



ARCHITECTURE

PLANNING

INTERIORS

July 18, 2024

City of Las Vegas Department of Planning
495 S. Main St
Las Vegas, Nevada 89101

Re: **Justification Letter : UMC Parking Garage**
Parcel No: 139-33-410-001/009/018/029
EV&A Project No. 2024102

Principals

Edward A. Vance, RA, NCARB
Matthew F. Burns, AIA
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Associates

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Marilyn Portillo
Tryst Finchem
Alex Vance

Administration

Jennifer Blanchard
Janice Arvo, CNP

On behalf of our team, the following letter details a new parking garage structure, located on the corner of Wellness Way & Tonopah Drive here in Las Vegas, Nevada. Outlined below are the applications we are submitting:

A. Application Overview

- Site Development Plan Review

The project site is at parcel No. 139-33-410-001/009/018/029 totaling approximately 1.82 acres. The (4) parcels are currently zoned T6-UGL within the Form Based Code land use.

B. Project Overview – Design Review

This project consists of one 5-story parking structure to be integrated within the existing UMC Campus. The addition of said building will provide 800 parking spaces to aid in the currently underserved parking needs of the campus and will allow for its future growth and development.

This project is the next step in a series of much needed renovations and improvements currently underway throughout the UMC Campus, a community whose growth over the years has proven to be a necessary service to the Las Vegas Valley.

The parking structure is intended to serve the employees at UMC and will operate accordingly 24/7.

Building Form & Height

This project aims to be consistent with the goals of the Title 19 Form Base Code through the incorporation of an engaging façade that provides an active frontage along Wellness Way and Tonopah Drive.

- 57' overall height - 5 Levels
- 63,350 sf Building Footprint

EV&A Architects

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Parking & Driveway Requirements

The structure will provide a total of 808 parking spaces, of which 10 are standard accessible spaces, and 10 are van accessible spaces.

The project proposes to increase the departure distance along Wellness Way to 157'-5" by replacing the existing driveway with one 60'-0" to the east. The proposed throat depth entering new parking structure is 63'-0" to where access to executive secure parking will be on level 1. Standard employee parking will occur on levels 2-5.

Site Landscape

Landscaping will be provided in accordance with Title 19, with considerations made for architecture and utility elements of the site. In an effort to maintain continuity with the conditions in the area, this project proposes for the existing attached sidewalks along Tonopah Drive and Wellness to remain. A 5'-0" wide landscape area will still be provided between the sidewalk and the building along Tonopah and 10'-0" along Wellness. Landscaping within the site and on non-ROW sides will blend with the existing context of the campus.

Site Lighting and Signage

Site lighting and signage is not included in this application and will be submitted separately.

Findings

- **Urban Form** – This project aims to be consistent with the compact, high-density goals of a T6-UGL Zone. The proposed parking structure will replace an existing surface parking lot and will provide over 3 times the number of spaces provided by the existing lot. Aligning with the frontage goals for the FBC, the height to the second level of the garage will be at 13' to allow for future integration (unplanned) of active uses along the façade. Also, the proposed building design incorporates a visibly engaging façade with 360-degree architecture.
- **Open Space** – The proposed parking structure will exist within the greater UMC Campus. Therefore, it is proposed that the open space requirement per 19.09.050.E.008(L) be met when considering the campus as a whole.
- **Materials** – Building and landscape materials will be regionally appropriate and aim to create a visually pleasing project for the community.

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C. Waivers

This project is requesting the consideration of the following waivers of Title 19:

1. *Allow common yard frontage where such is not allowed* – Although the building facades are designed to elevate the natural look of a garage, additional landscaping of the common yard type is requested to further soften the buildings aesthetic impact. Given the desire for security at this garage, the landscape frontage is continuous for the extent of the building.
2. *Allow a 294' flex mid-rise main body depth where 200' is allowed* – To maximize the potential of the site for this use, the entire frontage is requested for alignment along both Tonopah and Wellness. Enhanced architectural treatments and landscaped frontage will help to lessen the impact of the request.

We appreciate your consideration of this proposed development and look forward to working with you and your team to bring it to fruition. Please let me know if you need any additional information to complete your review of this project.

Respectfully,

Erik Swendseid

Vice President

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