

PARCEL K – SOUTHEAST CORNER BLOCK



+/- 1.72 acres / 74,923 sq. ft. (Gross)

+/- 1.22 acres / 53,143 sq. ft. (Net Buildable)



ALLOWABLE DENSITY

Office 175,940 SF
Parking 1,080 spaces

NOTE: The square footage and parking spaces planned for each block are approximated based on massing studies. The actual numbers shall be approved by City Council on a case-by-case basis.

DESCRIPTION

- Targeted uses: Office.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Parcel located at the southeast corner of West Clark Avenue and City Parkway and plays a role in terminating the axes of both of these streets.

- No active retail frontages are required on this site. Any active retail uses on this parcel should be at the northwest corner of the site, relating to City Parkway.
- Situated across from the World Market Center Las Vegas, a global exhibit center for interior design and furniture manufacturing, and Las Vegas North Premium Outlets, one of the country's most successful retail operations.
- Can be combined with Parcel J.

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along the extension of City Parkway, which will be an open plaza area through the parcel, continuing on to a pedestrian bridge, which in turn leads to the parking garage for the Las Vegas City Hall. Other pedestrian activity shall be focused at the northwest corner of the site

CONCEALED AND EXPOSED PARKING

The parking structure may be exposed to Bonneville Street, the railroad right-of-way and a portion of the north edge of the site. Elsewhere, the parking structure shall be wrapped with office or other active uses.

BUILD-TO LINES AND SETBACKS

The majority of the length of the street wall along City Parkway should be built to the back of the 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.

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.

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.

TOWER HEIGHT

There is no maximum height.

PUMPING STATION AND SERVICE ACCESS

A pumping station and service access shall be provided on the southeast corner of the parcel.

RAILROAD EDGE

Located immediately adjacent to the railroad.