

Alternatives Comparison

All information is preliminary and subject to change. Design plans are only at 10%.

	Recessed	North	South
Cost			
Estimated Total Cost (2027) (includes unknown factors)	\$3 Billion	\$1.8 Billion	\$1.6 Billion
Construction/Maintenance			
Estimated Time to Construct	5-7 years	4-5.5 years	4-5 years
Ease of Construction	Most Challenging	Less Challenging	
Ease of Maintenance	Most Expensive	Less Expensive	
Potential Property Acquisition			
Parcels to be Acquired	188	115	96
Acres to be Acquired	78	48	23
Household Units Displaced (includes apartments and multiplexes)	374	87	81
Businesses Displaced	12	10	3
Publicly Owned and Social Service Agency Buildings Displaced	6 Wat Lao Buddhaxay Temple Dula Community Center Municipal Swimming Pool SNRHA ¹ Admin Office/Maintenance Bldg SNRHA Housing Programs Office Las Vegas Fire and Rescue Station #1	6 Wat Lao Buddhaxay Temple Dula Community Center Municipal Swimming Pool SNRHA Admin Office/Maintenance Bldg SNRHA Housing Programs Office Las Vegas Fire and Rescue Station #1	3 Wat Lao Buddhaxay Temple SNRHA Admin Office/Maintenance Bldg SNRHA Housing Programs Office
Surface Street Closures			
Streets Permanently Closed (north/south streets)	4 (8 th , 14 th , 16 th , 19 th)	3 (8 th , 14 th , 16 th)	3 (8 th , 14 th , 16 th)
Other Environmental Elements			
Visual Impacts	No elevated visual barrier in downtown area; soundwalls proposed between Las Vegas Blvd and Mojave Rd	Elevated freeway on dirt with soundwalls proposed between Las Vegas Blvd and Mojave Rd	
Noise Impacts	Soundwalls proposed from Las Vegas Blvd to Mojave Rd, more detailed analysis in next phase.		
Historic Property ² Impacts ³	10 historic properties affected, including 9 buildings displaced	10 historic properties affected, including 5 buildings displaced	6 historic properties affected, including 3 buildings displaced
Archaeological Site Impacts	0	0	0
Air Quality Impacts	No new National Ambient Air Quality Standards (NAAQS) violations or worsening of existing conditions. Mobile source air toxics are expected to be reduced under each proposed alternative compared to today.		
Stream Impacts	The underground culvert that carries Las Vegas Creek would be moved north of I-515 with a new culvert built on the south side of I-515 to carry water to a new detention basin near Eastern Ave.	The underground culvert that carries Las Vegas Creek may be moved north of I-515.	
100-Year Floodplain Filled	0	0	0
Threatened and Endangered Species Affected	No	No	No
Other			
Impacts to Downtown Parking	Less impact		Most impact to parking (Main Street Station garage, surface parking, and Zappos garage)
Union Pacific Railroad	Challenging approvals and multi-phased construction	Less impact	
Other	- Option for others to cap/add park amenities in the future - New movement added – SB traffic on Casino Center south of freeway - More remnant parcels to enhance the community	1) Southern Nevada Regional Housing Authority 2) A property is considered historic if it is on the National Register of Historic Places, or if it is deemed eligible to be added to the National Register by a qualified architectural historian. Most of the affected properties are residences. 3) Properties affected but not displaced would have minor impacts like visual/setting changes and partial acquisition of a parcel (no physical change to buildings).	

