

PARCEL 02 – SOUTH OF GATEWAY BLOCK



+/- 1.08 acres / 47,045 sq. ft. (Gross)

+/- 0.65 acres / 28,314 sq. ft. (Net Buildable)



ALLOWABLE DENSITY

Office 100,000 SF

**Retail/
Entertainment** 4,068 SF

Parking 472 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 /entertainment and parking.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Active street frontages shall be developed along City Parkway, wrapping around the corners into the parking access streets.

- Small parcel envisioned to have an office tower along with some retail and entertainment space. Faces City Parkway to the west and is adjacent to the railroad. Adjacent parcel planned for future casino/hotel, residential and office development.
- Can be combined with Parcel O1.

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along City Parkway. No pedestrian walkways internal to the parcel are required.

LOBBY LOCATION

The lobby location shall be at or near the southwest corner of the parcel.

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 City Parkway and south side of the parcel.

PARKING ACCESS

Parking access streets will be located to the south of the parcel. Parking is envisioned to be in a podium under the building and adjacent to the railway tracks.

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. Retail on City Parkway may be two or more stories in height.

OPEN SPACE AND AMENITIES

No open space is required for the interior to this parcel.

RAILROAD EDGE

Located immediately adjacent to the railroad.

PARCEL D – GRAND CENTRAL BLOCK (NORTH OF C)

+/- 1.84 acres / 79,953 sq. ft. (Gross)

+/-1.26 acres / 54,885 sq. ft. (Net Buildable)



ALLOWABLE DENSITY (INCLUDES TOWERS)

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 approximated based on massing studies. The actual numbers shall be approved by City Council on a case-by-case basis.

DESCRIPTION

- Targeted uses are: Residential, office and retail.
- This parcel fronts on Grand Central Parkway and Promenade Place, as well as two east-west neighborhood streets.
- 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.

- Its primary role is to be a residential parcel within the Symphony Park neighborhood, as well as offer street front retail on Promenade Place.
- All individual buildings are required to meet LEED-NC (new construction) standards.

PEDESTRIAN CIRCULATION

The major pedestrian movement is along Promenade Place, with minor movement along Carson and Bridger Avenues. No pedestrian walkways are required on the interior of the parcel.

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.

BUILD-TO LINES AND SETBACKS

A setback zone is allowed facing Promenade Place, 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 Promenade Place.

OPEN SPACE AND AMENITIES

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

TOWER LOCATIONS

Two towers shall only be located on the north and south sides of the site. The tower will have its base beginning at the ground level on the West Carson Avenue frontage. The tower shall be positioned so that sites to the east have views to the west. There is no maximum height for tower.

ACTIVE FRONTAGES

Active street frontages shall be developed along Promenade Place, 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.

TOWER HEIGHTS

There is no maximum height.

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.

PARCEL E - CITY PARKWAY

+/- 5.85 acres / 254,826 sq. ft. (Gross)

+/- 4.65 acres / 202,554 sq. ft. (Net Buildable)



ALLOWABLE DENSITY

Office 500,000 SF

Retail 152,192 SF

Parking 2,000 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, parking.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Key northern gateway into Symphony Park from City Parkway, across Grand Central Parkway.

- Calls for an iconic high-rise office tower with lower, perhaps multilevel retail and an internal podium parking structure wrapped by retail space facing onto a mid-block pedestrian promenade.
- 70% ground floor retail requirement

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along the extension of Promenade Place, which will be an open mid-block plaza area through the parcel to City Parkway. There will be some pedestrian activity along City Parkway.

The low retail/restaurant pavilion across Promenade Place should optimize use of the east side of Promenade Place's open space.

PROMENADE PLACE THROUGH BLOCK E

Promenade Place through Block E should be open air, but if covered shall be open to pedestrian traffic at each end, and shall be light, airy and street-like. Promenade Place through Block E may be designed slightly differently than the rest of Promenade Place, but should maintain basic tree planting and material character.

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.

BUILD-TO LINES AND SETBACKS

The faces of buildings should extend the visual line of the other building faces along Promenade Place. Setback zones are allowed facing Promenade Place and on Grand Central Parkway. The majority of the length of the street walls shall be built to the back of the sidewalk. Promenade Place presents a special opportunity to create retail and restaurant exposure to this street-width plaza.

PARKING ACCESS

Parking access will be from Grand Central Parkway and Carson Avenue. Parking is envisioned to be in a podium structure south of the office building.

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.

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.

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.