

Tentative Map Application Form

Project Name Waterfalls Mixed Use
 (Should match Tentative Map coversheet)
 Project Location Water Street and Lake Mead Blvd
 Assessor's Parcel Number(s) 179-18-201-002; 178-18-211-026; 179-18-610-013 see attached list for additional APN's
 Existing Zoning DX-MP-RD Comprehensive Plan Land Use ~~Downtown MP~~ DCC Gross Acres _____
 Provide Number of Lots by Use:
 Single-Family _____ Commercial _____ Industrial _____ Townhouse _____ Total Number of Lots _____
 Apartments _____ Condominiums _____ Common _____ Other (explain) _____ Density _____ Mansion Apartments _____
 Intent of this Request _____

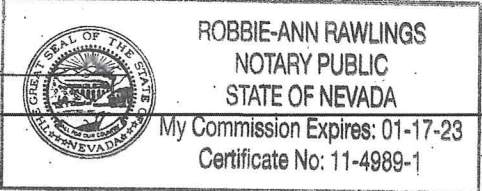
Related Applications CPR-2022010916

Property Owner	Name <u>N/A</u> Company <u>City Tower, LLC</u>	
	Address <u>3965 Owens Avenue, Suite 180</u> City <u>Las Vegas</u>	
	State <u>NV</u> ZIP Code <u>89110</u> Phone (<u>000 000-0000</u>) Email <u>n/a</u>	
Applicant	Name <u>Tom Wucherer</u> Company <u>Waterfalls Development, LLC</u>	
	Address <u>6970 Cimarron Road, Suite 200</u> City <u>Las Vegas</u>	
	State <u>NV</u> ZIP Code <u>89113</u> Phone (<u>000 000-0000</u>) Email <u>n/a</u>	
Contact Person	Name <u>Liz Olson and Tom Amick</u> Company <u>Kaempfer Crowell</u>	
	Address <u>1980 Festival Plaza Dr. #650</u> City <u>Las Vegas</u>	
	State <u>NV</u> ZIP Code <u>89135</u> Phone (<u>702-792-7039</u>) Alternate Phone (<u>702 693-4365</u>)	
	Email <u>eolson@kcnvlaw.com and tamick@kcnvlaw.com</u>	
The person listed as contact will be contacted to attend staff reviews, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.		
Ownership Disclosure	Please list all individuals and entities with an interest in the applicant and the owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the applicant and the owner.	
	Name	Relationship/Position
	<u>Please See Attached Ownership Disclosure for Applicant and</u>	
	<u>Property Owner</u>	
	<u>City of Henderson</u>	<u>Owner of Property</u>
		<u>100%</u>

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

Property Owner Signature *[Signature]* Print Name *ARIK RAITER* *ARIK RAITER / notary city tower*

NOTARY
 State of NV, County of Clark
 This instrument was acknowledged before me by ARIK RAITER
 on 8/17/22
[Signature]
 Notary Public



For Office Use Only	
CTMA#	<u>2022011140</u>
Accepted by	<u>TC</u>
Date	<u>8/22/22</u>
SAM #	<u>211</u>

Complete List of Assessor's Parcel Numbers

<u>Assessor Parcel Numbers:</u>	<u>Size:</u>
179-18-201-001	0.31 Ac
179-18-201-002	0.18 Ac
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Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF



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Apartments _____ Condominiums _____ Common _____ Other (explain) _____ Density _____ Mansion Apartments _____

Intent of this Request _____

Related Applications CPR-2022010916

Property Owner	Name <u>Anthony Molloy</u> Company <u>City of Henderson Redevelopment</u>		
	Address <u>240 Water Street, PO Box 95050 MS131</u> City <u>Henderson</u>		
	State <u>NV</u> ZIP Code <u>89009</u> Phone (<u>000 000-0000</u>) Email <u>n/a</u>		
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	Name	Relationship/Position	% of Ownership
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	City of Henderson	Owner of Property	100%

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

Property Owner Signature [Signature]

Print Name Anthony J. Molloy

NOTARY

State of Nevada County of Clark

This instrument was acknowledged before me by Anthony J. Molloy on August 15, 2022

[Signature]
Notary Public

For Office Use Only	
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Design Review

Application Form

Project Name Waterfalls Mixed Use

Project Location Water Street and Lake Mead Blvd

Assessor's Parcel Number(s) 179-18-201-002, 178-18-211-026 and 179-18-610-013 see attached list for additional APN's

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Building Size: Use _____ Square Footage _____ Use _____ Square Footage _____
Use _____ Square Footage _____ Use _____ Square Footage _____
Total Square Footage _____

Intent of this Request Design Review for a mixed use retail/commercial/hotel project

Related Applications CPR-2022010916

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	Henderson City Council	Owners of property
		100%

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[Signature]
Property Owner Signature

Anthony J. Molloy
Print Name

NOTARY

State of Nevada County of Clark
 This instrument was acknowledged before me by Anthony J. Molloy
 on August 15, 2022.
[Signature]
 Notary Public

For Office Use Only	
CDRA#	<u>2022011142</u>
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	<table border="1"> <thead> <tr> <th>Name</th> <th>Relationship/Position</th> <th>% of Ownership</th> </tr> </thead> <tbody> <tr> <td>Please See Attached Ownership Disclosure for Property Owner and Applicant</td> <td></td> <td></td> </tr> <tr> <td>Henderson City Council</td> <td>Owners of property</td> <td>100%</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Relationship/Position	% of Ownership	Please See Attached Ownership Disclosure for Property Owner and Applicant			Henderson City Council	Owners of property	100%						
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Property Owner Signature [Signature]

Print Name ANIK RAITER manager
CITY TOWER LLC

NOTARY

State of NV County of Clark
 This instrument was acknowledged before me by Anik Raiter
 on 8/17/22
[Signature]
 Notary Public

ROBBIE-ANN RAWLINGS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 01-17-23
 Certificate No: 11-4989-1

For Office Use Only	
CDRA#	<u>2022011142</u>
Accepted by	<u>TC</u>
Date	<u>8/22/22</u>
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OWNERSHIP DISCLOSURE

Please list all individuals and entities with an ownership interest in the Applicant and the Owners as shown on the project application. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and Owner.

NAME	RELATIONSHIP	PERCENTAGE OF OWNERSHIP INTEREST
City of Henderson Redevelopment Agency	- Manager	100%

BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:

TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.



APPLICANT/OWNER/REPRESENTATIVE SIGNATURE

8/15/22

DATE

Anthony J. Molloy

PRINTED NAME

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
240 WATER STREET HENDERSON, NV 89015
702-267-1500

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

CITY TOWER LLC

Entity Number:

E0202882005-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

04/08/2005

NV Business ID:

NV20051118330

Termination Date:

Perpetual

Annual Report Due Date:

4/30/2023

Series LLC:**Restricted LLC:****REGISTERED AGENT INFORMATION**

Name of Individual or Legal Entity:

ARIK RAITER

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA

Mailing Address:

Individual with Authority to Act:

ARIK RAITER

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	RAISA RAITER	8491 JEREMIAH GROVE ST., Las Vegas, NV, 89123, USA	03/07/2022	Active
Manager	ILAN RAITER	8491 JEREMIAH GROVE ST, LAS VEGAS, NV, 89123, USA	04/27/2018	Active
Manager	ARIK RAITER	2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA	04/27/2018	Active

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Return to Search](#)

[Return to Results](#)



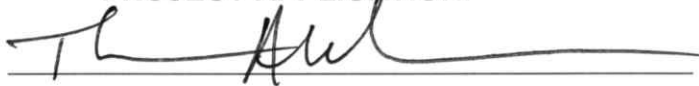
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NAME	RELATIONSHIP	PERCENTAGE OF OWNERSHIP INTEREST
Thomas A. Wucherer	Member	33.33%
Charleston9, LLC	Member	33.33%
Water Street Development LLC	Member	33.34%

BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:

TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.



APPLICANT/OWNER/REPRESENTATIVE SIGNATURE

08.12.2022

DATE

Thomas A. Wucherer

PRINTED NAME

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
240 WATER STREET HENDERSON, NV 89015
702-267-1500

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

FIRST UNITED MANAGEMENT GROUP LLC

Entity Number:

E0155402010-0

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

04/06/2010

NV Business ID:

NV20101250166

Termination Date:

Perpetual

Annual Report Due Date:

4/30/2023

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Name of Individual or Legal Entity:

ARIK RAITER

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Registered Agent Type:

Commercial Registered Agent

NV Business ID:

Office or Position:

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Individual with Authority to Act:

ARIK RAITER

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	ARIK RAITER	2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA	03/05/2015	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)

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[Return to Search](#)

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March 20, 2023
Rev. March 24, 2023

VIA ONLINE SUBMITTAL

CITY OF HENDERSON
COMMUNITY DEVELOPMENT DEPARTMENT
240 Water Street, 1st Floor
Henderson, Nevada 89015

**RE: Justification Letter – Design Review and Modification
DRA-2022011142
Waterfalls Development, LLC
Water Street and Lake Mead Parkway**

To Whom It May Concern:

Strada Development (the “Applicant”) is respectfully requesting the submittal and review of a design review and modification for a future mixed-use project located on the southeast corner of Water Street and Lake Mead Parkway (the “Site”). Please see site plan for list of Assessor’s Parcel Numbers.

As part of this application, comments for CPR-2022010916 have been addressed and included with the submittal. The Applicant will continue working with City staff to ensure all items are addressed.

The Site is approximately 2.15 acres and is zoned Downtown Mixed Use (MX). The Applicant is requesting the review of a design review to allow for a mixed-use development including retail, commercial office space, 284 residential units including up to 10 Live-Work units with the non-residential portions on the second floor of the project and the residential being contiguous with direct access between the two areas.

A future hotel with approximately 110 rooms is also contemplated. Inclusion of a hotel component is contingent upon the Applicant finding an adequate operating partner and financing. Should the hotel become part of the project, it would be 1) incorporated on floors segregated from the apartment use, 2) reduce the apartment count at a rate of 2 hotel rooms per 1 apartment (for example, 110

hotel rooms would reduce the apartment count by 55) and 3) the hotel lobby would be incorporated into the ground floor commercial space.

The proposed project is an ideal and exciting use to be located at the entrance to Downtown Henderson and Water Street. The project will be an asset to Downtown and the City of Henderson in general, providing new development to enhance the area, job opportunities, residential options and entertainment all in one. No portion of the project will be income or age restricted.

Access to the Site is proposed to be from Victory Street, located on the south side of the Site. The project will include seven (7) levels of podium parking (levels 2 through 8) and a total of 21 levels including a rooftop deck. The first/ground level will include residential amenities, a possible future hotel lobby, and commercial retail, office and restaurant space. The existing south-to-north grade differential of approximately 7 feet on the eastern portion of the site creates two ground level access zones: 1) along Victory Street and 2) at the eastern portion of Lake Mead Parkway (State Route 147). Rooftop decks will include various open space options, a residential pool and deck, and a restaurant and bar. Note that the rooftop restaurant, bar and adjoining deck space would be operated by a single entity and are not intended to be separately operating spaces.

The building will be a maximum height of 260-feet and comprised of painted stucco, stone and metal accents and large, decorative windows. The Applicant is providing screening of the parking structure at all levels. The total amount of open space required is 28,400 square feet. The Applicant is providing 29,305 square feet dispersed among several types of resident and guest amenity spaces, both outdoor and indoor.

The Applicant is proposing three (3) murals on the façades of the building (two on the south facades and one on the east façade) as depicted on the elevations. The Applicant intends to develop artwork that conforms to the Murals standards of the Downtown Master Plan, plus the inclusion of LED lighting (not an LED Screen) that would evoke the image of a waterfall. A subsequent submittal per Downtown Master Plan section 6.13 will follow.

The Applicant is requesting a modification to provide 4.1 FAR where 3.5 is permitted. Downtown Henderson is steadily transitioning to a more urban corridor to provide housing, retail, restaurants and office space with a design and layout to provide more walkability for residents and visitors. The requested modification will allow the project to develop this type of use while providing that pedestrian friendly atmosphere.

The Applicant is requesting a modification to allow residential uses on the ground floor of a vertical mixed-use development where such use is prohibited by Section 3.4.A.5 of the Downtown Master Plan. The area requested for said use is at the lower level of the ground floor of the project where commercial access is restricted due to 1) the lack of vehicle access points (curb cuts) and, 2) no on-street parking on Lake Mead Parkway (State Route 147 – controlled by NDOT), and finally 3) the lack of pedestrian traffic east of the Lake Meade Parkway bus stop. The requested modification will allow for activation of the spaces by the residents of The Waterfalls where reliance on pure commercial activity would be limited due to the limited access necessitated by Lake Mead Parkway (SR 147).

The Applicant is requesting a modification of Section 5.7.A.2 to allow maximum retaining wall height of 7 feet where 3 feet is permitted. The requested Modification is due to the natural south-to-north fall of the site and the Applicant's desire for a large single-level outdoor gathering space (patio) at the corner of Water Street and Lake Mead Parkway (SR 147) which supports the intent of the Downtown Master Plan by providing outdoor, pedestrian-friendly activation of the Water Street corridor. The materials and finishes of the retaining wall(s) will be similar to and compatible with the architectural features of the primary building as required by the referenced section.

We look forward to discussing the proposed project with Staff in more detail as we move forward through the entitlement process. Please do not hesitate to contact me with any further questions or comments.

Warm Regards,

A handwritten signature in black ink, appearing to read 'TAW', followed by a long horizontal flourish line.

Thomas A. Wucherer, AIA, LEED-AP BD+C
Founding Partner

March 20, 2023

Mr. Eric Hawkins, P.E., PTOE
City Traffic Engineer
City of Henderson
Public Works-Traffic Services
240 Water Street
Henderson, NV 89015

Subject: The Waterfalls
LEN 221112

Dear Mr. Hawkins,

Lochsa Engineering has prepared a preliminary trip generation calculation for a proposed high rise building located at Water Street and Lake Mead Parkway. The project is located on thirteen parcels identified by assessor parcel numbers (A.P.N.) 179-18-201-001 through 179-18-201-004, 178-18-211-026 through 178-18-211-031, 179-18-601-008, 179-18-610-012, and 179-18-610-013. The project shall consist of 284-unit multi-family development and 37,890 square feet of commercial.

The trip generation rates were obtained from the ITE publication entitled *Trip Generation* (11th Edition). The independent variable used in the trip generation equations is the building square footage for the commercial land use and the number of units the multi-family residential land use. The trip generation calculation is as follows:

TRIP GENERATION ITE CODE 222 MULTIFAMILY HOUSING (HIGH-RISE) 284 DWELLING UNITS	
AM PEAK HOUR	
$T = 0.22(X) + 18.85$ $T = 0.22(284) + 18.85$ T = 81.33 or 82 Trips	
<u>26% Entering</u> 21 Trips	<u>74% Exiting</u> 61 Trips
PM PEAK HOUR	
$T = 0.26(X) + 23.12$ $T = 0.26(284) + 23.12$ T = 96.96 or 97 Trips	
<u>62% Entering</u> 60 Trips	<u>38% Exiting</u> 37 Trips
WEEKDAY	
$T = 3.76(X) + 377.04$ $T = 3.76(284) + 377.04$ T = 1,444.88 or 1,445 Trips	

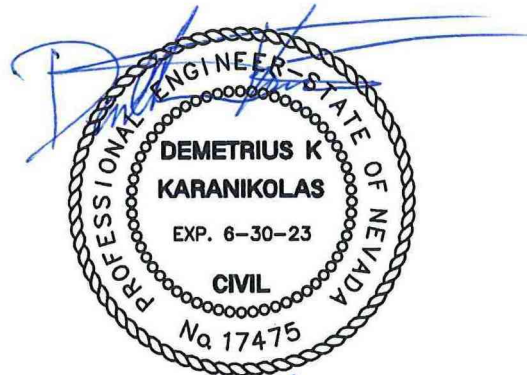
TRIP GENERATION ITE CODE 822 STRIP RETAIL PLAZA (<40,000 SQUARE FEET) 37,890 SQUARE FEET	
AM PEAK HOUR	
Average Rate = 2.36 Trips per 1,000 sq. ft. $T = 2.36 (37.89)$ T = 89.42 or 90 Trips	
<u>60% Entering</u> 54 Trips	<u>40% Exiting</u> 36 Trips
PM PEAK HOUR	
$\ln(T) = 0.71 \ln(X) + 2.72$ $\ln(T) = 0.71 \ln(37.89) + 2.72$ T = 200.46 or 201 Trips	
<u>50% Entering</u> 101 Trips	<u>50% Exiting</u> 100 Trips
WEEKDAY	
$T = 42.20(X) + 229.68$ $T = 42.20(37.89) + 229.68$ T = 1,828.63 or 1,829 Trips	

TRIP GENERATION SUMMARY							
ITE CODE	LAND USE DESCRIPTION		AM PEAK HOUR		PM PEAK HOUR		WEEKDAY
			ENTER	EXIT	ENTER	EXIT	
222	Multifamily Housing (High-Rise)	284 D.U.	21	61	60	37	1,445
822	Strip Retail Plaza (<40,000 Sq. Ft.)	37,890 Sq. Ft.	54	36	101	100	1,829
	Total		75	97	161	137	3,274

If you have any questions or comments, please contact our office at your convenience.

Sincerely
Lochsa Engineering

Demetrius Karanikolas, P.E., PTOE
 Principal



3/20/23



22 August 2022

The Waterfalls

Design Style Narrative

With its minimal ornamentation, rectangular forms, strong horizontal and vertical lines, The Waterfalls provides a contemporary interpretation of the Modernism architectural design style.

The Waterfalls features strong landscaped connections between the street-side pedestrian realm and the interior motor court and building entrances at Victory, plus two covered pedestrian walks that connect to both Water Street and Lake Mead Parkway.

The design also features numerous pedestrian-scale open space patios for ground-level interactions at a human scale while encouraging outdoor activities in an urban environment. High above, the design leverages fabulous views of the Lake Mead Recreation Area, Black Mountain, Sheep Mountain, the Strip and Mount Charleston in the distance through balconies and decks for both residential and commercial users of the building including an 8th floor residential amenities deck, a 14th floor hotel amenities deck, an 18th floor residential amenities deck, a 21st floor residential pool deck and a public restaurant and a 22nd floor sky lounge.

**CITY OF HENDERSON
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS**

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: TMA-2022011140, DRA-2022011142

PROJECT: THE WATERFALLS MIXED USE, 260'

LOCATION: 179-18-201-001, 002, 003, 004, 211-026, 027, 028, 029, 030, 031, 601-008, 610-012, 013

MEETING DATE: OCTOBER 13, 2022, PLANNING COMMISSION, NOVEMBER 1, 2022, CITY COUNCIL

ANALYSIS:

Federal Aviation Regulations (14 CFR, Part 77) and Henderson Code (Section 19.7.12) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

DEPARTMENT OF AVIATION RECOMMENDED CONDITIONS:

- Applicant is required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA.
- Applicant is advised that FAA’s airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA’s airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.
- No structure greater than 35’ in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

Project Name: The Waterfalls

Case#: DRA-202201

SUSTAINABILITY MATRIX WORKSHEET



INSTRUCTIONS

1. In the table below, enter the appropriate number of points in the corresponding column next to each option/design feature that will be included in the proposed project. Only mark in one column based on the project type.
2. Tally the number of points at the end of the checklist to determine if the project meets the minimum score required as described below.
3. On the project plans and/or related documents, clearly identify the sustainable site or building design features that are included in the proposed project.

SITE OR BUILDING DESIGN FEATURE	POINTS	DISTRICTS IN WHICH OPTION IS AVAILABLE			Description of Proposed Features
		Nonres/ Mixed Use	Multi- Family Res.	Other Res.	
1. ENERGY					
1.1 Renewable Energy Sources	2-30	0			
1.2 District Heating and Cooling	4	0		N/A	
1.3 Solar Orientation	3	0			
1.4 Shade Structures	2-4	0			
1.5 Heat Island Reduction	1-5	0			
1.6 Cool Roofs	2	0			
1.7 Covered Parking	1-5	5			100% of parking is covered or in garage
1.8 Shaded Walkways	1-5	0	N/A	N/A	
1.9 Solar-Ready Design	2-10	2			Conduit and space on roof to be provided for future Solar PV system
1.10 Energy Efficiency	1-8	6			LED lighting, R-19/R-38 Insulation, ductwork in conditioned space & High-Efficiency HVAC
1.11 Green Power	1-5	0			
2. RECYCLING AND WASTE REDUCTION					
2.1 Waste Reduction - Construction	3	0			
2.2 Waste Reduction – Composting	2	0			
2.3 Recycling Stations/Dumpsters	3	0			
2.4 Recycle Containers	2	0	N/A	N/A	
2.5 Recycled Content in Infrastructure	2	0			
3. URBAN DESIGN					
3.1 Proximity to Existing Infrastructure	3	3			Existing utilities on Site, Water Street, Victory Street and Lake Mead Parkway
3.2 Floodplain Protection	1	0			
3.3 Use Mix	3	3	N/A	N/A	
3.4 Compact Development/Walkability	1-5	N/A			The Waterfalls is a residential/commercial mixed-use development; all units are within 1/2 mile of commercial space
3.5 Reduced Parking Footprint	2	2		N/A	All parking is garaged above the commercial space and below and behind the residential space
3.6 Workforce Housing	1-3	0			

MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY	SITE OR BUILDING DESIGN FEATURE	POINTS	DISTRICTS IN WHICH OPTION IS AVAILABLE			Description of Proposed Features
			Nonres/ Mixed Use	Multi- Family Res.	Other Res.	
4. URBAN NATURE						
4.1	Minimum Open Space	1-4	0			The Waterfalls is more than 10% over on required Open Space
4.2	Access to Parks and Open Space	1-5	0			
4.3	Access to Active Recreation	1-5	0			
4.4	Habitat Conservation - Avoidance	3	3			The Waterfalls site is a previously developed site that is currently fallow
4.5	Habitat Conservation - Setback	2	0			
4.6	Habitat Restoration	3	0			
4.7	Community Gardens	1-5	0			
4.8	Tree Canopy	1-5	0			
5. TRANSPORTATION						
5.1	Proximity to Transit	1-5	5			Two (2) major bus stops are adjacent to the site (1 on eastbound Lake Mead Parkway and 1 on southbound Water Street)
5.2	Carpool, Shared-Use and Low-emitting Vehicle Parking	1-4	0	N/A	N/A	
5.3	Pedestrian System	5	0			
5.4	Interconnected Street Network	1-3	0			
5.5	Bicycle Circulation Systems	2	0			
5.6	Pedestrian/Bicycle Networks (master planned communities only)	1-3	0			
5.7	Facilities for Bicycle Commuters	2-4	0			
5.8	Developer-sponsored Transit	5	0			
5.9	Parking	2-10	10		N/A	All parking is structured
6. ENVIRONMENTAL HEALTH						
6.1	Green Building	1-4	0			
6.2	Daylighting	2	0			
6.3	Light Pollution Reduction	2	0			
7. WATER						
7.1	Water-Efficient Landscape	2	N/A	N/A		
7.2	Water-Efficient Plants	2	2			No turf is contemplated; all plants will be water efficient
7.3	Landscape Irrigation System	1-2	1			Drip irrigation system will be used
7.4	Surface Treatments	1	0			
7.5	Water-Efficient Buildings	2-8	4			Low-flow fixtures and hot water recirculation systems to be used
8. ADDITIONAL STRATEGIES FOR SUSTAINABILITY						
8.1	Above-Code Programs	10	0			
8.2	Innovative Products or Strategies	1-25	0			
TOTAL			46			
Minimum Points Required			28/42*	38	31	

* New buildings on partially-developed sites (such as pad sites) located in developments built before Jan 2010 = 28 points minimum; New development or substantial renovations to existing buildings = 42 points minimum.

