

BOARD OF REGENTS

BRIEFING PAPER

1. AGENDA ITEM TITLE: Update on Tompkins Avenue Alignment and Improvement Project and Potential

Overpass Connecting Tompkins Avenue to the UNLV Campus

MEETING DATE: October 16, 2026

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

This information item updates the Board of Regents (the "Board") on the proposed changes to Tompkins Avenue and their potential effects on UNLV property. UNLV anticipates returning to the Board with an action item to amend, rescind, or replace the March 2025 authorization once Clark County finalizes the revised design and legal descriptions.

Background

For several years, UNLV and Clark County have worked together on roadway improvements serving the Las Vegas Strip, Harry Reid International Airport, and the UNLV corridor. This work includes the road improvements planned at the intersection of Tropicana Avenue and University Center Drive, and the related Tompkins Avenue realignment and improvement project, planned generally between Koval Lane and Paradise Road. The Board has received updates on these projects at several meetings, including special meetings in October 2018, November 2018, August 2020, May 2024, and October 2024.

At its March 6-7, 2025 meeting, the Board authorized UNLV to provide right-of-way and related property interests to Clark County at no cost as consideration for advancing the then-planned Grade Separated Intersection project at Tropicana Avenue and University Center Drive—also called the Depressed Roadway/Diverging Diamond Interchange (DDI) Alternative—as a preferred project compared to an elevated roadway, and the Tompkins improvement project. The authorization covered the following:

- A Dedication of Deed of approximately 111,178 sq. feet (2.55 acres) along the northern edge of the UNLV 42-acre parcel for the Tompkins Avenue alignment.
- A Dedication of Deed of approximately 158,722 sq. feet (3.64 acres) along the southern edge of the UNLV Maryland Campus for the DDI Alternative.
- A wall maintenance easement and a temporary construction easement of approximately 69,171 sq. feet (1.59 acres).
- An MOU/License and Maintenance Agreement allowing UNLV to paint the north-facing roadway wall adjacent to the Scarlet parking lot.

The Board also delegated authority to the Chancellor to finalize and execute these agreements, including nominal adjustments to square footage or acreage.

At the May 21, 2026 Board meeting, UNLV and Clark County presented an information update on the DDI Alternative project. The County reported that updated cost estimates had led it to re-evaluate the project scope and potential alternatives, and they presented an updated plan for the intersection that eliminated the depressed roadway option, returning to plans for an overpass at Tropicana with a reduced impact to the UNLV campus and eliminating the need for a Dedication of Deed for the Maryland Campus. The County also presented a conceptual design for a separate overpass connecting Tompkins Avenue to the UNLV campus near the Campus Services Building.

Separately, at its March 5-6, 2026 meeting, the Board approved a request to grant a subsurface easement to The Boring Company (TBC) for a Vegas Loop tunnel beneath UNLV property. The tunnel will run east of University Center Drive, between Tropicana Avenue and Naples Drive, generally south of UNLV's Campus Services Building. At its June 19, 2026 meeting, the Board approved a request to allow TBC to construct a Vegas Loop station on UNLV's property in the same general area where the Tompkins connector overpass is also contemplated.

Update

UNLV is collaborating with both Clark County and TBC to coordinate the two projects. At this time, the County has completed 90% of the design for the Tompkins alignment and improvement project, including preliminary design for an overpass connecting Tompkins Avenue to the UNLV campus. In cooperation with UNLV, the County is reviewing several potential alternative options for positioning the overpass landing. In addition, UNLV is developing a short-term license agreement to support timely progress on the Clark County development of Tompkins Avenue, while items are being finalized for consideration by the respective governing boards.

Preliminary, nonbinding discussions have explored revising the proposed terms in light of the project change. Under the March 2025 proposal, UNLV would dedicate the Tompkins alignment across university property as consideration for the depressed roadway option. With the updated project plan, the new terms may instead provide compensation to UNLV for that dedication, either through payment for the property's value or by providing the Tompkins connector overpass to the UNLV Maryland Campus, or other compensation options.

With the elimination of the DDI project and revised plans for road improvements for the Tropicana/University Center Drive intersection that no longer require the Dedication of Deed for the UNLV Maryland Campus, it is anticipated that UNLV will return to the Board at its December 2026 quarterly meeting with a revised Dedication of Deed for the Tompkins Avenue alignment, pending the determination of feasible alternatives for the overpass connecting Tompkins Avenue to the UNLV campus.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV Interim President Chris Heavey will present for information an update on discussions with Clark County regarding the March 2025 Tompkins Avenue Dedication of Deed, including the elimination of the DDI project, and the potential to construct an overpass connecting Tompkins Avenue to the UNLV campus as a component of the Tompkins Avenue realignment and improvement project.

4. IMPETUS (WHY NOW?):

Clark County's proposed DDI revisions/elimination and The Boring Company's tunnel easement may both change the Tompkins Avenue alignment and dedication that the Board approved in March 2025, and the Board should be informed before those designs are finalized.

5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:

- ☐ Access (Increase access to higher education)
- ☐ Success (Improve student success)
- ☐ Close Institutional Performance Gaps
- ☐ Workforce (Meet workforce needs in Nevada)
- ☐ Research (Increase solutions-focused research)
- ☐ Coordination, Accountability, and Transparency (Ensure system coordination, accountability, and transparency)
- ☐ Not Applicable to NSHE Strategic Plan Goals

6. INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL

This update supports the Coordination, Accountability, and Transparency goal by keeping the Board informed of changes to previously approved UNLV land dedications and giving the Board an opportunity to provide input as UNLV coordinates with Clark County on the Tompkins Avenue alignment.

7. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

N/A. This item is for information only.

8. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

N/A. This item is for information only.

9. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

N/A. This item is for information only.

10. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:

N/A. This item is for information only.

11. COMPLIANCE WITH BOARD POLICY:

Consistent With Current Board Policy: Title # _____ Chapter # _____ Section # _____

Amends Current Board Policy: Title # _____ Chapter # _____ Section # _____

Amends Current Procedures & Guidelines Manual: Chapter # _____ Section # _____

Other: _____

Fiscal Impact: Yes _____ No **X** _____

Explain: _____



Tompkins Avenue Improvements and Related UNLV Campus Impacts Update

Information Item | Board of Regents | October 16, 2026



Background- Purpose and Why Now

- Information-only update; no Board action requested today
- Clark County's revised intersection/DDI plans and The Boring Company's tunnel easement may change the Tompkins alignment and dedication approved in March 2025
- Board will be informed before designs are finalized
- Current plan is to return to the Board at the **December 2026** meeting with a revised Dedication of Deed for the Tompkins alignment
 - Seek action to amend, rescind, or replace the March 2025 authorization

Where We Started and What Has Changed

- **March 2025:** Board authorized UNLV to provide right of way to Clark County at no cost
 - ~2.55 acres along the northern edge of the 42-acre parcel (Tompkins alignment)
 - ~3.64 acres on the south edge of the Maryland Campus (for the DDI)
 - Wall maintenance and temporary construction easements (~1.59 acres)
- **Goal:** advance the DDI project and the Tompkins improvement projects
- **May 2026:** Clark County presented to the Board of Regents an update to the project moving away from the DDI option in favor of a Tropicana overpass with less campus impact due to cost escalation and other project considerations
 - Maryland Campus dedication is no longer needed
- **March & June 2026:** Board approved a Boring Company tunnel easement and a Vegas Loop station in the same general area as the proposed Tompkins connector overpass



Current Status and Next Steps

- County has completed 90% design for the Tompkins project, including preliminary overpass design
- UNLV and County are reviewing options for where the overpass would land on University property
 - Potential Option/revised terms: UNLV may be compensated for the Tompkins dedication, either by cash payment or by the County constructing the overpass connector to campus
 - Short-term license agreement for County access to the 42-acre site is being prepared to support continued timely progress
- Return to the Board at the **December 2026** meeting with a revised Dedication of Deed for the Tompkins alignment
 - Seek action to amend, rescind, or replace the March 2025 authorization



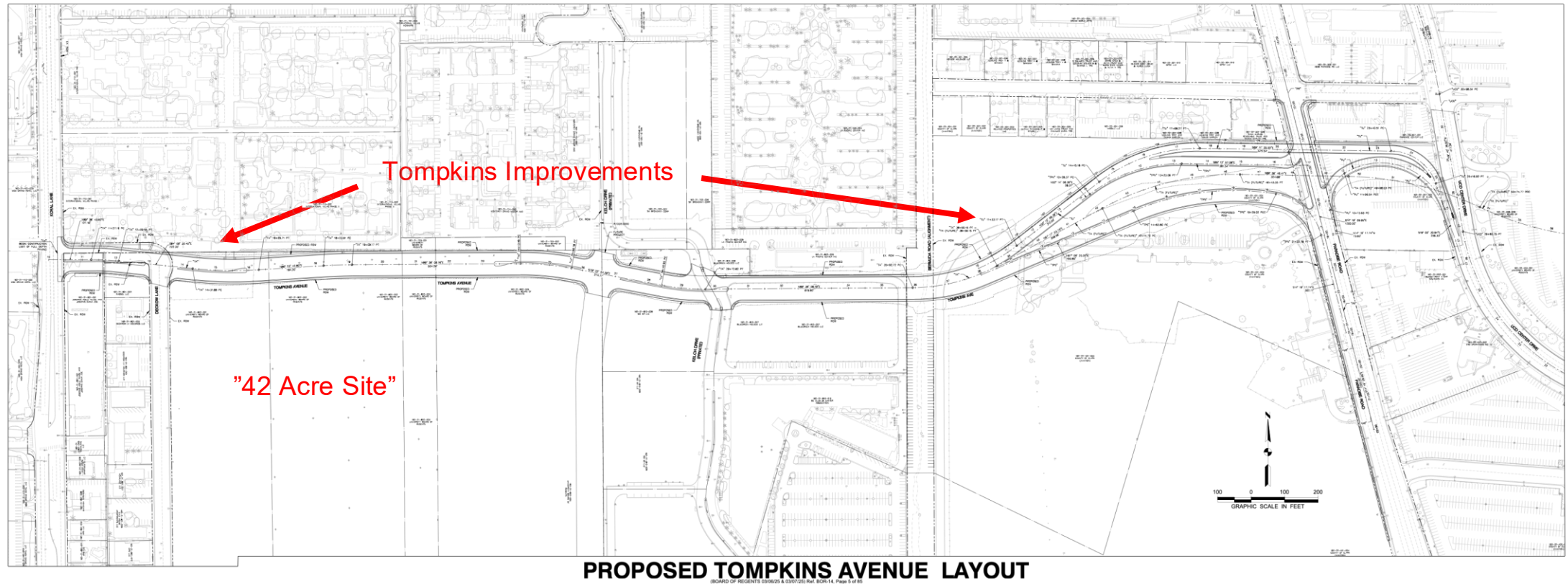
Tompkins Dedication of Deed



Red line indicates the general vicinity of Dedication of Deed needed for the Tompkins alignment and improvement project

UNLV

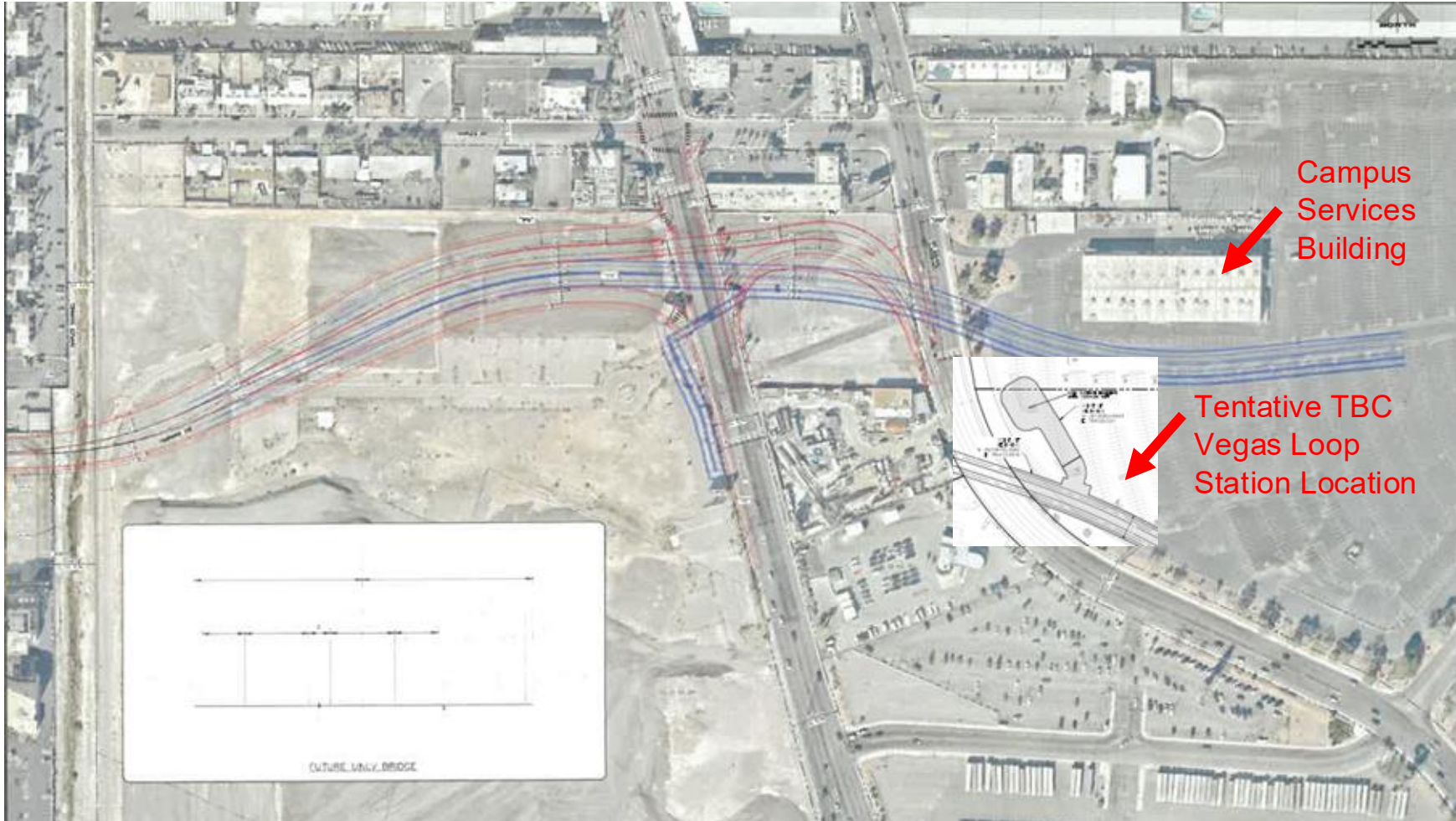
Tompkins Alignment and Improvements



Tompkins alignment and improvement project requires Dedication of Deed on northern boundary of UNLV 42 acre site

UNLV

Tompkins Alignment and Improvements



- Red lines depict Tompkins alignment and improvement project.
- Blue lines depict possible overpass connection to UNLV Campus

UNLV

Tompkins Overpass Connector



Campus Services Building

Possible UNLV overpass connector

UNLV

Tompkins Overpass Connector



TOMPKINS AVENUE AND UNLV FLYOVERS
LOOKING NORTHWEST AT UNLV FLYOVER OF UNIVERSITY CENTER DRIVE

Campus Services Building

Possible UNLV overpass connector



UNLV

UNLV



Thank you!

UNLV