

City of Las Vegas, Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Description of Resubmission: The original land entitlement PRJ-78523 under case SDR-78589 expired June 18, 2022. A new land entitlements number PRJ23-0063 and SDR submission has been created to reactivate the case with the originally approved plans. All information below is per the original Justification Letter submitted with PRJ-78523 stamped on April 30, 2020.

Issue:

Site development Plan Review for New Hotel and Conference Center in Symphony Park

Information:

Centrally located in the heart of Downtown Las Vegas, the proposed multi-branded Marriott Hotel and Conference Center will be constructed at the corner of Grand Central Parkway and Symphony Park Avenue within the 61-acre Symphony Park master planned development. The project will feature a combined 441 rooms (322 AC-branded rooms and 119 Element-branded rooms). The ground floor will comprise of two shared Food & Beverage venues, a +/- 5,000 SF AC restaurant and +/- 3,200 SF Element restaurant, connected by a main lobby space off of Grand Central Parkway, directly opposite to the future expanded World Market Expo Center. The hotel will host 150 full time associates and 50 part time associates and will operate 24 hours daily, 365 days out of the year.

The ground floor will also house a +/- 30,000 SF Conference Center, with a total of +/- 17,500 SF of dedicated meeting space, including a +/- 10,000 SF Ballroom. The Conference Center will also include an additional +/- 2,400 SF of flexible conference hub area, which will provide various types of spaces for conference-goers. The Conference Hub can also be rented out for events as additional meeting space. All the ground floor public spaces will be enhanced with access to a large outdoor terrace, a 5,800 SF outdoor pool/deck and a 2,300 SF fitness center. To add to the 17,500 SF of dedicated meeting space, the tower will have 3 large communal rooms that total 2,000 SF, for a grand total of 19,500 SF of dedicated meeting space (excluding the 2,400 SF conference hub.)

Owners Jackson Shaw are premier Real Estate Developers with 48 years of experience. They currently own 5 hotels:

- Courtyard, The Colony Texas
- Fairfield, The Colony Texas
- Residence Inn, The Colony Texas
- Element Skysong, Scottsdale Arizona
- AC Fort Worth, Fort Worth Texas

The hotel will be managed by a third-party management company who will ensure all licenses are compliant with both city and state requirements. The hotel will be adjacent to the city garage and will provide valet and self-parking. There are 200 dedicated parking spots, and an option to park up to 441 vehicles at the

market rate. The leased parking spaces will include charging stations and bicycle parking. Proximity to public transit and the availability of ride share programs will also help with the mitigation of onsite guest parking. The hotel will conform to the design standards of Symphony Park and will work towards basic green building qualifications.

23-0063
02/06/2023

Findings:

Our proposed development will meet the city's criteria for site development and conforms to the city's plans, zoning and policies.

Requested Waivers:

- Omission of shade structures along Promenade (SP Design Standards Ch. 2.1.3).
- Omission of the green screen (BF.1) along Grand Central Pkwy.
- Deviations to the Symphony Park Avenue (Entrance) streetscape standards including planting patterns, planting materials and street furniture.
- Build-to-line requirements for Symphony Park Ave and Promenade Place. Both frontages require 100% of the building located at the build-to-line with no setbacks permitted. Proposed setbacks shown in street cross sections on sheet G0.01s. Please approve demonstrated setbacks. Dimensions are also provided on Site Plan sheet A0.00s.
- Build-to-line requirements for Grand Central Parkway. The Design Standards require 80% of the building at the build-to-line, with up to 20% being setback a maximum of 10 feet for this frontage. Proposed setbacks shown in street cross sections on sheet G0.01s. Please approve demonstrated setbacks. Dimensions are also provided on Site Plan sheet A0.00s.
- Request to waive the requirement for formal LEED certification from USGBC. The Symphony Park Design Standards call for LEED 2009 certification, which was the valid certification at the time of the Symphony Park Design Standards' release. There is a higher threshold to obtain LEED certification with the new LEED v4.1, and obtaining LEED 2009 certification from USGBC is no longer possible. The building will be designed to conform to the base LEED 2009 standards, which will be demonstrated by a LEED checklist on the documents; however, no official certification will be obtained from USGBC.

We look forward to answering any questions and your review of the hotel application.



Michele Wheeler
President and Chief Operating Officer
Jackson-Shaw Company, a Texas Corporation