



Project Description

The Cosmopolitan is a mixed-use condominium hotel with casino, retail, fitness and spa facilities on 8.5 acres. The \$3.9 billion hotel/condo/casino will feature luxurious appointments and state-of-the-art amenities such as flat-screen TVs and VIP access to the rooftop beach-club. In addition, there will be a casino, several high-end restaurants, and hip nightclubs to add to the mix. Floor plans range from 600+ sq. ft. studios and 900+ sq. ft. one-bedroom condo-hotel units.

The 4,000,000 sq. ft. project will consist of two, 600 ft. tall, 53-story towers with 2,400 timeshare, condominium and hotel units with a 70,000 sq. ft. casino, an 1,800 seat theater, and a 150,000 sq. ft. convention and meeting room area. Plans will also include 300,000 sq. ft. of retail, restaurant and entertainment space, and a 2,000 stall, 5-story underground parking garage.

Martin & Martin provided civil engineering design and surveying services which included preliminary engineering, drainage analysis, grading and utility design, traffic study, and parking analysis. Additional traffic engineering included the widening of Harmon Avenue, a signalized entry, and a new entry to Las Vegas Boulevard.

The Traffic Impact Analysis (TIA) prepared by Martin & Martin modeled the effect of a hotel and casino resort upon the surrounding road network. This TIA contained Level of Service (LOS) calculations for sixteen intersections, a traffic signal progression analyses, and arterial LOS calculations for Las Vegas Boulevard.

Owner

Nevada Properties, LLC

Location

3700 Las Vegas Blvd. South
Las Vegas, NV 89109

Size of Project

9 Acres

Estimated Project Construction Costs

\$3.9 billion

Services Performed

Technical Drainage Study (TDS), Detailed Grading Plans, Mass Grading Plans, Storm Drain, Open Channel, Water Main, Private Roadway Design, Public Roadway Design, Water Network Analysis, Variance Processing, Traffic Impact Analysis (TIA), Traffic Engineering, Signal Design, Construction Docs, As-Built Docs, Cost Estimates, Value Engineering, Demolition Plans (Site)

