

LAS VEGAS

SPORTS & ENTERTAINMENT DISTRICT

Issues for Consideration

- Site Stadium Options:
 - NFL/MLS (Two Options)
 - MLS/AAA Baseball
 - MLS Only
 - Spin Off and Surrounding Mixed Use Dev.
- Site Access
- Support Requirements
- Timeline

NFL Stadium /MLS

Option 1

NFL Stadium and MLS Stadium

- Supporting Mixed Use Development
- Improved Corridor and Access

NFL Stadium /MLS

- Up to \$250 M lower cost than sites near Strip
- Infrastructure is in place to support stadium
- Better access (4 exist. interchanges to I-15 & US 95)
- Lower on-site infrastructure cost
- Better parking/traffic distribution
- SNTIC proposal includes \$375 M for land and infrastructure

NFL/MLS - Conservative Cost Saving Model

Total Capitalized Value

Stadium

Retail Sales - TID	12,748,082
Land Cost Savings	150,000,000
Off-Site Major Transportation Work	50,000,000
On-Site Infrastructure Cost Savings	30,000,000
Parking Savings	30,000,000

Sub-total Stadium **\$ 272,748,082**

Spin Off Development

Retail

Retail Development (Property Tax)	13,686,226
Retail Sales Tax	59,568,248

Hotel/Gaming **13,686,226**

Residential **3,843,113**

Sub-total Spin Off **\$ 90,783,812**

Total Potential Cost Savings - Cashman vs. Altern. Sites **\$ 363,531,893**



OPTION 1 ILLUSTRATIVE PLAN



OPTION 1 PROJECT AERIAL - DISTRICT OVERVIEW



FROM THE SOUTHWEST ACROSS LAS VEGAS BLVD

OPTION 1 PROJECT AERIAL - CITY CONNECTIONS



FROM THE NORTH TOWARD DOWNTOWN AND THE STRIP

OPTION 1 YIELD SUMMARIES

CASHMAN BLOCK SED DEVELOPMENT YIELD SUMMARY

Use or Allocation	Gross Square Feet	Units / Keys	Parking Analysis
Hotel	374,000	500	500
Office	454,900		1,365
Retail	101,800		509
Restaurants	30,000		300
Hotel and Mixed Use SED Development (GSF)			960,700
Total Cashman Block Parking Demand			4,966
Hotel and Mixed Use SED Parking Demand			2,674
Dedicated for Hotel and Mixed Use SED			2,770
Dedicated to Mormon Fort			135
Dedicated to Tailgating on Surface Lot			1,157
Dedicated to VIP in Structure			1,000
Total Cashman Block Parking Supply (Spaces)			5,062



DISTRICT DEVELOPMENT YIELD SUMMARY

Use or Allocation	Gross Square Feet	Units / Keys	Parking Analysis
Museum	30,600		92
Housing	194,100	243	364
Office	93,000		279
Retail	58,800		294
Restaurants	7,500		75
Flex Commercial	74,900	243	150
Hotel and Mixed Use SED Development (GSF)			458,900
Total District Development Parking Demand			1,254
Dedicated to Housing			364
Surface Parking			572
Parking Structure			764
Total District Development Parking Supply (Spaces)			1,336



NFL Practice/MLS

Option 2

NFL Practice Facility and MLS Stadium

- NFL Training Facility and Headquarters (20 acres; indoor and outdoor fields)
- MLS Stadium
- Supporting Mixed Use Development

OPTION 2 ILLUSTRATIVE PLAN



OPTION 2 DEVELOPMENT MASSING + OVERALL USE



Hotel
Civic
Housing
Office
Retail
Restaurants
Flex Commercial

OPTION 2 YIELD SUMMARIES

CASHMAN BLOCK SED DEVELOPMENT YIELD SUMMARY - OPTION 2

Use or Allocation	Gross Square Feet	Units / Keys	Parking Analysis
Civic	120,000		562
Hotel	253,100	320	320
Office	706,724		2,120
Retail	95,700		479
Restaurants	16,600		166
Hotel and Mixed Use SED Development (GSF)			1,192,124
Total Cashman Block Parking Demand			4,259
Hotel, Mixed Use SED, and Office Parking Demand			3,647
Dedicated for Hotel and Mixed Use SED			3,687
Dedicated to Mormon Fort			112
Dedicated to Tailgating on Surface Lot			-
Dedicated to VIP in Structure			500
Total Cashman Block Parking Supply (Spaces)			4,299

DISTRICT DEVELOPMENT YIELD SUMMARY

Use or Allocation	Gross Square Feet	Units / Keys	Parking Analysis
Civic	30,600		92
Housing	194,100	243	364
Office	93,000		279
Retail	58,800		294
Restaurants	7,500		75
Flex Commercial	74,900	243	150
Hotel and Mixed Use SED Development (GSF)			458,900
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Dedicated to Housing			364
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Parking Structure			764
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MLS/AAA Baseball



MLS Only



Transportation and Site Access Criteria

- Proximity / access to Interstate system
- On and offsite parking availability in close proximity
- Public transit and alternate modes accommodation
- Pedestrian connectivity and experience

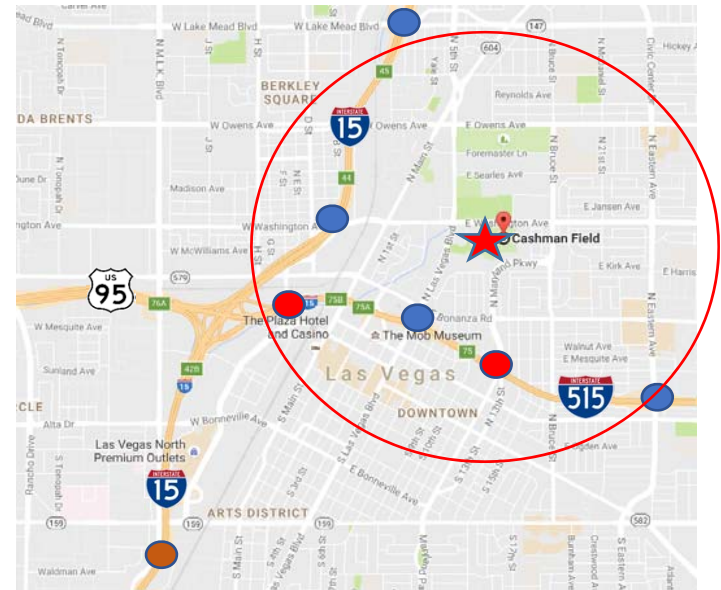
Access Options & Traffic Dispersion

Only Cashman has access from:

- 2 major interstates (I-15 & I-515)
- 4 existing interchanges
- 1 interchange in place by 2019
- 2 more interchanges planned

Cashman has superior access:

- Game-day traffic management experience at Cashman
- Getting cars in and out quickly means better game-day experience
- Having route diversity and 7 interchanges enables a better traffic management plan



Summary of Site Evaluation and Overall Ranking

Potential Stadium Site	Evaluation Criteria	Proximity/Access to Interstate	Opening Year (2019) Street Network Performance	Future (2035) Street Network Performance	Public Transit and Alternative Modes	Pedestrian Connectivity	On-Site and Off-Site Parking	Pre/Post-Event Tailgating Experience	Directional Vehicle Access	Timing of Off-Site Improvements	Committed/Programmed Funding	AVERAGE SCORE
1 Balli Hai Golf Course Site												
2 Russell Road Site												
3 Fertitta Site												
4 UNLV, Thomas & Mack Center Site												
5 Wynn Golf Course Site												
6 MGM Rock in Rio Site												
7 Cashman Field Site												

Legend

- Site ranks **lowest** based on evaluation criteria
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-
-
- Site ranks **highest** based on evaluation criteria

Site Access Options Videos



Support Requirements

- Transfer Agreement with LVCVA Complete
- New Stadium for AAA Baseball – LV 51's (\$60 M)
- Create Space on Site for NFL and/or MLS
- Marketing to Attract New Ownership Group (\$200 K)
- Identify MLS Team Owner and Developer (\$250 M)
- Negotiate Deal with New Ownership Group
- Demolition of Current Complex (\$5 M)

Timeline

- Special Session on NFL Stadium Oct. 7 – 13
- Transfer Agreement by First Qtr 2017
- NFL Relocation Decision by First Qtr 2017
- Raiders Site Agreement by First Qtr 2017
- Finalize 51's Relocation by Second Qtr 2017
- MLS Ownership Group by Second Qtr 2017

Why Cashman?

- Infrastructure
- Access
- Cost
- Timing

Questions?