

PARCEL L – SOUTH SITE CIVIC ACCESS

+/- .5 acres / 21,780 sq. ft. (Gross)



ALLOWABLE DENSITY

Office 350,000 SF

Retail 20,863 SF

Parking 1,624 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 are: Office, retail and restaurant.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Primarily an office and retail parcel facing City Parkway on the west and the railroad right-of-way on the east. Retail and restaurant uses face onto City Parkway at sidewalk level, potentially wrapping around the corner on West Clark and Symphony Park Avenues.

- A pedestrian bridge leading over the railroad tracks to the Las Vegas City Hall parking garage and Main Street is nearby.
- 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.
- Fully funded parking garage planned for the site. Approximately 600 spaces.

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along City Parkway. No pedestrian walkways are required on the interior of the parcel.

CONCEALED AND EXPOSED PARKING

The parking structure may be exposed on a portion of railroad right-of-way. On the City Parkway frontage, parking shall be wrapped with active uses and office space.

BUILD-TO LINES AND SETBACKS

Setback zones are allowed facing Promenade Place and West Clark and Symphony Park Avenues. Majority of the length of the street walls should be built to the back of the 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.

OPEN SPACE AND AMENITIES

An open space amenity deck shall be developed on the roof of the parking structure.

PARKING ACCESS

Parking access can be brought in from West Clark and Symphony Park Avenues. Parking shall be in a podium under and between the office buildings.

RAILROAD EDGE

Located immediately adjacent to the railroad.