



October 31, 2024

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

Re: City of Las Vegas Arts District Parking Garage

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a Site Development Plan Review for a proposed parking garage. The Assessor's Parcel Number is 162-03-210-094 and the address is 1405 S. Casino Center Blvd.

This project is for a five-level parking garage (at initial construction) with 507 parking stalls and retail/service areas on the ground floor. The retail area is approximately 10,200 S.F. and the service area is approximately 7,200 SF. The overall parking garage is approximately 193,100 S.F. The garage is designed for future vertical expansion of three floors with 396 additional parking stalls, for a potential future total of up to eight levels. This request for design review and planning approval is intended to incorporate both the initial build and the eventual vertical expansion to eight levels.

The retail will be located on the southwest corner, on Casino Center Blvd. and Utah Ave. The retail façade is double height glazing and set back from Casino Center Blvd. to provide a raised area in front of the retail for outdoor dining or display area. The retail spaces are double height and could potentially be built out with upper-level mezzanine spaces, for up to an additional 10,200 S.F. of potential retail space beyond the amount noted above.

The main entry/exit to the proposed parking garage is on Casino Center and a secondary entry/exit on the east alley, with access to either Imperial Ave. or Utah Ave. The service entry, utilities and delivery are located along the alley on the east side.

The proposed parking garage will serve the dynamic and lively Arts District community by offering a pragmatic and flexible Architectural framework that simultaneously functions as an abstract gallery for displaying Art. The design is intended to be a clean, neutral dynamic canvas, an inside-out clean white Art Gallery. The façade has kinetic panels with varying color schemes that move with the wind to create art that is continuously changing. There are also vertical polycarbonate panels of varying colors that are externally lit on multiple faces of the garage. A signage element, which may incorporate an existing sign to be salvaged from the site, and may

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include a public art component, is anticipated to be included on the Casino Center Blvd. façade above the parking entry. Further opportunities for the display of art, including work by local artists, will continue to be explored as the design process continues, and as such, potential locations for public art are noted throughout our drawings.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'CL' or 'Craig Lucas'.

Craig Lucas
Associate, Senior Designer
Architect

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