

Date June 25, 2008

City of Las Vegas Planning

Re: RTC Central City Transfer Facility

The new proposed project is located on 2.75 acres of Down Town and is situated in the new redevelopment area for the City of Las Vegas Centennial Plan. The project is bordered by Bonneville Ave. on to the North, Casino Center Blvd to the East, Garces Ave. to the South and 1st. Street to the West. The site is located within the office corridor of the City of Las Vegas Centennial plan. We have made the provisions necessary to meet these new requirements for required amenity zones and pedestrian walkways.

The RTC facility will provide a welcoming, safe and attractive environment in response to the cities growing need for alternative transportation in dense areas such as is planned for the downtown area. The new facility will be facing 1st and will have a lobby and public facilities connecting pedestrian traffic from first street to the coach boarding area. This will be a 24 hours facility and precautions in the design have been taken into consideration to discourage any wrong doing. Manned and updated electronic security systems will also be present for added security.

The proposed building will be about 18,000 s.f. two stories high consisting of the Terminal operation facilities and office support on the first floor and Transit operation offices, conference rooms and workstation areas on the second floor. As a partner with the community RTC plans to deliver building that is also environmentally friendly and many provisions have been considered in the design to accomplish these goals. The RTC is committed to providing a LEED certified building with such features as water reclamation, day lighting analysis studies, building orientation, green roofs, the use of recycled materials, cooling systems, and alternate transportation facilities. RTC will also provide showers in the main building for employee use to promote other means of non motor vehicle transportation.

Adjacent to the main building will be an 1800 s.f. Bike Station. The bike station will support up to 90 bicycles that may be stored for public use by patrons choosing to use the bus system and their own bicycles. The bike station will also have public facilities such as restrooms and showers for this use. Both the main building and the bike will be 24 hour facilities which will be a great asset to the Hospitality industry. An added security system will be in place at the bicycle facility to prevent the use of the facility by non members. Members will be assigned an electronic key by which they will be able to gain access to the facility after hours. The membership in use by other facilities providing the same amenities located in Long Beach, Santa Barbara Ca, and Seattle, Washington are based on online applications and automated credit card payments each month. The electronic keys are then mailed to the recipient.

Although the design incorporates the City of Las Vegas Centennial plan standards, due to the location of the building and the use of our site 4 waivers will be required. We are requesting a waiver for the 1st side at the building. Currently the Centennial plan requires that 70% of the building frontage be located directly on the right of way for First Street, and per our current design we do not meet that requirement. The reason for this is to accommodate the future development of a retail element proposed by others. The second waiver requires that we keep a 5 foot amenity zone and a 10' pedestrian walkway in front of our right of way. Due to the type

SDR-27948
07/10/08 PC
REVISED

RECEIVED
JUN 25 2008

of project and the requirement for the coaches to stop and pick up patrons at curb side this we would have to omit the 5' amenity zone on Casino Center Blvd. We have however made the provisions for these requirements everywhere else on the property.

The other two waivers also have to do with the modifications to the City of Las Vegas Centennial plan. We are asking for the omission of the choker at the corner of First St. and Garces Ave. and also for first and Bonneville. The omission of the choker at Bonneville and first is due to the improvements that are to be done by the city at the Bonneville couplet. RTC has satisfied the requirements for the Centennial plan by providing an 11 ft pedestrian zone that will be removed in the future when First Street is expanded, as well as providing the required 5 foot amenity zone and the 10 ft pedestrian zone.

The choker at First Street and Garces Ave. would be required to be omitted since the coaches using this intersection traveling west on Garces Ave. will not be able to make the right turn onto First Street going northbound. All other requirements for the centennial plan have been satisfied to the best of our knowledge.

We have worked with the Office of Business Development and other city officials to ensure that we have satisfied most of the current and future developments that are planned for this area and the adjacent lots to the North and West of us. Thank you for your consideration of our project.

Sincerely,


Miguel Ibarra
Project Manager
SHARCHITECTURE

SDR-27948
07/10/08 PC
REVISED

RECEIVED
JUN 25 2008