



July 7, 2023

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

Project Name: **Symphony Park, Parcel E, Parcel # 13934110**

Parcel E is designed to be Mixed-Use development within the Symphony Park District. The development will include 240 luxury condominium for-sale units; 140 multifamily for-rent units; 20,000 sf of retail/commercial space, of which a portion will be at least two restaurant spaces; a 30,000 sf grocery store; 40,000 sf of office space and 700 structured parking spaces. The project as currently designed conforms to the parameters of DDA agreement.

Our design approach to Parcel E emphasizes the site's importance as a nexus for urban activity and living within the heart of Las Vegas. In concept, the site pays homage to the historical importance of the land upon which the city was founded that was once focused around the ecological features of a Cienega. Our approach emphasizes the flow, comfort, engagement, and energy that has been historically intriguing throughout the legacy of this landscape well into the more recent vibrancy of Symphony Park and Downtown Las Vegas.

Parcel E's is intended to create interest mutually for those traversing Downtown as well as those seeking to experience the project. To achieve such an outcome, we focused on keeping cars away from the walkability and energy of the project. Along perimeter streets City Parkway and West Carson, these edges are key for access into the site as well as engaged in the design for their role in stitching Parcel E into the greater district. The blocks are bisected with access points for pedestrian site permeability. City Parkway plays a key role as well for access to the garage and service.

With the car focused on the perimeter, a pedestrian street with three distinct courts forms a scaled and experiential terminus from the approach along Promenade Place through the site to the corner of City Parkway. The scale of retail and restaurant spaces will encompass this walkable district with ample outdoor seating opportunities, areas for live entertainment, and places to relax amongst a landscaped datum of trees. The adjacent building scale of multi-family and office will form a street section that is dynamic and varied, emphasizing that an energy in project character that does not stop at the street level.

The organization of program conforms with the Symphony Park Guidelines. Volume of program is a response to view, climate, and edges conditions. The 33-story condo tower is architecturally expressed as a reductive yet sophisticated landmark that will anchor the western edge of the Las Vegas core. The tower, and its adjoining garage, are shaped to view corridors mutually looking upon the tower as well as from within. Environmentally, the tower controls the direct sun exposure into the pedestrian realm. Multi-family and the office volume wrap the additional edges of the site with a five-story massing that keeps the continuity of the Carson and City Parkway street sections intact while creating moments toward the interior of the project that emphasize the social heart of the pedestrian street. Balconies throughout the multi-family and office connect the program further to the community.

Materials throughout the development pay careful consideration to the guidelines as well as environmental conditions. EIFs will be the primary material on most buildings above the street, forming bold expressions of architecture with tones that minimize heat and glare. The base of the buildings, as it relates to the pedestrian realm, will be expressed with masonry, glass, and varying storefronts for the retail. Landscape will work to marry the pedestrian realm with a comfortable canopy of trees, adding natural tones to the palette. The garage will be fully screened, in accordance to the Symphony Park Guidelines, as an extension of the architectural expression on site.

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We (Perkins Eastman) have taken great care to ensuring the development of Parcel E will add an iconic, proud development to Symphony Park and the core of Las Vegas. Our team is looking forward to joining Red Ridge Development in presenting the progress to the city in the near future.

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August 17, 2023

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Project Name: **Symphony Park, Parcel E, Parcel # 13934110 – Request of Waiver**

**1. Waiver of LEED Certification –**

The buildings developed within Parcel will be designed to achieve LEED Certified status – within LEED v4.1, but will not be submitted to USGBC for certification. Our intent is to submit a LEED checklist at the appropriate time which demonstrates the ability of the project to meet LEED Certified status. The design team will also provide an energy model when submitting for permit confirming the energy performance of buildings will meet or exceed the 2018 IECC energy performance requirements, which has been deemed more stringent relating to energy savings than LEED.

**2. Waiver to allow residential uses along City Parkway -**

The recently completed Parc Haven and Auric developments have set the example and shown that the life of residences at the ground plane contributes to a more authentic urban environment and is a key contributing factor to the success of these mixed-use developments. Retail/restaurant uses are also included in the active frontages along City Parkway and W Carson Ave.

**3. Waiver to allow less than 75% of the building frontage at the build-to line along Carson Avenue –**

The condominium tower has been set back from the build-to line along Carson Avenue to allow for a vehicle drop off at the main entry to the Condo. In addition to providing valet service as part of the resident / guest arrival experience, it also facilitates pedestrian access from the condo to the pedestrian plaza located in the heart of the project. The proposed design mitigates vehicular loading on W. Carson Avenue by allowing enough space for vehicles to stack inside the project boundaries. The retail façade at the east end of the Condo tower is recessed to create a southern gateway into the pedestrian plaza from Promenade Place.

**4. To allow residential “active frontages” on City Parkway and West Carson Avenue where commercial or restaurants are required –**

The recently completed Parc Haven and Auric developments have set the example and shown that the life of residences at the ground plane contributes to a more authentic urban environment and is a key contributing factor to the success of these mixed-use developments. Retail/restaurant uses are also included in the active frontages along City Parkway and W Carson Ave. The residences are also active frontages with resident entry, porch and enhanced landscape.

**5. Waiver to not include 2% of the condominium units (Code Section 1108.6.2.2.1) to be “Type A” accessible –**

Per the City of Las Vegas 2021 IBC Amendments, Section 310.3 adds condominiums to occupancy classification R-2. Per R-2, Code Section 1108.6.2.2.1 requires 2% of the units to be designed as “Type A” accessible units. All units will comply with Fair Housing “Type B” accessibility requirements. “Type B” units can be modified by any future

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condo owner to provide accessible accommodations. If a buyer identifies an accessibility need prior to construction, we can incorporate accessible strategies into their individual unit.

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