

W E L C O M E

SOUTHERN *Nevada*

TOURISM INFRASTRUCTURE

C O M M I T T E E



Sands

LAS VEGAS SANDS CORP.



MAJESTIC REALTY CO.

CONTENTS

Stadium Program.....	3
Site Requirements.....	4
Potential Stadium Locations.....	5
Site Selection Criteria.....	6



STADIUM PROGRAM

Seating Capacity:	65,000
Expandable Capacity for Super Bowls and National Events:	Up to 75,000
Private Suites:	75-100
Club Seats:	6,000-8,000
Loge Boxes:	25-50
Total SF:	1,800,000
Roof Configuration:	Retractable

SITE REQUIREMENTS

- Site Area Requirements
 - Desired: 100+ acres
 - Minimum: 60 acres
- Site configuration allows acceptable building configuration and field orientation.
- 10-12 acres for plaza / festival program and Super Bowl perimeter requirements.
- Ability to build or lease 3,000+ contiguous parking spaces for premium customers adjacent to stadium.
- Proximity to adequate parking and transit within 3/4 mile or 15-minute walk.

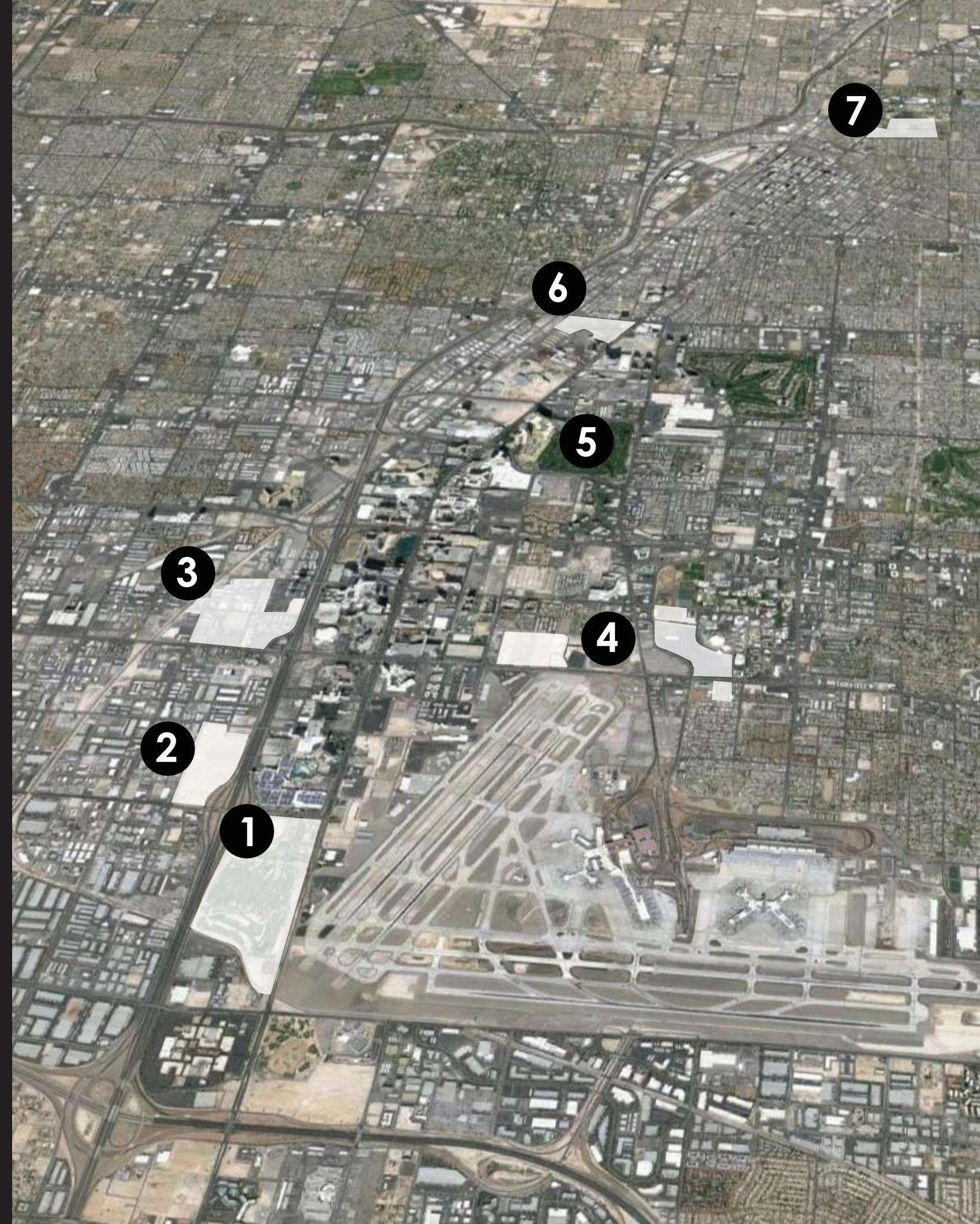
POTENTIAL STADIUM LOCATIONS

- Primary

- (1) Bali Hai GC
- (2) Russell Road
- (3) Fertitta Site
- (4) UNLV Campus

- Secondary

- (5) Wynn GC
- (6) MGM Rock in Rio
- (7) Cashman Field



SITE SELECTION PROCESS UNDER WAY

- Design
- Transportation / Parking
- Site Factors
- Cost
- Timing

DESIGN

- Adjacent Land Uses / Architectural Context
- Facility Image / Visibility
- Game Day Experience
- Proximity to Hotels and Amenities
- Encourages Investment in Surrounding Neighborhood
- Ability to Maximize Revenues
- TIF Potential On- and Off-Site
- Super Bowl Capable
- Natural Grass

TRANSPORTATION / PARKING

Transportation Evaluation Criteria:

- Interstate Proximity / Access
- Local Street Network
- Public Transit / Cab / Limo / Shuttle / Bus / Monorail Access
- Proximity to Available Parking
- Pedestrian Experience
- Directional Lane Management

Parking Evaluation Criteria:

- On-Site Parking
- Proximity to Off-Site Parking
- Tailgating Experience
- Distributed Ingress & Egress

TRANSPORTATION / PARKING

Transportation Evaluation Criteria:

- Interstate Proximity / Access
- Local Street Network
- Public Transit / Cab / Limo / Shuttle / Bus / Monorail Access
- Proximity to Available Parking
- Pedestrian Experience
- Directional Lane Management

Parking Evaluation Criteria:

- On-Site Parking
- Proximity to Off-Site Parking
- Tailgating Experience
- Distributed Ingress & Egress

SITE FACTORS

- Site Size
- Site Configuration
- Hydrology and Water Table
- Utilities - Adequacy, Relocation & Improvements
- Geotechnical
- Demolition - Extent
- Environmental Issues / Remediation
- Zoning and Regulatory Factors
- FAA Approvals
- Clark County Department of Aviation Issues
- Site Security

COST

- Land Acquisition
- Transportation and Access
- Parking
- Site Development
- Infrastructure
- Site Building Premium
- Roof Upgrade

TIMING

- Ability to Meet Schedule
- Land Acquisition Timing
- Existing Lease(s) Expiration Terms
- Regulatory Approvals
- Site Demolition & Clear / Utility Relocations
- Utility Infrastructure / Service to Site
- Off-site Traffic Mitigation / Roadway Improvements
- Site Construction Constraints
- NFL Relocation Requirements