

Howard Hughes.

The Howard Hughes Corporation
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24-02933
06/10/2024

May 15, 2024

Peter Lowenstein
Department of Planning
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Justification for Village 28A Development Plan in Summerlin West

Dear Peter:

In accordance with the Development Standards for Summerlin West, adopted by the City of Las Vegas on September 15, 2004, and the Summerlin West Development Agreement between the City of Las Vegas ("City") and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003, I am submitting a Development Plan for Village 28A in Summerlin West.

Location and Zoning

Village 28A is comprised of approximately 411 acres and is bounded by Village 29 and a Waters of the U.S. (WOTUS) designated water channel to the north, Sky Vista Drive to the east, a WOTUS to the south, and Park Drift Trail to the west. The current zoning for this village, as well as all of Summerlin West, is PC - Planned Community. Per the Summerlin West Development Agreement, the Summerlin West General Development Plan and the Summerlin West Development Standards will guide development in Village 28A.

Vision

The overall vision for Summerlin West is to create a distinctive destination, where a deeper connection to the land, its history, and the community can be forged. Village 28 is located in the southwest portion of Summerlin West and will primarily be a low to medium residential district with some larger parcels appropriately sized to meet the challenges of difficult topography in this area.

Public amenities will include an 20-acre middle school site, a 9 acre church site, and an 11 acre neighborhood commercial node along Alta Drive. In addition, the 75' wide linear park along Grand Park Boulevard will provide access to pedestrian trails along the WOTUS to the north of Parcels A, B, and C and terminate in a 5 acre village park at the intersection of Grand Park Boulevard and Alta Drive.

A generous open space corridor will continue south to a pedestrian trail system along the WOTUS south of parcels J, K, L, O and P. In addition, a 1.5-acre trailhead on the southeast corner of Parcel L



will be designed in collaboration with the BLM to provide parking for vehicles used by pedestrian and mountain bike traffic. This trailhead will be located adjacent to Meadow Run Street for close proximity to off-site BLM trails.

Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

- Develop a roadway network that provides strong, efficiently moves traffic, encourages lower traffic speeds, and creates a pedestrian-friendly environment.
- Organize the development so that residents are within close proximity to an interconnected system of pedestrian trails and bike lanes that can carry them efficiently throughout the village and to adjacent neighborhoods and community amenities.
- Activate streetscapes through the delineation of architectural form and character at street level and enhancement of the pedestrian environment (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).
- Provide integrated design solutions for residential development that take their cue from the existing landforms, topography, and vegetation to promote a harmonious community.
- Provide ample parks and open spaces that reinforce a healthy lifestyle and encourage recreational opportunities.
- Provide sites for civic uses (i.e. police/fire stations) to further reinforce this sense of community.
- These design goals are compatible with the development standards created for Summerlin West and the City's plans, policies, and regulations. In addition, they illustrate HHC's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,



Julie Cleaver
SVP, Strategic Planning

Hawaii

Texas

Maryland

New York

Nevada

Arizona