights are anticipated to be high. The only limitation on building height is the availability of parking on the parcel or in the immediate area. All off-street parking will be in multi-story structures, some below grade and most above grade. The structures will be wrapped by other uses in most cases except for some instances where they may be exposed.

Development Parcels The 61-acre site is divided into 17 development parcels. The sale parcels consist of all the land behind the back of curb lines on each block. Owner/developers will provide the streetscape of the sidewalks, and all development behind the back-of-curb line, which is also the build-to line referred to later in this booklet. In this way, the sidewalks are all private property, and the moving and parking lanes are public. Public streetscape, landscape, lighting and signage are intended to create visual amenity and durability while protecting land values and the private investment.

The City's Roles The City will build the Union Park streets (between the curb lines) and infrastructure serving each block. The City will also convene a Design Review Committee who will review and approve designs for each project design submittal.

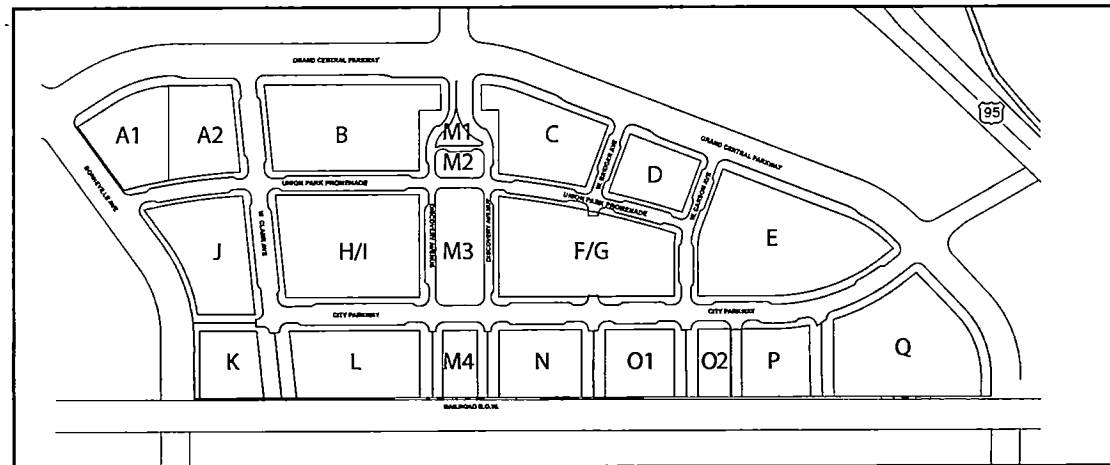
Development Timeline and Process Union Park is a multi-phase project, with projects proceeding on coordinated timetables. Some blocks will be phased so that later phase—more intensive—development will be initiated with structured parking and high rise buildings replacing temporary surface parking.

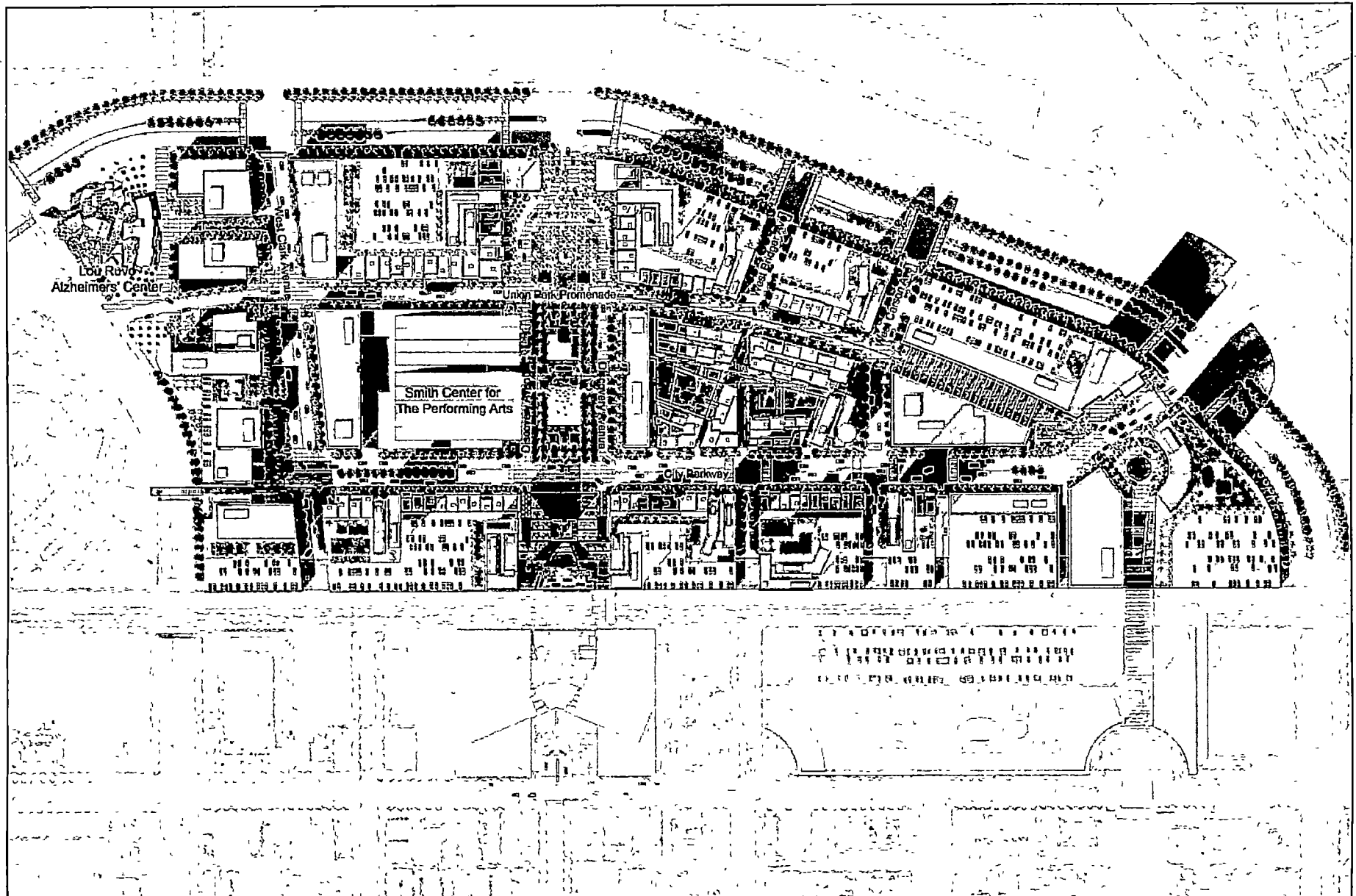
Mixed Use The greater the mix of uses, the more urban the Union Park experience. The high-rise environment provides opportunities for both vertical and horizontal mixed uses.

Critical Housing Density Developers will be expected to create housing densities that are comparable to Chicago, New York or Vancouver, while creating a great number of units closer to the street in liner buildings that create street continuity, and towers that create a distinctive skyline and views.

Environmental Conditions The 61 acre site was formerly owned by the Union Pacific Railroad. Analysis of contaminated soils has been conducted. Maps of this information are available from the City of Las Vegas Office of Business Development and/or Newland Communities.

Entitlements The City will work closely with Union Park developers to entitle each project in a timely manner.





Union Park Illustrative Master Plan

DESIGN STANDARDS

Design Standards are graphic and written principles of design which are to be incorporated into the design of each development block in a project area. In this case, they are an aid to achieving a high level of design excellence at Union Park. The success of Union Park as a place depends upon each developer and designer becoming familiar with all parts of these Design Standards and incorporating them into the designs for each block.

Relationship to Other Documents

These design standards shall apply to all development in the project area. Where these development standards are in conflict with Title 19 of the Las Vegas Municipal Code, the City of Las Vegas 2020 Master Plan, or the standards of the Las Vegas Downtown Centennial Plan, then the more restrictive standard shall apply. Where these design standards are silent on a particular issue, the requirements of Title 19 of the Las Vegas Municipal Code, the City of Las Vegas 2020 Master Plan, or the standards of the Las Vegas Downtown Centennial Plan shall apply.

Design Standard Philosophy

Union Park Design Standards will guide developers and architects through the process of creating a pedestrian-oriented, visually cohesive and economically viable urban community. The Standards promote a clear and consistent process for the development of parcels. While they keep a perspective on the vision, they are also flexible in accommodating a mix of uses while helping to shape a variety of building forms. They do not mandate particular architectural styles or building materials. Instead, the Standards do the following:

- Recognize that Union Park will be built and evolve over time

- Create and maintain a standard of quality that will sustain real estate values
- Promote a cohesive development pattern while allowing for diversity and variety in the design and construction of individual projects
- Assist designers, City Staff, developers and others in making consistent design choices that reinforce the vision.
- Provide clear guidance to the process of Design Review and public approvals

Each development will be reviewed for compliance with the Design Standards, according to the Design Review process described in the back of this book. This book of Design Standards is organized into four major parts.

SECTION 1

UNION PARK ORIENTATION: a section that orients the project developer and designer to the systems and requirements that affect not only the individual sites but also the site as a whole. Items such as parking and access, site drainage, public open space and solar orientation are covered in this section.

SECTION 2

STREETSCAPE AND OPEN SPACE: this section delineates the major characteristics of all the streets in Union Park, including their cross sections, design themes and streetscape elements. This is important for each developer because it includes design back of the curb line which will be the responsibility of the developer.

SECTION 3

GENERAL SITE AND BUILDING DESIGN STANDARDS:

Divided into Intents and Standards, each of the sections covers a different non-geographic feature such as building articulation,

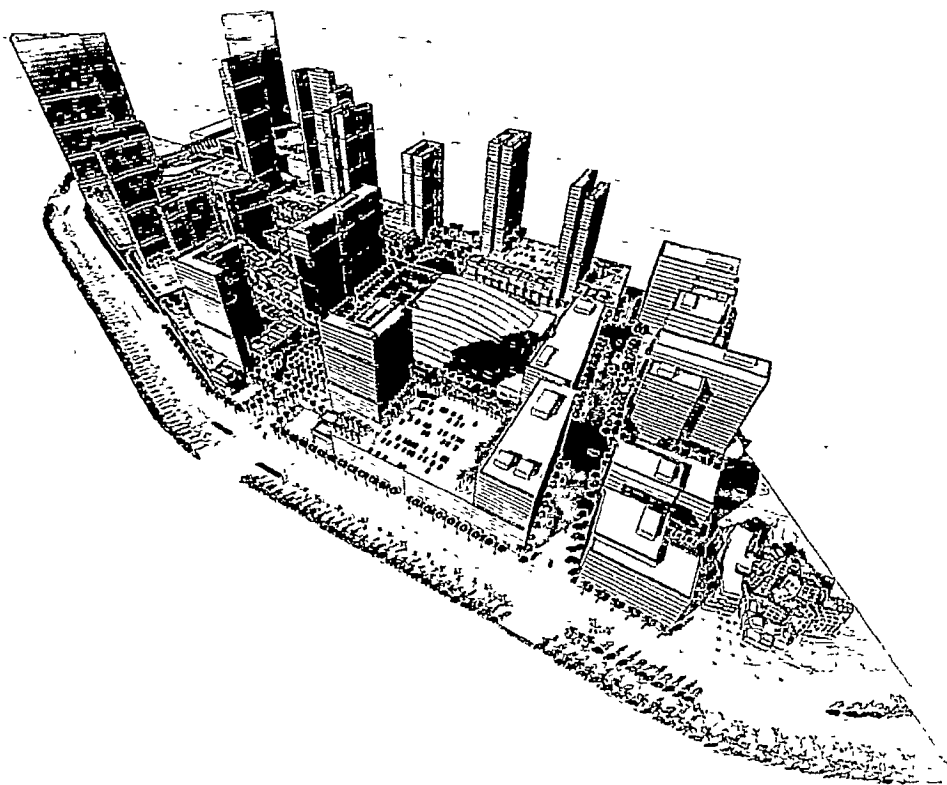
signage, site lighting and active building frontages. Each of these contributes to the success of the urban environment by adding a functional and aesthetic note to the overall look and feel of Union Park.

SECTION 4

CHARACTER OF THE BLOCKS: This last section describes allowable and encouraged buildings, setbacks, active frontages, parking access and other parameters of each land parcel (block). Setbacks, open space features, view corridors and other features are displayed so that the designer has a logical starting point for design.

Each Design Standard is organized into a hierarchy of intents and Standards. The Intent is a statement of the purpose or goal behind each design Standard. In the event that specific language of each Standard is not definitive, the Design Review Committee reserves the discretion of making decisions on the basis of their understanding of the Intent. This interpretation shall govern.

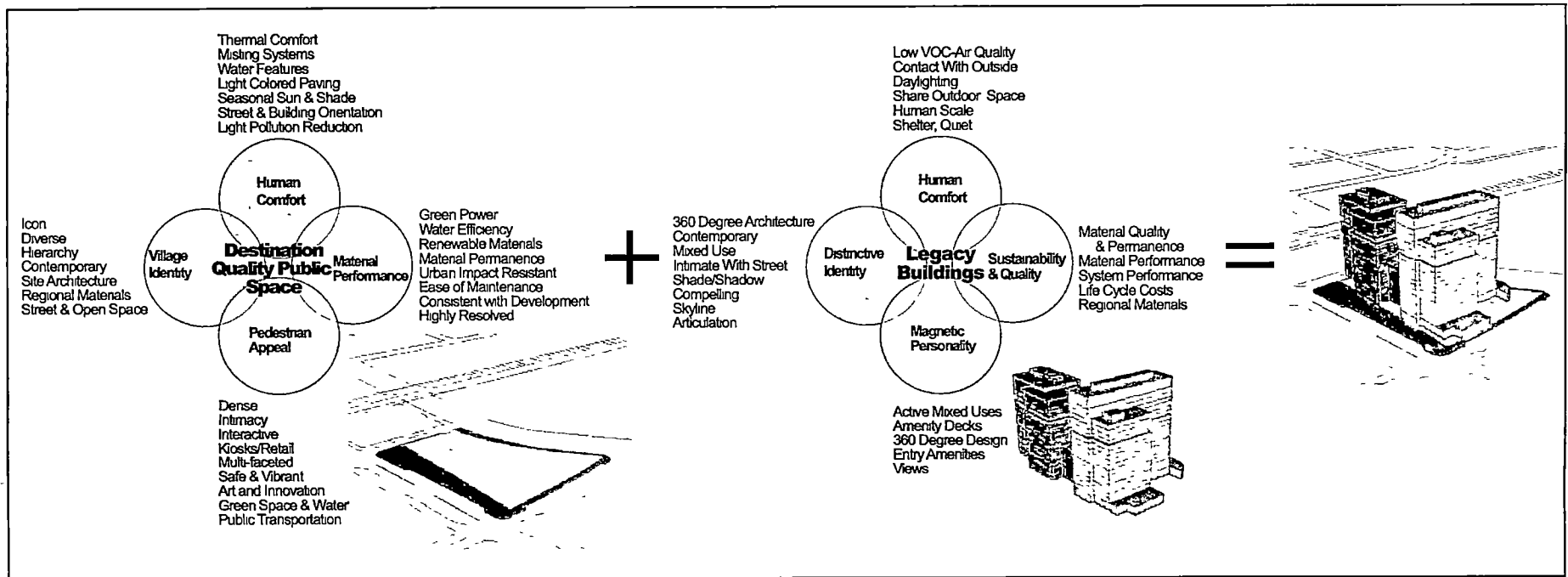
Each principle is either a required or a recommended standard. Required standards are accompanied by the language of "shall do" rather than "should" or "it is encouraged." Recommended standards are suggested components, termed as "should do" or "is encouraged." Overall the quality of Union Park may depend on the developer following most if not all of these optional elements. However, they also provide negotiation points if either the developer or the Design Review Committee wishes to resolve differences of viewpoint on a design. Some sections include "acceptable" standards which describe something that is allowable or desirable.



I UNION PARK ORIENTATION

Site-wide urban design features are illustrated in this section. These include street types, parking and service access, storm water management, view corridors, active streets and the pedestrian open space system. Each development block relates to each of these site-wide features in a unique way. By understanding how these systems work and applying this knowledge, each designer will help to create a more successful environment in Union Park.

1.1 Features of the Plan



Open Space and Building Qualities

THE FEATURES OF THE PLAN

The Illustrative Plan demonstrates the key concepts for architectural design to create the high quality urban district that is Union Park. Foremost among these concepts, illustrated on the following pages, are.

Human-Scale Buildings

- A rich, human-scale band of lower building elements at and near the street level.
- Bases of each block enriched with continuous active building faces of retail and restaurant activity on several streets
- Active uses, awnings, interesting storefronts and signage create an exciting urban environment.

Comfort

- Human comfort and amenity are the major design emphasis of the streets and public open spaces
- Everything in these spaces should be designed and selected for appropriateness to climate, neighborhood concept and sustainability.

Sustainability

- Environmentally-responsible urban buildings set a high standard

Art Is Integral

- Civic nature of the neighborhood
- Themes of streetscape
- Performing arts
- Well-designed buildings and art pieces
- Integral art in streetscape and architecture

Active Uses at the Build-To Line:

- Pedestrian-oriented environment
- Parking structures are concealed behind residential and commercial building wraps.

Parking

- Simple, predictable system of parking and service entrances
- Vehicle access should be secondary to pedestrian movement

Building Scales

- Tall towers with articulated shapes
– Recognizable urban skyline
- Shapes, massing and locations allow views to the mountains and the Strip

Residential Diversity

- A diversity of residential types
– High rise apartment buildings
– Mid-rise connecting towers
– Low-rise townhomes
- Conveniences and attractions make a true urban neighborhood.

Quality Design

- High quality architectural and landscape design
- State-of-the-art environment in a hot desert climate

THE CONTEXT OF UNION PARK

Union Park is in a prime location surrounded by the Las Vegas downtown and numerous development projects. The downtown office core is directly east; the casino center is also across the railroad tracks, with Fremont Street being a center and draw for the entire area. Las Vegas' re-urbanization plan, begun in 2000, is aimed at a Downtown renaissance. The city's population exceeds 550,000 and is expected to reach more than 700,000 by 2020, creating a demand for denser in-fill housing near downtown. Property values have risen accordingly.

Adjacent Development

Several development projects are underway or have been completed adjacent to Union Park. Taken together, they represent a wide variety of downtown uses that will create markets for residential units, restaurants, retail shops and office space.

WORLD MARKET CENTER A 1.3 million SF Phase 1 of the wholesale design center, housing a 10 story collection of furniture showrooms, drawing thousands of people to each of its regular conventions. Later phases are planned to increase the showroom area to 12 million SF.

INTERMODAL TRANSIT CENTER Design is underway for the transit center. The facility will be the central regional transportation facility, housing local and express buses, Bus Rapid Transit, a monorail stop and a stop of the future high-speed, inter-city rail system.

LAS VEGAS PREMIUM OUTLET MALL Recently completed, this 435,000 s.f. premium outlet mall west of the Clark County Government Center is already providing a high traffic count of shoppers to the area.

CLARK COUNTY GOVERNMENT CENTER This civic center employs several thousand daytime county and Regional Transportation Commission office workers. A master plan for enlarging the center is being evaluated, including supplementing the on-site parking.



Union Park and Downtown Las Vegas

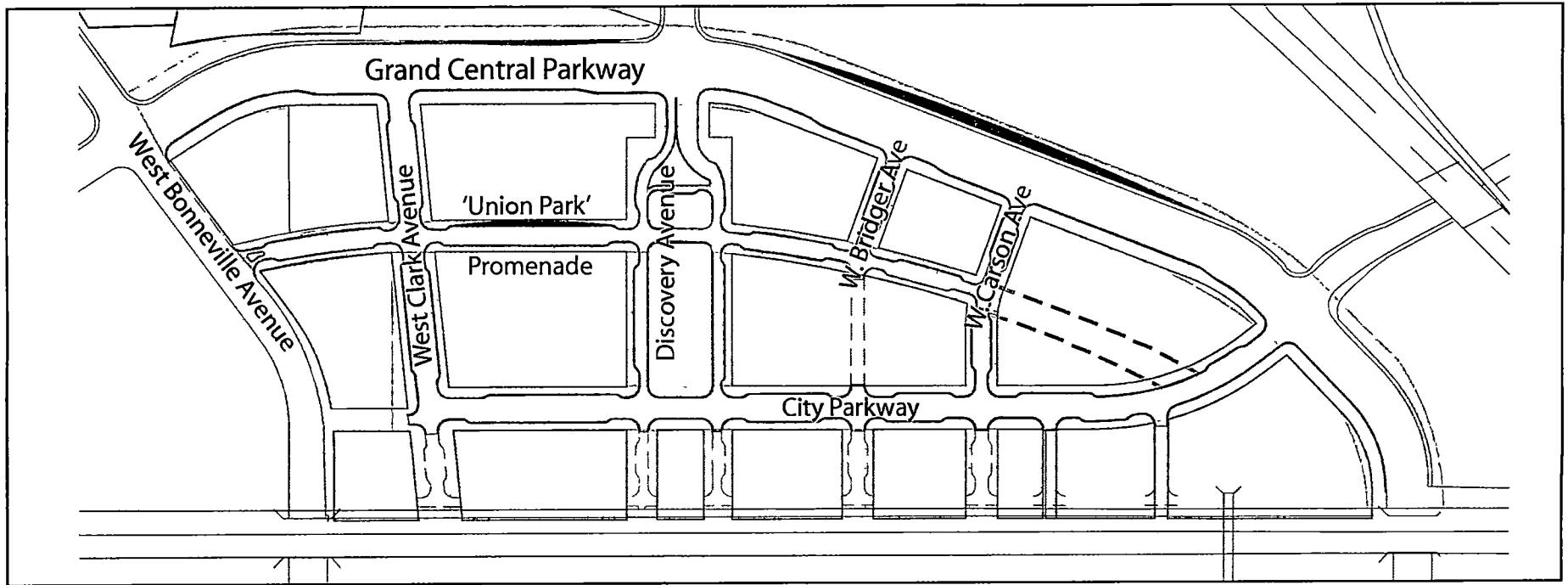
INTERNAL REVENUE SERVICE Construction is nearing completion on the mid-rise IRS building complex by the Molasky Companies, north of Ogden Street. This will provide an even greater midday worker population in the area.

PRIVATE MAIN STREET LAND HOLDINGS A private owner holds much of the strip between Main Street and the railroad tracks, with ambitions to develop these properties.

ARTS DISTRICT Along Charleston, south and east of the site, a district of arts-related and residential projects is envisioned and is taking shape.

These projects are the recent signs of a renaissance of downtown Las Vegas setting up the conditions for an exciting mixed-use high rise development district.

1.3 Streetscape Network



Street Hierarchy and Network

STREETSCAPE NETWORK

Union Park will establish a new precedent for Las Vegas with innovative urban streetscapes that incorporate sustainability practices, enhanced comfort, distinctive and artistic identity and provide destination qualities that define the urban community.

Streets will efficiently move traffic into and through the site, provide direct access to parking and offer comfortable, inviting and safe environments for pedestrians. Vehicle access into and through this site is well distributed, interconnected and coherent, and responds directly to the existing Las Vegas street network.

Designed as a system of linear open spaces, the streets of Union Park offer cool and animated areas to gather and connect people to work, home, shopping and public spaces. Rights-of-way and building massing are proportioned to enhance solar comfort. Dining, shopping and public events such as fairs, markets and celebrations are meant to take place in this realm without impeding

pedestrian or vehicular circulation. These activities create a lively and activated urban environment.

The Union Park streetscape network is comprised of varied street types, each distinguished by function and identity. Grand Central defines the arterial edge of the village and downtown. City Parkway and West Clark combine to provide through circulation from a future highway interchange at F Street. City Parkway is envisioned with a retail emphasis, and the West Clark and its esplanade anchors the medical district and provides a key address opportunity. The Union Park Promenade animates the village with retail and a mix of other uses, functioning as the primary strolling space. Discovery Avenue straddles and is defined by Symphony Park, the organizing space of the village. West Bridger and Carson Avenues function primarily as residential streets.

The Union Park streetscape network is comprised of several street types, each distinguished by function and identity.

City Parkway

A wide 4 lane boulevard with left turn pockets and on-street parking, direct connection from I-15.

Union Park Promenade

A narrow two lane shopping street, with on-street parking; no parking entries off the street.

Discovery Avenue

A wide street that becomes a one-way way pair just east of Grand Central Parkway flanks Symphony Park on both sides.

West Clark Avenue

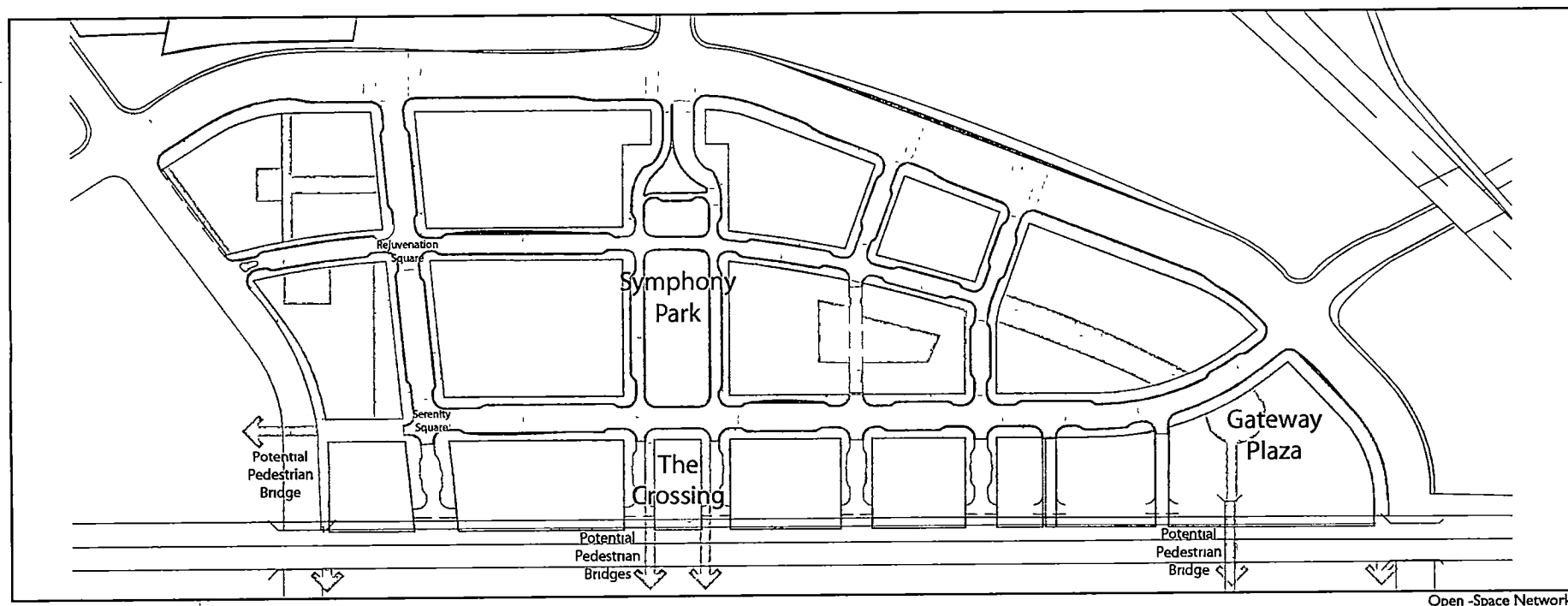
A wide four-lane boulevard with on-street parking, left turn lanes and wide sidewalks as the centerpiece for the office district.

West Carson and West Bridger Avenue

Two-lane service streets that connect from Grand Central Parkway.

Grand Central Parkway

A wide, higher speed boulevard with Bus Rapid Transit added to the median.



OPEN-SPACE NETWORK

The Union Park open-space system is organized around an urban framework based in principles of building integration, regional design and street-level comfort. Comprised of a hierarchy of parks, plazas, streetscapes and courtyards, this open-space system offers a variety of spaces intended to attract a diverse mix of residents and uses.

Designed to celebrate and accommodate both urban living and visitor experiences, the open-space system at Union Park will be built for enduring quality. Distinct and durable materials, furnishings and finishes will create a visually cohesive system that will establish a standard of quality that complements the intended building quality.

Extreme climatic variations in southern Nevada require an open-space system that provides comfortable outdoor environments by managing solar orientation and creating favorable microclimates. Through careful solar design, parks, plazas, streetscapes and courtyards will extend the daily and seasonal pedestrian experience within this desert village.

The primary organizing axis of the public space network runs east-west along the City's Lewis Street corridor, with streets named Discovery Avenue to the west of the railroad tracks. A collection of open spaces and active uses along this corridor are intended to establish a strong and direct relationship to downtown Las Vegas. Three primary spaces are positioned as a sequence within Union Park: a forecourt at the project entrance on Grand Central Parkway, a major urban park currently known as Symphony park, and a stepped plaza and associated bridges which allow pedestrians to cross the railroad tracks. This area is currently known as "The Crossing."

The primary north-south open space within the Union Park village is a pedestrian-oriented street known as the Promenade. The Promenade is uniquely designed as a signature public space within the development, linking several districts and public spaces along its north-south orientation.

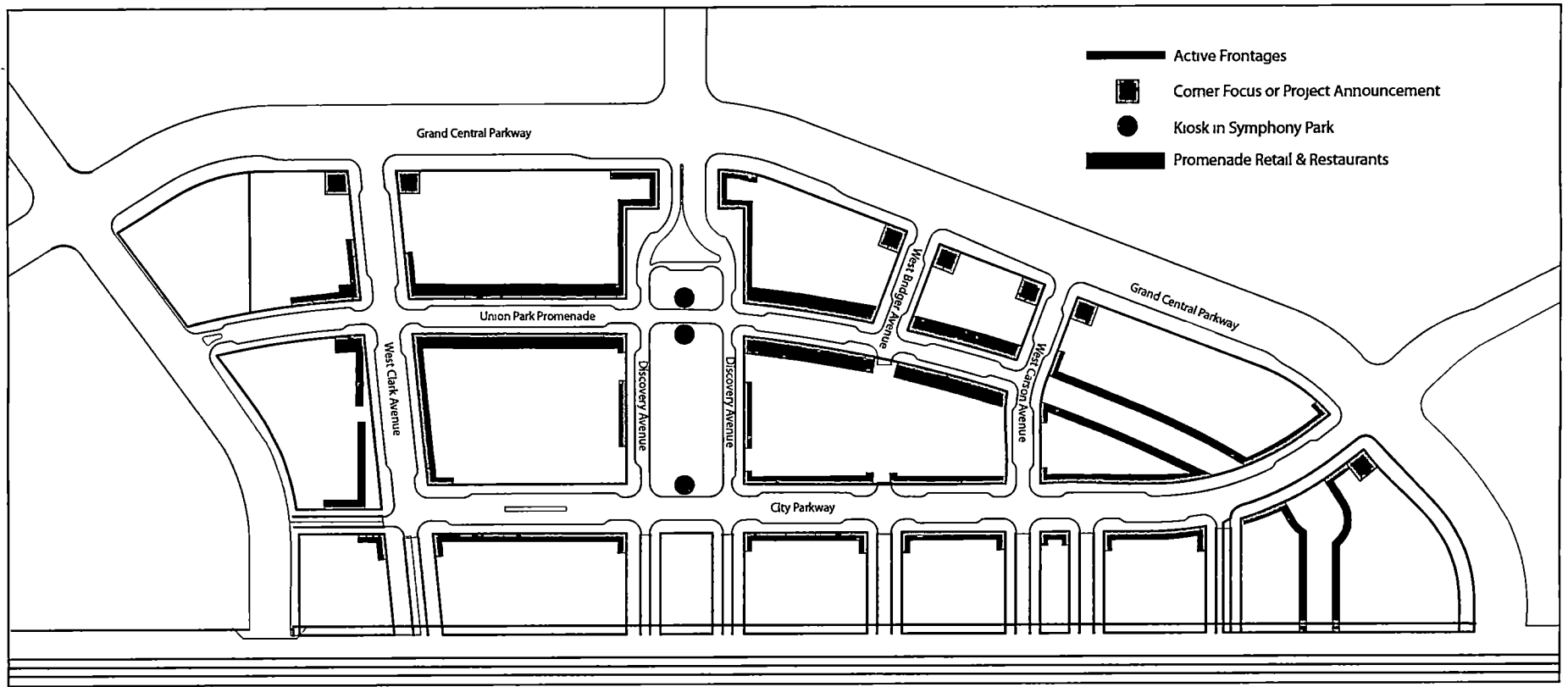
The Promenade is anchored at its northern end by Gateway Plaza, a public space that organizes an

entertainment district and transitions Union Park to Fremont Street in downtown Las Vegas. On the southern end, the Promenade arrives at a medical district. While medical and supporting uses may be organized around an internal open space system, the primary address for the area is West Clark Avenue. This street has been planned as a cool, green esplanade, with opportunities for both strolling and gathering.

Union Commons is a semi-public space defined by residential uses, intended to primarily serve these residents, but not be gated. Views, sight lines and pedestrian circulation to and from adjoining streets is intended.

A final component of the open space system at Union Park is represented by the pedestrian streetscapes, places of comfort, distinctive identity and sustainable quality.

1.5 Active Streets



Active Frontage Locations

INTENT:

- To create energized urban streets which support a pedestrian environment.
- Active frontages are comprised of retail and restaurant uses, as well as residential and office building lobbies (and some other uses).

REQUIRED

1.5.1 Active Frontages along the Promenade

The promenade will be the most vibrant and energized pedestrian corridor within the site. It shall be continuously lined with active building frontages

1.5.2 Active Frontages along Grand Central Parkway

Grand Central Parkway will be one of the site's busiest vehicular corridors, and exposed parking will be permitted along it. Active building frontages are encouraged along the Parkway at its intersection with Discovery Avenue and other corners

1.5.3 Active Frontages along West Clark Avenue

This street is an address for the medical/office neighborhood and an important pedestrian conduit within the site, and shall be lined with active frontages

1.5.4 Active Frontages along Discovery Avenue

Discovery Entrance shall be lined with active uses to mark its significance as the primary entrance into the site.

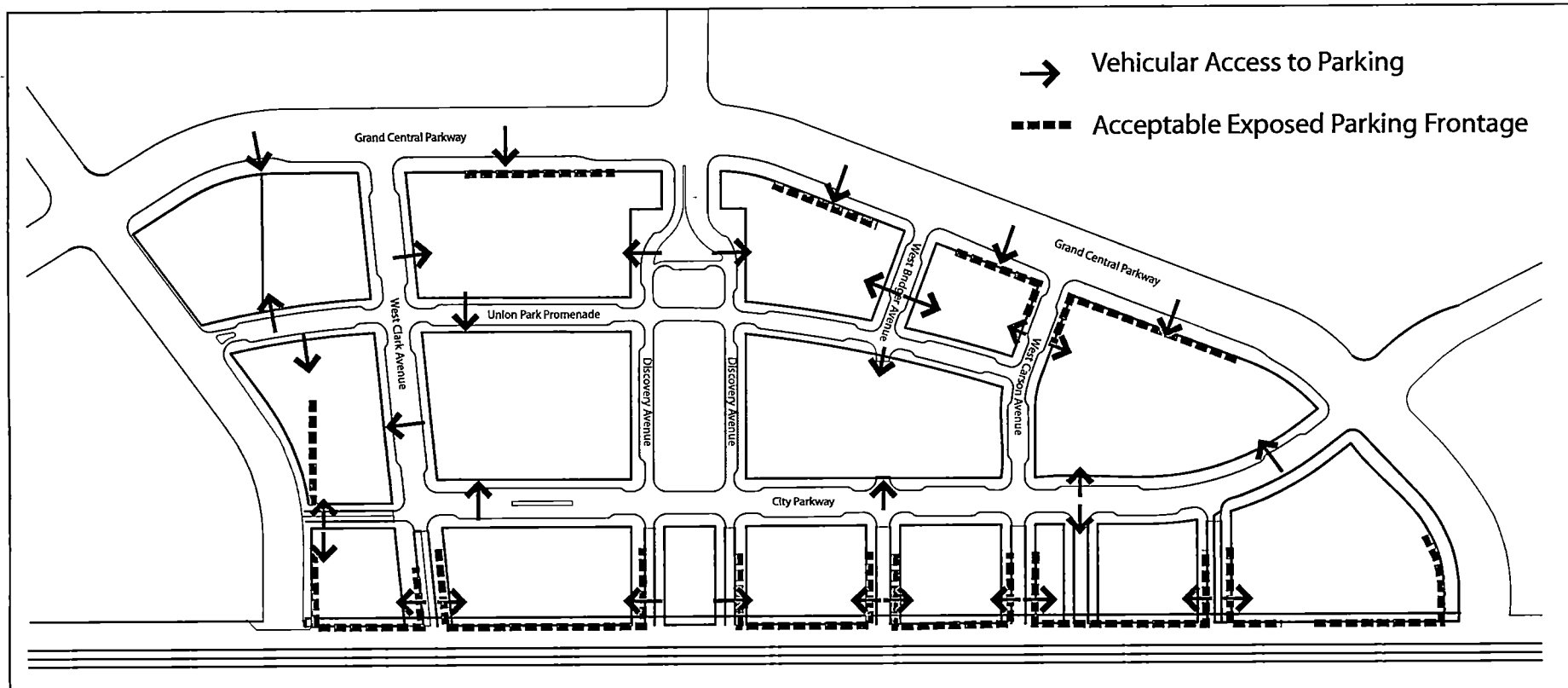
1.5.5 Union Park Promenade

On The Union Park Promenade, emphasize only retail and restaurant uses. The Union Park Promenade shall be terminated at its south end by a knot of active frontages at its intersection with West Clark Avenue. This is the most intensive grouping of active day and night-time uses. Uses along The Union Park Promenade from Discovery Avenue to West Carson Avenue should include service oriented businesses for the residences of Union Park

RECOMMENDED

1.5.6 Grand Central Parkway

Corners on Grand Central Parkway should be developed as spot retail, restaurants and display space at the ground level.



Parking Access and Allowable Exposed Parking

INTENT

- To provide a simple, easy to navigate system of parking access.
- To conceal parking from public view to the greatest extent possible.
- To minimize vehicular access (curb cuts) on primary building frontages and to reinforce a clear hierarchy and organization of circulation within Union Park.

REQUIRED**1.6.1 Vehicular Movement**

Vehicular movement on site is shown on the diagram. All streets shall be two-way, with the numbers of lanes sized to the anticipated traffic volume, varying from street to street.

1.6.2 Parking Access

Parking requirements for the project shall be accommodated within parking podiums and below grade parking structures. Generally, vehicle access is allowed in the midsection of each block as shown on the diagram.

Vehicle access is allowed on more than one block face. However, each block may have only one such access on any block face. Details of block access are illustrated in the individual block guidelines. These guidelines also maximize uninterrupted public sidewalks and minimize conflicts between vehicles and pedestrian.

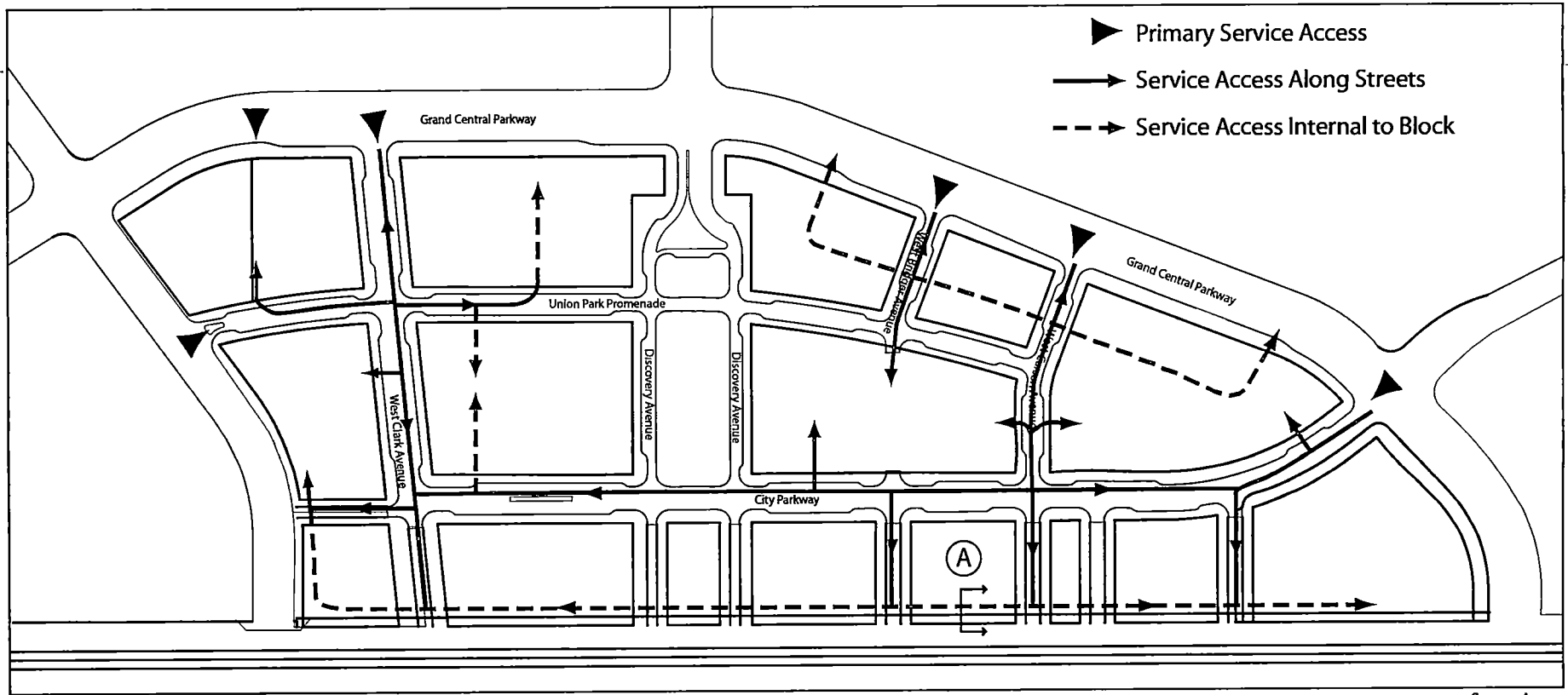
1.6.3 Vehicular Access Along The Union Park Promenade

The northern portion of the Promenade shall not be used for vehicle site access between Discovery Avenue and West Carson Avenue. All other streets may have vehicle access as shown.

1.6.4 Exposed Parking Frontages

Exposed parking shall be restricted to those building frontages along the railroad tracks and Grand Central Parkway and as otherwise shown in the individual parcel diagrams. Exposed parking shall be avoided along the Promenade, and shall be minimized (and avoided, if possible) along West Clark Avenue and City Parkway. Exposed parking shall be treated architecturally consistent with adjacent buildings.

1.7 Service Access



Service Access

INTENT

- To minimize and mitigate the negative visual and noise impacts of service and loading areas, trash storage and mechanical equipment on adjoining streets, public spaces and property.

Vehicle access is defined to include service and emergency vehicles as well as general traffic.

REQUIRED

1.7.1 Service Access Along Union Park Promenade

Service access shall not be located along the northern portion of Union Park Promenade, so as not to disrupt the street's character as the primary pedestrian conduit within the site.

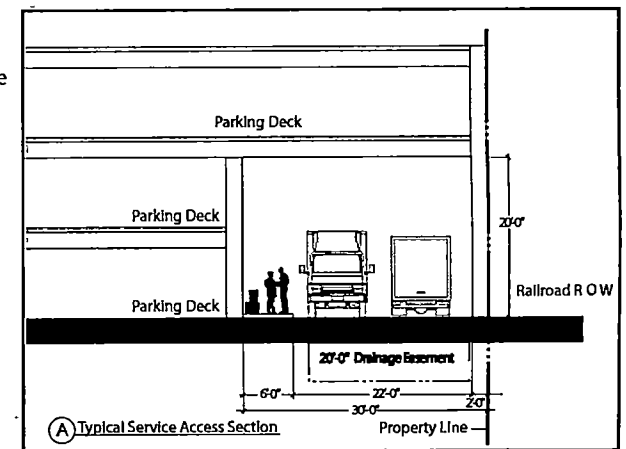
1.7.2 Service / Delivery Locations

Building deliveries, trash pickup and other service needs shall take place primarily in the interior areas of the plots, and shall be screened from primary public view.

ACCEPTABLE

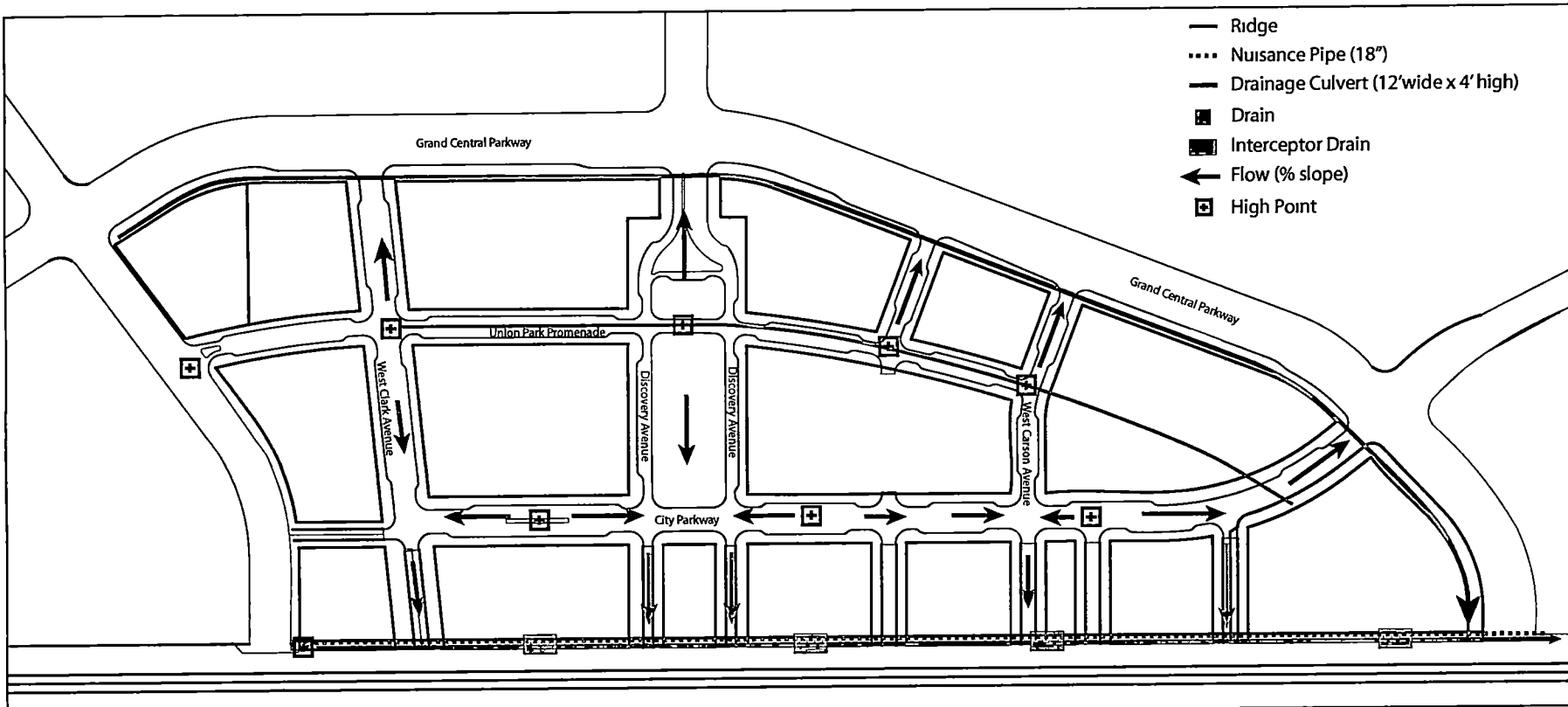
1.7.3 Shared Service Access

Service vehicles may enter at the same locations as general public or resident parking. Service access is also provided through alleys that run along the interiors of the blocks.



Typical Service Access Section (Along Railroad)

1.8 Storm Water Management and Drainage



Stormwater Management and Drainage Features

INTENT

The site is graded to:

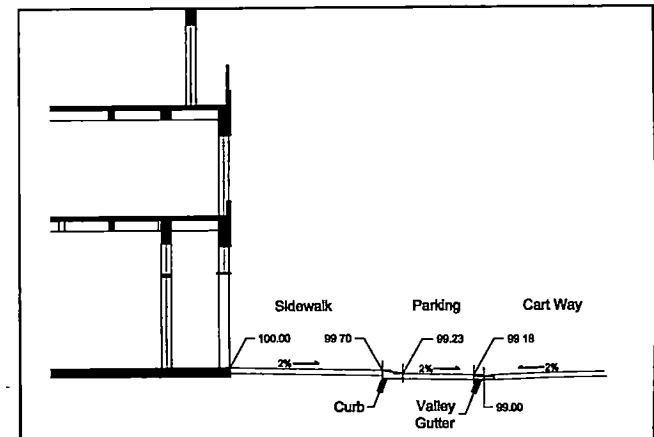
- Capture storm water runoff in any perimeter landscape areas to potentially clean the water prior to conveyance via pipe to Lake Mead.
- Prevent flash flood infiltration within buildings
- Maintain building finished floor elevations at street level to provide strong relationships between buildings and sidewalks.
- Establish subtle visual prominence at the centerline ridge defined by the Promenade.

Most street grading will occur as a fill condition over the existing grade. As noted, the site is graded with a subtle ridge established near the arc defined by Union Park Promenade. Water moves east and west from this area, toward the park and railroad edge and toward Grand Central Parkway.

REQUIRED

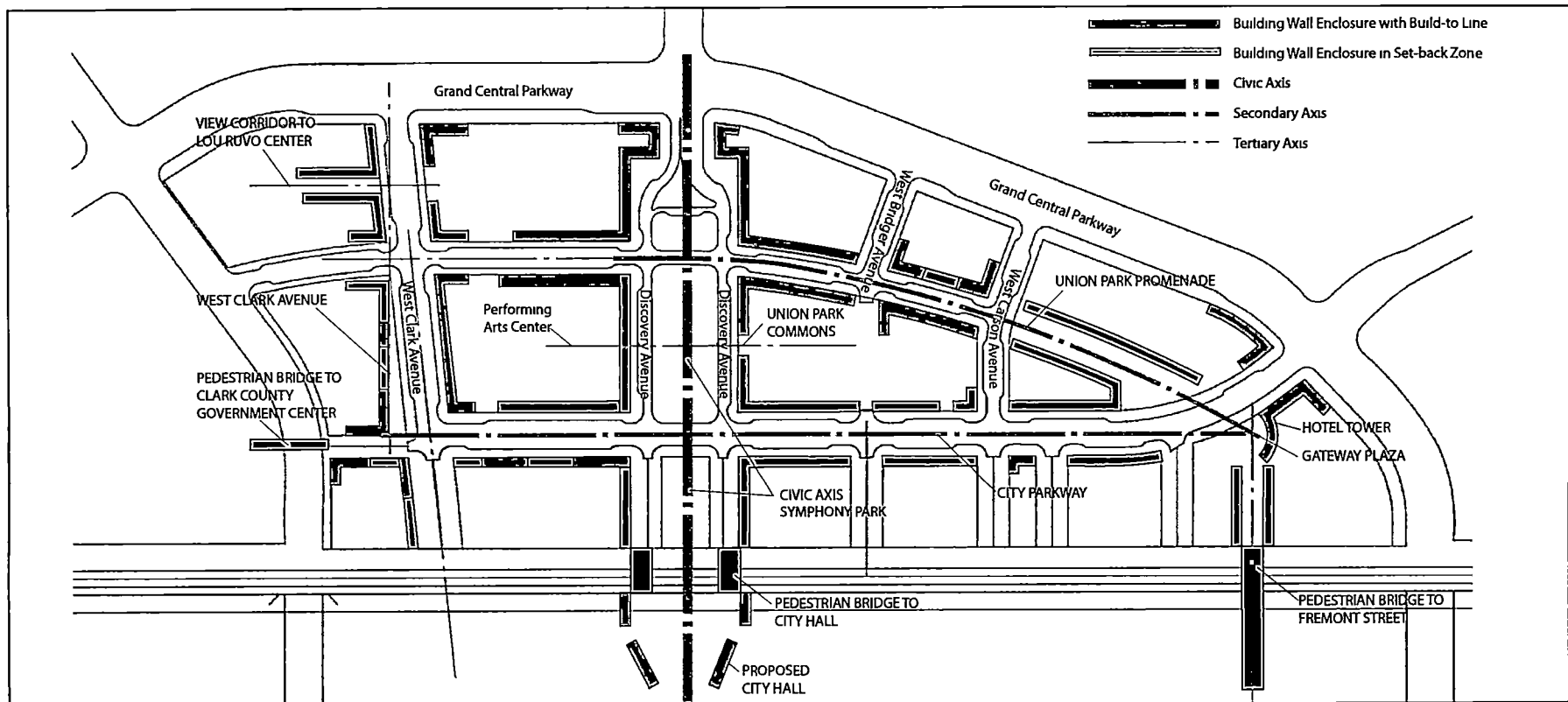
1.8.1 Building and Street Flow Line Separation

The City of Las Vegas requires that building finished floor elevations in Union Park shall be positioned 12" above the flow line of the street which it adjoins. Strategies to address this requirement vary by street, relying primarily upon careful sidewalk grading from back of curb to future building floor elevations. Sidewalks have been designed with maximum cross-slopes at 2.5%. Street drainage is currently collected by inlets located primarily along east-west streets to intercept accumulating stormwater as it moves away from the Promenade. Each street is crowned along its centerline



Typical Union Park Promenade Cross Section Minimum Condition

1.9 Street-Level Views and Spatial Definition



Building Wall Enclosures and Site Axis

INTENT:

- To control the location of building walls to define and contain the street space, to concentrate and reinforce pedestrian activity, create a sense of the street as a place and accommodate associated activities, to emphasize views and vistas within Union Park.

Build-to lines or zones have been established to frame the major streets, creating outdoor spaces sheltered from the sun, comfortable and human-scale.

REQUIRED

1.9.1 Building Wall Enclosure.

Provide setback and build-to zones for building frontages as shown in the diagrams in Section 4 where it is important to have buildings abut or setback from the street lines

1.9.2 Union Park Promenade Building Wall Enclosure

Building frontages at street level to a height of 35-40' along the Promenade shall follow the build-to line. The Promenade building frontages shall follow the curvature of the streets precisely, with allowances being made for the tolerances of manufactured elements, building components and glazing. Above that height, setbacks within the setback zones of up to 25% of the building frontages may occur.

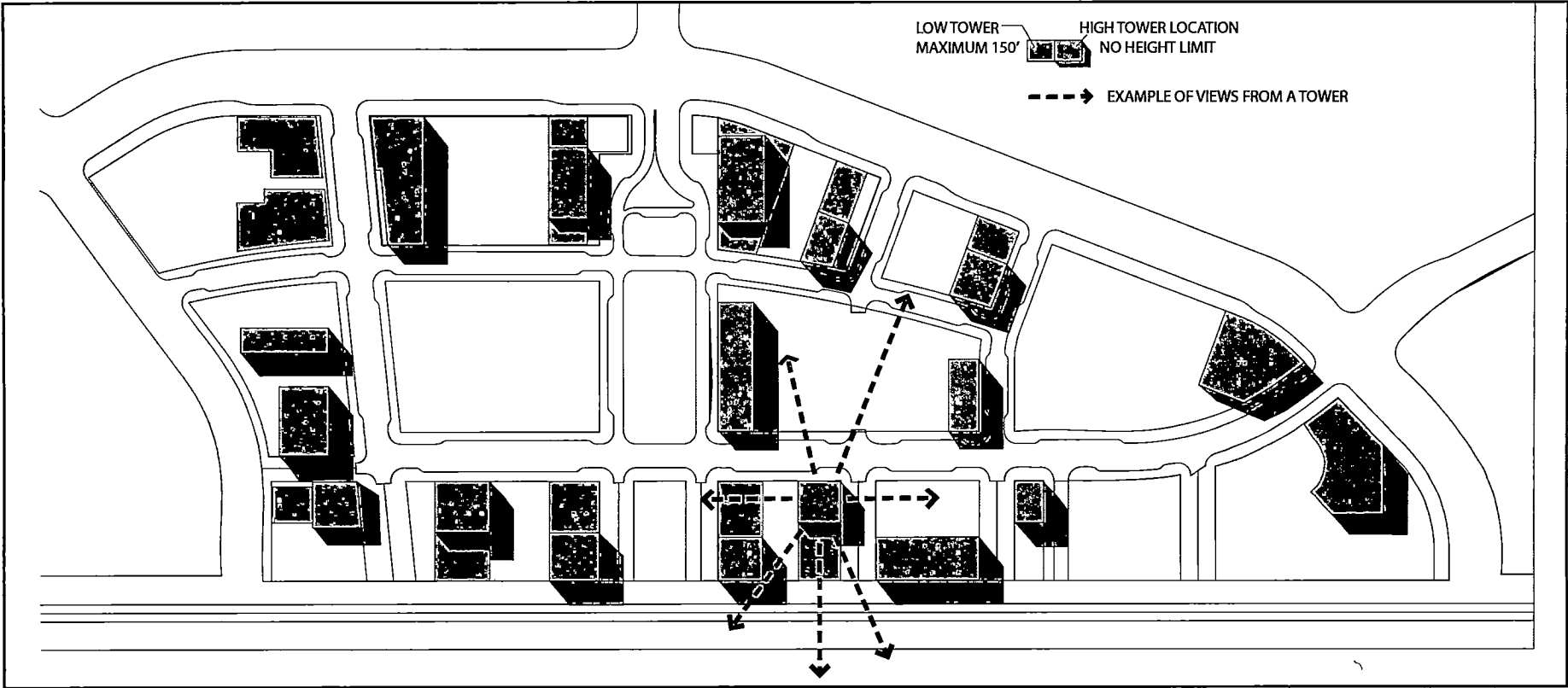
1.9.3 Percent Setback Allowed

On other streets, 75% of the building frontage must follow the build-to line. The remaining 25% may be set back for building entries, patios and pedestrian walkway entrances

RECOMMENDED

1.9.4 View and Vista Lines

Buildings that terminate view and vista lines within the 61 acres should respond to these focal points with design features that emphasize their location.



INTENT

- To create a visible urban skyline for Union Park as a marketing and branding tool.
- To preserve views from each tower, and to avoid blocking views from adjacent development.
- To preserve views to the towers in Union Park from points of view outside the site.

The individual parcel diagrams in Section 4 illustrate where it is permissible to create tower buildings.

REQUIRED

1.10.1 Tower Location

Each tower shall be located with respect to preservation of the viewsheds of other towers in Union Park. In general,

this means staggering or offsetting the footprints of towers so that buildings do not face each other directly across narrow spaces.

1.10.2 Parcels With Multiple Towers

Some blocks will contain more than one high-rise tower. In the event that more than one tower is on one block, the towers shall be offset to preserve the viewsheds and avoid direct views into adjacent buildings.

1.10.3 Tower Form / Configuration

Towers shall not be created in long slab configurations except where shown, because of the concerns about view blockage. Instead, towers shall be developed as point towers which have a more compact floorplate and less of a visual profile.

1.10.4 Allowable Tower Locations

Towers shall only be located in the positions shown in the diagram in this section. This diagram illustrates some flexibility on each parcel, to accommodate different locations of cores, building lobbies, service and other design features.

ACCEPTABLE

1.10.5 Lower Tower Limits

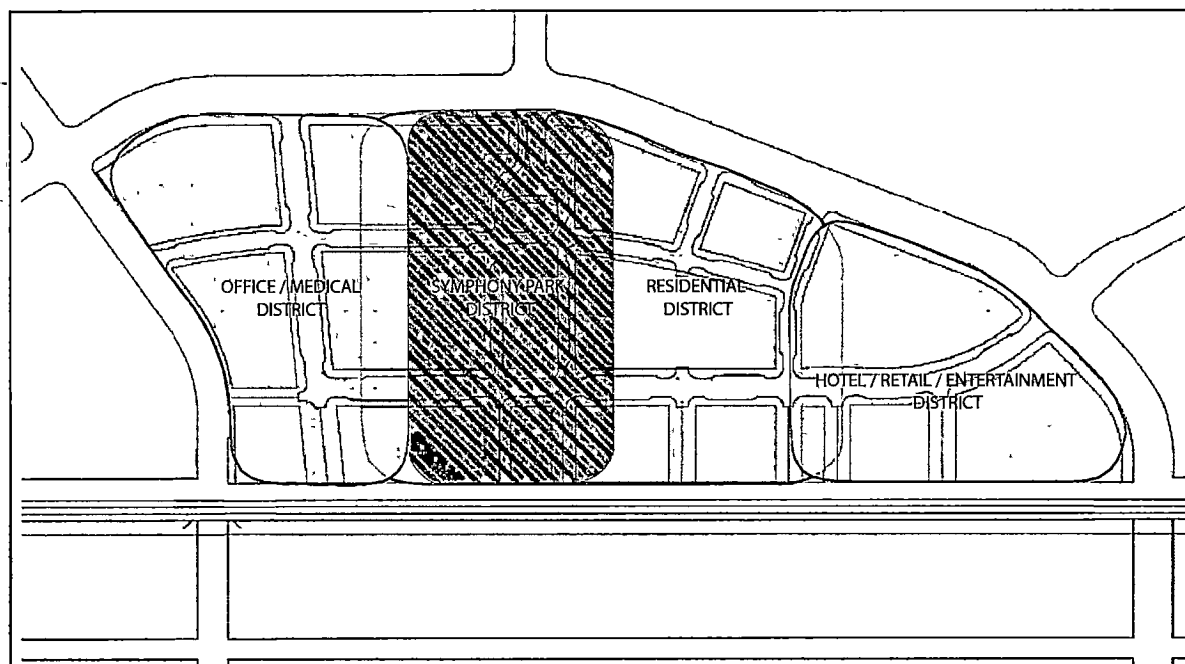
A lower tower structure may be incorporated, which may rise no more than 10 stories or 150' from the podium. The purpose of this is to preserve views over the lower tower from the higher tower. This is shown on several of the residential parcels in this Section.

OFFICE / MEDICAL DISTRICT

- Building heights lowest with respect to Union Park
- Architecture of Parcel A2 should be respectful of and respond to Lou Ruvo Alzheimers' Center
- Buildings monolithic and monumental in character, with larger scale fenestration patterns, lower degree of texture on skin and massing, expressing the nature of the use as business
- Adopt a formal landscape with respect to public space
- Towers form the street wall
- Buildings at W. Clark Avenue street level expected to respond to this street in the form of linear plazas facing Clark Avenue

SYMPHONY PARK DISTRICT

- Buildings translate the cultural, contextual and vibrant nature of Symphony Park into the vertical in massing, texture, fenestration and skin
- Parcel H/I lies on an important public axis—a public space that activates Symphony Park
- Buildings exhibit a civic/cultural scale and identity
- Buildings on the important axes should reflect that position in their character
- Buildings outline Symphony Park—responsible for defining the scale, closure and space
- Boutique hotel to directly respond to Symphony Park and the Performing Arts Center
- Hotel may create a visual connection to Parcels F/G
- Street level activates the area around the park
- Formal architectural character, yet making visual/physical connections to Symphony Park



RESIDENTIAL DISTRICT

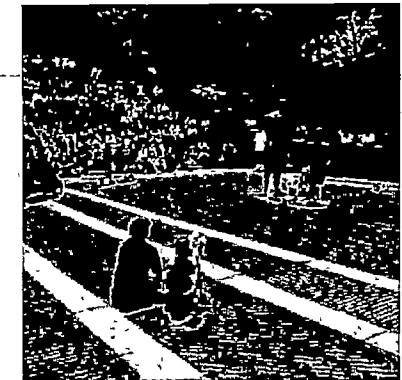
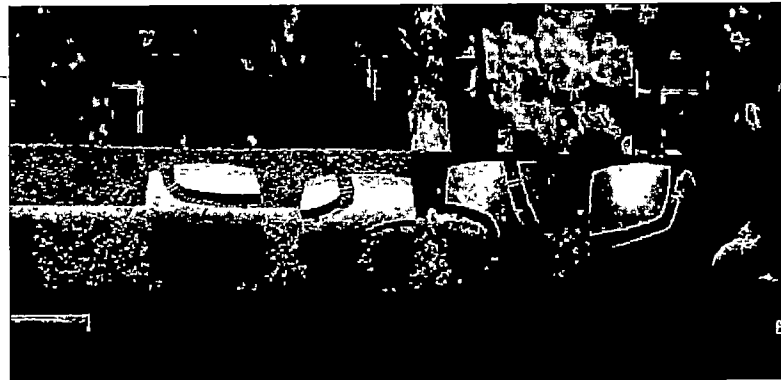
- Intimate and humane scale
- Skin and massing have a high degree of texture compared to other districts
- Buildings closer to one another and respond to each other in form and massing
- Semi-private character in hierarchy of public space
- Green-inspired: fenestration includes operable windows, accessible balconies and decks
- Landscapes and green habitable spaces on upper floors of towers
- Comfortable and penetrable spaces with informal character
- Retail spaces meant to activate the streetscape—towers that reach ground are to activate their streets in this district

HOTEL / RETAIL / ENTERTAINMENT DISTRICT

- These buildings will include the tallest compositions on the site
- Gateway towers exploit views into the site
- Textures, fenestration, massing is subtle and sophisticated to reveal "entertainment"
- Active retail at street level extends into entertainment district to maintain pedestrian densities of restaurants and entertainment spaces
- Strong pedestrian link between Fremont Street and Union Park
- Expressive of physical connection and respectful of adjoining residential units
- Strong sense of excitement, movement, dynamic forms

INTENT

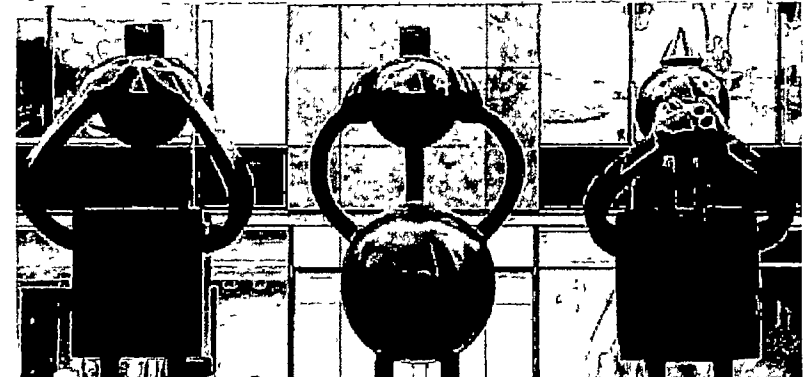
- To enrich the resident and visitor experience by providing stimulating, interesting visual and tactile experiences in public areas of Union Park
- To develop a character and identity for Union Park that is about the enduring qualities of intellectual and emotional life, befitting a world class city.
- To celebrate the city, its history, culture and achievements through the expression of the arts community



OPPORTUNITIES

The types of opportunities for art in Union Park include:

- Art as an integral, permanent part of individual buildings
- Art as an integral part of on-site landscape design, seating, lighting, paving, plant materials and other streetscape elements
- Art institutions which can occupy their own sites or be part of a building complex
- Performing arts, keying on the thematic presence of the Performing Arts Center
- Performing arts spaces (external or internal) and performing arts programming throughout the year
- Commercial art venues, such as art galleries and exhibit spaces
- Spaces for temporary exhibit of public art as part of a public art program
- Arts organizations and space for publicly-accessible arts activities such as studios and display space
- Funding for art pieces, arts programming,



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REQUIRED

1.12.1 Minimum Public Art Requirements

Each parcel in Union Park shall demonstrate that it contains at least four of the listed opportunities for art-related spaces, design or programmatic features, as part of the Design Review process.

1.12.2 Public Art Accessibility

Each parcel's art-related features that meet the criteria above shall be accessible to the public and accessible to public view during the daytime and evening hours. Such facilities may, because of their special nature, be protected from public access during the late evening and early morning hours.

1.12.3 Public Art Design Review

Public art which is selected or commissioned for display shall be included in the Design Review process for each development parcel, beginning at the initial Design Review presentation. Its development shall be considered in conjunction with the building and site design as part of the Design Review process.

RECOMMENDED

1.12.4 Public Art Coordination

It is recommended that each developer become familiar with the art facilities and programs being developed by others in Union Park and, to the extent possible, provide complementary arts offerings that will contribute to a rich and varied offering of the arts in Union Park.

1.13 Sustainable Principles and Goals

INTENT

- *To utilize sustainable design techniques in developing each site and building in Union Park, promoting integrated practices that show that the project is responsible to the future environmentally, economically and socially.*

Definition of Sustainability

Project sustainability is an economic state where the demands placed upon the environment by people, activity and commerce associated with the project can be met without reducing the capacity of the environment to provide for future generations.

The American Institute of Architects Committee on the Environment has developed a draft definition of sustainable design practice that is applicable to the projects in Union Park. This definition is as follows:

The linked domains of sustainability are **environmental** (natural patterns and flows), **economic** (financial patterns and equity), and **social** (human, cultural and spiritual). Sustainable design is a collaborative process that involves thinking ecologically—studying systems, relationships and interactions—in order to design in ways that remove rather than contribute to stress related to systems.

1.13.1 Measuring Sustainability at Union Park

The Design Review Committee will include sustainability in its review of each project. Each applicant shall design their project to a level of sustainability that is the equivalent of LEED Certified or greater. It is not necessary for the project to actually submit for or be recognized by LEED as having achieved certification. LEED Certified or higher levels of LEED certification are both supported and encouraged

LEED Certified status is achievable by having a conscious strategy of energy conservation and project sustainability from the outset and by exercising a professional level of care with regard to specifying materials and equipment

and in other respects using widely available knowledge to create an environmentally-responsive building.

The burden will be on each project design team to set and achieve sustainable goals, and to demonstrate that it is making progress toward these goals, as part of the design review process.

The approach will be implemented by a process that is integral to the Design Review procedure established by these Design Standards. This process includes the following steps, coordinated with the Design Review process described at the back of these Design Standards.

1. BLOCK PLANS: The developer shall submit a strategy to the Design Review Committee, which shall demonstrate that the project will be designed with the LEED Certified rating as its minimum goal. A preliminary LEED checklist is due at the Schematic Design level

2. PLANS AND DRAWINGS: The developer shall submit to the Design Review Committee a LEED checklist with some expanded explanation of how the assumed points will be achieved to create a LEED Certified or higher project. This may consist of copies of the material required by LEED to document its results to obtain the rating if the project will actually apply for certification

3. REVIEW OF CONSTRUCTION: Evidence of satisfactory building commissioning shall be presented to the Design Review Committee at the conclusion of the process

To supplement the LEED program and to assist the developer in obtaining the credits needed to gain LEED Certified rating, the AIA Committee on the Environment has published its "Top Ten Measures of Sustainable Design". Each of these includes credits found in LEED, the most widely used measure of sustainable building projects in the United States.

SUSTAINABLE DESIGN INTENT – having a strategy and following it

REGIONAL THINKING – an appropriate place in the region

Site Ecology at Different Scales

BIOClimatic DESIGN – natural controls working with the climate

LIGHT & AIR – daylighting and natural ventilation

WATER CYCLE – conservation

ENERGY FLOWS AND FUTURE – energy conservation

MATERIALS AND CONSTRUCTION – green materials, recycling, local materials

LONG LIFE, LOOSE FIT – adaptability to change over the life of the building

COLLECTIVE WISDOM AND FEEDBACK – soliciting help and getting responses

The major categories in the LEED system are:
SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY AND ATMOSPHERE

MATERIALS AND RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION AND DESIGN PROCESS

Each of these has a series of criteria that are more fully described in the LEED literature

SITE SUSTAINABILITY

A number of sustainable site development practices have been highlighted below to define specific opportunities for Union Park. The list is not intended to represent a complete LEED description.

1.14.1

Alternative Transportation:

Public transportation access (not in scope of individual project)

INTENT: An inter-modal transportation station which includes light rail, commuter rail, regional and local bus service and a monorail, concentration of development density around the transit station.

BENEFIT: Reduce pollution and land development impacts from automobile use, to best serve the development of this site and downtown.

1.14.2

Storm Water Management: Rate, Quantity and Treatment (not in scope of individual project)

INTENT: A Grading and Drainage (Storm water) Plan development for the entire 61 acre site. Storm water transport to Lake Mead via pipes after taking it through treatment systems.

BENEFIT: Reuse of storm water volumes.

1.14.3

Water Efficient Landscape

INTENT: Master plan gray water reuse system for the village, high efficiency irrigation products, and selection of streetscape plants with low watering needs. (Ref: Las Vegas Municipal Code Title 14 (water regulations and drought plan))

BENEFIT: Limit or eliminate the use of potable water for landscape irrigation. Overall water use reduction.

1.14.4

Resource Reuse

INTENT: Record and track all salvaged and reused components, village-wide. Determining a common building material, one that is readily available and in large supply, that can be used throughout the village.

BENEFIT: Reducing the demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.

1.14.5

Regional Materials: 20% Manufactured Regionally

INTENT: Common and readily available materials should be pursued.

BENEFIT: Local character of the place. Increasing demand for building materials and products that are extracted and manufactured within the region, supporting the regional economy and reducing the environmental impacts resulting from transportation

1.14.6

Materials: Light Colored High Albedo Materials

INTENT: Reduce impervious surfaces and thermal mass use. Light non-reflective colors for heat reflection, with glare control

BENEFIT: Minimize heat gain and glare effect on streets to make the streets more pedestrian friendly.

1.14.7

Shading: Shade Trees, Shading Structures, Building Mass

INTENT: Create shaded streetscapes using shade trees, shade structures and building mass according to the orientation height to width ratio and use of streets

BENEFIT: Greater use of streets by pedestrians by reducing the impact of the outdoor temperature extremes. To create a comfortable urban micro-climate with optimal street design

1.14.8

Orientation: East/West Street Orientation, Building Mass Flanking the Streets

INTENT: Building shall be oriented according to sun path in summer and winter.

BENEFIT: Shaded and more pedestrian friendly streetscapes.

1.14.9

Heat Island Effect: Non-Roof: Low Level Landscape, Light-Colored, High Albedo Materials, No Surface Parking

INTENT: Low level landscape, Light-colored, high albedo materials shall be provided. No surface parking shall be included.

BENEFIT: Reduce heat islands -thermal differences between developed and undeveloped areas

1.14.10

Alternative Transportation: Bicycle Storage and Changing Rooms

INTENT: Bicycle racks shall be included on public streets and open spaces. Changing rooms and shower facilities provided as part of individual building development.

BENEFIT: Reduce pollution and land development impacts from automobile use.

1.14.11

Innovation in Design: Art Work Street Furniture

INTENT: Art work shall be provided on streets as part of street furniture.

BENEFIT: Beautiful streetscapes

BUILDING SUSTAINABILITY

The potentials for saving energy, conserving resources, making buildings more enjoyable, productive places to live and work, and reducing life-cycle cost are all consistent with one another, since these goals and means are interrelated. Building design is susceptible to the same type of strategy and analysis as the site design. The major categories of these elements in building design include these LEED topics. As discussed, the applicant is free to set goals, create a strategy from these and other elements, and track progress toward meeting the goals. If the applicant wishes to adopt LEED or one of the other systems, this is encouraged.

Potential Sustainability Techniques

INNOVATIVE WASTEWATER TECHNOLOGIES

Reduce generation of wastewater

WATER USE REDUCTION

Maximize water efficiency

BUILDING SYSTEMS COMMISSIONING

Verify that building elements and systems are installed and calibrated to operate as intended

MINIMUM/OPTIMUM ENERGY PERFORMANCE

Achieve higher levels of energy performance above required standards

OZONE PROTECTION

Reduce ozone depletion through reduction of CFC's and other contributing sources

RENEWABLE ENERGY

Onsite renewable energy self-supply

GREEN POWER

Use of grid-source renewable energy technologies

STORAGE AND COLLECTION OF RECYCLABLES

Facilitate collection and retrieval of recyclables used by building occupants

BUILDING REUSE

Increase life cycle of building, and reduce manufacturing and transport of building materials

CONSTRUCTION WASTE MANAGEMENT

Direct construction-related recovered resources appropriately

RESOURCE REUSE RECYCLED CONTENT

Use recycled materials to save on extraction and processing of virgin resources.

REGIONAL MATERIALS

Local resource use where possible

RAPIDLY RENEWABLE MATERIALS

Emphasize over long-cycle renewable materials

CERTIFIED WOOD

Environmentally responsible forest management

IAQ PERFORMANCE

Set and improve on indoor air quality performance

CARBON DIOXIDE MONITORING

Provide for indoor air monitoring for CO2

VENTILATION EFFECTIVENESS

Provide for delivery and mixing of fresh air

CONSTRUCTION IAQ MANAGEMENT PLAN

Program for construction-related indoor air quality

INDOOR CHEMICAL AND POLLUTANT CONTROL

Reduction of indoor air contaminants and chemical exposure from materials

CONTROLLABILITY OF SYSTEMS

Provide for high level of individual and small group control of lighting, thermal and ventilation systems

DAYLIGHT AND VIEWS

Provide for outside connections for building occupants

INNOVATION IN DESIGN

Features building performance that are innovating and not addressed by existing rating systems

LEED OR OTHER SYSTEM ACCREDITED PROFESSIONAL

Set up and run environmental aspects of design program



2 STREETScape and OPEN SPACE

This section describes each Union Park street type, streetscapes and open space, with street sections, plans and illustrations of their character, streetscape and other design features. The matrix of available streetscape elements such as light fixtures, benches, waste containers, bicycle racks and other components are more fully described in the Appendix following Section 4. The developer of each block is responsible for implementing these streetscape and open space concepts on each block as they affect that block. The area between the curbs is the responsibility of the City of Las Vegas.

Section 2 is organized into four topics:

HUMAN COMFORT

MATERIAL PERFORMANCE

VILLAGE ERGONOMICS

VILLAGE IDENTITY

An **INTENT** statement is provided for each of these. Then, **REQUIRED** and **RECOMMENDED** Standards for each are enumerated on pages 18 and 19. The Standards are then applied on the following pages of Section 2 to specific Streets, Streetscapes and Open Spaces. Their application is indicated by the number that corresponds with the numbers on pages 18 and 19.

STREETSCAPE AND OPEN SPACE

Guidelines for streetscape and open space are organized to enhance human comfort in the desert, provide sustainable material performance, establish exceptional pedestrian appeal and establish a contemporary identity for this desert village. The guidelines below are organized under these four objectives.

Guidelines itemized below are keynoted on the streetscape and open space plans that follow. For example, on the Union Park Promenade plan, the guideline "2.2.8 - Tactile Paving" can be found.

In addition to these general guidelines, a detailed set of material and component recommendations have been established for streetscapes and open spaces. These recommendations are itemized on the "Streetscape and Open Space Materials and Components" list found on page 42. Keynote references from this list are also noted on the streetscape and open space plans, normally in conjunction with the general guideline reference. For example, "2.2.8/PV5 - Tactile Paving" refers to Stone Paving at Pedestrian Areas under the tactile paving guideline. An appendix further defines many of the detailed requirements.

While site sustainability intentions have been described previously within these guidelines, they are also incorporated below for completeness. LEED items are highlighted to encourage their application at Union Park. The list is not intended to represent a complete LEED description.

2.1 – Human Comfort INTENT

- Comfortable urban micro-climates attract both residents and visitors and result in extended outdoor use, providing additional community, retail and commercial benefits.

REQUIRED

2.1.1 – High-Albedo Paving (LEED)

All pedestrian areas shall be constructed of light colored, high-albedo (radiation reflectivity) paving materials in order to mitigate heat build-up. This requirement should not result in high-glare pavements. This standard is based upon a measure of Solar Reflectance Index of at least 29, as defined in LEED SS Credit 7.1 Heat Island Effect.

2.1.2 – Glare Reduction

Low streetscape plantings, such as groundcovers and perennials, shall be used at prescribed percentages to reduce solar glare and heat absorption. These plantings shall not disrupt pedestrian circulation or access to on-street parking. Additional plants such as vines may occur on vertical surfaces such as green screens and on overhead trellises.

2.1.3 – Shade Structures – Promenade

Architectural shade structures shall be constructed, to village guidelines, along the Union Park Promenade. The Promenade shade structures may incorporate lighting, ventilation fans, misting, plants and retail signage.

2.1.4 – Shade Structures – Intense Heat Zones

Architectural shade structures covering the streetscape sidewalks shall be built in all intense heat zones identified in the Solar Exposure Analysis on page 65. A minimum of 75% of the walking pedestrian surface shall occur in shade at Noon on June 21.

2.1.5 – Shaded Right-of-Way (LEED)

Street trees shall be selected, spaced and nurtured to maximize the shading of right-of-way pavement by providing a continuous canopy where designated. When trees reach approximately 50% of their mature size, a minimum of 75% of the walking pedestrian surface shall occur in shade at Noon on June 21. All trees shall be a minimum of 60" box size.

2.1.6 – Cool Site Furnishings

All site furnishings shall be light-colored and non-metallic in an effort to limit solar heat conductivity. Vinyl-covered metal is prohibited.

RECOMMENDED

2.1.7 – Cooling Water Features

Cooling water features, aerated water devices and misting systems should be placed near or adjacent to pedestrian circulation and gathering areas and building entrances. Limited amounts of water should be used in order to be environmentally responsible. Use of water features and misting systems shall not conflict with the City of Las Vegas Drought Plan, LVMC Title 14.

2.1.8 – Increased Air Circulation

Where possible, architectural shade structures and large plantings should be designed to funnel prevailing breezes to increase air circulation, evaporation and flush out heated air. Artificial air circulation devices may be utilized as part of shade structures, but without the use of Freon.

2.1.9 – Photovoltaic Elements

Photovoltaic elements should be explored to power 'cool seats', misting elements, water features, ventilation systems, irrigation and lighting. These elements may be incorporated into the street light infrastructure.

2.1.10 – Sunlit Areas

Sunlit spaces and clearings should be designed for use during cool seasons, and should be integrated into the rhythm of the streetscape. Proportioned distinctions between shade and light will typify the Union Park streetscape.

2.1.11 – Recessed Gathering Areas

Small recessed (sunken) gathering areas with 'earth seats' that benefit from the cool ground conditions should be considered. These areas may include water and shade canopies. Earth seats are built into the recessed ground.

2.2 – Material Performance

INTENT

- Use of high quality building materials will establish long-term value at Union Park and act as a precedent for future development in downtown Las Vegas.
- Durable and environmentally responsible building materials and methods may reduce resource and energy consumption, support the regional economy and inspire future sustainable development in downtown Las Vegas.

REQUIRED

2.2.1 – Efficient Landscapes (LEED)

Landscape development for all streetscapes and open spaces shall utilize water conserving plantings and high efficiency irrigation products and systems. This standard is based upon reducing water consumption for irrigation by 50% from a calculated mid-summer baseline case, as defined in LEED SS Credit 1.1. Water Efficient Landscaping.

2.2.2 – Erosion Control (LEED)

Landscape development for streetscapes and open spaces with slopes greater than 3:1 shall utilize permanent erosion and sedimentation control measures.

2.2.3 – Tree Trenches

Street trees shall be planted in continuous tree trenches beneath sidewalks. These trenches shall be designed to promote thriving long-term tree health by allowing widespread and un-compacted root growth in a well-drained structural soil medium.

2.2.4 – Pavement Loading

All streetscape pavements accessible by vehicles shall be designed to withstand vehicular loading, anticipating potential use by service and emergency vehicles.

2.2.5 – Integrated Pavement Systems

All scoring patterns shall conform to the streetscape module as defined within these guidelines in the Streetscape Network Matrix. Jointing shall integrate with all streetscape elements, material changes and surface utility components. Score lines in curbs and gutters shall align with score lines in sidewalk paving. Where curb and gutter systems are completed prior to sidewalks, sidewalk jointing should be coordinated with curb and gutter jointing.

2.2.6 – Light Pollution Control (LEED)

Light pollution shall be minimized through the use of low lighting profiles, recessed luminaires and minimal luminance levels, where street light is cast downward. This standard is based upon designing exterior lighting so that all site and building-mounted luminaires produce a maximum illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 footcandles 15 feet beyond the site, as defined in LEED SS Credit 8 Light Pollution Reduction.

Note that ambient light emanating from retail storefronts may not be included in these measurements.

2.2.7 – Streetscape Grading

Streetscape grading shall follow City requirements to minimize potential flooding impact to buildings and occupants, while allowing handicap access and avoiding any sidewalk cross-slopes in excess of 2%. A twelve-inch vertical separation between building finished floor elevation and street flow-line elevation is required.

2.2.8 – Tactile Paving

A fine-grained pattern of unit pavers shall be used in large contiguous areas at prescribed percentages (see matrix for individual street requirements) to define the scale and visual interest of the pedestrian streetscape. Subtle abstractions of the desert floor may be developed in the paving patterns.

2.2.9 – Consistent Quality

Consistent quality shall be implemented between streetscape and private, building-related improvements, in order to uphold the overall quality of the development. For example, streetscape materials may be extended into private areas such as entries.

2.2.10 – Heavy Duty Quality

All site improvements and furnishings should be heavy-duty to withstand the rigors of urban impact and potential vandalism. Residential quality components shall be prohibited.

RECOMMENDED

2.2.11 – Minimize Turf Grass

Planting designs for all streetscapes should avoid the use of turf grass in order to reduce excess water consumption in open spaces. Irrigated turf should be limited to no more than 50% of the developed open space area. Grass species with lower watering needs should be utilized.

2.2.12 – Regional Materials (LEED)

Select regional materials should be pursued where practical in order to minimize transportation costs and benefit the local economy. Where non-regional materials are available more economically to reinforce good trade practices and stimulate global economies, these materials may be pursued.

2.2.13 – Recycled Materials (LEED)

To minimize energy expenditures and new resource extraction for material production, reused and recycled materials should be used for streetscape improvements.

2.2.14 – Clean Storm Water (LEED)

Surface landscape areas and tree trenches should be designed to harvest and clean storm water for reuse in grey water irrigation systems.

2.3 – Pedestrian Appeal

INTENT

- A welcoming, intimate and safe public environment establishes a sustainable basis for a residential community
- Diverse and engaging streetscapes and open spaces encourage return visitors.

REQUIRED

2.3.1 – Seating

On all retail streetscapes (see page 6) and open space edge conditions, one bench shall be placed for every 75 linear feet of street frontage. On all non-retail streetscapes (see page 6) one bench shall be placed for every 100 linear feet of street frontage. Seating may be grouped to address Requirement 2.3.2 below.

2.3.2 – Pedestrian Rooms

Seating elements shall be assembled in groups of two or more to create inviting outdoor pedestrian rooms within the streetscape. To increase the sense of human appeal, these groups of seating elements shall be combined with special paving, lighting, shade, bike racks and elements of art and water. These places will function as small urban oases, places of enhanced comfort and interest along the street.

2.3.4 – Bus Stops

A pedestrian room (noted above - 2.3.2) shall be designed at all bus stops, providing an appealing environment for transit riders

2.3.5 – Bike Racks (LEED)

Bike racks shall be installed adjacent to all major building entrances and where streetscapes and open spaces meet. A minimum of one four-unit bike rack shall be utilized per each major building entry.

2.3.6 – Utility Coordination

Streetscape designs shall be completed prior to utility placement so utility boxes and vaults can be integrated with the landscape module and placed within preferred utility zones. Utilities shall not interfere with the complete and uninterrupted installation of the streetscape elements.

2.3.7 – Identity Signage

District identity signage/monumentation shall be integrated within the streetscape (both sides of the street) on all streets that enter the Union Park site.



2.3.8 – Pedestrian Safety

Bollards, or other approved elements, shall be placed between noted pedestrian and vehicular zones at distances defined on plans. Tactile paving surfaces shall define pedestrian street-crossing areas.

RECOMMENDED

2.3.9 – Screening

Architectural screens should be utilized to filter and mitigate views to and across railroad tracks where Union Park streets terminate at the railroad.

2.3.10 – Moveable Furniture

A portion of the specified outdoor furniture should be moveable and adaptable to individual building-related needs, climate variations and group dynamics.

2.3.11 – People-Watching

Streetscape rooms should be designed to maximize people-watching opportunities, by organizing proximities and composing furnishings to establish synergies between the two areas.

2.3.12 – Neighborhood Gatherings

Spaces should be created that provide opportunities for neighborhood gatherings and outdoor public life. While these areas may range in size, they should be organized to allow residents the opportunity to temporarily customize them to accommodate neighborhood events and activities.

2.4 – Village Identity

INTENT

- *Regionally appropriate spaces that reflect the Mojave Desert context will define the sense of place at Union Park.*
- *Local materials and patterns will create an authentically distinctive atmosphere, unique to the Las Vegas area.*
- *Simple and abstract patterns and forms, rather than historic recreations, establish a timeless and iconic environment.*
- *Widespread and diverse integration of two- and three-dimensional art elements will reflect the community's value in culture and the aesthetics.*

REQUIRED

2.4.1 – Supplemental Furnishings

When an individual project has more than 5 seating elements, every fifth component shall be picked from the unconventional furnishing list (See appendix 1). Alternatively, these benches can also be custom built by a local artist.

2.4.2 – Suspended Lights

Lights and cables overhanging street rights-of-way shall be used to create a distinctive and scaled street space, with these elements occurring no lower than 16'-8" above roadway surfaces. Note that suspended lights will likely be completed by the master developer or City of Las Vegas, and will require coordination with developers.

2.4.3 – Potted Plants

Sculptural potted plants shall be placed at prescribed percentages to animate and informalize the pedestrian streetscape.

RECOMMENDED

2.4.4 – Integrated Art

Art should be integrated throughout the village as a defining element of the urban community. Art includes two- and three-dimensional representations, sound and performance, furniture and infrastructure pieces.



2.4.5 – Sculptural Plants

Plants should be sought for their diverse tactile and visual qualities to establish natural sculpture gardens.

2.4.6 – Desert Bloom

Multi-season concentrations of desert floral color should be integrated into planting designs, providing a staged year-round presentation.

2.4.7 – Story Telling

Educational and cultural artifacts and devices that tell a story about the region and place should be integrated into the streetscapes and open spaces.

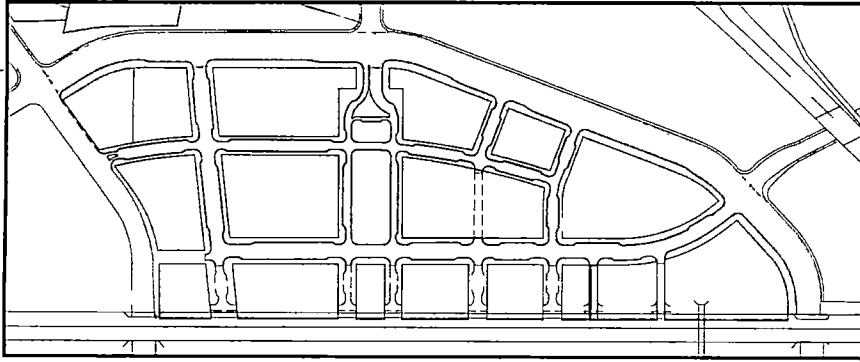
2.4.8 – Kiosks

Retail and information kiosks should be integrated into the village, in select locations to be noted on future schematic master plan. Kiosks will be positioned on private property.

2.4.9 – Shade Structures: Artist

Arbor and pergola-shade structures should be commissioned by artists, in select locations to be noted on future schematic master plan.

2.5 Grand Central Parkway



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As with the world's great urban parkways, Grand Central Parkway maintains a strong, continuous building presence and a unified landscape treatment. People, transportation and building uses are sensitively integrated along the parkway.

Rebuilt from its current condition to accommodate Las Vegas' Bus Rapid Transit, Grand Central Parkway provides designated bus lanes and transit stops in the median.

INTENT

LINEAR PARK A desert garden theme distinguishes the parkway, symbolically connecting the city to its Mohave Desert context, culminating at the Ruvo Center and Clark County landscapes. The pedestrian area functions as an oasis of sorts, a comfortable, safe and interesting corridor for residents to both stroll and linger. Layers of trees shade the Union Park walkway from afternoon sun, and separate auto from pedestrian zones

DISTRICT EDGE Sense of place drives the parkway plan. The parkway defines the edge of this new downtown district and presents it to passersby as a diverse and

animated village. Modulated landscape patterns incorporate diverse and tactile plant forms, celebrating regional qualities that make Las Vegas exotic. Street-front buildings overlook the parkway and showcase it as a high quality mixed-use community

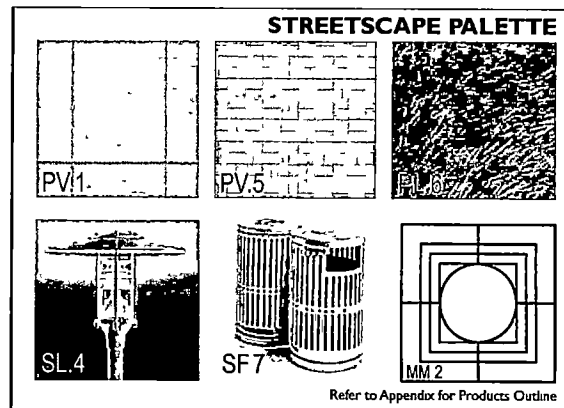
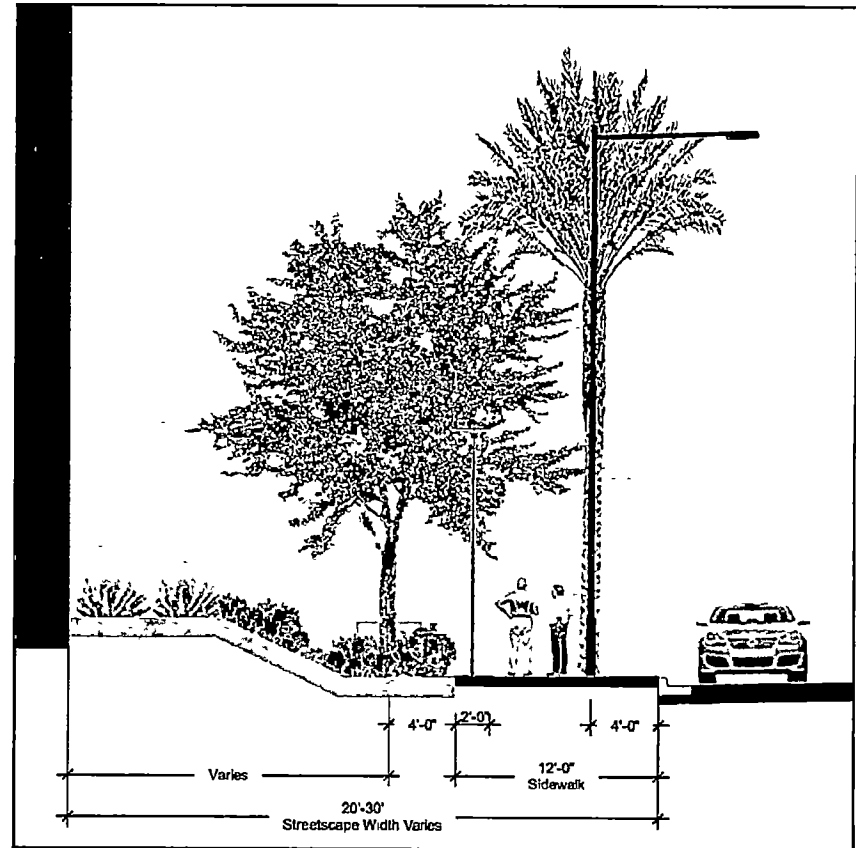
SUSTAINABLE LANDSCAPE A number of environmentally beneficial practices may occur within the parkway landscape. Prior to entering pipe conveyance, plant and microbial filters could collect and clean storm water runoff. With the use of tree cover and other plants, urban heat island temperatures could be moderated. Sustainable landscape practices may include drought-tolerant plants and efficient irrigation systems.

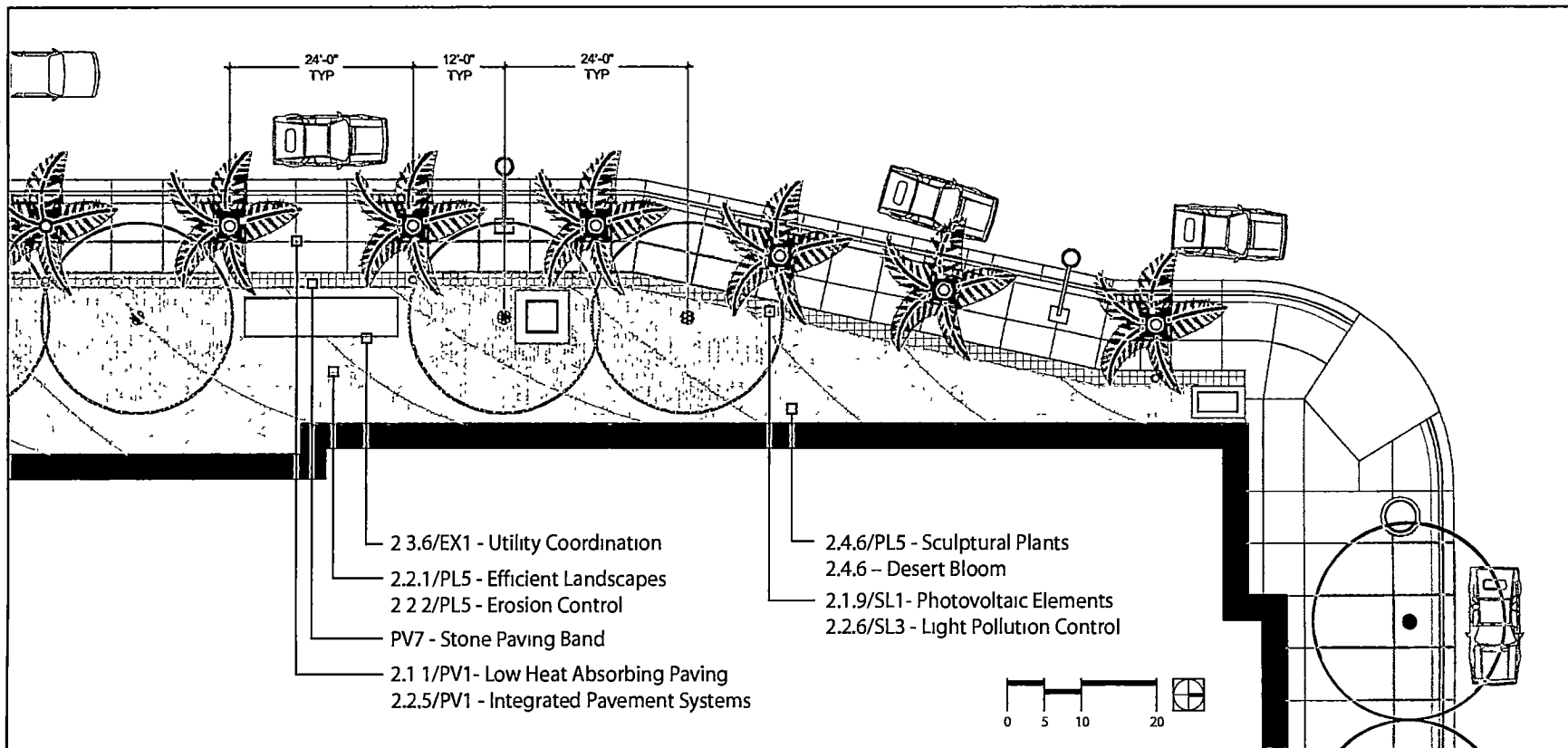
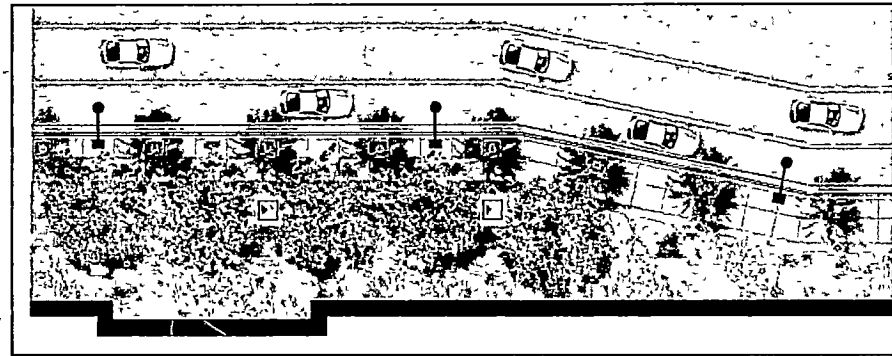
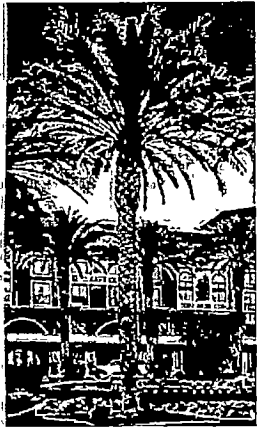
REQUIRED

See Site Plan diagrams, streetscape and open space guidelines (page 18), Site Materials and Components Matrix (pp 42, 43), and Appendix with draft components, materials and plants.

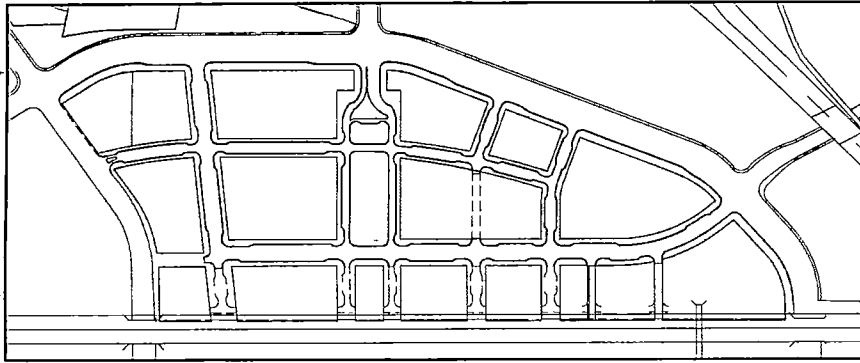
RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





2.6 City Parkway



City Parkway, together with Clark Avenue, functions as the primary internal vehicle route through Union Park. Major parking garages can be accessed along the length of this street. Continuous on street parking serves retail uses which define much of this street.

INTENT

FORMAL AND STATELY City Parkway is intended to be elegant and stately, defined by a sophisticated and well-integrated relationship between streetscape and retail uses. Large deciduous trees and tall palm trees reinforce the stately quality of the street.

LAYERED Multiple rows of trees, landscape and building-related shade structures create richness and comfort on this retail street. These elements also help

to mitigate the scale of the street.

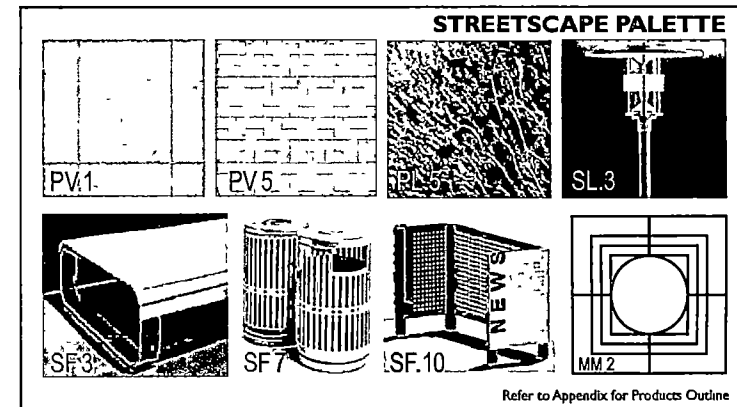
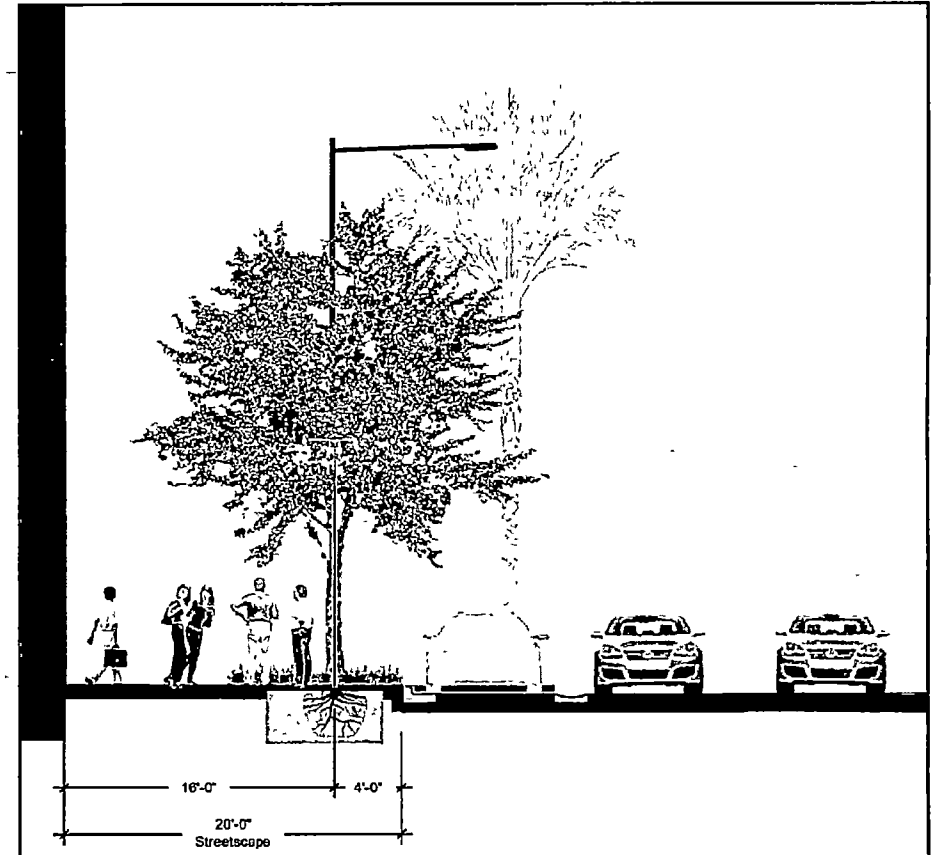
ANIMATED Intermittent opportunities for sun pockets, water and art are used to establish small venues for gathering and animating the street.

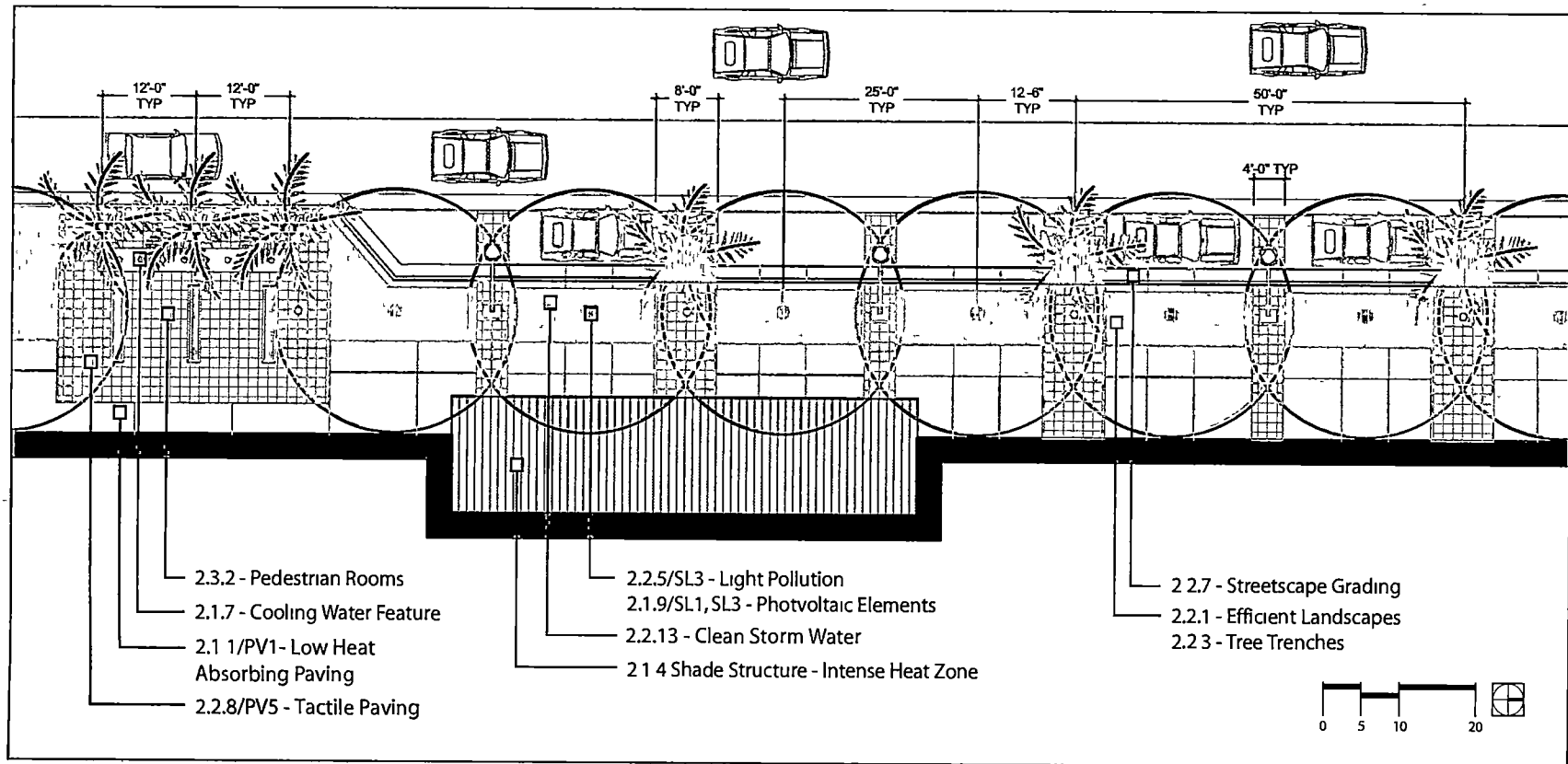
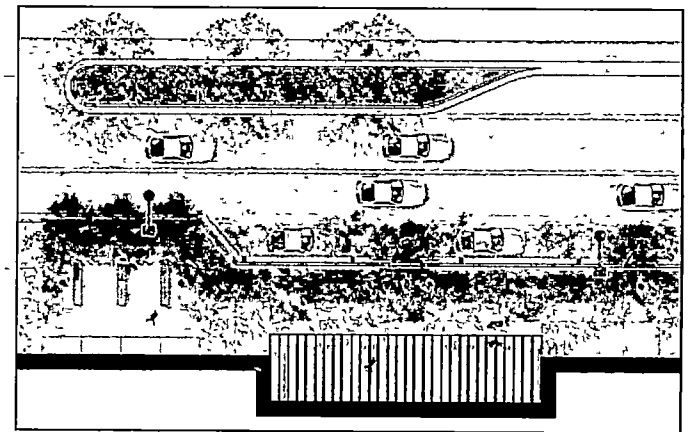
REQUIRED

See Site Plan diagrams, streetscape and open space guidelines (page 18), Site Materials and Components Matrix (pp. 42, 43), and Appendix with draft components, materials and plants.

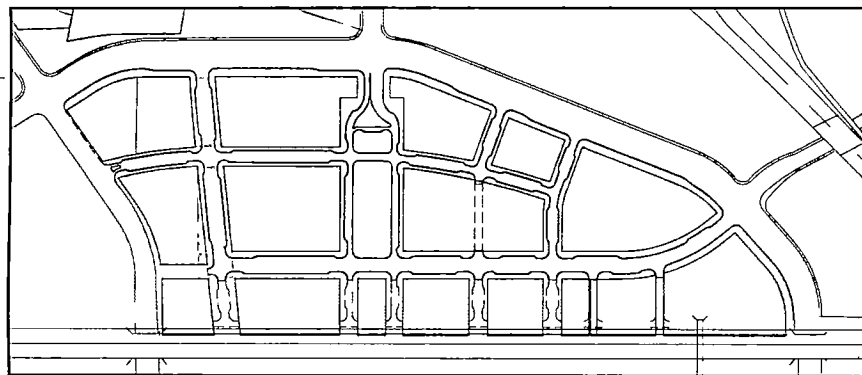
RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





2.7 West Clark Avenue



West Clark Avenue defines Union Park's southern medical office district as an addressable, signature street. The generous pedestrian zone on the south side of this street forms a pedestrian esplanade. A series of small venues within this zone enhances West Clark Avenue as a canopied destination space, with places to gather in the shade around water or art.

INTENT

ANIMATED IDENTITY The streetscape reflects its proximity to Performing Arts and World Market, both arts-oriented facilities, with the use of sculptural furnishings, chic lighting techniques and a contemporary floor pattern. Sculptural tree forms, massed in groves along the length of the street, define the signature quality of the street. Clearings between tree groves provide opportunities for art and water.

REGIONAL FIT Desert context establishes a source for plant, paving and furniture selection. Paving systems are organized in blended desert hues. Regional tree species display ornamental characteristics but also benefit from low watering needs. Oversized pre-cast concrete seating elements expose light-colored desert sands and maintain a cool temperature.

COMFORT AND DESTINATION IN AN URBAN GARDEN The urban garden notion for this street suggests an elegant, stately,

and green environment. A continuous canopy of thriving urban trees establishes the leading garden component of the space, offering a cool place to gather in the shade.

ESPLANADE The street will function as a comfortable passage for those pedestrians moving to and from the city and destinations within and west of the Union Park development. These destinations include the Clark County Government Center, the World Market Center, the Las Vegas Outlet Mall and downtown uses.

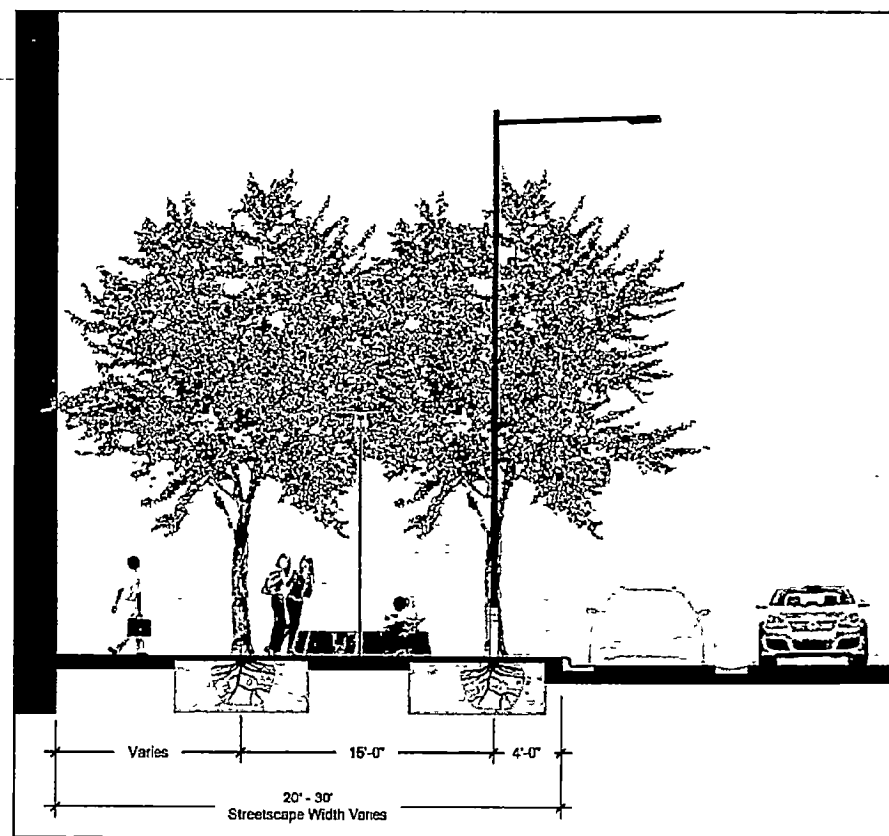
CENTERS Two key places will be developed along the length of the street: Serenity Square at the intersection area of West Clark Avenue and City Parkway, and Rejuvenation Place at the intersection of the West Clark Avenue and Union Park Promenade. These places will be defined by concentrating a mix of uses to establish centers within the office district. A rich sense of place may be developed here, with building emphasis, paving and other site amenities used to distinguish these areas.

REQUIRED

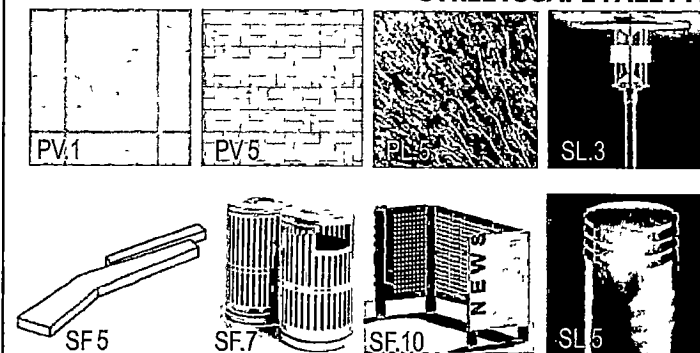
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RECOMMENDED

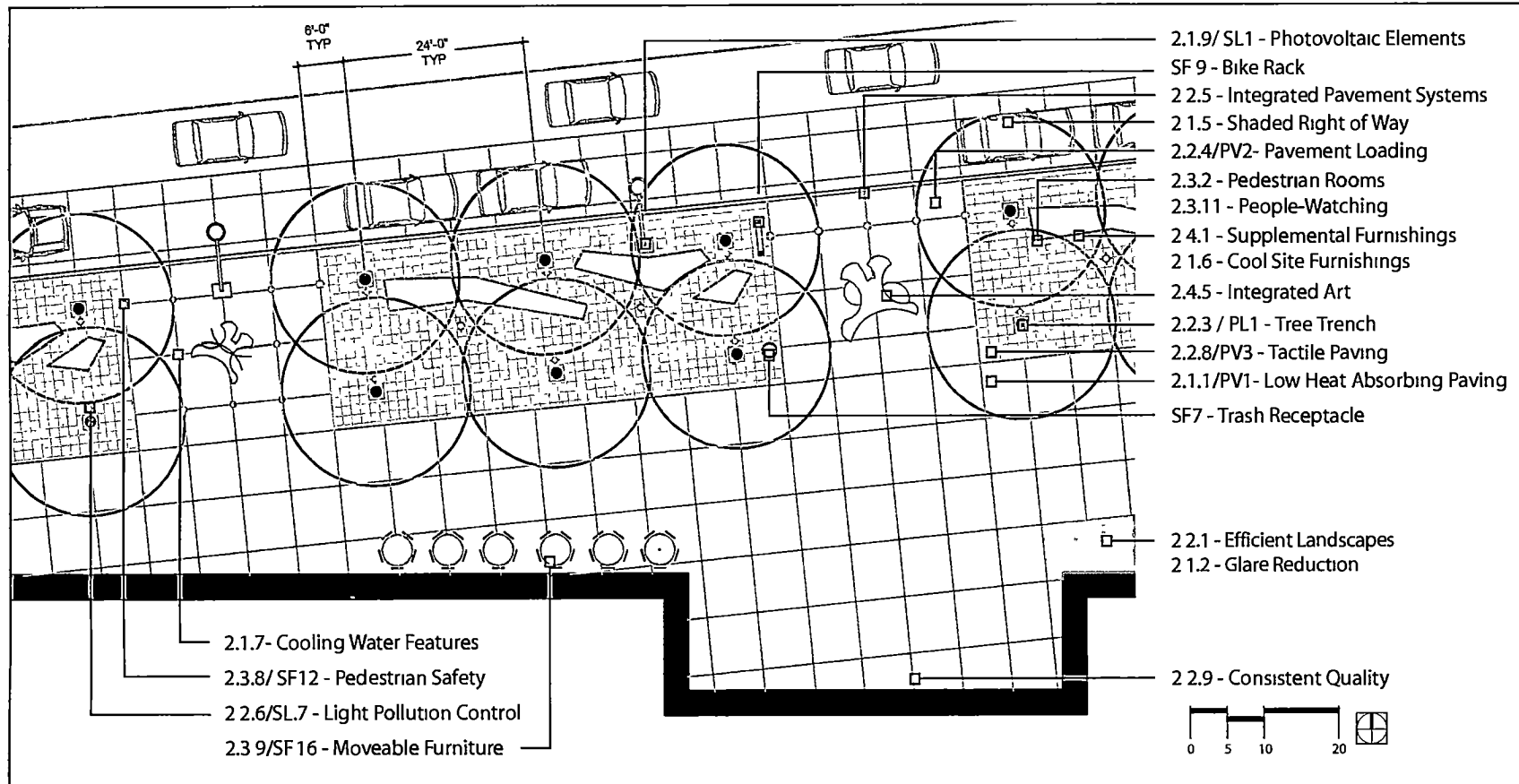
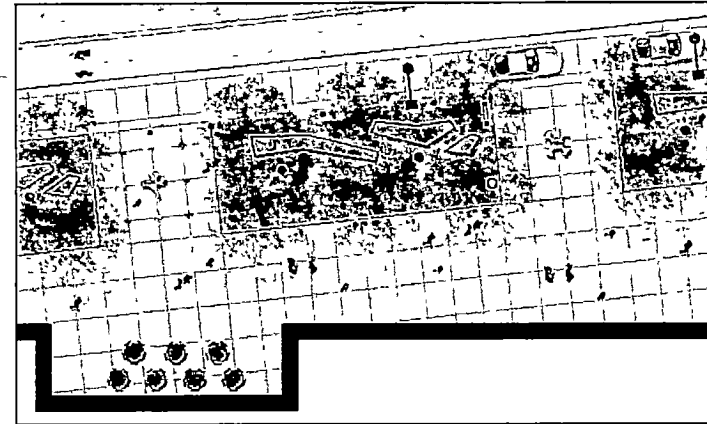
See Site Plan diagrams, streetscape and open space guidelines (page 18).



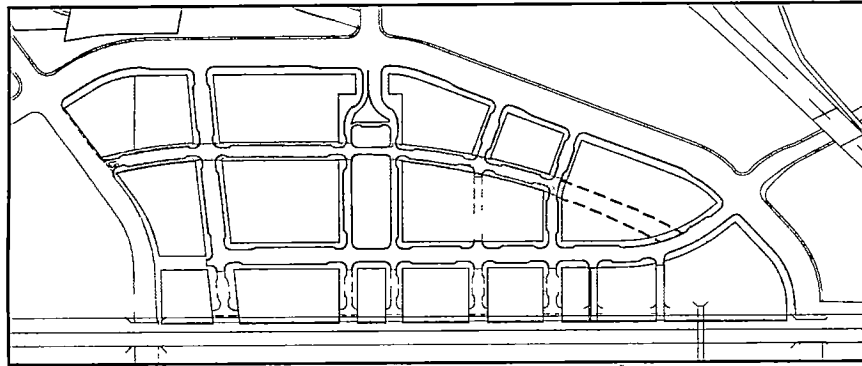
STREETSCAPE PALETTE



Refer to Appendix for Products Outline



2.8 Union Park Promenade



Comfort, distinction and destination quality define this signature village space. Union Park Promenade exemplifies street life at Union Park. In celebration of a traditional event, the street may occasionally resemble a middle-eastern bazaar, thick with people, food and other goods, festooned with banners and fabric. On other days, Union Park Promenade will resemble a busy commercial street, bustling with everyday activities associated with a thriving urban neighborhood. On most days, the street will be enjoyed as a pleasant destination, the storefronts are always changing, the air is cooler and there are people to watch.

INTENT

PEDESTRIAN SPACE Union Park Promenade welcomes both automobiles and pedestrians, but feels more pedestrian than most streets, with subtle distinctions between the two realms.

SHADE AND COMFORT Street orientation, building massing, trellises, tree canopies and even a light-colored floor play a role in reducing heat absorption and temperature build-up.

REGIONAL CHARACTER Materials, colors and patterns may be used to create a stylized desert expression. Bursts of color celebrate the spectacular desert blooms.

ENDURING QUALITY The Union Park village will establish a new and consistent level of quality for downtown Las Vegas. Union Park Promenade will demonstrate that quality in the most concentrated fashion, where buildings and public spaces occur in a cohesive fashion.

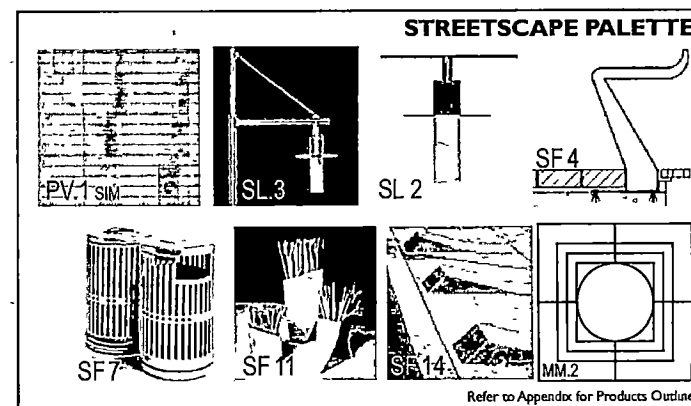
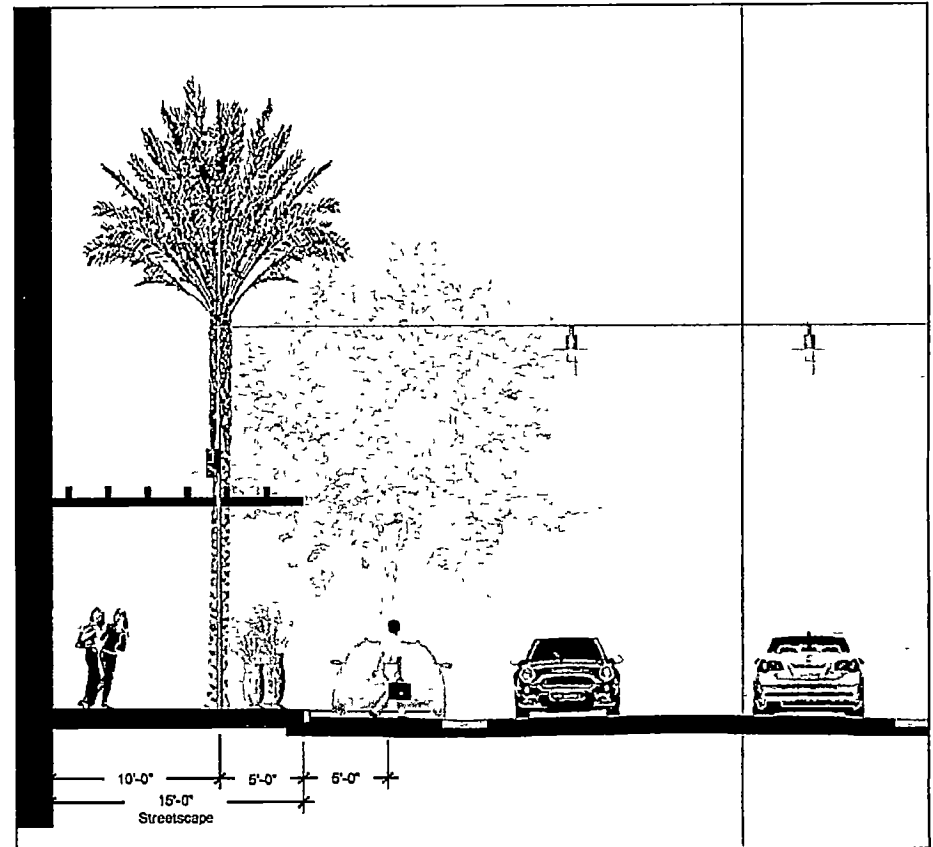
VARIETY While a fairly consistent set of streetscape improvements are intended for the Promenade, a variety of retail expressions are desirable. Storefront design, signage, shade structures and movable furniture will reflect the individual interests and themes of retailers, within the parameters established by these guidelines.

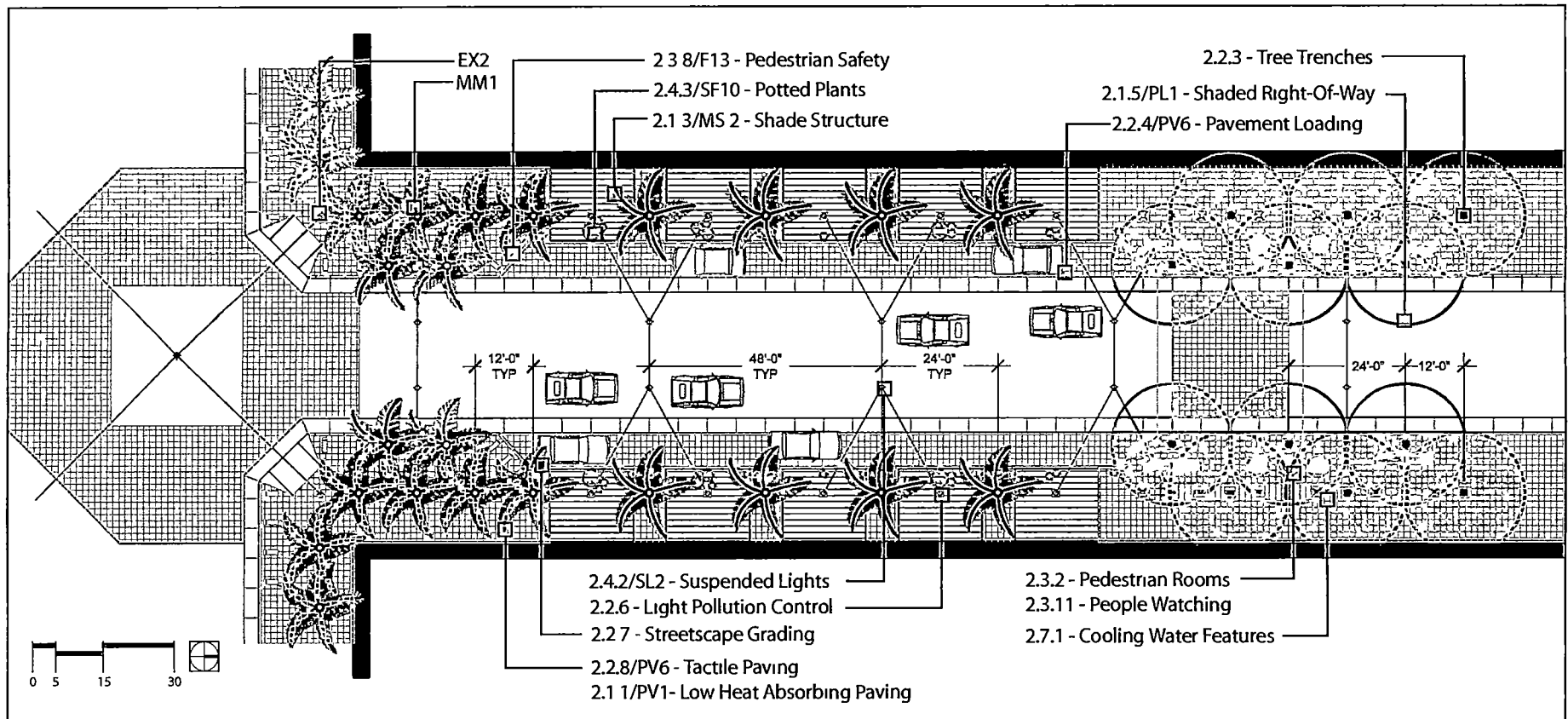
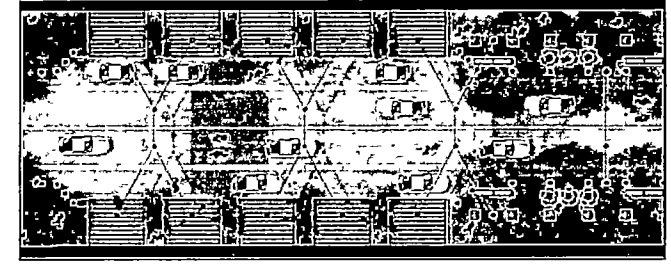
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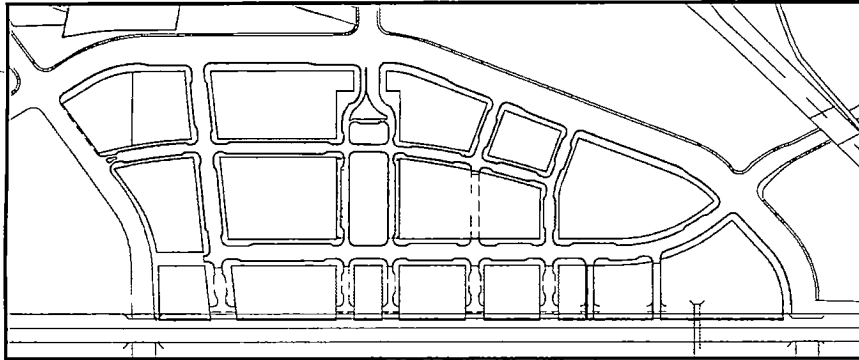
RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





2.9 Discovery Avenue – Flanking Park



Positioned as a grand forecourt for the Performing Arts Center, Symphony Park anchors the facility to the Lewis Street corridor and establishes the primary public space for Union Park. Serving both Union Park residents and city visitors, Symphony Park provides a variety of spaces scaled to accommodate a range of events and uses. While the primary spaces will be monumentally scaled to achieve a civic quality, other spaces within the park will be organized to provide intimacy and solar comfort. Tree and architectural canopy, water and landscape will be used for cooling effects

INTENT

A PEDESTRIAN SPACE One way vehicle circulation loops the north and south faces of Symphony Park, establishing a counter-clockwise circulation that serves drop-off functions at the performing arts facility and minimizes the width of vehicular surfaces. By dividing traffic in this area, the park district is distinguished and made

more pedestrian-friendly. The floor to the space may be treated consistently across pedestrian and vehicular surfaces in order to further accentuate the special nature of this civic space

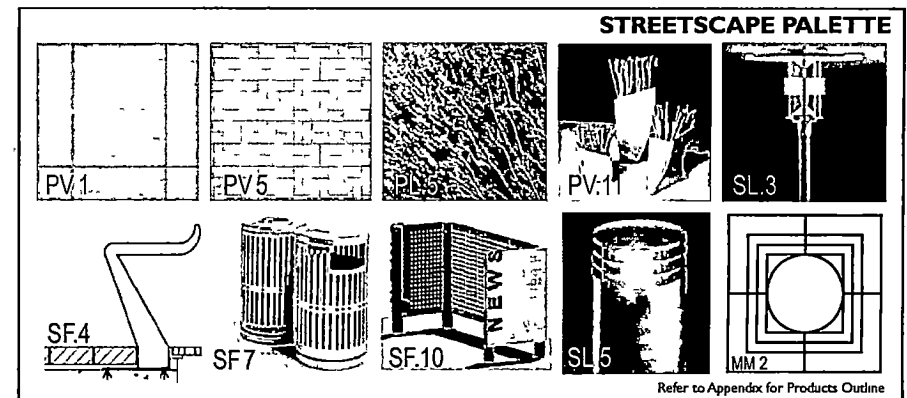
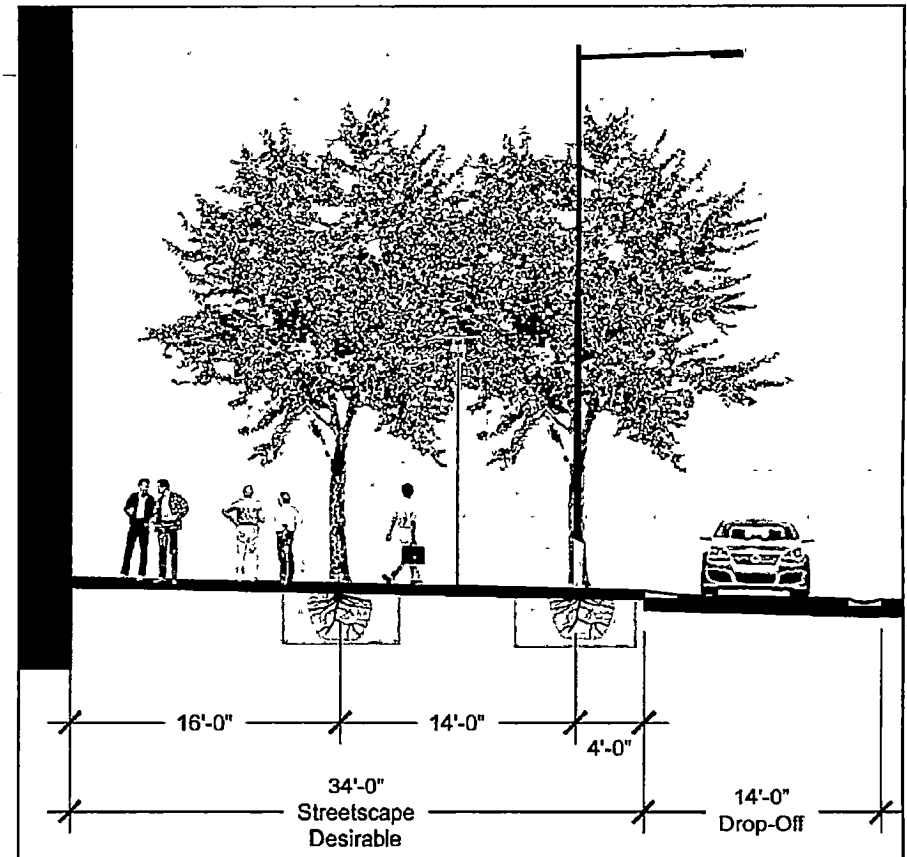
ACTIVE EDGES The park combines a set of large flexible open spaces with cool and intimate garden spaces that define its perimeter and allow people to gather and overlook the primary open spaces. The perimeter spaces also establish a promenade setting, allowing residents and guests the opportunity to stroll through a cool set of varied gardens, some of which may function as sculpture gardens

REQUIRED

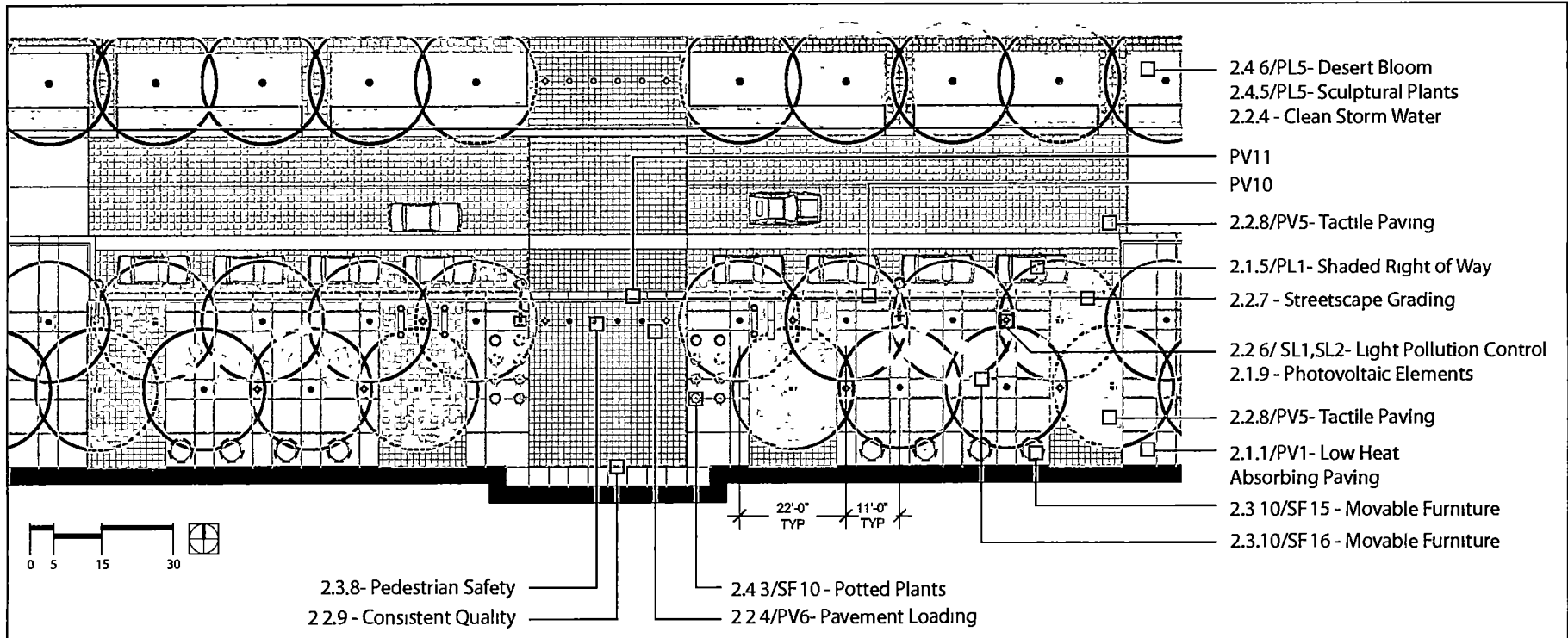
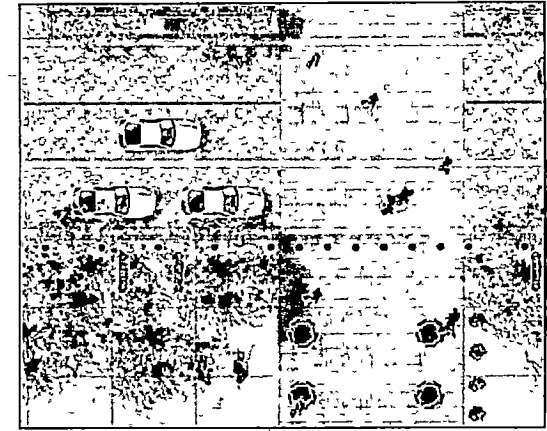
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RECOMMENDED

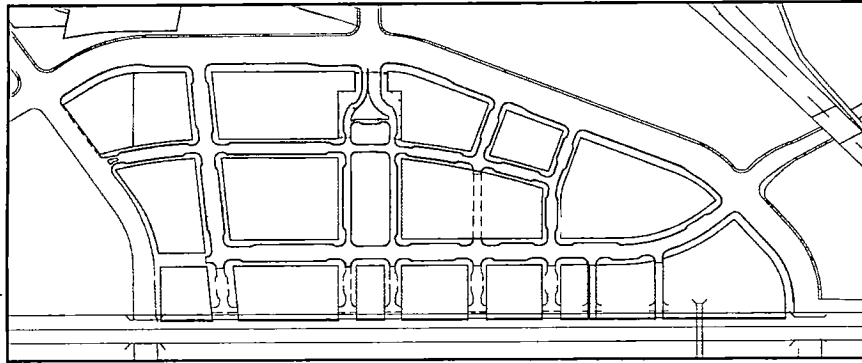
See Site Plan diagrams, streetscape and open space guidelines (page 18).



2.9 Discovery Avenue – Flanking Park



2.10 Discovery Avenue (Entrance)



A distinctive and urbane identity will be important to the arrival experience at Union Park, offering a first impression that is grand but welcoming. Landscape and building definition combine to announce the village as a dense and exciting place, but one that offers the appeal of comfortable park and garden spaces that define the public realm of the urban community.

INTENT

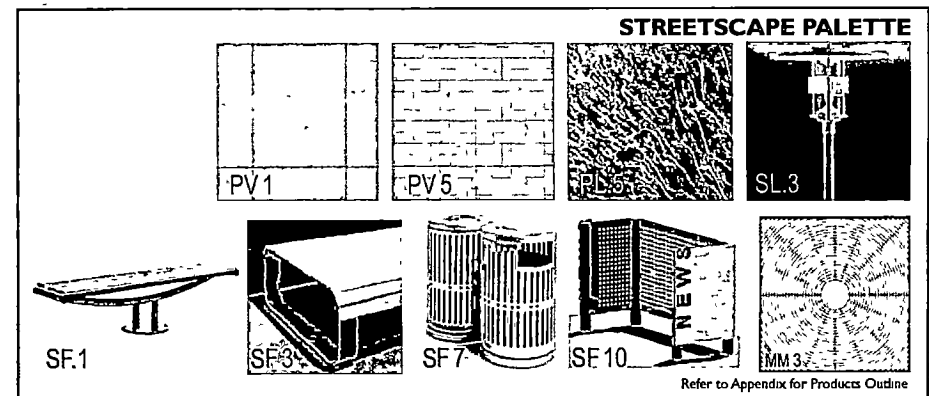
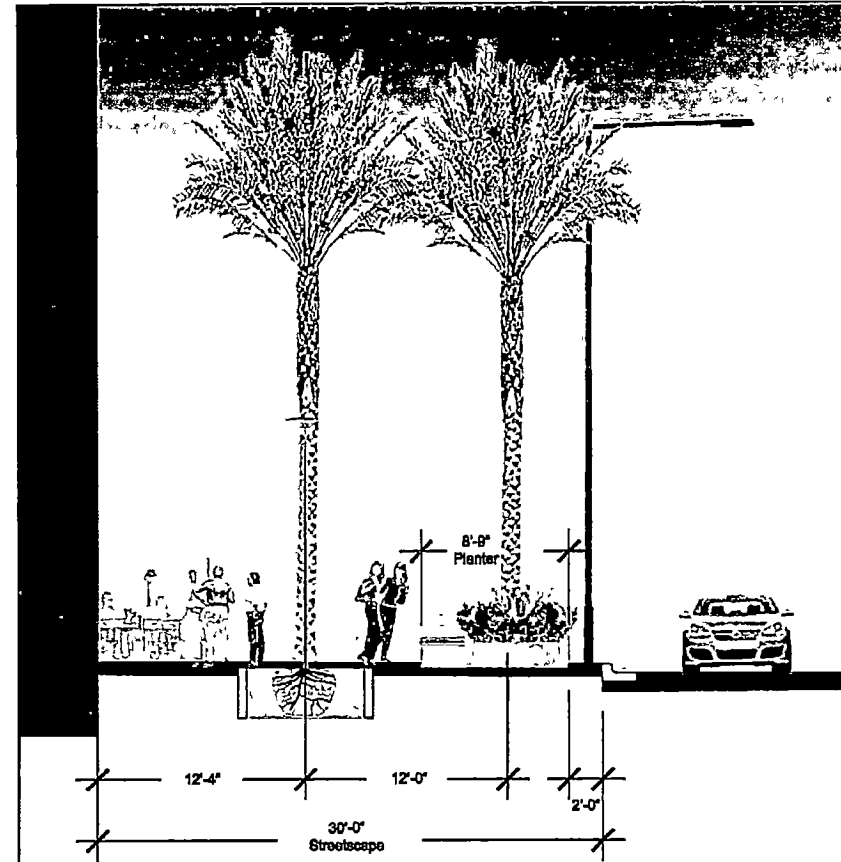
FIRST IMPRESSION The generous dimension of this street provides for functional vehicle movement, commits healthy pedestrian zones and allows views deep into the site. Both the Performing Arts Center and City Hall will be visible to drivers and pedestrians passing through this formal entrance to Union Park.

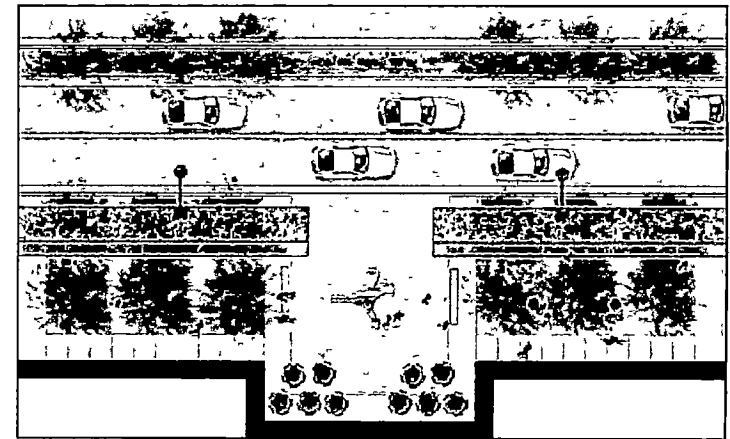
REQUIRED

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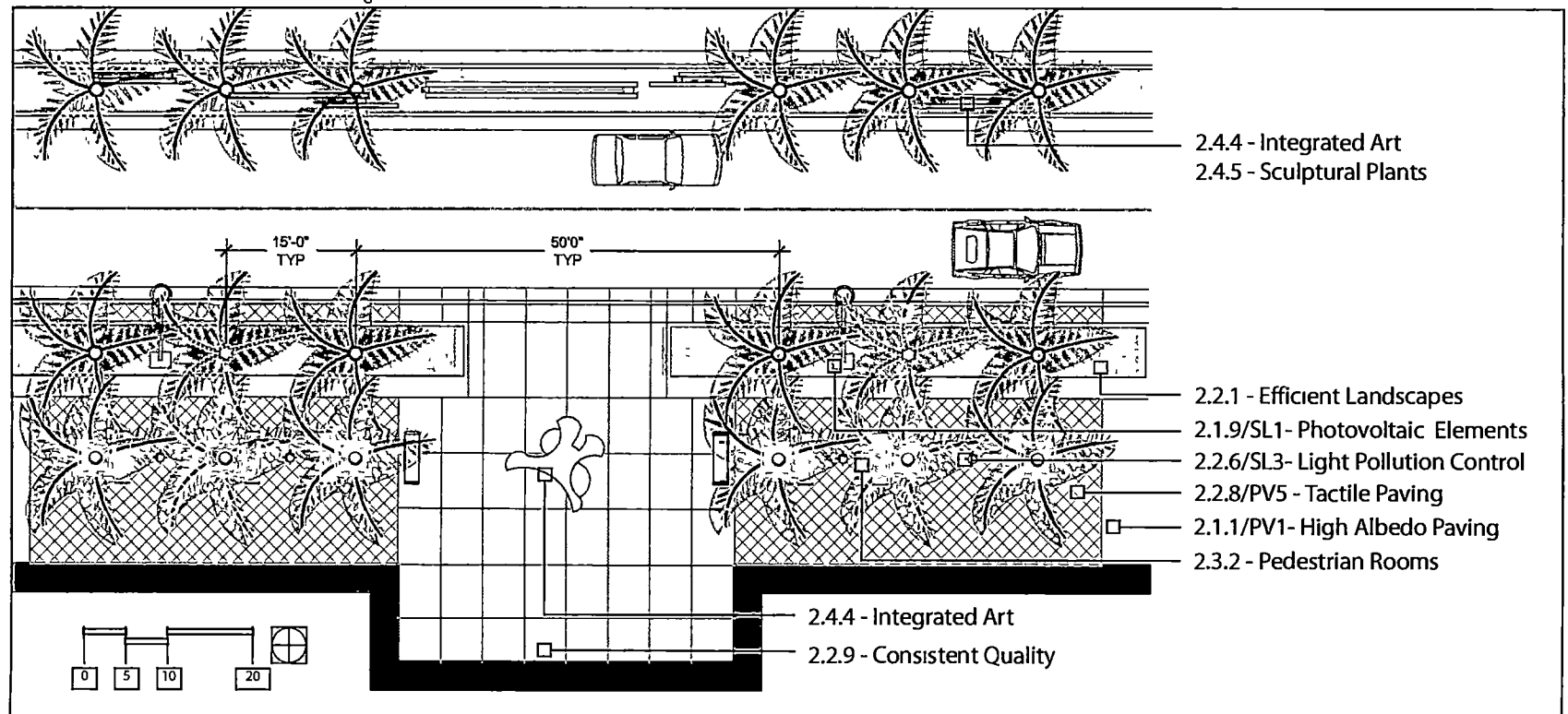
RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).

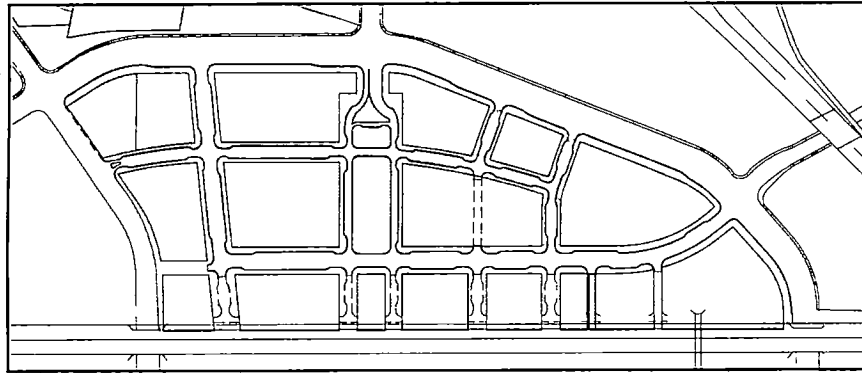




Median width based on future schematic design



2.11 West Bridger and West Carson Avenue



34

Great urban neighborhoods are defined by great streets. West Bridger and Carson Avenues rely upon an engaging relationship between ground-floor residential uses and the public streetscape. Here, the semi-public territory of the residence, defined by lobbies, building entries, stoops, patios and gardens are revealed to passersby as a means of activating the street and engaging residents in public life.

INTENT

NEIGHBORHOOD SCALE The sense of neighborhood is enhanced with a streetscape that is intimate, but comfortable to walk. Small gathering opportunities may be developed, e.g. where these streets meet Union Park Promenade. Solar influences result in an asymmetrical street section, apportioned to address objectives for summer shade and winter sun access.

CONTIGUITY As the extensions of Las Vegas' Bridger and Carson Streets, these

streets provide local access and connections through this site. While service and parking garage access may be provided from these streets, curb cuts will be minimized, limited to selected locations.

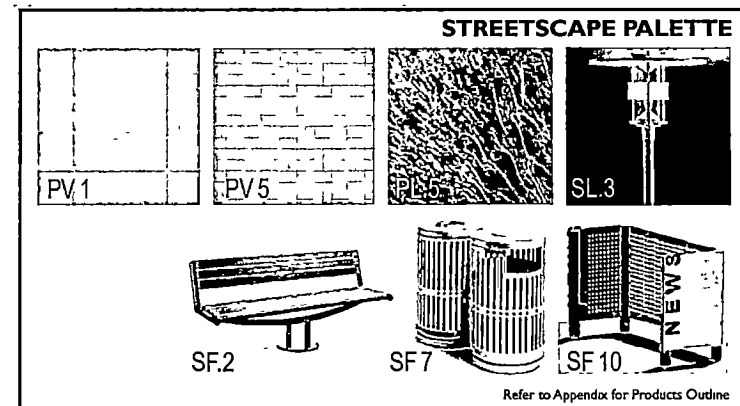
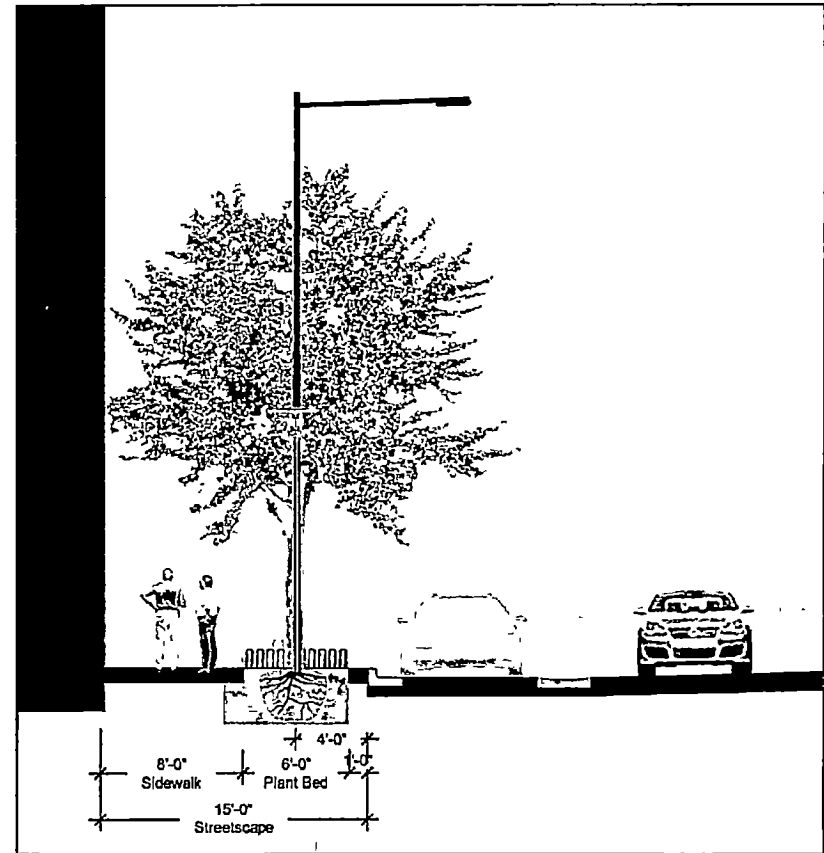
ORNAMENT Decorative details that such as low garden rails and perennial plantings are appreciated by residents. The role of art in customizing these components may be explored.

REQUIRED

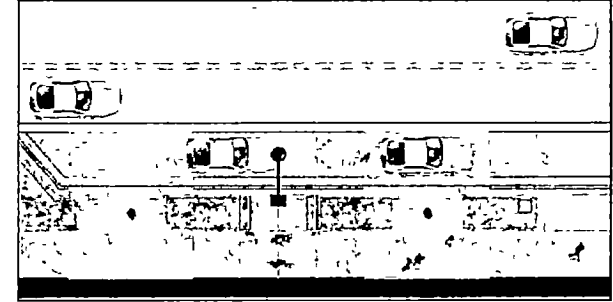
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RECOMMENDED

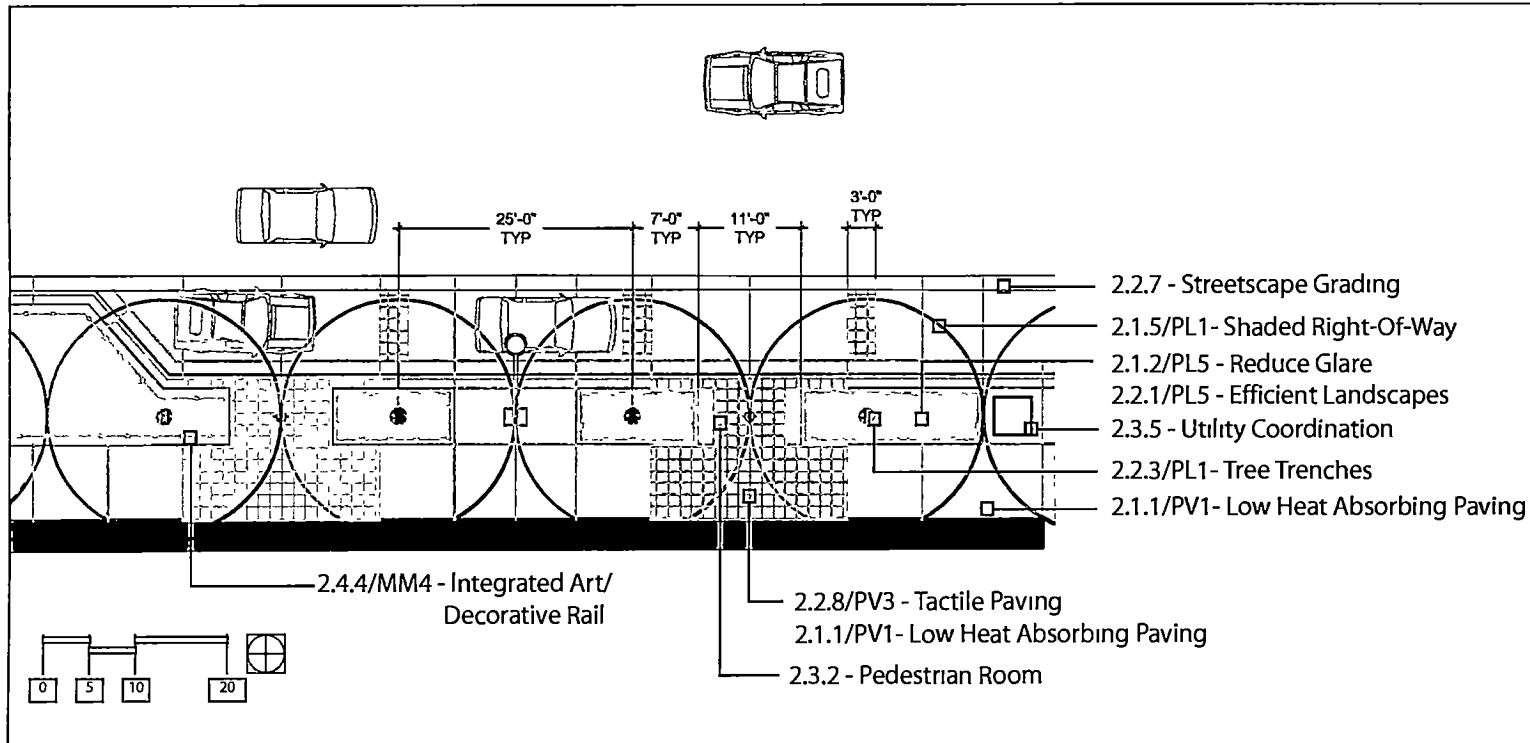
See Site Plan diagrams, streetscape and open space guidelines (page 18).



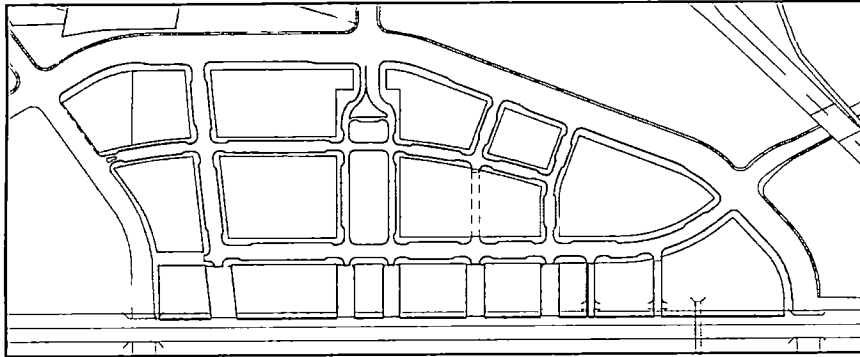
2.11 West Bridger and West Carson Avenue



35



2.12 Street Extensions (Private)



These streets are organized as “T” intersections at the railroad interface, providing access to a service and fire access road which parallels the rail corridor. This service road will be integrated with parking garages which abut the rail.

INTENT

NEIGHBORHOOD PLACES As local streets, these streets may play a role as neighborhood places. Minimal through-traffic may allow residents the opportunity to establish block party or other gatherings. As such, the streets are kept simple, but planned with a number of elements that humanize and give pedestrian scale to the street. Columnar trees are spaced to distinguish the space, and lights are suspended over the streets to further define the pedestrian scale.

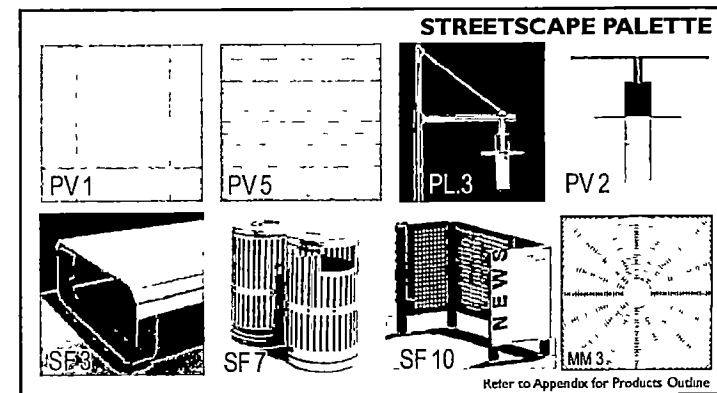
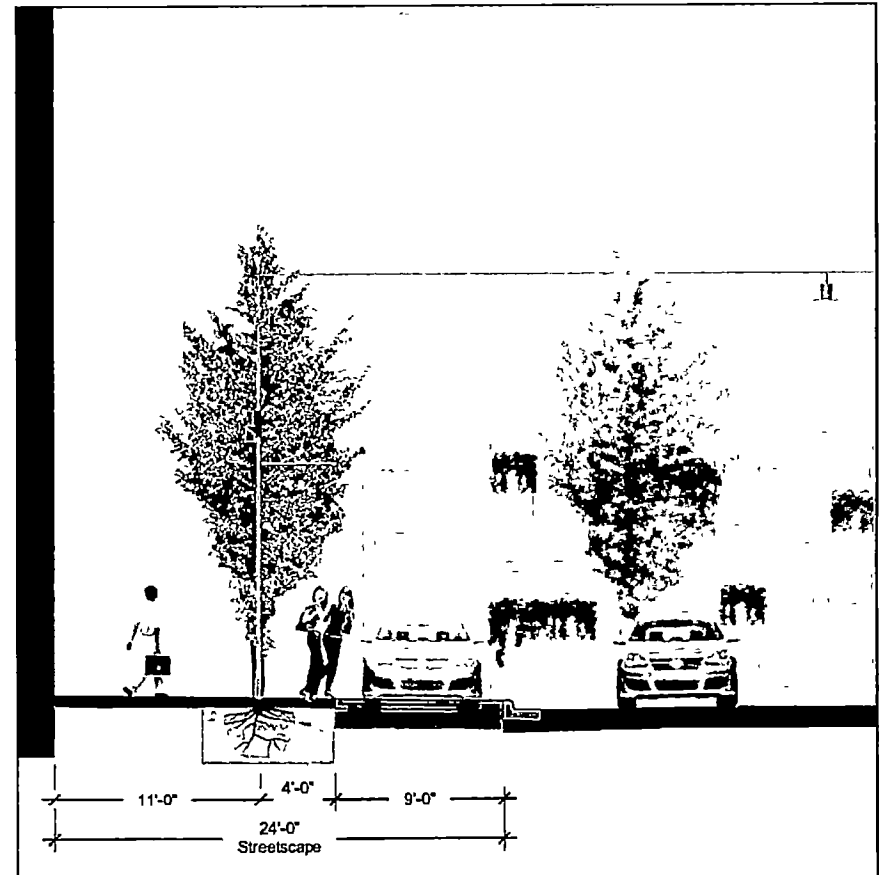
ELEGANT TERMINUS A concrete court at the end of the street allows auto and fire truck turning radii, but also calls subtle attention to the area as a pedestrian space. Bollards, columnar trees and an architectural screen define and mitigate the rail edge of the space, providing an appealing terminus, and an opportunity for art.

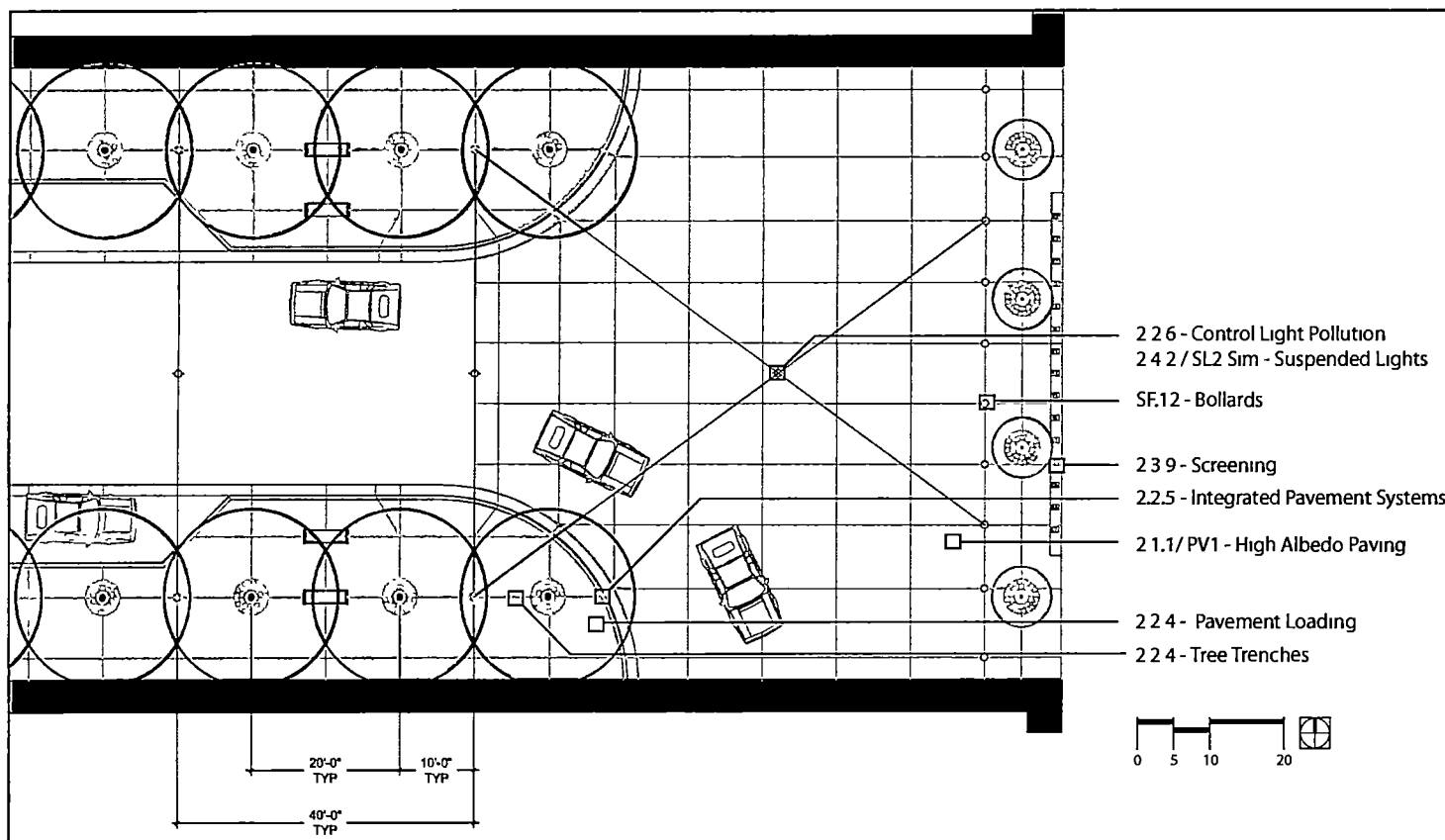
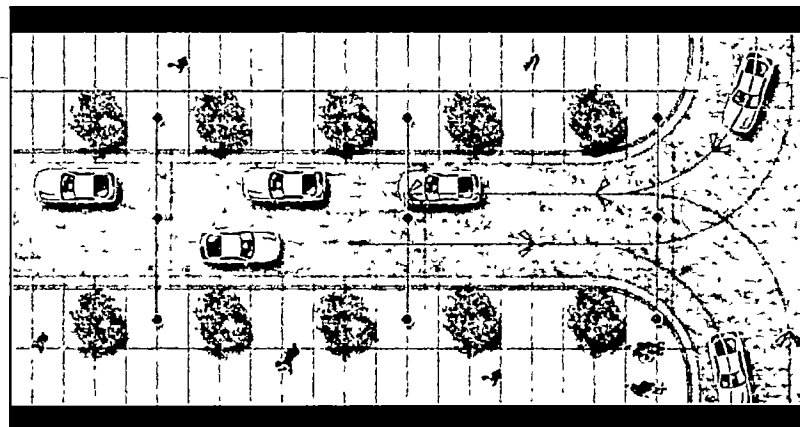
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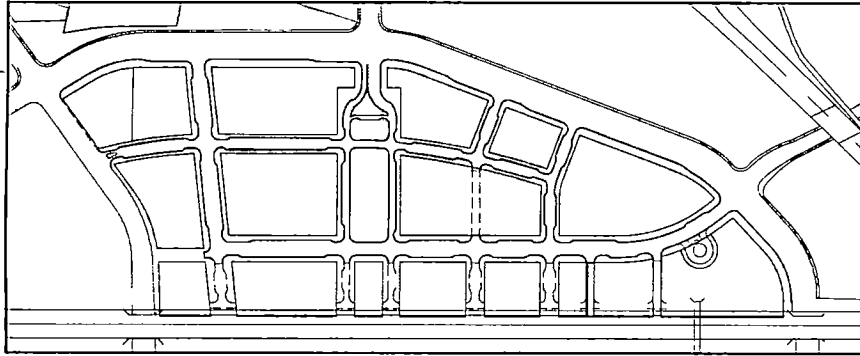
RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





2.13 Symphony Park Forecourt



INTENT

WOW FACTOR An impressive palm grove envelopes an intimate fountain centerpiece, beckoning attention from passersby and offering a filtered view to the development beyond. While visually dramatic, this area is intended to be less active than Symphony Park, potentially offering a more contemplative experience for residents and visitors.

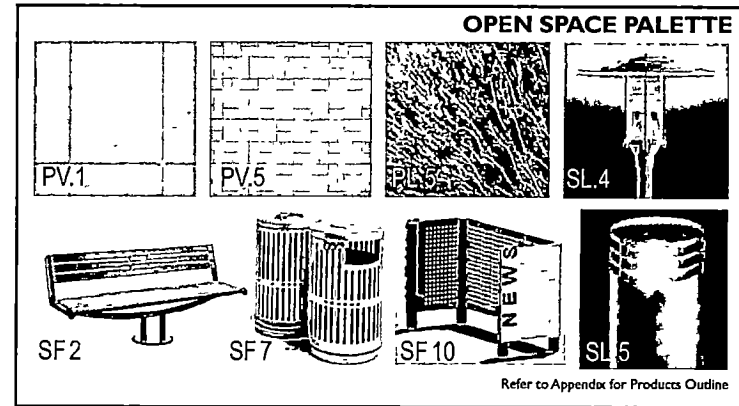
Retail kiosks may be positioned along the Promenade edge, reinforcing the importance and continuity of that important pedestrian street.

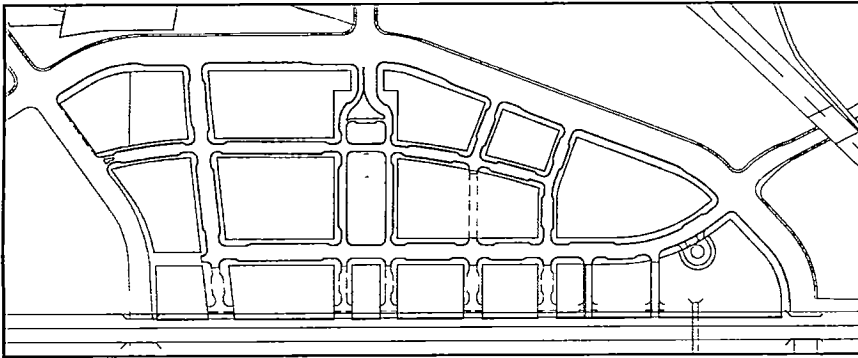
REQUIRED

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RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





INTENT

CELEBRATE THE ARTS The park will be infused with the energy and attributes of both performance and figurative arts. An informal outdoor performance zone can host scheduled or impromptu events that are linked with the performing arts facility. Sculpture gardens, sound and literary gardens and lyrical use of water may be considered. Night lighting will play an important role in complementing the drama of theatrical settings.

COMMUNITY GATHERING Green space will be important to urban residents in the heat of the desert. Opportunities for strolling, dog walking and informal play and recreation enhance the livability of the village. A promenade defines and frames the outer edge of the park. The promenade is punctuated by gardens and small gathering areas which overlook the primary open space.

SUSTAINABILITY Sustainable landscape practices will be developed both as a responsible practice and as an educational tool. These practices may include storm water control and cleaning, material reuse, photovoltaic power, drought-resistant landscape, and urban heat island reduction.

RETAIL DESTINATION Union Park has been developed as a street-fronting,

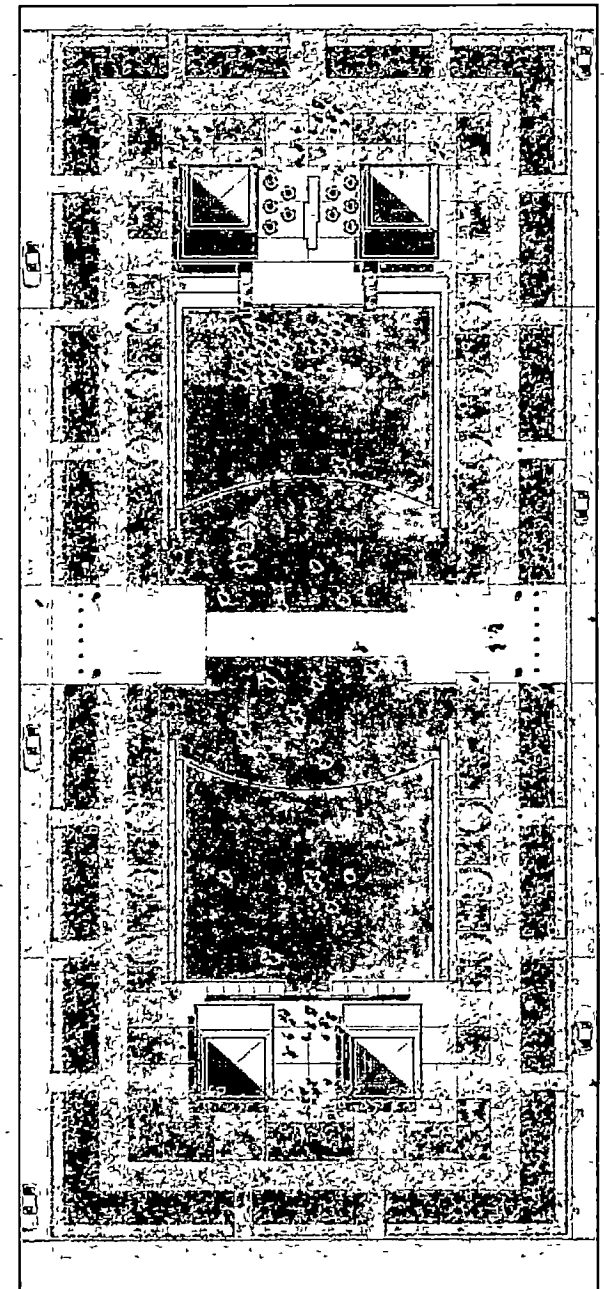
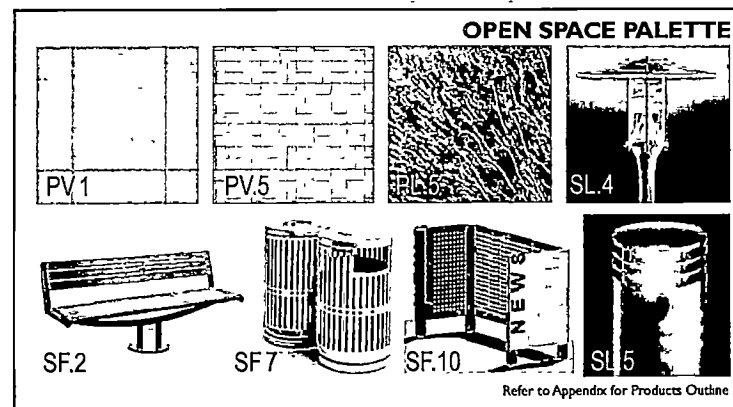
outdoor-oriented retail destination. Retail uses at Symphony Park are planned to complement the street retail experience with a set of restaurant or other specialty kiosks, designed as a set of transparent, gem-like buildings in the park. These components may occur at each end of the park, overlooking the primary open space.

REQUIRED

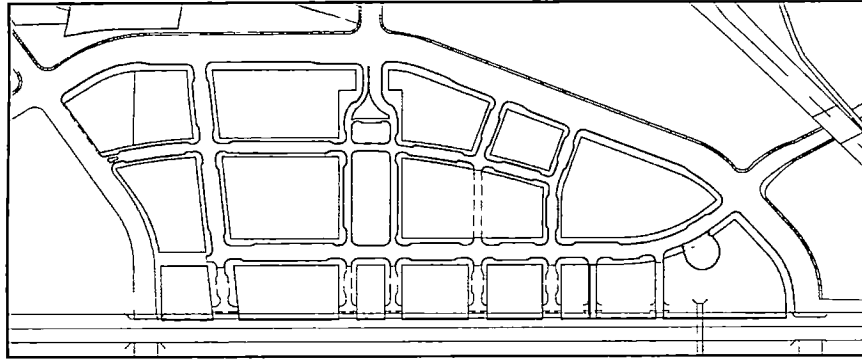
See Site Plan diagrams, streetscape and open space guidelines (page 18), Site Materials and Components Matrix (pp. 42, 43), and Appendix with draft components, materials and plants.

RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18)



2.15 Gateway Plaza



Gateway Plaza establishes an important pedestrian connection between Union Park and downtown Las Vegas, linking the energy and activity of the Fremont Street Experience and Union Park Promenade. The plaza will also organize entertainment-related development in this area by acting as a forecourt and automobile drop-off.

INTENT

SCALE AND FUNCTION While the plaza may need to accommodate a significant number of automobiles, taxis and limousines, it should also be designed for pedestrian comfort and scale. Several opportunities exist in pursuing this objective. The streetscape at Grand Central Parkway should occur along the western side of the plaza as continuously as possible, interrupted only by one-way auto access and egress.

The perimeter of the plaza should be developed as a continuous pedestrian environment, with active ground-floor building uses, architectural shade structures, trees and other landscape, special paving and seating elements. And finally, a significant centerpiece focal point should mark the plaza as a special place

in the city, scaled for visibility from both Fremont Street and Union Park Promenade. This component should be accessible to pedestrians, and may include art, water and landscape.

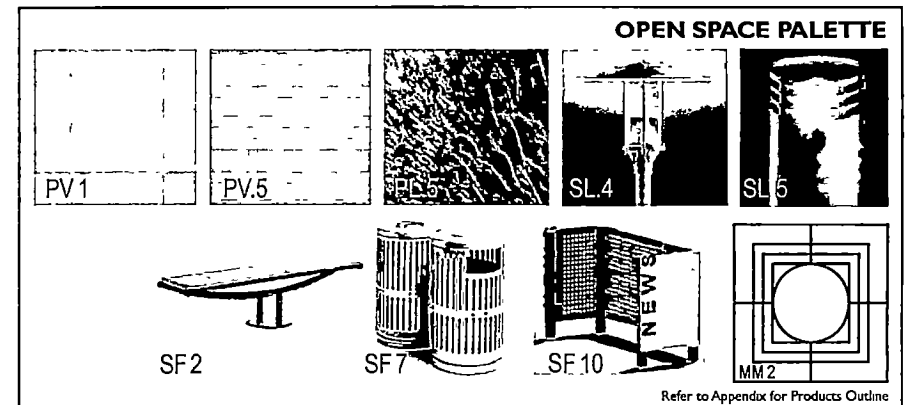
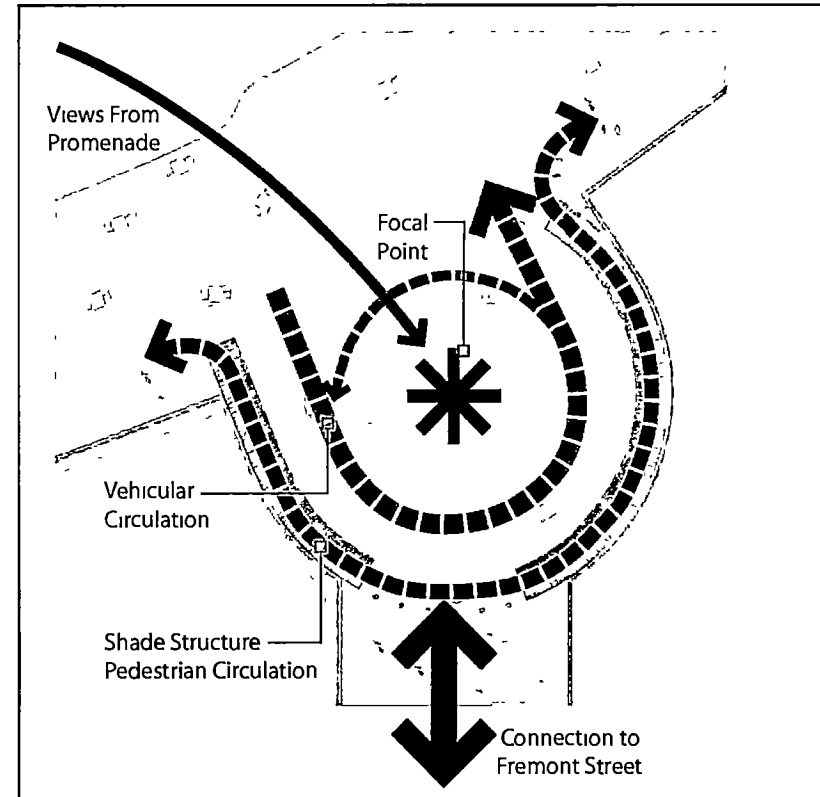
CONNECTIONS Pedestrian connections to Fremont Street will require a pedestrian bridge. The bridge presents an iconic opportunity to celebrate the crossing, establish a destination space, and offer upper-level building connections. A monumental stair, potentially accompanied by escalator and elevator service to accommodate handicapped and other users, should be designed integrally with the plaza. A shade structure is desirable in this area, and may be designed to complement the Fremont Street canopy. Cross-street connections to Union Park Promenade are equally important.

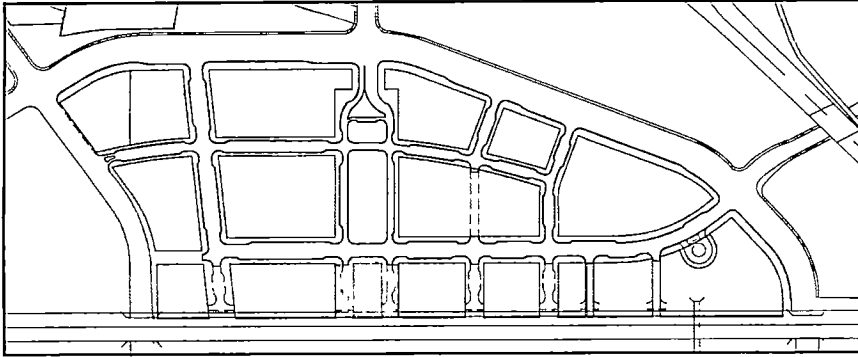
REQUIRED

See Site Plan diagrams, streetscape and open space guidelines (page 18), Site Materials and Components Matrix (pp 42, 43), and Appendix with draft components, materials and plants.

RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).





A series of steps, plazas and terraces establish a destination-oriented railroad crossing for pedestrians. Water, landscape, shade structures and active building edges create a distinctive and comfortable set of public spaces

INTENT

FRIENDLY GRADE TRANSITION On two levels, these plazas gain twenty-nine vertical feet to accommodate pedestrian circulation over the Union Pacific tracks, allowing connections to second- and third-floor building uses. A fifteen-foot intermediate level is positioned centrally to allow views across the tracks between Union Park and downtown.

Two pedestrian bridges link the City Hall Plazas to The Crossing, framing an opening down to the railroad tracks below. Opportunities to view trains from a set of

projecting perches may be developed. The train is an important component of the settlement of the west and should be celebrated.

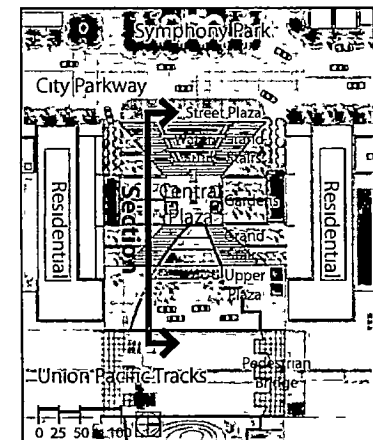
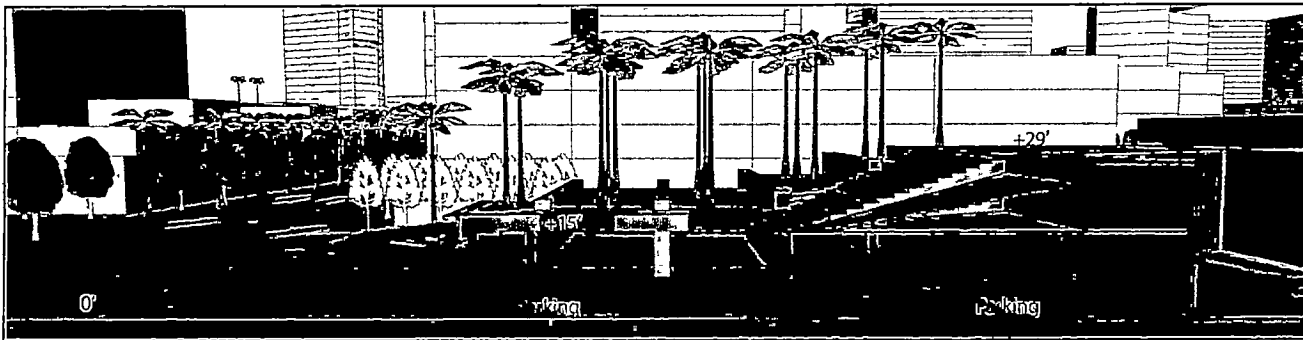
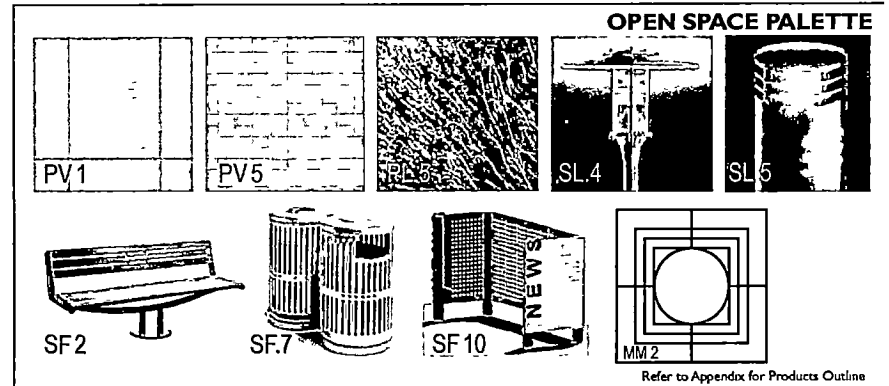
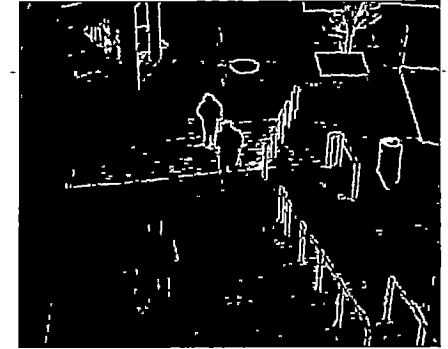
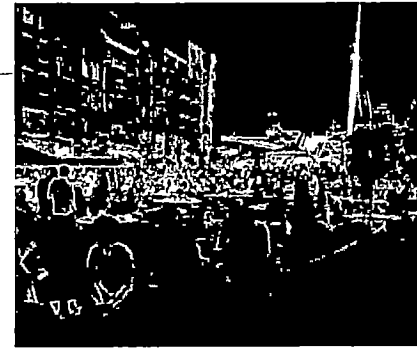
CELEBRATED SPACE Water is used both as a linking device and to celebrate and accentuate the vertical dimensions of the crossing. Kiosks may be used for shade and as an extension of the retail environment organized within Symphony Park. Soft green spaces may be developed with rolling topography as relief from the pervasive hardscape nature of the city.

REQUIRED

See Site Plan diagrams, streetscape and open space guidelines (page 18), Site Materials and Components Matrix (pp. 42, 43), and Appendix with draft components, materials and plants.

RECOMMENDED

See Site Plan diagrams, streetscape and open space guidelines (page 18).



2.17 Streetscape and Open Space Materials and Components

	Street Role	Layout Module	Street Trees	Ground Plane (Paving & Plantings)	Lighting Street	Lighting Pedestrian	Lighting Accessory	Furnishing Seating	Furnishing Trash	Furnishing Newspaper	Furnishings Bollards	Furnishings Tree Grates	Opportunities for Art and Water
Grand Central Parkway Page 22	Move Traffic Western Face of Village Seamless Interface with Existing Public Streetscapes	12' Module	Palms 24' OC Deciduous Trees 24' OC	Scored Concrete - 30% Special Paving - 5% Plantings - 65%	A 7' Spacing	A 24' Spacing		A				A	
City Parkway Page 24	Move Traffic Retail Oriented	12' Module	Palms 12' OC & 52' OC Deciduous Trees 24' OC	Scored Concrete - 60% Special Paving - 20% Plantings - 20%	A 7' Spacing	B 24' Spacing		C	A	A		A	Pots Planters
West Clark Avenue Page 26	Move Traffic Major Office Address	12' Module	Deciduous Trees 24' OC	Scored Concrete - 60% Special Paving - 40%	A 7' Spacing	B 24' Spacing	A	A	A	A	A 12' Spacing		Pots Planters
'Union Park' Promenade Page 28	Identity of Village Pedestrian and Retail Oriented Entrances to Building Lobbies	12' Module	Palms 12' OC & 24' OC Deciduous Trees 15.5' Triangulated	Scored Concrete - 100%	B 24' Spacing	C 24' Spacing	B	A	A	A	A & B 12' Spacing	A	
Discovery Avenue - Entrance Page 32	Main Entry to Village Retail and Cafe/Dining Oriented	15' Module	Palms 15' OC	Scored Concrete - 20% Special Paving - 60% Plantings - 20%	A 7' Spacing	A 30' Spacing	A	A	A	A	A 15' Spacing	A	Pots Planters
Discovery Avenue - Park Page 30	One-way Circulation Around Park Performing Arts Center Residential and Hotel Oriented	24' Module	Deciduous Trees 24' OC	Scored Concrete - 50% Special Paving - 25% Plantings - 25%	A 7' Spacing	A 24' Spacing		A	A	A	A 12' Spacing	A	Pots Planters
Neighborhood Streets Page X	Move Traffic Access to Parking/Services Entrance to Building Lobbies	25' Module	Deciduous Trees 25' OC	Scored Concrete - 35% Special Paving - 35% Plantings - 30%	A 7' Spacing	B 25' Spacing		A	A	A			Pots Planters
East End Streets Page 38	Access to Parking/Services Entrance to Building Lobbies	25' Module	Deciduous Trees 25' OC	Scored Concrete - 80% Special Paving - 20%	A 7' Spacing	B 25' Spacing	B	C	A	A			Pots Planters

2.17 Streetscape and Open Space Materials and Components

	Open Space Role	Layout Module	Street Trees	Ground Plane (Paving & Plantings)	Lighting Street	Lighting Pedestrian	Lighting Accessory	Furnishing Seating	Furnishing Trash	Furnishing Newspaper	Furnishings Bollards	Furnishings Tree Grates	Opportunities for Art and Water
Symphony Park Page 38-39	Built off of Discovery Avenue (Park) Streetscape Grand Civic Space for Union Park	15' & 24' Module	Palms 24' OC Deciduous Trees 24' OC	Scored Concrete Special Paving Plantings	A 72' & 75' Spacing	A 24' Spacing		B	A	A	A 12' Spacing		Pots Planters
The Crossing Page 42	Built off of City Parkway Streetscape Provides Elevation Gain for Rail Crossing Link Between Union Park and Existing Lewis Street Civic Corridor	24' Module	Palms 12' OC & 52' OC Deciduous Trees 24' OC	Scored Concrete Special Paving Plantings	A 72' Spacing	A 24' Spacing		B	A	A	A 12' Spacing	A	Pots Planters
Gateway Plaza Page 43	Built off of City Parkway Streetscape Link Between Union Park and Fremont Street Formal Entrance to Casino/Entertainment Center	12' Module	Deciduous Trees 24' OC	Scored Concrete Special Paving Plantings	A 72' Spacing	A 24' Spacing		A	A	A	A 12' Spacing	A	Pots Planters

2.18 Site Maintenance

INTENT

▪ *To ensure that all landscape and hardscape areas remain healthy, attractive and safe.*

REQUIRED

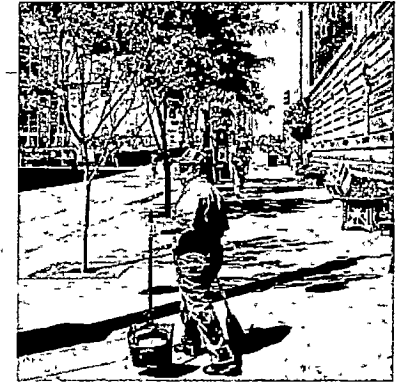
2.17.1

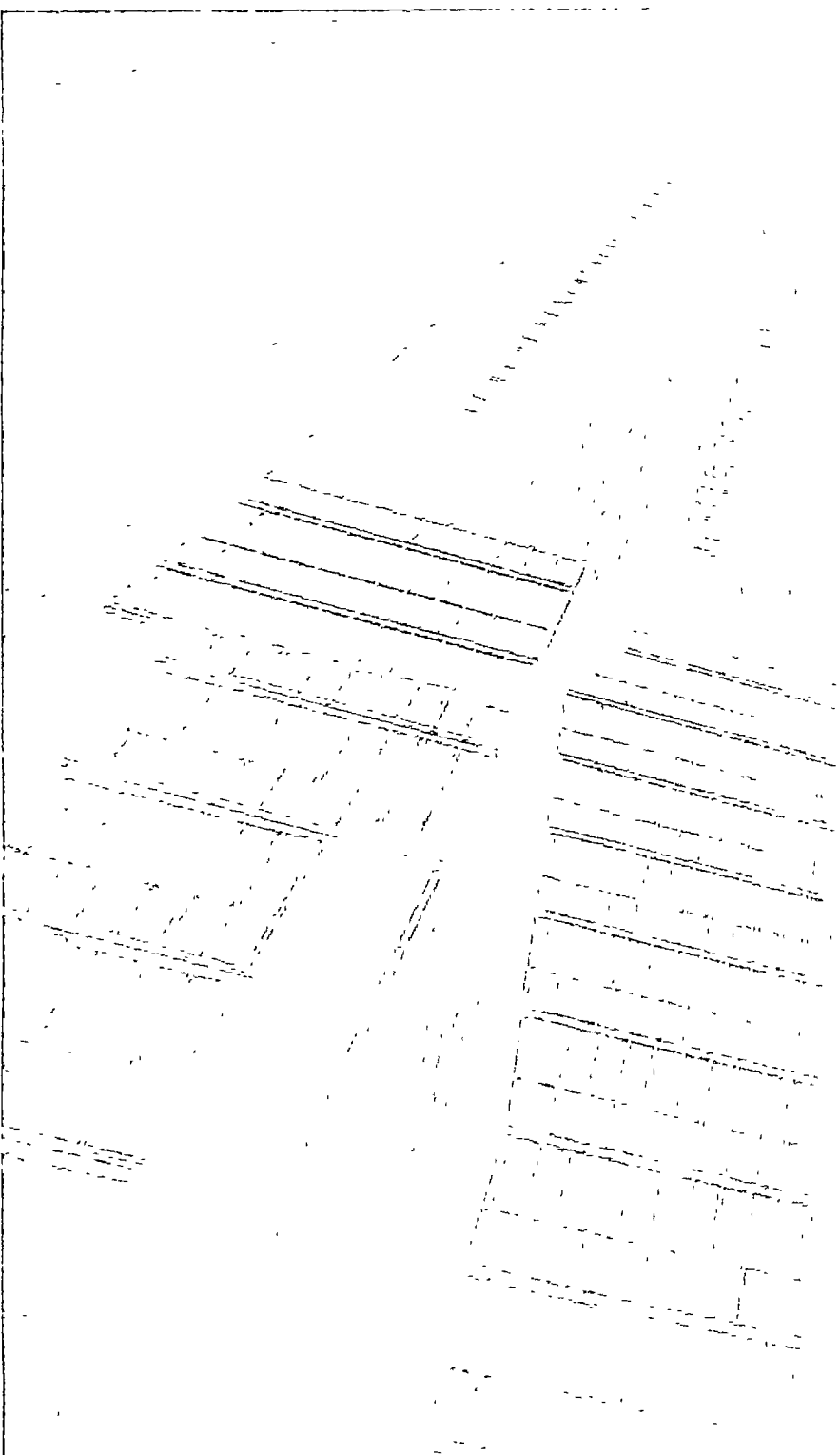
A maintenance plan, including ongoing tasks and replacement schedules shall be prepared for all landscape and hardscape areas. This plan shall include:

Litter pickup
Cleaning of surfaces
Mowing of turf
Weeding planting beds
Sweeping
Replacement of dead or dying plant material
Irrigation repair and adjustments
Repair and/or replacement of damaged or severely weathered paving, benches, and other streetscape elements, signage and light fixtures.

2.17.2

The owner/manager of each project shall engage the services of qualified maintenance personnel to perform the described maintenance, upkeep and repair of all the items described above, in accordance with the maintenance plan.





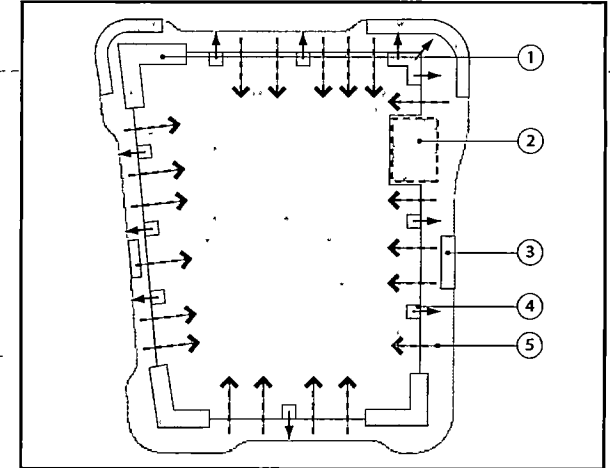
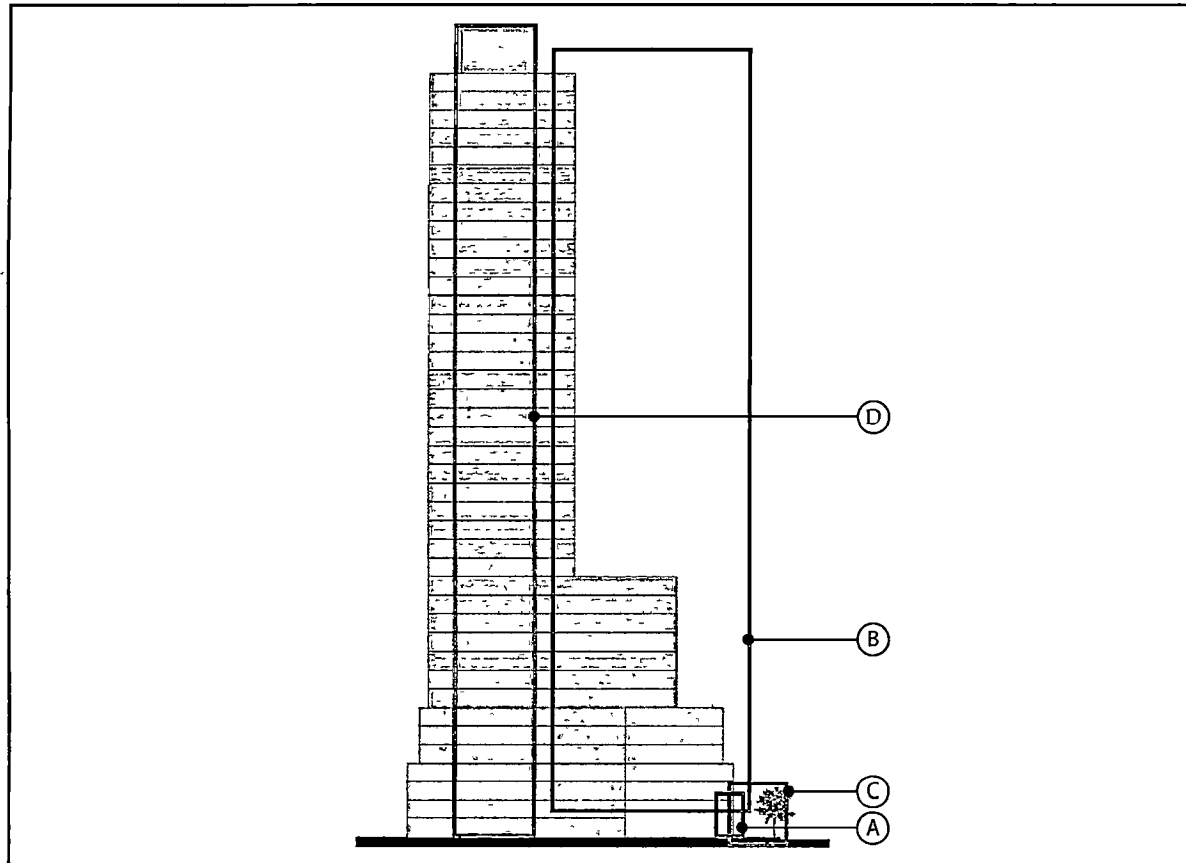
3 GENERAL SITE and BUILDING DESIGN STANDARDS

The Standards in this section are applied throughout Union Park. Design Standards for signage, fenestration, awnings, parking structure design, parking structure wrapping, landscape materials, lighting and streetscape elements and many other features are individually discussed. Photos illustrate acceptable comparable approaches that will be considered. Standards are shown as one of three types:

REQUIRED. These are the compulsory standards described by the word "shall," as in "shall be" or "shall do."

RECOMMENDED These standards are strongly encouraged and strongly enforced, although subject to negotiation and interpretation; and are indicated by the word "should" rather than "shall."

ACCEPTABLE. These standards are permitted and encouraged, with minimal or no limitations.



A. BUILDING/STREET/PEDESTRIAN INTERACTION

The success of Union Park in its architectural design begins with the positive relationship of the building to the sidewalk. Definition of building corners, entries and storefront to the sidewalk are highlighted here.

1 – Emphasize Corners: The corners of the blocks should have special prominence in the form of towers, street walls along build-to lines at the back of the sidewalk. (see section 3.13 Building Articulation)

2 – Building Articulation/Setbacks: to create outdoor active use areas to enhance the pedestrian environment.

3 – Pedestrian Rooms: On the sidewalk, as zones where walkers can find a refuge, sit and rest or wait for someone. (see Chapter 2.0 Streetscape and Open Space)

4 – Building Entrances: Oriented to the street and pedestrian environment, often recessed

5 – Storefronts: Transparent, attractive fronts at pedestrian level. (see section 3.8 Storefront Design)

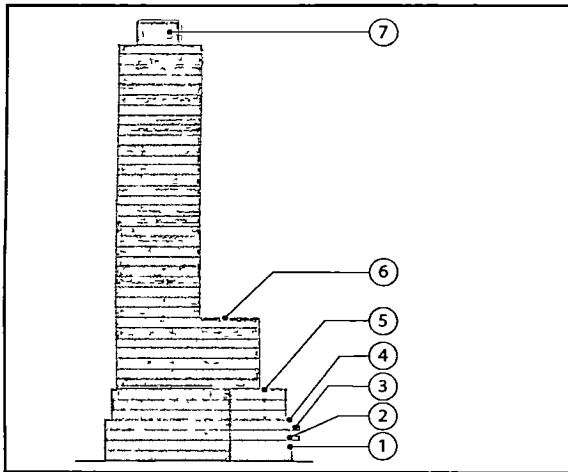
There are a set of basic urban design principles that provide the foundation for all architectural design and site planning in Union Park. The detailed Design Standards that are illustrated in the later pages of this section are summarized here to illustrate how they work together to create lively mixed use districts. They consist of building and site concepts that illustrate:

A. BUILDING/STREET/PEDESTRIAN INTERACTION

B. BUILDING SETBACKS AND STREET WALLS

C. PEDESTRIAN SIDEWALK ZONES

D. ARCHITECTURAL EXPRESSION



B. BUILDING SETBACKS AND STREET WALLS

Going vertically, the building composition frames a street room with human scale at the podium base of the building, combined with a strong vertical architectural statement above.

1 – First Floor Active Uses: Active engagement with the sidewalk and continuing first floor height (16-20') above. (see section 3.7 First Floor Heights)

2 – Street Wall Enclosure: Up to 35-40' above the sidewalk, to shape the urban space at a pedestrian scale.

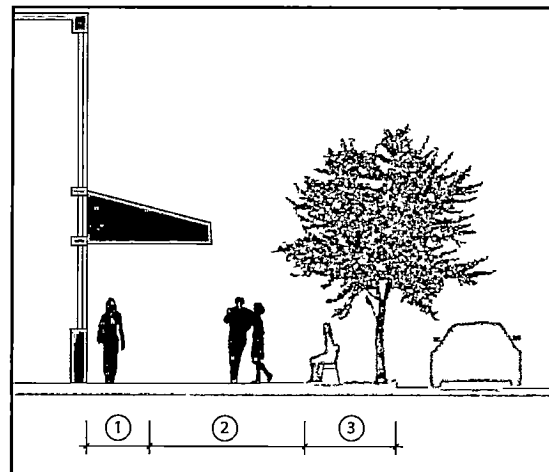
3 – Eyes on the Street: Opportunities for balconies and visual connections to the sidewalk-level activities

4 – Podium Setback: To distinguish the first floor and floors immediately above, a recognizable setback will be established at the 80' level.

5 – Lower Tower Setback/Amenity Deck: The top of the podium will be articulated by the top of the residential townhouse units and the amenity deck.

6 – Tower Setback: The lower tower on blocks so designated should occur at the 150' level so that views from the taller towers are not blocked

7 – Tower and Roof Articulation: The tower should have articulated facades approximately every 10 floors, topped with an articulated roof as a terminating element.



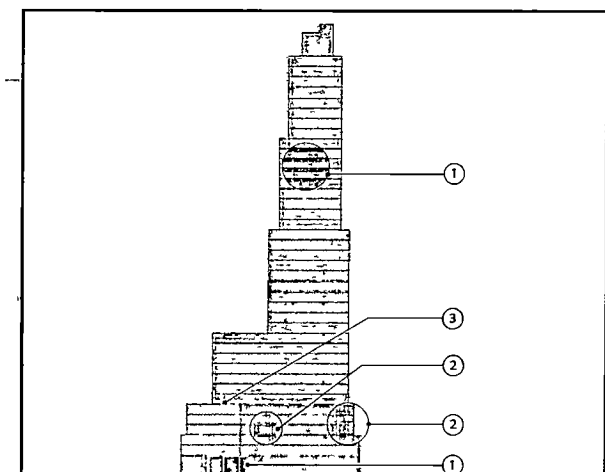
C. PEDESTRIAN SIDEWALK ZONES

The sidewalks have several roles to play in the creation of a lively, diverse street-level pedestrian environment. By creating zones for the building, pedestrian movement and relaxing, a positive sidewalk-building relationship can be set up.

1 – Building-Related Zone: Transparent storefronts with visually-exciting displays, shade for pedestrians at store entries and outdoor merchandise display space. (see section 3.8 Storefront Design)

2 – Pedestrian Movement Zone: Enough space for pedestrians to move freely along sidewalks, on visually pleasing and environmentally-friendly paving materials.

3 – Pedestrian Room/Amenity Zone: Space for pedestrians to stop, sit and relax, trees for shade, pedestrian lighting, pedestrian amenities, news stands and bike racks the pedestrian room/amenity zone provides a buffer between traffic and pedestrian movement zone. (See streetscape section for specifics)



D. ARCHITECTURAL EXPRESSION

Architectural creativity can produce many different specific architectural expressions for buildings in Union Park. Some of the design techniques that will have the most impact on the buildings are illustrated in the diagram.

1 – Transparency: Greatest area of transparent glass should be at street level at storefronts—less transparency at the tower level. (see section 3.5 Building Fenestration)

2 – Materials and Column Alignment: These elements integrate tower and podium

3 – Landscape to Building Relationship: Shade the top parking deck, creating better views from surrounding towers.

3.2 Arcades

INTENT

- To provide shaded space on the north sides of streets in Union Park. These spaces may take the form of arcades, which are linear spaces, open to the sidewalk, defined by the building soffit, the storefront and the structural column line of the building.

REQUIRED

3.2.1 Arcade Design

Depth and height of arcades shall follow the proportions shown in the diagram. The width shall comfortably facilitate pedestrian movement, access and visibility of ground floor businesses, and complement building architecture. The depth of the arcade measured from storefront to the exterior face of the structure shall be no greater than $\frac{2}{3}$ of the height from sidewalk to arcade ceiling. The minimum depth of an arcade shall be 8'-0", from storefront to the back face of the columns. The height of an arcade shall be 16'-0"-20'-0". (photo 3)

3.2.2 Rear of Arcades

The rear enclosing walls of arcades shall consist of storefronts which are transparent to people on the sidewalk. Arcade columns and opening proportions shall allow maximum unobstructed visibility into ground floor uses. (photo 1)

3.2.3 Arcade Depth

The arcade shall not unduly visually separate the retail frontage from the pedestrian traffic.

REQUIRED

3.2.4 Arcade / Building Coordination

The exterior face of the columns should continue the plane of the building above. (photo 2,4)

3.2.5 Arcade Coordination with Adjacent Sidewalk

Sidewalk paving in the arcade should be compatible in materials and design with the adjacent sidewalk. (photo 4)



16'-20' Height

Maximum Arcade Depth = $\frac{2}{3}$ Height

Arcade Design Standards

RECOMMENDED

3.2.6 Location of Arcades

Arcades are allowed where they will enhance the pedestrian environment by providing protection from the Las Vegas afternoon summer sun. They are allowable on the north side of West Clark, Carson, Bridger and Discovery Avenues (east-west streets).

3.2.7 Arcade Uses

Use of the arcade may include outdoor dining and outdoor displays of merchandise, if these do not block access to the building.



INTENT

- To enrich the urban village in its visual and tactile qualities with materials, finishes, detailing and techniques that are timeless, durable, satisfying and sustainable. To brand Union Park as a sophisticated urban environment which reflects its desert environment and climate with a high quality exterior expression.

REQUIRED

3.3.1 Material Compatibility

Regionally-appropriate and compatible materials shall be used. Materials and colors shall be compatible with the desert environment, with the intent of reducing reflected heat and glare into exterior public areas. (photo 2,3)

3.3.2 Material Visual Amenity

The materials shall convey a high level of visual amenity that is commensurate with the urban character of the urban village. (photo 6,7)

3.3.3 Material Quality

Establish a consistent and high level of quality that is durable and appropriate to pedestrian contact at the street level. (photo 3)

RECOMMENDED

3.3.4 Material Combinations and Scaling

Consistent, carefully detailed combinations of material that contribute to the architectural scaling of the buildings should be used. (photo 5)

ACCEPTABLE

3.3.5 Material Evolution

Allow the evolution of the development to include new technologies and materials that contribute to the neighborhood character and environmental sustainability; architectural methods and materials that are energy and resource-responsible.

UNACCEPTABLE MATERIALS

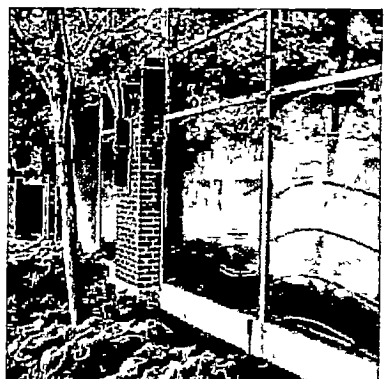
E I F S. (Exterior Insulated Finish System) or stucco at the retail level or street level (EIFS or stucco are acceptable above the



1



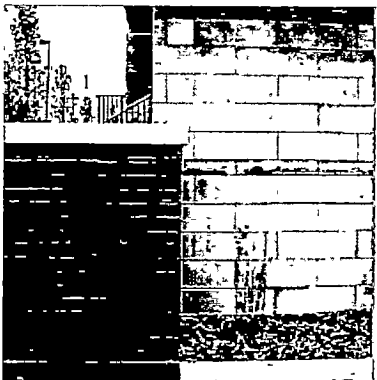
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retail level of the base or higher, as approved by the Design Review Committee)

Untreated wood siding

Concrete masonry units

Ornate wrought iron

The Design Review Committee will review all materials and may find other materials inappropriate.

3.4 Awnings, Canopies and Shading

INTENT

- To enhance the pedestrian environment aesthetically and create shade and comfort on the sidewalks
- To enhance the pedestrian experience and attractiveness of the area
- To create a pedestrian environment with visual interest.

REQUIRED

3.4.1 Awning and Canopy Compatibility

Awnings or canopies shall be an integral part of the architectural design of the buildings to which they are attached and should be compatible with the building (photo 3,8)

3.4.2 Awning and Canopy Positioning

Awnings or canopies shall be positioned so that signage and views to businesses are not obstructed and so that substantial shade is cast onto the sidewalk at critical times of daytime sun exposure. Fire Department access to upper stories of buildings must be considered in size and placement of awnings, canopies and shading devices. (photo 1,10)

3.4.3 Awning and Canopy Projection

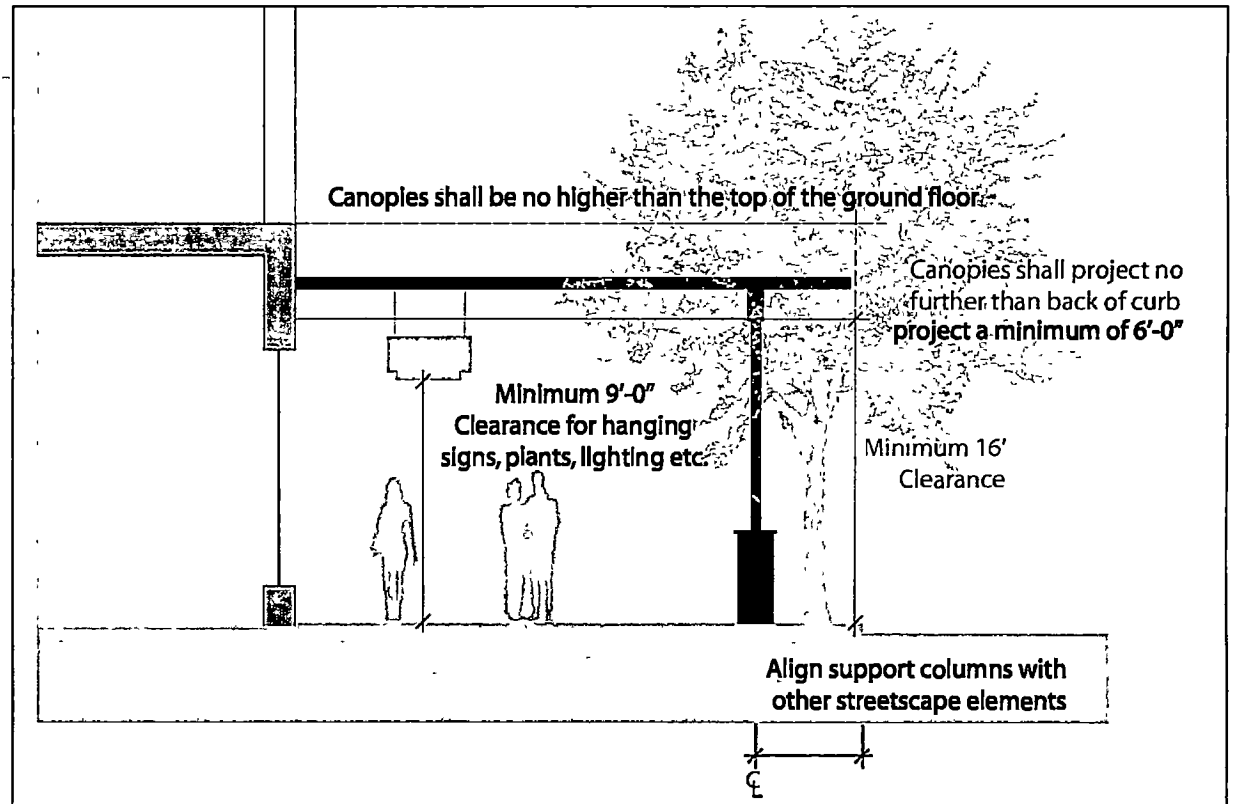
Awning or canopy projections shall be a minimum of 6 feet and not project beyond the back of curb. They shall not project into the tree or street light zones of the sidewalk. (photo 1)

3.4.4 Awning Materials

Awnings or canopies shall be permanent fixed structures on street faces of buildings. Awnings may be movable (adjustable) on patio or mid-block pedestrian way-facing building frontages. In the case of fixed awnings, durable, high quality permanent materials shall be used. In the case of movable awnings, durable and flexible materials shall be used. (photo 2,3)

3.4.5 Signage on Awnings

Signage, lettering, logos or other graphics shall not be placed on awnings (photo 7,9)



Overhead Canopy and Shading Design Standards



2



3

RECOMMENDED

3.4.6 Awning Color

Awnings should be solid color. If not solid color, awning colors and patterns must be approved by the Design Review Committee. (photo 7,9)

3.4.7 Placement of Awning and Canopy Supports

Awnings or canopies may be supported on the sidewalk in a design that is compatible with the main building. If supported on the sidewalk, the column shall be placed in the amenity zone of the sidewalk, located to allow pedestrian movement and to avoid conflicts with streetscape elements. (photo 5,8,11)

3.4.8 Awning and Canopy Coordination

Awning and canopy placement should be coordinated with adjacent development along the Promenade so that a consistent line of awnings or canopies is projected along the street. (photo 6)

3.4.9 Awning Diversity

Diversity in design of the awnings or canopies from building and block to the next is encouraged to reinforce a rich urban environment, but shall be within limits of compatibility with the architecture and the streetscape concept of the street. Designs shall be approved only after review by the Design Review Committee (photo 11)



4



5



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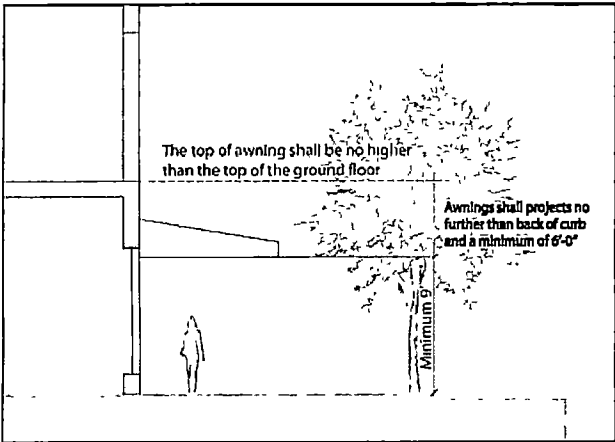
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8



9



Overhead Awning Design Standards



10



11

3.5 Building Fenestration

INTENT

- To give buildings human scale and relationship to the public environment
- To provide some ability to see the activity in the buildings by day and night
- To reinforce the differences between residential and commercial structures and uses.

REQUIRED

3.5.1 Street-Level Fenestration

Transparent glass storefronts shall be used on open street-level facades in order to insure the visibility of active uses, and to provide a lighter, more detailed and human-scale architectural expression along the sidewalk. (photo 3)

3.5.2 Minimum Street-Level Fenestration

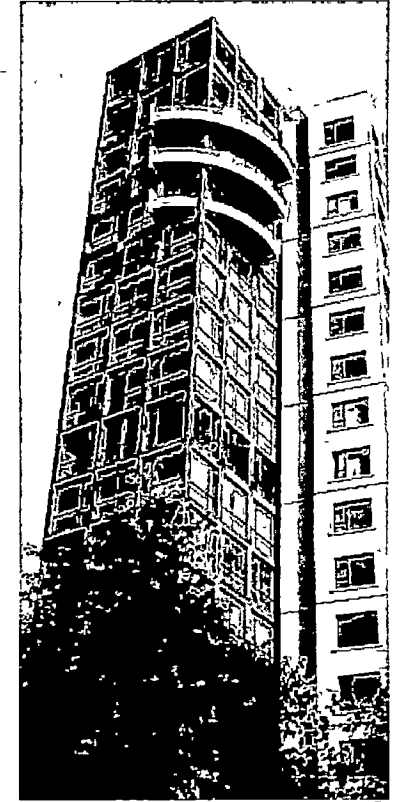
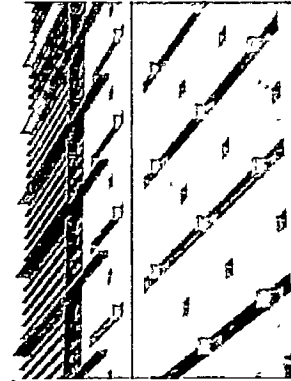
Commercial building facades fronting on public streets at storefront level shall be not less than 70% vision glazing. A greater proportion of glass is appropriate at the street level (photo 1,3)

3.5.3 Glass Reflectivity

Transparency and reflectivity of glass shall insure visibility from the sidewalk and minimize the glare that would be produced by highly reflective glass. Clear, low E or slightly tinted glazing should be used. Clear glass shall have a reflectance rating not to exceed .18. No first surface reflective glass coatings shall be permitted. (photo 3)

3.5.4 All-Glass Buildings

All-glass buildings (on all sides) shall not be presented, except as part of a sustainable design strategy which results in improved building environmental performance.



RECOMMENDED

3.5.5 Solar Performance

Upper Level facades on different exposures should be designed to reflect their solar exposure and performance. (photo 2)

ACCEPTABLE

3.5.6 Opaque Glass

Minimal use of opaque glass is acceptable to continue glazing patterns in areas where screening of structure, utilities or uses is required.

INTENT

- To provide residential blocks with private, accessible and usable outdoor open space on the top levels of parking structures.
- To create short range views of open space and designed landscapes on tops of lower buildings from surrounding towers in Union Park.

REQUIRED

3.6.1 Amenity Deck Facilities

Amenity decks shall be developed with at least one of several spaces and facilities useful to the residents of the block. tennis or other sports courts, swimming pools, changing rooms and ancillary facilities, landscaped areas, seating with shade and other similar facilities

RECOMMENDED

3.6.2 Amenity Deck Microclimates

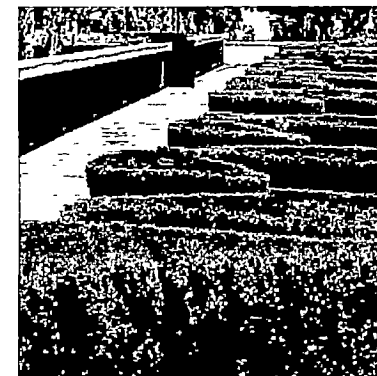
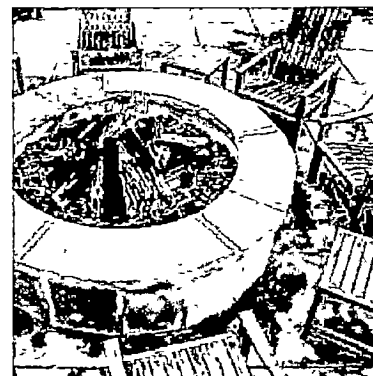
Amenity decks should be developed to provide at least partial shade at least part of every day during the hot portion of the year.

3.6.3 Views From Decks

Amenity decks should be designed with views of surrounding buildings in mind, as a branding and identity feature.

3.6.4 Size and Location

The developer should provide landscaped decks and/or other shade solutions on parking structures over at least half of the area of a parking structure. This deck shall hide parking to the extent possible, while creating shade for parked vehicles. The location of amenity decks will depend to some extent on the locations of towers and other structures.



3.7 First Floor Heights

INTENT

- To provide ground level building spaces that can house retail and restaurant uses with consistent building heights.
- To create a lively pedestrian ambiance on the commercial streets.
- To be flexible in housing alternative short-term ground floor uses.

REQUIRED

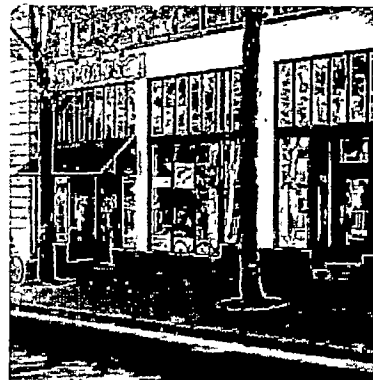
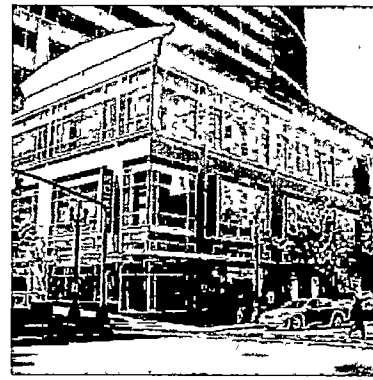
3.7.1 First Floor Heights

Consistent street level storefront heights of a minimum of 16'-20' shall be developed around each block. This height shall accommodate retail and restaurant uses. (photo 3,4,6)

RECOMMENDED

3.7.2 First Floor Architectural Elements and Scaling

Building facades should provide elements of architectural scale and proportion that relate to the storefront height, the overall building scale and the human scale of the pedestrian environment. (photo 1,2,5,7)



INTENT

- To create individualized, attention-getting, well-designed showcases for shops and restaurants as a draw and amenity to Union Park.
- To stimulate a high level of retail activity on the Promenade and other retail streets.

REQUIRED

3.8.1 Storefront Design

Storefronts and entrances shall support and enhance the pedestrian-oriented environment while giving identity to buildings and uses therein. (photo 1,2,3)

3.8.2 Storefront Entries

Storefront entry thresholds shall be at the adjacent sidewalk pavement level to facilitate shopper and visitor access. Entries should be closely spaced, and storefronts continuous to encourage continuous shopper and pedestrian movement. (photo 3)

3.8.3 Storefront Special Doors

Folding storefront doors, security devices and overhead rolling grilles shall be fully integrated into the storefront architecture and shall be hidden behind glazing and wall surfaces

3.8.4 Building Entries

Building entries shall be recessed into storefronts where the storefronts face the street (typical condition).

RECOMMENDED

3.8.5 Storefront Scaling

Storefronts should be comfortably scaled and well-detailed to help break down the large façade of the building into smaller units. Large, unbroken surfaces are not recommended unless that is a design feature. Surfaces should be divided by mullions, awnings, signage, decorative elements and other devices (photo 3)

3.8.6 Storefront Alignment

Storefronts should be aligned with the building build-to line, with exceptions for setback zones for outdoor seating. In no case shall the storefront extend into the sidewalk right-of way, except for overhead signage and awnings. (photo 1)

3.8.7 Storefront Facades

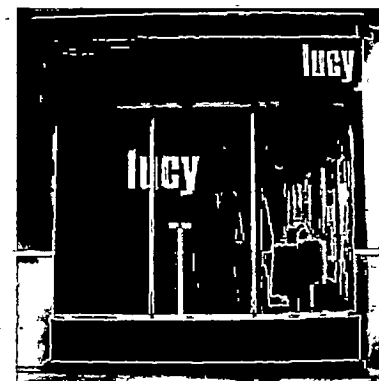
Facades should present a pattern of architectural variety through modulation of the wall plane, detailing, color, texture and materials. (photo 2)

3.8.8 Storefront Variety

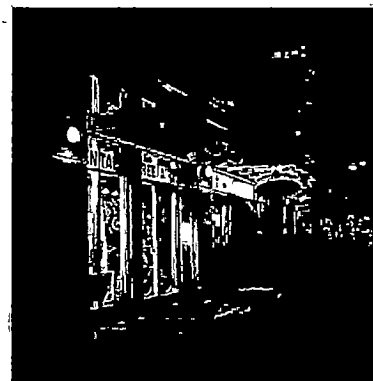
A variety of storefront designs should predominate over a uniform series of storefronts. The objective is to create visually interesting and compelling environment that is expressive of the individual businesses along the street. Many small storefront units are preferable to a few long storefront units. (photo 2)

3.8.9 Opening to sidewalk

Accommodating the Las Vegas climate, storefronts and restaurant fronts should incorporate systems such as folding doors, folding glazing units, overhead doors and other devices to open the interiors more completely to the sidewalk. This is especially important on the Promenade.



55



3

3.9 360 Degree Architecture

INTENT

- To create an urban environment that is pleasing visually from all points of view; creating value for adjacent properties and for Union Park as a whole.

REQUIRED

3.9.1 360 Degree Design

All sides of a structure shall exhibit design continuity. There shall be no unimproved side to a structure. (Ref. *Las Vegas Commercial Development Standards Title 19.08.050*). (photo 1)

3.9.2 Primary Façade Design

Buildings shall relate to all orientations with high quality materials and details as described elsewhere in this section. All sides of a building shall have a design approach that makes them worthy to be a primary façade. (photo 3,4)

RECOMMENDED

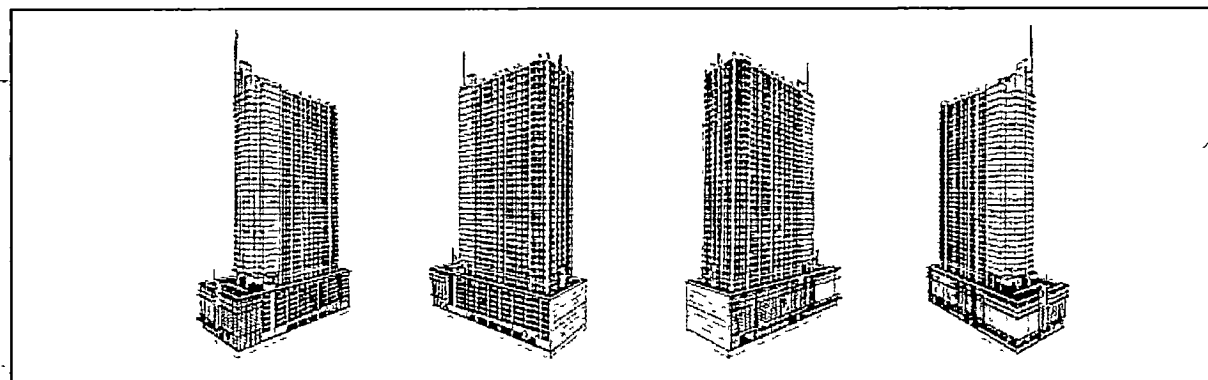
3.9.4 Solar Consideration

Differing architectural design strategies should be incorporated for different solar and climatic orientation, and views. See *Section 3.1.6 on Solar Orientation*. (photo 2)

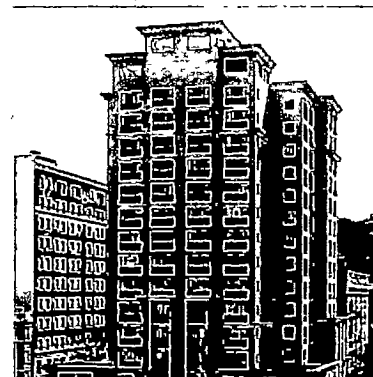
ACCEPTABLE

3.9.5 360 Degree Exceptions

Early phase buildings which will have later phase buildings abutting them may have building faces that are without fenestration or other primary façade design features. However, these building faces should incorporate some design features which will provide visual interest until such abutting building is built.



A 360 Degree Building



3.9.6 Parking / Building Relationships

Sides of a structure that directly abut a parking structure are exempt from this standard, at the places where the building and parking structure abut each other. Above the parking structure, the standards above apply.

INTENT

- To make a positive contribution to the downtown skyline by visually terminating tower buildings with articulation which will help in reinforcing the spirit of Union Park.
- To create opportunities for rooftop open space, minimizing the heat island effect.

REQUIRED

3.10.1 Rooftop / Building Systems

All rooftop building systems shall be incorporated into the building form in a manner integral to the building architectural form and material. (photo 1,4,5)

3.10.2 Mechanical / Communication Systems

All mechanical, electrical and communications systems shall be completely screened from view from surrounding streets, highways and other buildings with elements equal to or greater than the height of the equipment (photo 1,4,5)

RECOMMENDED

3.10.3 Flat Roofs

Flat roofs and unarticulated building tops should be avoided, except for required heli pad or other code-required flat surfaces and rooftop open space on the upper base buildings. Roofs should be expressive of the spirit of Union Park, celebrative and honest expressions of the building's architecture.

3.10.4 Roof Form

Building roof forms should respect the context in which they are viewed, in terms of height, proportions, and views of the building from other buildings, especially the views from higher buildings. (photo 3)



1



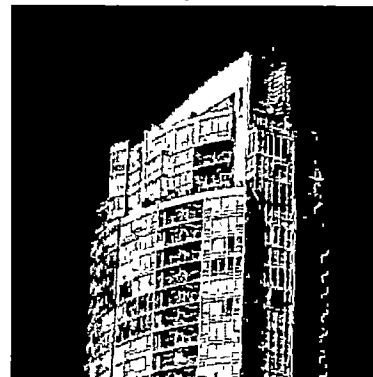
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3.10.5 Tower Roof Form

Building tops for Towers with architectural silhouettes which add definition to the skyline, with consideration given for views from buildings around the building in question, not only in elevation are encouraged. (photo 6,7)



7

3.11 Parking Structure Design and Concealment

INTENT

- To enhance the image and identity of Union Park through design of high quality parking facilities
- To make parking a positive experience for all Union Park visitors, employees and residents
- To minimize the visual and noise impact of parking structures
- To enhance the quality and pedestrian experience of the Union Park streets
- To continue the active street front uses and minimize the visual and functional impact of parking, through wrapping active uses around parking structures

REQUIRED

3.11.1 Sloping Floors

Sloping floors of parking structure ramps shall not be exposed to public view from outside the structure.

3.11.2 Parking Impacts

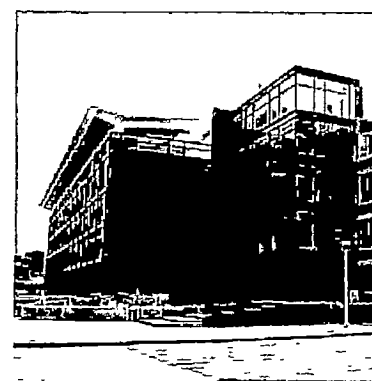
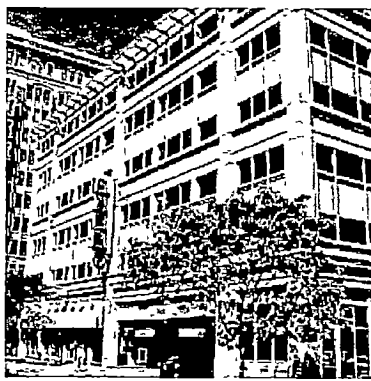
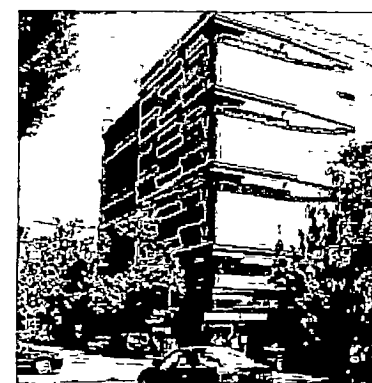
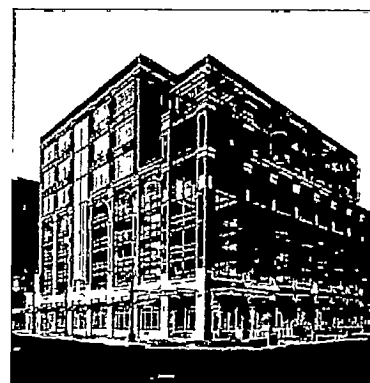
Minimize the impact of vehicle noise, headlights, lighting and mechanical systems associated with parking facilities. These impacts shall be reduced by:

Keeping parking structures to the interior of the blocks wherever possible, hidden from view of the public right-of-way.

Using cutoff light fixtures to avoid direct light source views from public right-of-way and adjacent buildings. Exteriors of parking structures shall not be lit.

Screening mechanical systems from sight lines from public rights-of-way and adjacent buildings.

Screening headlights of cars from public rights-of-way and adjacent buildings.



3.11.3 Parking Structure Facades

Where parking structure facades are exposed, an architectural treatment shall be applied either expressing individual building fenestration, or a very contemporary architectural expression. Facades may also be screened by a variety of translucent architectural screen materials. Where parking structures separate towers and street level development the facade of the parking garage shall be treated as an occupied building space extending the architectural treatments from the tower or podium down to street level (see alternative 4 on page 60). (photo 1,2,3,4,5,9)

3.11.4 Wrapping Parking

Space and interest to the street shall be created by wrapping parking with retail, office and residential uses, and avoiding large blank walls or parking next to the street level sidewalk. (6,7)

3.11.5 Garage Mass

Articulation in the wrapping facades shall occur both vertically and horizontally to break up mass and conceal parked cars from view from adjoining public space. (photo 10)

3.11.6 Visual Impacts

Use architecturally compatible finish materials and details with surrounding buildings and uses to minimize the negative visual impacts of parking lots and parking structures. (photo 3,5)

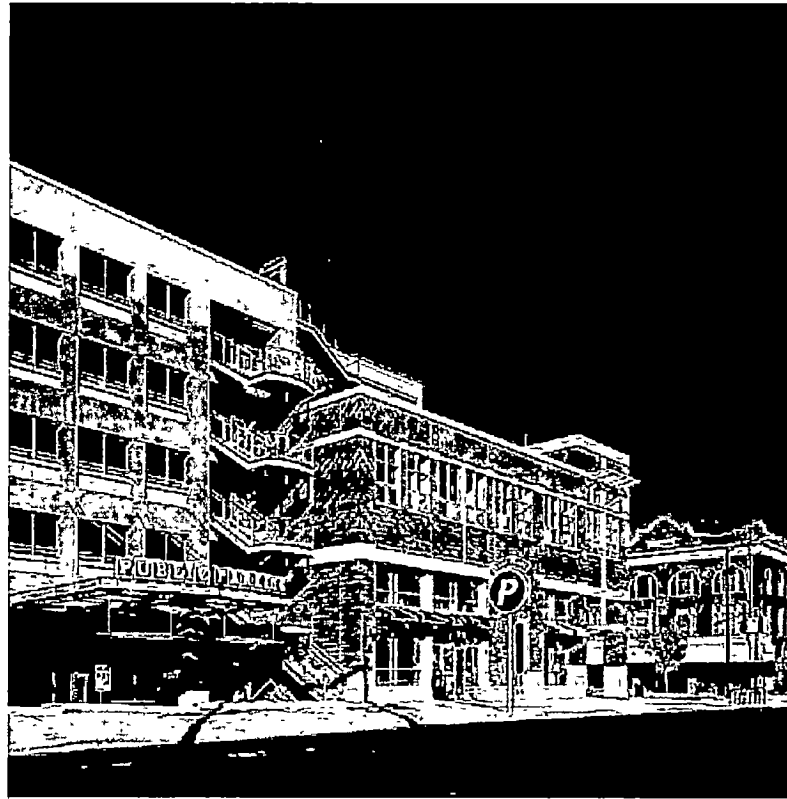
RECOMMENDED

3.11.7 Sight Lines

Parking must be screened or disguised with walls that emulate fenestration, or other architectural treatment to minimize the visual impact of the parking spaces or where parking spaces may be visible from the street from some angles. (photo 3.6)

3.11.8 Ground Floors

Create a walkable pedestrian-scaled neighborhood. Provide active pedestrian-oriented public uses on street-facing ground floors of parking structures where required by these criteria.



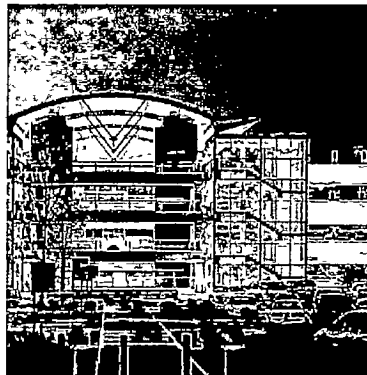
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7



8



9



10



11

3.12 Building-Parking Relationships

INTENT

- To create positive relationships between parking structures and the spaces or buildings they abut.
- To enhance the value of adjacent buildings and to create a more efficient site, maximizing parking and other uses.

REQUIRED

3.12.1 Parking Noise and Vibration Mitigation

Structures Abutting Other Buildings: When structures directly abut inhabited buildings, in addition to the building code requirements for separation of uses, due care shall be taken to minimize transmission of noise and vibration from the parking structure to the other buildings, by acoustically isolating the structures from each other.

3.12.2 Parking Exposure to Open Space

Structures Adjacent to Open Spaces: Where structures are adjacent to interior open spaces, visibility of the structures must be a factor in design of the structures. The finishes and materials must meet the quality of the streetscape and landscape in the open spaces, walkways or courtyards.

3.12.3 Ventilation

Ventilation exhaust of parking structures shall not be directly into these open spaces, and the noise from fans and blowers shall be insulated from these spaces.

3.12.4 Lighting

Parking structure lighting sources must be shielded from visibility from the ground floor level of these structures, and from buildings directly across from the parking structures.

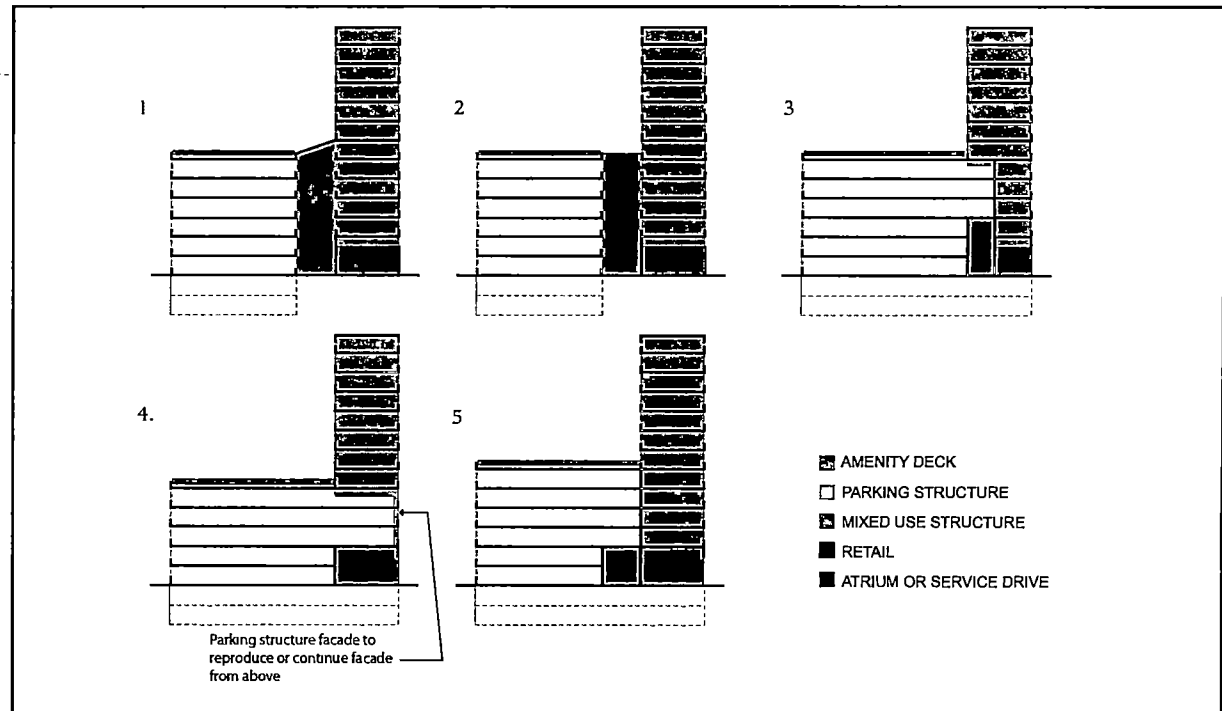
3.12.5 Amenity Decks

Amenity decks and other shading devices shall be developed on the top levels of all parking structures adjacent to residential uses.

ACCEPTABLE

3.12.6 Roof Design

Portions of decks may be developed as usable outdoor areas and portions may be developed as open roofs. Some top level



Alternative Building / Parking Relationships

parking may be visible from adjacent buildings

Alternative Relationships of Parking Structures and Buildings

Typical blocks in Union Park have parking structures surrounded by office and residential buildings, usually with retail space on the ground floor. There are several different ways to approach the relationships of these use types

Each of them achieves the goal of having active ground floor uses, a multi-level parking structure and an office or retail building above. These alternatives are shown here.

1. Building separated from parking structure by 30-40'-wide (variable) covered or enclosed atrium. Lower level building windows face into the atrium between the building and the parking structure. Retail uses can open to the atrium as well as the street

2. Building separated from parking structure by 30-40'-wide (variable) open space. Lower level building windows face onto the open space between the building and the parking structure. Retail uses can open both ways.
3. Building built partially over the parking structure, with the lower building levels as half-floors, facing the street. An atrium or pedestrian passage separates the retail space from the parking structure.
4. Building built over the parking structure, with an elevator/service core connected to the ground level. Retail space is tucked into the parking structure at the ground floor. Facade of parking structure shall be treated as and occupied building space above ground level retail space.
5. Building built immediately adjacent to the parking structure, with a pedestrian passage right behind the ground floor retail space. The lower floors of the building have fire separation from the parking structure, and no windows on that side until the building rises above the parking structure.

INTENT

- To provide interesting and comfortable scale relationships of buildings through modulation of building massing—both surfaces and forms—contrasts in form, color and materials.

REQUIRED

3.13.1 Street Wall Requirements

Street walls shall include at least two variations in wall placement per 100 linear feet of street frontage. On the Promenade, this variation is only applicable at upper levels of the buildings facing the Promenade. Variations shall not be less than three feet in depth or projection and not less than four stories in height. These shall include variations in wall plane and building height. (photo 1)

3.13.2 Building Scale

The scale of taller buildings should be broken down by mixing materials, colors, textures and details in addition to the above variations. Variation in building scale shall relate to the scale and function of pedestrian-oriented uses along the street, and shall be integral with the building form and construction. (photo 4)

RECOMMENDED

3.13.3 Facade Variation

Facade variations should relate to the dimensions of room sizes, residential units and/or structural modules. Variations should emphasize primary building entries, important corners or significant architectural features. Building projections may extend beyond the build-to line up to 3'-0" but not impact the build-to line at ground level. (photo 3)

3.13.4 Balconies and Terraces

Balconies and terraces should be incorporated into vertical and horizontal shifts in building massing where possible. Balconies above the first retail floor may extend beyond the build-to line up to 6'-0". (photo 1)



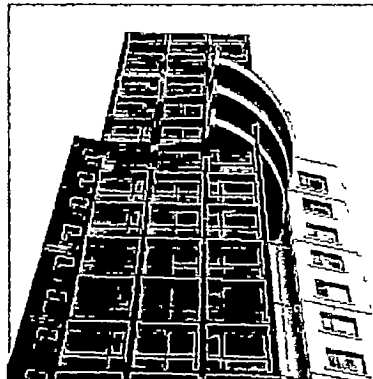
1



2



3



4



5



6

3.13.5 Structural Elements

Building structural elements such as floors and columns, and fenestration should be articulated through changes in plane, use of decorative and functional elements such as sills, lintels, muntins, pilasters, piers, and other elements. (photo 3)

3.13.6 Building Corners

Building corners at street intersections should be enhanced through special corner treatments such as towers, special roof shapes and taller building sections. (photo 5)

3.14.7 Setbacks by Height

Setbacks and horizontal tower articulation should be introduced beginning at the 150' height and every 10 floors to the top of the building.

3.14 Solar Access and Shading

INTENT

- To provide a comfortable and safe indoor and outdoor environment by managing solar access and shading through architectural design of buildings and the urban design framework of streets.

REQUIRED

3.14.1 Providing Microclimates

Building heights shall take advantage of solar orientation, and shall create comfortable micro climates at the street level that protect from prevailing winds, afford summer shade and winter sunshine.

3.14.2 Shading Pedestrians

Buildings and pedestrian ways on the north sides of streets shall be protected by awnings and/or arcades along 75% of the length of the sidewalk to provide options for walking in the shade. (photo 3)

3.14.3 Shading Submittal Requirements

Solar shading diagrams indicating solar shading and access through architectural design shall be submitted for review by the Design Review Committee.

RECOMMENDED

3.14.4 Building Orientation

Building orientation, height and bulk should provide for sun to reach the ground, neighboring buildings and other pedestrian levels in cold weather. (photo 1)

3.14.5 Minimizing Heat Gain

Building orientation should respect the climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas



3.14.6 Facade Treatment

The façade treatment should be unique to the solar orientation; the south and west facades should be more opaque with a punched window expression (or louvered and screened), and the east and north facades should have more lightness and greater expanses of glass. See the section on Fenestration.

3.14.7 Protection Building Entries

Building entries should be sun-protected.

3.14.8 Facade / Building Articulation

A high degree of building articulation will provide more opportunities for shading external building spaces (such as rooftop courtyards) with external building features such as overhangs, balconies, shading devices, etc. (photo 1,4,5)

INTENT

- To create environmentally responsive and responsible buildings with respect to solar orientation
- To create comfortable site conditions for everyone using outdoor spaces.

In this section, standards for solar orientation and shading relate to the external performance of the building with respect to its site, the public right-of-way, and neighboring buildings



REQUIRED

3.15.1 Year-round Solar Orientation

Buildings shall create comfortable micro-climates for all four seasons, minimizing or blocking uncomfortable winter winds and maximizing beneficial summer shading and air circulation. Building designs should include protected spaces and pathways to enable comfortable year-round use by visitors and residents (photo 1,2)

3.15.2 Material Reflectivity

Buildings shall not contain gold glass or other highly reflective or mirrored glass which reflects excessive solar heat and light onto the site, other buildings or onto the public right-of-way.

3.15.3 Shading Cross Streets and The Union Park Promenade

Buildings on the south side of the cross streets shall shade the sidewalks and landscaped areas on the south sides of those streets. They shall do this with their height and setbacks. Buildings on the west side of the Promenade shall shade the Promenade from noon through the afternoon during the hottest part of the year. (photo 1)

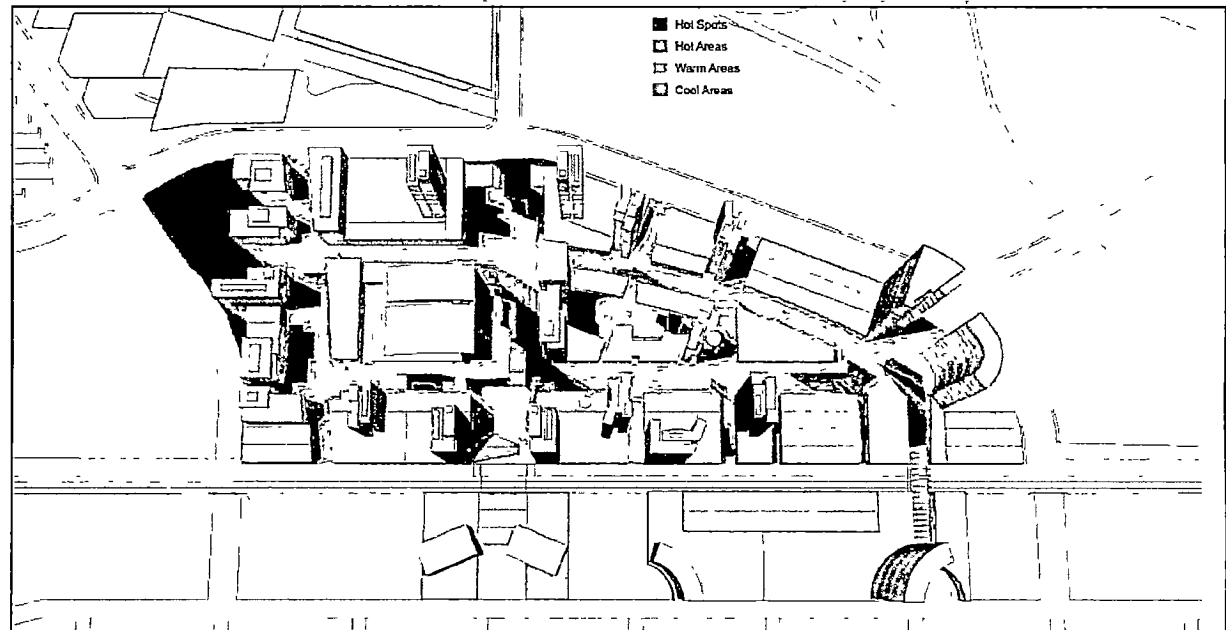
3.15.4 Winter Shade

Buildings should minimize the impact of winter shade on adjacent buildings, to the extent possible

RECOMMENDED

3.15.6 South /West Sun Protection

East, south and west faces of buildings which face the sidewalk should have sun protection in the form of awnings and/or canopies. See the section on Awnings, Canopies and Shading. (photo 3)



Solar Exposure Analysis- This diagram highlights the hottest areas at 3 pm on Jun 21, as indicated by the red shaded areas. These are the areas that need the most protection from the sun that buildings cannot provide.

ACCEPTABLE

3.15.7 Arcades

Arcades are permitted on the north sides of the cross streets, to provide shade on the north sides of these streets. See the section on Arcades.

3.16 Building and Site Signage

INTENT

- To provide clear identification of businesses and buildings
- To add visual interest and delight to Union Park
- To maintain a pleasing visual relationship between the function of identification and the architecture of Union Park

REQUIRED

3.16.1 All signs, regardless of section, will need to have the approval of the Design Review Committee.

3.16.2 Relationship to Las Vegas Zoning Code

The design, installation and maintenance of all signs shall be in conformance with Las Vegas Zoning Code Chapter 19.14 SIGN STANDARDS, as revised and amended, except as noted in this section of the Union Park Design Standards.

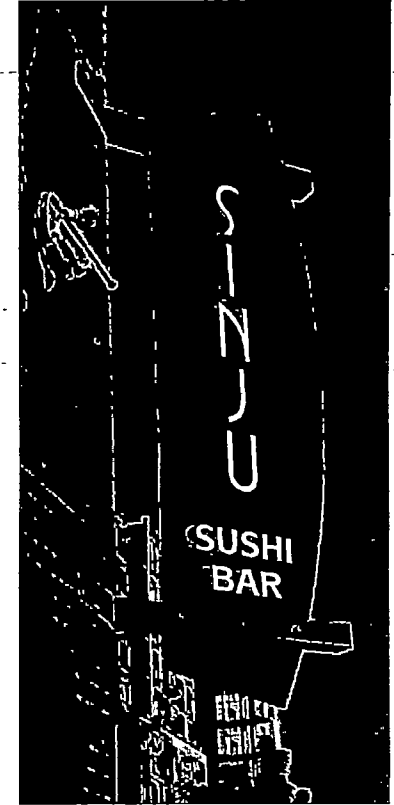
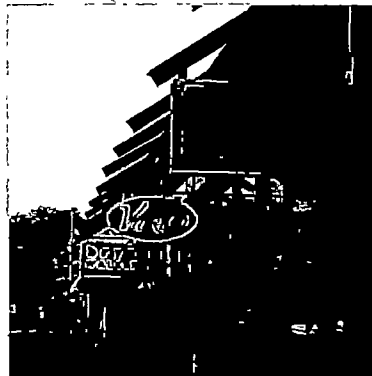
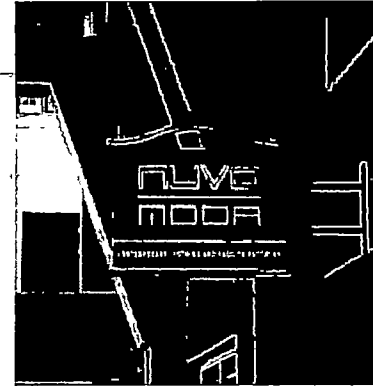
3.16.3 Reviewing and Approving Body

The approving body shall be the Union Park Design Review Committee, described on page 104. The Design Review Committee shall be referred to instead of "the City" or "the Department" or "the Director" (of Planning).

Each section of the Sign Standards is noted herein, with a notation of the adoption of the section in the Design Standards (meaning it is required), the deletion of certain sections (meaning this section is not required), or the revision of each section (by text in this Standards document).

3.16.4 Required Zoning Code Sections

- 19.14.010** Conformance and Purpose
- 19.14.020** General Requirements
- 19.14.030** Exempt and Prohibited Signs
- 19.14.050** Signs Allowed in All Districts Except as Limited
- 19.14.090** Only paragraphs B, F, G and H are acceptable
- 19.14.110** Signs in Public Rights-of-Way



19.14.120 Certificates and Permits

19.14.130 Master Sign Plan

There shall be a master sign plan for each block identifying signage for each building and business

19.14.140 Certain Illegal and Abandoned Signs

19.14.150 Appeal

19.14.160 Nonconforming Signs

19.14.170 Violations, Remedies, Penalties

19.14.180 Illustrations

3.16.5 Deleted Zoning Code Sections (items not permitted unless by reference in Design Standards).

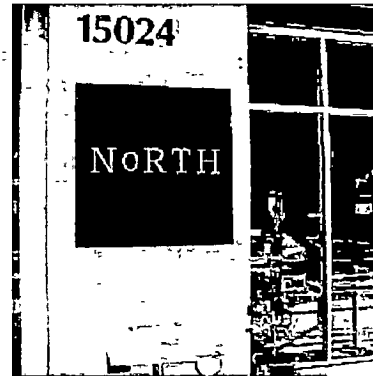
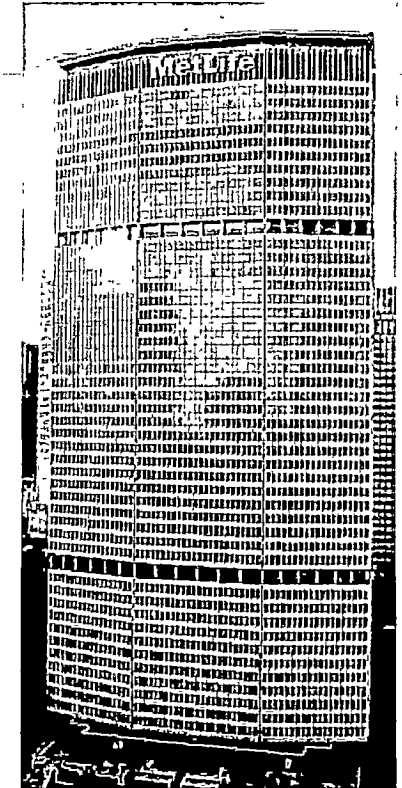
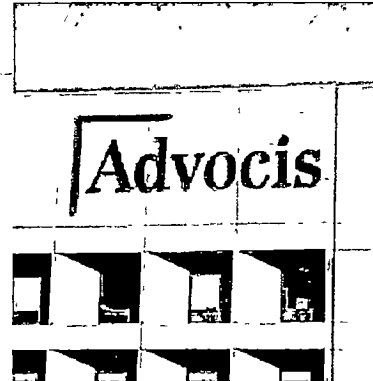
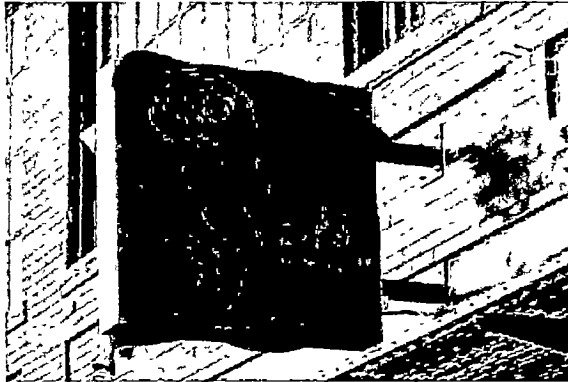
19.14.040 Signs Permitted Without a Certificate

19.14.070 Residential Protection Standards

19.14.080 Historic Signs

19.14.100 Off-Premise Signs

19.14.110 Signs in Public Right-of-Way



3.16.6 Dimensional and Other Standards for Union Park

Section 19.14.060 of the Las Vegas Zoning Code is replaced by this section of the Design Standards for Union Park, as described herein. Signs not mentioned in this section are not permitted.

5. R DESIG S

One business per entrance, 8 SF, min. ht. 8', external illumination

5.B W I G SIG S

No awning signs shall be permitted

5. Y SIG S

One sign per canopy, 25% of area of face of canopy, internal or external illumination

5.D FREEST DI G SIG S

No freestanding signs shall be permitted

5.E M UME T SIG S

One per street frontage, 75 SF per sign, 10' high, on or behind build-to line, internal or external illumination

5.F R JE TI G SIG S

One per entrance, 32 SF, height of first floor, 8' minimum ht., maximum 8' projection from building face

5.G W SIG S

One per building face, 2% of building wall area for building, 1% maximum for building tenant, one tenant per building, may project to no closer than 2' below top of parapet, 4' projection, internal or external illumination

5.H WI D W SIG S

No window signs shall be permitted

5.I M RQUEE SIG S

One per building elevation, 20% of building elevation, may extend to 2' below top of parapet and over sidewalk to 5' back of curb, min. ht. 8'

5.J R F SIG S

No roof signs are permitted

3.17 Building Lighting

INTENT

- To provide illumination that complements the urban nature of Union Park
- To provide aesthetic appeal and safety, promoting comfortable, safe pedestrian activity at night
- To distinguish Union Park from the largely externally illuminated and bright night-time environment of The Strip

REQUIRED

3.17.1 Adjacent Property

Building lighting shall be shielded such that the light source is not directly visible from adjacent properties or the public rights-of-way (photo 1,2)

3.17.2 Light Color

Light sources shall be color-correct types such as high-pressure sodium and metal halide. Light types of limited spectral emission, such as low pressure sodium or mercury vapor lights are prohibited.

3.17.3 Lighting Levels

Minimum external building lighting levels at main building entries and stairs are 5.0 footcandles, and at loading docks, 15.0 footcandles.

3.17.4 Pole Mounted Fixtures

Site pole-mounted light fixtures shall not be used to illuminate buildings.

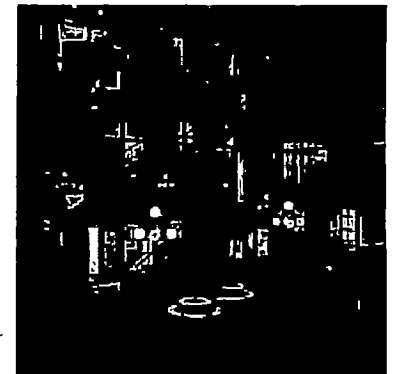
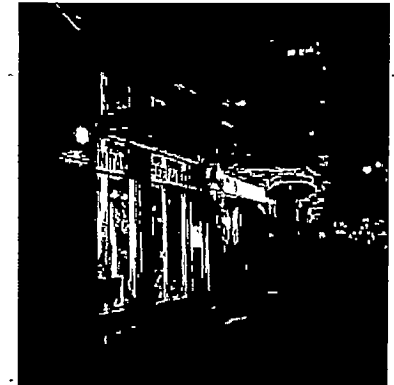
RECOMMENDED

3.17.5 Internal Building Lighting

Internal building lighting should be emphasized. External building lighting should provide definition of building massing and features such as entries. Light will be seen through windows, indicative of an urban, mixed use downtown. (photo 5,6)

3.17.6 Night Sky Preservation

Impact of building lighting on the night sky should be minimized where possible with cutoff and downward facing fixtures (photo 2)



3.17.7 Lighting Fixtures

The emphasis on building lighting should be on the lighting effect, rather than on the fixtures as visible elements. (photo 4)

3.17.8 Lighting Power Consumption

All external lighting should be designed and located to reduce power consumption to its lowest practical level. Among the techniques to achieve this include: automatic shutoff after certain times of the early morning and daylight hours, switching localized for individual control, and avoidance of over-illumination on buildings.

ACCEPTABLE

3.17.9 Accent Lighting

Accent lighting of building entries or features is permitted.

3.17.10 Neon Lighting

Neon lighting is subject to review and approval by the Design Review Committee.

3.17.11 Prohibited Lighting Types:

Blinking, flashing or changing intensity lighting, except for temporary holiday displays

Any fixed light that produces incident or reflected light that is disturbing to the operator of a motor vehicle.

Any light that may be confused with a traffic control device.

Beacon or search light, except as a one-time event feature.

INTENT

- To protect the occupants of buildings from death and injury and to limit damage to buildings and their contents from hostile acts, while maintaining a desirable aesthetic for both buildings and sites (transparent design).

Three types of measures are listed; all are acceptable and recommended, none are required. The sole requirement is that all measures designed into buildings or the site not be primarily identifiable as security measures.

3.18.1 Site Security

Provide emergency communication required by the City of Las Vegas ordinance and CCTV surveillance of key areas, with communication link to metro.

Protect vulnerable areas with security measures such as alarms, card readers and cameras (photo 3,5)

Introduce appropriate levels of lighting to create a safe, comfortable environment without over lighting

Maintain lines of sight to parking lots, public areas and structures from adjacent buildings

Limit entrances into publicly-accessible buildings, especially after hours

Provide emergency call stations

Provide redundant utility systems to support life safety and rescue functions

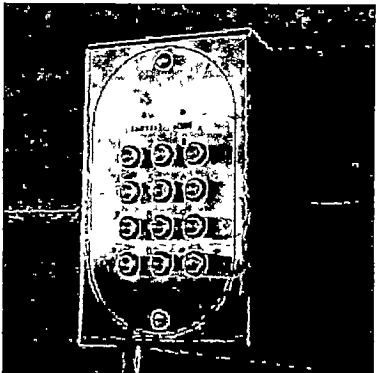
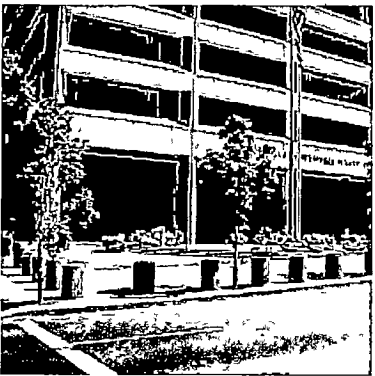
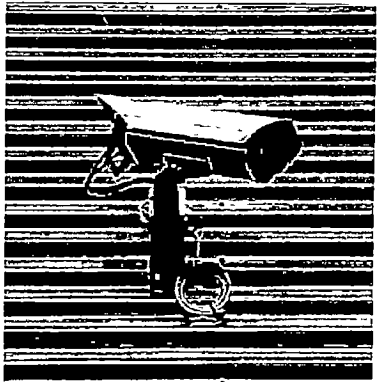
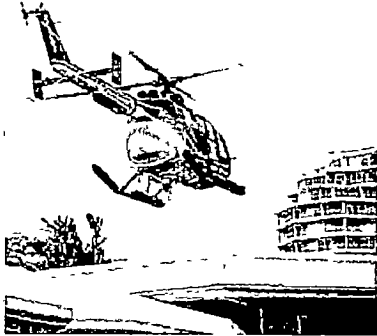
3.18.2 Airborne Contaminants

Locate outside air intakes above ground level to prevent public access

Prevent public access to building roofs and to mechanical equipment on roofs

Secure return air grilles to prevent public access

Install HVAC control options with energy management and control to regulate airflow and pressures within the buildings



Isolate lobbies, mail rooms, loading docks and storage areas where quantities of contaminants may enter

Install air quality monitors to detect chemical, biological or radioactive substances and control air distribution

Install high efficiency building filtration systems to reduce consequences of release of toxic airborne material

3.18.3 Blast Mitigation

Utilize pavement, planter, bench, bollard and other street furniture designs that are structural barriers to unauthorized vehicles while providing visually appealing streetscape elements (photo 1,4,6)

Provide helicopter landing pads and rooftop emergency exits to allow alternative evacuation routes as required by the Building Code photo 2)

Building design should incorporate flexible frames, blast-resistant materials, including interior materials and assemblies that protect building occupants from blast effects

Provide wall assemblies sufficient to protect utility and communications systems

3.19 Storage, Equipment, Loading and Screening

INTENT

- To minimize the negative visual and noise impacts of service and loading areas, trash storage and mechanical equipment on adjoining streets, public spaces and property.

3.19.1 Storage, Equipment and Loading Visibility

Loading docks, trash storage, service courts and mechanical equipment shall not be visible from public rights-of-way. (photo 5)

3.19.2 Screening and Buffering

Loading docks, trash storage, service courts and mechanical equipment shall be screened and/or buffered by a combination of walls, screens, louvers and/or other features which are integrated with the architecture of the buildings (photo 1,4)

3.19.3 Parapet Profiles

Parapet profiles shall, at a minimum, equal the height of adjacent rooftop equipment and all mechanical and utility equipment (e.g., ducts, vents, fans, condensers, etc.) The inside of the parapet should be painted in colors compatible with the color of the roof. (photo 4)

3.19.4 Ground Mounted Utilities

Meters, electrical cabinets, transformers and switchgear shall be located within the building they serve. Ground-mounted utility vaults and detector check valves should be screened with landscape or incorporated into trash enclosures or street furniture elements

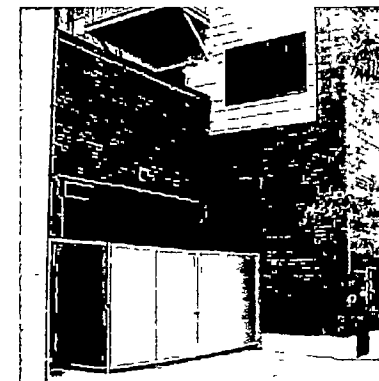
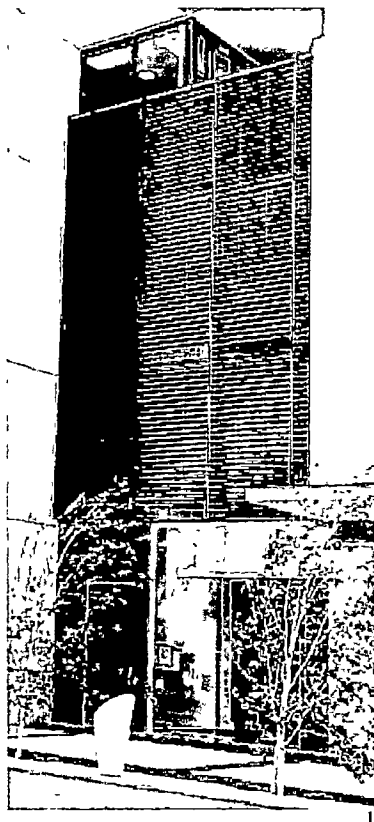
RECOMMENDED

3.19.5 Enclosure / Screening

All permitted uses and their resulting products which are not required to be contained entirely within a fully-enclosed structure should be screened from view from streets and neighboring properties (photo 5)

3.19.6 Area Drainage

Courtyard and areaways should be graded to catch and retain runoff and spills from vehicles, trash or other storage and



operations in order to minimize runoff onto sidewalks, gutters and streets and paved surfaces

3.19.7 Loading Area Circulation

Circulation and parking for service areas shall not disrupt the normal flow of on-street traffic. Off-street loading areas should be designed to include adequate space for ingress, egress and maneuvering.

ACCEPTABLE

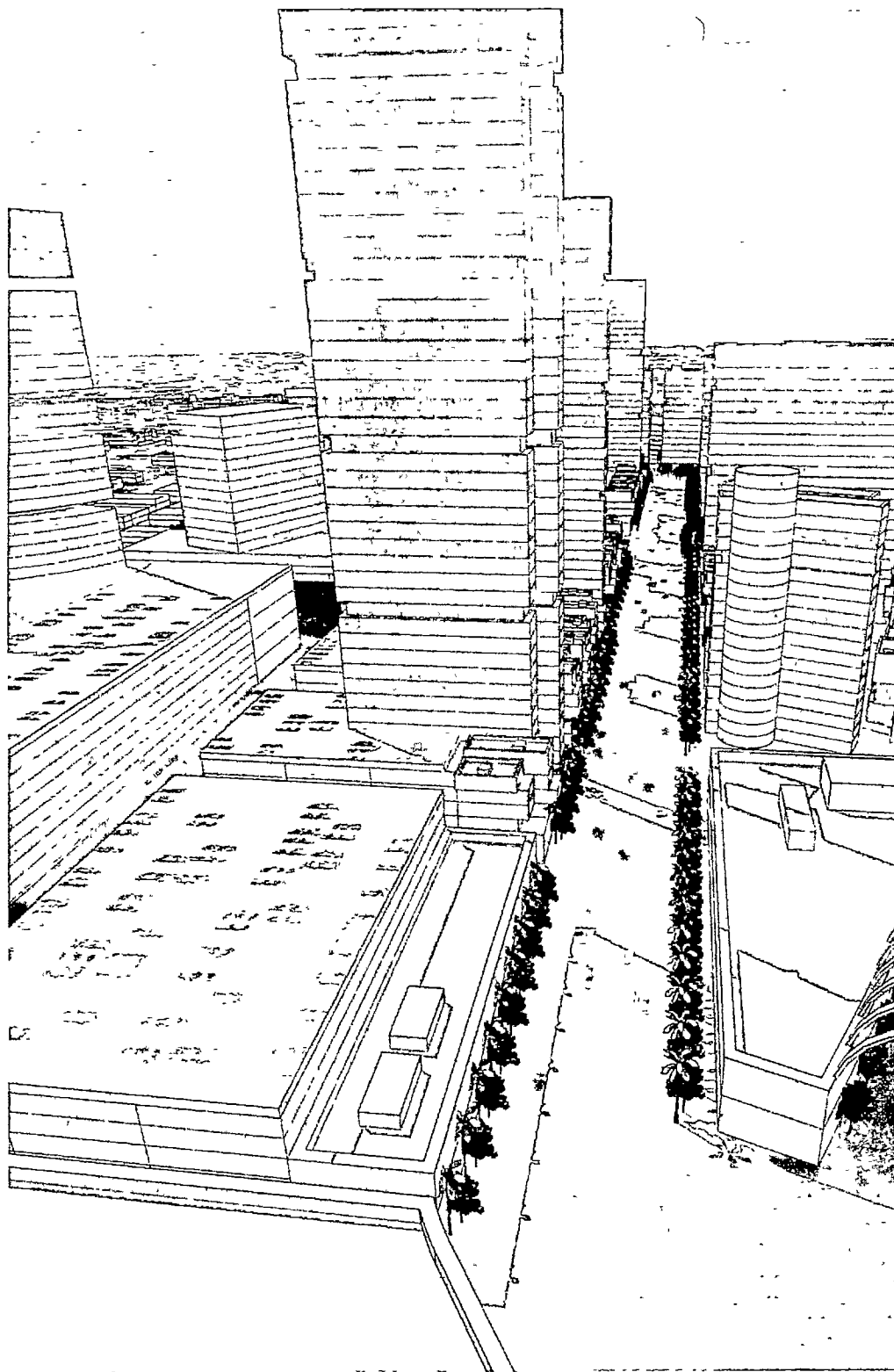
3.19.8 Roof Utility Screening

Antennas, including but not limited to earth satellite stations, are permitted with specific approval of the Design Review Committee. Locations of antennas shall minimize their impact

on the appearance of the immediate area. Antennas should be properly screened from public view and nearby taller buildings. (photo 4)

3.19.9 Ground Level Screening

Ground level screening may be provided by landscaping or landscaping in combination with walls, if it results in complete visual screening.



4 CHARACTER of the BLOCKS

Each parcel and block is a unique opportunity to make a contribution toward the character of the high density, mixed use Union Park urban neighborhood. To succeed, each of the blocks must apply the design standards and intents of the standards described in Sections 1 through 3.

The specific applications of each design standard to each block from A through Q are described in three ways on facing pages for each block:

DESIGN STANDARD DESCRIPTION Text description of each block, including the expected program, open space, vehicle access, view corridors, open space, and many other factors are briefly described.

PARCEL PLAN A parcel plan diagram for each block shows the plan view annotated with several graphic icons that represent various design directions that are generated by the Master Plan. Items such as lobby location options, permitted exposure of parking structures, active street frontages, tower location, open space and other desired features of each block are shown at their points of application.

THREE DIMENSIONAL MODEL A perspective exploded view illustrates the relationships of the layers of the block to each other, and represents a building height and massing that corresponds to the program expected for each block. This view begins with subterranean parking, proceeds upward through street-level retail, town homes and podium parking, and topped in many cases by towers with view corridors and height recommendations. The Sketchup drawings that are the basis of these models are available to the applicant.

4.1 Character of the Blocks

A2 – West Clark Avenue Entry

OBJECTIVE:

- *This parcel has the important function of providing the first view of Union Park for people arriving from the south and a backdrop to the Lou Ruvo Alzheimer's Center. The buildings form part of the gateway into the site on West Clark Avenue and they also form an access courtyard between the Ruvo Center and the office buildings on West Clark Avenue. These buildings may have parking below the new buildings. This site may also be built out as a single building with parking above grade but fully screened.*

Program Shown

Office	505,600 SF
Parking	806 spaces below grade and levels 3-8

NOTE |

A1 is the adjacent site, accommodating the Lou Ruvo Alzheimer's Center with no parking on the site, this site is to accommodate some of the parking for A1

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

A2.1 Pedestrian Circulation

Walkways are required from West Clark Avenue to the Lou Ruvo Center and from the Union Park Promenade to the Center. If the building is built as a single building, a pedestrian entrance shall still be provided through the building to visually connect West Clark Avenue to the Lou Ruvo Alzheimer's Center

A2.2 Active Frontages

Active street frontages are required on this site at the intersection of West Clark Avenue and Union Park Promenade and Grand Central Parkway. Commercial uses should front on West Clark Avenue or the walkway leading south from it or Union Park Promenade

A2.3 Parking Access

Entries to parking may only be located on Grand Central Parkway and the Union Park Promenade. Both of these drives must meet in front of the Lou Ruvo Alzheimer's Center in a courtyard which will serve all the buildings on this block.

A2.4 Open Space and Amenities

The space around the Lou Ruvo Center is to be kept open for optimum views of the building. An auto access courtyard in the center of the parcel will focus all three buildings on a central plaza area.

A2.5 Tower Locations

Two towers can be located on either side of the north-south walkway, symmetrically framing the entrance to the Lou Ruvo Alzheimer's Center. A single tower may be located at the Grand Central Parkway corner or Union Park Promenade Corner.

A2.6 Build-To Lines and Setbacks

Setback zones are allowed facing Union Park Promenade and on Grand Central Parkway. An open space is required at the intersection of West Clark Avenue and Union Park Promenade. At the base of the building the allowable setback shall not exceed 10'-0" and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

A2.7 View Corridor

A wide view dual access corridor shall be kept open from West Clark Avenue to the Lou Ruvo Alzheimer's Center. In the case of one building, clear views must be maintained through the lobby at ground level.

A2.8 Concealed and Exposed Parking

Parking structures above grade to all center shall not be exposed to any views except along Grand Central Parkway. If above grade, structures shall appear to be office uses.

A2.9 Tower Height

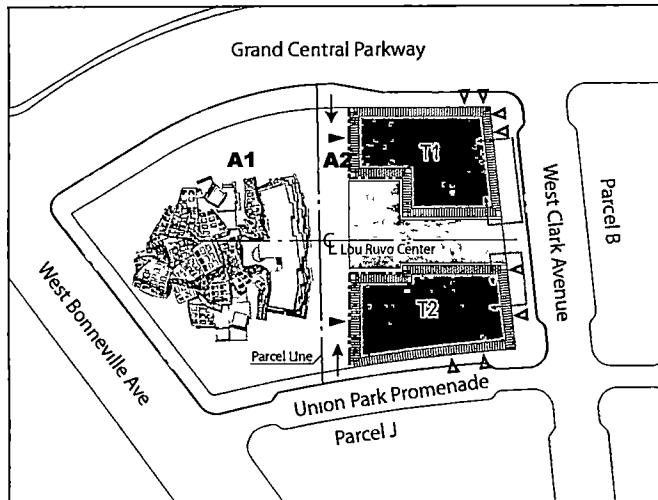
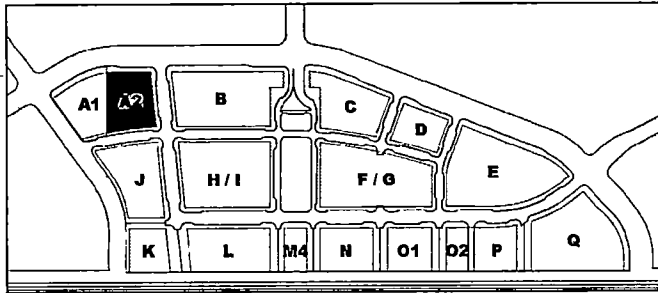
Building heights for two towers should be equal. Buildings are expected to be approximately 13 stories.

NOTE: One tower may be built on the site rather than the pair shown. Final building heights will be subject to review and approval by the Design Review Committee.

A2.10 Courtyard

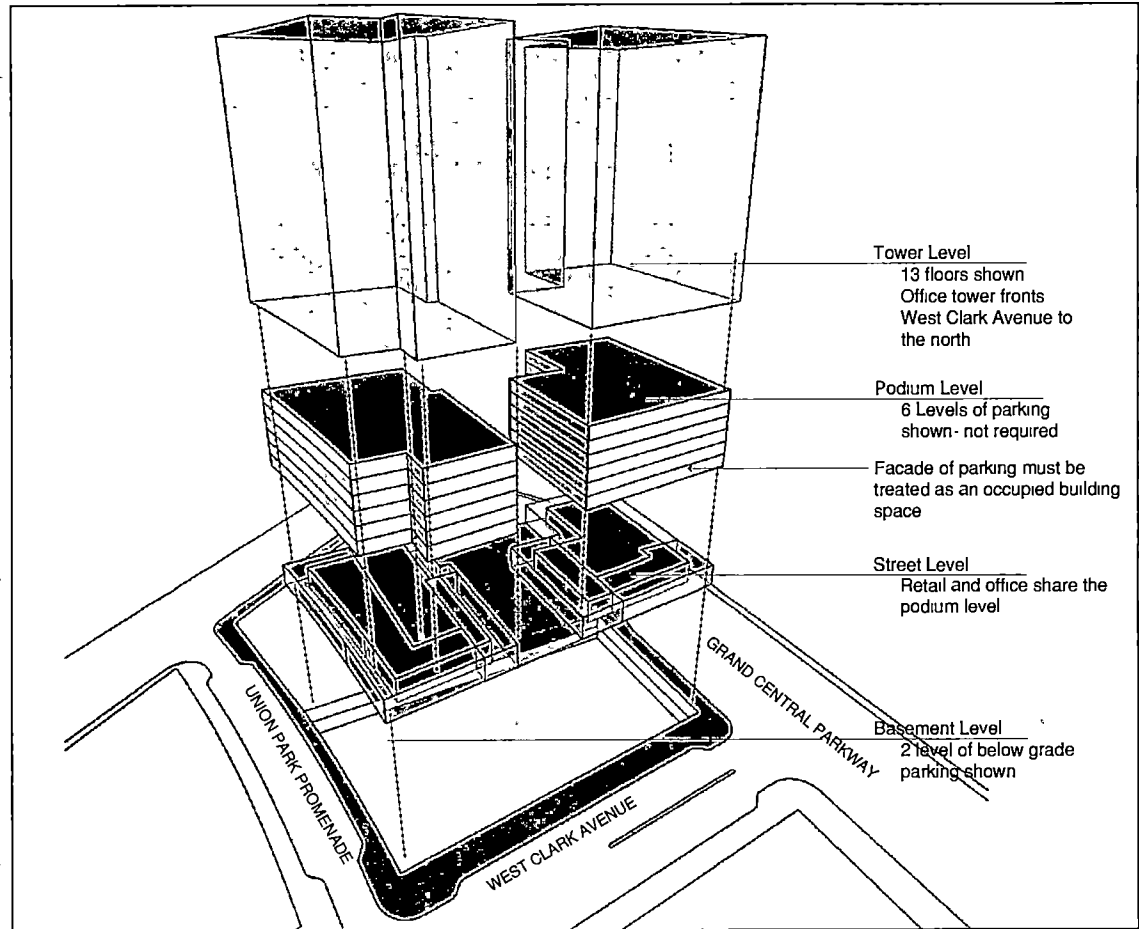
- Through access from Grand Central Parkway to the Promenade shall be limited to emergency vehicles only, controlled by a physical means to be determined.
- The courtyard is to be approximately 100' x 100', and is to be a combined auto drop-off and pedestrian courtyard.
- Parking in the courtyard shall not be permitted except for drop-off.
- Parking and service access shall be as close as practical to Grand Central Parkway and Union Park Promenade.
- Grading in plaza shall be established to eliminate curbs in this area.
- The courtyard shall be landscaped to characterize the space as primarily a pedestrian and drop-off space.
- Limitations on delivery times for the buildings on A1 and A2 should be explored to minimize conflicts between the drives and the courtyard/drop-off.

4.1 Character of the Blocks



PARCELA

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



This block may be developed with one building along West Clark Avenue. If this is the choice, then a pedestrian walkway must still be developed leading to the Lou Ruvo Center, as shown in the site plan diagram.

NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

B – West Clark Avenue/Discovery Avenue

OBJECTIVE:

- This parcel forms the northern half of the gateway from Grand Central Parkway onto West Clark Avenue, and at its north end, it is also half of the gateway into Symphony Park from Discovery Avenue. It fronts along The Union Park Promenade, and has active retail on its east street front. Its uses are primarily office space and retail. It forms the entry to the Symphony Park Civic Axis along Discovery Avenue*

Program Shown

Residential	282 units
Office	331,500 SF
Retail	49,670 SF
Parking	2350 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

B.1 Pedestrian Circulation

The major pedestrian movement is along The Union Park Promenade and the Civic Axis adjacent to Symphony Park. No pedestrian walkways are required within the site.

B.2 Active Frontages

Active uses shall be located on the north end of the Grand Central Parkway frontage, extending along the Civic Axis, wrapping around the corner to Union Park Promenade.

B.3 Tower Locations

Two towers shall be located on the block at the north and south ends of the parcel.

B.4 Build-To Lines and Setbacks

Setback zones are allowed facing Grand Central Parkway and along West Clark Avenue. Build-to lines shall be maintained on Discovery Avenue, wrapping around to Grand Central Parkway and Union Park Promenade. At the base of the building the allowable setback shall not exceed 10'-0" and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

B.5 Parking Access

Parking access may be brought in from Grand Central Parkway, Union Park Promenade, West Clark Avenue and one point only on Symphony Park to structured parking between the office buildings.

B.6 Concealed and Exposed Parking

Parking shall not be exposed except along portions of Grand Central Parkway. Along other frontages of the parcel, parking shall be wrapped with active uses, office uses or residential units.

B.7 Open Space and Amenities

An open space shall be developed in front of the lobby entrance on the north side of T2.

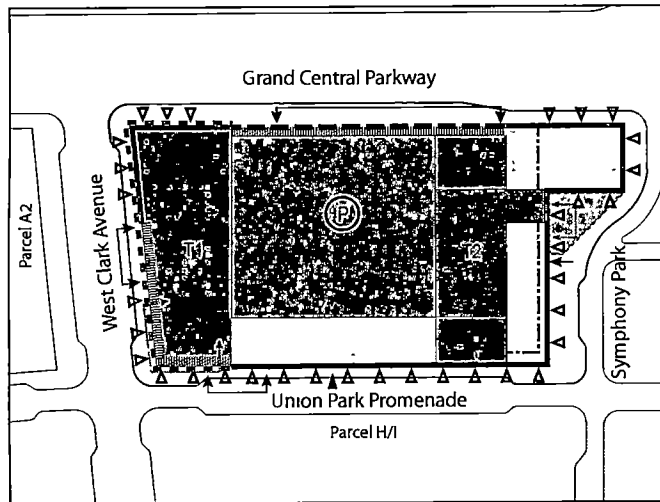
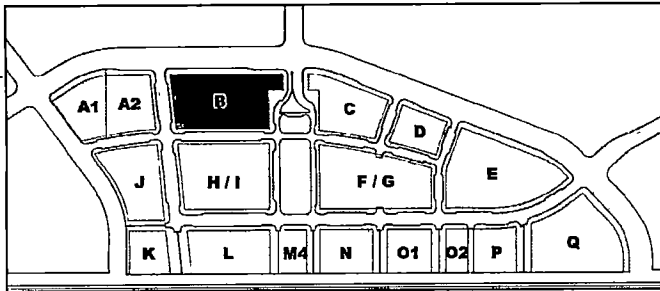
B.8 Base of Towers

The two towers will appear to begin at ground level on the corners of the walkway at West Clark Avenue, and on Union Park Promenade.

B.9 Tower Height

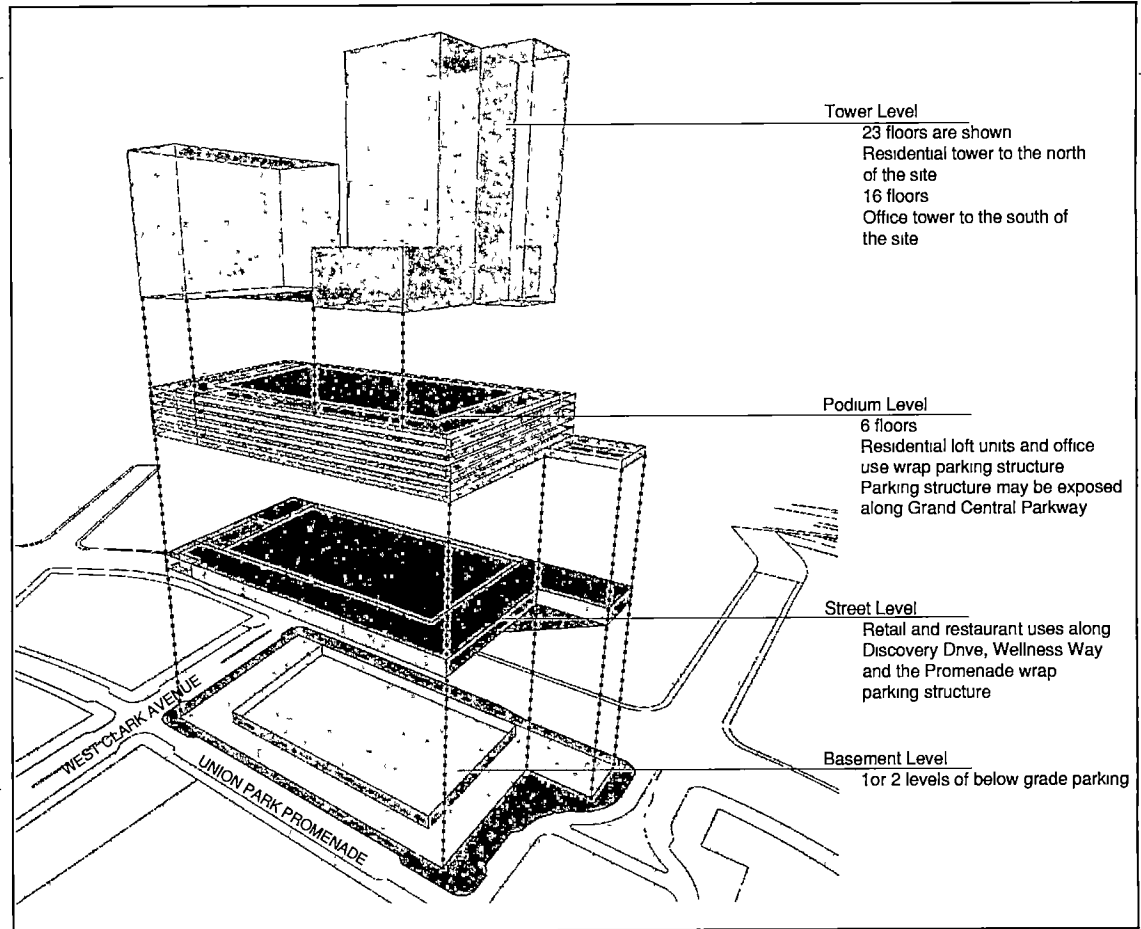
There is no maximum height of towers T1 and T2. The lower tower is to be no more than 150'.

4.2 Character of the Blocks



PARCEL B

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- - - ALLOWABLE SETBACK
- - - BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- - - ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- - - TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

C – West Discovery Avenue North Side Entry

OBJECTIVE:

- Parcel C is the northern half of the gateway into the site from Grand Central Parkway. The parcel's uses are primarily residential and retail, and it forms a part of the street wall definition of Symphony Park at the entry into the public space.

Program Shown

Residential	593 units
Retail	27,790 SF
Parking	1082 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations.

The actual numbers shall be approved by City Council on a case-by-case basis.

C.1 Pedestrian Circulation

The major pedestrian movement is along The Union Park Promenade and the Civic Axis adjacent to Symphony Park. No pedestrian walkways are required within the site.

C.2 Active Frontages

Active street frontages shall be developed along Discovery Avenue and Union Park Promenade, potentially wrapping around the corner on West Bridger Avenue.

C.3 Tower Locations

Two towers shall be located on the north and south sides of the site. The southern tower (T1) shall be set back an equivalent distance from Discovery Drive as the northern tower (T2) on Parcel B. The northern tower is not required to set back, but may be set back within the setback zone.

C.4 Build-To Lines and Setbacks

Setback zones are allowed facing Union Park Promenade and on Grand Central Parkway. Build-to lines must be maintained on the Discovery Avenue corners of the site. Minor setbacks are allowed on Discovery Avenue, but the majority of the street wall shall be at the back of sidewalk. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the

sidewalk.

C.5 Parking Access

Parking access shall only be brought in from Grand Central Parkway, West Bridger Avenue and Discovery Avenue. Parking is in a structure adjacent to and under the office buildings.

C.6 Concealed and Exposed Parking

The parking structure shall not be exposed except on a portion of Grand Central Parkway. On other frontages, parking shall be wrapped with active uses and residential units.

C.7 Open Space and Amenities

An open space amenity deck or other shading and screening devices should be developed on the roof of the parking structure.

C.8 Base of Towers

The two towers will have their bases sitting on a podium level behind lower residential units.

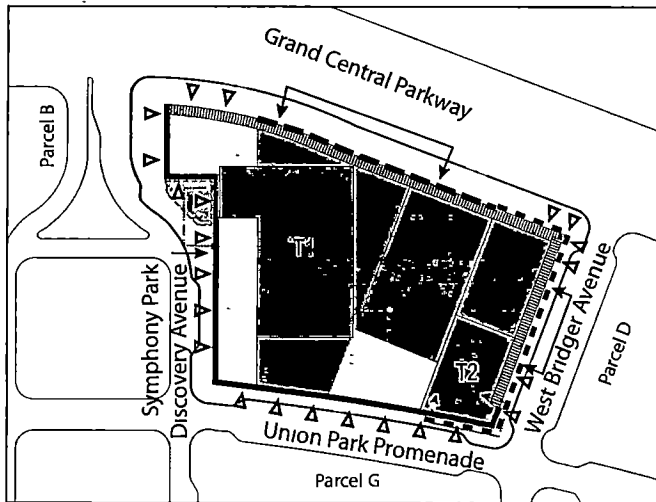
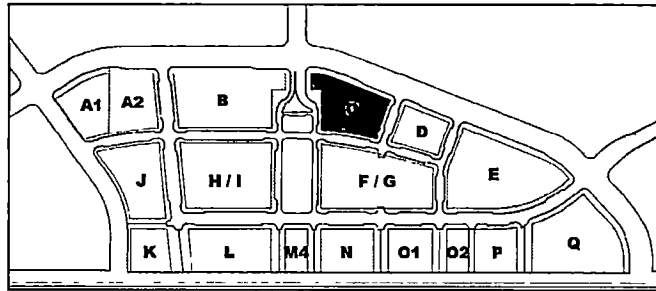
C.9 Axes and Views

The two towers shall be positioned so that sites to the east have views to the west between them, and that the towers have views past each other.

C.10 Tower Height

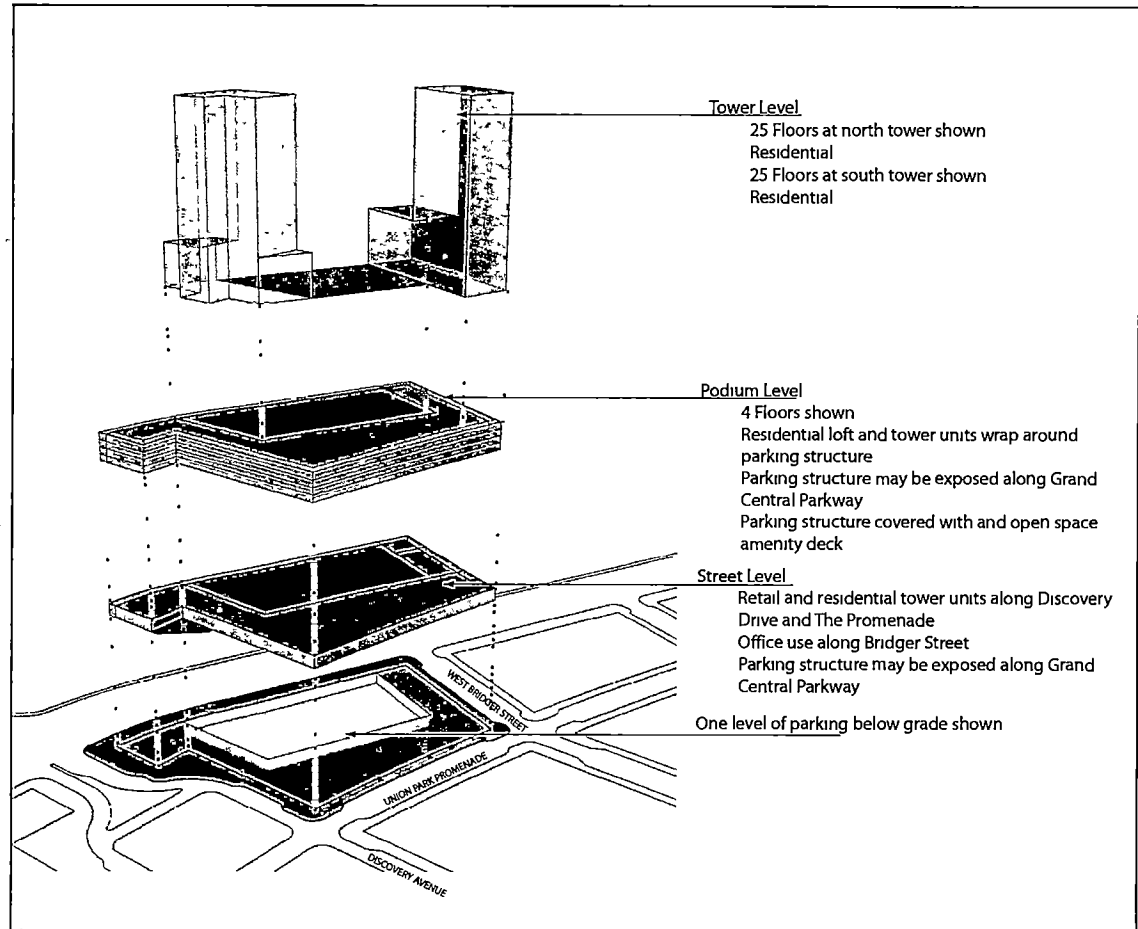
Lower tower height is limited to 150'. There is no maximum tower height for T1 and T2.

4.3 Character of the Blocks



PARCEL C

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- - - ALLOWABLE SETBACK
- - - BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- - - ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ ↑ BUILDING LOBBY ENTRANCE
- - - TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

4.4 Character of the Blocks

D – Grand Central Block (North of C)

OBJECTIVE:

- *This parcel fronts on Grand Central Parkway and The Union Park Promenade, as well as two east-west neighborhood streets. Its primary role is to be a residential parcel as part of the neighborhood, as well as part of Union Park Promenade's street front retail frontage.*

Program Shown

Residential	328 units
Retail	11,960 SF
Parking	791 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

D.1 Pedestrian Circulation

The major pedestrian movement is along Union Park Promenade, with minor movement along Carson and Bridger Avenues. No pedestrian walkways are required on the interior of the parcel.

D.2 Active Frontages

Active street frontages shall be developed along The Union Park Promenade, potentially wrapping around the corners on Bridger and Carson Avenues. Second level retail or restaurant space may be developed on the corners of the site.

D.3 Tower Locations

Two towers shall only be located on the north and south sides of the site. Tower T1 is not required to be set back, it should be brought to the sidewalk level.

D.4 Build-To Lines and Setbacks

A setback zone is allowed facing Union Park Promenade, along Grand Central Parkway and wrapping around to Carson and Bridger Avenues. The majority of the length of the street walls shall be built to the back of sidewalk along Union Park Promenade. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

D.5 Parking Access

Parking access shall only be brought in from Grand Central Parkway and Carson Avenue. Parking shall be in a podium. Service access shall be brought in from no more than 2 different locations.

D.6 Concealed and Exposed Parking

The parking structure shall only be exposed on a portion of Grand Central Parkway, wrapping around to Carson Avenue. On the remaining frontages, parking shall be wrapped with active uses and residential units. Parking shall not be exposed directly under a tower.

D.7 Open Space and Amenities

An open space amenity deck should be developed on the roof of the parking structure.

D.8 Base of Towers

The tower will have its base beginning at the ground level on the West Carson Avenue frontage.

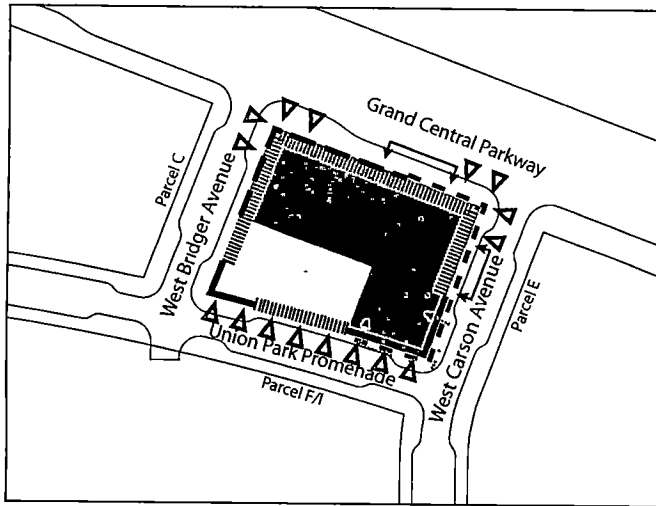
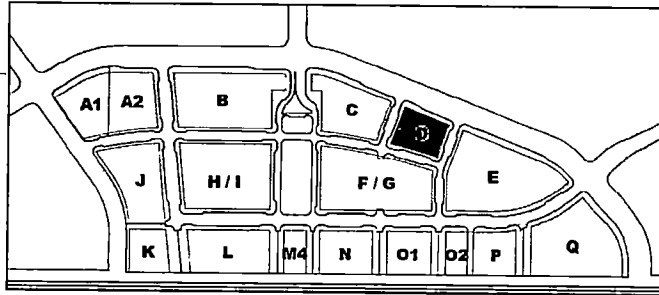
D.9 Axes and Views

The tower shall be positioned so that sites to the east have views to the west.

D.10 Tower Height

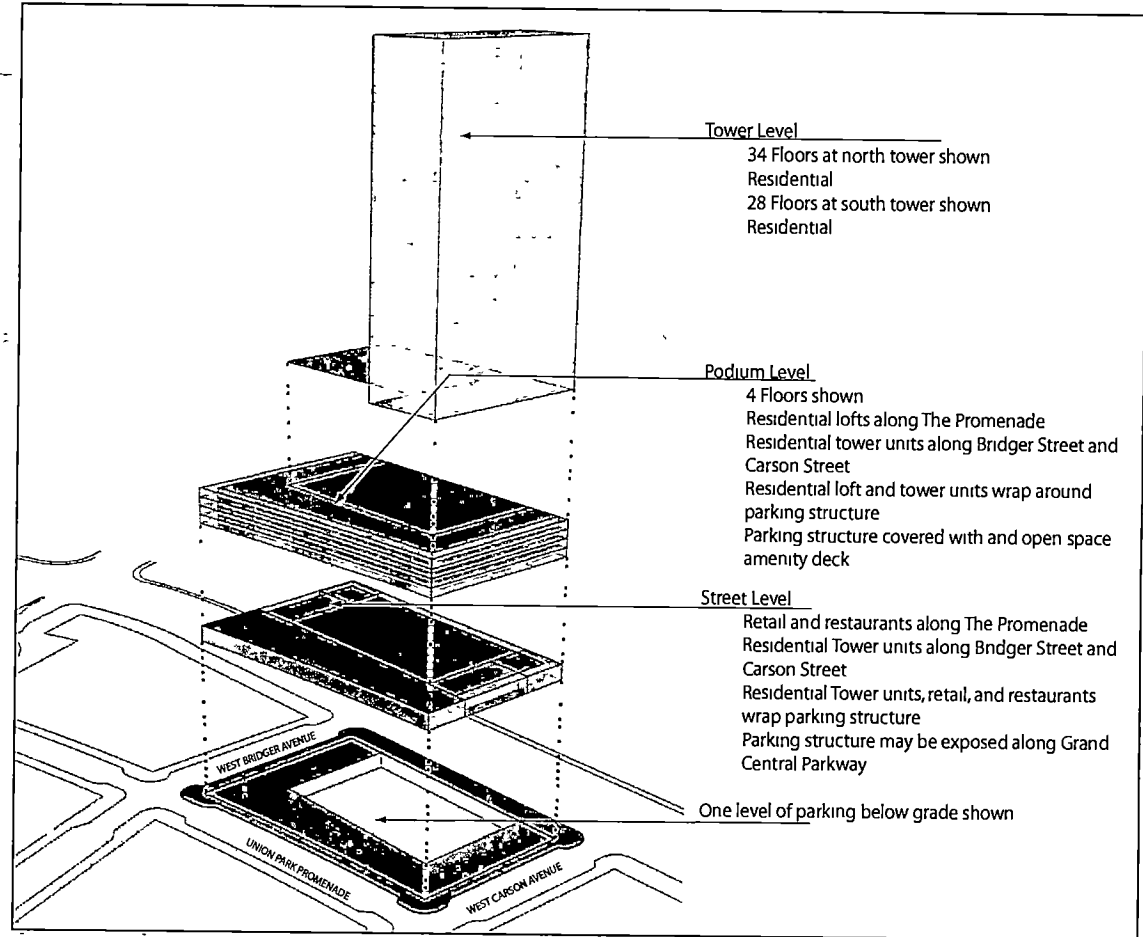
There is no maximum height for Tower T1.

4.4 Character of the Blocks



PARCEL D

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ▲ ▲ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

E - City Parkway

OBJECTIVE:

- *This parcel is a key Gateway parcel, part of the introduction to Union Park from City Parkway, across Grand Central Avenue. An iconic high rise office tower is expected on this parcel, with lower, perhaps multi-level retail and an internal parking structure podium wrapped by retail space facing onto a mid-block pedestrian promenade.*
- *The Union Park Promenade as a pedestrian and visual access and connection to Parcel Q and to Union Park Promenade continued to the south is a key linkage from Fremont Street and the Gateway entertainment uses to other parts of Union Park.*

78

Program Shown

Office	500,000 SF
Retail	152,192 SF
Parking	2000 spaces

NOTE

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

E.1 Pedestrian Circulation

The major pedestrian movement is along the extension of Union Park Promenade, which will be an open mid-block plaza element through the parcel to City Parkway. There will be some pedestrian activity along City Parkway.

E.2 Union Park Promenade Through the Block

The Union Park Promenade through the block should be open air but if covered shall be open to the pedestrian traffic at each end, shall be light, airy and street like. The Union Park Promenade through the block may be designed slightly differently than the rest of the Union Park Promenade but maintain basic tree planting and material character.

E.3 Active Frontages

Active street frontages should be developed along Union Park Promenade, potentially wrapping around the corner on Carson Avenue. Second level retail or restaurant space may be developed on the corners of the site.

E.4 Tower Location

An office tower may be located on the north end of the site. It should relate directly to the open space on the other side of City Parkway on Parcel Q. The tower should rise directly from the sidewalk level.

E.5 Build-To Lines and Setbacks

The faces of buildings should extend the visual line of the faces of buildings along Union Park Promenade. Setback zones are allowed facing Union Park Promenade and on Grand Central Parkway. The majority of the length of the street walls shall be built to the back of sidewalk. Union Park Promenade presents a special opportunity to create retail and restaurant exposure to this street-width plaza. The low retail/restaurant pavilion across

Union Park Promenade should optimize use of the east side of Union Park Promenade open space. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

E.6 Parking Access

Parking access will be from Grand Central Parkway and Carson Avenue. Parking will be in a podium south of the office building.

E.7 Concealed and Exposed Parking

The parking structure shall not be exposed except to Grand Central Parkway and to Carson Avenue. On other frontages the parking structure shall be wrapped with active uses.

E.8 Open Space and Amenities

An open space amenity deck or other shading and screening devices should be developed on a portion of the roof of the parking structure.

E.9 Base of Tower

The tower will have its base beginning at the ground level on City Parkway at Grand Central Parkway.

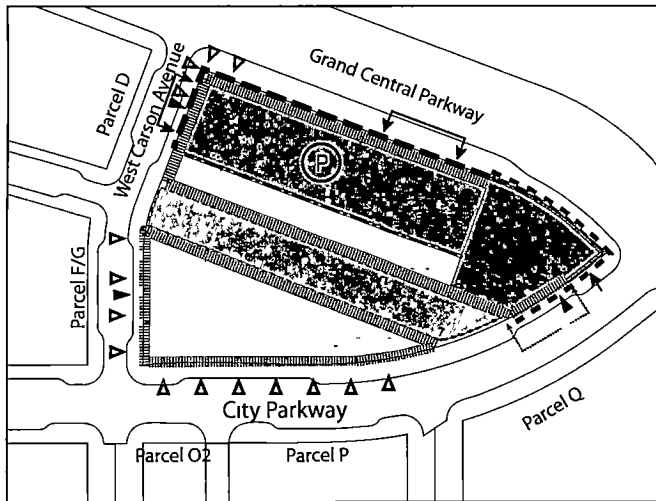
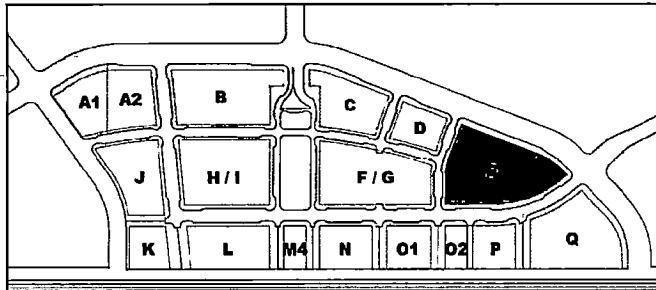
E.10 Axes and Views

The view through the site along Union Park Promenade shall not be obstructed. The tower shall be a compact form so as to minimize the obstructions to views from the site and to other buildings on the site.

E.11 Tower Height

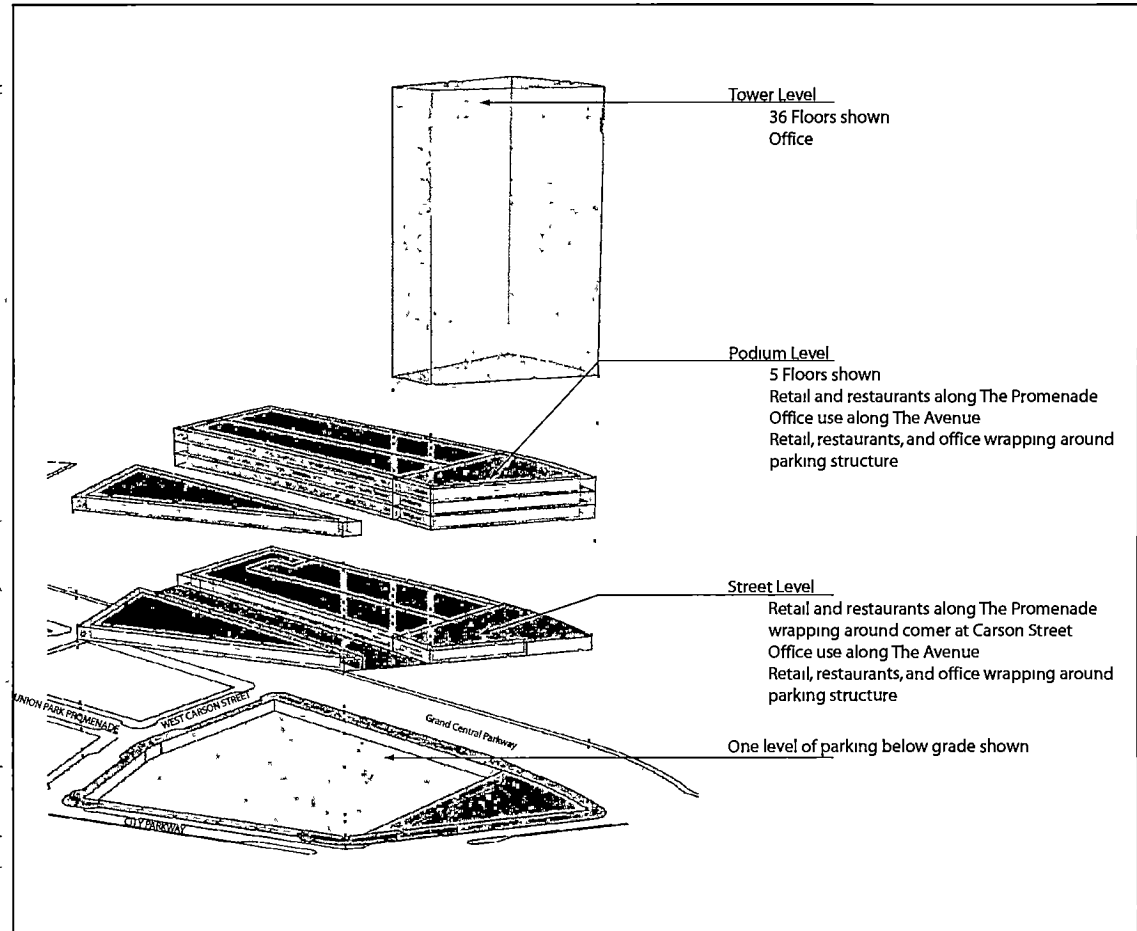
There is no maximum height for the Tower T1.

4.5 Character of the Blocks



PARCEL E

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ▲ ▲ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE, These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

4.6 Character of the Blocks

F/G - Middle Neighborhood Block

OBJECTIVE:

- *This parcel is an internal residential neighborhood parcel with active retail edges along City Parkway and The Union Park Promenade. The unit types in this parcel are town house types combined with a residential tower, in contrast to the higher residential towers along Grand Central Parkway and City Parkway.*

Program Shown

Residential	280 units
Retail	41,470 SF
Hotel	250 rooms
Parking	898 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

F/G.1 Pedestrian Circulation

The major pedestrian movement is along Union Park Promenade and City Parkway. A walkway across the Union Commons park in the interior of the parcel shall connect Union Park Promenade and City Parkway. This walkway shall have enough width and open configuration to allow and encourage unimpeded pedestrian movement across the block between Union Park Promenade and City Parkway. Other pedestrian walkways to the interior of the block may be created from the surrounding streets.

F/G.2 Active Frontages

Active street frontages shall be developed along Union Park Promenade and City Parkway. Second level retail or restaurant space may be developed on the corners of the site. Retail frontage shall be developed along City Parkway.

F/G.3 Tower Locations

Residential towers shall be located on the north end and south ends of the site. The towers shall establish their bases at the podium level. They are not required to be set back.

F/G.4 Build-To Lines and Setbacks

Buildings shall be built on the build-to line along Union Park Promenade to maintain a strong definition of this street space. Buildings may be setback within the setback zone along City Parkway. The majority of the length of the street walls shall be built to the back of sidewalk along this street. At the base of the building the allowable setback shall not exceed 10'-0" and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

F/G.5 Parking Access

Parking access shall only be brought in from City Parkway in the vicinity of West Bridger Avenue. Parking is underground on this parcel.

F/G.6 Exposed Parking

Parking structures shall not be exposed on this parcel.

F/G.7 Open Space and Amenities

Ground level open space shall be developed as a private park, identified as Union Commons. This park is for the use of the surrounding neighborhood and visitors, as well as residents of Block F/G. The park may be gated for resident use even though it will be a public visual amenity. Design and final size should be a function of the final architectural design of adjacent buildings.

F/G.8 Bases of Towers

The north tower shall have its base beginning at the podium level on the Carson Avenue frontage. The south tower (T1) shall begin on a podium in a position fronting Symphony Park.

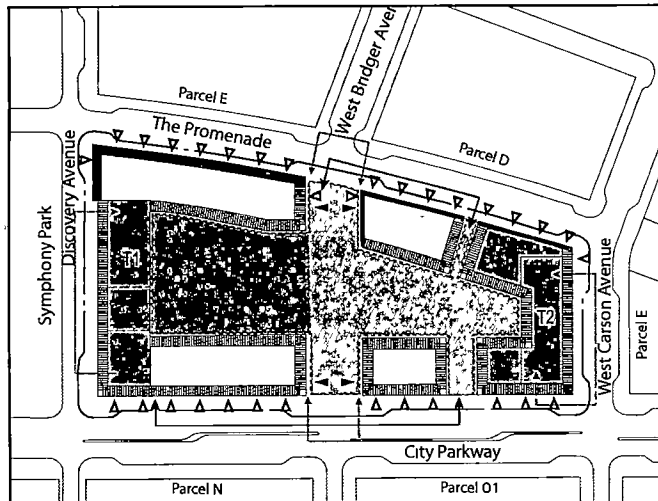
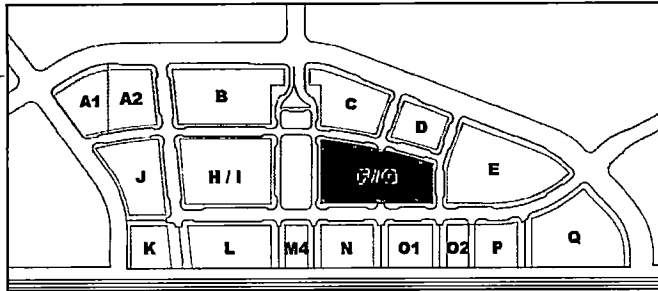
F/G.9 Axes and Views

A view and access across the parcel between Union Park Promenade and City Parkway shall be kept open to visual and walking access.

F/G.10 Tower Height

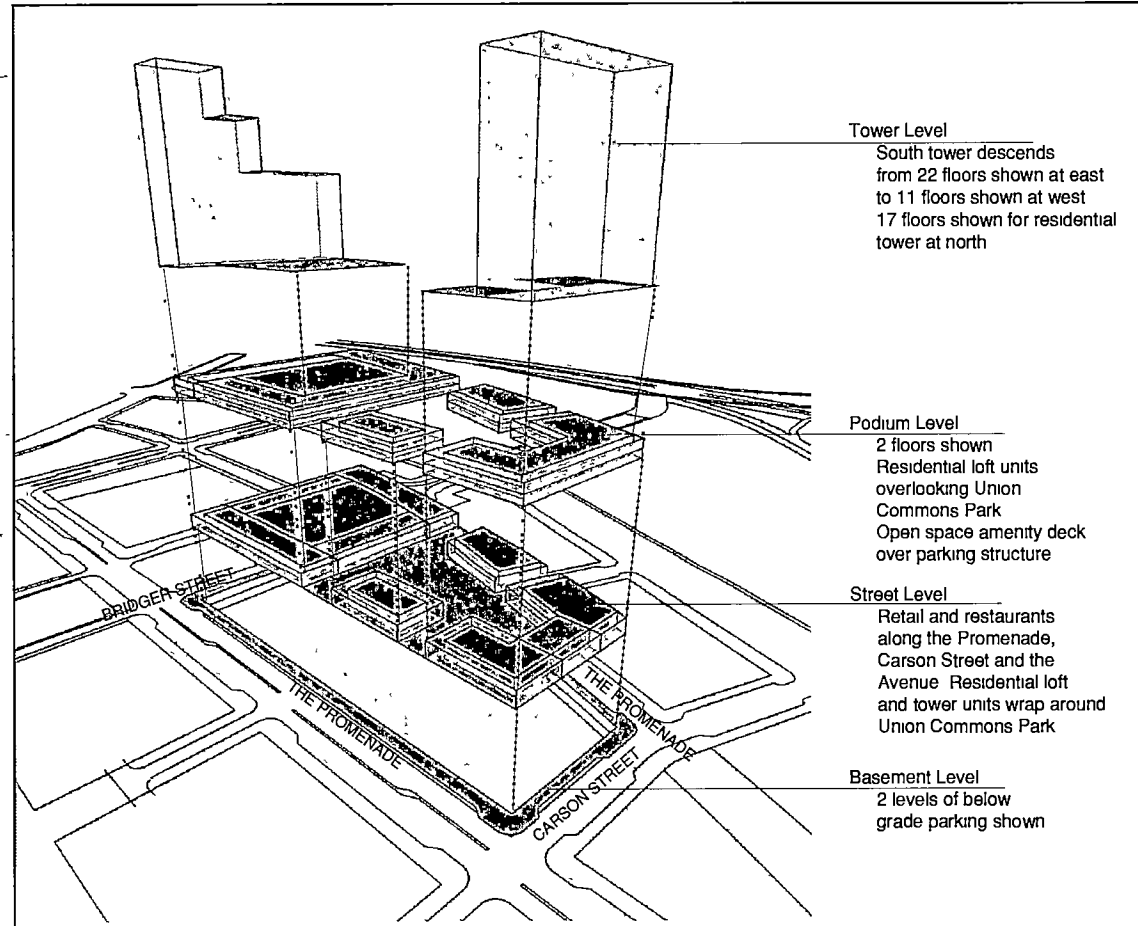
There is no maximum height for T1 or T2.

4.6 Character of the Blocks



PARCEL F/G

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ▲ ▲ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ▲ ▲ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

4.7 Character of the Blocks

H/I – Performing Arts Center

OBJECTIVE:

- *This is the Performing Arts Center parcel, facing onto Symphony Park and the Civic Axis. The west side of the parcel will have retail and restaurant uses facing onto Union Park Promenade. The back of the parcel shall contain service and office space.*

Program Shown

Performing Arts Center	586,000
Office	13,000 SF

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

H/I.1 Pedestrian Circulation

The major pedestrian movement and the building's main access shall be from the Symphony Park (north) side of the site. No other pedestrian circulation is required internal to this site, except in the building.

H/I.2 Active Frontages

Union Park Promenade side of the site shall have active retail or restaurant uses facing Union Park Promenade.

H/I.3 Build-To Lines and Setbacks

A build-to line shall be established along Symphony Park (front entrance) side of the site to maintain a strong definition of this street space. Setback zones are allowed on City Parkway and on Union Park Promenade. The majority of the length of the street walls shall be built to the back of the sidewalk along this street. The building may extend beyond the back-of-sidewalk line (over the sidewalk) at upper levels, but not at the sidewalk level. The sidewalk level on Discovery Avenue is to be kept open as a pre-and-post-function outdoor circulation space. At the base of the building the allowable setback shall not exceed 10'-0" and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

H/I.4 Parking and Delivery Access

Parking access to the West Clark Avenue side of Parcel H/I is shall be brought in from Union Park Promenade and City Parkway. There shall be no underground parking on this site. Delivery access for the Performing Arts Center is to be brought in from Union Park Promenade and City Parkway. Truck docks are to be placed along this access between the two streets, sufficient for heavy truck access.

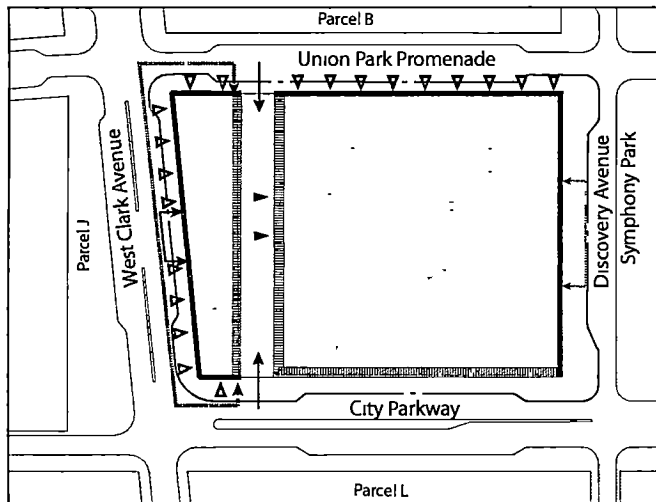
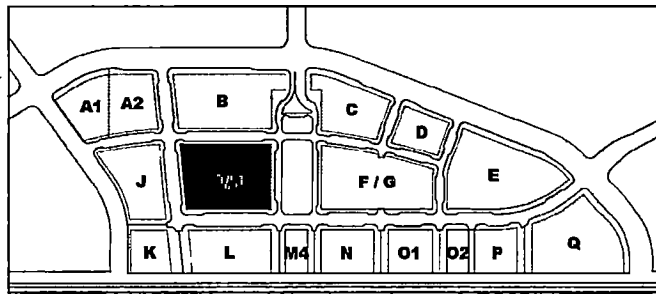
H/I.5 Open Space and Amenities

The open space of the site shall be focused on the sidewalk in front of the main entrance to the Performing Arts Center, facing Symphony Park.

H/I.6 Axes and Views

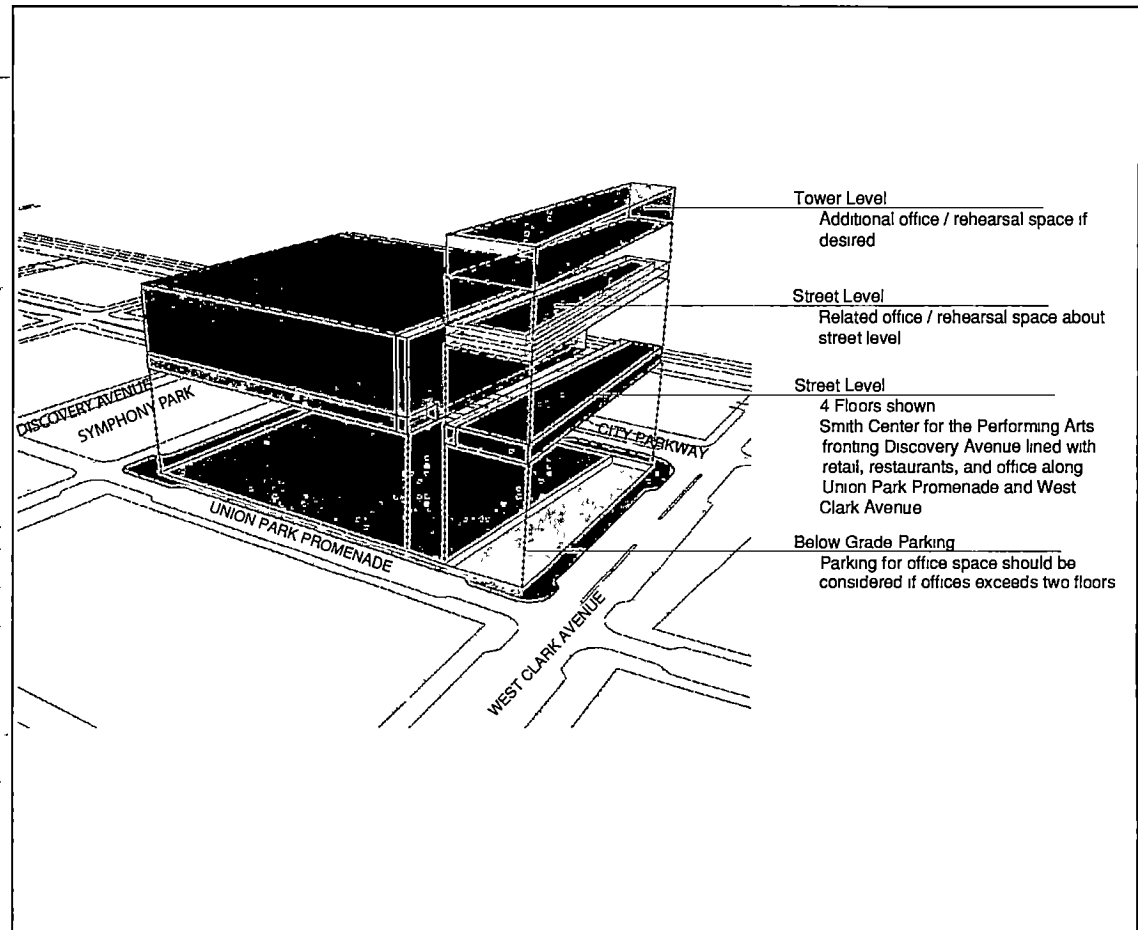
The view of the front of the Performing Arts Center from the Civic Axis should be maximized.

4.7 Character of the Blocks



PARCEL H/I

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE. These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

J – West Clark Avenue South Side

OBJECTIVE:

- *This is a hotel and office site fronting on West Clark Avenue, just east of the Lou Ruvo Alzheimer's' Center. It also has a frontage on the section of Union Park Promenade which is not required to be an active frontage.*

Program Shown

Office	166,000 SF
Hotel	500 rooms
Parking	1185 spaces

84

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

J.1 Pedestrian Circulation

The major pedestrian movement is along West Clark Avenue. No pedestrian walkways are required on the interior of the parcel

J.2 Active Frontages

There shall be active frontages along West Bridger Avenue, wrapping around the corner on Union Park Promenade. Second level retail or restaurant space may be developed on the corners of the site

J.3 Tower Locations

Two towers shall be located on the block—on the east and west sides of the site. The west (hotel) tower from its hotel base and the east (office) towers shall establish their bases at the podium level

J.4 Build-To Lines and Setbacks

Setback zones are allowed facing Union Park Promenade and West Clark Avenue. The majority of the length of the street walls shall be built to the back of sidewalk. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk

J.5 Parking Access

Parking access shall only be brought in from Union Park Promenade, at the mid-parcel from West Clark Avenue and from an extension of City Parkway on the east side of the block. Parking shall be in a podium under the east tower and east of the hotel tower

J.6 Concealed and Exposed Parking

The parking structure shall only be exposed on a portion of Bonneville Street east of the hotel tower. On other frontages, the parking shall be wrapped with hotel uses and active uses

J.7 Open Space and Amenities

The building setback on West Clark Avenue shall create a linear open space which widens as it approaches Parcel K at City Parkway. This shall be a landscaped sidewalk/plaza for the hotel and the office tower and act as the central amenity space for this medical/office district. (See Streetscape Section) An open space amenity deck or other shading and screening devices should be developed on the roof of the parking structure

J.8 Base of Towers

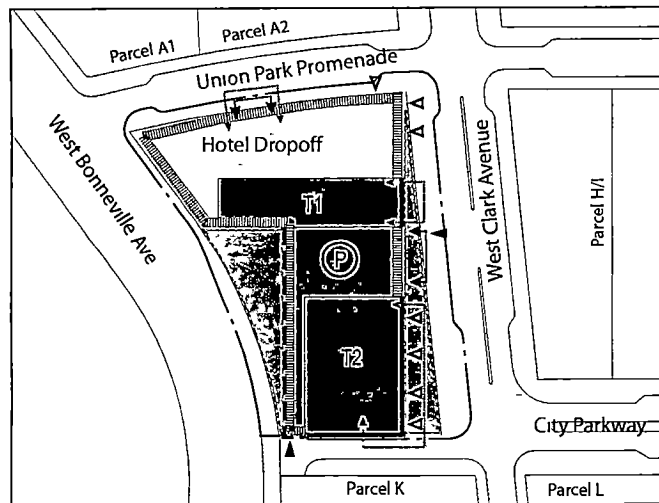
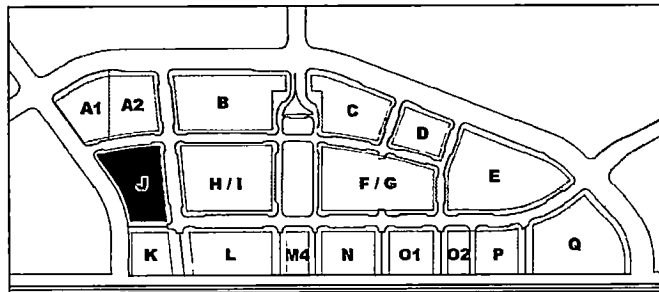
The east (office) tower shall have its base beginning at the podium level on West Clark Avenue. The west (hotel) tower shall have a base beginning at the podium level

J.9 Axes and Views

The two towers shall be positioned so that sites to the north have views to the south between them, and so that the towers have views past each other

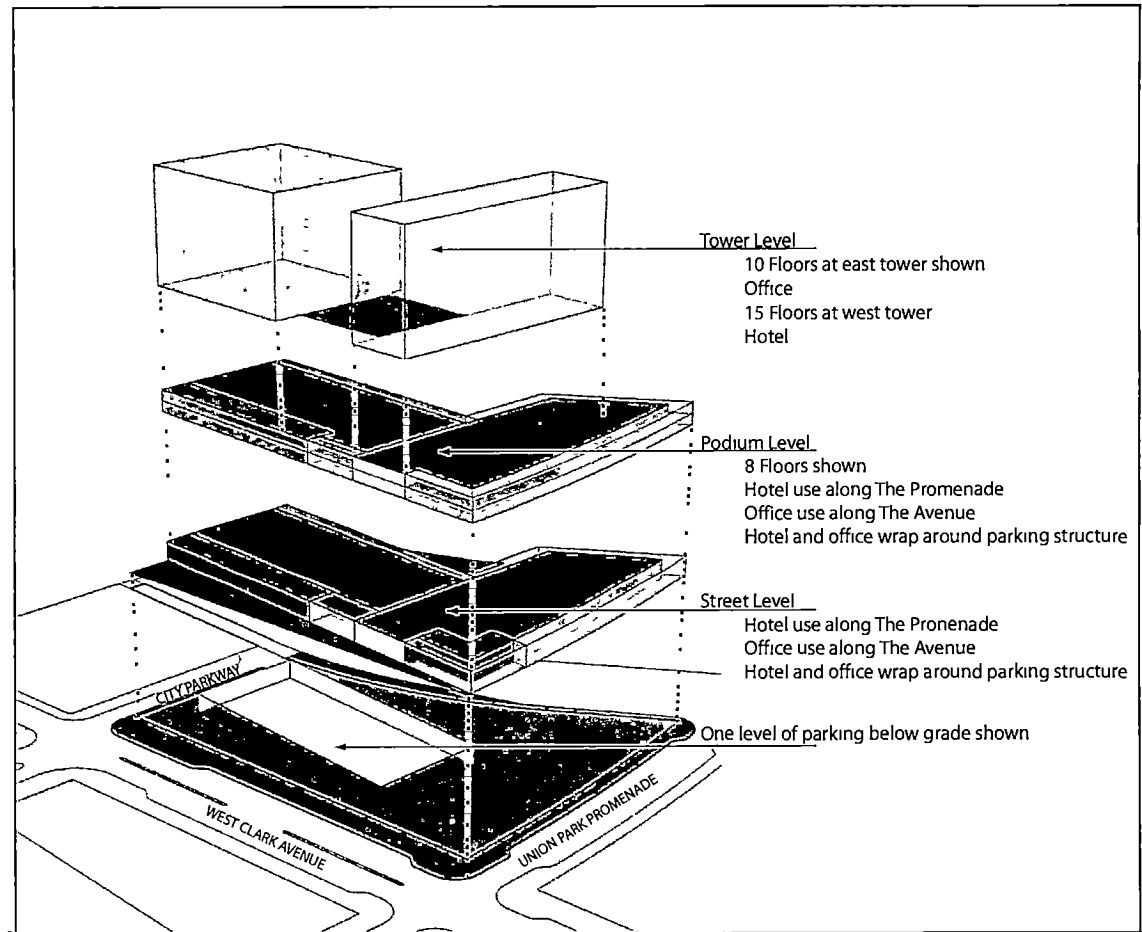
J.10 Tower Height

There are no maximum heights for Tower T1 or T2



PARCEL J

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- - - BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- - - ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ↑ ▲ SERVICE ACCESS
- ↑ ▲ BUILDING LOBBY ENTRANCE
- - - TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

K - Southeast Corner Block

OBJECTIVE:

- This parcel is at the SE corner of West Clark Avenue and City Parkway, and plays a role in terminating the axes of both of these streets. It is primarily an office parcel. Passing immediately in front of this parcel is the access to the pedestrian bridge across Bonneville Street to the Clark County Government Center.*

Program Shown

Office	175,940SF
Parking	1080 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations.

The actual numbers shall be approved by City Council on a case-by-case basis.

K.1 Pedestrian Circulation

The major pedestrian movement is along the extension of City Parkway, which will be an open plaza element through the parcel, continuing on to a possible pedestrian bridge to the Clark County Government Center. Other pedestrian activity shall be focused at the northwest corner of the site.

K.2 Active Frontages

No active frontages are required on this site. Any active uses on this parcel should be at the northwest corner of the site, relating to City Parkway.

K.3 Tower Location

An office tower should be located on the west side of the site. It should rise directly from the parking podium.

K.4 Build-To Lines and Setbacks

The majority of the length of the street wall along City Parkway should be built to the back of sidewalk to frame the views down City Parkway. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

K.5 Parking Access

Parking access will be from an extension of City Parkway, at the south end of the site or from the extension of West Clark Avenue. Parking will be in a podium east of the office building.

K.6 Concealed and Exposed Parking

The parking structure may be exposed to Bonneville Street, the railroad row and a portion of the north edge of the site. Elsewhere, the parking structure shall be wrapped with office or other active uses.

K.7 Open Space and Amenities

A sidewalk-level landscaped plaza should be developed on the northwest corner of the site at sidewalk level. An open space amenity deck or other shading and screening devices should be developed on the roof of the parking structure.

K.8 Base of Tower

The tower will have its base beginning at the ground level on City Parkway.

K.9 Axes and Views

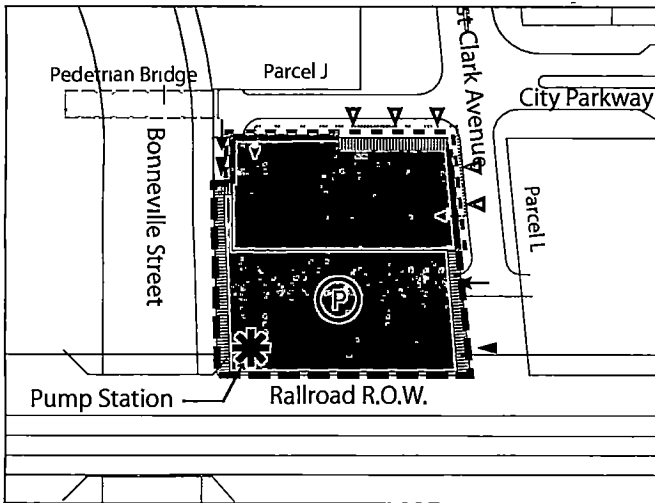
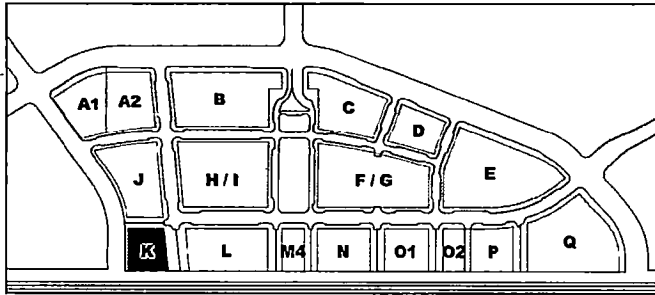
A view of the tower from the south side of West Clark Avenue will be framed by other development along West Clark Avenue, including a setback of the street wall on Parcel J. The tower design should respond to this view at the end of the street.

K.10 Tower Height

There is no maximum height for T1.

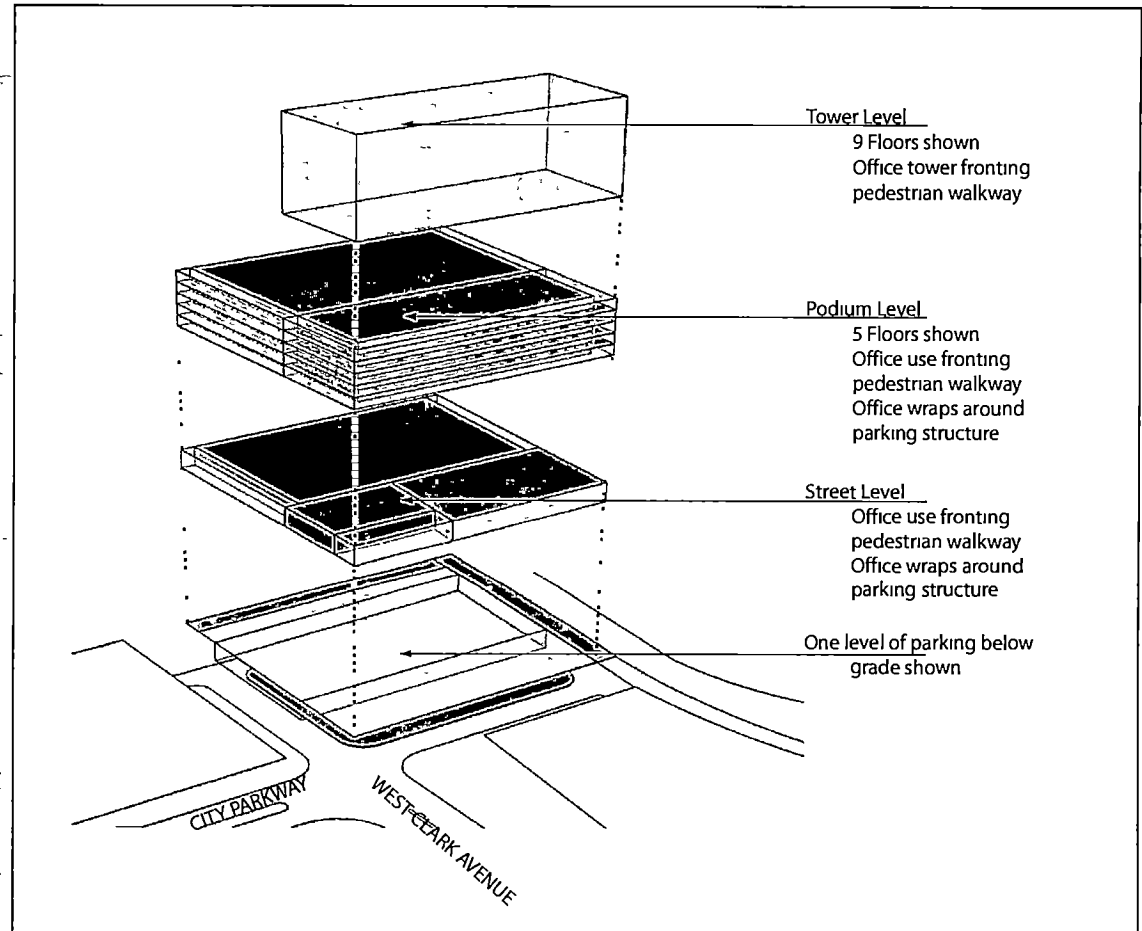
K.11

A pumping station and service access shall be provided on the southeast corner of the parcel.



PARCEL K

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ▲ ▲ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



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L – South Site Civic Access

OBJECTIVE:

- *This is primarily a residential parcel facing City Parkway on the west, the railroad r.o.w. on the east, and the park transition over the rail tracks on the north (Parcel M). Retail and restaurant uses face onto City Parkway at sidewalk level.*

Program Shown

Residential	479 units
Retail	20,863 SF
Parking	1624 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

L.1 Pedestrian Circulation

The major pedestrian movement is along City Parkway. No pedestrian walkways are required on the interior of the parcel.

L.2 Active Frontages

Active street frontages should be developed along City Parkway, potentially wrapping around the corner on West Clark and Discovery Avenues. Second level retail or restaurant space may be developed on the corners of the site.

L.3 Tower Locations

Two towers can be located on the north and south portions of the site. The southern and northern towers shall establish their bases at the sidewalk level. The towers are not required to be setback, but may be set back within the setback zone.

L.4 Build-To Lines and Setbacks

Setback zones are allowed facing Union Park Promenade and Wellness Way and Discovery Drive. The majority of the length of the street walls should be built to the back of sidewalk. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

L.5 Parking Access

Parking access can be brought in from West Clark Avenue and Discovery Avenue. Parking shall be in a podium under and between the office buildings.

L.6 Concealed and Exposed Parking

The parking structure may be exposed on a portion of railroad R.O.W. On the City Parkway frontage, parking shall be wrapped with active uses and residential units.

L.7 Open Space and Amenities

An open space amenity deck shall be developed on the roof of the parking structure.

L.8 Base of Towers

The northern and southern towers will have their bases beginning at ground level.

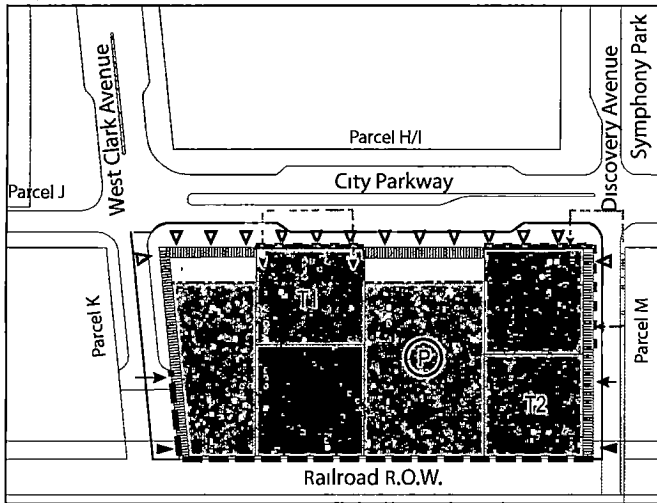
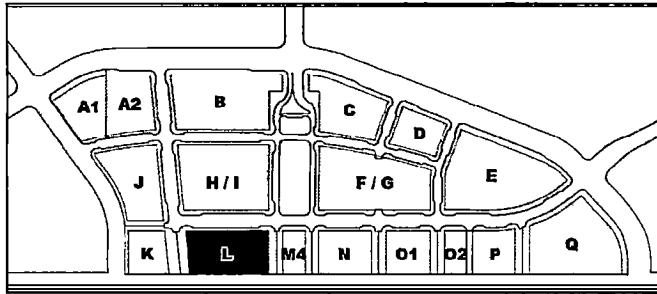
L.9 Axes and Views

The two towers shall be positioned so that sites to the east have views to the west between them, and so that the towers have views past each other.

L.10 Tower Heights

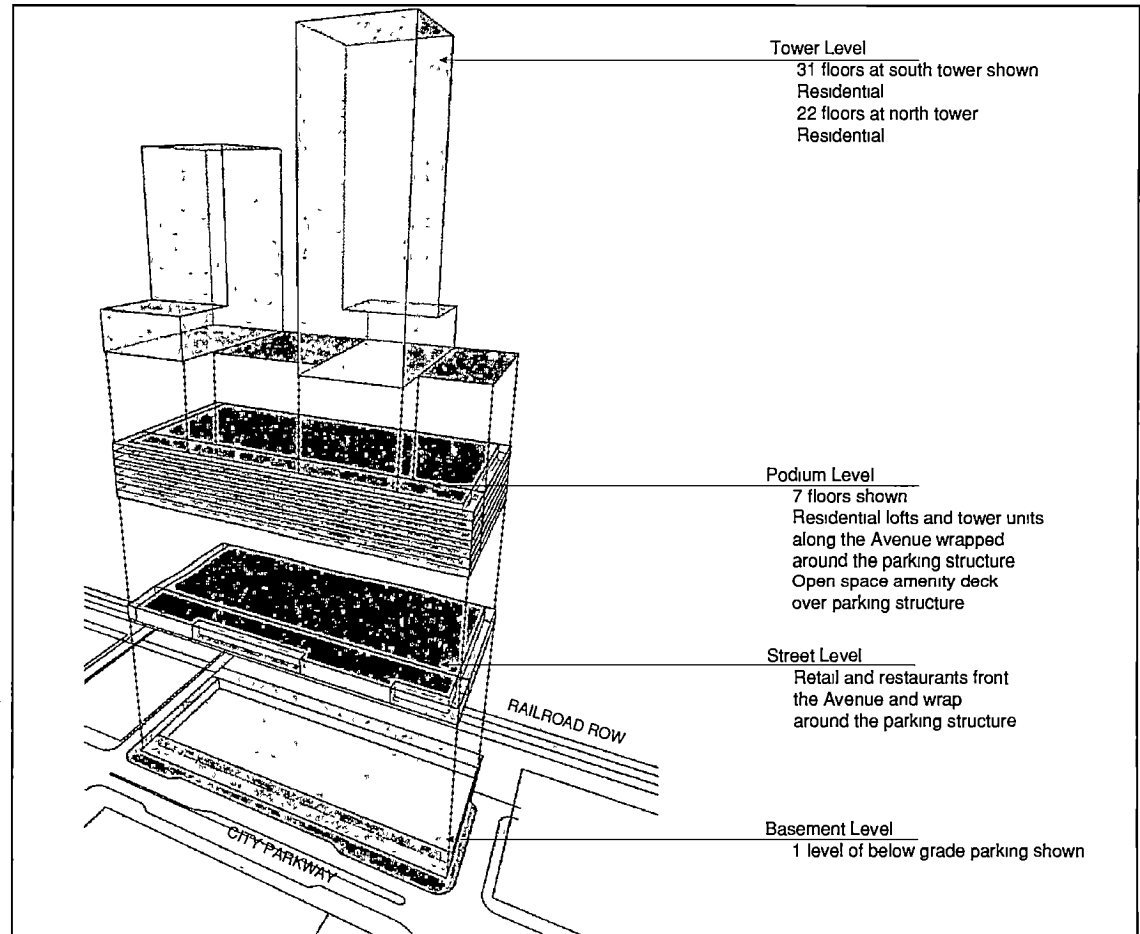
There is no maximum height for towers T1 and T2. There is a 150' maximum height for the lower towers.

4.10 Character of the Blocks



PARCEL L

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

M4 – Civic Access Block

OBJECTIVE:

- *This parcel has no active uses at this time. It is a pedestrian open space, linear park and transitional space up to the railroad tracks between the Performing Arts Center and proposed City Hall. The park space is built over structured parking with entrances from City Parkway and Discovery Avenue. The parcel is one of four M parcels, which, taken together make up the entire Symphony Park Civic Axis open space through the middle of the site. This is a possible site for a modest public use consistent with the site size and civic nature.*

Program Shown

Parking 300 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

M.1 Pedestrian Circulation

The major pedestrian movements shall be along City Parkway, and up from City Avenue across the railroad row to the proposed City Hall site. Pedestrian movement up to and across the tracks will be facilitated by steps, and potentially escalators or elevators as required by ADA regulations

M.2 Parking Access

Parking access shall be from City Parkway along each side of the parcel, into the parking structure which will be under the linear park bridge connection on the west side of the railroad row

M.3 Concealed and Exposed Parking

The parking structure shall only be exposed to the railroad row. On other frontages, the parking shall be wrapped with open space, stairs, walkways and landscape areas

M.4 Open Space and Amenities

The parcel is the extension of the civic axis that connects Discovery Drive and Symphony Park through City Hall to the Federal Courts on Lewis Street

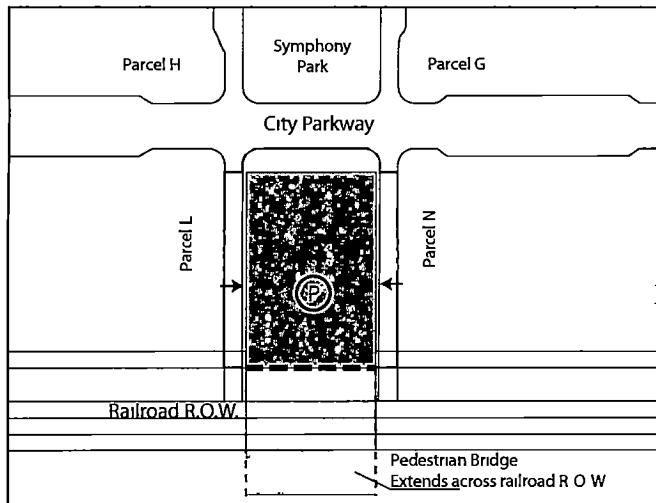
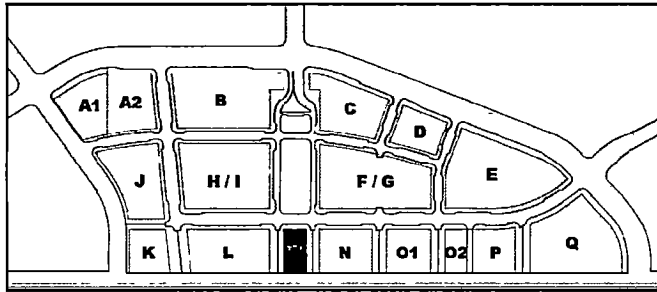
M.5 Axes and Views

The view along the civic axis will be facilitated by a gradual step up in the open space levels so that views up and down along the crossing are unobstructed. An example is the view of the proposed City Hall across the tracks from Union Park.

M.6 Standards for Future Uses

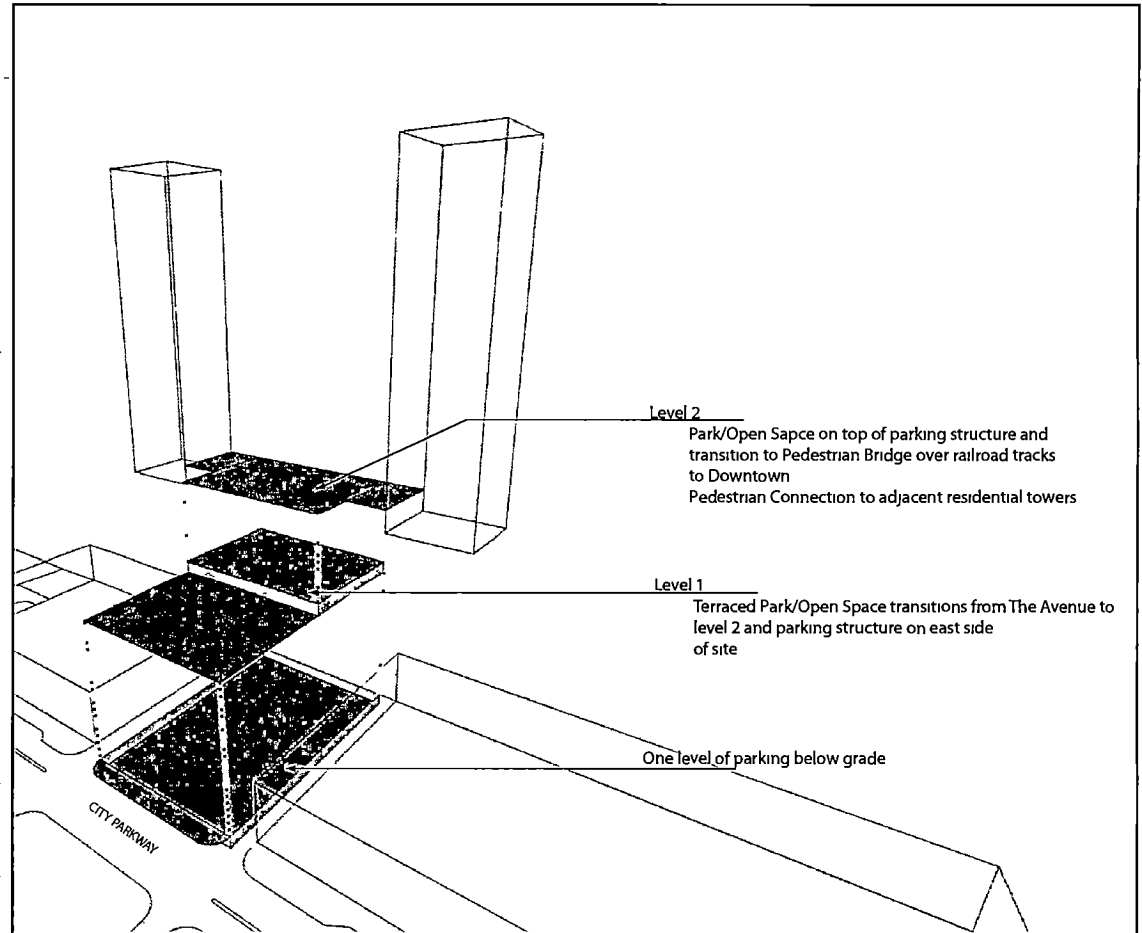
At such time as future uses may be contemplated for this site, setbacks, heights, uses and views, circulation and pedestrian circulation will be established for this site

4.11 Character of the Blocks



PARCEL M4

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

4.12 Character of the Blocks

N - North Side Civic Access

OBJECTIVE:

- A residential parcel similar to Parcel L, on the north side of the Parcel M adjacent to the tracks.

Program Shown

Residential	578 units
Retail	12,482 SF
Parking	966 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

N.1 Pedestrian Circulation

The major pedestrian movements are along City Parkway and across Parcel M. No pedestrian walkways are required in Parcel N.

N.2 Active Frontages

An active street frontage shall be developed along City Parkway, wrapping around the corners into the parking access streets on either side of the parcel.

N.3 Tower Locations

Two towers can be located on the north and south sides of the site. The southern and northern towers are not required to set back, but shall establish their bases at the podium level.

N.4 Build-To Lines and Setbacks

Setback zones are allowed facing City Parkway and the parking access streets. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

N.5 Parking Access

Parking access will be from the parking access streets to the north and south of the parcel. Parking shall be in a podium adjacent to the railway tracks.

N.6 Concealed and Exposed Parking

The parking structure may be exposed to the railway tracks. On other frontages, the parking shall be wrapped with active uses and residential units.

N.7 Open Space and Amenities

An open space amenity deck shall be developed on the roof of the parking structure.

N.8 Base of Towers

The south tower shall have its base beginning at the podium on City Parkway and the parking access street frontages. The north tower shall have its base beginnings at street level.

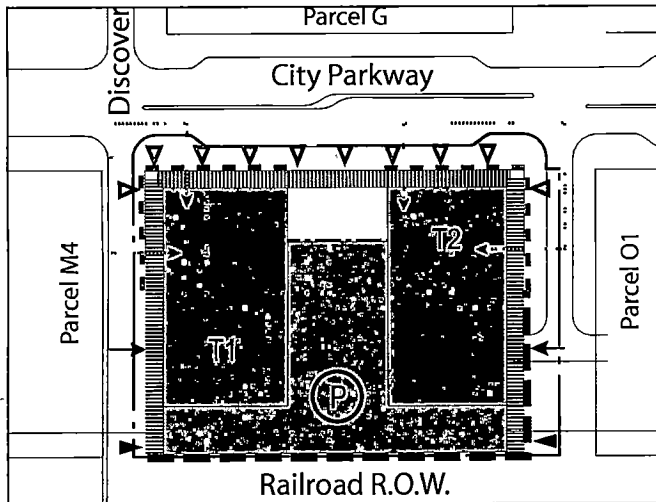
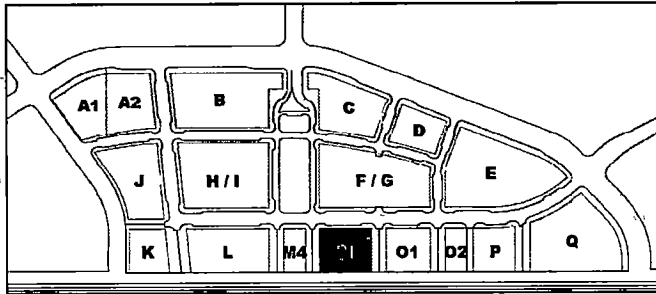
N.9 Axes and Views

The two towers shall be positioned so that views are maintained across the site between them, and so that the towers have views past each other.

N.10 Tower Heights

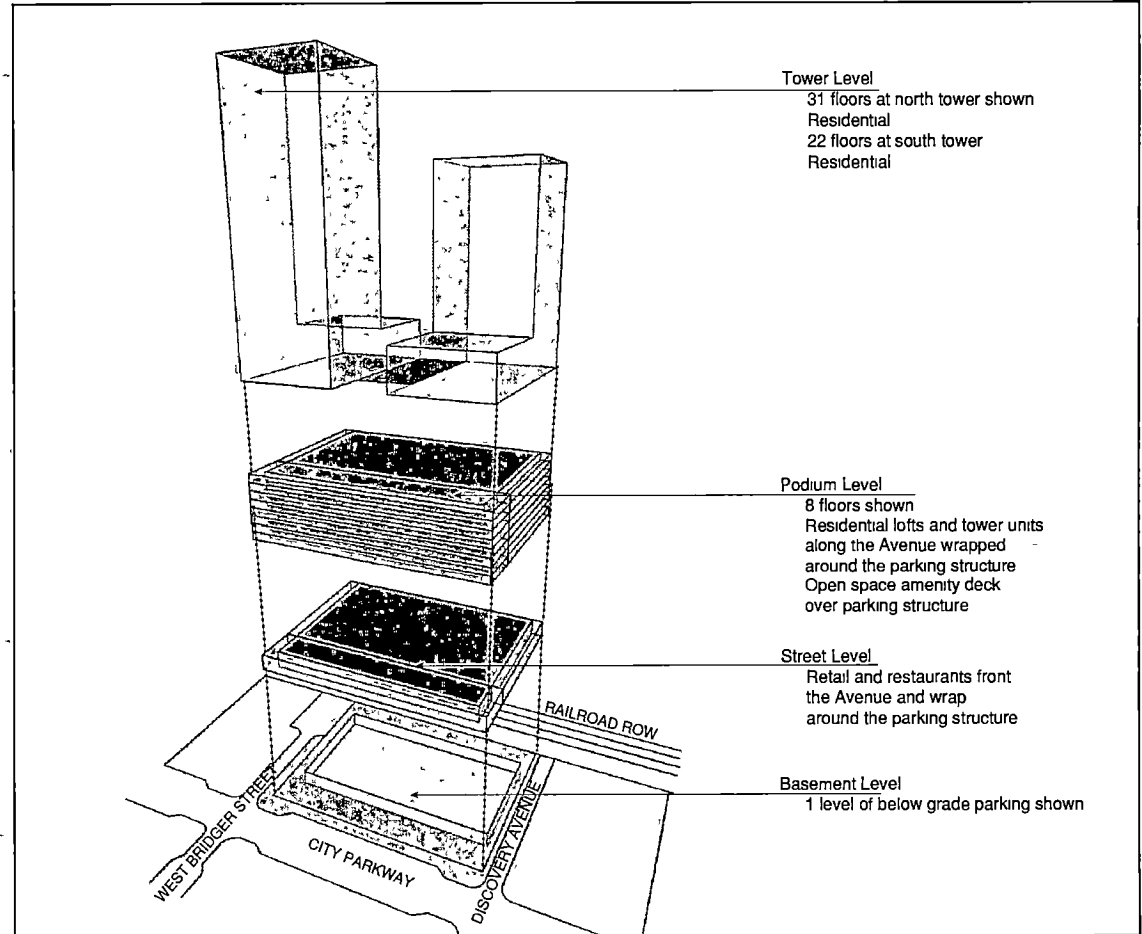
There is no maximum height for towers T1 and T2. There is a 150' maximum height for the lower towers.

4.12 Character of the Blocks



PARCEL N

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



Tower Level
31 floors at north tower shown
Residential
22 floors at south tower
Residential

Podium Level
8 floors shown
Residential lofts and tower units
along the Avenue wrapped
around the parking structure
Open space amenity deck
over parking structure

Street Level
Retail and restaurants front
the Avenue and wrap
around the parking structure

Basement Level
1 level of below grade parking shown

NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

4.13 Character of the Blocks

01 – Middle Avenue Block

OBJECTIVE:

- A residential parcel on City Parkway, similar to Parcels L and N in terms of uses and relationship to City Parkway

Program Shown

Residential	406 units
Retail	26,882 SF
Parking	747 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

01.1 Pedestrian Circulation

The major pedestrian movement is along City Parkway. No public pedestrian walkways are required within the parcel.

01.2 Active Frontages

Active street frontages shall be developed along City Parkway, wrapping around the corners into the parking access streets. A grocery store may be developed along City Parkway.

01.3 Tower Locations

Two towers shall be located on the north and south sides of the site. The southern tower may be set back from the south side of the site, however it shall establish its base at the podium along City Parkway. The northern tower is not required to set back. It shall establish its base at the podium along City Parkway and the parking access street.

01.4 Build-To Lines and Setbacks

Setback zones are allowed on all sides of the parcel, along City Parkway and the parking access streets. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

01.5 Parking Access

Parking access will be from the parking access streets to the north and south of the parcel. These are the extensions of West Bridger Avenue and West Carson Avenue. Parking is in a podium adjacent to the railway tracks.

01.6 Concealed and Exposed Parking

The parking structure may be exposed to the railway tracks. On other frontages the parking structure shall be wrapped with active uses and residential units.

01.7 Concealing Parking Structure

The parking structure shall be wrapped on the City Parkway frontage with active uses at the street level and residential units above.

01.8 Open Space and Amenities

An open space amenity deck shall be developed on the roof of the parking structure.

01.9 Base of Towers

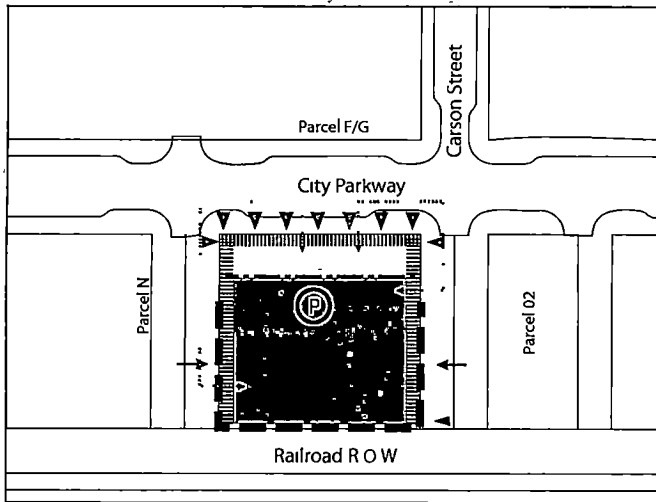
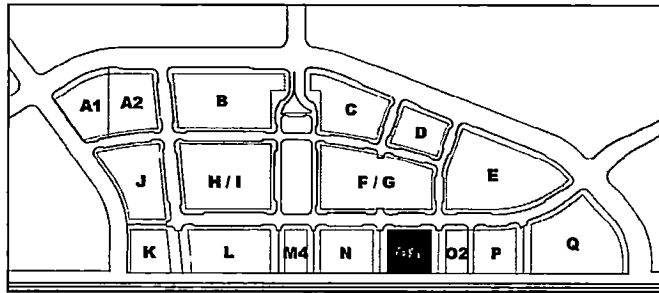
The tower will have their bases beginning at the podium level on City Parkway.

01.10 Axes and Views

The tower shall be positioned on the east side of the site.

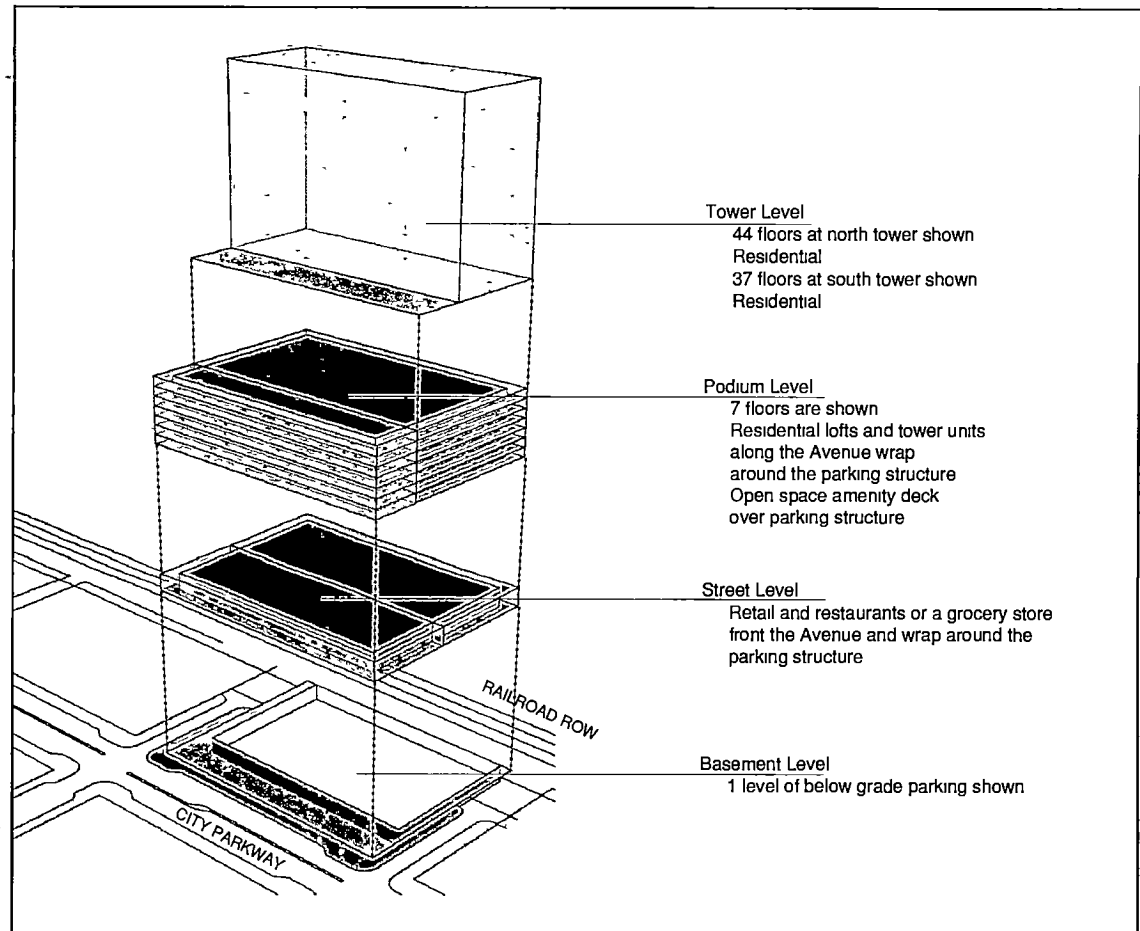
01.11 Tower Height

There is no maximum height for Tower T1.



PARCEL O1

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- - - BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- - - ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- - - TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

O2 – South of Gateway Block

OBJECTIVE:

- A residential parcel facing City Parkway.

Program Shown

Residential	243 units
Retail	4,068 SF
Parking	472 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

O2.1 Pedestrian Circulation

The major pedestrian movement is along City Parkway. No pedestrian walkways internal to the parcel are required.

O2.2 Active Frontages

Active street frontages shall be developed along City Parkway, wrapping around the corners into the parking access streets.

O2.3 Tower Location

The tower is to be located on the front (street side) of the parcel. It will be architecturally expressed as a building that originates at the sidewalk level rather than at the podium.

O2.4 Lobby Location

The lobby location shall be at or near the southwest corner of the parcel.

O2.5 Build-To Lines and Setbacks

A setback zone is allowed along the parking access on the north side of the parcel. Build-to lines are important to maintain on the City Parkway and south side of the parcel. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

O2.6 Parking Access

Parking access will be from the parking access streets to the south of the parcel. Parking is in a podium under the building and adjacent to the railway tracks.

O2.7 Concealed and Exposed Parking

The parking structure shall only be exposed to the railway tracks and the rear portion of the parking accesses. The parking structure shall be wrapped with active uses along the City Parkway frontage. The retail on City Parkway may be two or more stories in height.

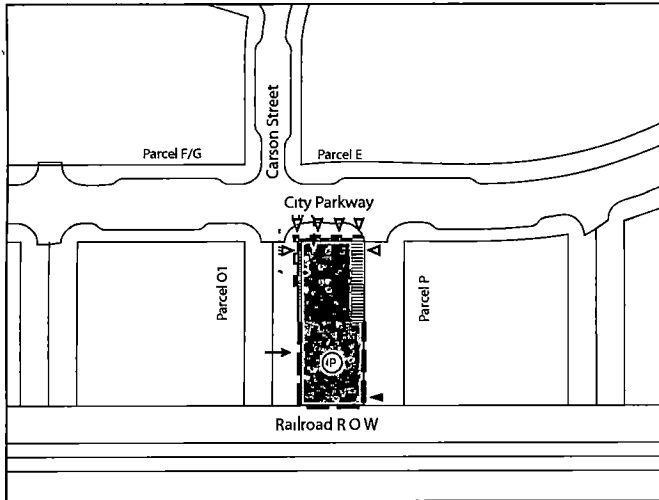
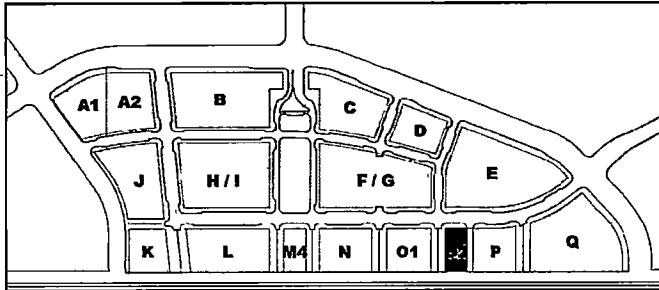
O2.8 Open Space and Amenities

No open space is required interior to this parcel.

O2.9 Tower Height

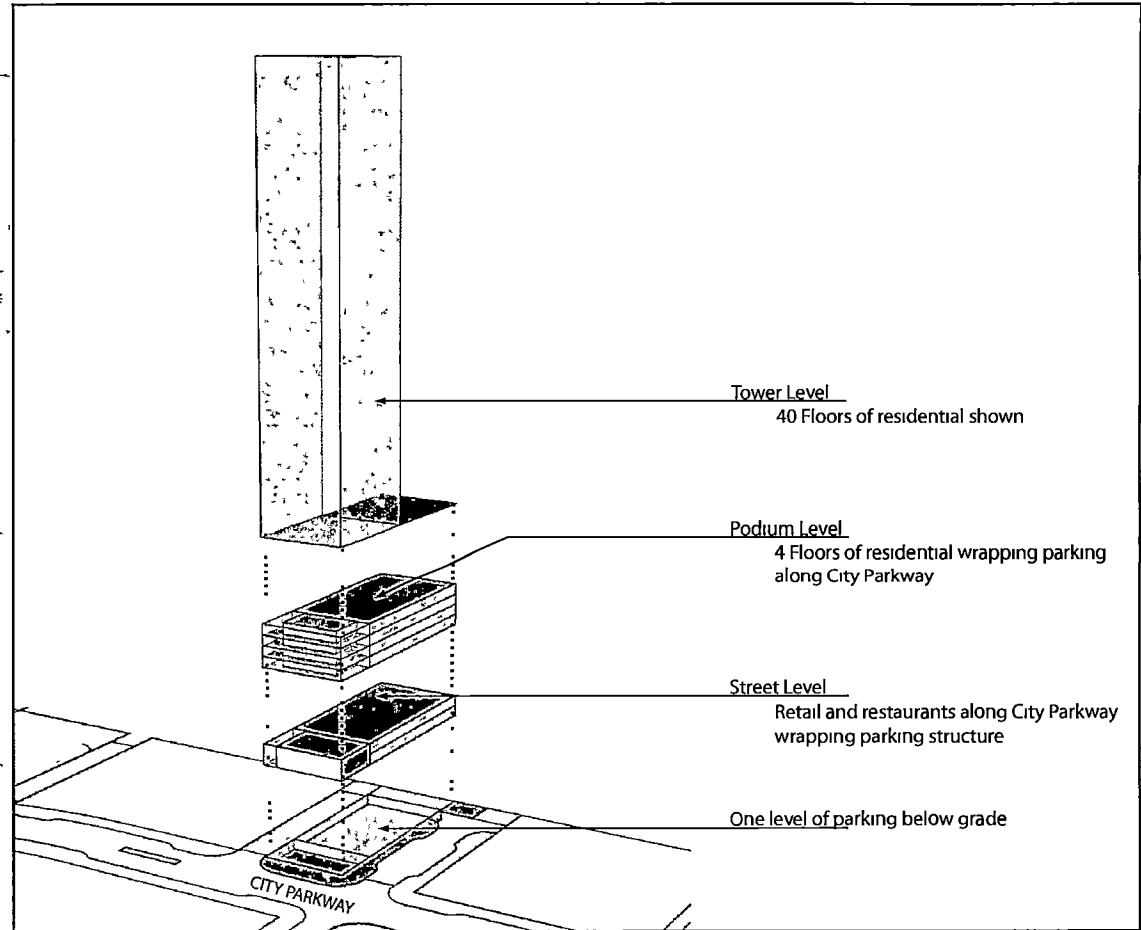
There is no maximum height for Tower T1.

4.14 Character of the Blocks



PARCEL O2

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

4.15 Character of the Blocks

P – Gateway Block-South

OBJECTIVE:

- *An entertainment/commercial and parking parcel facing City Parkway*

Program Shown

Retail	15,996
Parking	986 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis.

P.1 Pedestrian Circulation

The major pedestrian movement is along City Parkway. No pedestrian walkways internal to the parcel are required.

P.2 Active Frontages

Active street frontages shall be developed along City Parkway, wrapping around the corners into the parking access streets.

P.3 Tower Location

No tower is required on this parcel.

P.4 Build-To Lines and Setbacks

Setback zones are allowed along City Parkway and the parking access streets. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

P.5 Parking Access

Parking access will be from the parking access streets to the north and south of the parcel. Parking is in a podium adjacent to the railway tracks.

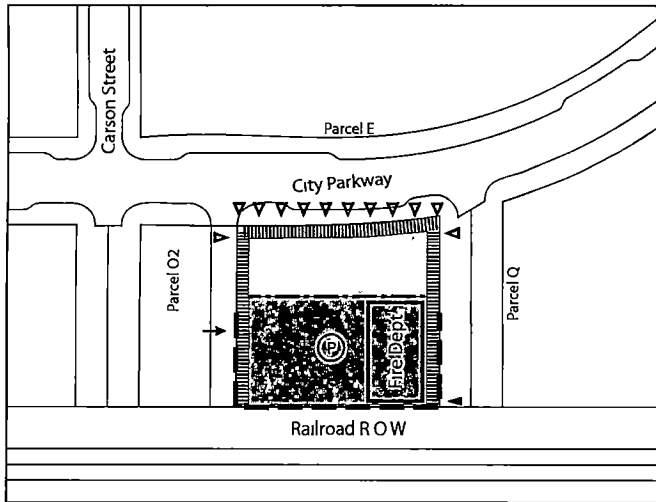
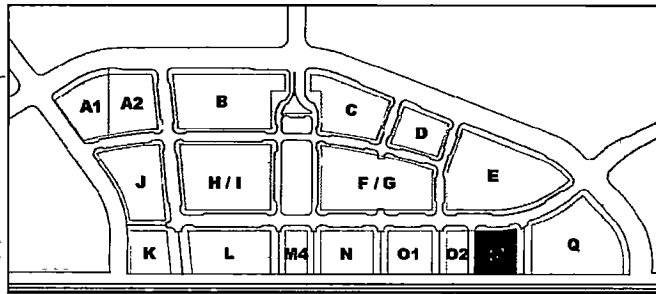
P.6 Concealed and Exposed Parking

The parking structure shall only be exposed to the railway tracks. The parking structure shall be wrapped with active uses along the City Parkway frontage. The retail may be two or more stories in height.

P.7 Open Space and Amenities

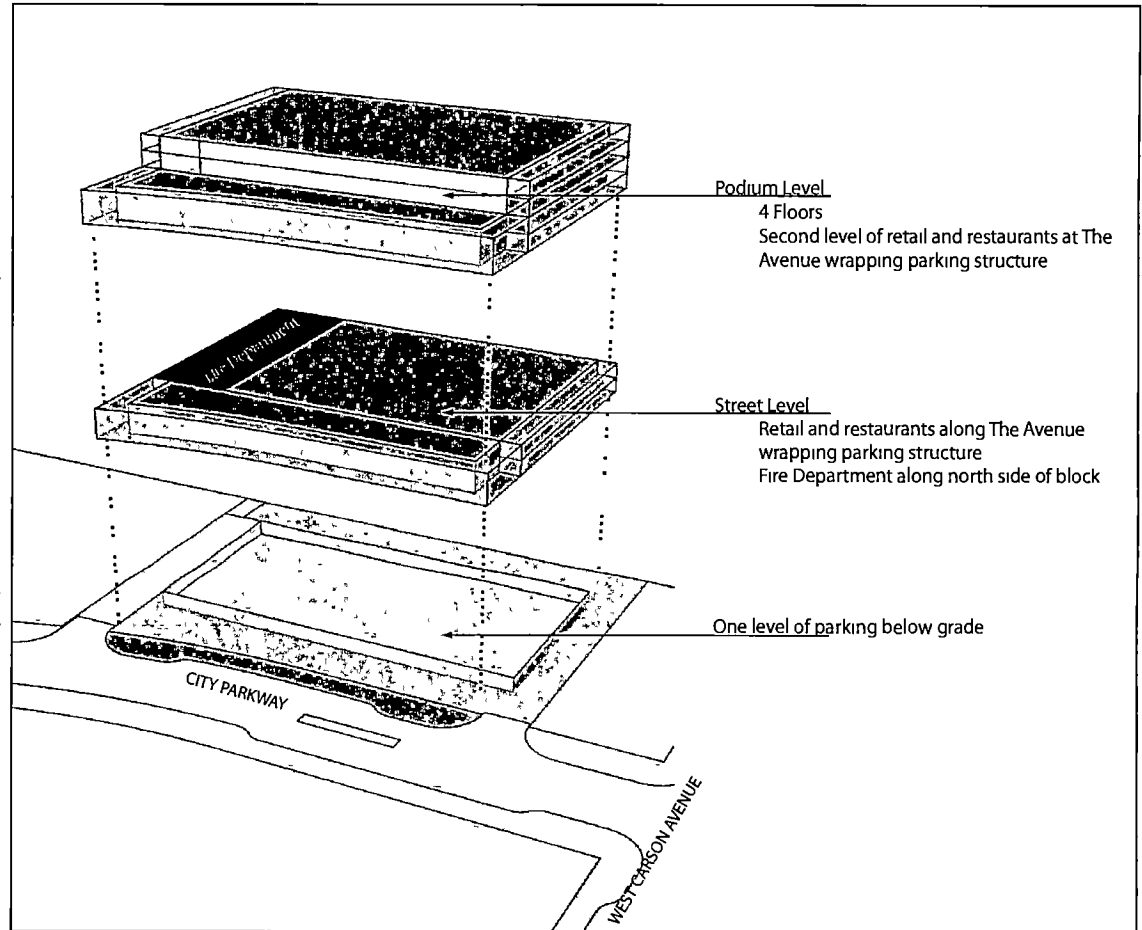
There are no open space requirements.

4.15 Character of the Blocks



PARCEL P

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ↑ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ SERVICE ACCESS
- ↑ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE. These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.

4.16 Character of the Blocks

Q – Gateway Block-North

OBJECTIVE:

- *This is a key Gateway parcel greeting arrivals from City Parkway. Along with Parcel E, this parcel will feature an iconic tower forming part of a gateway off City Parkway. A major element of this site is the large hotel tower envisioned for the west side of the site. Another major feature is the auto court that enters the site from City Parkway and provides the drop off and turnaround needed for the hotel and casino.*

Program Shown

Hotel	1000 rooms
Parking	1170 spaces

NOTE:

The number of units, square footage and parking spaces planned for each block are generalizations

The actual numbers shall be approved by City Council on a case-by-case basis

Q.1 Pedestrian Circulation

The major pedestrian movement is along City Parkway. A pedestrian bridge through the parcel will bridge across the railway line to connect the site to Fremont Street and the entertainment district on the other side of the tracks. The pedestrian connection to Fremont Street at the pedestrian bridge level shall be very direct and open to the public through the site, not internalized to a hotel or casino.

Q.2 Active Frontages

Active street frontages should be developed along City Parkway and the pedestrian bridge.

Q.3 Tower Location

The hotel tower will be located at the north end of the site. It shall relate directly to the auto court, and form the gateway to the site together with the office tower on Parcel E. Tower T1 should rise from the podium level rather than off the parking and retail podium.

Q.4 Build-To Lines and Setbacks

Setback zones are allowed on all sides of the parcel. At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

Q.5 Parking Access

Parking access will be from the parking access street to the south of the parcel and can also come in through the auto drive. Parking

is in a podium to the north of the site, to the west of the hotel tower.

Q.6 Concealed and Exposed Parking

The parking structure shall only be exposed to the railway tracks. The parking structure elsewhere on the parcel shall be wrapped with hotel lobby, function areas and active uses.

Q.7 Open Space and Amenities

The auto court with its central median can be developed as an open space amenity. An elevated pedestrian bridge shall connect the auto court via a pedestrian bridge to development on the other side of the railway tracks.

Q.8 Base of Tower

The hotel tower should establish its base at the parking podium off the auto court, City Parkway and Grand Central Parkway.

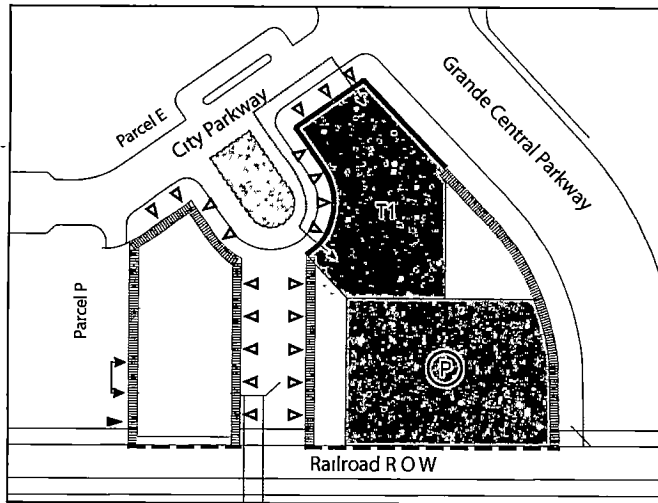
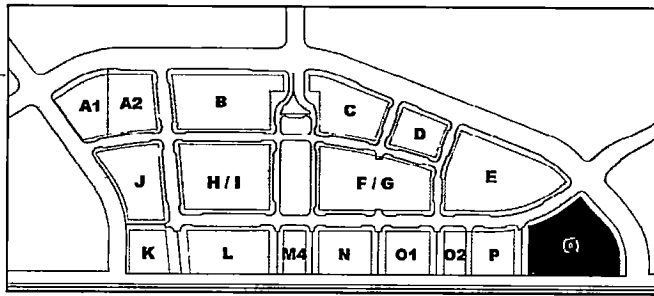
Q.9 Axes and Views

Physical and visual access should be maintained along the pedestrian bridge spanning across the railway tracks.

Q.10 Tower Height

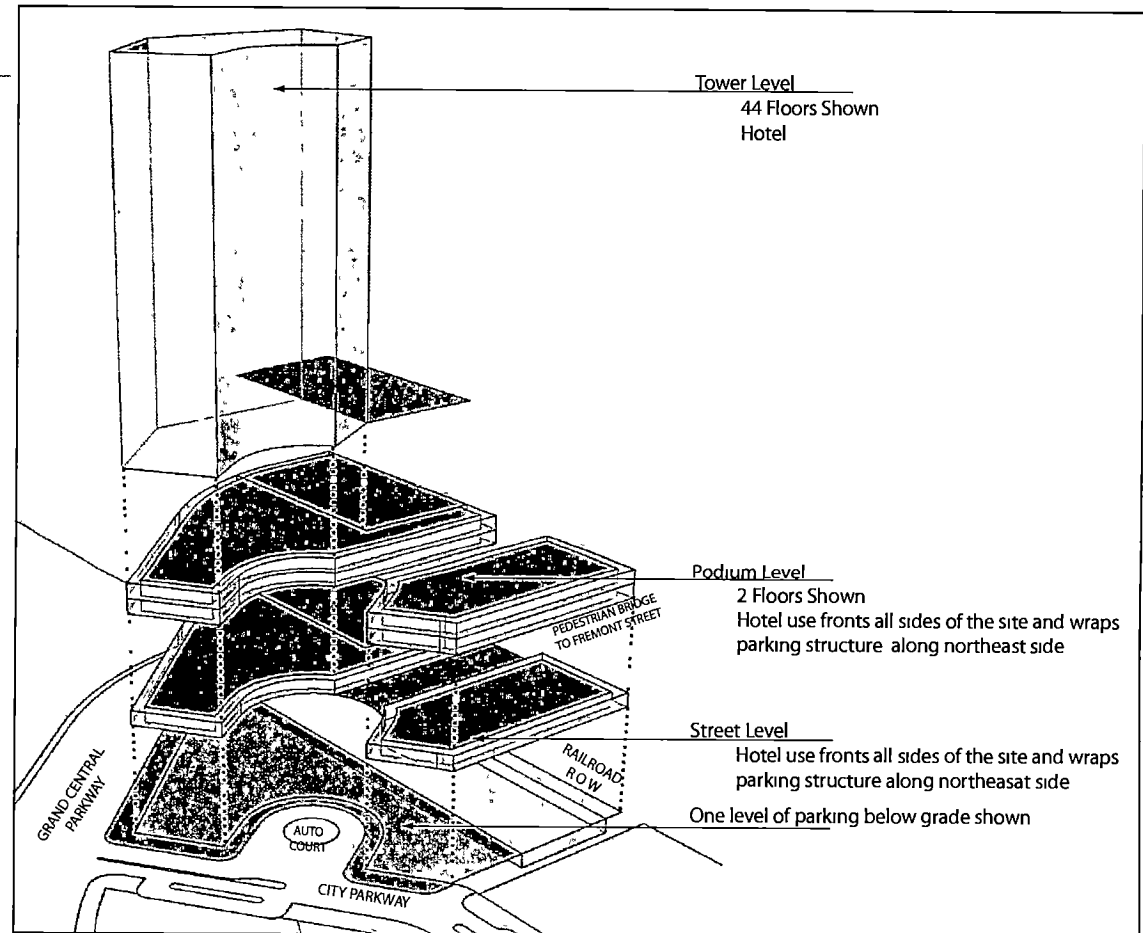
There is no maximum height for Tower T1.

4.16 Character of the Blocks



PARCEL Q

- ▲ ▲ ▲ ACTIVE RETAIL FRONTAGE
- BUILD-TO LINE
- ALLOWABLE SETBACK
- BUILDING LIMIT ABOVE
- PREFERRED TOWER LOCATION
- LOWER TOWER UP TO 150' ABOVE THE GROUND
- GROUND LEVEL OPEN SPACE
- ROOF DECK OPEN SPACE
- ALLOWABLE PARKING STRUCTURE EXPOSURE
- ▲ ▲ ALLOWABLE PARKING OR SERVICE ACCESS
- ▲ ▲ SERVICE ACCESS
- ▲ ▲ BUILDING LOBBY ENTRANCE
- TOWER VISUALLY EXPRESSED TO THE GROUND



NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee

DESIGN REVIEW

To ensure that each project in Union Park complies with the Design Standards, each project in Union Park will be reviewed with respect to its urban design, architectural and landscape design qualities, as measured by the Design Standards. A related goal is that each developer be directed toward the most beneficial planning and design approaches so that projects can proceed without undue delays.

The objectives of the Design Review process are:

- To provide an equitable, orderly application of the Design Standards for all projects
- To implement the goals and requirements of the Master Plan,
- To insure compliance with the Design Standards and the Master Plan, especially in regard to
- Establishment of a high quality urban planned community
- Provision of the overall density, mix of uses, heights and building types as contemplated by the Master Plan and Design Standards
- To protect the City's capital investment in infrastructure.
- To enhance the value of all property in Union Park by maintaining a high level of architectural design.
- To provide timely, fair and firm design direction for each project, and to resolve differences in design approach between the developer, Newland Communities and the City of Las Vegas

Design Review Committee

To review and evaluate each proposal and protect these values, the Union Park Design Review Committee (UP-DRC) is hereby created. The UP-DRC shall consist of five members, with two members to be appointed by Newland Communities, and one representative each from the Office of Business Development, the Planning and Development Department, and the Public Works Department. The UP-DRC may retain consultants as necessary to review plans for conformance to the design guidelines. The UP-DRC shall have the authority to adopt rules and regulations concerning its administrative procedures.

The design review process shall consist of the procedures listed below.

1. Block Plan Review. The applicant will provide the UP-DRC with a submittal including conceptual plans of the first phases and subsequent block buildout for the block in question. Application for the review shall be made to the Office of Business Development, serving as support staff to the UP-DRC, and shall include the following information:

- Site plan, including the location of all buildings,
- Parking and access,
- Pedestrian access and open space,
- Conceptual elevations,
- Computer-generated 3-D massing model (to enable the project to be seen from all sides and in context to the overall Union Park development),
- Building program,
- LEED Checklist (preliminary)

The UP-DRC shall have 30 working days from the date of submittal to make a recommendation on the submitted plans. The UP-DRC may make a recommendation of approval, approval with conditions, or denial. Upon making a recommendation, the UP-DRC shall provide the applicant with written notice of the decision, recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval.

2. Design Development Review. Upon approval of the initial block plan, the applicant shall prepare design development drawings for review by the UP-DRC. Application for the review shall be made to the Office of Business Development, serving as support staff to the UP-DRC, and shall include the following information:

- Site plan, showing all driveways and access points,
- Grading plan,
- Floor plans;
- Elevations, showing key façade details,
- Landscape and streetscape plans;

- Materials, finishes and colors,
- Site signage,
- Refined computer-generated 3-D massing model,
- Solar shading diagram,
- LEED Checklist (with explanation)

The UP-DRC shall have 30 working days from the date of submittal to make a recommendation regarding the submitted application. Utilizing a development standards checklist, the UP-DRC may make a recommendation of approval, approval with conditions, or denial. Upon making a recommendation, the UP-DRC shall provide the applicant with written notice of the decision, recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval.

3. Site Development Plan Review. Upon approval of the Design Development Review application, the applicant shall submit a Site Development Plan Review application and any other required applications to the Planning and Development Department for review by the City of Las Vegas in accordance with the requirements of Title 19.18 of the Las Vegas Municipal Code. Applications will not be accepted unless accompanied by a letter with a recommendation for approval from the UP-DRC.

4. Building Permit Review. After receiving approval of the Site Development Plan Review application and any other required applications, the application shall submit construction documents for review by the UP-DRC. The construction documents shall be submitted to the Office of Business Development, serving as staff support for the UP-DRC, and shall be submitted prior to or concurrently with an application for a building permit. The UP-DRC shall have 30 working days from the date of submittal to make a recommendation regarding the submitted documents. The review by the UP-DRC shall be limited to the conditions of approval placed upon the project by the City of Las Vegas, any amendment to the approved plans shall be in accordance with the requirements.

listed in Title 19 18 of the Las Vegas Municipal Code. Upon making a recommendation, the UP-DRC shall provide the applicant with written notice of the decision, recommendations for denial shall include the basis for the denial. Failure to make a recommendation within 30 working days by the committee shall constitute a recommendation of approval. Building permits shall not be issued until the applicant provides a letter of recommendation for approval from the UP-DRC.

Review of Construction

The UP-DRC may review construction documents to ensure that approved developments are constructed in accordance with approved plans and drawings. Consultants may be retained by the UP-DRC to assist with construction document review.

Approval of Subsequent Phases

All building developments within any Block shall be developed as established in the Block Plans and related documents, except as changes may be mutually agreed upon in writing by the Design Review Committee. Newland Communities may submit different plans for Building Developments within such Block so long as such plans are in compliance with the Master Plan and other relevant terms and conditions.

Waivers to the Design Standards

Waivers to the Union Park Design Standards contained herein may be granted by City Council upon a recommendation from the UP-DRC, with clear and convincing evidence for demonstrated economic hardship or to further the City's redevelopment efforts.

Amendments to the Design Standards

The UP-DRC may recommend amendments to these development standards, as warranted to address deficiencies or changes in development patterns. Changes to these standards shall be processed in the form of a Text Amendment, in accordance with the requirements of Title 19 18 of the Las Vegas Municipal Code.

PERMITTED USES – PARKWAY CENTER DEVELOPMENT STANDARDS

PERMITTED LAND USES:

Commercial Office, Class A, including without limitation:

- Professional and General
- High-Technology
- Service
- Research and Development
- Major or Minor Medical

Flexible Office/Work Space, Class B, including without limitation:

- Internet and high-technology incubators
- Computer server farms
- Internet backbone facilities

Government/Public Office, including without limitation:

- United States
- State of Nevada
- Regional Bodies and related
- Clark County
- City of Las Vegas
- United States Post Office

Commercial/Retail, including without limitation:

- General Retail
- Restaurant/Delicatessen/Coffee Shop/Bakery
- Health Club
- Bank/Credit Union/Savings and Loan/Trust
- Children's Day Care
- Convenience Retail
- Offices with frequent public access requirements
- Trade Center/Wholesale and Retail Showrooms
- Exhibition Space
- Transportation Services, including without limitation:
- Transportation Center, heliport, monorail, gasoline facilities
- Parking Facilities, including multi-level parking structures
- Entertainment/Retail

- Tavern, Supperclub, restaurant service bars, and beer/wine uses subject to special use permit
- Convention/Conferencing Facilities/ Temporary Exhibitions
- Non-Profit/Institutional, including
- Museums, Performing arts centers, Musical Theaters

Residential

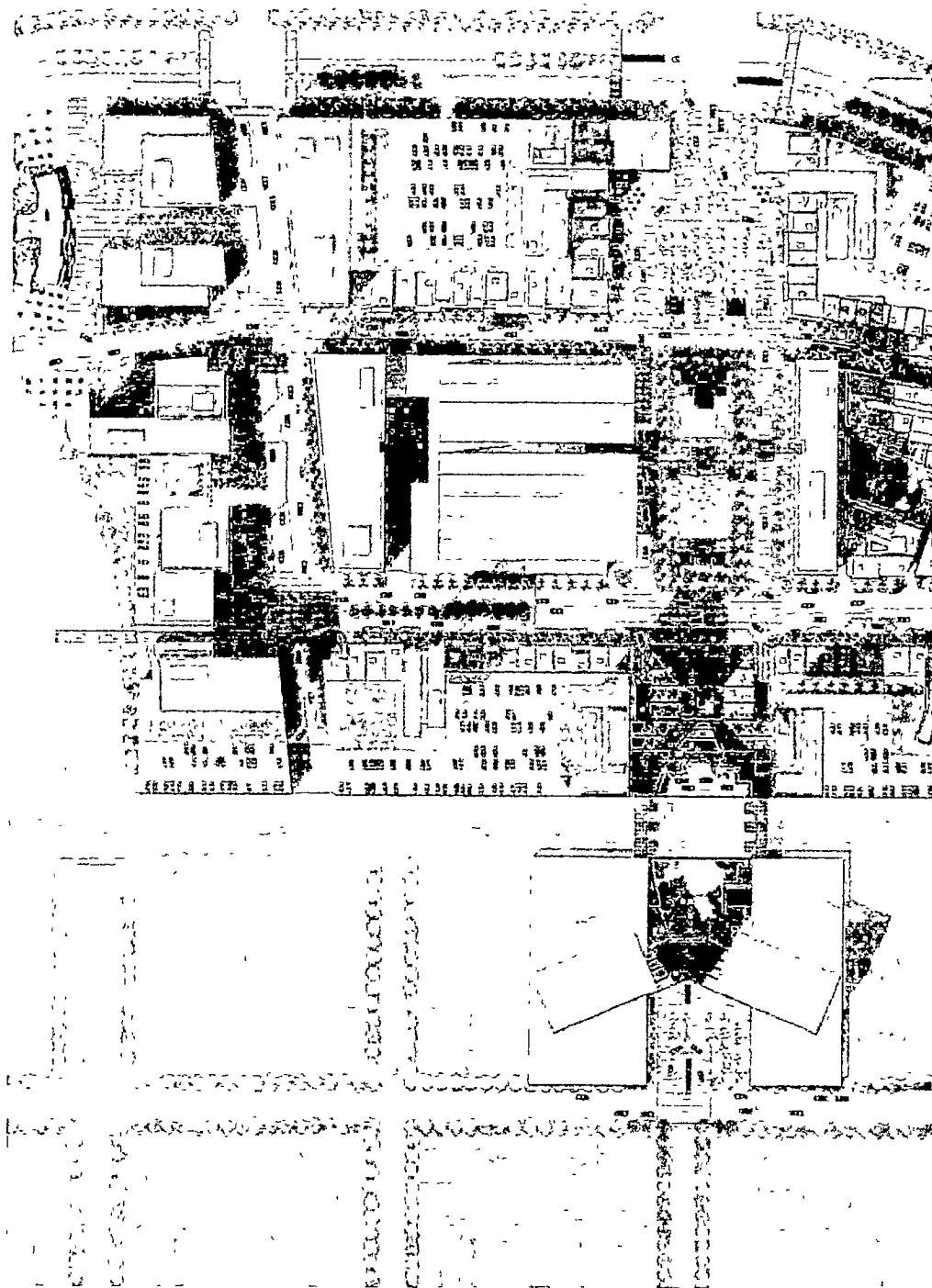
- High Density Residential, market rate, including without limitation
- Townhouses, flats, lofts, live-work units
- Mid-Rise Housing
- Courtyard/streetwall apartments or condominiums
- Loft-style apartments or condominiums
- High-Rise Housing apartments or condominiums

Hotels

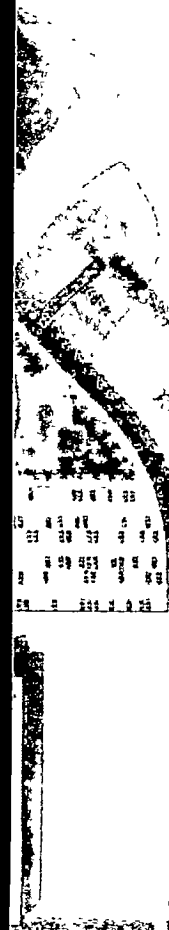
- Non-Gaming Hotels
- Casino/Hotels, and non-restricted Gaming but only within the Gaming Enterprise Overlay District, as amended
- Existing Interim Billboard Signs, to be removed or incorporated with adjacent development

PROHIBITED LAND USES:

- Trailer Parks and RV Camps
- Transient Sales Lots
- Rental Storage Businesses, with outdoor storage
- Contractors Plant, Shop and Storage Yard
- Construction materials and Supply Yard
- Auto Repair Garage
- Asphalt and Concrete Batch Plants
- Environmentally Hazardous Materials
- Salvage or Reclamation Yards
- Landfill
- Outside storage
- Trucking Company
- Heavy Manufacturing
- Towing and Impound Yards
- Cold Storage Plants
- Wholesale Distribution Centers
- Sexually Oriented Businesses
- Any other use that would otherwise be permitted as-of-right in Manufacturing (M) or Commercial Manufacturing (CM) zoning districts



APPENDICES



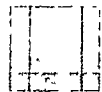
These references are keyed to streetscape elements identified in Section 2.

REF. COMPONENT

EX.0 Existing Conditions/Work by Others

- EX.1 UTILITY MANHOLE, BOX OR OTHER STRUCTURE
- EX.2 TRAFFIC SIGNAL BY OTHERS
- EX.3 POTENTIAL FUTURE DRIVEWAY LOCATION
- EX.4 BUS STOP/TURN OUT BY OTHERS

PV.0 Pavements, Ramps, Curbs



- PV.1 CAST-IN-PLACE CONCRETE @ PEDESTRIAN AREA

- PV.2 CAST-IN-PLACE CONCRETE @ VEHICULAR AREA
- PV.3 CONCRETE UNIT PAVES @ PEDESTRIAN AREA
- PV.4 CONCRETE UNIT PAVES @ VEHICULAR AREA
- PV.5 STONE PAVES @ PEDESTRIAN AREA



- PV.6 STONE PAVES @ VEHICULAR AREA
- PV.7 STONE PAVING BAND
- PV.8 STONE STOP BAR
- PV.9 STONE ROLLOVER CURB
- PV.10 CAST-IN-PLACE CONCRETE ROLLOVER CURB
- PV.11 STANDARD CURB AND GUTTER
- PV.12 VALLEY GUTTER
- PV.13 DECOMPOSED GRANITE PAVING
- PV.14 RAISED PLANTER CURB
- PV.15 PRECAST CONCRETE TREE GRATE
- PV.16 HANDICAP RAMP (TYPE A)
- PV.17 HANDICAP RAMP (TYPE B)

JN.0 Jointing

- JN.1 SAWN CONTROL JOINT @ CAST-IN-PLACE CONCRETE PAVEMENT
- JN.2 SAND-SWEPT JOINT @ CONCRETE UNIT PAVING
- JN.3 CONTROL JOINT @ CURB AND GUTTER

SW.0 Site Walls

- SW.1 CAST-IN-PLACE CONCRETE OR STONE SEATWALL
- SW.2 RETAINING WALL

MM.0 Miscellaneous Metals



- MM.1 METAL TREE GRATE @ PALM



- MM.2 METAL TREE GRATE @ DECIDUOUS TREE (TYPE A)



- MM.3 METAL TREE GRATE @ DECIDUOUS TREE (TYPE B)

- MM.4 METAL EDGING

- MM.5 LOW DECORATIVE METAL RAIL AT PLANTING AREA

SL.0 Site Lighting



- SL.1 STREET LIGHT
 - 1 Manufacturer Hellux - <http://www.hellux.de/>
 - 2 Model Edelstahl-Hängeleuchte 535
 - 3 Color
 - 4 Finish TBD
 - 5 Quantity



- SL.2 SUSPENDED LIGHTS
 - 1 Manufacturer Hellux - <http://www.hellux.de/>
 - 2 Model XXX
 - 3 Color
 - 4 Finish TBD
 - 5 Quantity



- SL.3 PEDESTRIAN LIGHT STANDARD (TYPE A)
 - 1 Manufacturer Lumec Schreder or approved equal - <http://www.lumec.com/>
 - 2 Model Nemo series
 - 3 Color/Finish Stainless Steel



- SL.4 PEDESTRIAN LIGHT STANDARD (TYPE B)
 - 1 Manufacturer Lumec Schreder or approved equal - <http://www.lumec.com/>
 - 2 Model Nemo series
 - 3 Color/Finish XXX



SL5 LIGHTED BOLLARD



SL6 PALM UPLIGHT



SL7 TREE UPLIGHT

SL8 GROUND COVER DOWN LIGHT

SF.0 Site Furniture



SF1 WOOD BENCH (TYPE A), BACKLESS
1 Manufacturer: Landscape Forms - www.landscapeforms.com
2 Model: Arcata Series - Backless, surface mounted
3 Color/Material: Black/ipe - Powder-coat finish



SF2 WOOD BENCH (TYPE A2) WITH BACK
1 Manufacturer: Landscape Forms - www.landscapeforms.com
2 Model: Arcata Series - Backed, surface mounted
3 Color/Material: Black/ipe - Powder-coat finish



SF3 BENCH (TYPE B)
1 Manufacturer: Gandia Blasco - www.gandiablasco.com
2 Model: Valencia - Banco Sin Respaldo, surface mounted
3 Color/Material: White - Galvanized steel and polyethylene



SF4 BENCH (TYPE C - CIRCULAR)
1 Manufacturer: XXX
2 Model: XXX
3 Color/Material: XXX



SF5 PRECAST CONCRETE BENCH
1 Manufacturer: XXX
2 Model: XXX
3 Color/Material: XXX


SF6 WALL-MOUNTED BENCH


SF7 TRASH RECEPTACLE
1 Manufacturer: Landscape Forms, www.landscapeforms.com
2 Model: Banco Simple - Surface mounted
3 Color/Material: Silver - Metal powder coat finish


SF8 DRINKING FOUNTAIN

SF9 BICYCLE RACK


SF10 NEWSPAPER BOX
1 Manufacturer: XXX
2 Model: XXX
3 Color/Material: XXX


SF11 PLANTER POT, TYPE 1

SF12 PLANTER POT, TYPE 2
SF13 BOLLARD - TYPE 1
SF14 BOLLARD - TYPE 2
SF15 MOVABLE TABLES AND CHAIRS
SF16 MOVABLE CHAIRS

SM.0 Signage and Monumentation

SM1 PRIMARY ENTRY MONUMENT
SM2 SECONDARY ENTRY MONUMENT
SM3 PRIMARY WAYFINDING DIRECTIONAL SIGN
SM4 SECONDARY WAYFINDING DIRECTIONAL SIGN
SM5 VEHICULAR REGULATORY SIGN
SM6 PEDESTRIAN ENTRY MONUMENTATION
SM7 PEDESTRIAN DIRECTIONAL SIGN
SM8 INTERPRETIVE SIGN

DR.0 Drainage

DR1 SUB-DRAINAGE @ TREE TRENCH
DR2 SUB-DRAINAGE @ PALM PLANTING

PL.0 Planting and Landscape

PL1 TREE PLANTING IN TREE TRENCH
PL2 PALM PLANTING
PL3 TREE PLANTING ON SLOPE
PL4 TREE PLANTING IN DECOMPOSED GRANITE
PL5 GROUND COVER PLANTING
PL6 ORNAMENTAL GRASS GROUND COVER PLANTING
PL7 PLANTER PLANTING
PL8 TURF GRASS

MS.0 Miscellaneous Elements

MS1 BUS SHELTER
MS2 SHADE STRUCTURE @ PROMENADE

Street Plant Lists

Grand Central Parkway - Plant List

Legend:

AA - Tree
Aa - Flowering Tree
aa - Shrub
aaa - Groundcover / Vine

Water Req. Key

VL - Very Low
L - Low
M - Moderate
H - High

Exposure

FS - Full Sun
PS - Part Sun
PSH - Part Shade
SH - Shade

Color

P-Pink
Y-Yellow
W-White
O-Orange
L-Lavender

R-Red

G-Green

Purp-Purple

B-Blue

V-Violet

Season of Interest

F - Fall
Sp - Spring
S - Summer
W - Winter
All - All Seasons

ABR.	BOTANICAL NAME	COMMON NAME	QTY	Size	Spacing on center	Height	Spread	Water Req. H/M/L	Hardiness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing on center	Lower Limb Height	Remarks/Notes
TREES															
CDM	Cercidium 'Desert Museum'	Desert Museum Palo Verde		24" box	30'	20-25'	20'	L	12	FS	Y	Early-SP	30'	6'	
* CL	Chilopsis Linearis 'Rio Salado'	Desert Willow		24" box	30'	20'	18-20'	L	0	FS	P	Late Sp, S	30'	6'	
PALMS															
PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm		22' CT	12'	40'	10-20'	LM	18	FS	NA	NA	12'	NA	
SHRUBS															
le	Leucophyllum zygophyllum 'Cimarron'	Cimarron Leucophyllum		5 ga	30"	36"	36"	L	15	FS-PSH	B-Purp	S-F	30"	na	
er	Eremophila maculata 'Valentine'	Valentine Eremophila		5 gal	6'	4'	5-6'	L,M	15	FS-PSH	P-red	W-Sp	4'	na	
np	Nerium oleander 'Petite Red'	Petite Red Dwarf Oleander		5 gal	4'	3-4'	4'	L	15	FS-PSH	R	Sp-S	4'	na	
GROUND COVER															
acr	Acacia redolens 'Desert Carpet'	Desert Carpet Acacia		1 gal	18"	24"	12"	L,M	12	FS,PSH	Y	Sp	18"	na	
vtp	Verbena temari 'Purple'	Teman Purple Verbena		1 gal	30"	18"	30"	L	15	FS,PSH	P	Sp	1' 5"	na	
pre	Pyracantha 'Red Elf'	Red Elf Piracantha		1 gal	24"	24"	24"	L	10	FS,PSH	W	Sp	2'	na	
ACCENT															
agb	Agave Bacteosa	Squid Agave		5 gal	30"	24-30"	24-30"	L	10	FS,PSH		All	24"	na	
agt	Agave geminiflora	Twin-flowered Agave		5 gal	3'	3'	3'	L	10	FS,PSH		All	3'	na	

City Parkway - Plant List																	
Legend:			Water Req. Key			Exposure			Season of Interest			Color					
AA - Tree			VL - Very Low			FS - Full Sun			F - Fall			P - Pink			R - Red		
Aa - Flowering Tree			L - Low			PS - Part Sun			Sp - Spring			Y - Yellow			G - Green		
aa - Shrub			M - Moderate			PSH - Part Shade			S - Summer			W - White			Purp - Purple		
aaa - Groundcover / Vine			H - High			SH - Shade			W - Winter			O - Orange			B - Blue		
									All - All Seasons			L - Lavender			V - Violet		
ABR	BOTANICAL NAME	COMMON NAME	QTY	Height	Spread	Water Req H/M/L	Hardiness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing	Minimum Install Size	Lower Limb Height	Remarks/Notes	TYPE	Desert	
TREES																	
PA	Prosopis alba	Argentine Mesquite		30	30	L	10-15	FS	G-Y, W	Late Sp	66'	30" box	7'	Potential use problem related to pollen production - Allergenic invasive roots	TR	✓	
Alternative	Prosopis hybrid 'AZT'	Thornless hybrid Mesquite		30	30	L	10-15	FS	G-Y, W	Late SP					TR	✓	
FV	Fraxinus velutina 'Rio Grande'	Velvet Ash		30	na		0		Inconspicuous		22'	30" box	7'	Potential signature street tree	TR	✓	
Palms																	
PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm		40'	10-20'	L-M	18	FS	NA	NA	See Plan	22' CT	NA	22' Clear trunk, matched, diamond cut, straight trunk, free of cuts, scars, and damage due to handling - 5'x5' rootball dimer			
SHRUBS																	
NOT USED																	
GROUND COVER																	
RO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary		3	4	L	-14	FS	VB	Sp, S	2' gnd			GC		✓	
GRASSES																	
	Buchloe dactyloides	Buffalo Grass		0.5		L	Hardy	FS	Tan	S-F	sod			Allergenic. May require substantial water GC			

West Clark Avenue - Plant List																	
Legend:			Water Req. Key			Exposure			Season of Interest			Color					
AA - Tree			VL - Very Low			FS - Full Sun			F - Fall			P - Pink			R - Red		
Aa - Flowering Tree			L - Low			PS - Part Sun			Sp - Spring			Y - Yellow			G - Green		
aa - Shrub			M - Moderate			PSH - Part Shade			S - Summer			W - White			Purp - Purple		
aaa - Groundcover / Vine			H - High			SH - Shade			W - Winter			O - Orange			B - Blue		
									All - All Seasons			L - Lavender			V - Violet		
ABR	BOTANICAL NAME	COMMON NAME	QTY	Height	Spread	Water Req H/M/L	Hardiness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing	Min Install Size	Lower Limb Height	Remarks/Notes	TYPE	Desert	Transitional
TREES																	
RP	Pistacia x 'Red Push'	Red Push Pistache		20-30'	25-40'	L	20°					36" box					

Street Plant Lists

Union Park Promenade - Plant List

Legend:														
AA - Tree	Water Req. Key	Exposure	Season of Interest	Color										
Aa - Flowering Tree	VL - Very Low	FS - Full Sun	F - Fall	P-Pink										
aa - Shrub	L - Low	PS - Part Sun	Sp - Spring	Y-Yellow										
aaa - Groundcover / Vine	M - Moderate	PSH - Part Shade	S - Summer	W-White										
	H - High	SH - Shade	W - Winter	O-Orange										
			All - All Seasons	L-Lavender										
				R-Red										
				G-Green										
				Purp-Purple										
				B-Blue										
				V-Violet										
ABR.	BOTANICAL NAME	COMMON NAME	Qty	Installed Size	Height	Spread	Water Req H/M/L	Hardiness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing	QTY	Remarks / Spec.
PALMS														
pd	Phoenix dactylifera 'Medjool'	Medjool Date Palm		22' CT	40'	10-20'	L-M	18	FS	NA	NA	See Plan	68	22' Clear trunk, matched, diamond cut, straight trunk, free of cuts, scars, and damage due to handling - 5'x5' rootball
SHRUBS														
dl	Dasylerion longissimum	Desert Spoon		5 Gal	7	3-5	M	15	FS/PS	GY	ALL	See Plan		6-8" CT (some exposed stalk)
GROUND COVER														
asu	Asclepias subulata	Desert Milkweed		5 Gal	4	4	L	20	FS	Y-W	SP-F	See Plan		
hep	Hesperaloe parviflora	Red Yucca		5 Gal	2-3	2-3	L	0	FS	R	SP-F	See Plan		

Discovery Avenue - Plant List

Legend:																		
AA - Tree				Water Req. Key				Exposure				Season of Interest				Color		
Aa - Flowering Tree				VL - Very Low				FS - Full Sun				F - Fall				P-Pink		
aa - Shrub				L - Low				PS - Part Sun				Sp - Spring				Y-Yellow		
aaa - Groundcover / Vine				M - Moderate				PSH - Part Shade				S - Summer				W White		
				H - High				SH - Shade				W - Winter				O-Orange		
												All - All Seasons				L-Lavender		
																V-Violet		
ABR.	BOTANICAL NAME	COMMON NAME	QTY	Height	Spread	Water Req H/M/L	Hardiness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing	Minimum Install Size	Lower Limb Height	Remarks/Notes	TYPE	Desert	Transitional	Woods
TREES																		
UP	Ulmus parvifolia v 'sempervirens'	Allee Elm		40-50	45-55	M	-5 to 0	FS	insignificant	All	30' - south edge 60' - north edge	30" box	7'	Upright, vase shaped shade tree, good for urban plantings; Attractive, exfoliating bark, Tolerates hot, dry, sunny conditions	TR	✓	✓	✓
Alt	Fraxinus velutina 'Modesto'	Modesto Black Ash																
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia		20-40	8-12	M	-5 to 0	FS	Fruit	All / S	30' - south edge 16' - north edge	30" box	7'	Semi-Evergreen in moderate climates - Potential signature street tree	TR	✓	✓	✓
SHRUBS																		
NOT USED																		
GROUND COVER																		
roo	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary		3	4	L	-14	FS	V, B	Sp / S	2' gnd	2 gallon	na			✓	✓	

Street Plant Lists

Neighborhood Streets - Plant List																
Legend				Water Req. Key			Exposure			Season of Interest			Color			
AA - Tree				VL - Very Low			FS - Full Sun			F - Fall			P-Pink			
Aa - Flowering Tree				L - Low			PS - Part Sun			Sp - Spring			Y-Yellow			
aa - Shrub				M - Moderate			PSH - Part Shade			S - Summer			W-White			
aaa - Groundcover / Vine				H - High			SH - Shade			W - Winter			O-Orange			
										All - All Seasons			L-Lavender			
													V-Violet			
ABR	BOTANICAL NAME	COMMON NAME	QTY	Height	Spread	Water Req H/M/L	Hardness (in Fahrenheit)	Exposure	Flower	Season of Interest	Spacing	Minimum Install Size	Lower Limb Height	Remarks/Notes	TYPE	Desert
TREES																
PA	Prosopis alba	Argentine Mesquite		30	30	L	10-15	FS	G-Y, W	Late Sp	66'	30' box	7'	Potential use problem related to pollen production - Allergenic Invasive roots	TR	✓
Alternative	Prosopis hybrid 'AZT'	Thornless hybrid Mesquite		30	30	L	10-15	FS	G-Y, W	Late SP					TR	✓
FV	Fraxinus velutina 'Rio Grande'	Velvet Ash		30	na		0		Inconspicuous		22'	30" box	7'	Potential signature street tree	TR	✓
GROUND COVER																
RO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary		3	4	L	-14	FS	VB	Sp, S	2' gnd			GC		✓
GRASSES																
	Buchloe dactyloides	Buffalo Grass		0.5		L	Hardy	FS	Tan	S-F	sod			Allergenic May require substantial water GC		

Recommended Design Standard: A non-mandatory but important design recommendation, denoted by the words “should” or “is encouraged,” as in “the building height should be...”.

Required Design Standard: A design requirement which is mandatory, denoted by the word “shall,” as in “the building height shall be...”.

Build-to Line: A required location for a building face, usually at the back of sidewalk. The building shall not be set back behind that line.

Setback Zone: A width of land usually beginning at the back of sidewalk in which a percentage of the building face can be located instead of at the build-to line.

Design Review: The administrative process by which a development proposal's design is evaluated, critiqued and either approved, denied or modified.

Mixed-Use: Different activities housed in the same building or adjacent to each other. Minimum requirement for mixed use is residential, office and retail/restaurant in the same building or same block.

Waiver: A deviation from the standards and guidelines, which the developer may request, and which will be considered by the Design Review Committee.

High-Albedo: A property of a surface that describes its ability to reflect and reject heat. High albedo surfaces have both a light color (high solar reflectance) and a high emittance (can reject heat back to the environment).

Active Uses/Active Street Frontages: Ground floor businesses that serve and engage the public and generate pedestrian traffic through retail and restaurant activity rather than closed spaces such as offices, parking and residential uses.

Solar Orientation: The relationship of a building's facades and massing to the movement and exposure to the sun.

Block Face: The street edge of a block bounded by building facades.

Infrastructure: The utilities and public services which are typically placed underground. These may have visible elements which appear at street level.

Right of Way (ROW): The width of a public street or other public way, which is measured from back of sidewalk to back of sidewalk, including the sidewalk, curb, gutter and vehicle travel and parking lanes.

Sustainability: An economic state where the demands placed upon the environment by people and commerce can be met without reducing the capacity of the environment to provide for future generations.

Arcade: A linear, shaded building setback at the street level which has storefronts along its edge. It is shaded by the building mass above, which usually is located at the property line, supported on columns which are located at the property line.

Massing: An element of architectural design which places the spatial volumes of the building in relationship to each other.

Awnings and Canopies: Overhead extensions from the front of a building, over the sidewalk, for the purpose of shading the sidewalk from the sun. They may be fixed or movable, as defined in the guidelines.

Site Furnishings: Individual elements which are placed on a site or a public right-of-way as convenience, aesthetic or safety items, such as benches, light fixtures, trash receptacles, bollards and other similar elements.

UNION
PARK
DESIGN
STANDARDS

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

NEW BILL:

Bill No. 2006-69 – Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances. Sponsored by: Councilwoman Lois Tarkanian and Mayor Oscar B. Goodman

Fiscal Impact



No Impact



Budget Funds Available



Augmentation Required

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will update the remedies and procedures for abating public nuisances and chronic nuisances. It will also add licensing provisions to facilitate the prevention and abatement of such nuisances. The bill is the result of a combined effort among City departments, the Las Vegas Metropolitan Police Department, and other agencies.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2006-69
2. Business Impact Statement

Motion made by STEVEN D. ROSS to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

STEVEN D. ROSS, LOIS TARKANIAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open

COUNCILWOMAN TARKANIAN stated that this matter involves a comprehensive document that addresses the needs of Code Enforcement, Metro and the City Attorney's Office, who worked together on this. She thanked them, as well as CHIEF DEPUTY CITY ATTORNEY STEED and SERGEANT DAMIAN WALBURN for all their work and diligence.

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

CHIEF DEPUTY CITY ATTORNEY STEED added that in the process of crafting this bill, to help the criminal division and law enforcement sort out the differences between chronic, regular, civil and criminal nuisances, staff discovered other things to help enforcement and prosecution efforts. It was suggested that the licensing code be updated to put businesses on notice of the City's expectations for them to monitor and prevent nuisance activity. Comments from the business community and the Chamber of Commerce were sought, with the intent of preparing a Business Impact Statement. No feedback was received.

SERGEANT WALBURN thanked all the City staff that was involved in putting this together. It is a great tool that will help improve the quality of life for residents and will hold business owners and managers accountable.

TOM MCGOWAN, Las Vegas resident, stated that the Arts District benefits the City. He asked why this was not put in place four years ago, noting that simple passage is not enough. The City has to enforce it strictly and timely.

TED RUSSELL, Las Vegas resident, said that he reported the removal of the face plates that covered the bolts of the liberty bell replica. He noted that this is a good plan.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

BILL NO. 2006-69

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE REMEDIES AND PROCEDURES FOR ABATING PUBLIC NUISANCES AND CHRONIC NUISANCES; TO ADD PROVISIONS TO THE BUSINESS LICENSING CHAPTER TO FACILITATE THE PREVENTION AND ABATEMENT OF SUCH NUISANCES; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilwoman Lois Tarkanian
Mayor Oscar B. Goodman

Summary: Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Title 6, Chapter 2, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6.02.020: (A) The Department shall have the jurisdiction to investigate and enforce the provisions of this Title, Title 9 and the provisions of Title [19A] 19 as they relate to the use of land by, and impact of, businesses, professions and occupations.

(B) The Department shall have all powers which may be necessary or appropriate for a complete and effective exercise of its jurisdiction, including, but not limited to:

(1) The power to enter and inspect the licensed premises at any time during the business hours of the licensee;

(2) The power to examine all books and other business records of [the license or] a principal, licensee, applicant[;], or their employees or other persons acting under their control;

(3) The power to apply for and execute administrative search warrants[; and] based upon reasonable suspicion of a violation of this Title, Title 9 or Title 19;

(4) The power to issue citations pursuant to the provisions of NRS Chapter 171 [of NRS] for violations of this Title, Title 9 or Title [19A;] 19;

(5) The power to issue, revoke, suspend or deny a business license, or temporary business license, as provided in this Chapter; and

1 (6) The authority to make expenditures as reasonably necessary to
2 investigate a violation of this Title, Title 9 or Title 19.

3 (C) The Department is authorized to [request] require identification or other
4 information from a principal, licensee, [or] applicant, or their employees or other persons acting under
5 their control, at any time in furtherance of the exercise of its jurisdiction.

6 (D) During the course of investigating [and] any crime or assisting in the
7 [prosecution of misdemeanor, gross misdemeanor and felony crimes,] enforcement of this Code.
8 Metro has [the] concurrent jurisdiction and authority to issue citations for the violations of this Title[.],
9 Title 9 or Title 19.

10 SECTION 2: Title 6, Chapter 2, Section 60, of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.060:** (A) It is unlawful for any person to:

13 [(A)] (1) Commence, institute, advertise, aid, carry on, engage in or continue in
14 the City any business without a valid unexpired license issued pursuant to this Code; [or]

15 (2) Cause, encourage, allow or permit another, on that person's behalf, to
16 commence, institute, advertise, aid, carry on, engage in or continue in the City any business without
17 a valid unexpired license issued pursuant to this Code; or

18 [(B)] (3) [Conduct,] Commence, institute, advertise, aid, conduct, manage or
19 carry on, either permanently or temporarily, any business of any other person if the person who
20 commences, institutes, advertises, aids, conducts, manages or carries on such business knows or
21 should know that such other person is not licensed under this Title to commence, institute, advertise,
22 aid, conduct, manage or carry on such business.

23 (B) Each day or portion thereof in which a violation of any provision of Subsection
24 (A) of this Section is committed, continued or permitted constitutes a separate offense.

25 (C) All licenses issued under this Chapter:

26 (1) Shall be conditioned upon the obligation of the applicant, the licensee,
27 the principal, their employees and those acting on their behalf to refrain from exercising deliberate
28 ignorance toward any private nuisance, public nuisance or chronic nuisance activity occurring at, or

1 arising from, the business location or activity, and to timely abate such nuisances. Deliberate
2 ignorance is exhibited by intentional or criminally negligent disregard of the offending condition or
3 activity. Deliberate ignorance is done in a criminally negligent manner if it jeopardizes another's
4 health, safety or welfare; interferes with the objectively reasonable use and enjoyment of adjacent
5 property or any public property; or has a detrimental effect upon adjacent property values; and

6 (2) May also be conditioned upon the licensee posting a bond in an amount
7 determined by the Director to be reasonably appropriate to guarantee the performance or fulfillment
8 of all conditions, or compliance with all restrictions, imposed upon the license, licensee, applicant or
9 its principal(s).

10 SECTION 3: Title 6, Chapter 2, Section 70, of the Municipal Code of the City of Las
11 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.070:** (A) The Director is authorized to issue a temporary business license to a business
13 license applicant if:

14 (1) [An] The applicant has:
15 (a) Filed a complete and accurate business license application, and
16 (b) Paid all fees relating thereto; and
17 (2) The premises within or the location at which the applicant's business
18 is to be conducted has been inspected as requested and [tentatively approved by] the proper
19 departments of the City [for:] have been consulted relative to:

20 (a) All [appropriate] applicable zoning requirements[,] and public
21 nuisance and chronic nuisance prohibitions;

22 (b) Compliance with [the Uniform Fire Code.] all requirements of
23 Title 16; and

24 (c) Compliance with the health and safety requirements of
25 concurrent governmental regulatory agencies.

26 (B) A temporary business license may be issued to an applicant [for a period not
27 to exceed six months] to engage in the specific business activity described in the application, at the
28 location identified in the application[.], for a period not to exceed six months or until a finalized

1 decision has been made by the Director granting or denying a business license, whichever comes first.
2 During the temporary business license period, an applicant, principal, licensee, and their employees
3 and other persons acting on their behalf, shall comply with all of the requirements or conditions
4 imposed upon the license by [the] this Code or by agencies of the State or County, as the case may be,
5 or resulting from inspections by departments of the City. A temporary business license:

6 (1) Shall be conditioned upon the obligation of the applicant, the licensee,
7 any principal, and their employees and those acting on their behalf, to refrain from exercising
8 deliberate ignorance toward any private nuisance, public nuisance or chronic nuisance activity
9 occurring at the business location and to timely abate such nuisances. Deliberate ignorance is
10 exhibited by intentional or criminally negligent disregard of the offending condition or activity.
11 Deliberate ignorance is done in a criminally negligent manner if it jeopardizes another's health, safety
12 or welfare; interferes with the objectively reasonable use and enjoyment of adjacent property or any
13 public property; or has a detrimental effect upon adjacent property values; and

14 (2) May also be conditioned upon the licensee posting a bond in an amount
15 determined by the Director to be reasonably appropriate to guarantee the performance or fulfillment
16 of all conditions, or compliance with all restrictions, imposed upon the license, licensee, applicant or
17 its principal(s).

18 (C) The Director may in his or her discretion extend a temporary business license
19 for a period not to exceed six months[.] or until a finalized decision has been made by the Director
20 granting or denying a business license, whichever comes first. During any period in which a
21 temporary license is in effect or extended, the Director may suspend or revoke a temporary business
22 license if it is discovered that there is reasonable cause to believe one or more grounds for refusal as
23 identified in Section 6.02.090 exists or the applicant, the licensee, a principal, or their employees or
24 those acting on their behalf, exercised deliberate ignorance toward or failed to timely abate any private
25 nuisance, public nuisance or chronic nuisance activity occurring at the business location.

26 (D) Unless the provisions of Section 6.02.367 apply, [In] in the event that the
27 Director [should deny] denies an applicant, licensee or proposed licensee a temporary license or an
28 extension of a temporary license, or suspends or revokes a temporary license, the applicant, licensee

1 or proposed licensee may[, pursuant to the provisions of LVMC 6.02.110, appeal the denial to the City
2 Council.] appeal the Director's decision to the City Manager by filing a notice of appeal and a
3 statement of the just cause therefor. Such notice and statement of just cause must be received by the
4 City Manager by 5:00 p.m. on the tenth day following service of notice of the Director's decision upon
5 the applicant, licensee, its principal or resident agent at the address(es) listed on the license
6 application. Unless the City Manager finds good cause for a delay of up to ten additional days, the
7 City Manager shall hear the appeal and render a decision within ten days of the date the appeal is
8 received by the City Manager. It is the [applicant's] appellant's burden to present to the [Council]
9 City Manager any and all facts and mitigating circumstances in support of [his or her] the appeal.
10 Nothing in this Subsection shall be construed to limit any statutory right of the applicant, licensee or
11 proposed licensee to file an ordinary or emergency petition for extraordinary writ under NRS Chapter
12 34, where appeal under this Section is an inadequate remedy at law. Where the Director is alleged to
13 have engaged in intentional censorship of expressive conduct or material rather than attempting to
14 address or avoid criminal conduct or other conduct harmful to the public health, safety, welfare,
15 morals and peace, prompt judicial review is warranted under *City of Littleton, Colorado v. Z.J. Gifts*
16 *D-4, L.L.C.*, 541 U.S. 774, 124 S.Ct. 2219, 159 L.Ed.2d 84 (2004).

17 (E) The provisions of this Section authorizing the Director to issue a temporary
18 business license do not apply to any business subject to the provisions of LVMC Chapter 6.06 of this
19 Title or to any business which requires formal approval by the City Council unless:

20 (1) The provisions of this Section are specifically made applicable to such
21 business by other provisions of this Code;

22 (2) All principals required to be approved for suitability have submitted a
23 complete investigation packet for determination of suitability and paid all applicable investigative
24 fees;

25 (3) The Director makes a preliminary finding that all of the principals of
26 the business are suitable; and

27 (4) The City Council approves the issuance of a temporary business license.

28 SECTION 4: Title 6, Chapter 2, Section 80, of the Municipal Code of the City of Las

1 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

2 **6.02.080:** (A) Any person who desires to engage in business shall first apply for and obtain
3 the appropriate license. The license application shall be filed with the Department on forms
4 acceptable to the Department. The applicant shall furnish all the information required by the
5 Department including, but not limited to:

6 (1) The applicant's business organization and structure, including the names
7 and addresses of any and all on-site or off-site managers responsible for timely abatement of any and
8 all nuisance activity at the business location;

9 (2) The proposed business location and specific activity or operation [and
10 location] to which the business is limited;

11 (3) The name and [address] specific physical and mailing addresses of each
12 principal sufficient to allow them to be contacted as necessary to address or be held accountable for
13 the timely fulfillment of restrictions and conditions on the license or the timely abatement of any
14 nuisance activity at the business location(s);

15 (4) Copies of all other licenses or permits required by local, State or Federal
16 law to engage in the proposed business[;], including any description of limitations, conditions or
17 restrictions thereon; and

18 (5) Any other information that reasonably relates, or may lead to
19 information that reasonably relates, to the applicant's or a principal's qualification, acceptability or
20 fitness for a license.

21 (B) The applicant must sign the application for license acknowledging that all the
22 information furnished by the applicant is true, accurate and current[;], that he or she is aware of the
23 obligation to provide timely notice of any changes in required information, and that he or she has
24 informed all principals of their joint and several responsibility for the timely fulfillment of restrictions
25 and conditions to the license or timely abatement of any nuisance activity at the business location(s).

26 SECTION 5: Title 6, Chapter 2, Section 90, of the Municipal Code of the City of Las
27 Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

28 **6.02.090:** (A) Other than an application for a license which requires prior approval by an

1 agency of the State, an application for a license which requires formal approval of the Council to
2 which the exemptions in LVMC 6.02.070(E)(1)-(4) (4) do not apply, or a license that is subject to the
3 provisions of LVMC Chapter 6.06, the Director, not more than thirty calendar days after receipt of an
4 application for a license, shall approve, deny or take such other action with respect to such application
5 as the Director considers appropriate. In the event that any department [to which the Director is
6 required to refer the application for additional approval] that the Director consults regarding an
7 application is unable to complete its review thereof in time for the Director to comply with such thirty-
8 calendar-day requirement, the Director shall issue a temporary license as provided in LVMC 6.02.070.
9 The Director may:

10 [(A)] (1) Deny an applicant a license if:

11 [(1)] (a) The application is incomplete or contains false, misleading or
12 fraudulent statements with respect to any information that is required in the application;

13 [(2)] (b) The applicant, prospective licensee or any of its principals fails
14 to satisfy any qualification or requirement that is imposed by this Code, or other local, State or Federal
15 law or regulation that pertains to the particular license or approval for suitability which is sought;

16 [(3)] (c) The applicant, prospective licensee or any of its principals
17 resides in the United States illegally;

18 [(4)] (d) The applicant, prospective licensee or any of its principals is [or
19 has engaged] engaged, or has commenced, instituted, advertised, aided, carried on, continued or
20 engaged, in a business, trade or profession without having obtained a valid license, an approval for
21 suitability, a permit or a work card when such [applicant or any of its principals] a person knew that
22 one was required or under such circumstances that they reasonably should have known one was
23 required[;], or has solicited, encouraged, caused or procured another to do so;

24 [(5)] (e) The applicant, prospective licensee or any of its principals has
25 been subject, in any jurisdiction, to disciplinary action of any kind with respect to a license, an
26 approval for suitability, a permit or a work card to the extent that such disciplinary action reflects upon
27 the qualification, acceptability or fitness of the applicant, prospective licensee or any of its principals;

28 [(6)] (f) The applicant, prospective licensee or any of its principals has

1 been convicted of an act that constitutes a crime which involves moral turpitude or involves any local,
2 State or Federal law or regulation which relates to the same or a similar business[;],or has been
3 convicted of having solicited, encouraged, caused or procured another to commit such a violation;

4 [(7)] (g) The applicant, prospective licensee or any of its principals has
5 been convicted of having perpetrated, or solicited, encouraged, caused or procured another to
6 perpetrate, deceptive practices upon the public;

7 [(8)] (h) The applicant, prospective licensee or any of its principals
8 suffers from a legal disability under the laws of the State;

9 [(9)] (i) The premises on which the business is proposed to be conducted
10 do not satisfy local, state or federal laws or regulations which pertain to the activity that is proposed
11 to be engaged in; or

12 (j) The proposed business activity constitutes, promotes, fosters,
13 aids or otherwise enables a private nuisance, public nuisance or chronic nuisance.

14 [(B)] (2) Refuse to renew a license if:

15 [(1)] (a) The licensee or any of its principals is [or has engaged] engaged,
16 or has commenced, instituted, advertised, aided, carried on, continued or engaged, in a business, trade
17 or profession without having obtained a valid license, an approval for suitability, a permit or a work
18 card when such [applicant or any of its principals] a person knew that one was required or under such
19 circumstances that they reasonably should have known one was required[;], or has solicited,
20 encouraged, caused or procured another to do so;

21 [(2)] (b) The licensee, [or] any of its principals [has], or their employees
22 or those acting on their behalf, have been subject, in any jurisdiction, to disciplinary action of any kind
23 with respect to a license, an approval for suitability, a permit or a work card to the extent that such
24 disciplinary action reflects upon the qualification, acceptability or fitness of such licensee or any
25 principal;

26 [(3)] (c) The licensee, [or] any of its principals [has], or their employees
27 or those acting on their behalf, have been convicted of an act that constitutes a crime which involves
28 moral turpitude or involves any local, State or Federal law or regulation which relates to the same or

1 a similar business[;], or have been convicted of having solicited, encouraged, caused or procured
2 another to commit such a violation;

3 [(4)] (d) The licensee, [or] any of its principals [violates], or their
4 employees or those acting on their behalf, violate a condition which is imposed upon the license;

5 [(5)] (e) The licensee, [or] any of its principals [has], or their employees
6 or those acting on their behalf, have been convicted of having perpetrated deceptive practices upon
7 the public;

8 [(6)] (f) The licensee or any of its principals suffers from a legal
9 disability under the laws of the State;

10 [(7)] (g) The premises on which the business is conducted do not satisfy
11 local, state or federal laws or regulations which pertain to the activity which is actually engaged in;
12 or

13 [(8)] (h) The [actual] business activity constitutes, promotes, causes,
14 allows, fosters, aids, or otherwise enables a [public or] private nuisance, public nuisance or chronic
15 nuisance, or has been or is being conducted in an unlawful, illegal or impermissible manner[.],
16 including but not limited to causing, allowing, promoting, fostering, aiding, enabling, exercising
17 deliberate ignorance towards or failing to abate a private nuisance, public nuisance or chronic
18 nuisance.

19 (B) The Director shall base a decision to deny, revoke, suspend or fail to renew any
20 license sought or obtained under this Chapter upon the objective criteria set forth in Subsection (A)
21 and not upon a desire or need to suppress or censor expressive material, or to address conduct that
22 does not constitute or aid and abet criminal conduct or activity or other conduct harmful to the public
23 health, safety, welfare, morals and peace.

24 SECTION 6: Title 6, Chapter 2, Section 110, of the Municipal Code of the City of
25 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

26 **6.02.110:** Except as otherwise provided in Section 6.02.070 with respect to a temporary business
27 license, [Any] any person aggrieved by a decision of the Director denying or refusing to renew a
28 license or denying, revoking or suspending a permit may appeal that decision within thirty days to the

1 City Council by filing written notice of appeal with the Department. The City Council shall hear the
2 applicant at the next regularly scheduled meeting following the expiration of ten days after the
3 applicant filed a notice of appeal.

4 SECTION 7: Title 6, Chapter 2, Section 330, of the Municipal Code of the City of
5 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

6 **6.02.330:** [The] A licensee may be subject to disciplinary action by the City Council for good
7 cause, which may, without limitation, include[:] the following:

8 (A) The licensee or any of its principals is [or has engaged] engaged, or has
9 commenced, instituted, advertised, aided, carried on, continued or engaged, in a business, trade or
10 profession without having obtained a valid license, an approval for suitability, a permit or a work card
11 when such [applicant or any of its principals] a person knew that one was required or under such
12 circumstances that they reasonably should have known one was required[:], or has solicited,
13 encouraged, caused or procured another to do so;

14 (B) The licensee or any of its principals has been subject, in any jurisdiction, to
15 disciplinary action of any kind with respect to a license, an approval for suitability, a permit or a work
16 card to the extent that such disciplinary action reflects upon the qualification, acceptability or fitness
17 of such licensee or principal;

18 (C) The licensee or any of its principals has been convicted of an act which
19 constitutes a crime which involves moral turpitude or involves any local, state or federal law or
20 regulation which relates to the same or a similar business[:], or has been convicted of having solicited,
21 encouraged, caused or procured another to commit such a violation;

22 (D) The licensee or any of its principals, or their employees or those acting on their
23 behalf, [violates] violate a condition which is imposed upon the license;

24 (E) The licensee or any of its principals has been convicted of having perpetrated,
25 or has solicited, encouraged, caused or procured another to perpetrate, deceptive practices upon the
26 public;

27 (F) The licensee or any of its principals suffers from a legal disability under the
28 laws of the State;

1 (G) The premises on which the business is conducted do not satisfy local, state or
2 federal law or regulations which pertain to the activity which is actually engaged in;

3 (H) The [actual] business activity constitutes, promotes, causes, allows, fosters,
4 aids, or otherwise enables a [public or] private nuisance, public nuisance or chronic nuisance, or has
5 been or is being conducted in an unlawful, illegal or impermissible manner[.], including but not
6 limited to causing, allowing, promoting, fostering, aiding, enabling, exercising deliberate ignorance
7 towards or failing to abate a private nuisance, public nuisance or chronic nuisance; or

8 (I) The licensee, any of its principals, their employees or those acting on their
9 behalf failed to cooperate with the Director's efforts to enforce the provisions of this Code.

10 SECTION 8: Title 6, Chapter 2, Section 363, of the Municipal Code of the City of
11 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

12 **6.02.363:** (A) Except as provided in Subsection (B), and independent of any other action,
13 [The] the Director or Metro may issue an emergency order which suspends or conditions a license
14 upon a determination that:

15 (1) There has been a violation of the provisions of this Title, Title 9 or Title
16 19; and

17 (2) Such order is necessary for the immediate preservation of the public
18 peace, health, safety, morals, good order or general welfare within the City.

19 (B) This Section does not apply to any business [licensed] license issued pursuant
20 to Chapter 6.06A or Chapter 6.35.

21 SECTION 9: Title 6, Chapter 2, Section 367, of the Municipal Code of the City of
22 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 **6.02.367:** A licensee who is affected by an emergency order may appeal the order by filing an
24 appropriate action in the State of Nevada District Court to challenge or seek review of the order. Such
25 action to appeal must be filed within ten days after the effective date of the emergency order, or the
26 right to appeal is deemed waived. Nothing in this Section shall be construed to limit any statutory
27 right of the licensee to file an ordinary or emergency petition for extraordinary writ under NRS
28 Chapter 34, where appeal under this Section is an inadequate remedy at law. Where the Director or

1 Metro is alleged to have engaged in censorship of expressive conduct or material rather than
2 addressing or avoiding criminal conduct or other conduct harmful to the public health, safety, welfare,
3 morals and peace, prompt judicial review is warranted under *City of Littleton, Colorado v. Z J Gifts*
4 *D-4, L.L.C.*, 541 U.S. 774, 124 S.Ct. 2219, 159 L.Ed.2d 84 (2004).

5 SECTION 10: Title 6, Chapter 2, Section 380, of the Municipal Code of the City of
6 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

7 **6.02.380:** The City Attorney, upon order of the Council[,] or request from the City Manager, shall
8 institute legal action, in any court of competent jurisdiction, to abate, remove or enjoin the nuisance.
9 This remedy shall be in addition to any other remedy available under this Chapter or any other law.

10 SECTION 11: Title 9, Chapter 4, of the Municipal Code of the City of Las Vegas,
11 Nevada, 1983 Edition, is hereby repealed in its entirety.

12 SECTION 12: Title 9, Chapter 4, of the Municipal Code of the City of Las Vegas,
13 Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 4,
14 consisting of Sections 10 to 120, inclusive, reading as follows:

15 **9.04.010:** As used in this Chapter, unless the context requires otherwise, the following terms shall
16 be defined as set forth in this Section.

17 “Authorized official” means an officer of the Las Vegas Metropolitan Police Department and
18 any person designated and empowered by ordinance, by the City Manager or by the District Health
19 Officer to enforce the provisions of Title 9.

20 “Chronic nuisance” means the existence of any of the following conditions:

21 (1) When three or more nuisance activities exist or have occurred during any
22 thirty-day period on a property;

23 (2) When a person associated with the property has engaged in three or more
24 nuisance activities during any thirty-day period on the property or within one hundred feet of the
25 property;

26 (3) When the property has been the subject of a search warrant based on probable
27 cause of continuous or repeated violations of NRS Chapter 459; or

28 (4) When a building or place is used for the purpose of unlawfully selling, serving,

1 storing, keeping, manufacturing, using or giving away a controlled substance, immediate precursor
2 as defined in NRS 453.086 or controlled substance analog as defined in NRS 453.043.

3 “Criminal activity” means any activity defined as a misdemeanor in the Las Vegas Municipal
4 Code or as a misdemeanor, gross misdemeanor or felony in NRS Title 15.

5 “Imminent hazard” means any condition associated with real property that places a person's
6 life, health or property in high risk of peril when such condition is immediate, impending, or on the
7 point of happening or menacing.

8 “Owner” means any person having a legal or equitable interest in real property within the City.
9 For purposes of providing notice under this Chapter to an owner of real property, the term also
10 includes any agent or representative of the owner, or any person who acts as a manager or collects
11 rents regarding that property.

12 “Person associated with the property” means a person who, on the occasion of a nuisance
13 activity, has:

- 14 (1) Entered, patronized or visited;
15 (2) Attempted to enter, patronize or visit; or
16 (3) Waited to enter, patronize or visit, a property or a person present on the
17 property.

18 “Public nuisance,” “nuisance,” or “nuisance activity” means any of the following conditions:

19 (1) Any area, structure or object which by its nature, location, or character would
20 tend to attract and endanger the safety of any minor person.

21 (2) Any violation of Title 16, including violations of the codes pertaining to
22 building, construction, housing, and fire safety adopted thereunder.

23 (3) Any body of water which by its nature or location constitutes an unhealthy or
24 unsafe condition, including any accumulation of stagnant water that has become or is likely to become
25 a breeding area for insects.

26 (4) Any refuse, waste, litter or other material, regardless of its market value, which,
27 by reason of its location or character, is unsightly or interferes with the reasonable use and enjoyment
28 of adjacent properties, has a detrimental effect upon adjacent property values, or would hamper or

1 interfere with the containment of fire upon the premises. Examples include, without limitation,
2 decaying or non-decaying solid and semi-solid wastes, whether or not combustible, such as old
3 lumber, tin, wire, cans, barrels, cartons, boxes, rags, tires, inner tubes, brush, grass and hedge
4 clippings, rocks, bricks, cinders, scrap iron, buckets, tubs, windows, screens, glass, bottles,
5 wastepaper, bedsprings, mattresses, discarded furniture and appliances, bedding and material cleaned
6 from animal or fowl pens, automobile parts, scrap paving material, and piles of earth mixed with other
7 waste material which may harbor insect or rodent infestations or may become a fire hazard.

8 (5) Any violation of Title 19 of this Code.

9 (6) Operating a business without a current license as required by Title 6.

10 (7) Any other act or condition, other than those permitted by NRS 40.140 and
11 202.450, which, by reason of its nature, character or location, interferes with the reasonable use and
12 enjoyment of adjacent properties, or which has a detrimental effect upon adjacent property values.
13 Such nuisances include without limitation the following:

14 (a) Weeds, turf grass, or uncultivated plant growth exceeding eight inches
15 in height, either on a vacant parcel or on a developed parcel at a location visible from public property;

16 (b) Dead trees, plants and other vegetation that present a fire hazard or are
17 otherwise a threat to property or to the health and safety of the public or a segment thereof;

18 (c) Graffiti, as defined in LVMC 10.48.060, that is allowed to remain for
19 more than twenty-four hours;

20 (d) Unpainted or painted buildings, walls, fences or other structures whose
21 condition has become so deteriorated as to create a hazardous condition; threaten collapse,
22 displacement, or other breakdown of structural integrity; permit decay, excessive cracking, peeling,
23 chalking, dry rot, warping or termite infestation; or create a condition of blight visible from public
24 right-of-way;

25 (e) Any vehicle that has been abandoned, or any vehicle in an obviously
26 mechanically inoperable condition, that:

27 (i) Is parked within a multifamily residential parking lot, in a
28 location that is visible from public property, including a street or alley;

1 (ii) Has been parked in the same location for more than seven
2 consecutive days;

3 (f) Criminal activity on any lot or premises within the City.

4 "Responsible party" means any tenant, occupant, lessor, lessee, manager, licensee or other
5 person having control over a structure or parcel of land in the City.

6 **9.04.020:** (A) The City, through its agents and employees, is authorized to inspect property,
7 buildings and premises to determine compliance with this Chapter. The City may assess and collect
8 from the owner or responsible party the following inspection fees as service charges:

9 (1) No fee for the initial inspection.

10 (2) One hundred twenty dollars for the initial reinspection, if the owner or
11 responsible party has failed to make all the repairs or corrections by the established reinspection date.

12 (3) An additional reinspection fee in the sum of one hundred eighty dollars
13 per hour, with a one-hour minimum, for each additional inspection required to certify compliance with
14 the notice of violation until each repair or correction has been completed to the satisfaction of the
15 authorized official.

16 (B) Based upon a summary of service charges submitted by the authorized official,
17 the Department of Finance and Business Services shall send an appropriate billing to the owner or
18 responsible party. The Department may charge an additional ten percent administrative fee to cover
19 administrative costs. The billing must include the date by which payment must be made in order to
20 avoid the assessment procedures described in this Chapter.

21 (C) If payment is not received in a timely manner, the City may proceed to collect
22 the service charges and administrative fees through the assessment procedures described in Section
23 9.04.100, or by means of any other legal or equitable remedy.

24 **9.04.030:** Every person who causes, maintains, allows, permits, procures, aids, fosters, promotes
25 or solicits a public nuisance or chronic nuisance, or who wilfully omits or refuses to abate such a
26 nuisance, is guilty of a misdemeanor. Every person who deliberately ignores the establishment or
27 continuation of a public nuisance or chronic nuisance involving or upon property under the person's
28 control is guilty of a misdemeanor if done either intentionally or in a criminally negligent manner.

1 For purposes of this Section, deliberate ignorance is done in a criminally negligent manner if it
2 jeopardizes another's health, safety or welfare; interferes with the objectively reasonable use and
3 enjoyment of adjacent property or any public property; or has a detrimental effect upon adjacent
4 property values. Each day that a violation continues constitutes a separate violation for purposes of
5 criminal prosecution.

6 **9.04.040:** (A) Pursuant to NRS 268.019, the City may proceed to impose civil liability,
7 instead of a criminal sanction, against a person for causing or maintaining a public nuisance. The
8 amount of liability that may be imposed may not exceed five hundred dollars, or one thousand dollars
9 in the case of liability imposed against an owner of commercial property. Each day that a violation
10 continues constitutes a separate violation for purposes of imposing civil liability.

11 (B) Proceedings instituted under this Section shall be as set forth in Sections
12 9.04.050 to 9.04.100, inclusive.

13 **9.04.050:** (A) If it is determined by an authorized official that a public nuisance exists on
14 property within the City, the official may cause a notice of violation to be issued to the owner or
15 responsible party to abate the nuisance. Such notice shall:

16 (1) Identify the owner of the property and any responsible party, if known;
17 (2) Identify with particularity the property upon which the nuisance has
18 been committed;

19 (3) Include a statement of violations in sufficient detail to allow an owner
20 or responsible party to identify and correct the nuisance;

21 (4) Require abatement to be performed within a specific time period, not
22 less than ten days, unless the public health or safety requires a shorter period;

23 (5) Set any reinspection date deemed appropriate;

24 (6) Provide an address and telephone number of an authorized official with
25 whom contact regarding the violation can be made; and

26 (7) Inform the owner or responsible party of the right to appeal as provided
27 in this Chapter.

28 (B) A notice of violation may be served in any of the following ways:

- 1 (1) By personal service thereof upon the owner or responsible party;
- 2 (2) By mailing the notice by certified mail, return receipt requested to the
- 3 owner or responsible party at the last known address; or
- 4 (3) By posting the notice in a conspicuous place on the property; provided,
- 5 however, that service by posting shall only be used when the authorized official cannot determine the
- 6 last known address of the owner or responsible party.
- 7 **9.04.060:** (A) Unless an appeal is perfected in compliance with Section 9.04.070, the owner
- 8 or responsible party must abate a public nuisance within the time period set forth in the notice of
- 9 violation.
- 10 (B) If an appeal is perfected in accordance with Section 9.04.070, the date specified
- 11 for abatement in the notice of violation is tolled for the period during which the owner or responsible
- 12 party pursues the appeal and receives a decision.
- 13 (C) In the event the decision on an appeal requires abatement of the public nuisance,
- 14 the owner or responsible party must abate the public nuisance within ten days after the decision or
- 15 within such other time period as the decision may direct.
- 16 **9.04.070:** (A) Within ten days after service of the notice of violation, the owner or responsible
- 17 party may appeal to the City Council. Such appeal shall be in writing and shall be filed with the City
- 18 Clerk. Within fifteen days after the appeal has been filed, the appellant shall be given written notice
- 19 of the procedure and time frame for the hearing of the appeal. The appeal shall be heard by the City
- 20 Council or by the Council's designee, with a right of final appeal to the Council. The decision of the
- 21 City Council or the Council's designee, in cases where a designee hears an appeal and no further
- 22 appeal is taken, shall be final and conclusive. Any owner or responsible party failing to appeal as
- 23 provided in this Section shall be deemed to have waived any and all objections to the existence of a
- 24 public nuisance and the abatement of such nuisance.
- 25 (B) Civil liability under Section 9.04.040 may be imposed by the City Council, or
- 26 the Council's designee, in connection with:
- 27 (1) An appeal hearing held pursuant to this Section; or
- 28 (2) Another hearing to establish liability concerning which the owner or

1 responsible party has been provided notice and an opportunity to be heard. Service of such notice is
2 sufficient if in accordance with Subsection (B) of Section 9.04.050.

3 **9.04.080:** (A) In addition to and independent of any other proceeding or remedy authorized
4 by this Chapter or by State law, if an owner or responsible party in violation of this Chapter fails or
5 neglects to remove the public nuisance within the applicable time limit specified in Section 9.04.060
6 and has not filed a timely appeal pursuant to Section 9.04.070, the City may take any and all action
7 necessary to abate the public nuisance. In addition, after the City has taken abatement action more
8 than once concerning a particular parcel, the City may undertake preventative measures as part of its
9 abatement action, which may include, without limitation, creating a dirt berm or installing a fence
10 around the appropriate portions of the parcel, and installing appropriate signage, to prevent and
11 discourage future nuisance activity.

12 (B) Except as otherwise provided in this Section, at least ten days' notice of the
13 City's intent to take or cause abatement action under this Section must be provided to an owner or
14 responsible party. This notice requirement shall be deemed to have been met if a notice of violation
15 indicates that such abatement action may be taken upon failure to remove a public nuisance within the
16 time limit specified.

17 (C) A fifteen percent administrative fee shall be added to the cost of the contract
18 price, if any, for each abatement action conducted to remove or correct a public nuisance.

19 (D) If, in the opinion of the City Manager, or a duly authorized representative, the
20 condition of a property constitutes an imminent hazard, the City Manager or representative may order
21 immediate abatement of the hazard without notice. The abatement work shall be limited to the
22 minimum work necessary to remove the hazard. Before ordering abatement under this Section, the
23 City Manager or representative shall first obtain the concurrence of at least one other City or public
24 agency official. City and public agency officials that may concur with or request a designation of
25 imminent hazard pursuant to this Section include, without limitation, the City Manager; the Las Vegas
26 Metropolitan Police Department; the Clark County Health District; and the Departments of Fire and
27 Rescue, Public Works, Planning and Development, Detention and Enforcement, and Neighborhood
28 Services. The City shall pay the initial cost and expense of any emergency abatement from any

1 appropriation made available for that purpose. Any costs and expenses incurred, and any fees
2 imposed, in connection with the removal of an imminent hazard may be assessed against the property
3 or the owner in accordance with the procedure described in Section 9.04.100.

4 (E) A report of abatement proceedings taken pursuant to this Section, and a separate
5 account of the abatement costs on each parcel, shall be filed with the City Clerk.

6 **9.04.090:** Notwithstanding any provision of Section 9.04.080, the existence of a public nuisance
7 on any vacant lot which poses a threat to health or safety, results in deterioration and blighting of the
8 surrounding area and has an adverse effect on the use and enjoyment of nearby properties may be
9 summarily removed or abated by the City without prior notice and at the City's expense.

10 **9.04.100:** (A) Upon the filing of the abatement report for abatement action taken by the City
11 pursuant to Section 9.04.080, the City Clerk shall set a hearing for the City Council to review the
12 report and any accompanying documentation. At the abatement report hearing, the City Council shall
13 either approve or disapprove of the report as submitted, or as modified or corrected by the City
14 Council. In the event the City Council approves the report as submitted, or as modified or corrected,
15 either or both of the following actions may be taken:

16 (1) The City Council may order that the cost of abating the public nuisance
17 be made a personal obligation of the property owner or other responsible party and may direct the City
18 Attorney to collect the costs of abating the nuisance (including reinspection fees) and interest thereon
19 by use of all appropriate remedies.

20 (2) The City Council may order that the cost of abating the public nuisance,
21 including reinspection fees and interest, shall be assessed against the property. In such a case, the City
22 Council shall confirm the assessment and have it filed with the County Recorder and mailed in
23 accordance with Subsection (B) of this Section. Thereafter, the assessment shall constitute a lien upon
24 the property.

25 (B) An assessment lien processed under Subsection (A):

26 (1) Is perfected when the City Clerk has:

27 (a) Filed with the County Recorder a statement of the amount of
28 expenses due and unpaid and describing the property subject to the lien; and

1 (b) Sent by certified mail, return receipt requested, a notice of the
2 lien, separately prepared for each lot affected, and addressed to the last known owner of the property
3 at his last known address, as determined by the real property assessment roll in the Clark County
4 Assessor's Office.

5 (2) Shall be:

6 (a) Coequal with the latest lien on the subject property to secure the
7 payment of general taxes;

8 (b) Not subject to extinguishment by the sale of the property on
9 account of the nonpayment of general taxes;

10 (c) Prior and superior to all liens, claims, encumbrances and titles
11 other than the liens of assessments and general taxes.

12 (3) Shall bear interest, from the date of recordation, at the rate set by law
13 for judgments, and shall continue until the assessment and all interest due and payable thereon is paid.

14 **9.04.110:** (A) Upon the discovery of a chronic nuisance existing on a property, an authorized
15 official, in addition to or lieu of treating the chronic nuisance as a public nuisance under this Chapter,
16 may send to the owner a written notice declaring the existence of a chronic nuisance for purposes of
17 proceeding under this Section and Section 9.04.120. The notice shall be entitled "Notice and
18 Declaration of Chronic Nuisance" and shall:

19 (1) Identify with particularity the property upon which the chronic nuisance
20 is located;

21 (2) Include a description of the conditions or activities which constitute the
22 chronic nuisance;

23 (3) Specify the date by which the condition must be abated in order to
24 prevent the matter from being submitted to the City Attorney for legal action; and

25 (4) Indicate that the owner may seek a hearing on the matter before a court
26 of competent jurisdiction.

27 (B) The Notice and Declaration of Chronic Nuisance shall be sent by certified mail,
28 return receipt requested to the owner of the property.

1 (C) The date specified in the Notice and Declaration of Chronic Nuisance for
2 abatement is tolled for the period during which the owner requests a hearing and receives a decision.

3 **9.04.120:** (A) When a property owner has been served with a Notice and Declaration of
4 Chronic Nuisance and has failed to abate the chronic nuisance by the date specified in the Notice and
5 Declaration, the authorized official may request the City Attorney to file an abatement action in a court
6 of competent jurisdiction. If the court finds that a chronic nuisance exists and emergency action is
7 necessary to avoid immediate threat to the public welfare or safety, the court shall order the City to
8 secure and close the property for a period not to exceed one year or until the nuisance is abated,
9 whichever occurs first. In addition, the court may:

10 (1) Impose a civil penalty of not more than five hundred dollars per day for
11 each day that the condition was not abated after the date specified in the Notice and Declaration of
12 Chronic Nuisance by which the owner was required to abate the condition;

13 (2) Order the owner to pay the City for all costs incurred and fees imposed
14 by the City in abating the condition;

15 (3) If applicable, order the owner to pay reasonable expenses for the
16 relocation of any tenants who are affected by the chronic nuisance; and

17 (4) Order any other appropriate relief.

18 (B) In any proceeding in which the City has expended funds to abate a chronic
19 nuisance that has not been abated by the owner, the City may avail itself of the remedies described in
20 Section 9.04.100 for the abatement of public nuisances generally.

21 SECTION 13: Title 19, Chapter 00, Section 70, Subsection (D), of the Municipal Code
22 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

23 (D) Violation--Nuisance. Any building or structure set up, erected, built, moved, or maintained
24 or any use of property contrary to the provisions of this Title shall be, and is declared to be, unlawful
25 and a public nuisance and the City Attorney shall, upon order of the City Council[,] or direction from
26 the City Manager, immediately commence actions or proceedings for the abatement, removal and
27 enjoinder of it in a manner provided by law and shall take such other steps and shall apply to the
28 court as may have jurisdiction to grant relief to abate or remove the building, structure or use, and

1 restrain and enjoin any person from setting up, erecting, building, moving, or maintaining any building
2 or structure, or using any property contrary to the provisions of this Title.

3 SECTION 14: For purposes of Section 2.100(3) of the City Charter, LVMC 19.00.070
4 is deemed to be a subchapter rather than a section.

5 SECTION 15: If any section, subsection, subdivision, paragraph, sentence, clause or
6 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
7 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
8 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
9 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
10 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
11 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
12 invalid or ineffective.

13 SECTION 16: Whenever in this ordinance any act is prohibited or is made or declared
14 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
15 required or the failure to do any act is made or declared to be unlawful or an offense or a
16 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
17 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
18 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
19 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...

28 ...

1 SECTION 17: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

8 ATTEST:

9
10 _____
11 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 11-28-06
13 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

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BUSINESS IMPACT STATEMENT
BILL NO. 2006-69

(Updates the remedies and procedures for abating public nuisances and chronic nuisances, and adds licensing provisions to facilitate the prevention and abatement of such nuisances)

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2006-69, that will update the remedies and procedures for abating public nuisances and chronic nuisances, and add licensing provisions to facilitate the prevention and abatement of such nuisances.

1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.

Notice of the proposed ordinance provisions and an invitation to respond were sent to a number of business organizations and their representatives, including chambers of commerce. An inquiry was made as to the purpose of the ordinance, but no other responses were received by the City.

2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:

Adverse effects:

None anticipated

Beneficial effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

Direct effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

Indirect effects:

Anticipated benefit to business community generally because of potential for reduction in nuisance-related problems

3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:

Not applicable

4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:

Unknown, but any cost are potentially recoverable from violators

5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:

Not applicable

6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:

Not applicable

7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains when such duplicative or more stringent provisions are necessary:

Not applicable

Date: November 28, 2006

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

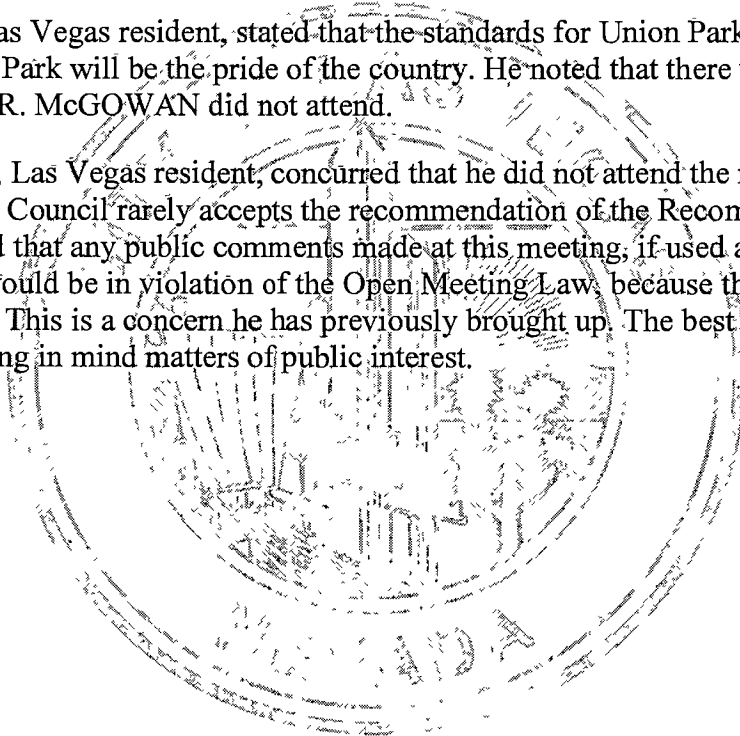
SUBJECT:

CITIZENS PARTICIPATION: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the committee. No subject may be acted upon by the committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited

Minutes:

TED RUSSELL, Las Vegas resident, stated that the standards for Union Park are superb and world-class. Union Park will be the pride of the country. He noted that there were public meetings, which MR. McGOWAN did not attend.

TOM McGOWAN, Las Vegas resident, concurred that he did not attend the meetings. He then pointed out that the Council rarely accepts the recommendation of the Recommending Committee. He said that any public comments made at this meeting, if used at the 12/20/2006 Council meeting, would be in violation of the Open Meeting Law, because this committee does not have a quorum. This is a concern he has previously brought up. The best way for government to serve is by keeping in mind matters of public interest.



AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: DECEMBER 19, 2006

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ Consent ☒ Discussion

SUBJECT:

ADJOURNMENT

Minutes:

The meeting adjourned at 4:40 p.m.

Respectfully submitted:


Gabriela Portillo-Brenner, Deputy City Clerk II
January 19, 2007

