



# CITY OF RENO

## Parks, Recreation & Community Services

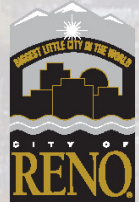
### Recreation Facilities Plan



Prepared For:  
Reno City Council



Adopted July 8, 2008



## **ACKNOWLEDGMENTS**

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*"The most livable of Nevada cities;  
the focus of culture, commerce and  
tourism in Northern Nevada."*

August 1, 2008

Dear Community Park & Recreation Advocate;

Great Cities are characterized by their parks, trails and natural areas. These areas help define the public spaces; the commons where all can gather to seek solace, find adventure, experience harmony and re'create their souls. The City of Reno has actively led the community in enhancing the livability of the City over the past several years.

The most recent example is the engagement of the community to complete this Plan. This Plan takes a comprehensive look at the existing and future recreational needs of our citizens for the coming 15 years. It identifies the 'road map' for the community to implement improvements, construct new facilities and engage in bold expansion of state-of-the-art recreational facilities to boost the economic vitality of our region, while still meeting our community's needs.

The Council unanimously adopted this Plan on July 8, 2008. This approval was supported by hundreds of citizens, community advocates, youth serving organizations, governmental agencies, business and academic leaders, resource conservation organizations and citizens who understand that a strong and sustainable Park and Recreation system is needed to keep the City of Reno a vibrant place to live, work and play.

I concur with this philosophy and I trust you will support this and future City Councils to fully implement this Plan.

Sincerely,

Charles McNeely,  
City Manager

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# 1 Executive Summary

## 1.1 Purpose of Study

This report gives a status update on the state of the City of Reno’s Parks, Recreation & Community Services (PRCS) recreation facilities. The report includes a study on the condition of PRCS recreation facilities, a gap analysis to compare the existing number and types of facilities with what is needed, recommendation for new facilities, explores options for provision of new facilities and renovation of existing facilities, funding alternatives, as well as outlines options and steps forward for Reno City Council’s consideration. The planning horizon for this plan is approximately 20 years.

## 1.2 Process of Report Development

Due to competing needs of existing Parks and Recreation facilities upgrades and additional needs for new facilities and services for a growing population, the Reno City Council appointed the Recreation Facilities Priorities Subcommittee to work with the community to assess existing conditions, determine priorities, partnerships and potential funding sources for immediate and long-term facility needs. The Subcommittee was given the responsibility and flexibility to develop the framework and timeline of the report to return to City Council. Further, staff was directed to research and compile a status report, to be approved by the Subcommittee and the Recreation and Parks Commission, before final presentation to the Reno City Council for additional direction.

The report was reviewed by the Recreation and Parks Commission at a public meeting where citizens, as well as community stakeholders were invited to attend and comment. The City’s legislative delegation was also briefed on the report. A scientific community survey was completed. A comparative study of other facilities was also compiled and included in the report.

## 1.3 Background and Current Issues

The average age of Reno’s recreation facilities is 45 years old. There are many challenges presented with maintenance and upkeep of aging facilities that are nearing their depreciated lifespan. This becomes an even bigger challenge when there is a lack of consistent funding. Additionally, with changing demographics, it is important to keep up with the demand by building new facilities.

**The average age of Reno’s recreation facilities is 45 years.**

**Current Conditions:** Over the past few years, certain facilities have deteriorated either to the point at which they have had to close permanently or for a length of time for repairs. As time progresses, it is anticipated that additional facilities may need to be closed unless focused action is taken to address this issue. Sustainable funding is the largest obstacle in the ability to maintain facilities, as well as, to construct and maintain new facilities.

**Facilities have deteriorated either to the point of needing to close permanently or for a length of time for repairs.**



**Maintenance of Existing Facilities:** A majority of the maintenance projects listed in Appendix 10.10 have been included in the rolling 20-year Capital Improvement Projects (CIP) list for several years, but have not been funded. Facilities which are long past their “life expectancy” must either benefit from substantial infusion of capital, or simply be replaced.

**20-year estimates for capital and replacement of existing facilities total from \$98.2 million to \$116.4 million, depending upon options chosen.**

**Future Needs:** To maintain existing levels of service (LOS), based on the gap analysis and further staff research, it is estimated the City will need to provide 800 more acres of parks, including 26 more ball fields, 29-37 more flat fields, and four additional aquatic/community centers/senior centers. 37-39 tennis courts, one large multi-purpose indoor facility, and over 9,000 acres of open space will also be needed. **In 2008 dollars**, total estimate for new facilities to be built by 2025 is \$165 million to \$318 million.

**The total estimate for new facilities to be built by 2025 is \$165 million to \$318 million.**

#### 1.4 Level of Service and Gap Analysis

Staff has prepared documents that measure level of service, as well as illustrate gaps in service. Levels of Service objectives “are a planning tool used to measure park acreage and/or facility need to a spatial standard within a land use area.”

**Reno is deficient in neighborhood parks, community parks, volleyball courts, flat fields, spray grounds, recreation centers, arts and culture centers, and aquatics complexes.**

#### 1.5 Funding Alternatives

The funding evaluation includes identification of alternatives for both capital and operating needs. These sources will not fully replace or substitute for general funds. However, they will help offset the funds traditionally used to support the department’s capital and operating needs. Reno has had a positive historical relationship with private developers for acquisition of land and development of both community and neighborhood parks. It is envisioned this initiative will be enhanced through similar relationships to lessen the cost for acquisition, development (capital) as well as operation agreements. The selected funding alternative or combination of alternatives will depend upon the type of facility, location, partnership involvement and the amount of funding needed.

Staff is looking at every option including sharing facilities and services with the private sector such as private athletics clubs and operating groups. Partnering with foundations is also an option to explore.

## 1.6 Comparative Data – Outside Review

The process included research into 13 agencies to gather data from similar communities. Refer to Appendix 10.14 for information. In addition, Walker Macy, a recreation planning consultant firm of Portland, Oregon, evaluated the study. Their review provided an objective overview of the study, which is included in Appendix 10.8.

## 1.7 Stakeholders

Approximately 70 advocates, user groups, community organizations were identified and included as key stakeholders in this project. This list is included in Appendix 10.6.

## 1.8 Fiscal & Economic Impact

Economic vitality is a great benefit of the proposed facilities. According to the Reno-Sparks Convention and Visitor's Authority (RSCVA), there are many regional and national sports organizations across the nation looking for cities to host their tournaments or events. These tournaments bring in millions of dollars of tourism-based economic development. Reno has already seen success with tournaments such as the Volleyball Festival, which brings in an estimated \$10 million dollars each year. See Appendix 10.19 for a list of sports associations looking for cities that have appropriate facilities to host various tournaments.

Additionally, the University of Nevada, Reno (UNR) Athletics Department reports colleges have had success in hosting tournaments, both NCAA and outside user groups that contribute to economic impact. Appendix 10.18 lists NCAA tournament possibilities. A good example is the University of Minnesota's University Aquatic Center has an average economic impact of \$13 million per year.

## 1.9 KEY FINDINGS

- **Reno has aging facilities that need significant maintenance and improvements.**
  - \$98.2 million to \$116.4 million
- **Consistent funding is critical to sustain existing facilities, as well as to construct and operate new facilities.**
  - \$165 million to \$318 million to construct
  - \$35 million to \$49 million for annual maintenance and operations
- **There is a growing need for sports tournament style facilities and opportunity to enhance operational revenues.**
- **Sports tournaments create a significant amount of tourism-based economic impact.**
- **Opportunities exist for partnerships to build and operate joint-use facilities.**
- **Constructing energy efficient “green” facilities will help reduce or stabilize ongoing maintenance and operation costs.**
- **The community recognizes the need to support parks and recreation to enhance quality of life.**
- **Need for additional research into funding alternatives.**

## 1.10 STAFF RECOMMENDATIONS | SUMMARY

Staff recommends developing partnerships with businesses, community leaders and residents to address the long-term goals of a recreation facility plan that is sustainable.

### **AQUATICS**

1. Enter into an agreement with Sierra Nevada Community Aquatics for Moana Pool site, work with other current stakeholders.
2. Enter into agreement with UNR for joint-use facility near campus.
3. Enter into agreement with Washoe County for joint facilities in North Valleys and South Valleys.
4. Research cost, timeline and private partnerships to build a recreation center on the Centex Homes site in Double Diamond.

### **FLAT FIELDS**

1. Enter into agreement with Truckee River Flood Project to construct flat fields as one of the City's contribution towards the recreation component of the flood project.
2. Enter into agreement with Reno Sewer division to install effluent lines to irrigate future flat fields.
3. Enter into partnership with Reno Youth Sports Association to assist funding for future flat fields.
4. Enter into partnership with UNR to build future flat fields near campus.
5. Enter into an inter-local agreement with Washoe County for joint-use of land.

### **BALL FIELDS**

1. Enter into an inter-local agreement with Washoe County for joint-use of land.
2. Enter into agreement with RYSA to assist in development and management of fields.

### **TENNIS**

1. Enter into an inter-local agreement with Washoe County and UNR to expand Reno Tennis Center into a regional tennis facility; study deed restrictions, utilize athletic funds, Washoe County property and City funds.
2. Enter into partnership with UNR to build on Comstock site.
3. Enter into an inter-local agreement with Washoe County for South Valleys site.
4. Explore entering into agreement with United States Tennis Association (USTA) to assist in court development and funding.

### **INDOOR MULTI-SPORTS FACILITY**

1. Enter into partnership with UNR to construct multi-sports facility that would house indoor track and other sports opportunities.

### **OPEN SPACE & TRAILS**

1. Continue to inventory trail corridors to identify gaps in the trail system.
2. Coordinate with Washoe County and Sparks on opportunities for leverage in acquisitions.
3. Continue to coordinate with Truckee River Flood Project to protect and enhance Truckee River corridor lands.
4. Develop agreement with non-profit partners to purchase, protect, and enhance priority properties.

### **EXISTING FACILITIES**

1. Implement Class 1 repairs for all facilities.
2. Seek partnerships to leverage public funding to complete Phases 4 & 5 of the Virginia Lake Restoration Project.
3. Continue to work with the City of Reno Sewer Department to implement effluent water use on Rosewood Lakes Golf Course.
4. Continue to work with City Council to implement, review and revise Rosewood Lakes Business Plan.
5. Enter into a long-term partnership agreement with Sky Tavern Junior Ski Program for programming at Sky Tavern Lodge and Ski Hill for operations.
6. Enter into a long-term partnership agreement with Project Discovery to program of ropes course activities at Sky Tavern.

## 1.11 Limitations of the Recreation Facilities Plan

This recreation facilities plan has limitations. The report mentions but does not cover the following areas in detail:

- Connectivity of parks, open space and bike trails
  - This is addressed in the 2007 adopted Open Space and Greenways Plan, a companion document to this plan.
- Senior centers (now incorporated into multi-generational recreation centers)
- Skate parks

The report does not include disc golf.



## **2 PURPOSE OF STUDY**

This report gives a status update on the state of the City of Reno’s Parks, Recreation & Community Services (PRCS) recreation facilities. The report includes a study on the condition of PRCS recreation facilities, a gap analysis to compare the existing number and types of facilities with what is needed, recommendation for new facilities, explores options for provision of new facilities and renovation of existing facilities, funding alternatives, as well as outlines options and steps forward for Reno City Council’s consideration. The planning horizon for this plan is approximately 20 years.

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## **3 PROCESS OF REPORT DEVELOPMENT**

Due to competing needs of existing Parks and Recreation facilities upgrades and additional needs for new facilities and services for a growing population, the Reno City Council appointed the Recreation Facilities Priorities Subcommittee to work with the community to assess existing conditions, determine priorities, partnerships and potential funding sources for immediate and long-term facility needs. The Subcommittee was given the responsibility and flexibility to develop the framework and timeline of the report to return to City Council. Further, staff was directed to research and compile a status report, to be approved by the Subcommittee and the Recreation and Parks Commission, before final presentation to the Reno City Council for additional direction.

The report was reviewed by the Recreation and Parks Commission at a public meeting where citizens, as well as community stakeholders were invited to attend and comment. The City’s legislative delegation was also briefed on the report. A scientific community survey was completed. A comparative study of other facilities was compiled and included in the report.

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## 4 BACKGROUND AND CURRENT ISSUES

The average age of Reno's recreation facilities is 45 years. There are many challenges presented with maintenance and upkeep of aging facilities that are nearing their depreciated lifespan. This becomes an even bigger challenge when there is a lack of consistent funding. Additionally, with changing demographics, it is important to keep up with the demand by building new facilities.

The City has seen a steady increase in the citizen's use of its recreational facilities. Users are represented from all demographic groups, from infants to senior adults, economic levels, physical abilities, and from multi-cultural backgrounds.

**Current Conditions:** Over the past few years, certain facilities have deteriorated to the point at which they have had to be closed either permanently or for a length of time for repairs. Moana Pool was permanently closed in November 2007 due to safety and health issues related to fully deteriorated facility conditions. As time progresses, it is anticipated that additional facilities may need to be closed unless focused action is taken to address this issue. Sustainable funding is the largest obstacle in the ability to maintain facilities, as well as, to construct and maintain new facilities. Conversely, the City has tremendous partnership opportunities to help address these needs. Staff completed an assessment of all Park and Recreation facilities in 2007. This report evaluated the existing maintenance condition of the buildings, structures and other park amenities to determine the condition, cost to upgrade and recommendations for improvements.

To enable the Council to best direct available resources, summaries were prepared including updated cost estimates as reviewed by staff from PRCS and Building Technical Services (BTS) for maintenance of existing facilities, and needs for the growing community. It should be noted these are preliminary figures in 2008 dollars and need to be refined and further prioritized.

**Maintenance of Existing Facilities:** A majority of the maintenance projects listed in Appendix 10.10 have been included in the rolling 20-year Capital Improvement Projects (CIP) list for several years, but have not been funded. As is often the case with municipalities, competing needs for scarce dollars tend to favor Public Safety operations. When funds are not available to upgrade existing facilities, maintenance staff is required to maintain old and outdated facilities at a minimal level. However, facilities which are long past their "life expectancy" must either benefit from substantial infusion of capital, or simply be replaced.

***Twenty-year estimates for capital and replacement of existing facilities  
range from \$98.2 million to \$116.4 million, depending upon options chosen.***

**Construction of New Facilities:** In addition to state and regional predicted growth in the Reno area, this report also recognizes changing demographics. To maintain existing levels of service, as well as address the changing needs, additional facilities will be needed over the next 20 years. Using existing Levels of Service (LOS), gap analysis and staff research, staff estimates \$165 million to \$318 million (\$35 million to \$49 million M&O) in new and expanded facilities. Residential Construction Taxes (RCT) or Impact Fees will offset some new facility costs (limited to parks and park amenities only, not brick and mortar buildings pursuant to Nevada Revised Statute (NRS) restrictions). However, those funds must be used within 3 to 5 years per NRS regulations. A total projected revenue estimate is difficult to determine due to the unpredictable nature of the housing market.

**Partnerships:** Based on the City’s successful history, this plan will be implemented with the assistance and support of a variety of partnerships. These partnerships would help offset the costs for both capital and maintenance and operation needs, and strengthen the service delivery goals. Examples of partnerships, including Washoe County, Washoe County School District, special interest groups such as aquatics, running, tennis, and kayaking clubs, and the University of Nevada at Reno, are being explored to find the common interests and opportunities to share facilities and operating costs. These partnerships it will optimize the resources of the City.

**Future Needs:** By 2030, it is projected that Reno’s population will grow to 319,200. To maintain existing levels of service (LOS), based on the gap analysis and further staff research, it is estimated the City will need to provide 800 more acres of parks, including 26 more ball fields, 29-37 more flat fields, and four additional aquatic/community centers/senior centers. 37-39 tennis courts, one large multi-purpose indoor facility, and over 9,000 acres of open space will also be needed. In 2008 dollars, the estimated cost for the 800 acres at \$200,000 per acre, with development is estimated at \$160 million per acre. Ball field costs for 26 fields are estimated at \$14 million to \$15 million. It is estimated to cost \$10 million to \$14 million to build 29-37 flat fields. Two new aquatic/community centers, in addition to rebuilding an aquatics center at the Moana site are estimated at \$32 million to \$63 million per facility. 37-39 new tennis courts are estimated to cost \$60,000-\$90,000 per court. One large 200,000 square foot indoor multi-purpose facility is recommended and would cost between \$90 million to \$100 million. Open Space is estimated to cost between \$41 million and \$61 million. In addition, partnership opportunities exist to develop joint-use and/or shared facilities with UNR, i.e. 1 multi-generational/aquatic center and 14 tennis courts. Please see Appendix 10.5 for details on cost to build as well as maintenance and operations costs.

***The total estimate for new facilities to be built by 2025 is estimated to be \$165 to \$318 million.***

***Maintenance and operations costs are estimated to be \$35 million to \$49 million annually.***

These figures are 2008 dollars and do not include maintenance and operation costs for open space trail maintenance.



## 5 LEVELS OF SERVICE AND GAP ANALYSIS

Parks and Recreation Facility Standards/Level of Service Objectives are important in achieving the overall recreational needs of the community. Levels of Service Objectives are a “*planning tool used to measure park acreage and/or facility need to a spatial standard within a land use area.*” Level of Service is an industry-wide method and is usually defined utilizing service radius and/or population figures. Park sites and facilities, including major amenities at each site location, are inventoried to compare actual results to the desired service standard. In addition to quantitative standards, qualitative standards are used to refine park designs and review each park development individually.

Reno is sufficiently providing:

- Picnic shelters
- Outdoor basketball courts
- Playgrounds
- Skate parks/skate areas
- Community buildings
- Permanent restrooms\*

Reno is deficient in the following areas:

- Neighborhood parks
- Community parks
- Outdoor volleyball courts
- Ball fields
- Flat fields
- Spray grounds
- Recreation centers
- Aquatics centers
- Arts & Culture center

*\*Based on national agency standards, the City of Reno is providing sufficient permanent restrooms. However, public input directly to the Recreation and Parks Commission indicates additional restrooms may be needed at specific sites, based on park use patterns, availability of adequate resources and geographic location.*

Table 1 in Appendix 10.1 summarizes the facilities standards, or level of service (LOS) objectives, for Reno’s parks and recreation facilities. A calculation of existing deficiencies and/or oversupply based on specific population (2006 Census) and the LOS objectives is also indicated. The gap analysis shows the results of the LOS analysis and is summarized in Table 12 of Appendix 10.2.

### 5.1 Current Facility Usage

Attendance/usage figures are provided by calendar year from 2003 to 2007. Cost recovery percentages are available by fiscal year from FY04/05 to FY06/07. The tables in Appendix 10.3 list the history of usage by calendar year from 2003 to 2007, followed by cost recovery percentages by fiscal year from FY04/05 to FY06/07. **NOTE: COST RECOVERY PERCENTAGES DO NOT REFLECT ANY BOND PAYMENTS AND/OR INDIRECT CHARGES.**



### **Park Rentals**

While it can be difficult to track random park user attendance, park shelter and Wingfield Park rentals on average correlate to approximately 468,187 park users per year since 2003. Total revenue was \$369,928. Average cost recovery is 55%.

### **Golf**

Rosewood Lakes Golf Course, total rounds of golf played since 2004 are 111,546. Total revenue was \$3,269,849. Average cost recovery is 83% when only operating costs are considered. This cost recovery percentage does not reflect any bond payments and/or indirect charges.

### **Centers**

Reno's community buildings (Horseman's Park, California Building, McKinley Arts & Culture Center, Neil Road Recreation Center, Northeast Community Center, Paradise Park Activity Center, Plumas Gym, and Sky Tavern) had an estimate of 1,248,803 users since 2003 for a total revenue of \$663,236. Average cost recovery is 29% for all community buildings combined.

The Reno City Council, working with the Reno Arts and Culture Commission, evaluated the existing Arts & Culture needs of the community and outlined strategies to meet these needs. In 2001, City Council adopted the City of Reno Cultural Master Plan. It identified the need for additional rehearsal space and a mid-sized theater seating 700-1000 patrons.

As part of a larger community wide Arts & Culture effort, the City of Reno, Reno Arts and Culture Commission, Urban Parks Forum and 8 major local arts organizations contracted with Hardy Holtzman Pfeiffer/Webb Associates Management Services to conduct a feasibility study of Reno facilities and gaps in 2002. The Reno Arts Facility and Arts District Feasibility Study Final Report was accepted by Council on March 26, 2003. Three key recommendations are:

- a. Improve Wingfield Park to make it a better and more intimate facility for a range of outdoor programs, including theatre, music, film and dance which will probably require the capacity of the Park to be reduced to approximately 1,000-seats; and
- b. Develop a new, larger amphitheater and special event space with a large stage but no stage tower, a covered seating area for up to 2,000 people, and lawn seating for an additional 3,000 people. This would support a wide range of larger-scale programs including music, musical theater, dance, film, popular entertainment, festival programming and other special events. There would be a large plaza area supporting these events, plus areas for concessions.
- c. Combine and integrate cultural facilities in a cultural district for Downtown Reno.

### **Aquatics**

Aquatics rentals brought in an estimate of 92,395 users since 2003 with a total revenue of \$241,692 for an average cost recovery of 77%. Aquatics programming (lessons, classes, drop-in use) brought in a total attendance of 483,905 users with a total revenue of \$1,351,657 for an average cost recovery of 40% overall.

### **Programs**

Classes include ice skating lessons, contract classes, senior classes, arts and crafts, and aquatics classes. Since 2003, the class attendance was 43,015 users for a total revenue of \$1,157,236 and an average cost recovery of 77%.

**Youth**

Youth programming had 289,401 users for a total revenue of \$9,440,451 and an average cost recovery of 75% since 2003.

**Ice Rink**

The Rink on the River had 186,873 users since 2003 with a total revenue of \$1,103,399 and an average cost recovery of 91%.

**Tennis**

The Reno Tennis Center had an estimated 47,390 users since 2006 and a total revenue of \$32,656. There is no tracking mechanism for individual courts.

**NOTE: COST RECOVERY PERCENTAGES DO NOT REFLECT ANY BOND PAYMENTS AND/OR INDIRECT CHARGES.**



## 6 Future Facility Needs and Priorities

### 6.1 Overview

**Public:** With application of existing LOS standards, the gap analysis and the future growth and demographics projection, several recreational facility needs have been identified by the citizens of Reno. In addition, staff held three town hall meetings to seek public input regarding recreation facilities needs and prioritization. The public responded with the following ranked order of needs:

1. aquatics
2. parks
3. open space
4. flat fields
5. ball fields
6. community centers
7. whitewater park
8. tennis courts
9. ice rink/summer plaza
10. golf

It is important to note, that a high number of citizens responded to the town hall meetings due to the required closure of Moana Pool in November 2007, thus this timing has influenced the need for aquatics ranking the highest.

**University of Nevada, Reno (UNR):** Staff also met with University of Nevada Athletics Department staff to seek input on their facilities needs and prioritization. Their list is as follows:

1. tennis – indoors and outdoors
2. soccer stadium (can be built w/outdoor track)
3. shooting facility
4. aquatics
5. track and field stadium – indoor and outdoor

**City of Reno:** Based on usage and empirical observations, the PRCS staff needs analysis is as follows:

1. aquatics
2. tennis
3. flat fields
4. large indoor multi-purpose use facility
5. neighborhood parks
6. open space

#### Summary

There is great potential to build some joint-use facilities due to common interests. Opportunities for partnerships to build the following facilities are:

- aquatics
- tennis
- soccer/track & field
- large indoor multi-purpose use facility

**It is essential to our region's quality of life and economic vitality to protect our current facility assets and to provide new facilities and open space.**

## 6.2 Aquatics

Since 2005, more than 117,000 people have used the City's five\* pools (\*Moana Pool closed in November 2007). Ideally, by today's service standards, pools should be co-located with multi-generation recreation centers to increase usage and cost recovery (currently at 50 percent as specified by Reno City Council directive). **Multi-generation centers are recreation centers for all ages with amenities such as pools, classrooms, fitness rooms, fitness centers, gymnasiums, suspended jogging tracks, locker rooms, and kitchen space.**

- Our current inventory of multi-gen centers with a pool is one facility: the Northeast Community Center.
- Our current inventory of pools is three: Northwest Pool (indoor), Idlewild Pool (outdoor), and Traner Pool (outdoor).

Please see Appendix 10.4 .1 for size and amenity details of existing aquatics facilities.

Looking out over the next 20 years, staff is recommending to maintain 4 existing pools and to rebuild Moana, and construct 4 new aquatics/multi-gen centers to be constructed in a phased approach over the next 10 years. These centers would be located in the North, South and Central areas of Reno and would be built through various partnerships such as with UNR, Washoe County, and the Sierra Nevada Community Aquatics. The rough estimate for cost to build is \$450 to \$470 per square foot and the maintenance and operations costs are estimated to be \$20 to \$25 per square foot. Leadership in Energy and Environmental Design (LEED) certified projects will add 10-15% to the cost to build, however will be more efficient to maintain and operate.

Final cost is contingent upon items such as inflation rates, need for land acquisition and final design elements.

### 6.2.1 STAFF RECOMMENDATIONS | AQUATICS

1. Enter into an agreement with Sierra Nevada Community Aquatics for Moana Pool site, and work with other Moana site stakeholders.
2. Enter into agreement with UNR for joint-use facility near campus.
3. Enter into agreement with Washoe County for joint facilities in North Valleys and South Valleys.
4. Research cost, timeline and private partnerships to build a recreation center on the Centex Homes site in Double Diamond.

See Table 14 on page 26 for further details.

### 6.3 Flat Fields

Flat fields are used for sports such as soccer, football, lacrosse, and rugby. Field sizes vary based on age group and sport type usage. The largest field size would be for collegiate and/or FIFA (Fédération Internationale de Football Association) soccer use at 1.9 acres per field.

Please see Appendix 10.4.2 for size and amenity details of flat fields.

Reno's current field inventory is 17 game fields and 13 practice fields. Looking out over the next 20 years, staff is recommending construction of 29-37 additional fields in the North, South and Central areas of Reno. The current estimated cost to build a 1.85 acre youth soccer field is \$360,000 to \$390,000 per field with an anticipated \$11,285 to \$12,025 per field annual maintenance and operation cost. LEED certified projects will add 10-15% to the cost to build, however will be more efficient to maintain and operate.

Final cost is contingent upon items such as inflation rates, need for land acquisition and final design elements.

#### 6.3.1 STAFF RECOMMENDATIONS | FLAT FIELDS

1. Enter into agreement with Truckee River Flood Project to construct flat fields as one of the City's contribution towards the recreation component of the flood project.
2. Enter into agreement with Reno Sewer division to install effluent lines to irrigate future flat fields.
3. Enter into partnership with Reno Youth Sports Association to assist in funding for future flat fields.
4. Enter into partnership with UNR to build future flat fields near campus.
5. Enter into an inter-local agreement with Washoe County for joint-use of land.

See Table 15 on page 27 for further details.

## 6.4 Ball Fields

Ball fields are primarily used for baseball and softball for both youth and adults. Field size ranges from 1.3 to 2.5 acres per field.

Please see Appendix 10.4.3 for size and amenity details of ball fields.

Reno's current inventory is 47 ball fields. Looking out over the next 20 years, staff is recommending construction of 26 additional fields in the North, South and Central areas of Reno. The current estimated cost to build is \$550,000 to \$580,000 per field with an anticipated \$17,385 to \$18,525 per field for annual maintenance and operation cost. LEED certified projects will add 10-15% to the cost to build, however will be more efficient to maintain and operate.

Final cost is contingent upon items such as inflation rates, need for land acquisition and final design elements.

### 6.4.1 STAFF RECOMMENDATIONS | BALL FIELDS

1. Enter into an inter-local agreement with Washoe County for joint-use of land.
2. Enter into agreement with RYSA to assist in development and management of fields.

See Table 16 on page 28 for further details.

## 6.5 Tennis

Tennis courts in the Truckee Meadows should be built using post-tension concrete (PTC) to withstand the freeze-thaw cycles. PTC courts cost approximately \$90,000 per court to build (does not include lights) and last well over 50 years with minor maintenance and operation costs. It is recommended that the courts be re-painted every 8 years at an approximate cost of \$6,000 per court.

Please see Appendix 10.4.4 for size and amenity details of tennis courts.

Reno's current inventory is 47 courts. The largest group of courts is the Reno Tennis Center with 16 courts. Looking out over the next 20 years, staff is recommending to construct 37-39 courts.

Final cost is contingent upon items such as inflation rates, need for land acquisition and final design elements.

### 6.5.1 STAFF RECOMMENDATIONS | TENNIS

1. Enter into an inter-local agreement with Washoe County and UNR to expand Reno Tennis Center into a regional tennis facility; study deed restrictions, utilize athletic funds, Washoe County property and City funds.
2. Enter into partnership with UNR to build near campus.
3. Enter into an inter-local agreement with Washoe County for South Valleys site.
4. Explore entering into agreement with United States Tennis Association (USTA) to assist in court development and funding.

See Table 17 on page 29 for further details.

## 6.6 Indoor Multi-Sports Facility

An indoor multi-sports facility is a “big box” that can accommodate a variety of sporting events such as indoor track and field, indoor tennis, gymnastics, hockey, figure skating, speed skating, curling, basketball, volleyball, batting cages, wrestling, martial arts, and other training programs.

Reno’s current inventory is zero. Staff recommends constructing a 200,000 square foot facility at an approximate cost of \$470 per square foot with an additional annual maintenance and operation cost of \$19 per square foot.

Please see Appendix 10.4.5 for amenity details.

Final cost is contingent upon items such as inflation rates, need for land acquisition and final design elements.

### 6.6.1 STAFF RECOMMENDATIONS | INDOOR MULTI-SPORTS FACILITY

1. Enter into partnership with UNR to construct multi-sports facility that would house indoor track and other sports opportunities.

See Table 18 on page 30 for further details.



## 6.7 Open Space and Trails

The Open Space and Greenways Master Plan was adopted by the City Council in March 2007. The plan outlines strategies that guide the future protection and enhancement of Reno’s open space and greenways. These strategies are:

- Interface of urban/rural areas at the perimeter of the City
- Urban/periphery connectivity
- Connectivity within the urbanized area
- Coordinate with community partners to achieve goals of the Plan
- Coordinate with the land use process to optimize opportunities for enhancement of open space and trails

The Plan also seeks to create connections between urban activity centers and rural open spaces, and utilize natural features such as streams, drainage ways, and ridgelines to provide logical routes for desired connections.

Reno’s current inventory is 1,259 acres of City-owned open space and 26 miles of inventoried trails.

Please see Appendix 10.4.6 for more details about Open Space.

Staff recommends continuation of trail corridor inventory and gap identification, coordination with Washoe County and Sparks on opportunities for acquisitions, coordination with the Truckee River Flood Project to protect corridor lands, and working with non-profit partners to secure priority properties.

### 6.7.1 STAFF RECOMMENDATIONS | OPEN SPACE AND TRAILS

1. Continue to inventory trail corridors to identify gaps in the trail system.
2. Coordinate with Washoe County and Sparks on opportunities for leverage in acquisitions.
3. Continue to coordinate with Truckee River Flood Project to protect and enhance Truckee River corridor lands.
4. Develop agreement with non-profit partners to purchase, protect, and enhance priority properties.

See Table 19 on page 31 for further details.

## 6.8 Summary of STAFF RECOMMENDATIONS FOR NEW FACILITIES

TABLE 14. Aquatics/Multi-Gen Centers

Aquatics/Multi-Gen Centers								
Area	Location Site	Facility Type	Facility Size	Cost to Build	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	North Valleys Sports Complex	Add a pool to existing rec center	70,000-100,000 sq ft	\$450 - \$500/sq ft	\$20 - \$25/sq ft	Washoe County	5-10 years	<ul style="list-style-type: none"> <li>• Washoe County</li> <li>• City of Reno</li> </ul>
South	South Valleys Sports Complex	Construct a pool & rec center	70,000-100,000 sq ft	\$450 - \$500/sq ft	20 - \$25/sq ft	Washoe County	5-10 years	<ul style="list-style-type: none"> <li>• Washoe County</li> <li>• City of Reno</li> </ul>
South	Centex Homes site in Double Diamond	Rec center wd/aquatics amenities	70,000-100,000 sq ft	\$450 - \$500/sq ft	20 - \$25/sq ft	-	3-5 years	<ul style="list-style-type: none"> <li>• City of Reno</li> </ul>
Central	Moana Pool site	50m competitive/community facility	100,000 sq ft	\$450 - \$500/sq ft	20 - \$25/sq ft	Sierra Nevada Aquatics Community	3-5 years	<ul style="list-style-type: none"> <li>• Private donations</li> <li>• Foundation</li> <li>• City property</li> <li>• Tournament/meet contracts</li> <li>• WCSD user fees</li> </ul>
Central	Near UNR	NCAA 50m competitive/community facility	125,000 sq ft	\$450 - \$500/sq ft	20 - \$25/sq ft	University of Nevada, Reno	3-5 years	<ul style="list-style-type: none"> <li>• Private donations from UNR Athletics</li> <li>• RDA, City funds</li> <li>• developers</li> </ul>

**NOTE: Cost estimates provided by SH Architecture and City of Henderson. LEED-CERTIFIED PROJECTS WILL ADD 10-15% TO COST TO BUILD.**

### STAFF RECOMMENDATIONS

1. Enter into an agreement with Sierra Nevada Aquatics Community for Moana Pool site.
2. Enter into agreement with UNR for site near campus.
3. Enter into agreement with Washoe County for joint facilities in North Valleys and South Valleys.
4. Research cost and timeline to build a recreation center on the Centex Homes site in Double Diamond.

**TABLE 15. Flat Fields**

Flat Fields							
Area	Location Site	Facility Capacity	Cost to Build	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	North Valleys Sports Complex	2 Flat fields	\$360,000 - \$390,000/field	\$11,285 - \$12,025/field	Washoe County	5-10 years	<ul style="list-style-type: none"> <li>• Washoe County</li> <li>• City of Reno</li> </ul>
North	Near UNR Campus	NCAA/FIFA stadium w/4 additional flat fields	\$360,000 - \$390,000/field	\$11,285 - \$12,025/field	UNR	5-10 years	<ul style="list-style-type: none"> <li>• UNR</li> <li>• City of Reno</li> <li>• RDA</li> </ul>
South	Huffaker Detention Basin	11-15 flat fields	\$360,000 - \$390,000/field	\$11,285 - \$12,025/field	Washoe County TRFP	5-10 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• Washoe County</li> <li>• TRFP</li> </ul>
Central	Mill Street Flood Plain	11-15 flat fields	\$360,000 - \$390,000/field	\$11,285 - \$12,025/field	Washoe County TRFP	2-5 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• TRFP</li> </ul>

**NOTE: Cost estimates are derived from an aggregate of recently constructed facilities and researched comparable city facilities as shown in Appendix 10.14 LEED-CERTIFIED PROJECTS WILL ADD 10-15% TO COST TO BUILD.**

**STAFF RECOMMENDATIONS**

1. Enter into agreement with TRFP to construct flat fields as one of the City’s contribution towards the recreation component of the flood project.
2. Enter into agreement with Reno Sewer division to install effluent lines to irrigate future flat fields.
3. Enter into partnership with RYSA to financially support and assist in maintenance of future flat fields.
4. Enter into partnership with UNR to build future flat fields near campus.
5. Enter into an inter-local agreement with Washoe County for joint-use of land.

**TABLE 16. Ball Fields**

Ball Fields								
Area	Location Site	Facility Type	Facility Capacity	Cost to Build	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	North Valleys Sports Complex	Baseball/softball	2 fields	\$550,000 - \$580,000/field	\$17,385 - \$18,525/field	Washoe County RYSA	5-10 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• Washoe County</li> </ul>
South	South Valleys Sports Complex	Baseball/softball	4 fields	\$550,000 - \$580,000/field	\$17,385 - \$18,525/field	Washoe County RYSA	5-10 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• Washoe County</li> </ul>
Central	Moana Site	Depends on aquatics facility size (possibly (1) 4-plex, 2 baseball, 2 softball)				RYSA	3-5 years	<ul style="list-style-type: none"> <li>• City of Reno</li> </ul>
South	Mill Street Flood Plain	Baseball/softball	(2) 4-plexes	\$550,000 - \$580,000/field	\$17,385 - \$18,525/field	TRFP RYSA Washoe County	2-5 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• Washoe County</li> </ul>
South	Huffaker Detention Basin	Baseball/softball	(2) 4-plexes	\$550,000 - \$580,000/field	\$17,385 - \$18,525/field	TRFP RYSA Washoe County	5-10 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• Washoe County</li> </ul>

**NOTE: Cost estimates are derived from an aggregate of recently constructed facilities and researched comparable city facilities as shown in Appendix 10.14 LEED-CERTIFIED PROJECTS WILL ADD 10-15% TO COST TO BUILD.**

**STAFF RECOMMENDATIONS**

1. Enter into an inter-local agreement with Washoe County for joint-use of land.
2. Enter into agreement with RYSA to assist in development and management of fields.

**TABLE 17. Tennis**

Tennis								
Area	Location Site	Facility Type	Facility Capacity	Cost to Build	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	Near UNR campus	Indoor/outdoor regional tennis center (NCAA)	14 courts	~\$60-\$90k/court	~\$6-\$7k/court	UNR USTA	5-7 years	<ul style="list-style-type: none"> <li>• UNR</li> <li>• City of Reno</li> <li>• RDA</li> </ul>
South	South Valleys Sports Complex	Outdoor tennis center	8 courts	~\$60-\$90k/court	~\$6-\$7k/court	Washoe County USTA	5-7 years	<ul style="list-style-type: none"> <li>• Washoe County</li> <li>• City of Reno</li> </ul>
Central	Reno Tennis Center	Indoor/outdoor regional tennis center (NCAA & USTA)	15-17 courts	~\$60-\$90k/court	~\$6-\$7k/court	UNR USTA	2-5 years	<ul style="list-style-type: none"> <li>• City of Reno</li> <li>• UNR</li> <li>• USTA</li> </ul>

**Note: Cost estimates provided by tennis surfacing vendor, PlexPave. LEED-CERTIFIED PROJECTS WILL ADD 10-15% TO COST TO BUILD.**

**STAFF RECOMMENDATIONS**

1. Enter into an inter-local agreement with Washoe County and UNR to expand Reno Tennis Center into a regional tennis facility; study deed restrictions, utilize athletic funds, Washoe County property and City funds.
2. Enter into partnership with UNR to build near campus.
3. Enter into an inter-local agreement with Washoe County for South Valleys site.
4. Explore entering into agreement with United States Tennis Association (USTA) to assist in court development and funding.

**TABLE 18. Multi-Sports Facility**

Multi-Sports Facility								
Area	Location Site	Facility Type	Facility Size	Cost to Build	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	Near UNR	Indoor track & field, soccer, tennis, football, baseball, softball, gymnastics, ice sports, etc.	200,000 sq ft	\$450 - \$500/sq ft	\$20 - \$25/sq ft	UNR	5-10 years	<ul style="list-style-type: none"> <li>• UNR</li> <li>• City of Reno</li> <li>• RDA</li> </ul>

**NOTE: Cost estimates provided by SH Architecture and City of Henderson. LEED-CERTIFIED PROJECTS WILL ADD 10-15% TO COST TO BUILD.**

**STAFF RECOMMENDATIONS**

1. Enter into partnership with UNR to construct multi-sports facility that would house indoor track and other sports opportunities.

**TABLE 19. Open Space & Trails**

Open Space & Trails							
Area	Location Site	Facility Type	Cost to Acquire	Maint & Ops Cost	Partnerships	Time Frame	Funding Sources
North	North Valley Playas 2,811 acres	Open space/trail	\$2,000- \$3,000/acre	\$4,500 - \$5000/linear mile \$3,300 - \$4,000/acre	Nevada Land Conservancy Swan Lake Advisory Board	5-10 years	City of Reno Foundations/Private Donations Nevada Land Conservancy Swan Lake Advisory Board
All	Peavine/Mt Rose Drainage Ways 4,343 acres	Open space/trail	\$3,000- \$3,400/acre	\$4,500 - \$5000/linear mile \$3,300 - \$4,000/acre	BLM Forest Service Washoe County	1-5 years	City of Reno Foundations/Private Donations BLM Forest Service Washoe County
Central	Truckee River Corridor 414 acres	Open space/trail	\$30,000- \$35,000/acre	\$4,500 - \$5000/linear mile \$3,300 - \$4,000/acre	Truckee River Flood Project Great Basin Institute Nevada Land Conservancy Washoe County Nevada State Parks Tahoe-Pyramid Bikeway	1-5 years	City of Reno Foundations/Private Donations Truckee River Flood Project Great Basin Institute Nevada Land Conservancy Washoe County Nevada State Parks Tahoe-Pyramid Bikeway
South	Steamboat Creek Corridor 1,515 acres	Open space/trail	\$8,000- \$15,000/acre	\$4,500 - \$5000/linear mile \$3,300 - \$4,000/acre	Truckee Meadows Trails Assoc Scenic Nevada Nevada Land Conservancy Washoe County	5-10 years	City of Reno Foundations/Private Donations Truckee Meadows Trails Assoc Scenic Nevada Nevada Land Conservancy Washoe County

**NOTE: Cost estimated appraised values were derived from 2007 Washoe County Assessor's office data.**

**STAFF RECOMMENDATIONS**

2. Continue to inventory trail corridors to identify gaps in the trail system.
3. Coordinate with Washoe County and Sparks on opportunities for leverage in acquisitions.
4. Continue to coordinate with Truckee River Flood Project to protect and enhance Truckee River corridor lands.
5. Develop agreement with non-profit partners to purchase, protect, and enhance priority properties.

## 6.9 Fiscal and Economic Impact

### 6.9.1 Fiscal

**Revenues:** Several revenue possibilities exist to help defray the maintenance and operating costs of the facilities:

- User fees
- Contract services
- Facility rental fees
- Tournament fees
- Concession fees
- Fundraising and partnerships
- Foundations

**Cost Recovery:** The ultimate goal is to achieve the highest cost recovery rate while balancing accessible services to the citizens of Reno.

**Maintenance & Operations:** References to maintenance and operations have included staff, utilities, equipment and supplies.

### 6.9.2 Economic Impact

Economic Impact (EI) is also another benefit of the proposed facilities. According to the Reno-Sparks Convention and Visitors Authority (RSCVA), there are many regional and national sports organizations across the nation looking for cities to host their tournaments. These tournaments bring in millions of dollars of tourism-based economic development. Reno has already seen success with the following tournaments as listed in Table 20 provided by the RSCVA.

**Table 20. Economic Impact of Existing Sports Tournaments in Washoe County<sup>2</sup>**

Tournament Name	Economic Impact
Volleyball Festival	\$10.0 million
NCal Volleyball	\$ 9.7 million
Jam On It Basketball	\$ 3.4 million
Senior Softball	\$ 2.4 million
World of Wrestling	\$ 1.8 million

The economic value of special events, sporting tournaments, and visitations to international, national, regional, and local park facilities, stadiums, and other related venues have been well documented in recent years.

<sup>2</sup> Economic Impact estimates in Table 20 provided by the Reno-Sparks Convention & Visitor's Authority (RSCVA).



Scientific research has shown that public investment into public parks and recreation facilities enhances the economic vitality of a community.

Scientific-based research performed by Dr. John L. Crompton of Texas A&M University, for the National Recreation and Park Association shows the EI of 14 different major sports events held across the country (See Appendix 10.15).

UNR staff contacted the Northern California office of the United States Tennis Association (USTA). Staff asked for an estimated economic impact for an improved Reno Tennis Center. The estimated number from USTA is \$512,000 and does not include gaming, shopping, entertainment or attendance of other special events. (See Appendix 10.17 for the analysis.)

Many facilities researched by staff generate revenues that exceed operating expenses. The University of Minnesota's University Aquatic Center has operated in the black since 1995 once it paid off state bonds. The facility earns at least \$100,000 after expenses each year. Other facilities and their revenues are as follows:

**Table 21. Examples of Revenue and Cost Recovery**

Facility	Revenue	Cost Recovery
Texas A&M Student Rec Center Natatorium	\$598,700	162%
University of Texas Jamail Texas Swimming Center	\$1,000,000	100%
Lancaster National Soccer Center	\$300,000	21%
Reggie Lewis Track & Athletic Center	\$1,441,000	100%

## 6.10 Assumption of Priorities Timeline

Table 22. New Recreation Priorities

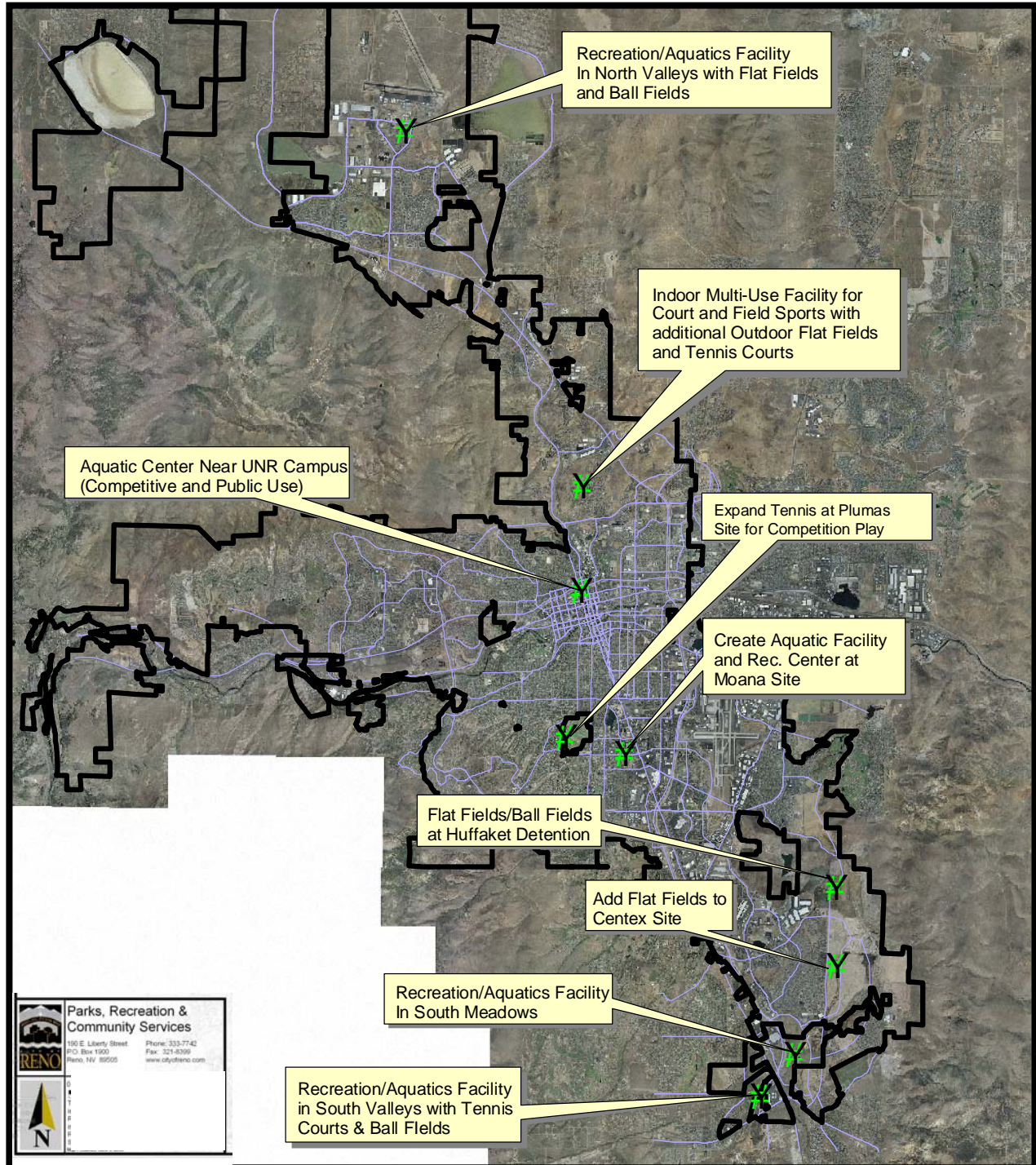
NEW RECREATION Priorities			
Staff Recommendation	Estimated Construction Time Frame	Facility Type	Location
1	3-5 years	Aquatics Center	Near UNR & Moana
2	2-5 years	Tennis Center	Reno Tennis Center
3	5-10 years	Rec Center	Double Diamond
4	11-15 years	Multi-purpose facility	Near UNR Campus
5	2-5 years	Open Space	various
6	2-5 years	Flat fields/ball fields	Mill Street
7	5-10 years	Flat fields/ball fields	Huffaker Detention Pond

Table 23. Existing Recreation Facilities

EXISTING RECREATION PRIORITIES				
Staff Recommendation	Time Frame	Facility	Improvement	Cost to Improve
1	1-2 years	Various	Implement Class 1 Repairs	\$5.4 million
2	1-3 years	Virginia Lake	Complete Phases 4 & 5	~\$1 million
3	1-2 years	Sky Tavern	Research entering into a long-term agreement (30 years) with Sky Tavern Junior Ski Program & Project Discovery	n/a
4	1-5 years	Rosewood Lakes Golf Course	Continue to work with City Council on the implementation, review and revision of the Rosewood Lakes Business Plan	\$1.56 million
5	1-5 years	Rosewood Lakes Golf Course	Continue to work with the City of Reno Sewer Department to implement effluent water use on Rosewood Lakes Golf Course.	\$25,000

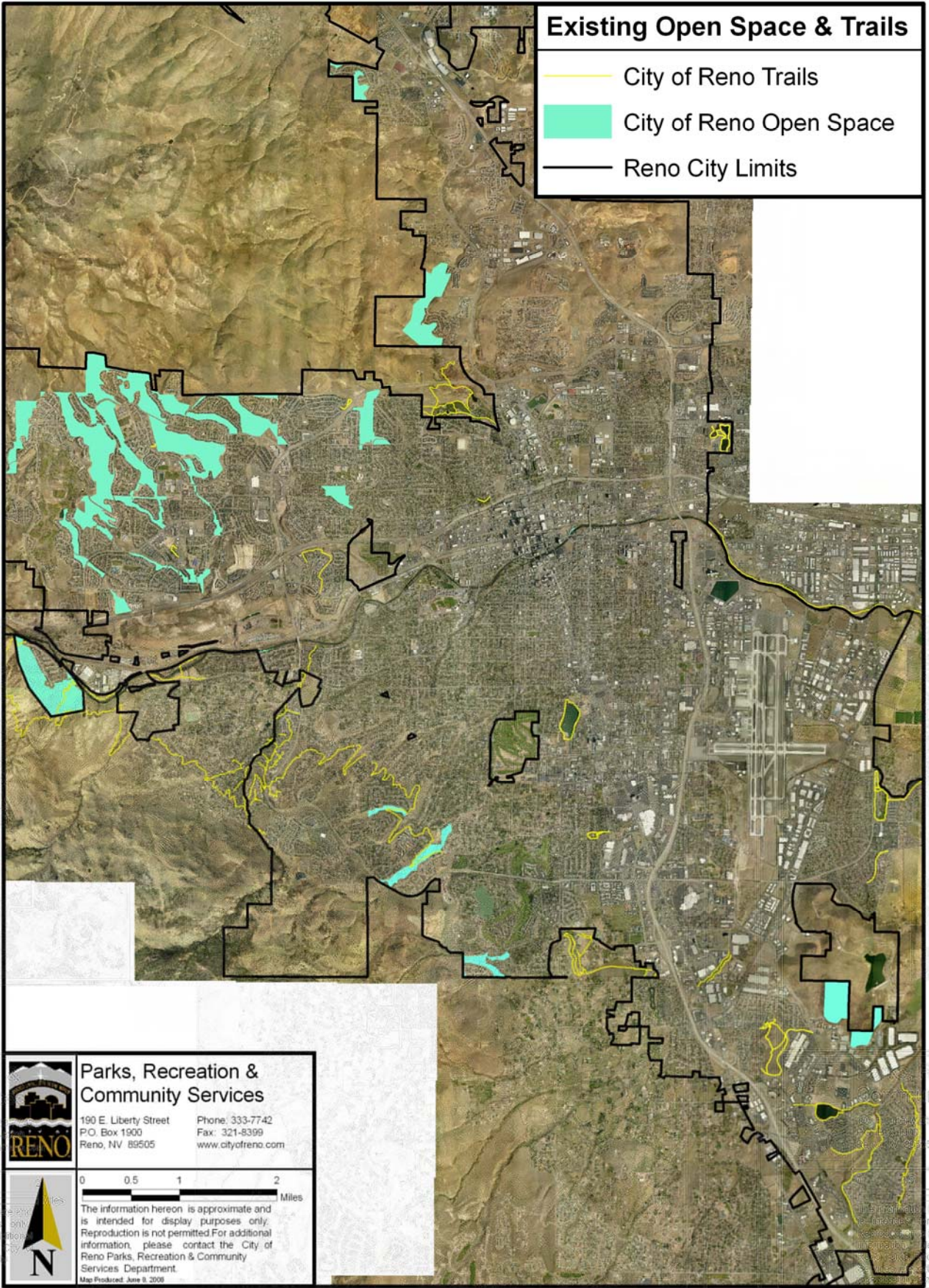
## 6.11 Recommended Locations

Specific parcels for brick and mortar facilities have not been identified. However, staff recommends the depicted general locations for future facilities.



### Existing Open Space & Trails

- City of Reno Trails
- City of Reno Open Space
- Reno City Limits



**Parks, Recreation & Community Services**  
190 E. Liberty Street Phone: 333-7742  
P.O. Box 1900 Fax: 321-8399  
Reno, NV 89505 www.cityofreno.com

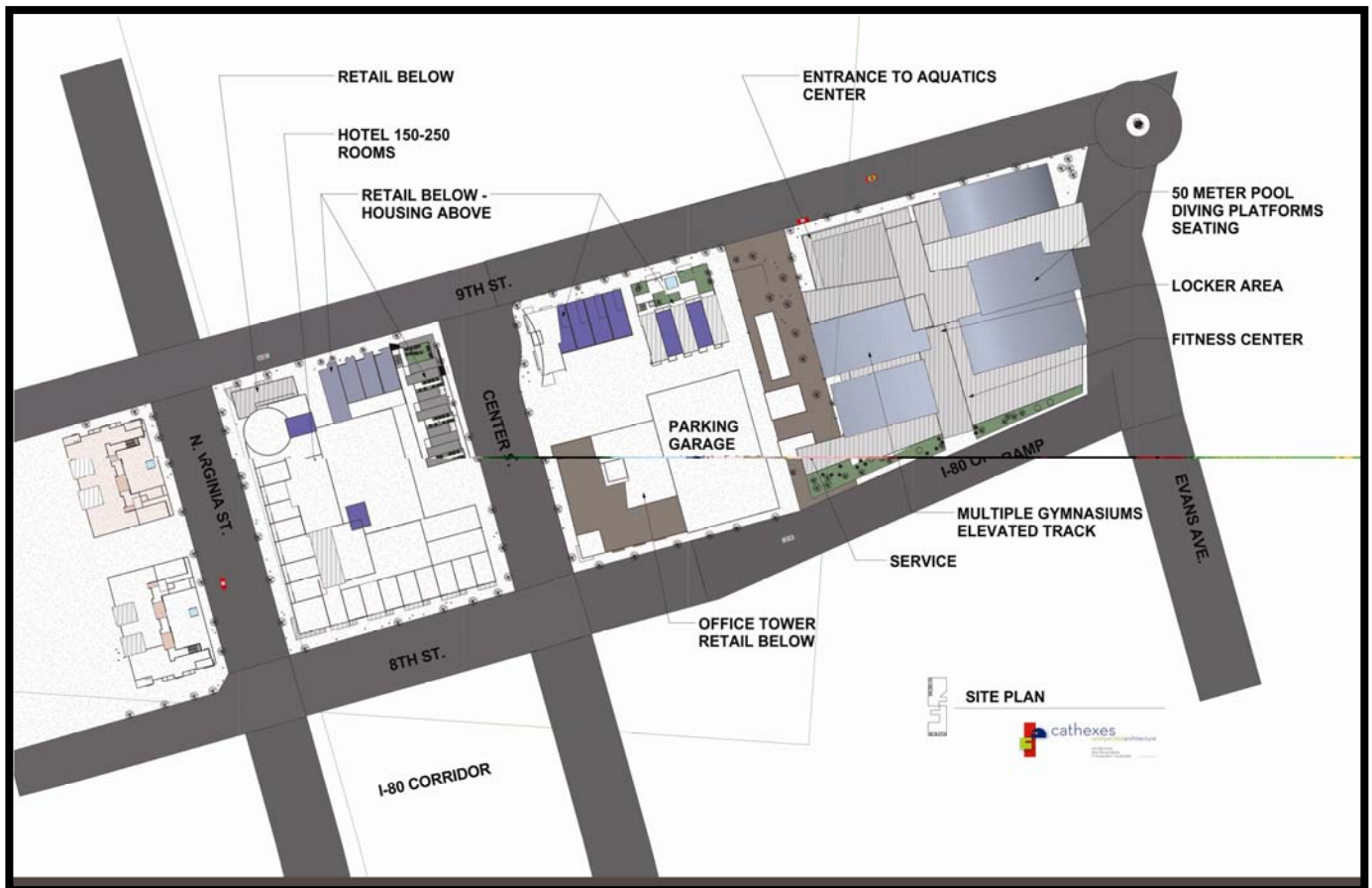


0 0.5 1 2 Miles  
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Parks, Recreation & Community Services Department.  
Map Produced June 8, 2009

## 6.12 Examples of Conceptual Layouts

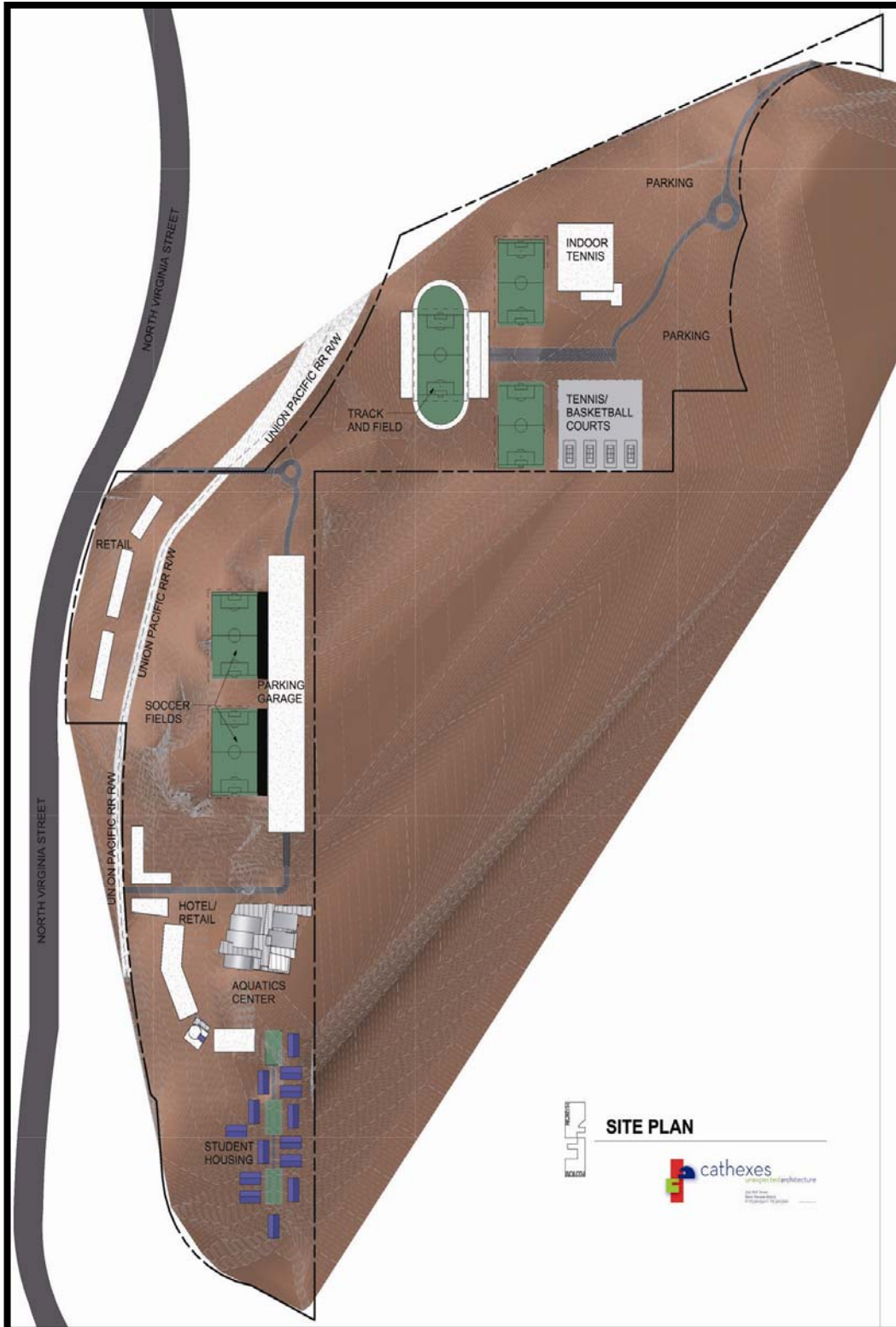
Staff sought out the assistance of Cathexes, a local architectural firm, to design preliminary conceptual layouts to visualize the potential of different land options. The layouts on the next two pages are for discussion purposes only. See Appendix 10.20 for additional drawings.

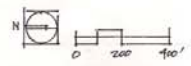
### 6.12.1 9<sup>th</sup> Street (between Sierra Street and Evans Avenue)



### 6.12.2 Comstock Area

(north of McCarran Boulevard, east of North Virginia Street)





CONCEPTUAL SITE PLAN.

UNIVERSITY VILLAGE

RENO, NEVADA

STAY GROUP 05/02/2008

## 7 Existing Facility Needs & Priorities

### 7.1 Facilities Condition Analysis

The City of Reno Public Works Building Technical Services (BTS) staff has prepared Facilities Condition Analysis (FCA) documents on all City of Reno facilities. There are 18 FCAs for PRCS facilities (see Appendix 10.9 for entire contents of PRCS FCAs). Within the FCAs, are suggested priority class project items based on critical needs. Over \$8.8 million is needed to complete the priority projects. **The dollar amounts provided by the Public Works Building Technical Services division are estimates and do not include inflation factors.**

**Table 24. Facilities Condition Analysis Summary**

	<b>Class 1 Immediate (0-2 years)</b>	<b>Class 2 Necessary (3-5 years)</b>	<b>Class 3 Long-Term (6-10 years)</b>	<b>Total</b>
California Building	\$160,000	\$10,000	\$70,000	\$240,000
Greenhouse	\$25,000	\$1,000	\$10,000	\$36,000
Horseman's Park	\$50,000	\$30,000	\$60,000	\$140,000
Idlewild Pool	\$703,000	\$180,000	\$40,000	\$923,000
McKinley Arts & Culture Center	\$77,000	\$5,000	\$40,000	\$122,000
Mira Loma Maintenance Shop	\$5,000	\$35,000	\$35,000	\$75,000
Northeast Community Center	\$873,000	\$864,000	\$345,000	\$2,082,000
Neil Road Recreation Center Campus	\$110,000	\$130,000	\$60,000	\$300,000
Northwest Pool	\$2,333,000	\$293,000	\$160,000	\$2,786,000
Oxbow Park	\$60,000	\$25,000	\$40,000	\$125,000
Paradise Park	\$100,000	\$30,000	\$65,000	\$195,000
Park Office & Urban Forestry	\$40,000	\$30,000	\$30,000	\$100,000
Plumas Gym	\$130,000	\$100,000	\$30,000	\$260,000
Rosewood Lakes Golf Course	\$100,000	\$100,000	\$80,000	\$280,000
Sky Tavern	\$35,000	\$35,000	\$60,000	\$130,000
Southside School	\$468,000	\$20,000	\$40,000	\$528,000
Traner Pool	\$410,000	\$115,000	\$30,000	\$555,000
<b>Total</b>	<b>\$5,679,000</b>	<b>\$2,003,000</b>	<b>\$ 1,195,000</b>	<b>\$8,877,000</b>

### 7.2 Capital Improvement Projects

In addition to the needs listed above in the FCAs, PRCS staff annually submits CIP projects for consideration 20 year segments. Existing funding sources have not kept pace with maintenance and replacement costs. Expanded or new sources of funding are needed, and must be explored as the aging infrastructure begins to fail. In some cases, long-term maintenance costs can be reduced or stabilized through capital improvement upgrades. The following summarizes maintenance, replacement and new facilities needs.

**Community Buildings** – The City owns and maintains eight community buildings/centers. Anticipated CIP needs total \$8,593,000 over the next 20 years. Appendix 10.10 lists location and specific capital and maintenance needs.



**Pools** – The City has two indoor pools and two outdoor pools needing approximately \$10.6 million in CIP over the next 20 years. Before Moana Pool was closed in November 2007, the CIP total was \$26.7 million. Due to the age and condition of the pools, as well as changes to “best practices,” newly available “green” technology and market driven new amenities, full replacement of some facilities is recommended. Appendix 10.10 lists location and specific maintenance needs.

**Parks** – The City currently has 81 parks totaling 826 acres that include “tot lots,” picnic facilities, parking lots, restrooms, turf, playgrounds, tennis courts, basketball courts, and volleyball courts. Staff also maintains 18 school sites through the Joint Use Agreement totaling another 40 acres. Annual maintenance totals \$3,062,098 (FY06/07 data). This figure includes direct labor costs at each site for maintenance staff (including benefits), equipment costs, most utilities and about 20% of supplies. Virginia Lake has completed two of five proposed phases of improvements. Shortfall of funding is estimated at \$1,427,000. The City also has 26 miles of developed trails which are maintained on an as-needed basis. There is one park currently under construction and three more in design and scheduled to open in 2008. Over the next twenty years, approximately \$38 million is estimated for CIP requests. Appendix 10.10 lists location and specific maintenance needs.

**Ball fields and flat fields** – The City owns 82 ball fields and flat fields requiring \$20,713,000 of CIP over the next 20 years, including new construction and renovation of existing facilities.

**Tennis courts** – The City owns and maintains 47 tennis courts. As directed by Council in July 2007, all courts are to be replaced with tension concrete. This construction method is a preferred alternative considering the age of our facilities and cost to reconstruct. An estimated \$4.6 million in CIP is needed over the next 20 years to accomplish Council’s directive. If fully maintained, tennis courts can last up to 30 years without needing to be rebuilt. None of the City’s courts have been adequately maintained, and therefore need substantial rebuild. In 2007, four courts at the Reno Tennis Center had new concrete poured and cured and are awaiting the application of the color coat. Anticipated completion is spring 2008. Total cost for the four courts is \$267,000. Two courts at Barbara Bennett Park and two courts at Whitaker Park were reconstructed with asphalt in 2007 for \$236,000.

**Rosewood Lakes Golf Course** – The City’s golf course operation and Business Plan was reviewed by City Council in April 2008. The required capital investment needs to be included in the City’s CIP program at a total of \$4.2 million. The course has experienced several changes over the past years with the installation of the effluent pipeline down the east side of the course and the maintenance of the underground sewer line beginning in May 2008. In conjunction with the City-wide sewer project, Rosewood Lakes will convert from drain runoff watering (Boynton Slough) to effluent water by July 2008. With the positive pressure generate through this use, the course will take the current pumping house offline (to be used as a redundant system) thus saving substantial electricity cost associated with this operation. Staff has also been directed to work with City Council on the implementation of the Golf Business Plan and long-term operations at Rosewood Lakes Golf Course.

**Sky Tavern** – The Sky Tavern facility is operated jointly by the City (rentals throughout the year), Sky Tavern Junior Ski Program (STJSP; winter ski activities) and Project Discovery (spring and summer ropes course programming). The City is currently in discussions with STJSP and Project Discovery to offer additional recreational opportunities to the community year-round. This will require a long-term extension for both organizations to seek funding sources and partnerships.

**10 North Virginia Plaza** – Currently ice rink support services such as skate rentals, Zamboni storage, chiller and public restrooms operate out of temporary facilities. Depending on private development on the east side of the plaza, permanent facilities may be provided through long-term lease agreements. One option to permanently house support functions, as well as provide opportunities for non-ice rink activities could include City-built facilities. With the delay in construction of the canopy, the ice rink will continue to experience issues with sun and wind exposure. Staff is analyzing options for a sound system that had been initially planned to be included with the canopy construction. Estimated costs for a stand-alone light and sound system \$750,000 (requested in previous years' Program Change Request (PCR)). The rink itself will require a minimum of \$150,000 every 5 years (\$600,000 in 20-year CIP) to replace dasher boards.

**Whitewater Park** – The current Whitewater Park has no funding projections for repair and replacement. A second Whitewater Park (or extension of the first park) is on hold pending further discussion and outcome of changes in eco-channel project and identification of capital and operating funding sources and is tentatively estimated at \$3.35 million.

**Green House** – The City's greenhouse is in need of \$24,000 immediate upgrades to the roof, front door, and increased protection of the gas main and backflow. In total over the next twenty years, \$400,000 has been requested in CIP.

#### **Recent acquisitions**

Over the past 10 years the City has completed 168 parks projects, ranging from upgrades to existing facilities to building new facilities, at a total investment of \$41,387,716.

**Foster Drive** – The City recently acquired the Foster Drive recreation center facilities. Several items that require immediate attention on these facilities have been initiated in spring 2008, and will be completed at an estimated cost of \$96,247. An engineering/structural firm is evaluating the existing structural reports and facilities and should be complete by summer 2008. Depending on the renovation or demolition/new construction option chosen, staff estimates a minimum of \$5.2 million to fully renovate 28,000 square feet, and demolish and rebuild 5,000 square feet, and up to \$10.7 million to demolish the entire facility and rebuild.

**Open Space** – The Open Space and Greenways Master Plan was adopted by the City Council in March 2007. The City Council has approved a position to help administer the plan, and startup funds for the position of \$200,000. In FY07-08, City Council approved the recommendation of the stakeholders that 75% of those funds are to be used for land acquisition and 25% to supplement the operating budget of Park Planning for contracting specific work to administer the plan.

Estimated costs for the 20-year open space and trails maintenance program depend upon the level of service provided. Costs range from \$1.5 million to \$14.2 million. Acquisition of new land is addressed in Appendix 10.5 and is estimated to cost between \$43 million and \$60 million.

## 7.3 STAFF RECOMMENDATIONS | EXISTING FACILITY NEEDS

### STAFF RECOMMENDATIONS

1. Implement Class 1 repairs for all facilities.
2. Seek partnerships to leverage public funding to complete Phases 4 & 5 of the Virginia Lake Restoration Project.
3. Continue to work with the City of Reno Sewer Department to implement effluent water use on Rosewood Lakes Golf Course.
4. Continue to work with City Council on the implementation and review of the Rosewood Lakes Business Plan.
5. Enter into a long-term partnership agreement with Sky Tavern Junior Ski Program for programming at Sky Tavern Lodge and Ski Hill for operations.
6. Enter into a long-term partnership agreement with Project Discovery for programming of ropes course activities at Sky Tavern.

## 8 FUNDING OPTIONS

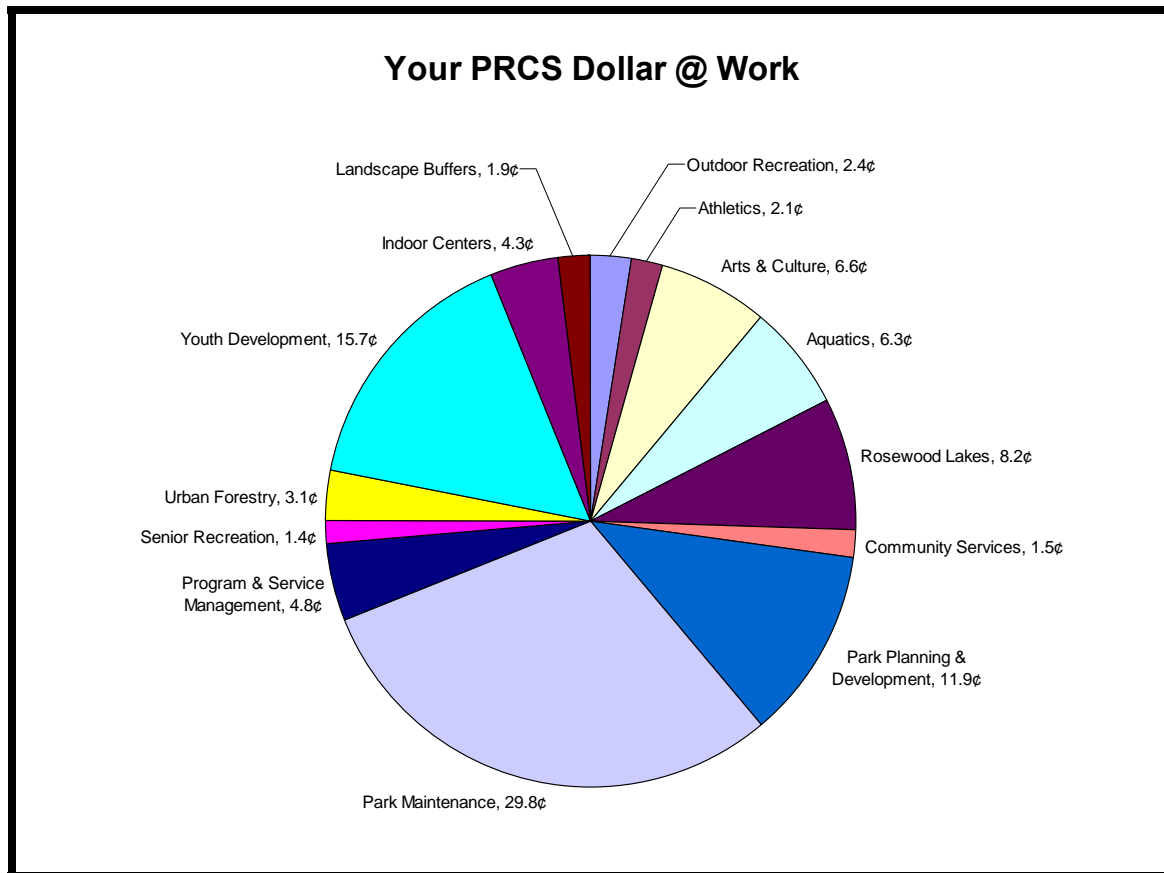
Reno is seen as the regional provider for parks and recreation; as such, the identification of consistent funding is critical to the future success of the City's plan. As a regional provider, Reno citizens as well as Sparks and Washoe County unincorporated residents are able to use City of Reno facilities. Shared funding must be explored so that Reno residents are not burdened with the entire cost.

The FY07/08 Budget for PRCS was \$22,863,131 (approved FY08/09 \$19,799,821). PRCS funding sources include:

- General Fund 49%
- User Fees & Grants 21%
- Capital Projects 16%
- Golf Fund 9%
- Room Tax 5%

Chart 1 shows the allocation of resources towards PRCS services.

Chart 1



## Property Taxes Supporting Parks & Recreation

### Assessed Valuation

Using the City's formula (property tax rate is \$0.9456 per \$100 of assessed valuation) the average homeowner pays the following to the City of Reno in property tax each year:

- \$150,000 house \$497
- \$200,000 house \$663
- \$250,000 house \$828
- \$300,000 house \$994

### Portion of Property Tax for Parks and Recreation

Since 6.55% of a homeowner's property tax dollars go towards Parks and Recreation, the average homeowner pays the following specifically for parks and recreation each year:

- \$150,000 house \$32.55
- \$200,000 house \$43.43
- \$250,000 house \$54.23
- \$300,000 house \$65.11

The City of Reno is at its tax cap; there is limited ability to increase the property tax without voter approval.

## 8.1 List of Funding Options

Staff has researched possible funding options for recreation facilities. ***It is important to note that the list below is intended as a global reference and does not imply that any decisions have been made as to which types of additional funding the City of Reno should secure.*** The following options are provided to generate discussion of possible capital project funding sources:

- A. Private Donations
  - Community and business leaders
  - University athletics donors
  - Local swim clubs/athletic teams
  - Corporate sponsorships/naming rights
  - Foundations
- B. Public/Private Partnership
  - Capital match between private investors with local governments, University, and WCSD to provide matching funds or in-kind contributions
- C. Ongoing Operations Revenue to Repay Debt
  - Tournament revenue
  - Concessions
  - Facility rental/usage fees
- D. Franchise Fees
  - Possibility of raising City of Reno franchise fees on utilities (under the state authorized 5% cap) to pay for recreation capital improvements

- E. Creation of a Local Improvement District to Fund Recreation Facilities
- Under current NRS 271, a city may create a local improvement district for a “park project” and levy assessments on benefited properties
  - Additionally, Incline Village General Improvement District (IVGID) under NRS 318 has used this authority to set fees for recreation facilities and include those on resident property tax rolls (may require state law change)
- F. 2008 Washoe County Sales Tax Advisory Ballot Question
- Advisory ballot question to raise sales tax county wide
  - Washoe County Board of County Commissioners must approve ballot language in early July, with July 21 deadline for submittal to registrar
  - Ballot Question placed on November 2008 General Election
  - Bill draft introduced and passed at the 2009 Legislature implementing the sales tax to take effect October 2009
- G. 2008 City of Reno Property Tax Bond Question (override)
- Proposal would allow City of Reno to issue general obligation bonds backed by a property tax levy
  - Must submit proposal to Debt Management Commission
  - Must submit bond question to Registrar by July 21, 2008
  - Bond question on November 2008 for City of Reno
  - If passed city wide, then municipality can issue the bonds
- H. 2009 State Legislative One-shot Funding
- Approach legislator to sponsor a bill in 2009 to support specific funding from the State for capital construction
  - Timeline – now through start of 2009 Session (February 2009)
- I. 2009 State Legislation Creating or Expanding Taxes in Washoe County
- Approach Washoe County legislative delegation with several new or increased revenue sources (Rental car tax, room tax, etc.) to be used for capital construction
- J. Federal Funding
- Pursue an Economic Development Initiative (EDI) in 2009 (FY 2010) for capital construction
  - Possibility of utilizing Section 108 funds against future Community Development Block Grant (CDBG) funding
  - University federal education funding for capital projects
  - Recreational Trails Program - [www.fhwa.dot.gov/environment/rectrails/rtpstate.htm](http://www.fhwa.dot.gov/environment/rectrails/rtpstate.htm)
  - Safe Routes to School (SRTS) - <http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm>
  - Environmental Education Grants Program - [www.epa.gov/enviroed/grants.html](http://www.epa.gov/enviroed/grants.html)
  - Land and Water Conservation Fund - [http://www.ncrc.nps.gov/programs/lwcf/Contact\\_list.html#AL](http://www.ncrc.nps.gov/programs/lwcf/Contact_list.html#AL)
  - Child and Adult Care Food Program (CACFP) - [www.fns.usda.gov/cnd/cacfp/cacfphome.htm](http://www.fns.usda.gov/cnd/cacfp/cacfphome.htm)
  - Summer Food Service Program (SFSP) - [www.fns.usda.gov/cnd/Summer/contacts.html](http://www.fns.usda.gov/cnd/Summer/contacts.html)
  - Special Recreation Program – Office of Special Education and Rehabilitation Services - [ed.hofler@ed.gov](mailto:ed.hofler@ed.gov)

- Physical Education Program (PEP) Program - <http://www.ed.gov/programs/whitephysed/index.html>
- Drug-free Communities Support Program - <http://drugfreecommunities.samhsa.gov>
- Incentive Grants for Local Delinquency Prevention Programs (Title V) - <http://ojjdp.ncjrs.org/titlev/index.html>
- Steps to a Healthier US Grants - [www.healthierus.gov/steps/grantees.html](http://www.healthierus.gov/steps/grantees.html)
- YMCA / Steps Community Collaborative Projects - <http://www.healthierus.gov/steps/YMCASSteps.htm>
- Federal Education Grants Available - [guastella@nlc.org](mailto:guastella@nlc.org)

#### K. Other

- American Trails - [www.americantrails.org/resources/fedfund/index.html](http://www.americantrails.org/resources/fedfund/index.html)
- Bikes Belong Coalition, Ltd. - [www.bikesbelong.org](http://www.bikesbelong.org)
- American Hiking Society - [www.AmericanHiking.org](http://www.AmericanHiking.org)
- REI - [www.rei.com](http://www.rei.com)

## 8.2 Partnership Opportunities

While it is a challenge to determine the community and university needs, the greater challenge by far is determining how to pay for the needed facilities. The previous section discussed a variety of funding approaches that might be utilized. This section focuses on partnership opportunities.

Traditional approaches to funding and developing municipal recreation facilities are characterized by the following:

- Individual entities with separate dedicated funding sources.
- Sole provider of facilities and services with minimum partnership agreements.

The following broad trends nationally over the course of the past 25 years have increasingly stretched the ability of local governments to provide necessary public services and infrastructure by traditional means:

- Aging of the nation's infrastructure, requiring replacement.
- Tax shift initiatives of the 1980's marked a sea change in the way local governments approached the financing of facilities and services. These measures have challenged local governments to find adequate funding sources to meet service and infrastructure needs. Doing "more with less" has become the mantra for local government financing.
- Simultaneously, Federal and State Governments have continued unabated in the practice of creating unfunded mandates that shift the financial burden for Federal and State policy decisions and initiatives to local governments.
- Moreover, the legalization of Native American gaming in California has likewise negatively impacted both State and local governments in Nevada.

A review of local history of development of joint use facilities between cities, county, and Washoe County School District (WCSD):

- As a matter of economy, the WCSD and Cities of Reno and Sparks, as well as Washoe County, began partnering in the early 1970's in the building of flat field type park facilities together with the construction of new elementary and middle schools. Although the County discontinued participation for a several year period during the 1990's, that practice continues today with the Cities of Reno and Sparks joining together with the WCSD. Joint use agreements have also been employed for maintenance and operation (M&O) purposes.

- With continual competition for state and local funding sources, public entities such as the Cities of Reno and Sparks, Washoe County, the WCSD, and the University of Nevada have been and will continue to be increasingly challenged to find ways in which to meet the funding needs required to provide necessary facilities.
- While there are a number of specific City-University partnerships for a variety of public facilities or services, there has only been one found that has involved a major recreation facility. That partnership involves the University of Cincinnati, Ohio, and the City of Cincinnati, Ohio (see Appendix 10.14.12 for more information).
- Locally, while it has been common practice since the early 1970's for the Cities and County to partner with the WCSD, such an approach has not been utilized for projects that have joint use capability such as between the University of Nevada and the City of Reno. In that regard, present circumstances may result in a partnership that has, at the least, no historically recent precedent.
- A City-University partnership represents a form of “due diligence” in that it reflects a concerted effort to leverage the resources of the University and City in building new joint-use facilities that historically were financed by each individual entity. In doing so, both the City and University are making a conscious choice and effort to get the utmost value out of the taxpayer's dollars.
- Local governments have placed ballot measures before the voters in an effort to secure land and facility funding. While only some have been successful, these measures reflect local government's commitment to our most important partners -- our citizens.

As this report has evolved, it has become clear that a number of projects contemplated in this report are likely candidates for financial partnership approaches in which financial resources can be leveraged to build facilities that each individual entity might not be able to afford. With such an approach, it will be key to the success of the effort to ensure that each entity will be able to maximize their use of the facilities.

In the present case, based on initial analysis by both City of Reno staff and University of Nevada staff, a variety of projects have the capability of joint use. In particular, the following list of commonly needed facilities has been analyzed by UNR and City staff and preliminarily found to present joint use opportunities:

- Aquatics Center
- Tennis complex (Note that this project would also involve the County as a partner together with the City and University.)
- Soccer/flat field facilities (Note additional partnership opportunities with the Flood Project Coordinating Committee)
- Multi-purpose “big box” facility.

While the mechanics of joint use may be challenging to develop, the payoff in leveraged resources makes it well worth the effort (reference again the Cincinnati model). Preliminarily, it appears feasible to develop joint use protocols for most, if not all facilities that might be targeted as partnership opportunities.

Given the above, it is both prudent and logical to have staffs of the City and the University of Nevada continue to jointly explore and refine partnership opportunities including joint use protocols. Additionally, it is prudent to continue to explore, analyze, and develop potential joint use projects with the Flood Project Coordinating Committee as opportunities arise. Locally, it is a unique confluence of necessity and opportunity that presents itself to our community.

Additionally, City Council may want to consider exploring a partnership with the RSCVA in regards to the Reno-Sparks Livestock Events Center (RSLEC) plan. The RSCVA is in the process of identifying a financing plan to address RSLEC capital needs for the next 10-15 years. While this facility is geared toward equine events, other activities can take place on the grounds. City staff's mission is to provide publicly accessible recreation facilities and a partnership with the RSCVA may be a possibility depending on the future uses of the RSLEC.



### 8.2.1 Partnerships In Progress

- **Reno Tennis Center** – The City of Reno has the ability to partner with the University of Nevada Athletics Department and Washoe County to expand Reno Tennis Center into a regional facility, capable of hosting NCAA and some USTA tournaments.
- **Moana Pool** – The City of Reno has the ability to partner with the Sierra Nevada Community Aquatics (SNCA) group to collaborate in the construction of a new state of the art aquatic facility serving the greater Reno area.
- **Foster Drive** – The City of Reno received over \$3 million in grant pledges to purchase the Wiegand Youth Center and the Link Piazzo Youth Center (old YMCA buildings) on Foster Drive. Another \$1 million was secured to remodel the Wiegand Youth Center.
- **Virginia Lake Park** – The City of Reno will be looking to increase partnerships to complete the remaining phases of restoring Virginia Lake. Staff intends to collaborate with many area businesses in accomplishing this process; however, City of Reno funding will also be needed as listed in the 20-year CIP Projects list (see Appendix 10.10).
- **Reno Youth Sports Association** – The City of Reno has been in partnership with the Reno Youth Sports Association (RYSA) since 2001 overseeing over 111 athletic fields. RYSA schedules all the youth sport leagues (soccer, baseball, football, girls softball, lacrosse, and cheerleading). Additionally, RYSA has contributed over \$200,000 towards maintenance and improvements of the athletics fields.
- **University of Nevada, Reno** – The City of Reno, private developers and UNR are currently exploring joint-development options which would include public recreation facilities to serve both UNR and community needs.

### 8.3 City of Oklahoma City – Metropolitan Area Projects (MAPS)

A successful example of securing additional funding to build and upgrade facilities is MAPS. This was a holistic approach and greatly impacted the economic benefit to the city.

MAPS is Oklahoma City's visionary capital improvement program for new and upgraded sports, recreation, entertainment, cultural and convention facilities. The projects began on December 14, 1993, when voters approved the MAPS sales tax, and were completed on August 17, 2004 with the dedication of the Ronald J. Norick Downtown Library.

It is believed Oklahoma City is the first city in the country to undertake a public facility enhancement project of this size. MAPS was funded by a temporary one-cent sales tax approved by city voters in December 1993, and later extended an additional six months. The tax expired on July 1, 1999. During the 66 months it was in effect, over \$309 million was collected. In addition, the deposited tax revenue earned about \$54 million in interest, which was applied towards the MAPS project.

The Mayor appointed a mandated 21-member citizen oversight board shortly after voters approved the projects. The board reviews project components including financing and site location and then makes recommendations to the City Council. The MAPS board led the public review process for the MAPS Master Plan, which the Council approved on February 14, 1995. The board was dissolved on June 22, 2004.

Day to day operations are handled by the MAPS office, whose staff members are all City employees.

The nine elements of MAPS are: the new AT&T Bricktown Ballpark, renovation of the Myriad (now Cox Business Services Convention Center), improvements at the state fairgrounds, the Bricktown Canal, a new Library/Learning Center, new trolleys, a near-rebuilding of the Civic Center Music Hall, improvements to the North Canadian River, and construction of the Ford Center.<sup>4</sup>

Appendix 10.16 contains an executive summary of the Impact Analysis of MAPS and Other Significant Central City Investments in Oklahoma City. The study was completed by Larkin Warner, Regents Professor Emeritus at Oklahoma State University.

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<sup>4</sup> City of Oklahoma City. [www.okc.gov/maps/index.html](http://www.okc.gov/maps/index.html)



## 9 WALKER•MACY ASSESSMENT

Walker Macy has been serving communities throughout the West for over 30 years, assisting in determining recreational priorities and with decision-making related to location, type and quality of facilities. They bring experience in site selection and development of aquatic centers, sport field complexes, and regional, community and neighborhood parks. They also have expertise in the development of open space networks, trails and providing places for people to enjoy nature. Through a wide range of parks and open space projects, Walker Macy has gained a good understanding of public needs and desires in the provision of a well-balanced system of recreational facilities.

Walker Macy assessed the available information, discussed the community's needs with staff, toured representative facilities, met with the Recreation Facilities Team and provided their professional recommendations related to needs and planned locations of facilities. This work is intended to provide an overall objective assessment based on the current information available.

### Executive Summary

#### City of Reno Recreation Facilities Report Assessment

Walker Macy - April 24<sup>th</sup>, 2008

#### Introduction

Walker Macy Landscape Architects and Planners were hired by the City of Reno to provide an independent assessment of the Park, Recreation and Community Services Department's (PRCS) evaluation of needs, location and financial viability of recreational facilities. We commend the city for its efforts and concur with the overriding focus on *livability, economic vitality, and sustainability*.

#### Process

Walker Macy reviewed the pertinent literature, toured representative city parks, met with the city staff and the Recreational Facilities Team to clarify goals and gain a more thorough understanding of the efforts to date. Through an interactive process with staff, we formulated the set of recommendations below:

#### Findings/Recommendations

##### *Current City Facilities and Future Needs*

- Reno PRCS has comprehensively inventoried the available parks, open space and existing recreational facilities within city jurisdiction. Other facilities used by the public such as Washoe County and other public lands should be included in this inventory in order to fully understand and communicate to the public the recreational opportunities in the region.
- Walker Macy concurs with the City's new standards for park acreage per population.
- The needs assessment for current conditions appears to be well founded. The assessment for future needs could benefit from further, detailed evaluation and from including recreational facilities that are used by residents, but under the management of other jurisdictions.
- Providing facilities that accommodate needs in north, central and south Reno will conveniently serve the broadest cross-section of the community.
- The development of new neighborhood parks should be carefully considered to select locations in easily accessed, publicly-acknowledged locations that encourage use.

##### *Public Surveys*

- Ongoing public preference surveys have provided useful information relative to public needs and desires. Recent surveys have indicated a number of non-residents use Reno facilities further underlining the need for a multi-jurisdictional evaluation of the total service provided by all parks, open space and recreation facilities in the region.

### *Regional Recreational Opportunities and Efficiencies*

- The City should seek expanded partnerships with all regional entities providing recreational facilities, to maximize benefit to the community in the most cost-effective manner possible.
- The City should continue to work with county, state and federal agencies to ensure that new and adequate access is provided to surrounding open space and that ecosystem protection objectives are recognized in the city's open space planning.

### *Linkages*

- The current park system would benefit greatly from a concerted effort to connect as many facilities as possible through a series of trails and greenways. These linkages will help distribute park use, provide safe access for bicycle riders and pedestrians, connect people to their environment and establish a key component of livability to the City.
- It is strongly recommended that all City agencies work together to complete a comprehensive, uninterrupted riverfront trail system along the Truckee River, punctuated by a series of larger public gathering spaces, linking parks, open space, cultural facilities, businesses and housing.

### *Partnerships*

- The city should pursue potential partnerships with the University of Nevada, Reno (UNR) in the development of a new aquatic center and a tennis center and other sports facilities.
- Continuing to partner with the Washoe County School District to provide ball fields for public and school use is a good strategy that benefits the entire community.
- Washoe County and the City of Sparks currently operate several well-maintained sports facilities close to Reno, some of which are used by Reno residents and non-residents. Forming partnerships with these entities can provide access to recreational facilities that benefit the community in a cost effective manner.
- The City should evaluate partnerships with private sports facility developers as one means of providing services to the community in the face of funding shortages.

### *Establishing an Identifiable Presence*

- In order for recreation facilities to be financially supported in the long term, the benefits of the City's parks and recreation system should be clearly articulated and understood by the public. Developing advocacy groups such as a Parks Foundation can greatly assist in the future support of parks, trails and open space.

### *Investment and Economic Return*

- There are a range of tools to measure economic return from sports facilities. These include
  1. the facility's ability to be self supporting;
  2. income to pay for capital costs, and/or support maintenance and operations;
  3. the ability to provide economic return, meaning income to fund other activities and/or economic return to the community.
- Due to the wide variation in possible development and operations, detailed analysis of specific proposed facilities is recommended.

- The following economic return ratings can generally be assumed:

<b>FACILITY</b>	<b>ABILITY to SELF-SUPPORT</b>	<b>ECONOMIC RETURN</b>
<b>Sports field complexes (competition-oriented)</b>	<b>Medium</b>	<b>High</b>
<b>Aquatic Centers (Community-scale)</b>	<b>Low</b>	<b>Low</b>
<b>Aquatic Center (Regional-scale, with wide range of facilities and ability to host competitions)</b>	<b>Medium</b>	<b>High</b>
<b>Recreation Centers</b>	<b>Low</b>	<b>Medium</b>
<b>Tennis Centers</b>	<b>Medium</b>	<b>Medium</b>
<b>Tennis Centers (competition-oriented)</b>	<b>Medium</b>	<b>High</b>

*Capital Funding*

- From our perspective, PRCS has done a thorough analysis of available financing options.
- The creation of a State Land Trust Grant Fund would be beneficial to communities throughout the state in purchasing and developing parks and open space.
- Work to secure grant funding available through Nevada’s Department of Conservation and Natural Resources - State Parks Division and State Lands Division.
- The city should proactively purchase land for future development prior to the projected need as a way of reducing future park land investment costs.

The full assessment report is in Appendix 10.8.



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## 10.1 Level of Service

**TABLE 1. City of Reno Parks, Recreation and Community Services Department  
Adjusted Park Development Level of Service Standards**

Park by Category (Acres per Population)	Current Standard LOS	Reno Adjusted LOS	Current Inventory 2007 (Acres)	Adjusted Level of Service Standard for 2006 Census (210,255)	Acres Difference (+/-)
Pocket Park	N/A	N/A	13	13	0
Neighborhood Park	3.5 ac. / 1,000	2.0 ac. / 1,000	285	421	-135
Community Park	2.5 ac. / 1,000	3.5 ac. / 1,000	388	736	-348
Regional Park	County Provides	County Provides	143	143	0
Total Park Acres			829	1,312	-483

Park Amenities (Quantity per Population)	Current Standard LOS	Reno Adjusted LOS	Current Inventory 2007 (Number)	Adjusted Level of Service Standard for 2006 Census (210,255)	Difference (+/-)
Permanent Restroom	1 / 5,000	1 / 5,000	45	42	3
Picnic Shelter	1 / 5,000	1 / 5,000	46	42	4
Basketball Court	1 / 5,000	1 / 5,000	50	42	8
Tennis Court	1 / 10,000	1 / 5,000	47	42	5
Volleyball Court	1 / 20,000	1 / 20,000	10	11	-1
Ball Diamond	1 / 7,500	1 / 5,000	35	42	-7
Flat Field	1 / 10,000	1 / 7,500	17	28	-11
Playground	1 / 5,000	1 / 5,000	49	42	7
Skate Park/Skate Area	1 / 50,000	1 / 50,000	6	4	2
Spray Pad/ Sprayground	1 / 20,000	1 / 20,000	7	11	-4

Special Use Facilities (Quantity per Population)	Current Standard LOS	Reno Adjusted LOS	Current Inventory 2007 (Number)	Adjusted Level of Service Standard for 2006 Census (210,255)	Difference (+/-)
Community Hall	1 / 50,000	1 / 50,000	4	4	0
Recreation Center	1 / 50,000	1 / 50,000	2	4	-2
Arts & Culture Center	1 / 100,000	1 / 100,000	1	2	-1
Aquatic Complex	1 / 50,000	1 / 50,000	1	4	-3
Neighborhood Pool	N/A	N/A	3	3	0
Golf Course-18 Hole	1 / 100,000	1 / 100,000	1	2	-1

**Table 1 Notes:**

Current Inventory includes Washoe County School District facilities scheduled & maintained by the City through the joint use agreement.

Pocket Park: Up to 1 acre, typical service area is 1/4 mile radius, serving 200 -1,000 people: Not a recommended LOS (Downtown infill excepted).

Neighborhood Park: 5-10 acres, typical service area is 1/2 mile radius, serving 3,000 - 6,000 people.

Community Park: 10-50 acres, typical service area is 1 - 2 mile radius, serving 20,000 - 40,000 people.

<sup>1</sup> City of Reno Master Plan “Public Services, Facilities, and Infrastructure.” October 2007. Table updated 04.18.2008



## 10.2 Gap Analysis

A gap analysis (GA) was also created based on 2002 Census population data. The GA examines gaps in LOS and is broken out by park district. The numbers for fields represent game-ready fields only. Fields suitable only for practice are not included.

Table 12. City of Reno PRCS 2007 Level of Service/Gap Analysis Report

Park Acreage per Population		North Valleys	West Reno	Central Reno	South Valleys	Future Service Area	Total
<b>2002 Census Population Data</b>		<b>24,902</b>	<b>88,433</b>	<b>56,966</b>	<b>19,813</b>	<b>N/A</b>	<b>190,114</b>
<i>(Data Provided by the City of Reno Community Development Department )</i>							
<b>Pocket Parks</b> <i>Pocket parks may be provided by private owners, but are not a desired city -owned category.</i>	<b>Existing</b>	0	6	3	2	0	11
	<b>Standard</b>	N/A	N/A	N/A	N/A	N/A	N/A
	<b>Gap</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Neighborhood Parks</b> 2.0 acres per 1,000 population	<b>Existing</b>	20	142	52	61	0	275
	<b>Standard</b>	50	177	114	40	0	380
	<b>Gap</b>	<b>-30</b>	<b>-35</b>	<b>-62</b>	<b>21</b>	<b>0</b>	<b>-105</b>
<b>Community Parks</b> 3.5 acres per 1,000 population	<b>Existing</b>	84	223	110	0	0	417
	<b>Standard</b>	87	310	199	69	0	665
	<b>Gap</b>	<b>-3</b>	<b>-87</b>	<b>-89</b>	<b>-69</b>	<b>0</b>	<b>-248</b>
<i>Regional Parks are provided by Washoe County.</i>							
Special Use Facilities		North Valleys	West Reno	Central Reno	South Valleys	Future Service Area	Total
<b>Recreation Centers</b> 1 center up to 50,000 population	<b>Existing</b>	0	0	2	0	0	2
	<b>Standard</b>	1	2	1	1	0	5
	<b>Gap</b>	<b>-1</b>	<b>-2</b>	<b>1</b>	<b>-1</b>	<b>0</b>	<b>-3</b>
<b>Aquatic Complex</b> 1 complex up to 50,000 population	<b>Existing</b>	0	2	0	0	0	2
	<b>Standard</b>	1	2	1	1	0	5
	<b>Gap</b>	<b>-1</b>	<b>0</b>	<b>-1</b>	<b>-1</b>	<b>0</b>	<b>-3</b>
<b>Flat Athletic Fields</b> 1 field up to 7,500 population	<b>Existing</b>	0	9	8	0	0	17
	<b>Standard</b>	3	9	6	2	0	20
	<b>Gap</b>	<b>-3</b>	<b>0</b>	<b>2</b>	<b>-2</b>	<b>0</b>	<b>-3</b>
<b>Ball Diamonds</b> 1 field up to 5,000 population	<b>Existing</b>	4	23	9	0	0	36
	<b>Standard</b>	5	18	11	4	0	38
	<b>Gap</b>	<b>-1</b>	<b>5</b>	<b>-2</b>	<b>-4</b>	<b>0</b>	<b>-2</b>

Park Amenities per Population		North Valleys	West Reno	Central Reno	South Valleys	Future Service Area	Total
<b>Picnic Shelters</b> 1 shelter up to 5,000 population	Existing	4	19	16	7	0	46
	Standard	5	18	12	4	0	39
	Gap	-1	1	4	3	0	7
<b>Permanent Restrooms</b> 1 restroom up to 5,000 population	Existing	3	26	14	5	0	48
	Standard	5	18	12	4	0	39
	Gap	-2	8	2	1	0	9
<b>Playgrounds</b> 1 playground up to 5,000 population	Existing	4	23	15	7	0	49
	Standard	5	18	12	4	0	39
	Gap	-1	5	3	3	0	10
<b>Basketball Courts</b> 1 outdoor court up to 5,000 population	Existing	6	21	13	9	0	49
	Standard	5	18	12	4	0	39
	Gap	1	3	1	5	0	10
<b>Tennis Courts</b> 1 court up to 5,000 population	Existing	4	26	13	4	0	47
	Standard	5	18	11	4	0	38
	Gap	-1	8	2	0	0	9
<b>Volleyball Courts</b> 1 up to 20,000 population	Existing	1	6	0	3	0	10
	Standard	2	5	3	1	0	11
	Gap	-1	1	-3	2	0	-1
<b>Water Spray Pads</b> 1 pad up to 20,000 population	Existing	2	3	1	1	0	7
	Standard	2	5	3	1	0	11
	Gap	0	-2	-2	0	0	-4
<b>Skate Parks</b> 1 park up to 50,000 population	Existing	2	1	1	0	0	4
	Standard	1	2	1	1	0	5
	Gap	1	-1	0	-1	0	-1

### 10.3 Current Facility Usage and Cost Recovery

**TABLE 2. Park Shelter & Wingfield Rentals**

Park Shelter & Wingfield Park Rentals by Calendar Year				
Calendar Year	Number of Rentals	Number of Bookings	Estimated Rental Attendance	Total Revenue
2003	619	1,135	402,900	\$50,035
2004	648	1,445	299,345	\$59,215
2005	630	867	540,255	\$57,210
2006	713	881	472,856	\$87,345
2007	691	1,052	625,577	\$116,123
Cost Recovery by Fiscal Year*				
FY04/05				52%
FY05/06				60%
FY06/07				54%

**TABLE 3. Rosewood Lakes Golf Course**

Rosewood Lakes Golf Course			
Fiscal Year	Rounds	Revenue	Cost Recovery %*
FY04/05	36,611	\$1,132,526	87%
FY05/06	33,864	\$1,083,120	76%
FY06/07	41,071	\$1,054,203	87%

\*Cost recovery percentages do not include any bond payments and/or indirect charges.

**TABLE 4. Building Rentals**

<b>Building Rentals by Calendar Year</b>				
<b>Facility</b>	<b>Number of Rentals</b>	<b>Number of Bookings</b>	<b>Estimated Rental Attendance</b>	<b>Total Revenue</b>
Horsemans	27	67	2,670	\$4850
Calif Bldg	68	124	20,808	\$24,770
McKinley	143	420	9,438	\$13,076
Neil Road	18	110	4,205	\$2,175
NECC	407	1,431	42,195	\$26,019
Paradise	15	180	7,216	\$5,680
Plumas	20	219	16,290	\$10,611
Sky Tavern	30	102	2,402	\$3,350
<b>2003</b>	<b>728</b>	<b>2,653</b>	<b>105,224</b>	<b>\$90,531</b>
Horsemans	20	44	1,336	\$4,025
Calif Bldg	80	152	35,448	\$34,178
McKinley	193	478	7,599	\$17,658
Neil Road	35	65	7,680	\$8,791
NECC	549	1,841	44,510	\$32,374
Paradise	25	230	7,510	\$8,413
Plumas	25	319	27,166	\$11,534
Sky Tavern	43	214	87,851	\$6,555
<b>2004</b>	<b>970</b>	<b>3,343</b>	<b>219,100</b>	<b>\$123,528</b>
Horsemans	25	44	1,585	\$5,070
Calif Bldg	95	171	35,233	\$35,581
McKinley	169	639	15,750	\$17,331
Neil Road	97	697	48,795	\$11,166
NECC	628	2,429	47,385	\$32,420
Paradise	25	198	8,940	\$8,805
Plumas	31	298	13,030	\$11,300
Sky Tavern	36	99	172,039	\$5,650
Southside	2	22	0	\$0
<b>2005</b>	<b>1,108</b>	<b>4,597</b>	<b>342,757</b>	<b>\$127,323</b>
Horsemans	26	69	2,865	\$6498
Calif Bldg	111	168	22,048	\$46,260
McKinley	190	605	28,246	\$20,993
Neil Road	112	775	26,720	\$13,005
NECC	590	2,947	47,874	\$61,981
Paradise	27	175	4,285	\$9,422
Plumas	40	308	19,175	\$10,702
Sky Tavern	25	98	204,665	\$3,115
Southside	2	64	0	\$0
<b>2006</b>	<b>1,123</b>	<b>5,209</b>	<b>355,878</b>	<b>\$171,976</b>
Horsemans	36	91	3,210	\$8,437
Calif Bldg	103	153	23,586	\$38,059
McKinley	213	536	25,083	\$27,987
Neil Road	72	605	8,925	\$12,893
NECC	630	2,229	50,491	\$41,494
Paradise	27	173	4,580	\$9,743
Plumas	21	128	3,780	\$9,240
Sky Tavern	20	113	106,189	\$2,025
<b>2007</b>	<b>1,122</b>	<b>4,028</b>	<b>225,844</b>	<b>\$149,878</b>

Table 4. Building Rentals (con't)

Building Rental Cost Recovery by Fiscal Year*		
Facility	FY05/06	FY06/07
McKinley	33%	43%
Neil Road	22%	18%
NECC	20%	24%
Paradise	30%	25%
Community Buildings (Calif Bldg, Horsemans, Plumas)	41%	69%
Sky Tavern	4%	14%

TABLE 5. Aquatics Rentals

Aquatics Rentals by Calendar Year (NECC Pool, Moana Pool, Northwest Pool, Idlewild Pool)				
Pool	Number of Rentals	Number of Bookings	Estimated Rental Attendance	Total Revenue
NECC	32	436	14,235	\$5,982
Idlewild	3	3	75	\$360
Northwest	1	1	0	\$120
Moana	1	52	5,200	\$13,635
<b>2003</b>	<b>37</b>	<b>492</b>	<b>19,510</b>	<b>\$20,097</b>
NECC	37	575	15,780	\$8,118
Idlewild	7	303	7,125	\$0
Northwest	16	372	4,750	\$1,001
Moana	57	807	805	\$1,680
<b>2004</b>	<b>117</b>	<b>2,057</b>	<b>28,460</b>	<b>\$10,799</b>
NECC	36	1,053	9,095	\$2,364
Idlewild	5	11	3,275	\$473
Northwest	83	426	4,085	\$5,868
Moana	26	198	1,106	\$1,512
<b>2005</b>	<b>150</b>	<b>1,688</b>	<b>17,561</b>	<b>\$10,217</b>
NECC	23	321	2,140	\$7,002
Idlewild	123	1,901	3,407	\$37,444
Northwest	144	546	684	\$22,749
Moana	267	2,782	4,191	\$33,029
<b>2006</b>	<b>557</b>	<b>5,550</b>	<b>10,422</b>	<b>\$100,224</b>
NECC	20	453	3,155	\$7,372
Idlewild	116	1,118	5,760	\$31,124
Northwest	151	392	478	\$23,132
Moana	284	2,031	7,049	\$38,727
<b>2007</b>	<b>571</b>	<b>3,994</b>	<b>16,442</b>	<b>\$100,355</b>

Aquatics Rentals Cost Recovery by Fiscal Year*		
Facility	FY05/06	FY06/07
NECC	54%	56%
Idlewild	135%	131%
Northwest	63%	64%
Moana	30%	32%
Traner	100%	100%

\*Cost recovery percentages do not include any bond payments and/or indirect charges.

**TABLE 5. Aquatics Programming**

Aquatics Programming by Fiscal Year		
Pool	Program Attendance	Total Revenue
NECC	23,668	\$39,396
Idlewild	26,823	\$121,946
Traner	7,889	\$4,350
Northwest	42,602	\$129,915
Moana	56,802	\$154,936
<b>FY04/05</b>	<b>157,784</b>	<b>\$450,543</b>
NECC	24,360	\$41,436
Traner	8,120	\$3,200
Idlewild	27,608	\$122,565
Northwest	46,032	\$136,755
Moana	56,840	\$151,036
<b>FY05/06</b>	<b>162,960</b>	<b>\$454,992</b>
NECC	23,023 (short season)	\$38,120
Traner	6,578 (short season)	\$6,484
Idlewild	29,601	\$120,730
Northwest	44,402	\$129,033
Moana	59,557 (pool closed 1 mo)	\$151,755
<b>FY06/07</b>	<b>163,161</b>	<b>\$446,122</b>

Aquatics Programming Cost Recovery by Fiscal Year*			
Facility	FY04/05	FY05/06	FY06/07
NECC	34%	36%	32%
Idlewild	62%	64%	73%
Traner	7%	5%	13%
Northwest	40%	43%	35%
Moana	53%	51%	50%

**TABLE 6. Contract Classes**

Classes (participant numbers and money)										
Year	Ice Skating Lessons (by season – example November 2003 – April 2004)		Contract Classes		Seniors		Arts and Crafts		Aquatics (lessons, kids triathlon, water polo, lifeguard training)	
Year	# of registrations	Total revenue	# of registrations	Total revenue	# of registrations	Total revenue	# of registrations	Total revenue	# of registrations	Total revenue
<b>2003</b>	459	\$11,433	4,600	\$114,770	1,000	\$13,254	420	\$5,519	2,543	\$109,252
<b>2004</b>	0	0	4,886	\$135,248	719	\$9,144	413	\$5,032	2,912	\$129,891
<b>2005</b>	558	\$13,380	2,798	\$87,785	770	\$9,119	251	\$4,388	2,349	\$104,063
<b>2006</b>	853	\$20,196	3,424	\$41,376	701	\$10,317	135	\$3,659	2,416	\$98,422
<b>2007</b>	712	\$16,758	4,870	\$47,015	623	\$18,385	156	\$3,560	4,447	\$145,270
Cost Recovery by Fiscal Year*										
<b>FY05/06</b>						102%				
<b>FY06/07</b>						52%				

Senior Services Cost Recovery by Fiscal Year*		
FY04/05	FY05/06	FY06/07
48%	13%	15%

\*Cost recovery percentages do not include any bond payments and/or indirect charges.

**TABLE 7. Youth – Sierra Kids & Camps**

Youth Sierra Kids & Camps								
Calendar Year	Sierra Kids (Weekly # of Registrations – example 305 weekly registrations – child registered for 5 days)		Sierra Kids (Daily-Flexreg-variable)		Camps (Weekly # of Registrations)		Camps (Daily-Flexreg-variable)	
	2003	0	0	48,389	\$1,373,797	0	0	10,325
2004	0	0	51,243	\$1,590,177	0	0	11,839	\$63,119
2005	0	0	49,181	\$1,546,562	173	\$11,891	8,530	\$485,808
2006	305	\$3256	44,963	\$1,391,905	24	\$1,247	9,378	\$537,369
2007	11,121	\$295,989	34,453	\$1,084,399	434	\$27,352	9,043	\$513,792

Youth Services Cost Recovery by Fiscal Year*		
FY04/05	FY05/06	FY06/07
64%	80%	82%

**TABLE 8. Rink on the River**

Rink on the River			
Calendar Year	Operating Days	Attendance	Total Revenue
2003	95	37,546	\$212,794
2004	95	32,525	\$193,866
2005	96	35,771	\$202,706
2006	96	46,247	\$271,019
2007	96	34,784	\$223,014
Cost Recovery by Fiscal Year*			
FY05/06	101%		
FY06/07	86%		
FY07/08	86%		

**TABLE 9. Reno Tennis Center**

Reno Tennis Center		
Calendar Year	Estimated Rental Attendance	Total Revenue
2006	21,472	\$19,251
2007	25,918	\$13,405
Cost Recovery by Fiscal Year*		
FY05/06	139%	
FY06/07	122%	

\*Cost recovery percentages do not include any bond payments and/or indirect charges.

**TABLE 10. Memberships**

Memberships (number of members)										
Calendar Year	Aquatics	Open Gym	Fitness Center	Combo (pool, gym)	Employee Wellness	Ice Rink	Teen	Sky Tavern	Senior	Total Revenue
2003	419	3	498	63	576	15	n/a	n/a	1	\$34,040
2004	361	6	618	93	599	3	n/a	37	n/a	\$49,511
2005	977	28	581	121	564	13	69	14	n/a	\$86,864
2006	1,830	66	401	24	382	14	149	10	131	\$106,567
2007	1,159	26	343	62	340	13	59	6	31	\$82,102

**TABLE 11. General Admissions**

General Admissions											
Calendar Year	NECC Fitness	NECC gym (open gym)	NECC Combo/Premium (fitness & pool and fitness & gym)	NECC pool (lap, public & water fit)	Moana pool (includes lap, public, kayaking, noodle / tube rental)	Idlewild pool (includes lap, public & beach party)	Northwest pool (lap & public)	Neil Road Gym (open, hook it up & harvest festival)	Ice Rink (includes private rental, open skate, punch / seasonal pass, sharpening)	Senior (quilts & activities pass)	Total Units Sold & Revenue
2003	2,170	2,137	4	1,657	N/A	N/A	N/A	N/A	15	N/A	5,983
	\$5,605	\$505	\$19	\$4,203	N/A	N/A	N/A	N/A	\$150	N/A	\$10,482
2004	2,340	2,091	10	1,854	N/A	N/A	N/A	N/A	N/A	N/A	6,295
	\$6,791	\$4,926	\$133	\$5,570	N/A	N/A	N/A	N/A	N/A	N/A	\$17,420
2005	1,408	1,357	8	1,431	5,240	2,582	2,572	1,456	N/A	N/A	16,054
	\$5,479	\$2,188	\$38	\$4,676	\$17,292	\$7,996	\$8,279	\$1,687	N/A	N/A	\$47,635
2006	1,749	2,280	4	1,239	10,757	13,719	6,322	4,236	44,498	N/A	84,804
	\$6,454	\$3,976	\$21	\$3,386	\$35,629	\$42,919	\$20,065	\$5,503	\$138,822	N/A	\$256,775
2007	1,450	1,915	19	1,352	7,570	13,233	7,215	2,787	69,395	5,372	110,308
	\$5,374	\$3,248	\$102	\$4,021	\$37,353	\$40,120	\$22,697	\$3,188	\$217,698	\$2,689	\$336,490



## 10.4 Facility Inventory

### 10.4.1 Aquatics/Multi-Gen Facilities

- Current Inventory of Multi-Generation Recreation Centers with a pool – 1
  - Northeast Community Center
    - 40,000 square foot recreation/aquatics facility
      - Gymnasium
      - Class rooms
      - Dance rooms
      - Fitness center
      - 25 yard, 4 lane indoor pool
      - Locker rooms
      - Office and storage space
  
- Current Inventory of pools only – 3
  - Northwest Pool
    - 25-yard, 8 lane indoor pool
    - Teaching pool
    - Locker rooms
  - Idlewild Pool
    - 50m x 25-yard, 8 lane outdoor pool
    - Two 1-meter diving boards
    - Locker rooms
  - Traner Pool
    - 25-yard pool
    - Water slides
    - Spray feature park
    - Locker rooms
  
- Additional Requirement – 5 centers with indoor/outdoor aquatics facilities and suggested amenities
  - ~75,000-100,000 square foot recreation/aquatics center in central Reno 20 acres
    - Meeting rooms
    - Kitchen facilities
    - Dance, aerobics and fitness rooms
    - Recreation rooms for youth and seniors
    - Gymnasiums with multi-sport flooring
    - Suspended jogging track
    - Game room
    - Library/reading/art room
    - Community center office & storage space
    - 20m x 25 yd competition/lap, therapeutic and family pools
    - Possible diving well
    - Locker rooms, family changing rooms

- ~70,000-100,000 square foot recreation/aquatics center in south Reno 15 acres
  - Meeting rooms
  - Kitchen facilities
  - Dance, aerobics and fitness rooms
  - Recreation rooms for youth and seniors
  - Gymnasium with multi-sport flooring
  - Game room
  - Library/reading/art room
  - Community center office & storage space
  - Lap, therapeutic and family pools or spray park
  - Locker rooms, family changing rooms
- ~100,000 square foot recreation/aquatics center in north Reno 12-15 acres
  - Meeting rooms
  - Kitchen facilities
  - Dance, aerobics and fitness rooms
  - Recreation rooms for youth and seniors
  - Gymsnasiums with multi-sport flooring
  - Suspended jogging track
  - Game room
  - Library/reading/art room
  - Community center office & storage space
  - Lap, therapeutic and family pools
  - Locker rooms, family changing rooms
- ~125,000 square foot recreation/aquatics center in central Reno 3 acres
  - Meeting rooms
  - Dance, aerobics and fitness rooms
  - Gymsnasiums with multi-sport flooring
  - Suspended jogging track
  - Office & storage space
  - NCAA 50 meter competition, therapeutic and family pools
  - Diving well
  - Locker rooms, family changing rooms
- ~75,000-100,000 square foot recreation/aquatics center in south Valleys 20 acres
  - Meeting rooms
  - Kitchen facilities
  - Dance, aerobics and fitness rooms
  - Recreation rooms for youth and seniors
  - Gymnasium with multi-sport flooring
  - Game room
  - Art room
  - Community center office & storage space
  - Lap, therapeutic and family pools
  - Locker rooms, family changing rooms

#### 10.4.2 Flat Fields

- Field Sizes
  - Youth Soccer                      60 yards x 100 yards                      1.25 acres per field
  - Collegiate Soccer                      75 yards x 120 yards                      1.90 acres per field
  - Football                      53 1/3 yards x 120 yards                      1.40 acres per field
- Current Inventory – 30 fields
  - 17 game fields
  - 13 practice fields
- Additional Requirement – 29-37 fields
  - South Reno
    - some with artificial turf
    - 1 championship field with seating for 500
  - North Reno
    - some with artificial turf
    - 1 championship field with seating for 2,000
- Other – restrooms, concession, storage, parking, field lights on artificial and championship fields

#### 10.4.3 Ball Fields

- Field Size
  - Little League/Softball                      60' bases, 200' outfield fence    1.3 acres per field
  - Babe Ruth                      90' bases, 350' outfield fence    2.5 acres per field
- Current Inventory – 47 fields
  - Little League                      11 game fields
  - Babe Ruth                      2 game fields
  - Girls Softball                      23 game fields; 11 practice fields
- Additional Requirement – Game & Tournament Play – 26 multi-purpose fields
  - complex in north Reno
    - Little League fields
    - T-Ball field
    - Babe Ruth field
  - complex in south Reno
    - Little League fields
    - T-Ball field
    - Babe Ruth field
- Other – restrooms, concession, storage, field lights on all fields, batting cages, parking
- Additional lighted fields from existing inventory – 10 for games and practice

#### 10.4.4 Tennis

- Court Size
  - 120' x 60'    0.2 acres per court
- Current Inventory – 47 courts
- Additional Requirement – 37-39 courts
  - Reno Tennis Center
  - North Reno

#### 10.4.5 Indoor Multi-Sports Facility

- Current Inventory – None
- Additional Requirement
  - 200,000+ square foot indoor sports facility 20 acres with surface parking or 12 acres with parking garage
  - 200 Meter indoor track
  - Infrastructure for ice sheet
    - hockey 85' x 200' (NHL) 99' x 197' (30m x 60m)  
(Olympic/International)
    - figure skating 100' x 200'
    - speed skating 100' x 200' (short track) 1313' (400m) (long track)
    - curling 16' x 146'
  - multi-use sport court flooring for tennis, basketball and volleyball
  - drop down batting nets
  - mats for floor sports (wrestling, martial arts and gymnastics)
  - fitness and training rooms

#### 10.4.6 Open Space & Trails

- Current Inventory
  - 1,259 acres of City-owned open space
  - 14 miles of inventoried trails within the City boundary
- Additional Requirements
  - The City's Open Space and Greenways Plan, adopted in 2007, outlines strategies that guide the future protection and enhancement of Reno's open space and greenways. These strategies are:
    - Interface of urban/rural areas at the perimeter of the City
    - Urban/periphery connectivity
    - Connectivity within the urbanized area
    - Coordinate with community partners to achieve goals of the Plan
    - Coordinate Plan with the land use process to optimize opportunities for enhancement of Open Space and Trails
  - The Plan also seeks to create connections between urban activity centers and rural open spaces, and utilize natural features such as streams, drainage ways, and ridgelines to provide logical routes for desired connections.
  - Several Open Space "Priority Areas" were identified in the Plan. These include:
    - The North Valleys Playas
    - Drainageways on Peavine Peak to the Mount Rose base
    - The Truckee River Corridor
    - The Steamboat Creek Corridor
  - Analysis of these areas has resulted in identification of areas where possible land acquisition would support the goals of the Open Space and Greenways Plan. Acquisition may take many forms including easement ownerships, fee simple, or conservation easements.

**TABLE 13. Possible Land Acquisition for Open Space and Greenways Plan**

<b>Area</b>	<b>Acres</b>
North Valley Playas	2,811
Peavine/Mt. Rose Drainageways	4,343
Truckee River Corridor	414
Steamboat Creek Corridor	1,515
<b>Total</b>	<b>9,083</b>

- Greenways and Trails were also identified in the Plan. These occur along major roadways, within drainageways, and along the Truckee River.
- Inventory analysis for this part of the Plan is ongoing. Existing social trail data is being collected and potential trailhead locations are currently being explored for conformity to the Plan. Additional information will be available later in 2008.

## 10.5 Cost to Build New Facilities

Facility Type	Unit	Cost to Build	Total	M&O	Total	QTY	Cost to Build All	M&O Cost All	
AQUATICS/MULTI-GEN	70,000	\$ 450	\$ 31,500,000	\$ 20	\$ 1,400,000	3	\$ 94,500,000	\$ 4,200,000	LOW ESTIMATE
	125,000	\$ 500	\$ 62,500,000	\$ 25	\$ 3,125,000	2	\$ 125,000,000	\$ 6,250,000	HIGH ESTIMATE
BALL FIELDS	1	\$ 555,000	\$ 555,000	\$17,385	\$ 17,385	26	\$ 14,430,000	\$ 452,010	LOW ESTIMATE
	1	\$ 580,000	\$ 580,000	\$18,525	\$ 18,525	26	\$ 15,080,000	\$ 481,650	HIGH ESTIMATE
FLAT FIELDS	1	\$ 360,000	\$ 360,000	\$11,285	\$ 11,285	29	\$ 10,440,000	\$ 327,265	LOW ESTIMATE
	1	\$ 390,000	\$ 390,000	\$12,025	\$ 12,025	37	\$ 14,430,000	\$ 444,925	HIGH ESTIMATE
TENNIS	1	\$ 60,000	\$ 60,000	\$ 6,000	\$ 6,000	37	\$ 2,220,000	\$ 222,000	LOW ESTIMATE
	1	\$ 90,000	\$ 90,000	\$ 7,000	\$ 7,000	39	\$ 3,510,000	\$ 273,000	HIGH ESTIMATE
MULTI-PURPOSE INDOOR FACILITY	200,000	\$ 450	\$ 90,000,000	\$ 20	\$ 4,000,000	1	\$ 90,000,000	\$ 4,000,000	LOW ESTIMATE
	200,000	\$ 500	\$ 100,000,000	\$ 25	\$ 5,000,000	1	\$ 100,000,000	\$ 5,000,000	HIGH ESTIMATE
OPEN SPACE & TRAILS									
North Valley Playa	1	\$ 2,000	\$ 2,000	\$ 3,300	\$ 3,300	2,811	\$ 5,622,000	\$ 9,276,300	LOW ESTIMATE
North Valley Playa	1	\$ 3,000	\$ 3,000	\$ 4,000	\$ 4,000	2,811	\$ 8,433,000	\$ 11,244,000	HIGH ESTIMATE
	1			\$ 4,500	\$ 4,500				LOW ESTIMATE
	1			\$ 5,000	\$ 5,000				HIGH ESTIMATE
Peavine/Mt Rose Drainage Ways	1	\$ 3,000	\$ 3,000	\$ 3,300	\$ 3,300	4,343	\$ 13,029,000	\$ 14,331,900	LOW ESTIMATE
Peavine/Mt Rose Drainage Ways	1	\$ 3,400	\$ 3,400	\$ 4,000	\$ 4,000	4,343	\$ 14,766,200	\$ 17,372,000	HIGH ESTIMATE
	1			\$ 4,500	\$ 4,500				LOW ESTIMATE
	1			\$ 5,000	\$ 5,000				HIGH ESTIMATE
Truckee River Corridor	1	\$ 30,000	\$ 30,000	\$ 3,300	\$ 3,300	414	\$ 12,420,000	\$ 1,366,200	LOW ESTIMATE
Truckee River Corridor	1	\$ 35,000	\$ 35,000	\$ 4,000	\$ 4,000	414	\$ 14,490,000	\$ 1,656,000	HIGH ESTIMATE
	1			\$ 4,500	\$ 4,500				LOW ESTIMATE
	1			\$ 5,000	\$ 5,000				HIGH ESTIMATE
Steamboat Creek Corridor	1	\$ 8,000	\$ 8,000	\$ 3,300	\$ 3,300	1,515	\$ 12,120,000	\$ 4,999,500	LOW ESTIMATE
Steamboat Creek Corridor	1	\$ 15,000	\$ 15,000	\$ 4,000	\$ 4,000	1,515	\$ 22,725,000	\$ 6,060,000	HIGH ESTIMATE
	1			\$ 4,500	\$ 4,500				LOW ESTIMATE
	1			\$ 5,000	\$ 5,000				HIGH ESTIMATE
						9,083			
							\$ 164,781,000	\$ 35,175,175	LOW ESTIMATE
							\$ 318,434,200	\$ 48,781,575	HIGH ESTIMATE

Total OS&T  
\$ 43,191,000  
\$ 60,414,200

Total cost estimates do not include M&O for open space trail maintenance.

## 10.6 Stakeholder List

Staff has thoroughly reviewed all of the various users/supporters of parks and recreation facilities:

1. Adaptive Users
2. Adult Sports
  - a. Basketball
  - b. Rugby
  - c. Soccer
  - d. Softball
  - e. Volleyball
3. Arts & Culture
4. Bicycle Groups
  - a. Janet Carson, Tahoe-Pyramid Bikeway
  - b. Procrastinating Peddlers
  - c. Reno Wheelmen
  - d. Reno Bike Project
5. Dog Park Users
6. Golfers
  - a. Disc
  - b. Traditional
7. Horsemen's/Equine Groups
8. Ice Rink Users
  - a. Traditional
  - b. Hockey
  - c. Competitive Figure Skaters
9. Neighborhood Advisory Boards (NABs)
10. Off Road Vehicle users
11. Oliver Montello
12. Olympic Committee
13. Open Space
  - a. Scenic Nevada
  - b. Nevada Land Conservancy
  - c. Trail users
14. Passive Park Users
15. Recreation and Parks Commission
16. Senior Center Users
17. Soccer Organizations/Tournaments
18. Softball Leagues/Tournaments
19. Swimmers
  - a. Competitive
  - b. Therapeutic/recreational
  - c. Divers
  - d. Lessons
  - e. Water Polo
  - f. SCUBA
  - g. Kayakers
20. Tennis organizations
21. Tot Lot users (Neighborhood Parks)
22. Track and Field
23. University of Nevada, Reno
24. Virginia Lake – “Save Virginia Lake” Group
25. Washoe County School District
26. Wrestlers
27. Youth facilities (before/after school)
28. Youth Programs (RYSA)
  - a. Girls' softball
  - b. Lacrosse
  - c. Little League/Youth Baseball
  - d. Pop Warner Football
  - e. Rugby
  - f. Sierra Youth Football
29. Volleyball
30. Youth Basketball
  - a. AAU - Jam On It
  - b. Ballers
31. Nevada Commission on Tourism
32. RSCVA
33. Shooting Range Clubs
34. Washoe County
35. City of Sparks
36. Nevada Division of State Lands
37. Gymnastics groups
38. Sierra Nevada Community Aquatics Foundation

**10.7 Town Hall Results**

<b>Overall Ranking (includes Individual Town Hall Questionnaires &amp; Call-Ins)</b>		
	<b>Priority</b>	<b>Ave Ranking</b>
1	Pools	2.98
2	Parks	3.95
3	Open space	4.48
4	Flat fields	4.63
5	Ball fields	5.03
6	Community centers/buildings	5.69
7	Foster Drive	6.74
8	White Water	6.75
9	Tennis courts	6.80
10	10 N Virginia	7.57
11	Rosewood	8.23
12	Northgate	9.48

<b>Overall Ranking (includes Town Halls &amp; Call-Ins)</b>		
	<b>Revenue Sources</b>	<b>Ave Ranking</b>
1	Ballot Measure (Sales Tax)	2.44
2	Residential Construction Tax	2.66
3	Reallocate Consolidation Tax	2.81
4	Increase Franchise Fees	3.01
5	Increase User Fees	3.04

Do you support seeking additional funding sources?	% Yes
	74%

Average Age of Participant	46
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Total number of participants	222
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## 10.8 Walker Macy Assessment

# City of Reno Recreation Facilities Report Assessment

Walker Macy - April 24<sup>th</sup>, 2008

### 1. Introduction

#### **Purpose**

The City of Reno is undertaking an important step in providing high quality parks and recreation facilities for the community to meet current and future needs. With changing demographics, population growth, and dramatic expansion of the City's geographic area, the City of Reno is experiencing new demands on its parks and recreational programs. Given this, the City is proactively reviewing its facilities, determining needs, and charting a course for providing viable parks, open spaces, and programs that will play a key role in the City's future.

Walker Macy Landscape Architects and Planners, of Portland, Oregon, were hired by the City of Reno to provide an independent assessment of the City's evaluation and to provide our professional opinion and recommendations relative to needs, location, and financial viability of recreational facilities. The following report summarizes our findings.

#### **Livability**

The City of Reno is correctly focused on key components that create a sense of community and civic pride. Issues of livability play a significant role in one's decision to live in a community and importantly one's ability to thrive there. Livability in terms of parks and open space relates to people's desire for physical activity, social interaction, and a connection to the environment. Reno has much to offer in its climate, setting, and its proximity to some of the west's most spectacular mountains and open spaces. Focusing the city's development to take advantage of these resources will be key in providing the livability that residents and visitors seek.

The many benefits of parks, trails, open spaces and recreation facilities are well-documented. Recreational facilities and trails provide health benefits and create spaces for social interaction. Parks and open spaces are also open to all and typically affordable to all income groups. The City of Reno is well served in its focus on the benefits a well connected park and open space system provides to the community's livability.

#### **Economic Vitality**

As proven in many communities across the country, a good parks and recreation system, as well as arts and cultural services, can become part of a city's identity and help attract new residents, visitors as well as new businesses. As the City continues to diversify its economy, community issues such as the quality of the local educational system, the parks and recreation system and costs of living will play an increasingly important role in business relocation decisions. The city's park system should be considered an important component of its economic strategy to attract and retain business, and promote the generation of tourism dollars.

#### **Sustainability**

Sustainable practices are emerging as important goals for development in many cities across the country. This is true especially in the West. Reno is beginning to consider and integrate green design into city policies such as the recently-adopted Master Plan, tied to an emerging awareness of the importance of smart growth in the face of rapid urban change. There is an emerging ethic of appreciation for the

environment in Reno. This positive development, encouraged by citizen efforts, can serve as a catalyst for both public and private sector sustainability efforts.

Introducing sustainability as a consideration in all city activities, including parks planning and operations, has many benefits. Resource and energy-efficient design can reduce long-term operational costs, reduce region-wide expense for energy generation and result in healthier air and water quality. Development and renovation of park facilities in Reno should consider sustainable practices in construction, operations, and importantly maintenance. Considerable cost savings can be attained through the life of a facility if such practices are incorporated early in the development.

Energy consumption is one of the most expensive long-term elements of operating facilities such as aquatic and recreation centers. Many of Reno's facilities are decades-old and were not constructed to today's energy-efficiency standards. As these facilities are updated and new facilities built, we recommend that sustainable practices be thoroughly integrated into the design process. Given the long life of a typical park and recreation facility, initial costs for sustainable practices can be amortized over the life of the facility, producing considerable savings in energy use and therefore in the total cost of the project in the long term. Incorporating and displaying sustainable measures in public facilities can also increase the public's awareness and pride in their community's dedication to the environment.

## **2. Process**

This assessment was developed concurrently with the City's evaluation of its parks and recreation facilities. The following process was undertaken:

### **Review of available information**

Walker Macy reviewed several documents provided by the City, including the City of Reno Master Plan and the City of Reno Parks and Open Space Inventory. Other information reviewed included:

- Master Plan 2002/20
- Park Development Levels of Service
- Town Hall Meeting summaries and Public Input Results (Jan 31, Feb. 1 and Feb 2, 2008)
- Draft citizen surveys
- Staff Reports to City Manager McNeely
- Park Planning and Development Mapping
- 2007 Level of Service/Gap Analysis Reports
- 2007 Truckee Meadows Regional Plan
- UNR analysis of comparative higher-education facilities

### **Meetings and Tours**

Walker Macy conducted a conference call with City staff to review initial findings and discuss project goals and schedule. This was followed by a two-day visit to Reno, with an extensive tour of local parks, meetings with parks staff and Director, the Assistant City Manager and the Recreation Facilities Team.

### **Research**

With a general background on the city's most pressing issues, Walker Macy conducted a review of existing research on funding mechanisms for capital improvements to parks and sports facilities. A summary of findings is presented in this report.

## **Assessment and Recommendations**

Based on reports provided and information gathered, we assessed the City's determination on level of service, needs and locations of proposed facilities. Our findings were summarized and discussed with the City. Based on the discussion, we refined our assessment and produced this document.

### **3. Assessment and Findings**

#### **Current City Facilities and Future Needs**

##### **Inventory / Location of Existing Facilities**

City Parks and Recreation staff has completed a thorough and detailed inventory of all City facilities. As a package including database information and aerial mapping, the inventory exceeds the level of organization and information available in most of communities where we have worked. A subsequent step should be to transfer all or portions of this data to the City's website for public use and reference. This information should also be shared with other local agencies such as the Department of Community Development, Washoe County, Truckee Meadows Regional Planning Agency and the City of Sparks.

The City would benefit greatly by obtaining and evaluating inventories of other parks and recreation facilities in the region to supplement the understanding of available facilities. There are Washoe County parks on the City's edges, which effectively act as 'defacto' components of the City's open space system by providing facilities to residents and therefore should be incorporated into the City's assessment. The City of Sparks parks system also likely provides facilities used by Reno residents and should be considered for their recreational value.

The City of Reno is updating its GIS mapping system for the Parks system, incorporating an updated version of GIS software with the assistance of a new staff member. This will complement the City's inventory. We recommend that an interactive online map be prepared similar to Washoe County's GIS for residents' access and use. Park users could navigate a map of the City and get information on parks close to their residences. The GIS mapping should also be integrated with the overall City of Reno GIS system for use by other agencies. Mapping should also incorporate parks, recreation and open space holdings of other agencies such as Washoe County and Sparks as well as federal lands to provide a comprehensive picture of regional facilities for the community to use and enjoy.

We recommend that a uniform delineation of geographic divisions be used to help the public and others better understand locations and inter-relationships of facilities. In several studies by different agencies as well as by parks, there are varying study and service boundaries used. By using uniform nomenclature and boundaries, the public will be better able to understand where facilities are located in relation to each other and will assist in balancing the level of use within the system.

Another point worth considering is the level of consideration given to parks as a component of the Public Services, Facilities and Infrastructure chapter of the Reno Great City Master Plan. In recognition of the role of parks as key amenities and contributors to the city's quality of life, Parks and Open Spaces would be well served to be considered in a stand-alone chapter in future revisions of the plan to elevate their importance in the citywide discourse.

##### **System Comparisons**

City staff has developed standards for parks and recreation provision, based on the National Parks and Recreation Association's (NRPA) guidance. NRPA once established nationwide standards for park provision by population (for example, 2.5 acres of Community Park per 1000 residents). These standards have been recently re-evaluated in favor of locally-appropriate levels of service, informed by place-specific elements such as topography, climate, population, cultural preferences and funding availability. In order to

craft the city's standards, a number of Western cities with equivalent existing conditions and populations were analyzed, including Boise, Salt Lake City, Fort Collins and Flagstaff.

We have reviewed the City of Reno's standards for parks per population and based on our experience in other western cities, concur with the City's approach and standards used.

### **Future Needs**

The City has done a solid initial assessment, or Gap Analysis, of current parks needs, based on the research to establish levels of service for the city. This provides a good statistical basis for investments and highlights the urgent need for new investment in parks facilities. As mentioned, the facilities of Washoe County and Sparks should be considered in a version of this Gap Analysis to gain an expanded picture of regional facility needs.

The projection of needs into the future appears to be less comprehensively understood. These projections were determined through analysis and extrapolations of existing needs and through discussion with local recreation groups such as RYSA. It would be useful to align future projections with other City planning timelines such as 2020 (or UNR's timeline of 2025.) The projections should also consider Washoe County or Sparks facilities, which although in different jurisdictions, may already be serving Reno residents. A survey or analysis of these overlaps would also be useful in assessing the future needs of residents.

For example, the document entitled "Estimated Sports Facility Needs" details the need for one 12-field complex in South Reno, of approximately 32-35 acres. There is an existing Washoe County facility, South Valleys Sports Complex, which includes 5 ball fields and at least 4 soccer fields, with easy access off Highway 395 for South Reno residents. It is not clear if the future projections take the availability of this facility into account. Also, there may be opportunities to work cooperatively with the County to expand the existing facility to accommodate future needs.

The City's analysis states the need for multiple aquatic centers and a large indoor recreation facility. The need for the aquatic centers is driven by both the failure of the Moana Pool and by geography, to provide a facility for the two fastest growing sectors of the city, North and South Valleys. We concur with the City's conclusion.

The size of the indoor recreation facility is projected to be 200,000gsf and is to house a variety of recreational programs. This scale of facility, while beneficial to the community, may be in excess of what is viable for the city to finance or manage for the long term. We recommend that during future analysis, the recreational programs currently conceived in this singular facility are considered for multiple facilities distributed throughout the City. This approach may provide a better distribution of recreational opportunity and may be implemented more expediently as part of other facilities.

### **Park Development**

Existing parks in Reno that we toured appear to be well-maintained and have consistent signage and updated furnishings and play structures. Certain newer parks in recent subdivisions in the South Valleys may not be developed to the level of development seen in older parks, due mainly to a lack of funds from cutbacks in and the requirements of the RCT.

The City should consider reviewing and enhancing existing Planned Unit Development regulations to include parks and open space standards to more effectively link development impacts with the provision of adequate parks facilities for new residents.

Neighborhood parks that are provided as part of new housing areas should be located to provide easy access for the majority of residents by foot, bicycle, and by car. The parks should ideally have public edges, such as streets, to minimize conflicts with neighboring homes, add to the ease of surveillance and to establish clear public identity. A neighborhood park that is properly located can be a focal point to the

neighborhood thereby providing identity. Linking the parks via greenways and trails provides added benefits to the community at large and increases the City park system's identity and perceived importance in the life of the community

## **Public Surveys**

### **User Surveys**

The City provided summaries of Town Hall surveys, which focused on understanding citizen preferences for Reno sports and aquatic facilities. This is a good first step in determining the community's preferences and potential support for new methods of financing Reno facilities. The public notification and organization of the Town Halls and subsequent presentation of results was well-crafted and summarized and exceeds similar efforts we have seen in other communities. The comments appear to support city efforts to focus on aquatics and maintenance of existing facilities. Some points that were noted in a summary report to the City Manager stood out. Almost one quarter of participants were not Reno citizens, which confirms in our minds the need for a regional, system-wide examination of parks issues. People also sought better definitions of 'open space.' The recent effort to develop a comprehensive regional open space plan should assist with the public's understanding of what is considered public open space.

### **Current Scientific Survey**

A scientific survey of residents is currently underway. It appears that the survey is comprehensive and should provide a good tool in determining voter willingness to support new funding opportunities such as utility tax and sales tax increases.

## **Regional Recreational Opportunities**

As stated in the 11.28.07 staff report to the Mayor and City Council, developing partnerships with adjacent entities such as the County, the School District, special interest groups, and the University of Nevada, Reno will be key to providing effective and efficient recreational facilities for the community. Developing new facilities and importantly maintaining those facilities are expensive endeavors for any agency. All of the agencies in the area are facing similar challenges in attaining sufficient funding to serve the growing population. The public demand for recreation is currently met through the use of County, City, and School facilities. The public is looking for high quality facilities that are efficiently operated and well maintained. The demand for these facilities goes beyond jurisdictional boundaries. Given this, we recommend that the City of Reno seek out expanded partnerships with all of the entities providing recreational facilities in the region to maximize benefit to the community in the most cost effective manner possible.

The following is a brief summary of the recreational facilities and approaches taken by regional providers.

### **Washoe County**

Washoe County has an extensive system of parks and open space on the edge of Reno's city limits. They have become the regional park provider for Reno. These regional parks, such as Hidden Valley Park and Bartley Ranch are on the immediate edge of Reno's city limits and are easily accessible to city residents. City level of service standards recognize this reality and thus do not aim for future City Regional Parks.

The County also operates the South and North Valleys Regional Sports Complexes. These are compact sports facilities with up to 10 fields at each site. The County also operates two seasonal outdoor aquatic facilities (Sun Valley and Lazy 5 Spray Park.) A recent plan for Spanish Springs unincorporated area notes that:

"The exorbitant cost of construction, operations, and maintenance of aquatics facilities restricts local agencies and their ability to fund renovations or development of new locations. In 2006, Washoe County subsidized \$2.83 per swimmer and spent approximately \$174,000 for operations of its two seasonal facilities.

The Cities of Reno and Sparks have a range of 5%-64% cost recovery at their facilities and subsidize \$0.22-\$4.00 depending on the location. Over 400,000 residents participated at a public aquatics facility in Washoe County in 2006.

Individually, Washoe County, City of Sparks and City of Reno do not have the financial capacity for a new regional aquatics facility. Funding is needed for land acquisition, design, construction, maintenance, and operations of a regional facility to serve these entities. It is recommended that the three entities collaborate on a regional aquatics study. Through an extensive public participation process, the study should ascertain locations, amenities, and funding sources desired by the community. After the study is completed, an implementation plan is encouraged for this desired recreation opportunity. " (*Spanish Springs Needs Analysis, Washoe Co. Parks*)

Washoe County has also prepared detailed parks plans for other unincorporated areas on the fringe of the metropolitan area such as East Truckee Canyon to the city's east, Sun Valley and North Valleys to the north of Reno and Verdi/Mogul to the west. These plans include good precedents for the City to consider, such as disposing of excess, unsuitable park property and banking the proceeds for use in the purchase of better recreational land or facilities.

Washoe County has completed a significant open space planning effort in the past month (Washoe County Regional Open Space & Natural Resource Management Plan, which updates the 1994 Washoe County Regional Open Space Program.) This has the beneficial effect of addressing many of the City of Reno's open space conditions and potential future needs. The City participated in the development of this plan and links should be provided on the Reno Parks and Recreation website to educate area residents about the plan. The City's move to create a new planning position to coordinate open space efforts is an excellent step.

### **Federal Lands**

Reno sits amid a stunning, mountainous landscape of public lands, the protection of which contributes to the city's identity as a destination for outdoor activities. This extensive public land serves as a large defacto park, but it may also have led a lack of urgency for open space acquisition in the past. The aforementioned Washoe County Regional Open Space & Natural Resource Management Plan is an excellent summary of Federal Bureau of Land Management and Forest Service open space adjacent to the City of Reno. We commend the City for its commitment to working with federal agencies to ensure that new access trails and trailheads are provided near federal lands and that federal ecosystem protection objectives are recognized in the city's own open space planning. Maintaining views and trail linkages to these federal lands should be key considerations in city parks planning.

### **Washoe County School District**

Washoe County School District ball field facilities are included in citywide parks inventory mapping. These often serve as 'default' neighborhood parks and playfields when there is a lack of city-owned space. Currently, local schoolchildren use the Northwest Pool (adjacent to Clayton MS,) the Northeast Pool (at Dick Taylor Memorial Park) or Alf Sorenson Pool (City of Sparks). The closure of Moana Pool is no doubt already hindering school aquatic programs. Continuing to partner with the School District to provide ball fields, maintained by the City of Reno, is a good strategy that benefits the entire community.

### **University of Nevada, Reno (UNR)**

UNR has recently completed a campus master plan guiding development to 2025. The master plan includes sites for future tennis courts and ball fields, to meet NCAA standards. The Northeast Pool and Taylor Memorial Park sit within the study growth area of the UNR campus plans. UNR has more immediate plans to develop a softball and tennis facility and a schematic design has been drawn for such a facility on campus. UNR is very interested in discussing joint use as many of their recreation facilities with the goals of becoming more integrated into the community, maximizing the use of the facilities and sharing in the

cost of development and operations. We see great benefits to the community in jointly developing and operating facilities with UNR and encourage the City to pursue those efforts.

### **City of Sparks**

The City of Sparks, directly adjacent to Reno, currently holds 571 acres in over 50 parks and open space facilities. The city recently completed the \$30 million Golden Eagle Regional Park on the northeastern fringe of the urban area, which is the largest public works project in Sparks' history. The funding for this project is a combination of funds received from a private developer in exchange for a surplus site; \$3.4 million in impact service fees; \$1.3 million in Washoe County Regional Parks and Open Space funds; and consolidated tax bond funds.

The Park features 100 developed acres with fully-lit artificial turf fields, including six softball fields, two baseball fields, two youth baseball/softball fields, a stadium-size soccer field, two multi-purpose fields, and a 7,200 square foot concession venue. The City has one indoor aquatic facility, part of the Alf Sorensen Community Center, which offers activities to all area residents (with a 20% discount to residents.) Developing joint use agreements and possibly partnering with the City of Sparks in the development of facilities could provide the City of Reno with effective and efficient methods of expanding its recreational opportunities.

## **Linkages**

### **Bike and Pedestrian Connections**

The City of Reno has a significant number of parks and facilities throughout the community but generally the system appears fragmented and disconnected. Park users typically know of facilities in their part of town but have limited knowledge of other parks. This leads to uneven distribution of use system wide. Also, most parks are primarily accessed by car thereby increasing traffic congestion in neighborhoods and adding the need for parking facilities. The system would greatly benefit from a concerted effort to connect the facilities through a series of trails and greenways. Many people walk and bike as a form of recreation. These linkages will help distribute park use, provide safe access for bicycle riders and pedestrians, connect people to their environment and establish a component of livability to the City.

Local parks and open spaces in the Truckee Meadows should be considered as an interconnected system. This can be achieved through partnerships with other local agencies and coordinated future purchases. An immediate recommended priority is to provide better linkages for bicycles and pedestrians within the system. As population increases as well as gas prices, these alternative modes of transportation will be vital. Federal TEA-21 and other sources of funding can assist with a range of bicycle and pedestrian improvements.

Bicycling is gaining in popularity in Reno as a seasonal mode of daily transportation as well as its traditional recreational role. There is an existing shared bike and walking trail paralleling the Truckee River east of downtown and other bike trails within certain residential areas such as Somersett. On-street bike lanes are anecdotally underutilized because of excessive vehicle speeds and discontinuous lane markings or inconsistent width. The Regional Transportation Commission has produced a bicycling map of Truckee Meadows to encourage cycling as a viable mode of transportation. There are several local cycling advocacy groups who should continue to be consulted and coordinated (Tahoe-Pyramid Bikeway, Reno Wheelmen, Reno Bike Project.)

The City has 26 miles of trails but funding for continued maintenance is insufficient. Most residential areas have sidewalks but they are often narrow, adjacent to traffic and are incomplete. Certain parks observed seemed to present difficult access for pedestrians from surrounding neighborhoods. The provision of safe and clear pedestrian access should be an important consideration in the design and siting of parks. This can

serve several purposes, from lessening automobile travel, enhancing safety for children and improving public health.

### **Riverfront**

The Reno Redevelopment Agency operates the Truckee River Whitewater Park and the riverfront promenade in downtown Reno. A revitalized Truckee River frontage has been a goal of the City since downtown master plans in the 1970s. The River is a central feature in a visitor's impression of Reno's sense of place and reminds residents of the history and natural setting of their city. In recognition of the important role such riverfront public space can play in encouraging economic development of downtowns, the RRA has managed the acquisition of right-of-way and development of facilities.

The Whitewater Park and Wingfield Park have been very successful recent improvements and a future phase of Whitewater is scheduled to proceed pending environmental review. It is strongly recommended that the City agencies work together to complete a comprehensive, uninterrupted riverfront trail system on both banks of the Truckee, punctuated by a series of larger public gathering spaces and linking other parks, open spaces, cultural facilities, businesses and housing. There are many other US cities with such trail systems built or in planning stages, including Portland, Sacramento, San Jose, Corvallis, Louisville and Chattanooga. Important components of the success of these systems include their continuous uninterrupted routing, their clear public use, management for public safety and continuity of design. The Reno riverfront has incredible potential to be a signature element of the City and to attract people downtown. The riverfront should be carefully planned for safe and active access, be a complement to adjacent development and be a signature of the community's focus on livability.

## **Partnerships**

### **University of Nevada at Reno**

The University is an active partner with the City, as part of the Recreation Facilities Team, exploring opportunities to jointly fund and operate new recreational facilities to meet student and citywide needs. UNR is examining both on-campus and off-campus locations for recreational facilities, given the university's current demand for athletics, academic facilities and student housing. UNR teams, such as the tennis team, currently use city and high-school facilities. The seeking of solutions to shared shortages in recreation facilities between the City and UNR is a positive development that can lead to even greater 'town-gown' cooperation. There are proposals for a shared City/UNR redevelopment project on 9<sup>th</sup> Avenue near Evans Park on the north side of Interstate 80 which could be an effective way of providing a link between downtown Reno and the University, spurring redevelopment of the Virginia Street corridor. The University and its Foundation have the ability to attract private funds in a way that a public agency typically cannot. Tennis facilities may attract private donors and a joint tennis facility could be a good pilot project for the city and UNR to pursue. A major aquatics or recreation center could provide needed facilities for both the City and UNR as well as provide a tourism draw for tournaments. This type of facility could also enlist the additional assistance of the RRA and Reno-Sparks Convention & Visitors Authority.

We see great benefit in pursuing partnerships with UNR in the development of recreational facilities. These facilities will help form the bridge between the City and UNR and could greatly benefit both in achieving their goals. UNR is attempting to provide NCAA facilities to increase its programs and attract tournaments. Both will benefit the city in bringing visitors to the city, increasing economic activity, and providing more notoriety to the City. The City will also benefit from the use of the facilities for its school programs as well as for recreation. Pursuing an enlarged joint use tennis facility at the Reno Tennis Center will benefit both the City and UNR with providing facilities for both team sports and recreation. Establishing a joint use aquatics facility on 9<sup>th</sup> will bring sports and recreational benefit, provide a much needed facility in the center of the community and importantly provide a new connection between the university and the City.



### **Washoe County School District**

The city already enjoys a good working relationship with the Washoe County School District, which operates all regional schools. The city has an Interlocal Agreement with WCSD for the shared use of school ball fields. This is working well, according to city staff. Continued partnering with the School District can help build a constituency of demand for a new aquatic facility and may provide opportunities for leveraging additional funds as well as locating opportunities for efficiencies in management and operations.

A good example of intergovernmental cooperation towards the solution of immediate need for aquatic facilities can be found in Kenmore, Washington: <http://www.cityofkenmore.com/PRSA/description.html>.

### **Washoe County**

Through discussions with City staff, it became clear that there may be unrealized opportunities to increase coordination with Washoe County Parks and Recreation staff. As described earlier, Washoe County's Parks and Open Space system includes several large open space parcels on Reno's periphery as well as large active recreation facilities, which are clearly used primarily by residents of Reno or Sparks.

Reno Parks staff currently communicates with Washoe County on certain issues but there may be potential for expansion of this coordination to consider shared planning for future facilities. City and county could also combine certain maintenance functions to reduce overlaps in staff and equipment. Coordination on open space purchases should continue on a region-wide basis. The county may also be approached to consider land swaps of small parks within city limits or to use county funds to help leverage parks and recreation purchases by the city that benefit county residents as well.

Washoe County includes several well-maintained sports facilities adjacent to Reno, some of which are used by Reno residents. These facilities should also be considered as part of a region-wide system, with equal user fees for all residents of the region.

### **City of Sparks**

Similarly to Washoe County, the City of Sparks includes several well-maintained parks and recreation facilities adjacent to Reno, some of which are used by Reno residents willing to pay a higher fee as non-residents. These facilities should also be considered as part of a region-wide system, with equal user fees for all residents of the region. The City should make efforts to coordinate parks planning with City of Sparks where appropriate.

### **Private Sector Recreational Facility Developers (e.g. Big League Dreams)**

A current trend in park and recreational facility sponsorship is to rely less on the public sector and more on the private sector. Some communities are resorting to transferring the cost of funding and maintaining public parks and recreational facilities to private entities in order to provide facilities to their communities.

Partnerships with private sports facility developers are increasingly common, such as Big League Dreams (Cathedral City, CA.) The initial investment capital and maintenance costs are incurred by the developer in exchange for city land. This partnership has the potential to be mutually beneficial to both community and developer. It can procure scarce capital and save the community on construction, on-going maintenance fees and the added cost of staffing to run and promote them. This approach also can, create local jobs and generate an additional source of revenue for the Parks and Recreation Department from a percentage of the proceeds of the new sports facility.

Also, the initial return on investment would presumably be evaluated by the Developer who would have vested interest in a positive outcome and wouldn't conduct the venture otherwise. Thus, the initial financial risks are reduced for the city. The responsibility of the facility's continued success after its establishment and administration by a private professional organization, such as Big League Dreams, often is reverted to the public entity at some time in the future. This approach may be worth pursuing in certain

circumstances for the City of Reno depending upon the acceptance of the public and the lack of funding from other sources to provide future recreational facilities.

### **Establishing an Identifiable Presence**

As described in the 11.28.07 staff report, there is an extensive need for high quality parks and recreation in the City of Reno and the cost of the construction and maintenance of the facilities is substantial. In order for the facilities to be financially supported by the public in the long term, the benefits of the City's parks and recreation system will need to be clearly articulated and understood requiring advocacy by both private and public groups. Providing the extent and type of facilities envisioned is a long term proposition for the community requiring a long term commitment.

#### **Long term support**

This effort is a multi-year undertaking to build community support. Many cities have embarked on visioning processes to determine an identity and mission for the parks system. This is also recommended for Reno, or perhaps for the Truckee Meadows as a whole and will help build political support not only for the immediate aquatics and recreation center needs but also long-term improvements and future funding.

#### **Long term stewardship**

It is estimated that capital funding only accounts for 10% of a park facilities' long-term cost. Maintenance and operations take the remaining 90% of funding over the life of a facility. Public support for new facilities is in direct relation to the perception of stewardship of existing facilities. It has been noted by the public and the staff that maintenance of existing facilities has been lacking and long term maintenance has generally not been sufficiently funded. We recommend that maintenance of existing facilities be increased to protect the City's investment and to demonstrate the City's commitment to maintaining existing facilities. This effort will result in both providing a higher quality recreational experience for the public and greatly aide in the public's support for new facilities.

#### **Parks Foundations / Advocacy**

Many successful parks and recreation programs throughout the country are supported by private advocacy groups. We recommend that the City explore the creation of a Parks Foundation. The Portland Parks Foundation ([www.portlandparksfoundation.org](http://www.portlandparksfoundation.org)) was created after an extensive 20-year public visioning process. There are similar organizations in New York City ([www.cityparksfoundation.org](http://www.cityparksfoundation.org)) Seattle ([www.seattleparksfoundation.org](http://www.seattleparksfoundation.org) and [www.nwparks.org](http://www.nwparks.org)), Austin ([www.austinparks.org](http://www.austinparks.org)), Indianapolis ([www.indyparksfoundation.org](http://www.indyparksfoundation.org)) and San Antonio ([www.saparksfoundation.org](http://www.saparksfoundation.org)). Such a foundation can serve as very effective citizen advocates for parks improvements and maintenance, marshaling public support and corporate contributions. Other non-profits can also serve important roles as activist advocates for the protection of parks and open spaces and there is already one active local group, Keep Truckee Meadows Beautiful, which should continue to be fostered and assisted. The Reno Youth Sports Association is another potentially very influential advocate for local parks development. Neighborhood Associations are also key allies and advocates for smaller-scale parks.

### **Investment and Economic Return**

The City of Reno's PRCS has fostered partnership possibilities with UNR, has explored athletic complex design and location, and has researched tourism-based economic development in other cities nationwide. In the city's Recreational Facilities Status Report, data was collected on numerous prototypical sports complexes and facilities from around the country, including the year of construction, cost of construction, amenities included, public access and membership, number and type of public events/tournaments, and the available figures on the revenues, expenditures and net profits from such facilities.

## **Case Studies**

The following is additional information to supplement the Recreational Facilities Comprehensive Report:

### **Redding California's Big League Dreams Sports Complex**

- **Type of Sports Facility:** Opened August 1, 2004 – destination sports park, family entertainment venue, national tournament center.
- **Partners:** Public-private partnership between City of Redding & Big League Dreams (BLD).
- **Terms:** BLD performed 'Demographic Return on Investment' studies and determined the feasibility of the project. It paid for the construction, maintenance and operation costs, in return for a land lease from the City of Redding. Payments to the City depend on revenues generated by the facility are expected to start in the fourth year of operation.
- **Size & Amenities:** 100 acres - 5 soccer fields, volley-ball courts, 5 ball fields (3-¾ scale replicas of famous existing ones), field house for hockey, soccer, basketball, volleyball and corporate events, batting cages, an outdoor tot playground, groomed walking trails, parkland for family recreation, parking capacity 400, and a restaurant.
- **Cost & Funding Sources:** \$19,600,000 – funding from two State of California grants (from a California parks bond measure passed by voters in 2000), City of Redding Redevelopment Agency, City of Redding, public benefit funds, surplus property sales, the general fund, Big League Dreams, State transportation funds, and utility funds.
- **Return on investment:** BLD starts paying lease payments of 6% of gross revenues to city starting in its' fourth year of operation or when gross revenues exceed \$2.6 million (whichever comes first). From January 1 through June 2005, the facility generated \$864,623 in gross revenue. If the trend continued that year the annual gross revenue would have come to \$1,476,776, more than \$200,000 over the City's moderate estimate.
- **Attendance:** In first year of operation they had 200,000 people go through the facility gates. Redding was a community of 85,000 in mid-2004.
- **Trade offs:** This is a private facility with a \$1-\$2 admission charge; the public cannot bring in beverages or food or picnic there whenever desired.

### **Las Vegas Nevada's Big League Dreams Sports Complexes**

- **Type of Sports Facility:** 2 multi-ball field sports complexes (under construction)
- **Partners:** Public – Private partnership between City of Las Vegas and BLD
- **Terms:** Big League Dreams maintains and operates the 30 acre site, while the city of Las Vegas maintains and operates the 48 acre site. The contract is for 35 years (the average life span of a large sports complex seems to be about 30 years).
- **Size & Amenities:** 30 acres – 6 softball fields (replicating look & feel of Major League Baseball stadiums), 2 restaurants, an indoor soccer field, batting cages, volleyball courts and offices for BLD staff; and a 48 acres – a more traditional complex – 12 softball fields.
- **Cost & Funding Sources:** Approx. \$36 million and \$19 million - \$15 million were requested from the Federal Government's Public Lands Management Special Account (resulted from 1998 Southern Nevada Public Land Management Act) was requested by Clark County. The funds generated by this account come from the sale of surplus federal lands and can be tapped into by municipalities and the county to buy land for trails, recreational areas or environmental projects.

Apparently the remainder would be coming from revenue bonds shared by both the city and BLD and paid off by the park's generated revenue.

(<http://www.inbusinesslasvegas.com/2004/01/30/feature2.html>)

- **Return on investment:** BLD will collect entrance fees expected to be \$2-2.5 – supposedly comparable to the fee in place to use city fields (as well as revenue from food and alcohol sales). The City will receive \$295,000 and a percentage of gross revenue starting in the fourth year of operation. In the interim it will save on the maintenance and operation fees, approximately \$300,000 to \$400,000 annually.
- **Trade offs:** same as above for Redding

#### **Manteca California's Big League Sports Complex:**

- **Type of Sports Facility:** A multi-sports complex
- **Partners;** Public – Private partnership between City of Manteca, California, and BLD
- **Terms:** Big League Dreams maintains and operates the 31 acre site in return for tax exemptions and a portion of the gross revenues. The City of Manteca is reimbursed annually for the land lease after a certain grace period for the duration of the 35 year contract.
- **Size & Amenities:** 31 acres – replica of 6 major league baseball fields, a field house arena for indoor soccer, batting cages, playgrounds, 2 restaurants, and a sand volleyball court.
- **Cost & Funding Sources:** \$31.1 million – most of funding came from the Redevelopment Agency funds (created to stimulate economic development and prevent blight in communities). Believe these funds come from County imposed residential taxes which total one percent of the assessed value of the facility.
- **Return on investment:** Manteca received

“[...] 16% of retail gross revenue up to \$1.4 million and 20% of the revenue past \$1.4 million. The combination of payments saves the city an estimated \$100,000 per year in debt service costs.”  
(Bugarino, Paul. *Oakland Tribune*, July 5, 2007)

After the first 3 months in operation, the park brought in \$533,000 in gross revenue (league and tournament fees, gate admission, advertising and retail). \$280,000 of this was from retail (restaurant and concession sales, merchandise, arcades and vending).

- **Trade offs:** same as above, plus increased police security checks in area.

#### **Sources:**

[http://www.ci.redding.ca.us/comsrv/csac\\_agendas\\_minutes/2005-10-12\\_csac\\_rpt\\_BLD.pdf](http://www.ci.redding.ca.us/comsrv/csac_agendas_minutes/2005-10-12_csac_rpt_BLD.pdf)

<http://www.visitredding.org/documents/pdf/BLD-GeneralRelease.pdf>

<http://www.allenwittpark.org/awp/SportsComplex.html>

[http://www.reviewjournal.com/lvrj\\_home](http://www.reviewjournal.com/lvrj_home)

Bugarino, Paul, “Big League Dreams makes big bucks”, *Oakland Tribune*, July 5, 2007

#### **Economic Return**

Generally, there is very little information available from national sources on the economic return from amateur sports facilities. Some data exists for professional sports, but is specific only to individual sports centers. Due to the nature of factors involved and site-specific variables, Reno could benefit from commissioning a private analysis of proposed facilities in order to understand the specific benefits to their community.

Economic return is a broad term that here refers to the revenue generated by recreational facilities as well as the impacts of the facilities on the local economy. The economic impact includes the effects of the facilities on the size of the local economy, measured for example as total spending, total income, or total employment.

There are multiple measures of the economic return of recreational facilities. Beyond the primary goals of providing a quality recreational experience to the public and achieving City-wide livability, the following measurements can be applied:

#### **Self Supporting**

- The ability to generate income to pay for capital costs
- The ability of the facility to support its maintenance and operational cost

#### **Economic Return**

- The ability to generate income to fund other activities
- The economic return to the community

The potential recreational facilities that may provide economic return discussed by the City are listed below. They have been generally ranked for their potential ability to be self supporting and for their potential to provide economic return to the community.

#### **Sports field Complexes (Competition-oriented)**

- **Self supporting: medium**
- **Economic return: high**

These complexes are relatively less expensive to construct than other facilities such as aquatic centers. They do generate income from local sport groups fees and are often maintained through joint partnerships thereby lessening the direct cost to the City. The fee structures vary greatly depending on the community's economy. Tournaments bring in additional fees and concession revenue that off set expenses and can assist in funding maintenance. The primary return comes from the economic benefits of bringing teams and their families to the City. Expenditures from food, lodging, and fuel provide significant benefit to the local economy.

#### **Aquatic Centers (Community-scale)**

- **Self supporting: low**
- **Economic return: low**

#### **Aquatic Centers (Regional-scale)**

- **Self supporting: medium**
- **Economic return: high**

Aquatic Centers are expensive to build and maintain. They provide great benefit to both sport and recreational users. Establishing partnerships that jointly build and maintain the facilities is important to their long term viability. Revenue generation from user fees can off set maintenance costs, but community-scale facilities still require subsidy and have a low potential for economic return. In larger, regional-scale facilities, competitive tournaments bring both additional fees and concession revenue. They also bring teams and their families to the area which in turn helps the local economy through the expenditures for food, lodging and fuel. If the center is also used for NCAA tournaments, the added economic benefit of bringing national attention to the City should not be overlooked. Regional-scale centers can also have a wider range of revenue-attracting elements such as meeting rooms, play areas, leisure and therapy pools and diving areas.

## Recreation Centers

- **Self supporting: low**
- **Economic return: medium**

Depending on their program, Recreation Centers can provide similar benefits as both sports field complexes and aquatic centers. They generate revenue from team sports and recreational users that can help to off set maintenance and operation costs. The costs of operations tend to be less than that of aquatic centers. Tournaments will bring revenue to the center from fees and concessions as well as adding to the local economy. Large tournaments also bring notoriety to the City.

## Tennis Centers

- **Self supporting: medium**
- **Economic return: medium**
- **Economic return (Competition-oriented facility): high**

Tennis Centers provide for community benefit as well as benefit for team sports. The cost of developing and maintaining these facilities are typically less than aquatic and recreation centers. They can benefit school programs, the public, and team sports. As true in sports field complexes, fees from teams using the facility for competitions help off set the operational costs. Tournaments bring additional fees as well as economic benefit to the local economy.

The following table summarizes the above rankings:

FACILITY	ABILITY to SELF-SUPPORT	ECONOMIC RETURN
Sports field complexes (competition-oriented)	Medium	High
Aquatic Centers (Community-scale)	Low	Low
Aquatic Center (Regional-scale, with wide range of facilities and ability to host competitions)	Medium	High
Recreation Centers	Low	Medium
Tennis Centers	Medium	Medium
Tennis Centers (competition-oriented)	Medium	High

## Additional Considerations for Economic Return

The City of Redding has established gross revenue estimates of “conservative” & “moderate” for types of facilities which may be useful to review. (Redding’s Community Services Department’s report to the Community Services Advisory Board from October 5, 2007).

In correspondence with Walker Macy, John L. Crompton, a prominent authority on financing, managing and marketing park and recreational resources (Prof. of Recreation, Park & Tourism Sciences at Texas A&M), affirmed the bottom line:

“It is not a question of types of sports. Rather, it is a question of [the] number of visitors per year from outside the community who will come to play a sport in a tournament or whatever. As a general rule, if there is no overnight stay, then there will be very little economic impact.”

The number of interstate tournaments and their duration as well as aggressive marketing and publicity efforts to promote these events would be instrumental in bringing-in additional out of state revenues for Reno’s local economy to help cover the cost of the facility in question.

According to Crompton, many Parks & Recreation departments fail to take into account the hidden financial revenue that can result from various types of parks, open space and recreation facilities. In his estimation, city Tourist Bureaus manage to secure more public funding due to the positive economic gains picture that they manage to paint using a broader economic umbrella. It is thus important that City Park & Recreation departments account for all the revenue generated by the public amenities, the direct and indirect economic benefits. This will provide a more accurate picture that includes all the economic benefits gained from select amenities and will help to build and maintain community support to sponsor such amenities.

**Recommended additional pertinent material:**

National Recreation and Park Association's publication entitled "Economic Impact of Visitors to Sports Tournaments and Special Events" (87 pages) discusses how park and recreation departments can reposition themselves so they are perceived by stakeholders as key contributors to economic development, legitimate economic-impact study rules and principles, data collection, and examples of 30 economic-impact studies.

**Sources:**

<http://intl.jse.sagepub.com/>

[www.sportbusiness.com](http://www.sportbusiness.com)

Crompton, John L. "The Economic Impact of Sports Tournaments and Events – City Survey", Sept. 1999

Crompton, John L. Financing and Acquiring Park and Recreation Resources, 1999, Human Kinetics, Champaign, IL.

<http://www.rpts.tamu.edu/Faculty/Crompton/crompton-selected-articles.htm>

## **Capital Funding**

### **Identified Need**

The measures in place to raise revenue for the maintenance, renovation or new construction of parks and recreational facilities for the City of Reno have been limited to date. Up to this point, Reno's Parks, Recreation and Community Services has resourcefully managed to maintain most of the City's current facilities for continued public use. However, as per the City's projected needs (e.g. Staff Report Summary in 11-28-07 stating funding needs per facility type for improvements and repairs over the next 20 years,) it is evident that the growing population, recreational use and needs has and will continue to exceed the facilities available.

As a result, the city's combined community involvement, surveys, research and objectives, have mapped current and potential future facility locations. The city has also collected park and recreational facility comparative data from other cities within the United States as benchmark figures and conducted projected gap analysis for each type of facility for each city sector in Reno.

The result of the city's study illustrates the current inequity in distribution of parks and recreational facilities in Reno and proposes additional facilities to meet needs today and in the future. Reno's current distribution of recreational facilities are primarily concentrated in the central city quadrant. Both the northern and western quadrants and, to a lesser extent, the southwestern quadrant are lacking in numerous park amenities and/or recreational facilities. We concur with the city's approach to distribute facilities to those areas lacking recreational opportunities.

### **Funding Options Available**

The city has examined potential funding opportunities. From our experience, these options appear to capture all of the funding opportunities available at this time. Reno has primarily relied on the revenue

raised from the RCT (Residential Construction Tax) for the development of neighborhood parks. In order to be able to maintain the current level of public recreational services for the community and meet future demand through upgrades and/or new facilities in the different sectors of the city, PRCS has made evident that, like other Park and Rec. departments around the country, additional sources of revenue need to be considered and aggressively pursued.

Current RTC exacts \$1000 per Single-Family home. There are restrictions on the use of this funding. The level of RTC funding is inadequate for the City's stated desire to achieve a level of service of 3.5 acres of neighborhood parks per 1,000 residents. In response to this, Reno is exploring the benefits of Impact Fees to assist in closing the shortfall in funding.

Reno has also developed a preliminary list of other project funding options to be considered depending on the estimated cost of construction and the type and size of a proposed facility. This list provides various avenues to explore. From the private sector to joint public-private ventures, franchise fees, city issued property tax bonds, the creation of local improvement districts that can levy property taxes or set fees for recreational facilities, increases in the Washoe County sales tax, expanding the Washoe County list of taxed items, Legislative funding, applying for available Federal funding options such as an Economic Development Initiative, Section 108 funds and Community Development Block Grants and University Federal Education funds. In addition to these, indirect economic benefits should also be taken into account in repayment of the debt as this is revenue that will be collected by the city

Reno could benefit by advocating that Nevada's State Legislature pursue creating a Land Trust Grant Fund to provide interest-free loans to help local land trusts purchase conservation lands and easements which might serve the dual purpose of park and open space land as well. Reno could also work to secure additional funds through grants administered by the State Department of Conservation and Natural Resources, which can assist communities in restoring existing parks and creating new park and green space systems in Nevada's cities and towns (e.g. the Division of State Parks' Land & Water Conservation Fund and Recreational Trails Grants, and the Division of State Lands' Question 1 Bond). If feasible, it would seem prudent for the City to proactively purchase open space for future development prior to the projected need as a way of reducing future park land investment costs.

#### **4. Conclusions**

The City of Reno is taking an important step towards establishing a livable community that is well served by parks and open space. We applaud the City's efforts and look forward to its continued success.

- Through its current study, the PRCS has done an exemplary job in assessing current conditions and projecting future needs.
- These needs will be best met through joint partnerships with private and potentially other public entities in the region to benefit current and future residents.
- Reno is located in a very special place and is well poised to take advantage of its location, climate and setting. With this parks initiative, the City can achieve greatness in providing the community with a system of parks and open spaces that is well distributed, well maintained, and well used.
- Providing trail and greenway linkages between parks will greatly expand the system's use and viability.
- Providing a continuous and active riverfront can become a signature of the City.
- Through partnerships with UNR, the County, advocacy groups and others, the system of parks and open spaces will take on new life and help to inner-connect the community.



## 10.9 Facilities Condition Analysis

### 10.9.1 Idlewild Pool

#### Idlewild Pool #057 BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS**  
Currently Critical

Immediate

**Total Cost for Priority 1 Projects:**

**\$703,000.00**

#### **EXISTING ROOF AND SOLAR SYSTEM**

**Cost:**

**\$163,000.00**

The existing roof on this building needs replacing at the time of the survey. In the late 90's a new asphalt shingle roof was installed replacing the original roof that was leaking. The panels for the swimming pool solar heating system are attached to the south facing roof.

When the solar system is operating correctly it can provide efficient, cost free heating of the water to the Olympic size pool. As it stands now the manufacture for the array of solar panels is no longer in business, making it difficult to find replacement parts. If the solar system isn't working the gas fired boiler must supply the heating. Updating the swimming pool solar heating system embraces the concept of becoming a "green" city. Recently Mayor Cashell signed the U.S. Mayors Climate Protection Agreement, representing the City of Reno's commitment to reducing greenhouse gas emissions.

#### **TREATMENT OF BUILDING ENVELOPE**

**Cost:**

**\$80,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The north-facing wall has a line of windows and metal louvers. Currently water is leaking around one of the framed windows in the locker room area. The metal louvers in this array were designed to allow fresh air into the building but did not take into account that our winters can be very cold and cause pipes to freeze. Wooden shutters are now in place but are difficult and dangerous to open for the summer months. A new design of the windows and metal louvers is recommended.

The concrete walkway leading to the front entrance of Idlewild Pool is currently broken and raised in a number of spots, leading to a potential trip and fall hazard. All of the exterior doors and doorframes have been vandalized and need to be replaced. Except for graffiti, the exterior walls have not been painted in years. The eaves and exterior lighting need to be repaired and fresh coat of paint applied.

#### **CHEMICAL STORAGE ROOM REMODEL**

**Cost:**

**\$80,000.00**

The chemical storage rooms are in poor condition posing the potential for cross contamination of pool chemicals that would create a toxic gas and possibly infiltrate the building. It has been recommended by Risk Management that a separate freestanding chemical storage facility be constructed on the premises to alleviate this potential liability.

**FIRE PROTECTION SYSTEM AND EGRESS**

**Cost: \$60,000.00**

This facility does have a fire protection system in place. It is recommended that the fire protection system be updated. A new design to the perimeter fencing of the swimming pool area is needed in order to be brought up to code. If the aquatic facilities are in use and an emergency were to occur, the only egress for the swimmers is to go through the locker rooms and then exit the building. Some type of egress at the fencing perimeter is required.

**SWIMMING POOL, DECK AND TILE REPAIRS**

**Cost: \$320,000.00**

The environment in this region is taking a toll on this facility. With summer temperatures reaching into the 100's and winter temperatures lowering to the single digits a number of concrete and tile problems are occurring. The 50-meter pool has a number of tiles on the surrounding edges that have fallen off, broken or just missing leaving sharp edges. The seven sets of grab rails that swimmers use to exit the pool are in poor condition and the concrete that holds the anchors for the grab rails are breaking apart. Portions of the swimming pool concrete deck is breaking away and all of the expansion joints need to be replaced. Both diving boards are in very poor condition and need to be replaced. For a number of years the pool's underwater lighting system has been inoperable, leaving the evening aquatic programs without proper illumination. This interferes with the lifeguards' ability to see swimmers in trouble. The training pool has a four-foot wide tiled border and over time, most of the tile has been replaced. The freezing temperatures in the winter breaks the tiles and repairing this problem takes a number of days to complete before the pool can re-open. A suggestion is to remove the tile and replace it with concrete.

**PRIORITY CLASS 2 PROJECTS**

**Total Cost for Priority 2 Projects: \$180,000.00**

**Necessary Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE**

**Cost: \$30,000.00**

The ceilings in the mechanical and locker rooms need attention as they were damaged from water leaks on the previous roof. The floors in the office area and locker rooms need to be stripped, recoated, and new caulking applied in the expansion joints. All the interior walls require patching and painting in some areas. The toilet partitions in both locker rooms are in need of major repair or replacement. The tile in both the men's and women's shower areas needs to be replaced. The counter tops and storage spaces in the office area are in poor condition and need to be repaired or replaced.

**ELECTRICAL UPGRADE**

**Cost: \$60,000.00**

The chemicals used as a sanitizer for the swimming pools, is very corrosive to the all ferrous metals in the building. The majority of the electrical EMT conduit and metal boxes are slowly rusting away. The replacement to PVC conduit and boxes is recommended. An electrical run to the lifeguard staging area was added recently and does not meet code requirements. This should be addressed.

**MECHANICAL UPGRADE**

**Cost: \$30,000.00**

The mechanical systems serving this building will be in need of an upgrade. The system controls are older and are not efficient. This project recommends the installation of Energy Management System controls in the building.

The 110v Barber Colman electrical system that controls the swimming pool heat and temperature for the showers is outdated. A new low voltage (24v) system is recommended.

The unit heaters in the locker and training pool mechanical rooms need to be replaced. The boiler stacks in the mechanical room are in poor condition. All of the metal support hangers are rusting away and metal straps on the no hub couplings have broken apart.

**PLUMBING UPGRADE**

**Cost: \$60,000.00**

The recessed ground hydrants on the swimming pool deck have not worked in years. Currently staff must use long sections of hose to perform maintenance duties. The multi-person shower columns in both locker rooms have reached there useful end. That type of shower column is no long manufactured and the replacement parts are expensive and in time parts will be difficult to find.

<b>PRIORITY CLASS 3 PROJECTS</b>		<b>Total Cost for Priority 3 Projects:</b>	<b>\$40,000.00</b>
<b>Needs</b>	<b>Long - Term</b>		

<b>LONG TERM NEEDS</b>		<b>Cost:</b>	<b>\$40,000.00</b>
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Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$703,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$180,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$40,000.00</b>
	<hr/>
Total estimated cost of all projects:	<b>\$923,000.00</b>

10.9.2 Northwest Pool

Northwest Pool #078  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$2,053,000.00**  
**Currently Critical** **Immediate**

**REPLACE EXISTING ROOF** **Cost: \$670,000.00**

The existing roofs on this building are in poor condition at the time of the survey. This facility uses a fiberglass panel type of roof over the swimming pool and a metal ribbed roof over the mechanical, office and locker rooms. The constant wind, blowing sand and dirt along with exposure to the sun, are contributing factors to wear and deterioration of these roofs. After 30 years, the life of these roofs have come to a useful end. Replacing both roofs is recommended. The retractable roof panels over the swimming pool were retrofitted in 1992 and currently are in need of operational updating.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$230,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The east and west masonry walls were recently striped to bare surface, primed, and recoated. However, the fiberglass 2' x 1' panels that fills in the remainder of the walls, are old and have been the target for many rocks and baseballs leaving several cracks and holes. Replacing or remodeling the fiberglass wall is recommended.

The concrete walkway leading to the front entrance of Northwest Pool is currently broken and raised in a number of spots mostly by tree roots, leading to a potential trip and fall hazard. The entrance door is being held together with pieces of metal strapping and needs to be replaced. On the west side of the building two sets of double metal doors are rusting away and need replaced. The north side has double glass doors leading from the pool to the sun deck and have for the most part, rusted shut. Replacing all or remodeling the sun deck array of windows and doors is recommended. On the east wall, hidden from view, the exterior wall exhaust fan cover has been vandalized and should be replaced. It is also recommended that a metal guard be installed to prevent future vandalism.

**INSTRUCTIONAL POOL UPGRADE** **\$280,000.00**

This project is to upgrade the circulation for the instructional pool. The present system is tied in with the larger pool and does not meet the current code requirements. The replacement of the pool deck and upgrading of the instructional pool at the same time would be ideal.

**SWIMMING POOL, DECK AND TILE REPAIRS** **Cost: \$130,000.00**

Over the past three decades, Northwest Pool has provided a venue of aquatic recreational opportunities. Its popularity has taken a toll on the swimming pool infrastructure and safety issues are arising. The concrete pool deck is deteriorating, causing cracking and is currently exposing the edges of the metal deck drains. The metal deck drains are rusting, leaving sharp edges. The ceramic tiles on the deck edge of the swimming pool and on the gutter lip are falling off at a high rate, also leaving sharp edges. For a number of years the pool's underwater lighting system has been inoperable, leaving the evening aquatic programs without proper illumination. This interferes with the lifeguards' ability to see swimmers in trouble.

**CHEMICAL STORAGE ROOM REMODEL****Cost: \$80,000.00**

The chemical storage rooms are in poor condition posing the potential for cross contamination of pool chemicals that would create a toxic gas and possibly infiltrate the building. It has been recommended by Risk Management that a separate freestanding chemical storage facility be constructed on the premises to alleviate this potential liability.

**FIRE PROTECTION SYSTEM****Cost: \$230,000.00**

The facility does not have any type of fire protection system in place. It is recommended that a fire protection system be retrofitted.

**MECHANICAL UPGRADE****Cost: \$713,000.00**

The mechanical systems serving this building will be in need of an upgrade. The HVAC system controls are older and are not efficient and in a few years the boiler/ heating system will reach the end of its useful life. This project recommends the installation of Energy Management System controls in the building and replacement of the boiler and heat exchanger system.

The pneumatic system that controls the buildings heat, swimming pool heat, and the temperature for the showers is outdated. A new low voltage (24v) system is recommended. The domestic hot water storage tank that is in use for the showers was installed thirty years ago, and is in need of replacement. The office area lacks an air conditioning system creating an uncomfortable environment for the staff. Some form of air conditioning is recommended. The boiler will need to be replaced in a few years. This boiler replacement should be coupled with replacement of the heat exchangers.

**PRIORITY CLASS 2 PROJECTS****Total Cost for Priority 2 Projects: \$293,000.00****Necessary****Not Yet Critical****INTERIOR FINISHES AND FIXTURE UPGRADE****Cost: \$113,000.00**

The ceilings in the mechanical and locker rooms are damaged from leaks in the metal roof. The interior doors, frames, and closers are rusting away. The floors in the office and locker rooms need to be stripped, recoated, and new caulking applied in the expansion joints. The walls in the office area are in need of painting and will require patching in some areas. The vinyl baseboard is missing in areas of the offices and due to the age of this material may contain asbestos. This material should be tested and abated as necessary. The toilet partitions in both locker rooms are in need of major repair or replacement.

**ELECTRICAL UPGRADE****Cost: \$180,000.00**

As time has progressed, the building's electrical demand has changed and is currently utilized to its current maximum potential. The electrical panels and receptacles are at their limit. The system should be upgraded to meet the evolving needs of the building. The computer network and phone cabling does not meet code requirements in many instances and should also be upgraded.

<b>PRIORITY CLASS 3 PROJECTS</b>		<b>Total Cost for Priority 3 Projects:</b>	<b>\$160,000.00</b>
<b>Needs</b>	<b>Long - Term</b>		

<b>LONG TERM NEEDS</b>		<b>Cost:</b>	<b>\$160,000.00</b>
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Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$2,053,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$293,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$160,000.00</b>
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Total estimated cost of all projects:	<b>\$2,506,000.00</b>

10.9.3 Traner Pool

Traner Pool #128  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$410,000.00**  
**Currently Critical** **Immediate**

**EXISTING ROOFS** **Cost: \$45,000.00**

The existing roofs on these buildings are in poor condition at the time of the survey. Vandalism is the contributing factor.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$80,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

The exterior finishes on these buildings have been vandalized with graffiti numerous times and have been repainted with a variety of colors. All exterior doors and windows have been damaged and need to be replaced. The roll up doors to the locker rooms are in poor shape and are difficult to open and close. Replacing the doors is recommended.

**CHEMICAL STORAGE ROOM REMODEL** **Cost: \$40,000.00**

The chemical storage rooms are in poor condition posing the potential for cross contamination of pool chemicals that would create a toxic gas and possibly infiltrate the building.

**FIRE PROTECTION SYSTEM AND EGRESS** **Cost: \$45,000.00**

This facility does not have a fire protection system in place. It is recommended that a fire protection system be installed. A new design to the perimeter fencing of the swimming pool area is needed to be brought up to code. If the aquatic facilities are in use and an emergency were to occur, the only egress for the swimmers is to go through the locker rooms and then exit the building. Some type of egress at the fencing perimeter is required.

**SWIMMING POOL, DECK AND TILE REPAIRS** **Cost: \$200,000.00**

The pool has a number of tiles on the surrounding edges that have fallen off, broken or just missing leaving sharp edges. New lifeguard stands are needed. Portions of the swimming pool concrete deck is cracking and all of the expansion joints need to be replaced.

An updated control system for the water toy playland is suggested for water conservation. As it stands now the playland's water isn't cycling properly and the waste of water occurs.

<b>PRIORITY CLASS 2 PROJECTS</b>	<b>Total Cost for Priority 2 Projects:</b>	<b>\$115,000.00</b>
<b>Necessary</b>	<b>Not Yet Critical</b>	

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$25,000.00**

The ceilings in the mechanical and locker rooms need attention as they have been damaged by water leaks from the roof. The floors in the office area and locker rooms need to be stripped, recoated, and new caulking applied in the expansion joints. All the interior walls require patching and painting in some areas. The toilet partitions in both locker rooms are in need of major repair or replacement. The counter tops and storage spaces in the office area are in poor condition and need to be repaired or replaced.

**ELECTRICAL UPGRADE** **Cost: \$50,000.00**

An upgrade of the entire electrical system is recommended. Thirty years of adding to and deleting from has left this system a mess. The exterior security lighting is in poor condition and an upgrade might help with the vandalism issue.

**MECHANICAL UPGRADE** **Cost: \$30,000.00**

The mechanical systems serving these buildings will be in need of an upgrade. The system controls are older and are not efficient. This project recommends the installation of Energy Management System controls in the buildings.

The boiler room currently uses an older type of unit heater to protect the equipment and pipes from freezing in the winter months. It is suggested the unit heater be replaced with a more energy efficient infrared heater. The boiler stack and exhaust fan housings on the roofs have been vandalized and must be replaced.

**PLUMBING UPGRADE** **Cost: \$10,000.00**

Plumbing upgrades have occurred in the recent year with the installation of new water heaters for the showers, new hand wash stations and the rebuilding of the showers heads and handles. A recommendation is to replace the broken drinking fountain located by the locker rooms and replace the flush valves for the toilets and urinals.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Cost for Priority 3 Projects:</b>	<b>\$30,000.00</b>
<b>Needs</b>	<b>Long - Term</b>	

**LONG TERM NEEDS** **Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$410,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$115,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$30,000.00</b>
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Total estimated cost of all projects:	<b>\$555,000.00</b>



10.9.4 Plumas Gymnasium

PLUMAS GYM #009  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$130,000.00**  
Currently Critical **Immediate**

**MECHANICAL UPGRADE** **Cost: \$60,000.00**

The mechanical systems serving this building will be in need of an upgrade. An Energy Management System is currently being used for this building. However, the majority of the mechanical equipment has reached the end of its useful life cycle. A plan for upgrading the mechanical system in the future is encouraged.

**ROOFING UPGRADE** **Cost: \$20,000.00**

This building had a new roof installed 7 years ago and over this short period of time, the expansion and contraction from our weather has caused the roof to leak. Repairs to the roof are encouraged.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$20,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition.

The majority of the exterior of this building is in average condition, however a few items need to be addressed. The exterior of this building has been vandalized with graffiti numerous times and repainted as needed. The exterior doors are banged up and need repair and repainting. In addition, the weather stripping and door sweeps need to be replaced on all of the exterior doors.

**WOOD FLOOR STRIPING, SAND AND REFINISHING** **Cost: \$30,000.00**

The wooden gymnasium floor in this building is in need of maintenance. Refinishing the floor by sanding, sealing and 2 coats of polyurethane along with the repainting of lines and logos will also be needed.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$100,000.00**  
Necessary **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$20,000.00**

Most of the interior walls of this building have recently been painted. There are some rooms that do need wall repairs and painting. Both of the locker rooms are in need of remodeling. The carpeting that is used in some areas is old and needs replacing.

**PLUMBING UPGRADE** **Cost: \$30,000.00**

The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

**ELECTRICAL UPGRADE**

**Cost: \$50,000.00**

The electrical system in this building is in good condition except for the breaker panels covers that are in very poor condition. The lighting fixtures at this facility need to be upgraded. Because of their age, many of the lighting fixture covers are missing or damaged. The cost in making or finding new replacement covers is greater than the cost of a new light fixture. The basketball court lighting and emergency lighting is not protected from misguided basketballs and are easily damaged.

**PRIORITY CLASS 3 PROJECTS**

**Total Cost for Priority 3 Projects: \$30,000.00**

**Needs**

**Long - Term**

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$130,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$100,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$30,000.00</b>
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Total estimated cost of all projects:	<b>\$260,000.00</b>

10.9.5 Neil Road Recreation Center

NEIL ROAD CAMPUS  
HISPANIC SERVICES, BOYS & GIRLS CLUB, AND ST. MARY'S GYM  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$110,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$40,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition.

The exterior paint on anything that is metal has all but fallen off or is severely faded by the elements. A program to repaint the exterior metals is encouraged. The majority of the exterior windows and doors are not closing properly allow the outside elements to gain entry into the buildings. Repairs are needed.

The exterior block wall on these buildings need some form of protection that will not allow water to seep through the block and collecting on the inside. Some type of coating for the masonry block is suggested and working with the Parks Department to redirect the automatic sprinklers from making contact with the buildings would also help.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$70,000.00**

The interior finishes at the St. Mary's building are in good condition with only a few minor problems. There is some damage to the walls were the chairs rub up against. Installing chair rails would help. The vinyl flooring in the three restrooms are beginning to fail.

The Boys & Girls Club has many kids using its facility and it shows. The Gym is also used hard by the area's youth and it too shows. Hispanic Services has a high traffic customer base coming through its doors as well, but they are a little older. However, this facility does share similar concerns with the previous two.

The only way to describe the carpeting at the Neil Road Campus is to replace it, replace all of it. Except for the carpeting at St. Mary's, it needs a good cleaning. Replace the carpeting. The pictures that follow will confirm the request. The interior walls need fixing and a new coat of paint for most of the properties. Some housekeeping with the computer cables and power cords is needed before someone trips and falls.

New window coverings are needed at the Boys & Girls Club. Both showers in the Gym's boys and girls locker rooms need to have the grout fixed, cleaned and resealed, soon. Also the front entry to the Gym has a floor grate to remove dirt and moisture from the shoes before entering the gymnasium. It does not look like it has ever been cleaned. For this grate system to work properly it must be cleaned weekly.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$130,000.00**  
**Necessary** **Not Yet Critical**

**ROOFING UPGRADE** **Cost: \$130,000.00**

The roofs on these buildings are about nine years old and they are in good condition. There is one persistent leak on the Gym that has been difficult to locate. For the most part these roofs have about ten years left in them. A plan to replace these roofs in ten years is encouraged.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Cost for Priority 3 Projects:</b>	<b>\$60,000.00</b>
<b>Needs</b>	<b>Long - Term</b>	

<b>MECHANICAL UPGRADE</b>	<b>Cost:</b>	<b>\$10,000.00</b>
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The mechanical systems serving these buildings will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings.

<b>PLUMBING UPGRADE</b>	<b>Cost:</b>	<b>\$10,000.00</b>
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The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

<b>ELECTRICAL UPGRADE</b>	<b>Cost:</b>	<b>\$10,000.00</b>
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With the exception of a couple of discrepancies the electrical systems in these buildings are in good condition.

<b>LONG TERM NEEDS</b>	<b>Cost:</b>	<b>\$30,000.00</b>
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Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$110,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$130,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$60,000.00</b>
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Total estimated cost of all projects:	<b>\$300,000.00</b>

10.9.6 Northeast Community Center

NORTHEAST COMMUNITY CENTER #182  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$873,000.00**  
**Currently Critical** **Immediate**

**EXISTING ROOF REPAIR AND SEALING** **Cost: \$93,000.00**

Northeast Community Center is comprised of a number of roofs. In the summer of 2006, approximately 7400 S.F. of new membrane roof was installed, leaving over 21,000 S.F. of existing roof in need of immediate attention. The existing roof on this building was in fair to poor condition at the time of the survey. The temperature fluctuations throughout the year, consistent wind, which will blow sand and dirt on to the roof membrane, and constant exposure to the sun, are contributing factors to wear and deterioration.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$280,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building.

This project includes items to protect the exterior building envelope other than the roof. This can include repairing mortar joints in areas where necessary and sealing the building exterior. This sealing can include applying a clear sealer to the masonry, repainting, or reapplying any other type of a building exterior treatment. This includes replacing some exterior doors and windows.

This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a good, weather tight condition.

**FIRE PROTECTION UPGRADE** **Cost: \$170,000.00**

In the 2000 remodel, only portions of the NECC complex were installed with a new Fire Sprinkler Protection System. NECC is still using an older type sprinkler head system in the Swimming Pool Area, Locker Rooms, Workout, Jiggs & Eureka Rooms. The East Wing of NECC is only protected by an old heat detection system. This imposes an increased risk to life and property safety.

**ASBESTOS ABATEMENT** **Cost: \$230,000.00**

There is a need to abate the asbestos in the East Wing and Boiler room. In many cases before maintenance and repair projects can begin, areas of asbestos need to be removed, delaying and adding cost to the task. The majority of the Youth Programs are operated in the East Wing raising health concerns as well.

**CHEMICAL STORAGE BUILDING AND SWIMMING POOL UPGRADE** **Cost: \$60,000.00**

The Northeast Community Center uses liquid chlorine and liquid muriatic acid as the sanitizer for the swimming pool operations. Currently the chlorine tank is located the pump room and the muriatic acid tank is located in a room by its self. On the afternoon of May 8, 2006, Sierra Chemical was making a delivery and by accident use a hose that still has muriatic acid in it and connected the hose to the chlorine tank. The two chemicals mixed causing a nocuous gas to form and infiltrated the swimming pool area. Seventeen members of the North Valleys swim team and city staff were taken to area hospitals. A separate storage building that will not allow infiltration and will exhaust gases to the atmosphere is recommended.

**WOOD FLOOR STRIPING, SAND AND REFINISHING****Cost: \$40,000.00**

The two wooden dance floors and gymnasium in this building are in need of maintenance. Refinishing the floors by sanding, sealing and 2 coats of polyurethane is needed. The repainting of lines and logos will also be needed for the gymnasium.

**PRIORITY CLASS 2 PROJECTS****Total Cost for Priority 2 Projects: \$864,000.00****Necessary****Not Yet Critical****INTERIOR FINISHES AND FIXTURE UPGRADE****Cost: \$50,000.00**

The East Wing at NECC was not part of the 2000 remodel. The interior finishes are in fair condition as are many of the fixtures. It is recommended that the interior walls be painted. Prior to painting, all surfaces need to be repaired and prepped. Some asbestos conditions may exist as well. Jiggs Room needs to be repainted and majority of the second floor 2000 remodel needs new 2' x 4' ceiling tiles because of the roof leaks in those areas. The Men's and Women's locker rooms needs painting and tile work.

**REPLACE FLOOR COVERING****Cost: \$92,000.00**

The East Wing at NECC was not part of the 2000 remodel. The flooring is showing signs of wear and deterioration and is reaching the end of its useful life. The Eureka Room is in need of a new floor as well.

**MECHANICAL UPGRADE****Cost: \$700,000.00**

The East Wing at NECC was not part of the 2000 remodel. The mechanical systems serving this building will be in need of an upgrade. The HVAC system controls are older and not efficient. This project recommends the installation of Energy Management System controls in the building. (Doesn't include pool upgrades.)

**PLUMBING UPGRADE****Cost: \$20,000.00**

The integrity of the plumbing in the East Wing serving this building is questionable and needs to meet water conservation and ADA regulations.

**ELECTRICAL AND DATA UPGRADES****Cost: \$2,000.00**

The primary use of the Eureka Room is for computer class training. As new equipment has come online, additional data cable has been installed and in some cases creating a potential trip and fall hazard and damage to the data cable. A new raceway for electrical and data cable is recommended.

**PRIORITY CLASS 3 PROJECTS**

**Needs**

**Long - Term**

**Total Cost for Priority 3 Projects:**

**\$345,000.00**

**LONG TERM NEEDS**

**Cost:**

**\$345,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

If no major reconstruction plans are in the horizon and the City of Reno plans to keep the Northeast Community Center in its similar fashion, an Exterior Insulation and Finish System (EIFS) is suggested to be looked at. EIFS is a multi-layered exterior wall system that is used in both commercial buildings and homes, providing superior energy efficiency.

If you have ever felt the comfort of being wrapped in a warm blanket on a cold winter night, you have some idea of what EIFS can do for a building. EIFS reduces air infiltration, stabilizes the interior environment and reduces energy consumption. Masonry block is the perimeter wall at the Northeast Community Center, allowing hot and cold air to enter the interior environment.

A new roofing membrane for the 21,000 S.F. of existing roof needs be considered in the future.

Total estimated cost of priority 1 projects:	<b>\$873,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$864,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$345,000.00</b>
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Total estimated cost of all projects:	<b>\$2,082,000.00</b>

10.9.7 California Building

CALIFORNIA BUILDING #052  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects:** **\$100,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost:** **\$20,000.00**

There was some exterior remodeling done in late 1997 but the exterior paint is beginning to fade on the south side. Some of the doors have received graffiti and need re-painting. The metal gutters and down spouts on the front of the building need addressing.

The exterior concession stand at the rear of the building needs to be remodeled or removed. It is in very poor condition.

**ROOFING UPGRADE** **Cost:** **\$20,000.00**

In 1997, the California Building was re-roofed, however the fascia board wasn't repaired or re-painted. The mortar around the chimneys is beginning to fail and will need repairing in the near future.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost:** **\$20,000.00**

The little office next to the kitchen needs new carpeting and a new door. The kitchen has an old four-burner stove, old exhaust fan, and underneath storage areas that need to be cleaned, painted and replaced. The boiler room also needs painting.

The junior ski program office is in need of new carpeting and the bathroom remodeled. It smells bad in the bathroom. The main floor at the California Building is in good condition. The tile floor and columns just outside the restrooms are in poor condition. The storage area used for table and chairs needs painting.

**ASBESTOS ABATEMENT** **Cost:** **\$40,000.00**

In 2002, asbestos abatement was performed on a portion of the California Building. There is a concern that this facility may still contain asbestos materials. Given the age of the building and the presence of floor tiles, plus the mastic used to bond this material (commonly manufactured with asbestos) these areas should be considered "hot." It is recommended that these areas be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

**PRIORITY CLASS 3 PROJECTS** **Total Cost for Priority 3 Projects:** **\$50,000.00**

**Needs** **Long - Term**

**LONG TERM NEEDS** **Cost:** **\$30,000.00**

Projects in this category address possible long-term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

**MECHANICAL UPGRADE** **Cost:** **\$10,000.00**

The mechanical systems serving this building was upgraded in 2000. Energy Management System controls were installed at that time.



**ELECTRICAL UPGRADE** **Cost: \$5,000.00**  
 With the exception of a couple of discrepancies the electrical system is in good condition.

**PLUMBING UPGRADE** **Cost: \$5,000.00**

In 2004 an ADA remodeling of the restrooms occurred, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

Total estimated cost of priority 1 projects:	<b>\$100,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$0.00</b>
Total estimated cost of priority 3 projects:	<b>\$50,000.00</b>
Total estimated cost of all projects:	<b>\$150,000.00</b>

**SPECIAL EVENTS OFFICE #056  
 BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$60,000.00**  
**Currently Critical** **Immediate**

**ASBESTOS ABATEMENT** **Cost: \$25,000.00**

There is a concern that this facility may contain asbestos materials, given the age of the building. In the furnace room the presence of 9" x 9" floor tiles and the mastic that was used to bond these materials (which was commonly manufactured with asbestos) this building should be considered "Hot". The remainder of the building might be "hot" as well. It has been a common practice to over-layer the 9" x 9" tile with carpeting or vinyl.  
 It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

**ROOFING UPGRADE** **Cost: \$20,000.00**

The roof at the Special Events Office is in poor condition at the time of the survey. The severe weather in this area and the age of the roof has made it impossible for repairs. Recommend the existing roof be removed and new applied.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$10,000.00**

The interior of this building has recently been painted. However, the men's and women's restrooms need to be remodeled to ADA compliance. The vinyl flooring in both rest rooms need replacing.

**ELECTRICAL UPGRADE** **Cost: \$5,000.00**

In the men's restroom the old electrical receptacle needs to be replaced with a GFCI receptacle. The breaker box cover is missing and needs to be replaced. Update in interior lighting would help.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$10,000.00**  
**Necessary** **Not Yet Critical**

**PLUMBING UPGRADE** **Cost: \$5,000.00**

The plumbing in this building is old. A plan for replacing the fixtures in the near future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

**MECHANICAL UPGRADE**

**Cost: \$5,000.00**

The mechanical systems serving this building will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the building. A new furnace was installed in the mid-1990's, but the water heater will need replacing in the in the near future.

**PRIORITY CLASS 3 PROJECTS**

**Total Cost for Priority 3 Projects: \$20,000.00**

**Needs Long - Term**

**TREATMENT OF BUILDING ENVELOPE**

**Cost: \$5,000.00**

The exterior finish is the building's first defense against the weather elements. It is important to maintain the finish, weather resistance, and appearance of the building. Moisture and weather intrusion into a building causes indoor air quality issues and premature failure of the building. This project also includes repairing or replacing any sealant and gaskets in and around windows, flashing, fixtures, and other penetrations or transitions to maintain the building in a weather tight condition.

The exterior of the building was recently painted.

**LONG TERM NEEDS**

**Cost: \$15,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$60,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$10,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$20,000.00</b>
Total estimated cost of all projects:	<b>\$90,000.00</b>

10.9.8 Horseman's Park

HORSEMAN'S PARK #048  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$50,000.00**  
**Currently Critical** **Immediate**

**ROOFING UPGRADE** **Cost: \$10,000.00**  
There is a metal roof on this building and over time, the expansion and contraction of the metal will loosen the roofing fasteners, a cause for roof leaks. It is suggested a metal roofing contractor be contacted to make the preventive repairs. The fascia board needs to be repaired and repainted. The gutters and downspouts need to be addressed.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$40,000.00**  
The majority of the exterior of this building is in average condition, however a few items need to be addressed. The exterior of this building has been vandalized with graffiti numerous times and repainted as needed. The exterior doors are banged up and need repair and repainting. In addition, the weather stripping and door sweeps need to be replaced on all of the exterior doors.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$30,000.00**  
**Necessary** **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$20,000.00**  
The interior walls of this building have recently been painted. There is some damage to the block where the floor meets the wall. The toilet partitions are beginning to show their age and will need to be replaced in the near future.  
There is a concern that this facility may contain asbestos materials. Given the age of the building and the presence of the 12" x 12" ceiling tiles in the meeting room and the mastic that was used to bond these materials (which were both commonly manufactured with asbestos) this facility should be considered "Hot". It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

**PLUMBING UPGRADE** **Cost: \$10,000.00**  
The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

**PRIORITY CLASS 3 PROJECTS** **Total Cost for Priority 3 Projects: \$60,000.00**  
**Needs** **Long - Term**

**MECHANICAL UPGRADE** **Cost: \$10,000.00**  
The mechanical systems serving this building will be in need of an upgrade. An Energy Management System is currently being used for this building. However the water heater is reaching the end of its life cycle. A plan for upgrading the mechanical system in the future is encouraged.

**ELECTRICAL UPGRADE** **Cost: \$20,000.00**  
With the exception of a couple of discrepancies the electrical system is in good condition. However, the lighting fixtures at this facility need to be upgraded. Because of their age, many of the lighting fixture covers are missing or damaged. The cost in making or finding new replacement covers is greater than the cost of a new light fixture. The exterior service panel is in poor condition and needs to be replaced in the near future.

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$50,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$30,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$60,000.00</b>
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Total estimated cost of all projects:	<b>\$140,000.00</b>

**10.9.9 McKinley Arts & Culture Center**

**MCKINLEY ARTS & CULTURE CENTER #069  
BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$77,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$17,000.00**

There was an exterior remodeling done to the majority of the building in 2000 but some areas were not addressed. Some exterior stucco work was done in the summer of 2006. The cement steps to the Philharmonic's Office are breaking part along with the wood frame to the front entrance door. The metal step cover on the northwest side of the building are rusting away.

Some of the exterior stairwell areas were retro-fitted with floodgates and other areas were not. During the holiday season flood of 2005 staff was able to sand bag around the boiler room stairwell. However as hard as staff tried, water seeped through a window on the northwest side and flooded a storage area beneath the stage.

The cement on the exterior of the boiler room is failing and needs to be repaired and the door sweeps on most of the exterior doors need replacing.

**MECHANICAL UPGRADE** **Cost: \$3,000.00**

The mechanical systems serving this building was upgraded in 2000. Energy Management System controls were installed at that time. The water heater located in the boiler room is beginning to rust at the bottom and may need to be replaced.

**WOOD FLOOR STRIPING, SAND AND REFINISHING** **Cost: \$57,000.00**

The wooden floors in this building are in need of maintenance. Refinishing the floors by sanding, sealing and 2 coats of polyurethane is encouraged.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$5,000.00**  
**Necessary** **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$5,000.00**

In a number of areas low voltage wire is ran along the existing piping and around door casings. This low voltage wire can easily be damaged if not installed in conduit. Also in the west side of the building a number of electrical cords are ran from the wall receptacles, along the floor and to the desks. This is a potential for trip and falls. This concern needs to be addressed.

The older portion of the basement hasn't been painted in a very long time. The walkways to the basement's restrooms needs to be painted or the carpeting properly attach to the floor. Housekeeping around the mechanical units would be appreciated. Nothing can be stored in front of an electrical panel.

The vinyl flooring in the restrooms next to the auditorium need repairing or replacing. The floor leading to the restrooms need painting and cove base. The janitor's area in the rear next to the auditorium needs to be repaired and repainted.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Cost for Priority 3 Projects:</b>	<b>\$40,000.00</b>
<b>Needs</b>	<b>Long - Term</b>	

<b>LONG TERM NEEDS</b>	<b>Cost:</b>	<b>\$30,000.00</b>
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Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

<b>ROOFING UPGRADE</b>	<b>Cost:</b>	<b>\$5,000.00</b>
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In 2000 during the remodel McKinley Arts & Culture Center was re-roofed. A plan for continuing maintenance is still needed.

<b>ELECTRICAL UPGRADE</b>	<b>Cost:</b>	<b>\$3,000.00</b>
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With the exception of a couple of discrepancies the electrical system is in good condition.

<b>PLUMBING UPGRADE</b>	<b>Cost:</b>	<b>\$2,000.00</b>
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In 2000 the restrooms were remodeled, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

Total estimated cost of priority 1 projects:	<b>\$77,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$5,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$40,000.00</b>
Total estimated cost of all projects:	<b>\$122,000.00</b>

10.9.10 Paradise Park Activity Center

PARADISE PARK ACTIVITY CENTER #083  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$100,000.00**  
**Currently Critical** **Immediate**

**ROOFING UPGRADE** **Cost: \$60,000.00**

The roof at Paradise Park needs to be replaced. The cedar shake roof was installed over two decades ago and is currently in poor condition. The cedar shakes are very dry and present a fire hazard. Replacing the roof with a new type of composite material is suggested.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$40,000.00**

The majority of the exterior of this building is in average condition, however a few items need to be addressed. The cedar shake siding is badly weathered and needs to be replaced. The exterior of this building has been vandalized with graffiti numerous times and repainted as needed. The door frame for the Park Maintenance storage area is broken and one of the double doors is rusting. The doors and frame need to be replaced. In addition, the weather stripping and door sweeps need to be replaced on all of the exterior doors.

There is a patch of concrete next to one of the tables outside the front entrance that is unraveling and needs to be repaired before further damage occurs.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$30,000.00**  
**Necessary** **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$20,000.00**

The interior walls of this building have recently been painted. The vinyl tile floor is in good shape except in the area at the front door entrance. The vinyl baseboard is in poor condition and needs to be replaced. The toilet partitions are beginning to show their age and will need to be replaced in the near future.

There is a concern that this facility may contain asbestos materials. Given the age of the building and the presence of the 12" x 12" ceiling tiles in the meeting room and the mastic that was used to bond these materials (which were both commonly manufactured with asbestos) this facility should be considered "hot." It is recommended that the building be tested for asbestos containing materials prior to any remodel work or any work that has the potential to create airborne asbestos particles.

**PLUMBING UPGRADE** **Cost: \$10,000.00**

The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

**PRIORITY CLASS 3 PROJECTS  
Needs**

**Long - Term**

**Total Cost for Priority 3 Projects: \$65,000.00**

**MECHANICAL UPGRADE**

**Cost: \$20,000.00**

The mechanical systems serving this building will be in need of an upgrade. An Energy Management System is currently being used for this building. However the evaporative cooler is beginning to show some rust at the bottom of the unit and the furnace is reaching the end of its life cycle. A plan for upgrading the mechanical system in the near future is encouraged.

**ELECTRICAL UPGRADE**

**Cost: \$15,000.00**

With the exception of a couple of discrepancies the electrical system is in good condition. However the lighting fixtures at this facility need to be upgraded. Because of their age, many of the lighting fixture covers are missing or damaged. The cost in making or finding new replacement covers is greater than the cost of a new light fixture.

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$100,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$30,000.00</b>
Total estimated cost of priority 3 projects:	<b><u>\$65,000.00</u></b>
Total estimated cost of all projects:	<b>\$195,000.00</b>



SOUTHSIDE SCHOOL #017  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$468,000.00**  
Currently Critical **Immediate**

**ROOFING UPGRADE** **Cost: \$75,000.00**

The roof on this building is about twenty years old. A number of shingles are missing from the roof and is in poor condition. A plan to replace the roof in the next two years is encouraged. Rain gutters and downspouts are located on the backside of the building. The front side does not have rain gutters and downspouts. Run off from the rain or snow puddles on the ground next to the building's foundation. Gutters and downspouts along with snow clips would eliminate this situation. Another option is to adjust the contours of the landscaping so the water would run away from the building.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$225,000.00**

In the pictures that follow, the cracking in the brick wall and foundation are highlighted. Also on the opposite side of the building are a number of bricks missing from the chimney. The majority of the building's brick wall needs the mortar replaced and the dryvit coating on the cement foundation replaced.

During the renovation early this decade, 11 of the 49 windows were replaced. Replacing the remaining 39 windows and drip ledges will need the approval of the Historic Register Buildings Committee.

Replace the front and rear entrance doors and the exterior wood door for the electrical main.

**ASBESTOS & LEAD ABATEMENT** **Cost: \$130,000.00**

In many cases before maintenance and repair projects can begin, areas of asbestos and lead need to be removed, delaying and adding cost to the task. The majority of Southside School was built with these products in them.

**STRUCTURAL STUDY** **Cost: \$20,000.00**

A study by a Certified Structural Engineer is needed to determine the cause and proposed solution to stabilize the building's foundation. This cost is for the study and recommendations only.

**STABILIZE FOUNDATION** **Cost: \$0.00**

The cost for stabilizing the foundation can not be determined until the study has been conducted.

**WOOD FLOOR STRIPING, SAND AND REFINISHING** **Cost: \$18,000.00**

The wooden floors in this building are in need of maintenance. Refinishing the floors by sanding, sealing and 2 coats of polyurethane is encouraged.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$20,000.00**

Necessary **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$10,000.00**

After the remodeling the 1st floor and basement are in good shape. There are a few concerns but nothing major. One of the concerns is the hallway lighting. If staff works late during the winter season, the hallway lighting is off, making it difficult to egress the building. Some of the small internal offices do not have proper air flow and the HVAC systems needs rebalancing. Removal of the old plumbing in the hallway will add to the aesthetics. The wood floor in the northwest office has lost its shine.

**ELECTRICAL UPGRADE****Cost: \$10,000.00**

After the remodeling most of the 1st floor electrical was upgraded. However, the hallway and closets are still being serviced an old screw-in fuse type electrical panel located in the janitor's closet. An upgrade is encouraged.

**PRIORITY CLASS 3 PROJECTS****Total Cost for Priority 3 Projects: \$40,000.00****Needs****Long - Term****LONG TERM NEEDS****Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

**MECHANICAL UPGRADE****Cost: \$5,000.00**

The installation of Energy Management System controls for this building is recommended.

**PLUMBING UPGRADE****Cost: \$5,000.00**

All of the plumbing fixtures were replaced during the remodels, however with the continuous use a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

Total estimated cost of priority 1 projects:	<b>\$468,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$20,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$40,000.00</b>
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Total estimated cost of all projects:	<b>\$528,000.00</b>

10.9.12 Sky Tavern

**SKY TAVERN #074  
BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS**

Currently Critical

Immediate

**Total Cost for Priority 1 Projects:**

**\$35,000.00**

**TREATMENT OF BUILDING ENVELOPE**

**Cost:**

**\$30,000.00**

Recently the exterior body of Sky Tavern was upgraded and for the most part, it is still in good condition. The exterior trim was not a part of the upgrade and is in poor condition. The weather striping and sweeps on the exterior doors need replacing. The masonry brick walls on the west side of the building are crumbling away and need serious attention.

Four brick and rock chimneys are located on Sky Tavern's roof. Currently the brick chimneys are beginning to fall apart. Cracked bricks and missing mortar is common with all of them. Repairs to the chimneys are needed.

**FIREPLACE CLEANING**

**Cost:**

**\$5,000.00**

After a cold day on the slopes it sure feels good to warm up next to fireplace and Sky Tavern Lodge had three of them to warm the skiers. During the short period of time the Ski Program running and the times when the facility is rented the fireplaces have been in use. A good cleaning of the fireplaces and chimneys is needed.

**PRIORITY CLASS 2 PROJECTS**

Necessary

Not Yet Critical

**Total Cost for Priority 2 Projects:**

**\$35,000.00**

**INTERIOR FINISHES AND FIXTURE UPGRADE**

**Cost:**

**\$30,000.00**

A number of the old T12 light fixtures still adorn the interior of this building. The replacement of the light fixtures to a more energy efficient T8 type is encouraged. Besides in the few years the T12 bulb will no longer be available and new fixtures or retro-fitting will needed.

Cracks are developing in the cement floor and repairs may be needed. The kitchen walls need a good cleaning along with the small carpet area next to the snack bar. The restrooms were recently remodeled and the girls side is still in excellent condition. But boys will be boys and a number of the wall tiles have been damaged and repairs are needed.

The storage area on the lower floor will not make the cover of Good Housekeeping. Walls have never been painted, lighting is poor and housekeeping does not exist. One can understand a storage area isn't high on the list of things to do but the housekeeping in that storage area is important. Access to and three feet of clearance in front of electrical panels and mechanical equipment must be maintained.

**ELECTRICAL UPGRADE**

**Cost:**

**\$5,000.00**

With the exception of a couple of discrepancies the electrical system is in good condition. However, the electrical panel on the second floor is missing its cover.

<b>PRIORITY CLASS 3 PROJECTS</b>		<b>Total Cost for Priority 3 Projects:</b>	<b>\$60,000.00</b>
<b>Needs</b>	<b>Long - Term</b>		

<b>LONG TERM NEEDS</b>		<b>Cost:</b>	<b>\$30,000.00</b>
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Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

<b>MECHANICAL UPGRADE</b>		<b>Cost:</b>	<b>\$15,000.00</b>
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Four furnaces were replaced recently but the Energy Management System controls are not installed at that time. The water heaters may need to be replaced.

<b>PLUMBING UPGRADE</b>		<b>Cost:</b>	<b>\$15,000.00</b>
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The restrooms were remodeled, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

Total estimated cost of priority 1 projects:	<b>\$35,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$35,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$60,000.00</b>
	<hr/>
Total estimated cost of all projects:	<b>\$130,000.00</b>

10.9.13 Greenhouse

**GREENHOUSE #129  
BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects:** **\$25,000.00**  
Currently Critical Immediate

**ROOFING UPGRADE** **Cost:** **\$23,000.00**

The roof and siding on this structure is comprised of a multiwall polycarbonate sheeting known as Lexan. Currently holes are beginning to develop in the sheeting. Replacing the Lexan sheeting is encouraged.

**TREATMENT OF BUILDING ENVELOPE** **Cost:** **\$1,000.00**

The majority of the exterior of this building is included in the roofing upgrade, however a few items need to be addressed. The front exterior door and frame needs to be repaired or replaced. The barricades protect the gas main and backflow protection need to be installed properly with accordance to the International Building Codes.

**PLUMBING UPGRADE** **Cost:** **\$1,000.00**

The plumbing in this building mainly consists of an old restaurant sink with faucet and the drain line. In both cases repairs are needed. The faucet is dripping badly and wasting water. The drain is broken on the outside of the building and has softened the ground next to it. If not repaired soon, foundation problems may occur.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects:** **\$1,000.00**  
Necessary Not Yet Critical

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost:** **\$1,000.00**

There are concerns with the lack of proper storage space. Currently there are a number of large and small plastic bottles strewn on the ground next to the sink. Along with the additional chemicals stacked in sink, this has the potential of a health risk waiting to happen. Proper labeling and storage of all products is necessary.

**PRIORITY CLASS 3 PROJECTS** **Total Cost for Priority 3 Projects:** **\$10,000.00**  
Needs Long - Term

**LONG TERM NEEDS** **Cost:** **\$10,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very important to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$25,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$1,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$10,000.00</b>
Total estimated cost of all projects:	<b>\$36,000.00</b>

10.9.14 Mira Loma Maintenance Building

MIRA LOMA MAINTANECE BUILDING #163  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects:** **\$5,000.00**  
Currently Critical Immediate

**ROOFING UPGRADE** **Cost:** **\$5,000.00**

The metal building and roof were constructed about 20 years ago. Over time the expansion and contraction of the metal has loosened the roofing fasteners and the watertight sealant around the unit heaters chimneystacks. Most of the roof leaks are occurring around the chimneystacks after snow builds up and melts. Attempts have been made, but leaking still occurs. It is suggested a metal roofing contractor be contacted to make the repairs.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects:** **\$35,000.00**  
Necessary Not Yet Critical

**TREATMENT OF BUILDING ENVELOPE** **Cost:** **\$10,000.00**

The roll up doors on this building are in good condition but will need to be replaced in the near future. The man doors need exterior painting. The exterior metal siding needs to be power washing. Updating the exterior lighting is encouraged.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost:** **\$5,000.00**

For the most part the interior of this building is well maintained and in good condition. Some painting in the break and restroom's would be helpful. The office is in need of extra shelving and general remodeling.

**MECHANICAL UPGRADE** **Cost:** **\$10,000.00**

The mechanical systems serving these buildings will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings.

The unit heaters, water heater and air compressor will need replacing in the near future.

**PLUMBING UPGRADE** **Cost:** **\$10,000.00**

The plumbing in building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, there is a question on the backflow preventer that protects this building. A new backflow preventer might need to be installed.

**PRIORITY CLASS 3 PROJECTS** **Total Cost for Priority 3 Projects:** **\$35,000.00**  
Needs Long - Term

**ELECTRICAL UPGRADE** **Cost:** **\$5,000.00**

With the exception of a couple of discrepancies, the electrical systems in these buildings are in good condition.

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$5,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$35,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$35,000.00</b>
Total estimated cost of all projects:	<b>\$75,000.00</b>

10.9.15 Oxbow Nature Study Area

OXBOW NATURE STUDY AREA #082  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$60,000.00**  
**Currently Critical** **Immediate**

**ROOFING UPGRADE** **Cost: \$20,000.00**

The roof at Oxbow Park needs to be replaced. The cedar shake roof was installed almost two decades ago and is currently in poor condition. The cedar shakes are very dry and present a fire hazard. Replacing the roof with a new type of composite material is suggested. The skylights that adorn this building are beginning to show signs of failing. New skylights are needed.

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$40,000.00**

The majority of the exterior of this building is in average condition, however a few items need to be addressed. The weather stripping and door sweeps need to be replaced on all of the exterior doors. The parking lot for this public education facility is in very poor condition. The asphalt is crumbling away leaving a number of very large pot holes. Issues with ADA may arise. Attention to the parking lot is needed.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$25,000.00**  
**Necessary** **Not Yet Critical**

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$10,000.00**

The interior of this building is in good condition. There is concern with the lack of storage space. Currently, there is a small closet that is overflowing with essential items along with the carpeting that is beginning to fail. In both cases there is the potential for a trip and fall hazard. The toilet partitions are beginning to show their age and will need to be replaced in the near future.

**ELECTRICAL UPGRADE** **Cost: \$15,000.00**

With the exception of a couple of discrepancies the electrical system is in good condition. However, the lighting fixtures at this facility (interior and exterior) need to be upgraded. A newer generation of light fixture will cut the cost of energy usage.

**PRIORITY CLASS 3 PROJECTS** **Total Cost for Priority 3 Projects: \$40,000.00**  
**Needs** **Long - Term**

**MECHANICAL UPGRADE** **Cost: \$5,000.00**

The only mechanical this building has is five electrical unit heaters and a ceiling fan that assists in pushing the heat downward. Currently these items are in good condition. A plan in replacing these items in the next five to seven years will be needed.

**PLUMBING UPGRADE** **Cost: \$5,000.00**

The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.



**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$60,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$25,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$40,000.00</b>
	<hr/>
Total estimated cost of all projects:	<b>\$125,000.00</b>

10.9.16 Park Office & Urban Forestry

PARKS OFFICE #055 URBAN FOREST #054  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$40,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$15,000.00**

The mechanical roll up doors in both buildings are in good condition but will need to be replaced in the near future. The man doors at both building need exterior painting. The exterior metal siding on both building needs to be power washing. A corner of the urban forestry building has been damaged and needs to be repaired.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$15,000.00**

General housekeeping and interior painting are needed in both buildings. The restrooms in the both buildings are in poor condition and need remodeling. The women's restroom at the office building is currently being use as storage for boxes of paper work. A proper storage area needs to be engineered to have a clear walk path for the women's restroom. Portions of the cement floors in both buildings need repairing.

**ROOFING UPGRADE** **Cost: \$10,000.00**

The metal roofs with skylights on these buildings were installed about 30 years ago. Over time the expansion and contraction of the metal have loosened the roofing fasteners and the water tight sealant around the skylights. Most of the roof leaks are occurring around the skylights. The gutters and downspouts on both building are full of pine needles and leaves. Both building need to be addressed. It is suggested a metal roofing contractor be contacted to make the repairs.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$30,000.00**  
**Necessary** **Not Yet Critical**

**MECHANICAL UPGRADE** **Cost: \$20,000.00**

The mechanical systems serving these buildings will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings.

In the office building the evaporating cools, unit heaters, water heater and air compressor will soon need replacing. In the urban forest building the window air conditioner, unit heaters, water heater and air compressor will soon need replacing.

**PLUMBING UPGRADE** **Cost: \$5,000.00**

The plumbing in these building are in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed.

**ELECTRICAL UPGRADE** **Cost: \$5,000.00**

With the exception of a couple of discrepancies the electrical systems in these buildings are in good condition.

**PRIORITY CLASS 3 PROJECTS  
Needs**

**Long - Term**

**Total Cost for Priority 3 Projects: \$30,000.00**

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$40,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$30,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$30,000.00</b>
Total estimated cost of all projects:	<b>\$100,000.00</b>

ROSEWOOD LAKES CLUBHOUSE #112  
BUILDING REPORT

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$40,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$20,000.00**

The majority of the exterior of this building is in average condition, however a few items need to be addressed. The sprinkler system for this building needs to be adjusted. The over spray is causing damage to the windows and a portion of the block wall. As seen in the pictures, the metal frames of the windows are showing rust. One of the window frames as rusted though. Portions of the block wall are water stained. The replacement of the windows is needed.

The exterior doors and trim color on the clubhouse is beginning to fade. The patio cover is also showing signs of color fade. A new coat of paint is suggested.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$20,000.00**

The interior walls of this building have recently been painted. At the time of this survey the clubhouse carpeting was in average condition, however plan on replacing the carpet in the next 2 to 3 years. A number of the light fixtures in the kitchen have broken, worn or missing diffusers. The replacing of the older light fixtures with new might be a saving in the long term. Next to the mop sink a section of drywall needs repairing. Also the wall corners in the kitchen need attention. The counter tops and sinks in the restrooms are in poor condition need replacing. The remainder of the restroom fixtures needs new caulking around them. The ceramic tile in the kitchen, dining and restrooms have a number of stains. Overall the tile is in good condition but it needs to be cleaned, grouted and sealed.

**PRIORITY CLASS 2 PROJECTS** **Total Cost for Priority 2 Projects: \$60,000.00**  
**Necessary** **Not Yet Critical**

**ROOFING UPGRADE** **Cost: \$10,000.00**

This clubhouse has two types of roofs. The first is a membrane type roof located in the mechanical wells that can't be seen from ground level. The second and most prominent is the blue metal roof that is easily viewed. Both of these roofs were installed 16 years ago.

At the time of this survey the roofing membrane was in good condition. With proper maintenance this roof can last for a few more years. Most membrane roofs have a useful life of twenty-five years and will quickly deteriorate after that time. In the next five to eight years the roofing membrane will need to be replaced.

Over time with a metal roof the expansion and contraction will loosen the roofing fasteners and the water tight sealant around the skylights. Most of the roof leaks occur around the skylights, however leaks can happen around the fasteners and seams. It is suggested a roofing contractor be contacted to provided this maintenance.

**MECHANICAL UPGRADE**

**Cost: \$50,000.00**

The mechanical systems serving this building will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings. The water heater in the clubhouse was recently replaced.

The HVAC equipment located on the roof and on the side of the building is 16 years old. The life span for this type of equipment is 20 to 25 years. A plan for replacing the equipment is needed.

The clubhouse has a full size working kitchen and most of the food service equipment is also 16 years old. Again, a plan of replacing the food service equipment is needed.

**PRIORITY CLASS 3 PROJECTS  
Needs**

**Long - Term**

**Total Cost for Priority 3 Projects: \$50,000.00**

**ELECTRICAL UPGRADE**

**Cost: \$10,000.00**

With the exception of a couple of discrepancies the electrical system is in good condition.

**PLUMBING UPGRADE**

**Cost: \$10,000.00**

The plumbing in this building is in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed. Also, caulking around the basins, toilets and urinals will be needed as well.

**LONG TERM NEEDS**

**Cost: \$30,000.00**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$40,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$60,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$50,000.00</b>
Total estimated cost of all projects:	<b>\$150,000.00</b>

**ROSEWOOD LAKES GOLF COURSE  
CART BUILDING #113 MAINTENANCE BUILDING #114 PUMP HOUSE #115  
BUILDING REPORT**

**PRIORITY CLASS 1 PROJECTS** **Total Cost for Priority 1 Projects: \$60,000.00**  
**Currently Critical** **Immediate**

**TREATMENT OF BUILDING ENVELOPE** **Cost: \$30,000.00**

The cart and maintenance buildings have a number of exterior envelope issues. The roll up doors at both buildings have been used and/or abused for the past 16 years. The mechanical roll up doors at the maintenance building are in average condition but will need to be replaced in the near future. The roll up doors in the cart building are in hideous condition. The roll up doors in the cart building need replacing.

There is some damage to the exterior metal siding at both buildings. The metal siding on the west side of the cart building is water stained from the irrigation. It needs to be prepped and painted. Major damage has occurred at the roll up door frame openings. Maintenance equipment and golf carts run into them often and repairs are needed.

The cart building was built with a 3' concrete block foundation. The landscaping runs up against the block. When the landscaping is irrigated water leaches through the concrete block and in to the building. Failure to the building's foundation might occur. Repairs are needed. The exterior trim and doors at both building are fading and needs painting. The exterior of the pump house was recently painted and is in good condition.

**INTERIOR FINISHES AND FIXTURE UPGRADE** **Cost: \$15,000.00**

The interior walls and insulation of the cart building has been severely abused. Pictures in the following documents is the only polite way to describe this insanity. Painting the interior would also help.

At the maintenance building condition aren't nearly as ravaged. Nevertheless, general painting and the replacing of a ventilation floor grate is needed. The restroom is in poor condition (is ADA required) and might need remodeling. In the break room there's a broken cabinet door and chipped counter top that needs repairing. Last but not least, replacing the work bench. This work bench was constructed to accommodate a taller mechanic that has since left. The current mechanic must stand on a stool when using the work bench. For safety reasons, replacing the work bench at a standard height is suggested.

The interior of the pump house was recently insulated and is in good condition.

**ROOFING UPGRADE** **Cost: \$15,000.00**

The metal roofs with skylights on the cart and maintenance buildings were installed 16 years ago. Over time the expansion and contraction of the metal have loosen the roofing fasteners and the water tight sealant around the skylights. Most of the roof leaks are occurring around the skylights, however there is the prominent leak over a work bench area in the maintenance building. The gutters and downspouts on both building need to be addressed. It is suggested a metal roofing contractor be contacted to make the repairs.

The pump house recently had a new roof installed and is in good condition.

<b>PRIORITY CLASS 2 PROJECTS</b>	<b>Total Cost for Priority 2 Projects:</b>	<b>\$40,000.00</b>
<b>Necessary</b>	<b>Not Yet Critical</b>	

<b>MECHANICAL UPGRADE</b>	<b>Cost:</b>	<b>\$30,000.00</b>
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The mechanical systems serving these buildings will be in need of an upgrade. This project recommends the installation of Energy Management System controls in the buildings.

In the cart building the wall mounted heat pump, unit heaters and water heater will soon need replacing.

It is suggested that the infrared heaters in the maintenance building be replaced in the future. The two wall mounted heat pumps that are used in the office and break room are old and will need replacing. Venting in the grinding room is needed. The electric heater in the pump house was recently replaced and is in good work condition.

<b>PLUMBING UPGRADE</b>	<b>Cost:</b>	<b>\$5,000.00</b>
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The plumbing in these building are in average condition, however with the continuous use of the fixtures a plan for replacing them in the future is needed.

<b>ELECTRICAL UPGRADE</b>	<b>Cost:</b>	<b>\$5,000.00</b>
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With the exception of a couple of discrepancies the electrical systems in these buildings are in good condition.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Cost for Priority 3 Projects:</b>	<b>\$30,000.00</b>
<b>Needs</b>	<b>Long - Term</b>	

<b>LONG TERM NEEDS</b>	<b>Cost:</b>	<b>\$30,000.00</b>
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Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance, but is a budgetary number for future Capital Improvement Projects related to maintenance.

The cyclical treatment of the buildings exterior and interior is very import to help maintain the finish, weatherproofing, integrity, and appearance of the building. This project would address the long-term maintenance requirements such as paint, sealing, caulking, grouting, etc. to maintain the buildings weather integrity and aesthetics.

Total estimated cost of priority 1 projects:	<b>\$60,000.00</b>
Total estimated cost of priority 2 projects:	<b>\$40,000.00</b>
Total estimated cost of priority 3 projects:	<b>\$30,000.00</b>
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Total estimated cost of all projects:	<b>\$130,000.00</b>

10.10 PRCS 20 Year Plan Capital Improvement Project Cost Estimates

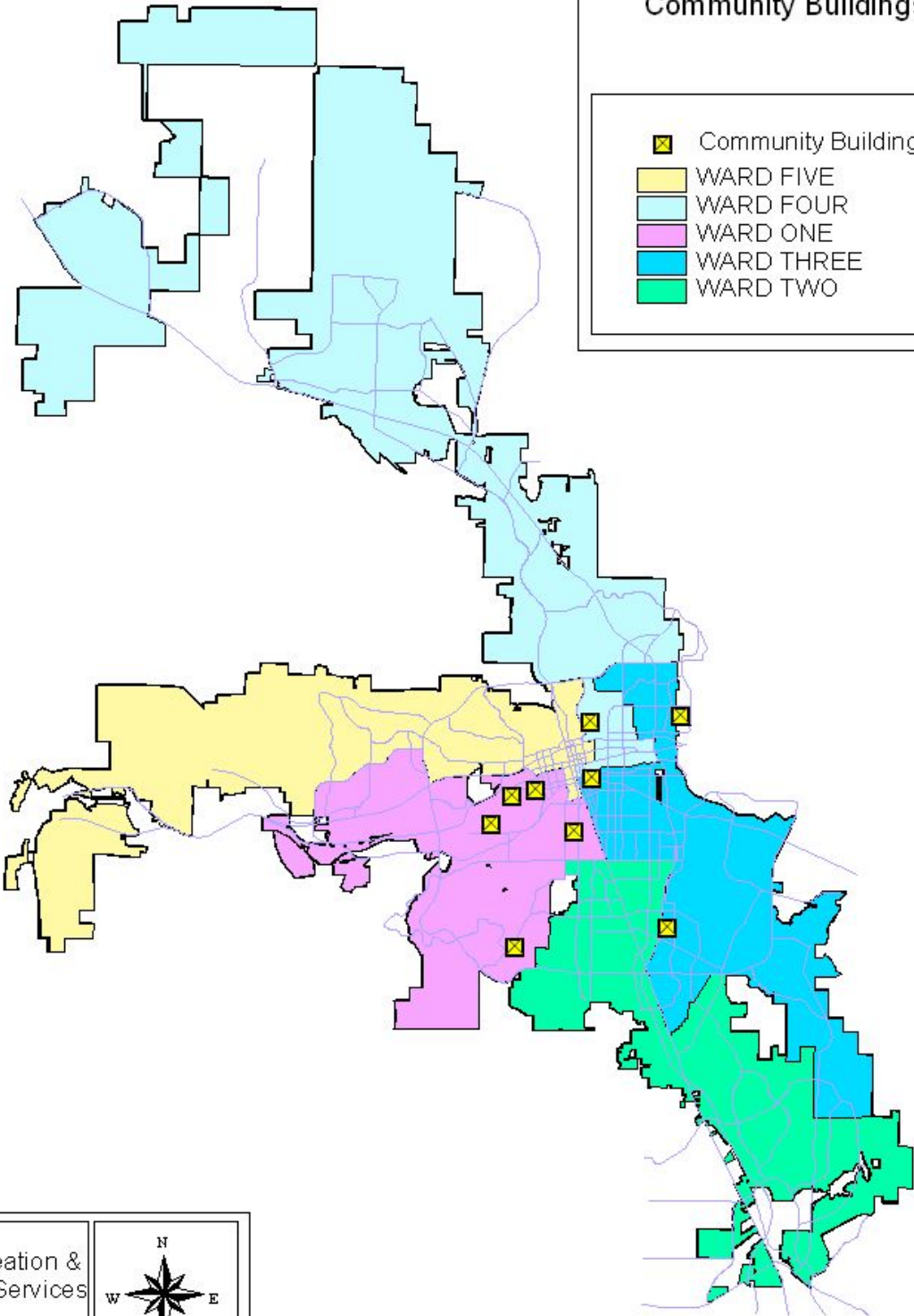
Facility Description	Cost Range
Community centers/buildings	\$ 8,593,000
Pools	\$10,630,000
Parks	\$38,139,000
Ball fields and flat fields	\$20,713,000
Tennis courts	\$4,595,000
Rosewood Lakes Golf Course	\$4,154,000
Foster Drive recreation centers	\$5,200,000 to \$10,700,000
10 N Virginia Plaza (ice rink/summer plaza)	\$1,350,000
White Water Park	\$3,350,000
Open space	\$1,500,000 to \$14,200,000
<b>Total Estimate</b>	<b>\$98,224,000 to \$116,424,000</b>



# Park Inventory

## Community Buildings

- Community Buildings
- WARD FIVE
- WARD FOUR
- WARD ONE
- WARD THREE
- WARD TWO



Parks, Recreation & Community Services Department



## Community Centers/Buildings

**Total funding needed for future improvements & repairs over the next 20 years  
\$8,593,000**

### **Northeast Community Center**

Replace building entry	\$ 50,000
Replace dumpster enclosure	\$ 38,000
Expand NECC Gym	\$ 590,000
Replace HVAC – gymnasium	\$ 225,000
Replace activity room flooring	\$ 9,000
Install power generator	\$ 130,000
Replace carpeting – 1 <sup>st</sup> floor	\$ 60,000
Replace parking lot	\$ 560,000

**Total** **\$1,662,000**

### **Paradise Park Activity Center**

Replace building entry	\$ 15,000
Replace dumpster enclosure	\$ 38,000
Replace HVAC	\$ 60,000
Install bathroom flooring	\$ 2,000
Replace parking lot	\$ 80,000

**Total** **\$ 195,000**

### **California Building**

Repair building entry	\$ 30,000
Phase III restoration	\$ 450,000
Replace parking lot	\$ 35,000

**Total** **\$ 515,000**

### **McKinley Arts & Culture Center**

Expand parking lot	\$ 75,000
Replace parking lot	\$ 333,000

**Total** **\$ 408,000**

### **Plumas Gym**

Reconfigure entry, offices & restrooms	\$ 500,000
Add air conditioning & replace heat	\$ 225,000
Replace parking lot	\$ 185,000

**Total** **\$ 910,000**

### **Horseman's Clubhouse**

Replace dumpster enclosure	\$ 38,000
Replace building entry	\$ 8,000
Replace HVAC	\$ 40,000
Pave parking lot	\$ 350,000

**Total** **\$ 436,000**

### **Sky Tavern**

Master Plan/Feasibility Study	\$ 175,000
Sky Tavern sewer system	\$ 250,000
Upgrade kitchen	\$ 205,000
Improve lodge	\$ 220,000
Build amphitheater	\$ 130,000
Replace water storage tank	\$ 70,000
Replace roof	\$ 115,000
Replace HVAC	\$ 60,000
Replace upstairs flooring	\$ 50,000
Renovate electrical system	\$ 65,000
Replace downstairs flooring	\$ 15,000
Replace/repair parking lot	\$ 333,000

**Total** **\$1,688,000**

### **Neil Road Recreation Center**

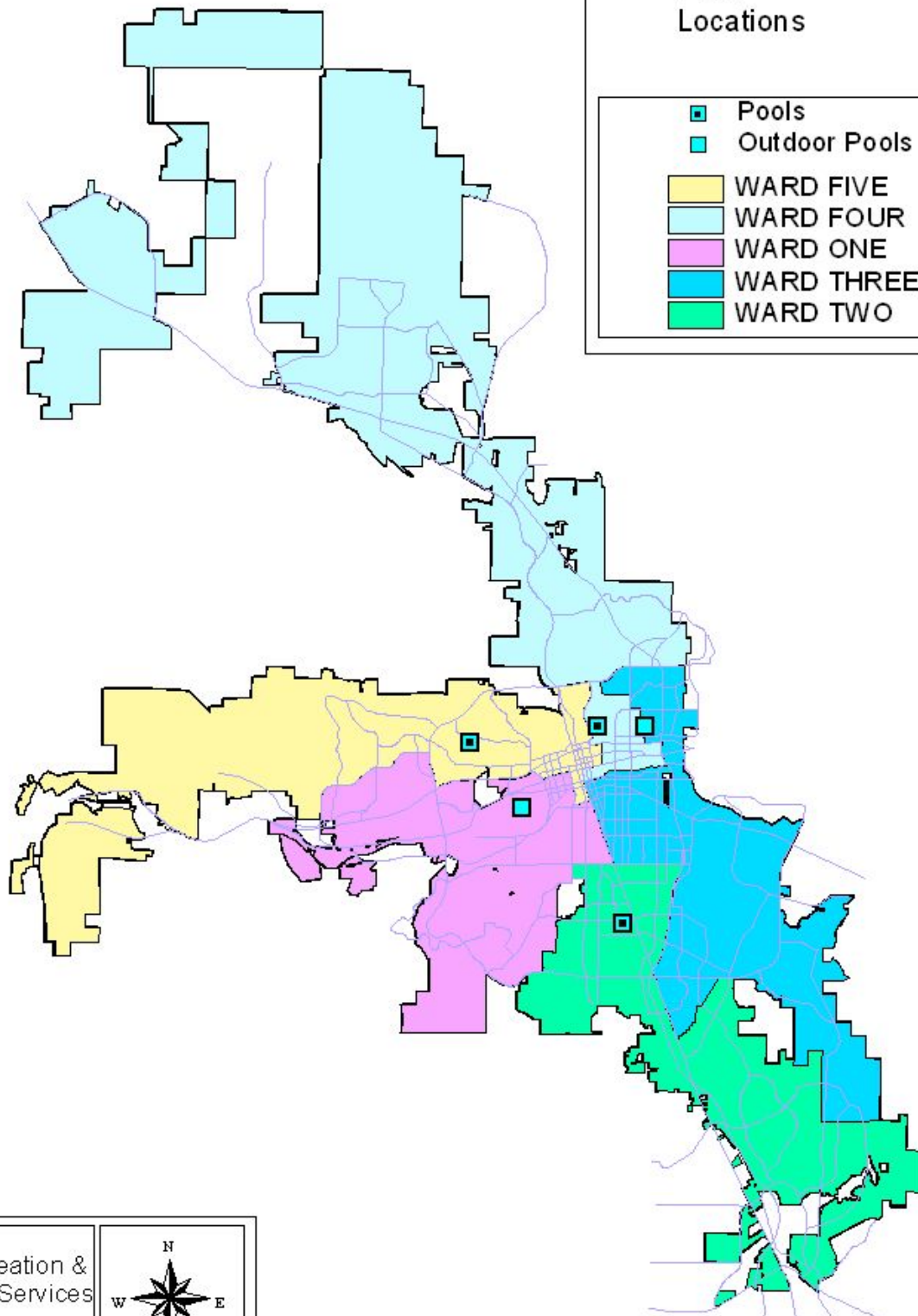
Expand parking for senior addition	\$ 300,000
Phase II & expand St Mary's facility	\$1,775,000
Replace flooring – activity room	\$ 6,000
Replace parking lot	\$ 698,000

**Total** **\$2,779,000**

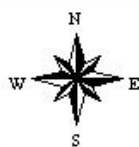
# Park Inventory

Pool Locations

-  Pools
-  Outdoor Pools
-  WARD FIVE
-  WARD FOUR
-  WARD ONE
-  WARD THREE
-  WARD TWO



Parks, Recreation &  
Community Services  
Department



## Pools

**Total funding needed for future improvements & repairs over the next 20 years**  
**\$10,630,000**

### Traner Pool

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Add interactive water play features	\$ 125,000
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### NECC Pool

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Replace NECC Natatorium air system	\$ 50,000
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Expand NECC Aquatic Center	\$2,470,000
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<b>Total</b>	<b>\$2,520,000</b>
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### Northwest Pool

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Add storage and meeting rooms	\$ 135,000
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New paved parking lot	\$ 150,000
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Renovate NW pool	\$ 3,000,000
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<b>Total</b>	<b>\$ 3,285,000</b>
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### Idlewild Pool

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Add interactive water play features	\$ 700,000
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Renovate outdoor pool (50m)	\$ 4,000,000
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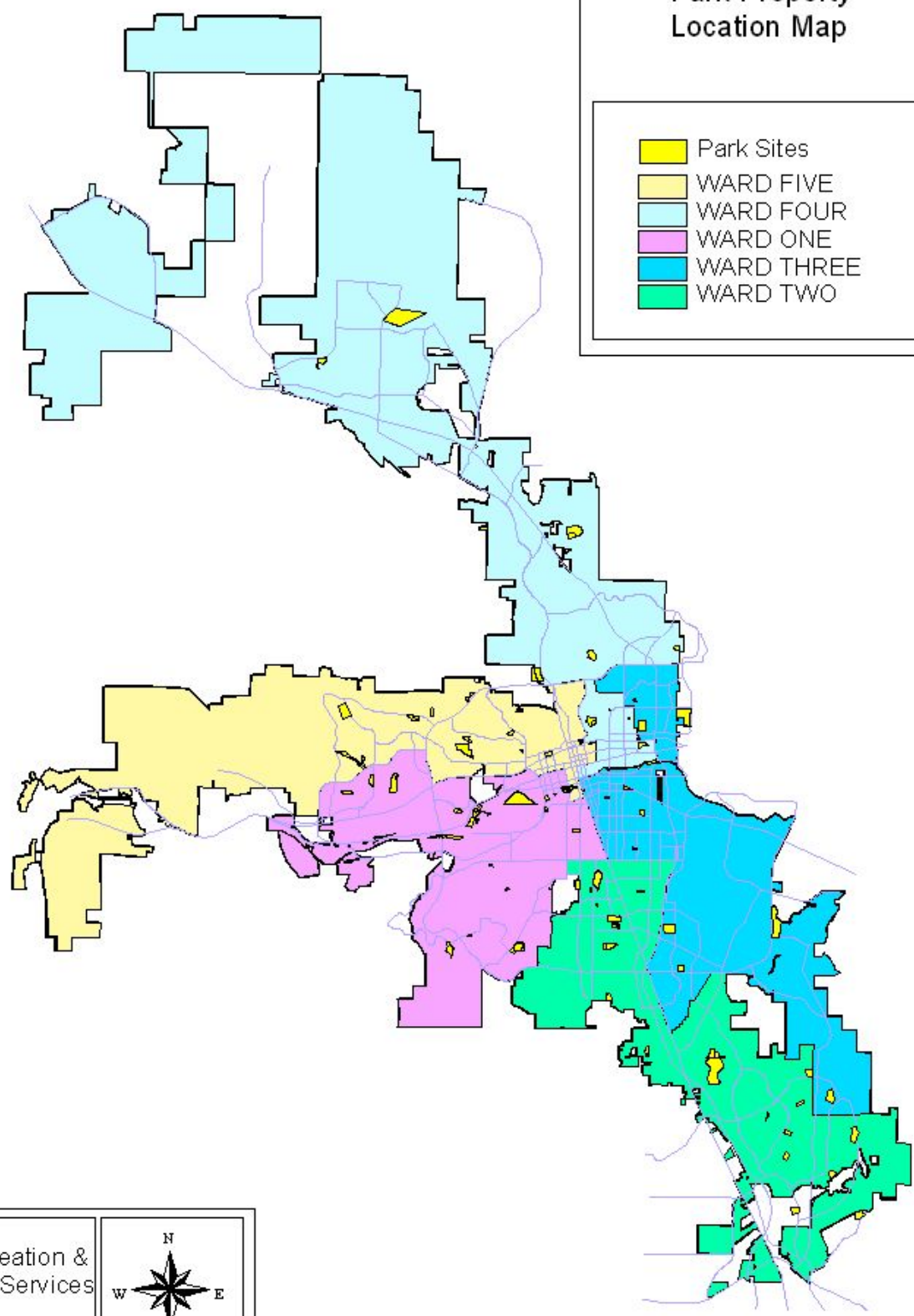
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<b>Total</b>	<b>\$ 4,700,000</b>
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# Park Inventory

Park Property  
Location Map

-  Park Sites
-  WARD FIVE
-  WARD FOUR
-  WARD ONE
-  WARD THREE
-  WARD TWO



Parks, Recreation & Community Services Department	
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## Parks

**Total funding needed for future improvements & repairs over the next 20 years**  
**\$38,139,000**

### **Barbara Bennett Park**

Rehab restroom, playground, & parking	\$ 640,000
Repair basketball courts (2)	\$ 45,000
Replace parking lot	\$ 131,000
<b>Total</b>	<b>\$ 966,000</b>

### **Canyon Creek Park**

Replace playground equip & surface	\$ 200,000
Replace picnic shelters	\$ 85,000
Replace par course	\$ 15,000
Replace basketball court	\$ 25,000
Replace parking lot	\$ 96,000
<b>Total</b>	<b>\$ 421,000</b>

### **Center Creek Park**

Add restroom	\$ 180,000
Replace playground equip & surface	\$ 110,000
Replace/repair basketball court	\$ 50,000
Replace parking lot	\$ 48,000
<b>Total</b>	<b>\$ 388,000</b>

### **Comstock Park**

Replace playground equip & surface	\$ 110,000
Replace basketball court	\$ 30,000
Replace restroom	\$ 125,000
Replace parking lot	\$ 64,000
<b>Total</b>	<b>\$ 329,000</b>

### **Crissie Caughlin Park**

Replace picnic shelter	\$ 55,000
Replace playground equip & surface	\$ 90,000
Replace parking lot	\$ 90,000
<b>Total</b>	<b>\$ 235,000</b>

### **Crystal Lake Park**

Replace playground equip & surface	\$ 125,000
Replace basketball court (1)	\$ 35,000
Replace horseshoe pits	\$ 15,000
Replace par course	\$ 15,000
Replace parking lot	\$ 77,000
<b>Total</b>	<b>\$ 267,000</b>

### **Dick Taylor Park**

Install lights – north side	\$ 75,000
Add spray park	\$ 500,000
Repair & replace sidewalks	\$ 70,000
Replace main playground equip & surface	\$ 300,000
Replace picnic shelter	\$ 65,000
Replace north playground	\$ 125,000
Replace north restroom	\$ 125,000
Replace parking lots	\$ 510,000
<b>Total</b>	<b>\$1,770,000</b>

### **Dorothy McAlinden Park**

Phase II park development	\$1,500,000
Repair concrete at picnic shelter	\$ 25,000
Replace main playground equip & surface	\$ 180,000
Replace parking lot	\$ 125,000
<b>Total</b>	<b>\$1,830,000</b>

### **Double Diamond Park**

Construct Double Diamond Ranch Park (1/2)	<b>\$1,500,000</b>
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### **Evans Park**

Replace horseshoe pits	<b>\$ 50,000</b>
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### **Fisherman's Park**

Repair landscaping on slopes	\$ 25,000
Replace parking lots	\$ 99,000
<b>Total</b>	<b>\$ 124,000</b>

### **Greenhouse**

Expand greenhouse	<b>\$ 400,000</b>
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### **Hilltop Park**

Replace main playground equip & surface	\$ 110,000
Replace picnic shelter	\$ 50,000
Replace parking lots	\$ 110,000
<b>Total</b>	<b>\$ 270,000</b>

### **Horizon View Park**

Add restroom	<b>\$ 125,000</b>
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**Horseman's Park**

Reconfigure park for new amenities	\$ 1,000,000
Renovate fencing, gate, wall, landscaping	\$ 350,000

**Total** **\$ 1,350,000**

**Huffaker Park**

Replace par course	\$ 20,000
Replace restroom	\$ 90,000
Replace basketball court	\$ 55,000
Replace main playground equip & surface	\$ 175,000
Replace picnic shelter & surface	\$ 65,000
Rehab Huffaker Mtn Trail	\$ 25,000

**Total** **\$ 430,000**

**Ivan Sack Park**

Replace picnic shelter	\$ 45,000
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**Jamaica Park**

Repair parking lot	\$ 294,000
Replace playground equip & surface	\$ 125,000

**Total** **\$ 419,000**

**Idlewild Park**

Dredge upper pond	\$ 250,000
Dredge lower pond	\$ 400,000
Repair pond retaining walls	\$ 150,000
Relocate maintenance shop	\$2,180,000
Expand Idlewild Park	\$1,550,000
Upgrade Playland	\$ 100,000
Expand/retrofit park maint shop	\$ 275,000
Install pathway lighting	\$ 750,000
Replace restroom by shelter	\$ 125,000
Replace playground equip & surface (near pool)	\$ 300,000
Replace water play features & surface	\$ 15,000
Replace Restroom by Playland	\$ 140,000
Replace/repair parking lots	\$ 510,000

**Total** **\$6,745,000**

**John Champion Park**

Replace picnic shelter	\$ 45,000
Replace parking lot	\$ 29,000

**Total** **\$ 74,000**

**Lake Park**

Dredge/deepen lake	\$ 250,000
Add picnic shelter & tables	\$ 75,000
Replace playground equip & surface	\$ 90,000

**Total** **\$ 415,000**

**Las Brisas Park**

Replace playground equip & surface	\$ 110,000
Replace parking lot	\$ 51,000

**Total** **\$ 161,000**

**Liston Park**

Replace playground equip & surface	\$ 90,000
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**Manzanita Park**

Replace restroom	\$ 125,000
Replace playground equip & surface	\$ 110,000
Replace picnic shelter	\$ 100,000
Replace par course	\$ 25,000
Replace basketball court	\$ 30,000
Replace parking lot	\$ 58,000

**Total** **\$ 448,000**

**Mary Gojack Park**

Replace playground equip & surface	\$ 110,000
Replace parking lot	\$ 102,000

**Total** **\$ 212,000**

**Mayors Park**

Phase II development	\$4,000,000
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**Melody Lane Park**

Replace playground surface	\$ 145,000
Replace turf w/low water landscape	\$ 125,000

**Total** **\$ 270,000**

**Miguel Ribera Park**

Build mini skate park	\$ 125,000
Add interactive water playground	\$ 500,000
Replace playground equip & surface	\$ 300,000
Replace basketball courts (2)	\$ 50,000
Replace parking lot	\$ 102,000

**Total** **\$1,077,000**

**Mira Loma Park**

Add picnic shelter	\$ 165,000
Install in-line skating area	\$ 150,000
Expand park maintenance shop	\$ 500,000
Repave pathway & repair lighting	\$ 250,000
Replace picnic shelter & surface	\$ 125,000
Replace par course	\$ 35,000
Replace parking lot	\$1,004,000

**Total** **\$2,229,000**

**Moana**

Replace playground equip & surface	\$ 150,000
Replace parking lot	\$ 768,000
<b>Total</b>	<b>\$ 918,000</b>

**Newlands Park**

Replace playground equip & surface	\$ 65,000
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**Northgate Park**

Replace playground equip & surface	\$ 90,000
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**Northwest**

Install parking lot lighting	\$ 50,000
Replace playground equip & surface	\$ 90,000
Replace parking lot	\$ 182,000
<b>Total</b>	<b>\$ 322,000</b>

**Oxbow Park**

Replace parking lot	\$ 134,000
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**Panther Valley Park**

Replace water spray features & surface	\$ 50,000
Replace playground equip & surface	\$ 110,000
Replace basketball courts (3)	\$ 55,000
Replace skate park features	\$ 25,000
<b>Total</b>	<b>\$ 240,000</b>

**Pat Baker Park**

Replace playground equip & surface	\$ 200,000
Replace picnic shelter & plaza	\$ 100,000
Replace basketball courts (2)	\$ 75,000
Replace fencing and perimeter sidewalk	\$ 75,000
Renovate landscaping	\$ 200,000
<b>Total</b>	<b>\$ 650,000</b>

**Pickett Park**

Add perimeter walking path	\$ 120,000
Replace parking lot	\$ 61,000
Replace playground equip & surface	\$ 200,000
<b>Total</b>	<b>\$ 381,000</b>

**Plumas Park**

Replace perimeter fencing	\$ 75,000
Replace playground equip & surface	\$ 110,000
<b>Total</b>	<b>\$ 185,000</b>

**Rainbow Ridge Park**

Replace playground equip & surface	\$ 110,000
Replace basketball courts (3)	\$ 50,000
<b>Total</b>	<b>\$ 160,000</b>

**Raleigh Heights Park**

Phase II park construction	\$ 750,000
Replace restroom	\$ 125,000
Replace playground equip & surface	\$ 110,000
Replace basketball court	\$ 30,000
Replace picnic shelter	\$ 65,000
<b>Total</b>	<b>\$1,080,000</b>

**Robinhood Park**

Replace playground equip & surface	\$ 65,000
Replace basketball courts (2) & fence	\$ 85,000
<b>Total</b>	<b>\$ 150,000</b>

**Rotary Centennial Park**

Replace playground equip & surface	\$ 95,000
Replace basketball court	\$ 25,000
<b>Total</b>	<b>\$ 120,000</b>

**Sage Street Park**

Repair concrete	\$ 25,000
Replace playground equip & surface	\$ 110,000
<b>Total</b>	<b>\$ 135,000</b>

**Schiappacassie Park**

Add access & viewing platforms	\$ 250,000
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**Silver Lake Park**

Replace playground equip & surface	\$ 200,000
Repair basketball courts (2)	\$ 25,000
Replace water spray pad	\$ 35,000
Replace/repair parking lot	\$ 185,000
<b>Total</b>	<b>\$ 445,000</b>



**Sky Country Park**

Add picnic shelter & tables	\$ 60,000
Rehab landscape	\$ 20,000
Replace playground equip & surface	\$ 145,000
Replace/repair parking lot	\$ 38,000
<b>Total</b>	<b>\$ 263,000</b>

**Sterling Village Park**

Replace picnic shelter	\$ 50,000
Replace playground equip & surface	\$ 65,000
<b>Total</b>	<b>\$ 115,000</b>

**Stewart Park**

Repair/replace rock retaining walls	\$ 25,000
Replace playground equip & surface	\$ 65,000
<b>Total</b>	<b>\$ 90,000</b>

**Summit Ridge Park**

Replace playground equip & surface	\$ 220,000
Replace par course	\$ 25,000
Replace basketball courts (2)	\$ 35,000
<b>Total</b>	<b>\$ 280,000</b>

**Teglia's Paradise Park**

Complete final phase	\$1,170,000
Dredge pond	\$ 250,000
Replace playground NE corner	\$ 70,000
Replace pond bridge	\$ 60,000
Replace playground shelter & plaza	\$ 125,000
Replace parking lots	\$1,126,000
<b>Total</b>	<b>\$2,801,000</b>

**University Ridge Park**

Replace playground equip & surface	\$ 110,000
Replace basketball courts (3)	\$ 35,000
Replace parking lot	\$ 70,000
<b>Total</b>	<b>\$ 215,000</b>

**Valleywood Park**

Replace playground equip & surface	\$ 110,000
Replace basketball courts (3)	\$ 25,000
<b>Total</b>	<b>\$ 135,000</b>

**Virginia Lake Park**

Improve Virginia Lake Park (phases II, IV-VI)	\$1,427,000
Replace/repair parking lot	\$ 112,000
Renovate island	\$ 250,000
<b>Total</b>	<b>\$1,789,000</b>

**Wheatland Park**

Replace playground equip & surface	\$ 145,000
Replace parking lot	\$ 6,000
<b>Total</b>	<b>\$ 151,000</b>

**Whitaker Park**

Replace playground equip & surface	\$ 110,000
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**Wilkinson Park**

Replace playground equip & surface	\$ 110,000
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**Wingfield Park**

Expand amphitheatre backstage storage	\$ 120,000
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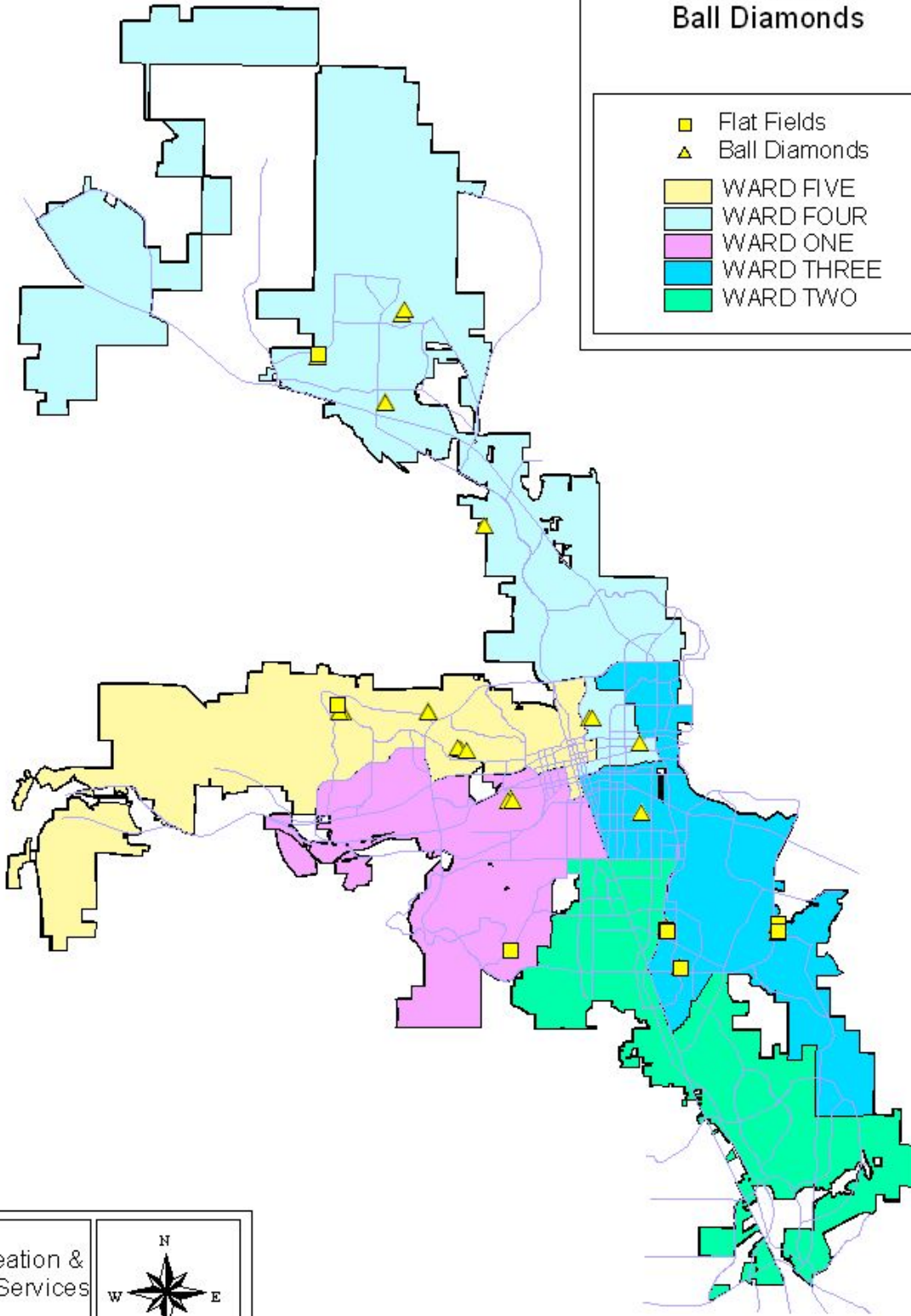
**Yori Park**

Replace water spray pad	\$ 35,000
Replace playground equip & surface	\$ 110,000
<b>Total</b>	<b>\$ 145,000</b>

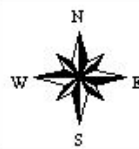
# Park Inventory

Flat Fields and  
Ball Diamonds

- Flat Fields
- ▲ Ball Diamonds
- WARD FIVE
- WARD FOUR
- WARD ONE
- WARD THREE
- WARD TWO



Parks, Recreation &  
Community Services  
Department



## Ball Diamonds & Flat Fields

**Total funding needed for future improvements & repairs over the next 20 years**

**\$20,713,000**

Park	Improvement	Cost
Clayton Middle School	renovate field seating areas & paths	\$125,000
Dick Taylor Park	replace ball field fencing	\$35,000
Governor's Bowl	replace restroom	\$125,000
	replace perimeter fencing	\$100,000
	replace parking lot	\$298,000
Hilltop Park	renovate ball fields (2)	\$25,000
Jack Tighe Park	renovate youth fields	\$2,400,000
	pave road & parking lot	\$550,000
Idlewild Park	replace field lights	\$400,000
Mira Loma Park	soccer field renovation	\$1,000,000
	remove field backstops & dugouts	\$125,000
Moana	demo stadium	\$500,000
Peavine Park	reconfigure & construct youth fields	\$1,500,000
	pave road & parking lot	\$550,000
Plumas Park	renovate turf	\$75,000
Reno Sports Complex	add picnic shelter	\$75,000
	reconfigure & construct entry walkway	\$525,000
	install permanent storage	\$60,000
	develop south portion of complex	\$4,500,000
	rehab landscape	\$15,000
	replace asphalt behind dugouts & under bleachers	\$30,000
Swope Middle School	replace concession/restroom/bleacher building	\$450,000
	install artificial turf	\$4,000,000
Terrace Sports Complex	add soccer fields	\$600,000
	add restrooms/concession building	\$150,000
	replace playground equipment & surface	\$150,000
	replace parking lot	\$1,100,000
Vaughn Middle School	replace field lights	\$150,000
<b>Total</b>		<b>\$20,713,000</b>

Anderson ES  
 Billingshurst MS  
 Cannan ES  
 Canyon Creek Park  
 Clayton MS baseball-3  
 Clayton MS track  
 Clayton MS flat Field  
 Comstock Park Soccer  
 Corbett ES Little League  
 Crystal Lake Park  
 Dick Taylor Park Softball-2  
 Dodson ES Multi-use  
 Dorothy McAlinden Park  
 Field

Governor's Bowl Regulation  
 Baseball  
 Hilltop Park Little League-2  
 Huffaker Flat Field  
 Huffaker Park Softball  
 Idlewild Park Softball-3  
 Jack Tighe Memorial Park-4  
 Jessie Beck ES Soccer  
 Loder ES Soccer  
 Manzanita Park Open Grass  
 Area  
 Manzanita Park Softball  
 Mary Gojack Park Soccer  
 Melody Lane Park Open  
 Grass Area

Miguel Ribera Park Little  
 League  
 Miguel Ribera Park Soccer  
 Mira Loma Park Multi-Use-3  
 Moana Stadium  
 Mount Rose ES Soccer  
 Northgate Park Open Grass  
 Area  
 O'Brien MS Little League-2  
 O'Brien MS Soccer-2  
 Peavine Ballfields Softball-3  
 Pine MS/Jamaica Park  
 Multi-use-3  
 Plumas Park Soccer-2  
 Raleigh Heights Park

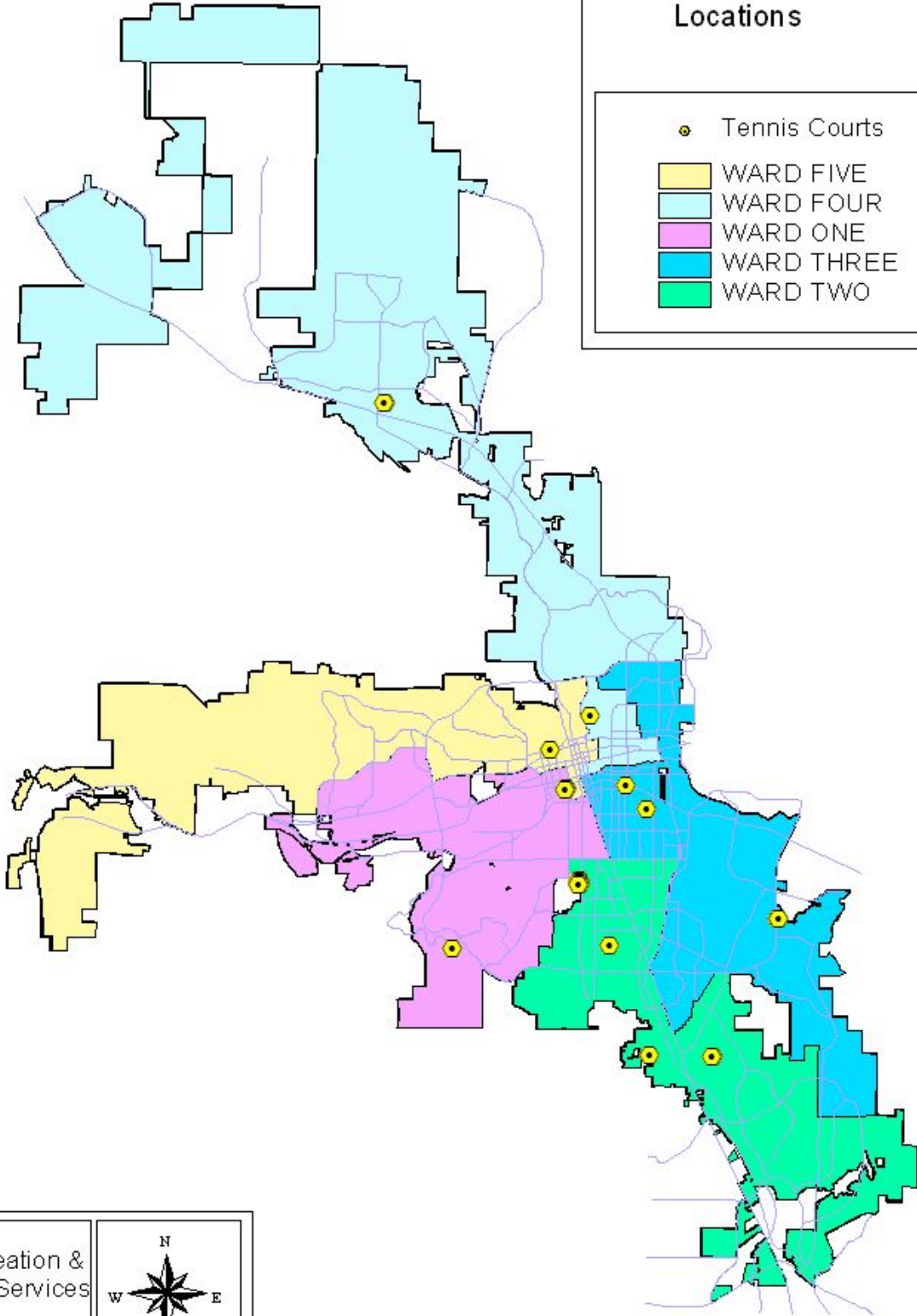
Reno Sports Complex-4  
 Silver Lake ES  
 Stead Mayor's Park-2  
 Stewart Park  
 Swope MS Little League-4  
 Swope MS Track Infield  
 Terrace Soccer  
 Terrace Baseball-4  
 Traner Middle School  
 Vaughn MS Multi-use-3  
 Warner ES Multi-use-2  
 Westergard ES Multi-use  
 Wilkinson Park Multi-use-2  
 Wilkinson Park Multi-use 2  
 Yori Park

# Park Inventory

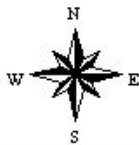
## Tennis Court Locations

● Tennis Courts

- WARD FIVE
- WARD FOUR
- WARD ONE
- WARD THREE
- WARD TWO



Parks, Recreation & Community Services Department



## Tennis Courts

**Total funding needed for future improvements & repairs over the next 20 years  
\$4,595,000**

Site Name	Number of Courts	CIP
Barbara Bennett Park	4	\$ 546,000
Clayton Middle School	2	\$ 198,000
Crystal Lake Park	2	\$ 198,000
Dick Taylor Park	2	\$ 198,000
Huffaker Park	2	\$ 198,000
Manzanita Park	2	\$ 198,000
Mira Loma Park	4	\$ 396,000
O'Brien Middle School	4	\$ 396,000
Picket Park* (*1 tennis court/basketball court)	1	\$ 200,000
Pine Middle School	4	\$ 411,000
Reno Tennis Center	12	\$1,188,000
Whitaker Park	2	\$ 198,000
Wilkinson Park	2	\$ 198,000
<b>Total</b>	<b>43</b>	<b>\$4,523,000</b>
Capital maintenance of existing concrete courts (4 at RTC; 2 each at Wilkinson and Clayton MS)	8	\$ 72,000
<b>New Courts</b>	<b>Number of Courts</b>	<b>CIP</b>
Northwest (Las Brisas Park)	2	\$250,000
Southeast	2	\$250,000
4 ea @ new Comm Centers	8	\$900,000
<b>Total</b>	<b>12</b>	<b>\$1,400,000</b>

## Rosewood Lakes Golf Course

Total funding needed for future improvements & repairs over the next 20 years

**\$4,154,000**

*A portion of this number is also reflected in the Parks CIP total.*

<b>Improvements</b>	<b>CIP</b>
Renovate Driving Range	\$ 100,000
Add Driving Range Lights	\$ 250,000
Expand Clubhouse/Restaurant	\$ 300,000
Remodel Pro Shop	\$ 50,000
Dredge Channel (every 5 years)	\$ 200,000
Rip Rap Irrigation Ponds, Channel	\$ 200,000
Parking Lot (75 stalls)	\$ 240,000
Replace Irrigation Pump Station	\$ 75,000
Replace Irrigation System	\$ 1,700,000
Concrete Cart Paths	\$ 739,000
Rebuild Bunkers	\$ 250,000
Equipment Replacement	\$ 50,000
<b>Total</b>	<b>\$4,154,000</b>

## Open Space

Total funding needed for future maintenance & repairs  
over the next 20 years

**\$1,500,000 to \$14,200,000**

**Does not include acquisition costs for new open space**

Estimated Maintenance Costs per Level of Service

Category: Open Space

Option A

Weed & Litter Control – Four times per year

Clear Zone Fire Control – Two times per year

Staffing: 10 (1 crew leader, 9 crew)

\$710,000 annual, \$261,000 one time vehicle & equipment costs

Option B

Weed & Litter Control – Two times per year

Clear Zone Fire Control – One time per year

Staffing: 5 (1 crew leader, 4 crew)

\$355,000 annual, \$141,000 one time vehicle & equipment costs

Option C

Weed & Litter Control – One time per year, may not include all inventory

Clear Zone Fire Control – One time per year

Staffing: 1 (1 crew leader and Sheriff Community Service Worker and/or Inmate crews - number of personnel varies)

\$150,000 annual, \$27,000 one time vehicle cost

Option D

Clear Zone Brush Control – One time per year (8 week program)

Staffing: 2,000 + labor hours, 2 days of Sheriff Inmate crews, rental equipment

\$75,000 annual

Option E

Weed & Litter Control, Clear Zone Brush Control – frequency based on funds/crews available

Sheriff Inmate crews at \$100/day per crew

\$TBD annual

Category: Asphalt Trails

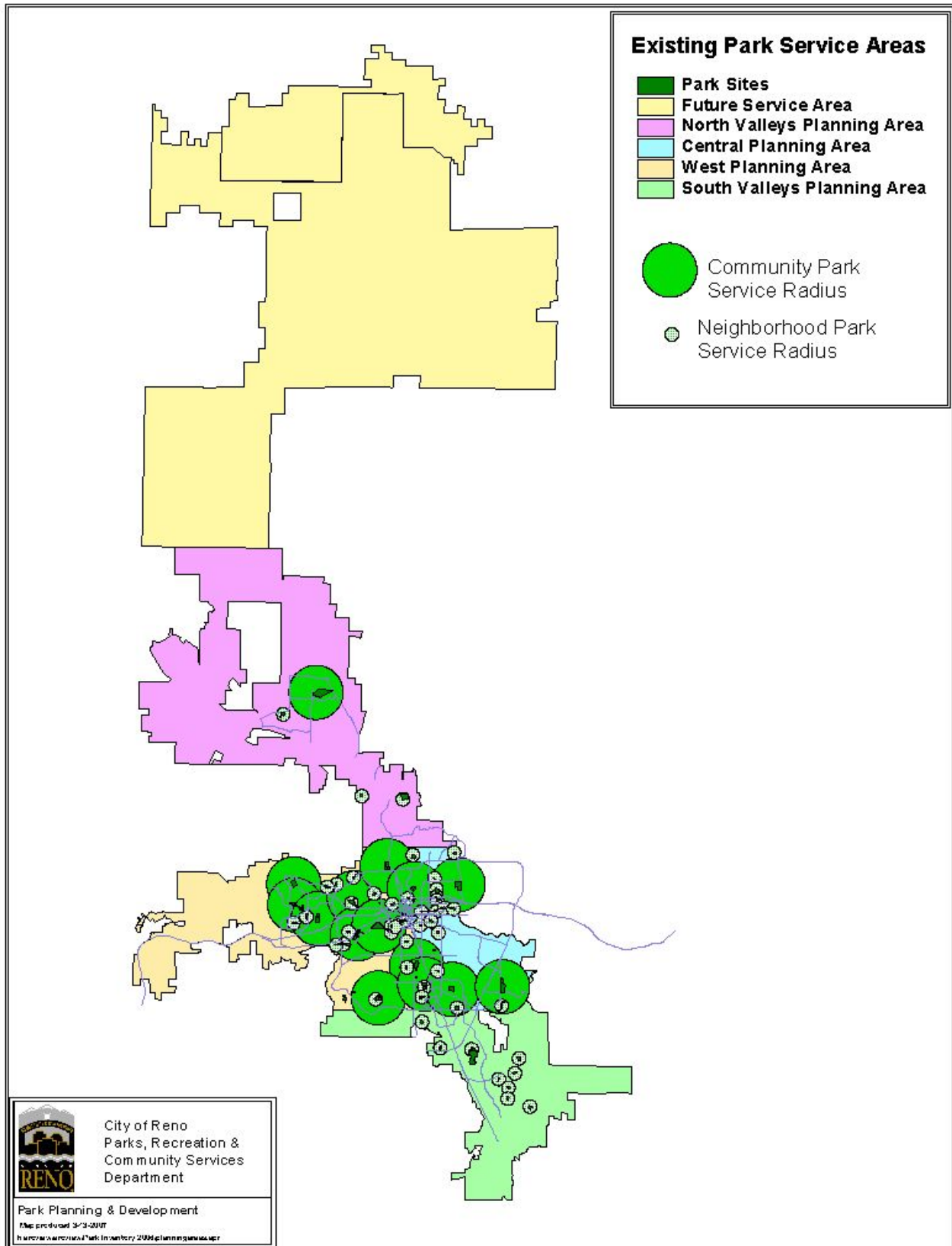
Crack Seal - 3 year cycle, 1/3 each year

Patching - 5% every other year

Slurry Seal - 6 year cycle, 1/6 each year

\$95,500 annual

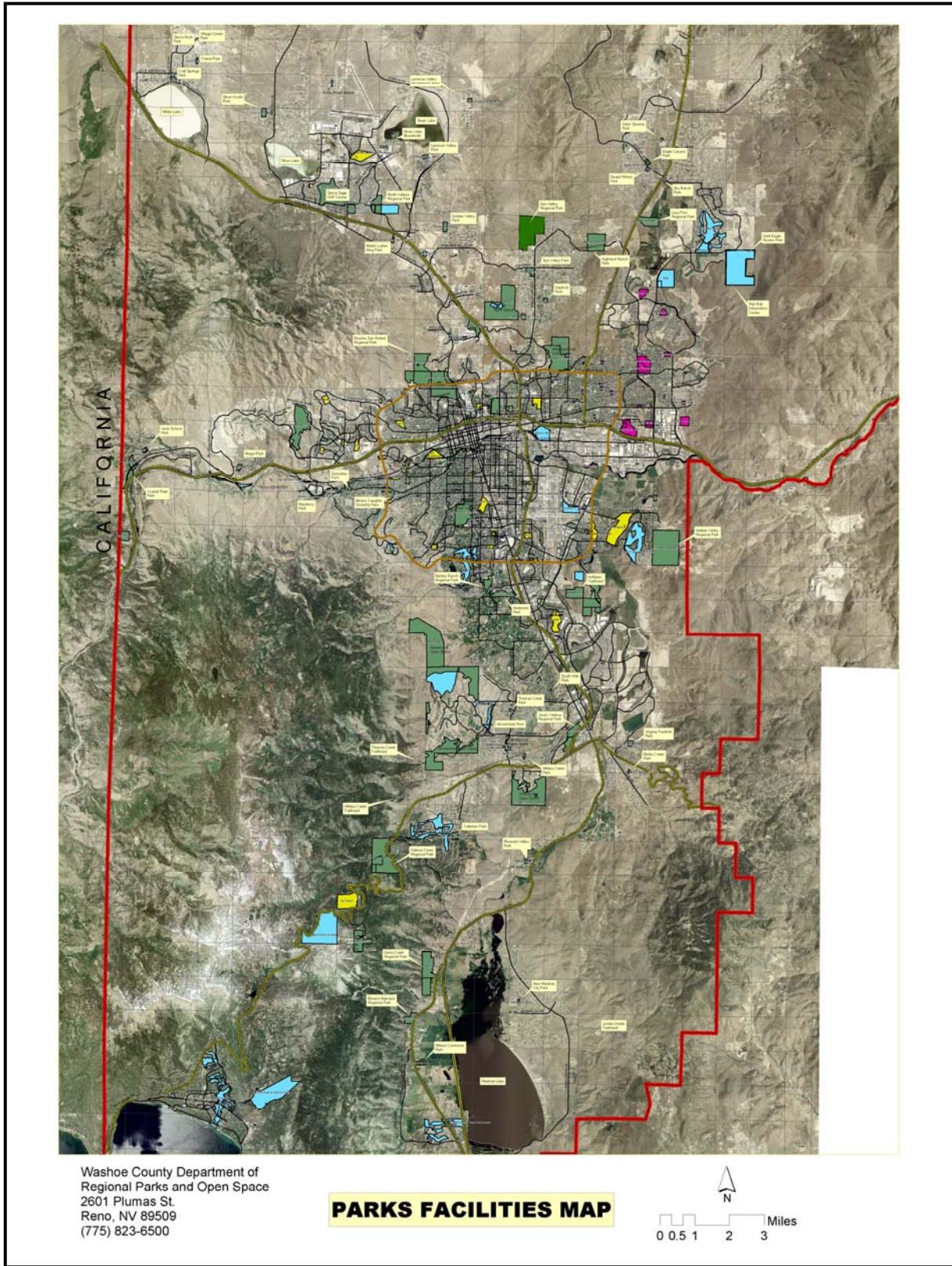
## 10.11 City of Reno Parks System





### 10.12 Regional Facilities Map

Map of Facilities: Washoe County, City of Reno, City of Sparks, and Washoe County School District



## 10.13 University of Nevada Athletics Facility Needs & Projected Timeline

### 2008 – 2010

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- Basketball Practice Facility
    - Location – existing tennis courts
    - Estimated cost: \$8 million
  - Indoor/Outdoor Tennis Center
    - Location – TBA
    - Estimated cost: \$4 – 7 million
  - Indoor Track
    - Estimated cost: \$300,000
  - Softball Press Box
    - Estimated cost: \$500,000
  - Softball Seating
    - Estimated cost: \$500,000
  - Women’s Basketball Offices
    - Estimated cost: \$250,000
  - Field Turf Replacement
    - Estimated cost: \$300,000
  - Soccer Field
    - Estimated cost: \$1 million
- 

**Total Estimated cost: \$18 – 22 million**

### 2010 – 2015

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- Aquatics Center
- Outdoor Track
- Stadium Renovations

## 10.14 Comparative Data

It is important to look at the broad scope of recreational facilities across the nation. Many “best-practice” facilities should be considered as models for future Reno facilities. The facilities surveyed represent a combination of university focused and those that allow public use access. These facilities serve community and university needs, offering a positive economic impact to the communities, hosting many kinds of revenue generating tournaments throughout the year. Staff has gathered the following comparative research on several different types of facilities based on cities of similar size:

- Facility size
- Facility amenities
- Cost to build facility
- Funding source(s)
- Expenses vs. Revenue offsets
- Size of land
- Cost of land acquisition
- Cost of development
- List of major tournaments held at facility
- Public access

## 10.14.1 University of Minnesota – University Aquatic Center

Duane Proelle – Director of Pool Operations  
612.624.6349  
Proell001@umn.edu

### City

- Minneapolis – 372,833 (2006)
- Metropolitan Area – 3,116,206 (2004)

### Pool Facility

- Opened 1990
- 73,500 square feet
- 2 Pools – One Olympic Sized (50 meters X 25 yards) and one Diving well (75 feet X 50 feet)
- Permanent, numbered spectator seating is 1,350.
- Temporary seating for 1,200 can be added to the bleachers
- Temporary seating for 1,000 can be added to the pool deck.
- Unknown how much land the pool occupies



### Public Access

Rentals, classes and open public lap swim.

### Cost of Land Acquisition

Land owned by University. No cost of acquisition

### Cost to Build Facility

- \$14.5 Million in 1990
  - \$5.5 million from student fees
  - \$7 million from state legislature
  - \$2 million from Minnesota Amateur Sports Commission
- Replacement cost today would be \$28.5 million

### Events

- The pool hosts 50-65 events per year.
- There are events on 50 weekends per year (generally none around Christmas time, some weekends have multiple events)
- Examples of events they host on a yearly basis:
  - 4 days; 1,000 athletes; additional 2,500 spectators
  - 3 days; 1,200 athletes; additional 3,000 spectators
  - 1 day; 1,200 athletes; additional 3,900 spectators
  - 1 day; 1,300 athletes; additional 4,000 spectators
  - 4 days; 1,400 athletes; additional 4,000 spectators
  - Major events range from:
    - a. USS State swim meets (yearly)
    - b. High School State swim meet (yearly)
    - c. FINA Grand Prix (yearly)
    - d. USS Club regional invitational swim meet (twice yearly)
    - e. USS Sectional Swim Meet (once every 4-5 years)
    - f. USS Junior National Swim Meet (once every 7-8 years)
    - g. USS National Championship (one-time)
    - h. Masters National Championship (one-time)

- i. YMCA National Championship (one-time)
- j. NCAA National Championship (one-time)
- k. Big 10 Conference Championship (once every 3-4 years)
- l. Regional Water Polo and Diving Tournaments (4-5 times per year)

### **Economic Impact**

Duane must compile numbers of athletes and spectators throughout the year. He must submit these numbers to the State Legislature. The State Legislature then computes the economic impact. The top one-year economic impact was **\$19,000,000**. The average economic impact per year is **\$13,000,000**.

### **Operating Expenses and Revenues**

- Operating expenses = \$1.7 million/year
- Revenue = \$1.8 million/year
- \$400,000 in advertising partnerships
- \$342,000 in student fees
- \$200,000 in learn to swim enrollment
- \$300,000 in events
- \$400,000 in rentals
- \$50,000-\$200,000 in Hotel room revenues
  - Pool cooperates with 7 hotels surrounding the pool. For each room that is filled as a result of the pool (rooms booked by the pool and rented by a pool user) results in \$2 income to the pool as per agreements.
- Pool has operated “in the black” since 1995, after it paid off state bonds.

### **Additional Notes**

Duane mentioned that the only way for a pool to be so successful and create such a large economic impact is to give freedom to the Aquatics Director and allow him or her to fill the pool up with events every weekend of the year. Often community/student/faculty does not want this to happen because they want to have time to use the pool on the weekends. What allows the University to get away with using this facility to its best potential is that the University has another, older pool that faculty and students can use during the weekends.

## 10.14.2 Texas A&M University – Student Rec Center Natatorium

Angie Mattiza, Aquatics Director  
Department of Recreational Sports  
4250 TAMU  
College Station, TX 77843  
979.862.3224

**City**  
College Station – 87,000

**Public Access**  
Students, employees, retirees, spouses & general public visitors.



**Size of land**  
13 acres

**Cost of Land Acquisition**  
Unknown

**Cost to Build Facility**  
\$36,462,000

**Funding source(s) to build facility**  
Unknown

**Expenses vs. Revenue offsets (annual budget)**  
Revenue = \$598,700  
Expenses = \$370,308

**Facility size (list square footage)**  
373,000 sq ft

**Facility amenities (# and size of pools, spectator seating)**  
7 pools:

- 50M (172'31/4" x 75'11/2"; Area = 12,972 square feet; Perimeter = 495 LF; Volume = 822,000gal; Bather Load = 540; Flow Rate = 2,284 GPM)
- Dive Well (82'1" x 56'; Area = 4,596 square feet; Perimeter = 276 LF; Volume = 568,000gal; Bather Load = 79; Flow Rate = 1,183 GPM)
- Instructional Pool (60' x 40'; Area = 2,360 square feet; Perimeter = 205 LF; Volume = 54,000gal; Bather Load = 236; Flow Rate = 225 GPM)
- Outdoor Pool (131' x 93'; Area = 8,154 square feet; Perimeter = 516 LF; Volume = 202,700gal; Bather Load = 407; Flow Rate = 1,160 GPM)
- Outdoor Spa (15' x 11'; Area = 8,145 square feet; Perimeter = 48 LF; Volume = 2,400 gal; Bather Load = 12; Flow Rate = 160 GPM)
- General Use Spa (13' x 12'6"; Area = 125 square feet; Perimeter = 54'8" LF; Volume = 1,750gal; Bather Load = 10; Flow Rate = 106 GPM)
- Dive Pool Spa (11'4" x 12' 3"; Area = 106 square feet; Perimeter = 51'7" LF; Volume = 1,446gal; Bather Load = 8; Flow Rate = 96 GPM)

Spectator Seating = 1200 Permanent seats + 600 Bleacher seats + 24 handicap spaces + 700 spaces for folding chairs = 2,524 total seats

**List of major tournaments held at facility**

- UIL Meets
- Big 12 Conference Championships
- Zone Diving Championships
- NCAA Championships
- Games of Texas
- FINA World Cup
- Age Group Championships
- TISCA Championships
- Senior Games
- Special Olympics
- Intramural Events

**Economic Impact from Tournaments**

Hotel nights are a huge financial impact to the city. Texas A&M simply rents the facility out for events but doesn't actually put the events together except for the facility meet set-up.

### 10.14.3 University of Texas – Lee & Joe Jamail Texas Swimming Center

Charles Logan, Director | 512.471.0930  
Ann Nellis, Assistant Director | 512.471.7703

#### City Population

656,562  
Estimated population in July 2006: 709,893 (+8.1% change)

#### Aquatics Center Size

Size - Not known  
Amenities: (1) 50 meter x 25 yard pool with 9 ft. depth & (1) 25 yard x 25 yard Diving Well.

#### Public Access

Additional access for local master swim team and youth swim team rentals.

#### Cost of Land Acquisition

Land was on University of Texas property

#### Cost to Build Facility

\$6 million in 1977

#### Funding source(s)

Not known

#### Events

Over 35 events per year including state championship, Big 12 - NCAA event, & Short Course All American Invitational - USA Swimming event. Olympic trials for swimming were held in 1988 and trails for Diving were held in 1980. The tournaments bring half of the user fees or \$250,000 per year.

#### Total Participants

365,000 annual participants

#### Economic Impact

Not known, however - Embassy Suites have sponsored tournaments in the past and claim to have made \$75,000 in rooms per year based on tournament customers! That is just one hotel.

#### Operating Expenses and Revenues

\$1 Million budget, breaks even with half of the funding coming from the state and half coming from user fees.





#### 10.14.4 University of Georgia – Gabrielsen Natatorium

Theresa Pieper – Assistant Director of Pool Operations  
706.542.7290

##### City

- Athens, Georgia – 111,580
- Metropolitan Area – 173,760

##### Pool Facility

- Opened 1996
- 3 pools – One Olympic sized (50 meters X 25 yards, 8-9 feet deep, 844,000 gallons), one diving well (75 feet X 45 feet, 16-17 feet deep, 525,000 gallons), one instructional and recreational pool (25 yards X 25 yards, 4-5 feet deep, 130,000 gallons)
- Permanent seating for 2,000 people
- Temporary seating for 1,000 can be added to pool deck
- Unknown how much land the pool sits on



##### Cost of Land Acquisition

Land owned by University. No cost of land acquisition

##### Events

- Hosts 35-40 Events per year
- 15-20 events per year have 500+ athletes with 1,500-2,000 spectators
- Major events range from:
  - NCAA Championships (twice)
  - Southeastern Conference Championship (once every 4-5 years)
  - World Diving competitions (once)
  - USS Sectional swim meet (once every 5-6 years)
  - USS regional club meets (twice per year)
  - Regional high school swim meets (three times per year)
  - Regional water polo tournament (twice per year)
  - Regional and National synchronized swimming (three times per year)
  - Regional Masters swim meet (once per year)
  - State USS swim meet (once every 3-4 years)
  - State High School Swim meet (once every 3-4 years)

##### Economic Impact

According to the Athens Convention and Visitors Authority, the economic impact of the swimming pool at the University of Georgia averages \$5,850,000 per year.

##### Operating Expenses and Revenues

Not available

## 10.14.5 Stanford University – Taube Tennis Center

Dick Gould - Director of Tennis  
650-723-1160  
[dgould@stanford.edu](mailto:dgould@stanford.edu)

### Population

57,233 (year 2003)

### Facility size

Not known

### Facility amenities

3 sets of courts:

- Courts - intercollegiate play
- 8 courts - West Campus for PE classes and Community Recreation
- 6 Courts - across from Taube Center used for Recreation and PE



### Public access

Order of priority is Stanford athletes, Stanford classes (includes students and community lessons), public use, outside rentals, and special events (1-2 per year).

### Funding source

Private donors solicited by Dick Gould (Director of Tennis, prior Tennis Head Coach for 30+ years)

### Operating Expenses and Revenues

Operations paid for through Endowment, \$50K from Bank of the West Tournament, some ancillary money generated through rentals of courts (\$300 per day) but due to school schedule, this is very limited.

### Size of land facility sits on (list acreage)

Spread over the campus and adjacent street

### Cost to build facility

\$20 million over the past 25 years

### Cost of land acquisition

On Stanford University property

### List of major tournaments held at facility

One tournament in Fall (either Men's or Women's), in the past NCAA Championship (bid for 2010), 3 - 4 non-athletic University events per year. They vary per year but the Bank of the West Women's tournament has been held for the last 10 years. Times for outside requests are difficult due to University use.

### Economic Impact

Not known, but the main facility has permanent seating for 2,500 and events brought in additional 2,500 temporary seating.

## 10.14.6 WakeMed Soccer Complex – Soccer

### Contacts

- Mary Henderson, Cary PRCR Director, 919.469.4061
- Debbie Laughery, VP for WakeMed Public Relations, 919.650.8612
- Beverly Brown, SAS Corporate Public Relations, 919.531.7026
- Marco Rosa, Director of RailHawks' Public Relations, 919.859.5425 Ext. 8146
- April R. Little, Cary Deputy Public Information Officer, 919.481.5091
- Susan Moran, Cary Public Information Officer, 919.460.4951



### Population

- Cary, NC -- 127,640 (January 2008)
- Metro Area -- 800,000 (January 2008)

### Facility information

- Owner -- Wake County
- Operator -- Town of Cary
- Facility Location -- 201 Soccer Park Drive, Cary, North Carolina 27511
- Number of Fields -- 7
- Number of parking spaces on site -- 2,606
- Stadium Work Begun -- January 23, 2001
- Projected Completion Date -- April 15, 2002 (Phases 1A and 1B)
- Opened -- May 2002
- Stadium Field Dimensions -- 120 yds. x 75 yds. (FIFA Regulation)
- Surface -- Natural Grass (Bermuda grass)
- Drainage system -- Sand-based under soil drainage to international competition standards
- Seating Capacity: -- 7,000 The main stadium seats 7,000 and is expandable to 10,000 with temporary seating.
- Club section -- 1500 seats with seat backs (West Stand)
- Premium section -- 3500 seats (East and West Stands)
- Spectator section -- 2000 seats (South Stand)
- Bathroom facilities -- 4 permanent men's and women's bathrooms (exceeding code for 7,000 spectators)
- Concession areas -- 3 permanent + kiosks
- Luxury boxes -- 2 boxes, 30-person capacity each
- Practice facility -- FIFA regulation game fields adjacent to stadium field
- Medical Training facility -- on site
- Athletic Training facility -- on site
- Lighting -- 110 foot candles on stadium field, 30 foot candles on adjacent game fields
- Television camera positions -- 6

### Naming Rights

WakeMed Health and Hospitals for 3 years at a cost of \$300,000

### Cost of Land Acquisition

None -- County owned land

**Cost to Build Facility**

\$14.5 million

**Funding to Build Facility**

\$14.5 million in county-wide hotel room and prepared food and beverage taxes

**Events**

- 2002 USA Men's National Team World Cup Training Camp
- 2002 Women's Nike Cup 1st Round
- 2003 WUSA All-Star Game
- 2003 NCAA Women's College Cup
- 2003 ACC Soccer Championships
- 2004 ACC Soccer Championships
- 2004 NCAA Women's College Cup
- 2005 ACC Soccer Championships
- 2005 NCAA Men's College Cup
- 2006 Rochester Rhinos Spring Combine and Training Camp
- 2006 USA Men's National Team v. Jamaica
- 2006 USA Men's National Team World Cup Training Camp
- 2006 USL First Division All-Star Game (v. Sheffield Wednesday)
- 2006 USA Women's National Team v. Canada
- 2006 State Games of North Carolina (soccer events, ceremonies)
- 2006 ACC Women's Soccer Championships
- 2006 NCAA Women's College Cup
- 2007 El Salvador v. Honduras International Friendly
- 2007 ACC Men's Soccer Championships
- 2007 NCAA Men's College Cup
- 2008 NCAA Women's College Cup
- 2008 Major League Lacrosse Rochester Rattlers vs. Philadelphia Barrage
- 2009 NCAA Men's College Cup

**Total Participants**

360,000 people visit the park annually

**Economic Impact**

Not available

**Operating Expense and Revenues**

Not available

## 10.14.7 Hermann Stadium – Soccer

### Population

St. Louis, MO – 347,181

### Cost to build

\$5.1 million

### Facility information

- Grand Stand Capacity: 2,400
- Total Capacity: 6,050
- Surface: Natural Grass, mix of bluegrasses
- Surface Area: 155,000 square feet
- Field Dimensions: 120 x 75 yards
- Grade: No crown
- Irrigation: 70 sprinkler heads; 23 valves
- Approx. 1.5 miles of piping
- Root Zone: 10 inches, 8400 tons
- 90% sand; 10% peat moss
- Gravel Drainage Blanket; 4 inches, 3100 tons
- Parking
- 2,000-car Olive Parking Garage adjacent to the soccer facility



### Events

- 2000 Conference USA Women's Soccer Championships
- 2000 Conference USA Men's Soccer Championships
- 2002 Conference USA Men's Soccer Championships
- 2004 Conference USA Women's Soccer Championships
- 2005 Atlantic 10 Men's Soccer Championships
- 2006 Atlantic 10 Women's Soccer Championships
- 2006 NCAA Men's College Cup

### Total Participants

- Ranked seventh nationally in average attendance in 2006; attracting 2,470 fans for 10 regular-season dates
- The Stadium led the nation in average attendance in 2003, 2001 and 1999.

### Economic Impact

Not available

### Operating Expenses and Revenue

Not available

**10.14.8 Lancaster National Soccer Center – Soccer**

Mike Rosa, General Manager  
661.723.6098 | mrosa@cityoflanasterca.org

**Population**

Lancaster, CA - 145,000 (2007)

**Facility amenities**

- 35 fields, including 11 with lights and 5 FIFA certified fields
- Two recreation centers with restroom access
- 3,810 square-foot facility with activity center and meeting room
- 800 square-foot facility with meeting room and offices
- Two concession/restroom buildings
- Three restroom buildings
- Two permanent playgrounds
- 2,800 space parking area, plus RV parking area (\$10/night fee)

**Cost to build facility**

\$15 million; Built in 3 phases from 1995 - 2001

**Funding source(s)**

City general and capital projects funds; Land/Water Conservation Grants; parking lot funded with transportation efficiency grants (used as Park-n-Ride facility during day)

**Expenses vs. Revenue offsets**

- \$1.4M expenses annually, 8 permanent FTEs
- \$300,000 annually in revenues
  - \$175,000 in admission fees during state/regional tournaments
  - \$40,000 in grant income
  - \$30,000 in league rentals (\$15 per field/per day for leagues (games or practice))
  - \$45,000 in tournament rentals
  - \$7,000 from concessions
  - Rest from Lancaster General Fund

**Size of land** - 168 acres; 110 acres turf

**Cost of land acquisition**

Land swap with KB Homes

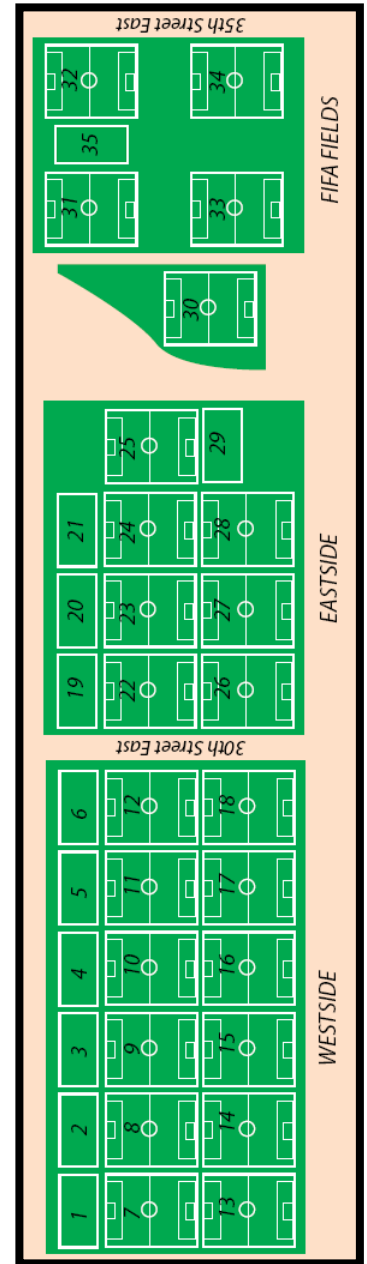
**List of major tournaments held at facility**

30 Weekend tournaments scheduled for 2008, including:

- AYSO Area Championships and All-Star Games
- Cal-South State Cup
- Cal-South National Cup
- Cal-South College Showcase
- AYSO Regional Championships
- High School Tournaments

**Economic Impact**

Total Economic Impact estimated at \$5M per year



## 10.14.9 Reggie Lewis Track and Athletic Center

Steve Vaitones, Managing Director  
USA Track & Field - New England Association  
svaitones@usاتفne.org  
617.566.7600

Keith McDermott, Director, RLAC & RCC Intercollegiate Athletics  
kmcderm@rcc.mass.edu  
617.541.2454



### City

- Boston, MA – 520,702 (2005)
- Metropolitan Area – ~ 2.9 million
- Total overnight visitors for sporting events – 290,000 (2005)

### Track and Athletic Center

- Opened June 1995
- 70,000 total square feet
- Fieldhouse with 200 meter Mondo track
  - Permanent seating for 3,500
  - Temporary seating for 1,500
  - Track infield includes multi-court surface for 4 courts for basketball, tennis or volleyball
- Gymnasium measures 12,000 square feet
  - Permanent seating for 500
  - Temporary seating for 300
- Multi-Purpose Room measuring 3,500 square feet
  - Can be subdivided into 4 equal size rooms
  - Kitchen facilities
- Fitness rooms with weights and cardio equipment
- Dance studio

### Public Access

- Community memberships available for track, gymnasium, sports courts, fitness rooms, lesson programs, senior activities
- Regularly scheduled fitness classes
- Facility available for rental for conferences, meetings, trade shows, etc (whole or various rooms)

### Cost of Land Acquisition

Land owned by Roxbury Community College

### Cost to Build Facility

- \$19 Million
- Construction funded by State Legislature

### Events

- Local high school track meets 5-6 days per week from December through February each year
- Major track events hosted include:
  - High School State Championships, annually
  - USATF Indoor National Championships, 7 years, 400-500 athletes for 2-5 nights, audience of 3,000+, televised on ESPN/NBC

- USATF Indoor Masters National Championships, 11 years, 700-800 athletes for 2-4 nights, audience of 1,000+
- USATF Reebok Boston Indoor Games, 11 years, 120-150 athletes for 1-2 nights, audience of 3,000+, televised on ESPN/NBC
- NCAA Division II National Championships, 6 years
- High School (Nike) Indoor Championships, 4 years
- Local/Regional/State AAU/YMCA/School basketball tournaments, 8-10 yearly

**Total Participants**

Varies from 700,000 – 850,000 per year

**Economic Impact**

- Data for the Reggie Lewis Center is not available.
- Data for the University of Arkansas’s Tyson Track Center (92,000 sq foot fieldhouse), according to Fayetteville Economic Development Council are as follows:
  - Incremental Business Volume: \$8.5 Million annually
  - Incremental Local Government Tax Receipts: \$450,000 annually
  - Total sales revenues of \$1.15 for every \$1 of government spending for operations
  - Construction Impact: \$33.6 total spending during 18 month construction period; 150 construction jobs

**Operating Expenses and Revenues**

- Annual Operating Expenses = \$1.4 to \$1.5 million
- Annual Revenues
  - State Appropriations: \$946,000
  - Memberships: \$120,000
  - Facility Rentals: \$325,000
  - Concessions, camps, personal training \$ 50,000

<b>Membership Fees</b>	
<b>MEMBERSHIP TYPE</b>	<b>CURRENT RATES</b>
Full-Time College Student (must be 18 years or older)	\$50/Semester
Faculty/Alumni/Staff	\$90/Semester \$175/ Annually
General Membership	\$80/3 Months \$150/6 Month \$250/12 Month
Senior Citizens (65 years and older)	\$30/3 Months \$60/6 Months \$120/12 Months
Track Passes	\$120/Track Season



## 10.14.10 University of Arkansas – Randall Tyson Track Center & John McDonnell Field

Kathryn Hunt  
Fayetteville Economic Development Council  
479.442.8885

University of Arkansas website: <http://www.hogwired.com/>

### City Population

- Fayetteville, AR – 68,331 (2006)
- Metro Area – 395,592 (2006)

### Track Center

- Located about 1.25 miles from main campus
- 106,607 square feet, including 8,500 square foot warmup facility
- 200 Meter removable track with Mondo surface; flat surface around perimeter with Mondo
- Permanent seating for 5,500
- Media rooms; permanent, elevated camera positions; two-tiered press box for 50



### Public Access

- None for recreational uses

### Cost of Land Acquisition

- None – University property

### Cost to Build Facility

- \$8 Million; opened in February, 2000

### Events

- NCAA Indoor Track & Field Championships, 9 years
- USATF Tyson Invitational, 9 years
- SEC Indoor Track & Field Championships, 6+ years
- NCAA Division II Indoor Track & Field Championships, 6 years

### Total Participants

Not available

### Economic Impact

The Fayetteville Economic Development Counsel recognizes \$1,712,700 as the economic impact of hosting the NCAA Indoor National Track and Field Championships. Since 2004, facility doubles as Multi-Purpose Events Center for events, conventions and trade shows. Annual business volume spending estimated at \$8.5 million with local government revenues of \$450,000 from shows and events.

### Operating Expenses and Revenues

Not available

## 10.14.11 Big League Dreams Sport Park – Baseball and Softball

Pat Kight  
[pkight@adelphia.net](mailto:pkight@adelphia.net)  
951.760.8681

**Project:** The Big League Dreams Sports Park project is a city-owned recreational sports complex that includes six softball/baseball fields, one covered sports pavilion (arena soccer, basketball, special events), two Stadium Club restaurants, one snack bar, one maintenance building and yard, an 8-station batting cage, two playgrounds, and 600 vehicle parking spaces. The BLD project is located north of State Highway 120 approximately 1/4 mile west of Airport Way.

A construction contract was awarded to West Bay Builders, Inc., of Novato, California, on April 18, 2005, and work on the project began in June 2005. The projected completion date is October, 2006.

A Grand Opening Celebration was held on October 21, 2006.

**Cost to build facility:**  
\$30.6 million

**Big League Dreams Corporate Statement:** Big League Dreams operates sports facilities, which accommodate league and tournament play, for youth and adults in baseball, softball, volleyball and indoor soccer. Big League Dreams is best known for its baseball/ softball fields which are scaled down replicas of famous major-league fields, complete with major league quality artificial turf infields, sunken dugouts, P. A. systems, stadium seating and scoreboards. Big League Dreams gives the amateur ballplayer the chance to experience how it is to play in the “big leagues”. Big League Dreams operates family-oriented sports activities in a unique facility that creates a “sense of community” too often lost in today’s society.

**Description of Facilities:** In Manteca, Big League Dreams, through public-private cooperation, will operate a city-owned sports complex located on Milo Candini Drive near State Highway 120 and Airport Way. The Manteca Big League Dreams facility contains the following elements:

- Six youth and adult baseball and softball major-league replica fields with artificial turf infields. Replica fields include Yankee Stadium, Fenway Park, Polo Grounds, Wrigley Field, Tiger Stadium and Edison Field (Angels Stadium).
- An eight-station batting cage combined with an instructional academy area.
- One field house arena with artificial turf (26,000 square feet), designed to accommodate indoor soccer, volleyball and corporate or special events.
- Children’s playgrounds
- Two restaurants with full view of all fields in a family-style setting, designed and operated to attract and accommodate league, tournament and corporate users (seating capacity over 200 in each)
- Parking for 600 cars.
- Multi use turf area in central plaza
- Maintenance building and yard

**Operation:** Big League Dreams will organize and operate adult softball leagues, as well as most adult and youth tournaments. First priority for use would be Manteca’s youth baseball and softball organizations and Big League Dreams will make the facility available to these organizations on a rental basis for leagues and tournaments. Additional activities include clinics,



camps, leagues and tournaments for indoor soccer and volleyball. Special public events, subject to the City's permit process, can be scheduled.

Projected attendance for the Manteca Big League Dreams Sports Park:

2007	250,000
2008	280,000
2009	345,000
2010	360,000
2011	380,000

Beyond 2011: projected 3% annual increase

**New Park Development:** Huge economic benefits are created through our multi-use facilities being booked almost every day of the year, more than a year in advance for league play and special events. Examples of past special events include: national tournaments, local tournaments, concerts (Wynonna Judd, Garth Brooks, etc.), other sporting events (Pepsi All-Star Softball Game, WBF World Championship Boxing, etc.), Easter Sunrise services, July 4th celebrations, dog shows, art shows, and many other local and regional events. In all, our park in Cathedral City hosted more than 400,000 visitors last year (35,000 from out-of-town) bringing an estimated \$13 million economic benefit to the city.

Our parks host many group/corporate events each year. Some examples of companies that have held their special events with Big League Dreams include; Nike, Toyota, Mutual of New York, Sony, Anheuser Busch, Buena Vista Home Entertainment, Hartford Insurance, Delta Faucets, Mutual of Omaha, Outback Steakhouse and many others.

A Big League Dreams park also creates large-market visibility. The past three years the Pepsi All-Star Softball Game has been televised by NBC to more than 8.5 million viewers. As well, the WBF World Championship boxing match was broadcast live around the U.S. and 17 Latin American countries.

These are just a few of the benefits that could be realized by a community. Since our parks are built through a public and private partnership, typically the city would incur no maintenance or operations costs. Additionally, the city could participate in the revenue generated by Big League Dreams. In all, this partnership truly creates a win-win environment for the city and the community.

**Benefits:**

- Brings additional recreational sports facilities to your community
- Local youth and adults served first
- No city maintenance or operations costs
- No taxpayer expense
- Revenue generated for the city
- Positive local economic impact
- Large market visibility

**Existing Big league Dreams Sports Parks (Baseball/Softball Facilities):**

- **Gilbert, AZ (under construction)**  
Eight Baseball/softball fields (all replica stadiums); two multi-sport field houses; two stadium club restaurants; sports-themed concession buildings; administration office; batting cages and instructional area; children's playgrounds; group events area and maintenance facilities.
- **Cathedral City, CA (existing)**  
5 Baseball/softball fields (3 replica stadiums), covered multi-sport pavilion, Stadium Club restaurant, concession building and patio, sports office, batting cages, instructional area, tot lot, 4 beach volleyball courts, and 3-acre passive park on 25 acres.
- **Mira Loma, CA (Riverside County, existing)**  
5 Baseball/softball fields (3 replica stadiums), 3 full-sized soccer fields, covered multi-sport pavilion, Stadium Club restaurant, concession building and patio, sports office, batting cages, instructional area, tot lot, and 4 beach volleyball courts on 30 acres.

- **Chino Hills, CA (existing)**  
6 Baseball/softball fields (all replica stadiums), covered multi-sport pavilion, 2 Stadium Club restaurants, sports office, BLD corporate office, batting cages, instructional area, 2 tot lots, a skateboard park, and 4 beach volleyball courts on 35 acres. Phase 2 will include 16 full-sized soccer fields, another Stadium Club restaurant, and possibly tennis courts on 105 acres.
- **Redding, CA (existing)**  
5 Baseball/softball fields (3 replica stadiums), covered multi-sport pavilion, Stadium Club restaurant, concession building and patio, sports office, batting cages, instructional area, 2 tot lots, and 4 beach volleyball courts on 30 acres. Phase 2 will include 5 full-sized soccer fields and a Stadium Club restaurant.
- **League City, TX (existing)**  
Six baseball/softball fields (all replica stadiums); multi-sport covered pavilion; a skate park; two Stadium Club family style, sports-themed concession buildings; administration office; batting cages and instructional area; two children's playgrounds; four sand volleyball courts; and maintenance facilities on 32 acres.
- **Manteca, CA (existing)**  
Six baseball/softball fields (three replica stadiums); multi-sport covered pavilion; Stadium Club family style, sports-themed concession building; additional food and beverage concession building and patio; administration office; batting cages and instructional area; two children's playgrounds; four sand volleyball courts; and maintenance facilities on 30 acres.
- **West Covina, CA (under construction)**  
Six baseball/softball fields (all replica stadiums); multi-sport covered pavilion; two Stadium Club family style, sports-themed concession buildings; administration office; batting cages and instructional area; two children's playgrounds; four sand volleyball courts; and maintenance facilities on 35 acres.
- **Mansfield, TX (under construction)**  
Eight baseball/softball fields (all replica stadiums); a multi-sport field house; two Stadium Club family style; sports-themed concession buildings; administration office; batting cages and instructional area; two children's playgrounds; and maintenance facilities on 65 acres.
- **Las Vegas, NV (in design stage)**  
Six baseball/softball fields (all replica stadiums); multi-sport covered pavilion; two Stadium Club family style; sports-themed concession buildings; administration office; batting cages and instructional area; two children's playgrounds; four sand volleyball courts; and maintenance facilities.

## 10.14.12 University of Cincinnati Campus Recreation Center

Kim Schmidt, Director  
513.556.0599 | schmidk@uc.edu  
<http://www.uc.edu/reccenter/default.html>

### City

Cincinnati, Ohio – 331,285

### Facility

- Opened February 2006
- 200,000 square feet (350,000 sq ft including housing for 220, restaurants, 6 classrooms and a convenience store)
- 8 racquetball courts
- 6-court basketball arena that is larger than a football field. (Badminton and volleyball are also played in this area.)
- Olympic-sized lap pool with 8 lanes.
- Leisure pool for water aerobics along with a current channel, water wall, whirlpool, and bubble couch.
- 40-foot climbing wall
- 17,000 square-foot fitness and weight area with over 200 cardio and fitness machines, 10,000 pounds of free weights, and a cardio theater with eight plasma TVs.
- Suspended track with 4 lanes
- 3 multi-purpose rooms and warm-up and stretching areas



### Public Access

Serves approximately 2,400 patrons daily. Student, employee, and community membership.

### Cost of Land Acquisition

Land owned by University.

### Cost to Build Facility

- \$119 million
- The majority of the cost of the \$233.8 million MainStreet project, of which the Campus Recreation Center is a part of, is paid for by student fees and the rest is supported by state funding, gifts and rent.

### Events

- 400 intramural league teams
- Multiple group and instructional classes

### Economic Impact

This facility was not intended to be used for large-scale tournaments. Economic impact is not tracked.

### Operating Expenses and Revenues

- \$5.8 million Expenses
- \$2.5 million Revenues

## 10.15 Economic Impact Study

**Table 11 The Economic Impact of 14 Sports Tournaments<sup>3</sup>**

1	2	3	4	5	6	7		8		9	10	11	12	13	14	15	16	17	18
						Teams from inside the city		Teams from outside the city				Average Direct Expenditures				Economic Impact			
City	Event Name	Duration (# of Days)	# of Teams (# of Participants)	Average Size of Team Squad	# of Individual Participants	#	%	#	%	Total Expenditure	Per Team	Per Team Per Day	Per Team Member Group	Per Team Member Group Per Day	Sales	Personal Income	Jobs <sup>a</sup>		
A	ASA Men's 40-Over Fastpitch National Championship	5	37	14	518	0	0.0	37	100.0	287,425	7,768	1,554	555	111	524,645	164,352	12.8		
A	USS Swim Meet	3	24	45	1,079	2	8.3	22	91.7	124,999	5,682	1,894	126	42	236,852	64,201	5.3		
A	Boys Soccer Tournament	3	68	15	1,020	5	7.4	63	92.6	128,519	2,040	680	136	45	247,085	69,493	5.7		
A	Girls Soccer Tournament	3	70	15	1,050	0	0.0	70	100.0	160,956	2,299	766	153	51	305,070	85,889	6.8		
A	Girls Fastpitch Invitational Tournament	3	69	12	828	15	21.7	54	78.3	184,517	3,417	1,139	285	95	351,588	99,811	8.0		
B	Hoppin' Downtown Basketball Tournament	1	(584)	N/A	584	N/A	77.8	N/A	22.2	9,589	N/A	N/A	16	16	21,239	7,111	0.4		
B	Great Plains Soccer Shoot Out Tournament	2	(1,800)	N/A	1,800	N/A	21.0	N/A	79.0	211,502	N/A	N/A	117	59	483,607	161,692	10.1		
C	Magic Classic Softball Tournament	1	(900)	N/A	900	N/A	17.6	N/A	82.4	49,046	N/A	N/A	54	54	92,740	30,254	2.1		
A	Whataburger Basketball Shoot Out	4	104	11	1,144	2	1.9	102	98.1	608,458	5,965	1,491	542	136	1,157,000	349,710	26.9		
D	Girls U-14 Regional Softball Tournament	3	16	13	208	0	0.0	16	100.0	118,636	7,414	2,472	570	190	290,060	85,955	6.1		
E	Invitational Youth Soccer Tournament	4	146	15	2,190	20	13.7	126	86.3	441,424	3,503	876	234	58	825,534	287,878	16.7		
A	ASA Men's Fastpitch Softball Championship	3	28	14	392	1	3.6	27	96.4	93,219	3,453	1,151	247	82	176,903	50,904	4.0		
A	ASA Men's B Fastpitch National Championship	5	60	14	840	2	3.3	58	96.7	386,999	6,672	1,334	477	95	730,973	211,870	16.7		
E	Softball Tournaments	3 2 3	70 55 24	12	1,788	4 5 6	5.7 9.1 25.0	66 50 18	94.3 90.9 75.0	406,390	3,033	1,153	253	96	579,053	209,751	12.3		

a. This figure refers to both full-time and part-time jobs. It assumes the local economy is operating at full capacity and that there is no slack to absorb additional demand created by these events

<sup>3</sup> Crompton, John L. "Measuring the Economic Impact of visitors to sports tournaments and special events." National Recreation and Park Association. 1999.

## 10.16 Impact Analysis of MAPS and Other Significant Central City Investments (Oklahoma)

**EXECUTIVE SUMMARY**  
**IMPACT ANALYSIS OF MAPS AND OTHER**  
**SIGNIFICANT CENTRAL CITY INVESTMENTS**  
prepared for  
**Central City Development**  
**Greater Oklahoma City Chamber of Commerce**  
**September 2003**  
by  
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### **Introduction**

In the spring of 2003, the Central City Development office of the Greater Oklahoma City Chamber of Commerce commissioned a study to explore the impact of the MAPS (Metropolitan Area Projects) and other major central city investments on the city's core area. This Executive Summary reviews selected observations and conclusions from the larger study.

The opening of the Bricktown Ballpark in the spring of 1998 focused the attention of the people of Oklahoma City on the first of the MAPS package of major downtown projects whose financing they had approved in December 1993. MAPS applies to the \$350 million set of projects funded by a temporary one-cent sales tax. Except for some improvements at the Fair Park and the dam-lock-lake improvement to the North Canadian River, the MAPS projects are all located in the city's downtown central core.

Following the Ballpark opening were a motorbus Trolley Transit System (1999), the Bricktown Canal (1999), the major expansion and rehabilitation of what has become known as the Cox Business Services Convention Center (1999), a reconstruction of the Civic Center Music Hall (2001), the Ford Center Arena (2002) and the Library/Learning Center (expected in late 2003).

While these MAPS investments are together the most prominent recent developments in Oklahoma City's central core, they have been accompanied by numerous other new investments including massive developments at the Oklahoma Health Center, two new downtown hotels, a new Oklahoma City Museum of Art, the Oklahoma City National Memorial and museum honoring the victims of the 1995 Murrah Federal Office Building bombing, two major new office buildings, a large upscale apartment complex, and a Bass Pro Shops mega-sporting goods store. And much more investment is in the pipeline including many projects at the Oklahoma Health Center, three major parking garages, a 16-screen motion picture complex, a 245-room Embassy Suites Hotel, and additional major apartment construction.

Though the above litany of investments is incomplete, the listing is long enough to illustrate the challenge of sorting out and digesting all that has occurred in downtown Oklahoma City since the early 1990s. More detail is provided in Table 1, with current and planned investments in the study area and nearby adding to over \$2 billion. All of the developments are linked, to varying degrees, to each other and to the basic Oklahoma City central core that has been evolving since the original land run settlement in 1889.

The linkages emphasized in the study are important in determining the pattern and extent of new investment in the city over the long term. Of course there are the normal economic linkages in which, for example, the presence of governmental units administering justice attracts the location of the offices of law firms and ancillary legal services. But there is more to it than these connections. Contemporary urban studies emphasize linkages between the locational decisions of the "creative class" or "sophisticated consumers of place" and the presence of central core amenities involving arts, culture, recreation, education, and health care.

It is emphasized that the linkages referred to in this study are important to capital investment decisions. They do not refer to the sorts of short-term interactions of the economists' input-output models which develop propositions about how increases in employment or income in a particular sector leads, say, to overall increases in employment and income throughout Oklahoma County.

**Table 1 Recent and Planned Investment in the Central City Projects 1994-2003 and Beyond**

Project	Millions of Dollars	
	Actual	Planned
MAPS Projects		
SBC Bricktown Ballpark	34	
Trolley	5	
Bricktown Canal	23	
Bricktown Canal Additions	3	
Cox Convention Center	63	
Civic Center Music Hall	52	
Ford Center	88	
North Canadian River	54	
Library Learning Center	22	
Oklahoma City National Memorial	29	
Oklahoma City Museum of Art	22	
Myriad Gardens	2	4
Hotel Development		
Renaissance OKC (2003 market value)	31	
Courtyard by Marriot	18	
Skirvin Hotel		30
Embassy Suites	35	
Office Development		
Sonic Corporation	12	
Federal Campus	40	
Choral Directors Association	2	
Enterprise Center at First National		1.9
County Investors Capital Building		0.7
Retail Development		
Scaramucci - Nona's Bricktown		1.5
Oklahoma Health Center	270	323
St. Anthony's Hospital		200
16-Screen Harkins Theatre Complex	14	
Bass Pro Outdoor World	18.8	
Apartments/Housing		
Deep Deuce (2003 market value)	13	
Legacy Summit Apartments		26
Sherman Ironworks		40
500 West Main		5.5
Sieber Hotel Apartments		5



**Table 1 Recent and Planned Investment in the Central City Projects  
1994-2003 and Beyond (cont.)**

Parking		
COPTA Parking Garage (Galleria)	22	
County Parking Garage	11	
Bricktown Garage ('03 market value)	4	
Bricktown North	1	
Arena / Hotel Garage		2.5
Bus Transfer Station	4.8	
Investments Adjacent to Central City		
State Supreme Court	24	
State Capitol Dome	21	
Oklahoma History Center	54	
Native American Cultural Center		100
I-40 Realignment		350
Land Run Monument		5
<b>Total</b>	<b>942.8</b>	<b>1139.1</b>

In the remarks that follow, a framework for looking at linkages is developed with the aid of analyses of the demographic and economic structure of a specifically defined study area which is essentially the core of the city. This framework suggests a view of the study area as consisting of four relatively separate economic systems. Highlights concerning the operations and performance of the MAPS and other selected new investments will illustrate the truly dynamic renaissance of Oklahoma City's central core and the varied forces generating this momentum. Concluding remarks point to continuing challenges and end with a note of optimism.

#### **The Study Area Defined**

To the extent possible, the data and discussion of the study apply to an area in central Oklahoma City bounded by I-40 on the south, the east edge of the Oklahoma Health Center on the east, 23rd Street on the north, and Classen Boulevard on the west. The area does not include the State Capitol complex to the north east, but it is very much affected by that complex. Nor does the area extend south between I-40 and the North Canadian River, though it will be seen that there are strong forces at work tending to pull the central core in that direction.

#### **The Four Economies**

The search for understanding the fundamentals of economic linkages within the study area leads naturally to attempts to simplify and sort things out. Throughout the analyses it is helpful to think of the study area as consisting of four quasi-separate economies.

- **The Traditional Economy** consists of the set of economic activities which have been part of the downtown scene virtually since the beginnings in the 1890s. This includes government activities ranging from federal courts to the county jail, federal, city, and county general government offices, together with an extensive infrastructure of law offices. It also includes old main-line activities such as oil and gas companies, utilities, and financial institutions. The Traditional Economy is also linked to two specific residential neighborhoods in the northern part of the study area.
- **The Health Economy** includes the large set of health related organizations at the Oklahoma Health Center (OHC) on the eastern side of the study area, together with a smaller but significant cluster of health activities including and around St. Anthony Hospital just north of the downtown area. Given the advanced technology of today's health care, and especially as related to the OHC's biotech research park, this could also have been called the "New Economy" segment of the study area.

- **The Culture/Recreation Economy** includes the major MAPS investments attracting people to the downtown area for various entertainment events and recreation activities. Also included are visits to recently-completed museums. For the most part, this economy also includes hotels, and the eating and drinking establishments of the city's old warehouse district (Bricktown).
- **The Low Socioeconomic Status (SES) Economy** Except for its northernmost neighborhoods and three apartment complexes further south, the residents of the study area generally have relatively low incomes, low levels of educational attainment, and live in low-value housing units. Particular in the southwestern part of the study is a concentration of homeless individuals at virtually the lowest level of SES.

### Demographic Structure

The demographic structure of the study area is an important determinant of the attractiveness of the study area for new residents and, in some cases, for the location and continued presence of businesses. This structure is much less important as a determinant of labor supply for study area establishments; at least 90 percent and perhaps more of the study area jobs are filled by workers commuting from outside the area.

The latest comprehensive population and housing data for the study area are from the 2000 U.S. Census of Population. The area contains 13 "census tracts" which typically consist of around 20 to 30 city blocks. In 2000, these tracts had 9,106 residents—up from 8,337 in 1990. This growth was entirely due to more institutionalized residents such as those in the county jail. The area's non-institutionalized population actually fell from 7,195 to 6,543.

The study area's non-institutionalized population in 2000 was 1 percent of the total for Oklahoma County. For the typical U.S. city, the downtown population share tends to be around 2 percent. This emphasizes a recurrent theme that Oklahoma City's central core needs a larger number of residents.

The size and quality of any area's stock of housing has important implications for the size and characteristics of the area's population. In 2000, the number of housing units in the study area was 4,165—down from 4,730 in 1990. This, alone, reflects an increase in quality; virtually all the decline in housing units during the decade is explained by a decline in vacant units which were often among the poorest of quality.

The quality of the housing stock in the study area's three northernmost census tracts is quite high in comparison to the balance of the tracts. (The northernmost tracts are readily identifiable as including the Mesta Park and Heritage Hills neighborhoods.) About one-third of the area's population lives in these tracts.

The median value of owner occupied housing units in 2000 ranged \$180,700 in tract no. 1017 in the north to slightly less than \$40,000 in tracts no. 1030 and no. 1038 to the south.

As might be expected, the three northernmost tracts tend to be inhabited by families with high levels of educational attainment, relatively high attachment to the labor force, and high incomes. For those 25 and over in 2000, the three northernmost tracts reported an amazing 56.5 percent with bachelors degrees or above, compared with only a 11.2 percent share in the rest of the study area. Four-fifths of the residents in the three northern tracts are white, while the population of the balance of the area tends to be split half white and half black, with a smattering of Native Americans and Asians.

Household incomes are much, much higher in the northern part of the study area. The 1999 poverty rate for the three northern tracts was a very low 7.2 percent; the rate for the balance of the study area was 42.1 percent. With a concentration of some of Oklahoma City's wealthiest residents in the north and excessive poverty in the south, the study area has a relatively small middle class. In 1999, for example, 49.4 percent of the households in Oklahoma County reported incomes in the \$25,000-\$74,999 range; the share for this middle class group for the study area was only 30.9 percent.

An important warning concerning these north-south generalizations relates to minor concentrations of relatively well-to-do residents at three significant apartment complexes in the south, i.e. Sycamore Square, Regency Tower, and the new Deep Deuce at Bricktown complex.

There are probable linkages between demographic structure and the four economy framework discussed above. Employed residents of the three northernmost tracts and the three upscale apartment complexes are very likely to be linked to the Traditional Economy and the Health Economy. Indirect evidence of this is found in census data on average commuting time. For tract no. 1017 in the heart of Heritage Hills, the average time was only 12.8 minutes—a figure quite consistent with a drive downtown or to the Oklahoma Health Center. Many of the study area's other residents are in the Low SES Economy. Some are no doubt employed in low-skill jobs in office maintenance, at MAPS venues, hotels, and in the Bricktown eating and drinking establishments.

### **Economic Structure**

Economic structure is measured by variables such as number of establishments, employment, and payroll for various industry classifications. Because of the dominance of business and government activity in the central core, economic structure includes more information about the study area than demographic structure. It also provides insights into prospects for long term growth or decline.

Economic structure data are readily available by U.S. Postal Service ZIP codes. The study area is roughly congruent with three ZIP codes (73102, 73103, and 73104) and part of a fourth (73106). Mail boxes at the downtown postal facility use 73101. The four main ZIP codes are labeled Downtown Central Business District (73102), Uptown (73103), Oklahoma Health Center (73104), and Near Northwest (73106).

The Downtown CBD contains the greatest concentration of separate business enterprise found anywhere in the entire metropolitan area. It is also the site of the offices of both city and county governments and the 14-floor county jail holding around 2,500 prisoners. There are several federal government agency offices scattered around the CBD. A major hospital complex, St. Anthony, is in the northwest corner of ZIP 73102.

The southern part of the Uptown ZIP area includes many smaller office structures along with some empty lots and small, deteriorating commercial buildings. The area also includes a variety of small retail and service enterprises along NW 23rd Street and North Broadway between 10th and 23rd Streets. At the southwestern edge of this ZIP is the Bone & Joint Hospital.

Most of the economic activity within ZIP 73104 involves the specialized health services and health-related R&D of 26 organizations associated within the 300-acre Oklahoma Health Center complex. While the other three ZIP codes are geographically unified, much of the Oklahoma Health Center ZIP code is separated by a corridor consisting of the Burlington Northern/Santa Fe tracks and the Centennial Expressway. Access between the Health Center and the balance of the study area is limited to five streets with over/underpasses. An exception is the Bricktown recreation area which is adjacent to downtown and lies west of the expressway and tracks.

The sliver of the study area included in the eastern edge of the Near Northwest ZIP includes a variety of small enterprise along north-south streets Shartel Avenue, Classen Boulevard, and part of North Western Avenue. There are two major office buildings located in the 2000 and 2200 blocks of Classen Boulevard.

In 2001, the Census Bureau's *County Business Patterns* data indicate total employment of 43,573 for the five ZIP codes mentioned above. This is an overstatement because ZIP code 73106 extends well to the west of the study area. A reasonable estimate appears to be around 40,000. The study area's employment is probably around 15 percent of the total for Oklahoma County.

Human resources in the study area are much more productive than for much of the surrounding areas. Annual payroll per employee in 2001 for the three congruent ZIP codes was 46 percent higher than the countywide average (\$41,452 versus \$28,391).

A commercial statistical source (InfoUSA) was used to develop a detailed breakout of number of establishments by industry class (two-digit Standard Industrial Classification Code) for the three congruent ZIP codes plus the portion of ZIP 73106 within the study area. In 2002, there were 3,814 establishments scattered across a wide variety of industry classes. The most important of the classes in terms of number of establishments were Legal Services (1,379) and Health Services (390).

Casual observations about the limited scope of the study area's retail sector are borne out by more detailed *County Business Patterns* data. In 2001, for example, there was reported one men's clothing store, one women's clothing store, one tire dealer, and two gas stations with convenience stores.

It was also possible to use the InfoUSA source to explore the presence of various "high-tech" industries in the study area. The numbers are significant. In 2002, there were 35 establishments in "Computer and data processing services," 20 in "Research, development, and testing services," 43 in "Engineering and architectural services," and 48 in "Management and public relations services." This, together with the massive amount of health-related activity, suggests that Oklahoma City's central core has a structural base for future growth of the "New Economy" sectors.

The study area's asset base consists of structures, equipment, and infrastructure. An indicator of the scale of this base as it relates to businesses and households can be obtained by examining market value figures used for purposes of assessing the local property tax. Special data for this purpose was provided by the office of Mike Means, Oklahoma County assessor. In 2003, the aggregate market value for the study area was \$831 million or about 2.76 percent of the countywide total of \$30,123 million. Market value for the study area grew 41.2 percent between 1999 and 2003, while the countywide total grew at a much lower rate of 28.3 percent. Of course, the overall asset base is much greater because of the exclusion of not-for-profit and public facilities.

#### **New Investments: Operations and Performance**

The larger report to which this executive summary applies contains detailed information about MAPS and other major recent capital projects within and near the study area. Themes which are evident from these detailed discussions include the following:

- Many more people are recreating and/or doing business in the study area as a result of the investments listed in Table 1.
- Several of the projects have resulted in facilities so different and/or so improved that they are able to attract much higher quality performers and exhibits.
- The area's Health Economy investments are so extensive that it now appears that this sector has become the most important source of sustained growth within the study area.
- Investments underway and planned in the immediate proximity of the study area will have profound impacts.
- New and planned apartments and retail establishments are providing a much needed balance to the study area.

**More People**—The MAPS projects together with the new Oklahoma City Museum of Art, the Oklahoma City National Memorial, and Bricktown eating and drinking establishments are attracting a massive increase in the number of people attending events and using downtown venues. The National Memorial is an especially significant attraction for out-of-state visitors. Many more people in the Oklahoma City area are now familiar with Central Oklahoma City and are used to "coming downtown." Examples of intense usage of Central Oklahoma City attractions include:

- Cox Business Services Convention Center: 144 major events in 2002 with attendance of 567,000.
- Ford Center: Attendance during 2002-2003 of 750,000.
- Civic Center Music Hall: Attendance from July 2002 through April 2003 was 245,000.
- Bricktown: Annual visits estimated at 3-3.5 million per year.
- Oklahoma City National Memorial: Paid admissions, April 2002 through March 2003 of 250,000, with visitors largely from out-of-state.
- Oklahoma City Museum of Art: First year's attendance almost 100,000.
- Myriad Botanical Gardens: Paid attendance generally about 80,000 per year.

- Spring Festival of the Arts: One-week event with visits of 750,000.

Downtown hotel development is very important in facilitating visits and in attracting convention business. The new 311-room Renaissance Oklahoma City Hotel and the soon-to-open 225-room Courtyard by Marriott Hotel are both located adjacent to the newly remodeled Cox Convention Center. It also now appears a virtual certainty that the elegant old Skirvin Hotel will be completely modernized.

New investment in off-street parking is a good indication of more people using Central Oklahoma City. Currently under construction are the following: a 625-space parking garage next to the new Courtyard by Marriott Hotel, a 1,050-space garage being built by county government, the city's addition of a 1,000-space garage across the street from the new Library/Learning Center, and 1,050 ground-level spaces just north of Bricktown.

The continued expansion of a variety of functions at the Oklahoma Health Center generates more and more visits by patients, families, researchers, and business people. For 2000, it was estimated that 180,000 patients were seen by Oklahoma Health Center care providers.

**New Levels of Quality**—New event and cultural facilities in the study areas are permitting Oklahoma City to experience levels of quality not previously attainable. The Oklahoma City Art Museum is equipped to handle traveling exhibits which could not have been seen at the organization's old facility at the fairgrounds. The remodeled Civic Center Music Hall, with its new stage, acoustics and seating, has developed a national reputation as a first rate venue for performances. For example, the Oklahoma City Philharmonic's 2003-04 season opened with cellist Yo-Yo Ma. And the totally new 20,000-seat Ford Center Arena is attracting popular performers unlikely to have appeared at the smaller old downtown Myriad facility or at the fairgrounds.

**The Oklahoma Health Center (OHC) Growth Impulses**—In addition to patients and others visiting this 300-acre complex, OHC is a major engine for employment expansion. With aggregate employment of 13,000 in the summer of 2003 and massive plans for new investment, this complex will continue to generate growth impulses for the downtown area. Of special interest are the remarkable developments at the OHC's Presbyterian Health Foundation Research Park. The physical facilities at the Park are already attracting a critical mass of commercial biotechnology enterprises. Also very important to the study area is the complex of health activities around St. Anthony Hospital at the north edge of the downtown area. There are perhaps as many as 4,000 persons employed in that complex.

**Developments Adjacent to the Study Area**—Many visitors will be attracted to the new \$54 million Oklahoma History Center under construction in the capitol complex just to the north of the study area. Plans are underway for a massive Native American Cultural Center along the North Canadian River immediately east of the study area. Financing for the project has already been partially arranged. With its location along I-40, this is bound to generate additional tourism. The lock-dam-lake project on the North Canadian River south of the study area is providing a type of water-based recreation near the downtown which had remained a planner's dream for many years. This beautiful asset will surely attract residential and commercial developments.

An above-grade section of Interstate 40 is the southern border of the study area. Plans have been made to realign that highway at grade level a few blocks to the south. When this is completed, it will generate development between the existing CBD and the river; the southern boundary of downtown Oklahoma City may be shifted south.

**A New Residential/Retail Environment**—Eating and drinking establishments are the one form of retail activity that has blossomed in the study area in recent years. The old warehouse district referred to as Bricktown is located just east of the CBD. In the summer of 2003, there were 22 restaurants and around a dozen nightclubs operating in Bricktown. All of this development occurred since the late 1980s. Two MAPS facilities were critical to Bricktown growth, i.e. the Bricktown Ballpark and the Bricktown Canal. These MAPS assets were also instrumental in the location of a major new office building largely housing the offices of the Sonic Corporation, and in the immediately planned construction of a 16-screen motion picture complex.

Another important retail development, also in Bricktown, is the 110,000 square foot Bass Pro Outdoor World. Although this facility will emphasize sporting goods and outdoor recreation equipment, it will also include a wider range of merchandise including household goods and apparel. Given the current meager options in general merchandise retailing in the study area, this one store will result in a quantum increase in retail capacity.

Opportunities for more middle-to-high-income families and individuals living in the study area are growing. The 2001 opening of the Deep Deuce at Bricktown, 294-unit, apartment complex represented the first such major development in the study area in a couple of decades. Other major apartment projects on the drawing board include Legacy Summit at Arts Central near the Civic Center Music Hall and Oklahoma City Art Museum, and a \$40 million, 200-unit, complex to be built using old buildings in the center of the Bricktown warehouse district. Both Bricktown and the arts area have amenities that will attract residents—Bricktown for the recreation, and the arts area with the Art Museum and the soon-to-open MAPS Library/Learning center, both of which will have available a steady stream of cultural and educational programs.

### **Conclusions and Challenges**

Concluding remarks emphasize important linkages that require nurturing. Some of these linkages operate almost entirely within the study area. Others, however, involve outside forces independent of any local direct influence.

**Traditional Economy**—These activities located largely within the Central Business District seldom benefit directly from MAPS and related investments attracting visitors and conventions. That would certainly not be the case if the study area's Traditional Economy possessed the kind of retail infrastructure present through the 1960s. Retailing is a field very much in need of nurturing and development.

The area's many oil and gas enterprises are linked to national and international energy markets, and to rates of resource depletion. Although this industry has been around Oklahoma City's CBD almost from the beginning, it certainly should not be taken for granted. Oklahoma's energy enterprises are often one step away from a move to Houston.

The CBD is likely to remain a center of legal and government activity, if for no other reason than the importance of a truly central location for many services and extensive fixed investment in facilities. Agency budgets and capital spending decisions are heavily influenced by the cyclical vagaries of tax revenues. Though main activities will stay put, this does not mean that in an information age, certain data management activities of government could not be rather easily moved to suburban locations—moves which would be applauded by favored city council members. Bureaucrats and lawyers both need to have decent office space and adequate parking facilities.

Virtually the same point can be made about the clerical activities of banking and utilities offices located downtown. These represent industries that have been subject to new and often less heavy-handed regulation during the past three decades. Aside from retail banking outlets, it is easy to conceive of gas, electric, telephone, and banking functions in suburban locations. Again, it is important that these enterprises appreciate CDB amenities.

**The Health Economy**—The principal demand for the services of the Health Economy are related to health care itself such as health insurance coverage, government appropriations and subsidies, health technology, and the demography of a population soon to include relatively more older people. Health research is very dependent upon the federal agencies such as the National Institutes of Health. The biotechnology business firms locating at the Oklahoma Health Center's Presbyterian Health Foundation Research Park should arguably be treated as the single most important showpiece for long-term high-tech development in Oklahoma City's central core.

Efforts must continue to manage development of a corridor between the OHC and the rest of the study area with emphasis on the Flatiron District. Accommodations must be developed to enhance the attractiveness of the area around St. Anthony Hospital and better access to that facility.

**The Culture/Recreation Economy**—In 2003 there was certainly much momentum in this sector generated by the recent opening of the downtown MAPS venues, the Art Museum, and the Oklahoma City National Memorial.

These are linked closely to hotel development, the growth of eating and drinking establishments in Bricktown, and to new and planned apartment development. Significant capacity needs in this sector include additional hotel rooms and a much expanded and improved exhibit hall in the Cox Convention Center.

The Culture/Recreation Economy is particularly important in attracting young professionals to live downtown. While the night life of Bricktown is attractive to this group, it is also possible that the new investments in the study area will make it a more attractive place for more mature residents. The more sedate components of the Culture/Recreation Economy may attract this rapidly expanding population group—assuming appropriate amenities and retailing within walking distance.

**The Low SES Economy**—The main linkage for this group is with the study areas stock of low quality, low value housing units. There is a natural tendency, evident in the 1990s, for this group to be crowded out of the area as new or remodeled housing is substituted for low-value units. This process of gentrification may only displace a problem population to other neighborhoods within the city.

The significant homeless component of the Low SES Economy really has no linkages—except perhaps to organizations providing services such as rescue missions. It is expected that, in the long run, increasing general prosperity throughout the economy together with preventive services will reduce but not eliminate this situation.

#### **A Note of Optimism**

This executive summary emphasizes how MAPS and other major investments in the study area of Oklahoma City are having a profound and favorable impact on the urban core's environment. The presence of an increased number of conventions and visitors generates both the appearance and the reality of vitality. New structures make the area visually appealing to a degree that could hardly have been anticipated twenty years earlier. Access to cultural and popular events and activities is at a much higher level than before. The eating and drinking environment of Bricktown complements the events and has made downtown an attractive place to visit both day and night. There is an expectation of the construction of at least two major upscale apartment complexes which will facilitate increases in the central city residential population. The institutional infrastructure promoting the central core includes the Oklahoma City Urban Renewal Authority, the City of Oklahoma City, the Greater Oklahoma City Chamber of Commerce, Downtown OKC Inc., Oklahoma County, an Empowerment Zone, a Business Improvement District, and Tax Increment Financing. The massive investments at the Oklahoma Health Center generate continued growth in health services as well as health-related R&D and commercialization. A previous image of a declining or static central core has been dispelled and it is now *OK to be downtown in OKC*.

## 10.17 USTA Economic Impact Analysis



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May 4, 2008

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Dear Scott:

Per our conversation in the past few weeks, I have compiled a rough estimate of possible USTA events that could be held at the Reno Tennis Center for an estimated economic impact and included information that might be helpful in future meetings regarding the Reno Tennis Center.

Both USTA League and USTA junior team tennis generally requires 25 courts for national championships. USTA Jr. Team Tennis prefers 30 courts and USTA Leagues can adjust to 18 courts for the Senior Division. USTA Pro Circuit events uses between six and twelve courts.

### Youth Competitive Usage – National/Sectional

- 408 Players – USA Junior Team Tennis National Championship
- 64 Players – USTA National Open Girls 12's
- 300 Players – NJCAA Women's Tennis Collage Championships
- 250 Players Western Sectional Junior Championships
- 425 Players - USTA Western States Junior Open
- 550 Players - USTA Winter Championships 12s & 14s
- 150 Players - Tilly Botti USTA Open Tournament
- 200 Players - High Performance Junior Academy
- 300 Players - Three satellite series tournaments throughout the summer
- 200 Players – High School Zone Championships
- 200 Players – High School State Championships

Total junior possible participation for events (*this does not include daily usage for summer & winter camps, lessons, local junior team tennis*) 3047 juniors based on 80% out of town, travel party would add approximately 2437.

Based in the above out of town estimate of 4874 as a per capita spending per day<sup>1</sup> from the 2007 study from the Reno-Sparks Convention and Visitors Authority in just lodging and food & drink these number could be realized to bring into the economy approximately \$511,770. This figure does not include any gaming, shopping, entertainment or attending other special events. This is just an estimate and I believe would be a conservative figure.

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On the average a local junior will spend approximately \$1,000 per year on lessons, tournaments and events hosted at the Reno Tennis Center. Based on our estimate above of 610 local juniors plus approximately another 6,250 visits (*daily use is estimated on approximately 50 x 5 days/week x 25 weeks/yr*) this will make our base income on local juniors  $660 \times \$1000 = \$660,000$ . Again, probably conservative. Actual figures might be available from the current Reno Tennis Center Director of Tennis who could give us a more accurate figure.

Additionally, I have not really tapped into the collegiate market. That potentially could be another area of a half a million dollars with events that bring in out of towners to our city. Contacting Chad Stoloff, Wolf Pack Men's Coach, and Sylvain Malroux, Wolf Pack Women's Coach, may provide additional information regarding the collegiate Division I events. This past year a USTA Tennis on Campus Club started up with a potential for recreational campus tennis events to bring schools from throughout the western states.

#### **Adult Recreation – National /Sectional**

- 1700 Players – USA National League Tennis (five national events yearly)  
(Men & Women 3.0, 3.5, 4.0, 4.5, Senior, Mixed)
- 750 Players - World Team Tennis National Qualifier
- 500 District or Sectional League Event.

#### **Adult Recreation – Local**

- 150 Players Local City Championships
- 1200 Players – USTA Leagues year-round
- 200 Local World Team Tennis
- 12,500 visits per year (*daily use is estimated on approximately 100 x 5 days/week x 25 weeks/yr*)

Total adult possible participations for events and local use estimated at approximately 19,700. Out of town visits at approximately 4,200 with travel party totals 8,200. With 8,200 and only estimating lodging and food the estimated economic impact is approximately \$420,000.

The Reno Tennis Center would benefit with 1 championship court, six indoors and minimum of approximately 12 lighted outdoors, bathroom facility with showers. Considering the National, Section and local tournaments and events, the facility should consider a minimum of 24 courts.

USTA National may be able to develop a preliminary footprint draft of the Reno Tennis Center based on land available and estimated ideas. Please contact Virgil Christian who is the Director of Community Tennis Development and is part of the committee for Tennis in the Parks.

In 2007 I issued the health of tennis research that was obtained from the following sources:

*Tennis Industry Association*  
*IHRSA – San Francisco report March 29, 2007*  
*Tennis Industry – Quick Facts Sporting Goods Manufacturing Association International (SGMA) 2006 Super study*  
*USTA Norcal April 2007 Reports*  
*USTA National March 2007 Member Count Comparison Report*

From many of these same sources updated as of November 2007, I am excited to announce the following information.

- The Tennis Industry Association (TIA) reports that tennis is the fastest growing traditional sport in the nation. Data shows that tennis has grown more than five times that of football and golf.
- Since 2000 tennis has increased 12.2% across the board.
- Tennis balls and racquets are the leading indicators of play. At the end of 2007 adult racquets were

up 29.7%, youth racquets up 48.9% and tennis balls up 9.6%.

- ❑ 2007 US Open's attendance topped 700,000 making it the most attended US Open on record and tickets for the Davis Cup vs. Russia in Portland, Oregon in 2007 sold out in 30 minutes.
- ❑ One of the most notable shifts in the study from the TIA was in the overall demographics or player composite, 75% of the first time players are now under the age of 25.
- ❑ Tennis online websites received in 2007 over 45,000,000 million hits.
- ❑ Total participation is up for 2007 (3.8%) to 25.1 million players, from 24.2 in 2006.

#### Where does the Studies come from?

Studies from the TIA are reported from these five areas: Tennis Participation - USTA/TIA Phone Survey; Ball Shipments; Court Activity Monitor; Annual Facility Survey; Tennis Participation – NSGA Mail Panel Survey.

The tennis industry is working in a collaborative effort to grow the game and position tennis for the future. Healthy indicators across the board in the sport are showing more people play tennis, more racquets are purchased and more interest is developing in the game.

#### The Biggest Little Tennis Association. USTA CTA (BLTA)

The BLTA has been active in several schools in the Washoe County School system since 2005 providing in-school and after-school programs. Over 2,000 youth have participated in these programs. The BLTA has expanded from developing the satellite tournaments and school tennis by adding spring and summer camps for kids along with junior team tennis. Growth in the area for youth should double within in the next couple of years in Washoe County and we are quickly running out of safe courts and enough courts to serve all of the youth coming into the game. The BLTA is the first exposure many of the school youth have and after their first introduction to the game lessons, the BLTA refers all of these youth to the Reno Tennis Center.

#### Tennis in Public Parks

One key to the Tennis Campaign is building—and rebuilding—tennis in the public parks. Research shows that parks are by far the No. 1 place where Americans play tennis, followed by play on courts at schools and colleges. More than 70 percent of all tennis played in the U.S. is played in public facilities. With this compelling figure as the backdrop, the USTA, in concert with the *National Recreation and Park Association* and other groups, has orchestrated a Tennis in the Parks Initiative to enhance public tennis facilities and improve their program offerings. By becoming a Tennis in the Park member, you can continue to receive free help from the USTA as we move forward with the project at the Reno Tennis Center.

I look forward to helping in any way I can to be part of this project. Good luck and I hope to see the City of Reno moving forward to develop a premium tennis facility that is equal to any other in the nation.

Sincerely,

*Christy Funk*

Eastern Sierra Community Tennis Coordinator  
Tel: 775-827-9078  
[funk@norcal.usta.com](mailto:funk@norcal.usta.com)

cc: Jonathon Skinner, City of Reno

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Primary Reason for Visit	Per Capita Spending Per Day - 2007					Total
	Lodging	Gaming	Food & Drink	Shopping & Gifts	Entertainment, Recreation, Special Events & Sightseeing	
Convention	\$58	\$150	\$47	\$35	\$20	\$310
Recreation	\$41	\$174	\$44	\$38	\$25	\$322
Business	\$59	\$195	\$40	\$33	\$23	\$350
Visit Family/Friends	\$39	\$245	\$43	\$41	\$24	\$392
Other Event/Activity	\$51	\$230	\$48	\$38	\$26	\$393
Vacation	\$45	\$244	\$44	\$38	\$25	\$396
Gaming	\$39	\$294	\$45	\$37	\$22	\$437

Reno-Sparks Convention and Visitors Authority – 2007 Visitor Profile Study

## 10.18 NCAA Tournaments

23 collegiate sports are sanctioned by the NCAA:

- Baseball
- Basketball
- Bowling
- Cross Country
- Fencing
- Field Hockey
- Football
- Golf
- Gymnastics
- Ice Hockey
- Lacrosse
- Rifle
- Rowing
- Skiing
- Soccer
- Softball
- Swimming and Diving
- Tennis
- Track (Indoor and Outdoor)
- Volleyball
- Water Polo
- Wrestling

## 10.19 2007 TEAMS Conference Attendees

The TEAMS Conference and Tradeshow is geared towards the sports industry. According to their website, [www.sportstravelmagazine.com](http://www.sportstravelmagazine.com), the following types of attendees are:

- Sports event organizers and event rights holders
- Representatives of sports governing bodies and sanctioning organizations
- Sports commissions and convention bureaus
- Sports-related associations and industry organizations
- Travel managers for collegiate and professional teams
- Travel agents and tour operators
- Consultants, marketing firms and sports sponsors
- Airlines, hotels, cruise lines and car rental companies
- Entrepreneurs and career seekers

### 2007 Attendees (over 1300 groups)

2007 Senior Games LOC	Adup Displays	American Business Forms, Inc.	Ashworth Awards
2010 World Equestrian Games	Advanced Sports Training	American Darts Organization	Assn of National Aerobic Championships Worldwide
7 Sports Productions, Inc.	Affinity Sports Marketing	American Golf Corporation	Association for Diversity in Motorsports
AAA Hockey Challenge	Aggressive Skaters Association	American Junior Golf Assn	Association Legal Services
AAHPERD	Tahoe Winter Games Coalition	American Legion	Association News
AAU	Air Fulfillment Services	American Motorcyclist Association	Association of Luxury Suite Directors
AAU Baseball & Softball	Akron/Summit CVB	American Power Boat Assn (APBA)	Association of Volleyball Professionals
AAU Basketball	Alabama Association of CVBs	American Samoa Government	Astor Crowne Plaza and Alexa Hotel
AAU Beach Volleyball	Alabama Gulf Coast CVB	American Specialty Companies	Atlanta CVB
AAU Chinese Martial Arts	Alabama Gulf Coast Sports Commission	American Specialty, Inc.	Atlanta Marriott Hotels
AAU Cross Country	Alameda County Fairgrounds	American Sports Centers	Atlanta's Gwinnett CVB
AAU Dance/Drill	Alan Taylor Communications, Inc.	American Sports Tickets & Tours	Atlantic City CVA
AAU Flag Football	Albany County Convention & Visitors Bureau	American Volkssport Assn	Atlantis Casino Atlas Consortium
AAU Girls & Women's Golf	Albuquerque CVB	American Youth Football	ATP Tour
AAU Girls Basketball	All About Hawaii/Tours	American Youth Soccer Organization	Augusta Sports Council
AAU Golf	All Sport Productions, Inc.	AmericanAirlines Arena	Aurora Area CVB
AAU Gymnastics	All Star Sports & Events	AmericanBank Center/SMG	Aurora Chamber of Commerce
AAU In-Line Hockey	All-American Baseball Talent Showcase	AmeriInn International	Austin CVB
AAU Karate	Allerton Crowne Plaza, Chicago	Amerihost Inn	Austin Sports Commission
AAU Powerlifting	Allsport Photography/Getty Images	AmeriSuites	Australian Tourist Commission
AAU Surfing	Aloha Sports Network	Ames Area Sports Commission	Avenue Plaza Hotel & Pro Spa
AAU Swimming	Alpharetta CVB	Ames CVB	Avis Rent a Car
AAU Taekwondo	Amarillo CVB	Amtrak	B.A.S.S.-ESPN Outdoors
AAU Track & Field	Amarillo Globe News	Anaheim Marriott Suites	B.A.S.S.-ESPN Productions
AAU Volleyball	Amateur Athletic Foundation of Los Angeles	Anaheim/Orange Co. VCB	Bahamas Tourism Office
AAU Women's Basketball	Amateur Softball Assn of America	Anheuser-Busch, Inc.	Bakersfield CVB
Access Pass & Design	Ambassadorship Inc.	Anheuser-Busch, Inc.	Bakersfield Sports Marketing Council
Accommodations Express	America Online	Annapolis & Anne/Arundel County CVB	Baklot Sports, Inc.
Accor Hotels	America Outdoors	Anne Cribbs & Co.	Baldwin Wallace College
Accor Hotels - Novotel	American Airlines	Anschutz Entertainment Group	Baltimore Marriott Hotels
Toronto Mississauga	American Airlines Center	Anthony Travel	Baltimore Office of Promotion
Action Photos.com	American Bowling Congress	Arena Football League	Basketball Hall of Fame
Active Arts		Arizona Marriott Hotels	BASOC
Adam's Mark Columbus		Arlington CVB	Bass Hotels & Resorts
Adam's Mark Dallas		Around the Rings	
Adam's Mark Denver			
Adam's Mark Hotel Antlers			
Adam's Mark Hotels & Resorts			
Adam's Mark Jacksonville			
Adam's Mark Mobile			
Adam's Mark Orlando			
Adam's Mark St. Louis			
Adirondack Sports Commission			

Battle Creek Sports Promotion  
 Baymont Inn & Suites  
 Beach Tennis USA  
 Bear Foot Sports  
 BearCom  
 Beaumont CVB  
 Ben E. Keith  
 BEN Marketing  
 Berkeley CVB  
 Bermuda Tourism  
 Bernstein Companies  
 Best Western Airport Plaza  
 Best Western All Suites  
 Hotel Busch Gardens  
 Best Western Altamonte Springs  
 Best Western Beach Terrace Inn  
 Best Western Buccaneer Inn  
 Best Western Capital Beltway  
 Best Western Clock Tower Resort  
 Best Western Crystal Coast Resort  
 Best Western General Nelson  
 Best Western Grace Inn  
 Best Western Huntington Mall Inn  
 Best Western Inn of Sedona  
 Best Western International, Inc.  
 Best Western Landmark Hotel  
 Best Western Maingate East  
 Best Western Naples Plaza  
 Best Western Parc St. Charles  
 Best Western Parkway Hotel  
 Best Western Potomac Mills  
 Best Western Potomac View  
 Best Western Richmond Suites  
 Best Western River North  
 Best Western Roehampton  
 Best Western Rolling Hills Resort  
 Best Western Royal Plaza  
 Best Western Sea Wake Beach Resort  
 Best Western Soldiers Field  
 Best Western Stovall's Hotels  
 Best Western Stovall's Inn  
 Best Western Suites  
 Best Western Tacoma Inn  
 Best Western Tempe by the Mall  
 Best Western The Inn at King of Prussia  
 Best Western The Westshore Hotel  
 Best Western Thunderbird Resort & Hotel  
 Best Western Trail Dust Inn  
 Best Western Tuscan Inn  
 Fisherman's Wharf  
 Best Western Tysons Westpark Hotel  
 Best Western Village Park Inn  
 Best Western Westbank  
 Best Western Windjammer Inn  
 Best Western Windjammer S. Burlington  
 Best Western Yankee Drummer Inn  
 Bid Saskatchewan  
 Big Game James  
 Bill Glass Ministries  
 Bill Ivey & Company  
 Billiard Congress of America  
 Bismarck-Mandan CVB  
 Black Coaches Association  
 Black College National Basketball Championships  
 Bloomington, MN CVB  
 Bloomington/Normal Area CVB  
 Bloomington-Normal Sports Commission  
 BlueStep, Inc.  
 Body by Jake Global, LLC  
 Boise CVB  
 Boss Mfg  
 Boston Coach  
 Boulder Junior Soccer  
 Bowling Green Area CVB  
 Bowling Inc.  
 Boy Scouts of America  
 Venturing  
 Boys & Girls Club of America  
 Bradenton Area CVB  
 Brailsford & Dunleavy  
 Branson Lakes Area CVB  
 Brazos Valley Sports Foundation  
 Bristol County CVB  
 Bristol Hotels & Resorts  
 British Tourist Authority  
 Broadcast International  
 Brotman Winter Fried Communications  
 Brownsville CVB  
 Bryan-College Station CVB  
 b-there.com  
 Buffalo Lodging Associates  
 Buffalo Niagara CVB  
 Bulls/Sox Training Academy  
 BusBank  
 Busch Gardens Tampa Bay  
 CA Assn for Coordinated Transportation  
 Cabell-Huntington CVB  
 Cal State U/San Bernardino  
 Calgary Olympic Dev. Assn  
 Cam-Plex Multi-Events Facilities  
 Campus Get-Aways  
 Canadian Sport Tourism Alliance  
 Canadian Tourism Commission  
 Canton/Stark County CVB  
 Cape Cod Chamber of Commerce/CVB  
 Cape Metro Tourism  
 Capella Consulting  
 Capital Informer  
 Capitol Sports Management  
 Carbondale CTB  
 Career Sports Management  
 Caribe Hilton  
 Carlson Hotels Worldwide  
 Carlson Marketing Group  
 CART  
 Cartan Tours  
 Casper (WY) CVB  
 CBS Sportsline  
 Cedar Rapids Area CVB  
 Celebrity Players Tour  
 Center Operating Company  
 Centers for Disease Control & Prevention (CDC)  
 Central Florida Sports Commission  
 Central Florida's Polk County Sports Marketing  
 Centre County CVB  
 CFT Sommer Sports  
 Challenged Athletes Foundation  
 Champ Boat Series  
 Champaign County CVB  
 Champlain Valley Exposition  
 Chancellor Publications, Inc.  
 Character Counts!  
 Charleston Area Convention Center  
 Charleston Area CVB  
 Charleston Metro C of C  
 Charleston Metro Sports Council  
 Charleston, WV CVB  
 Charlotte County VB  
 Charlotte CVB  
 Charlotte Regional Sports Comm  
 Charter Services  
 Chesapeake Motor Sports  
 Chester County CVB  
 Chicago CTB  
 Chicago Cubs  
 Chicago Department of Cultural Affairs  
 Chicago Marriott Hotels  
 Chicago Southland CVB  
 Chicagoland Marriott Hotels  
 Chicago's Essex Inn  
 Chippewa Valley CVB  
 Chisholm Trail Productions  
 Choice Hotels International  
 Choice Hotels of Louisiana  
 Cincinnati 2012  
 Cities of the Big XII Conference  
 City of Chicago  
 City of Dallas  
 City of Frisco  
 City of Hamilton  
 City of Henderson  
 City of Myrtle Beach  
 City of Oxnard Recreation Services  
 City of Prince George  
 City of Round Rock CVB  
 City of Salem/Salem Civic Center  
 City of Toronto  
 City of VA Beach CVB  
 City of VA Beach Sports Marketing  
 Clarion Hotel Universal  
 Clarion Hotel Waco  
 Clarksville Montgomery County CVB  
 Clearwater Cay Club  
 Clermont County Ohio CVB  
 Club Corp  
 Club Med  
 Coach USA  
 Coastal CT Sports  
 Coastal Fairfield County CVB  
 Cobb County CVB  
 Cobb Sports Council  
 College-Bound Student Alliance  
 Collegiate Athletes Coalition  
 Collegiate Directories, Inc.  
 Collinsville CVB  
 Colorado Springs CVB  
 Colorado Springs Sheraton  
 Colorado Springs Sky Sox  
 Columbia County CVB  
 Columbia Metro CVB and Sports Council  
 Columbia Regional Sports Council  
 Columbus - Renaissance  
 Columbus Area Visitors Center  
 Columbus CVB  
 Columbus Sports Council  
 Columbus, Georgia CVB  
 Comfort Inn Downtown Denver  
 Comfort Suites Maingate East  
 Comité International des Sports des Sourds  
 Competitor Magazine  
 Condado Plaza Hotel  
 Connections Sports  
 Contra Costa CVB

Convention Management Resources	Crowne Plaza Royal Palm Resort	Detroit Metro Sports Commission	Elite Imagination
Convention Marketing Center	Crowne Plaza San Francisco Mid-Peninsula	Devine Sports	Elite Racing
Convention Services & Technologies	Crowne Plaza San Jose Downtown	DHL	Elmore Sports
Convention Store	Crowne Plaza San Jose/Silicon Valley	Disabled Sports USA	Embassy Suites Centennial Olympic Park
Cornhusker, A Marriott Hotel	Crowne Plaza Tampa - Westshore	Disney Sports Attractions	Embassy Suites Colorado Springs
Corpus Christi CVB	Crowne Plaza Tampa at Sabal Park	Disney's Wide World of Sports	Embassy Suites Hotel Austin
Council Bluffs Area CVB	Crowne Plaza Universal	District 30 Texas	Embassy Suites Hotel Los Angeles-Downey
Council Bluffs CVB	Crowne Plaza White Plains	Diving Equipment & Marketing Assn	Embassy Suites Milpitas
Count On Me	Crowne Plaza White Plains Crystal Beverage	Dixie Softball, Inc.	Embassy Suites of Arizona
Country Inn & Suites	CSM Lodging	Dodgertown	Embassy Suites Orange Co./Airport N
Phoenix Airport @ Tempe	CSTT Sports Management Intl	Doral Golf Resort & Spa	Embassy Suites Portland Washington Sq.
County of El Paso	CT Sports Organizing Committee	Doral Tesoro Hotel	Embassy Suites Sacramento
Courtyard by Marriott Denver	CT's Coastal Fairfield County CVB	Doubletree Albuquerque	Embassy Suites Santa Clara
Courtyard by Marriott Isla Verde	Culvic Holdings Nigeria Limited	Doubletree	Embassy Suites Schaumburg
Courtyard by Marriott San Juan	Custom Business Solutions, Inc.	Doubletree Anaheim/Orange Co.	Embassy Suites South San Francisco
Covey Communication Corp.	CVA of Lane County Oregon	Doubletree Campbell Centre	Embassy Suites Walnut Creek
CPI Corporation/Every Day Expressions	CVB of Washington County Oregon	Doubletree Dallas	En-linea
Creative Hotel Associates	CYO	Doubletree Club Dallas	Epathlon SA
Creative Sports Charters	Cypress Gardens	Doubletree Club Dallas Farmers Branch	eRez Resources, LLC
Creative Travel	D.C. Sports & Entertainment Commission	Doubletree Grand	Erie Area Sports Commission
Crestline Sports/Hall of Fame 3 on 3	D.C. United	Doubletree Hotel at the Entrance to Universal Orlando	ESPN
Croatian Olympic Committee	Daily Herald (Provo)	Doubletree Hotel Irvine Spectrum	ESPN Great Outdoor Games
Crown Awards	Dallas 2012	Doubletree Hotel San Jose	ESPN Magazine Coaches Fundraising
Crowne Plaza Atlanta	Dallas CVB	Doubletree Hotel Seattle Airport	ESPN Outdoors
Buckhead	Dallas Independent School District	Doubletree Orlando	ESPN The Magazine
Crowne Plaza Dayton, OH	Dallas/Ft. Worth Regional Sp. Comm	Doubletree Plano Legacy Town Centre	ESPN/BASS
Crowne Plaza Hotel at the Crossings	Davis Area CVB	Doubletree Santa Ana/OC Airport	ESPN's Coaches
Crowne Plaza Hotel Madison	Davis Elen Advertising	Doubletree South Burlington	ESPN's Coaches Fundraising Program
Crowne Plaza Hotel Union Station	Days Inn Scottsdale	Doubletree Tampa Westshore Airport	ESPN's X Games
Crowne Plaza Hotels	Dayton CVB	Dr. Pepper/Seven-Up Dreamseats, LLC	Euro-Sporting / L&J Group, Inc.
Canada Crowne Plaza	Dayton/Montgomery County CVB	Driftwood Hospitality	Evansville CVB
Houston - Downtown	DB Productions	Driftwood Hospitality-Miami	Event Design Consultants
Crowne Plaza Irvine	DCU Center/SMG	Driving 101	Event Partners, Inc.
Crowne Plaza LaGuardia, New York	Decatur-Morgan County CVB	Dublin Convention & Visitors Bureau	Events International
Crowne Plaza LAX	Delaware Tourism Office	DuPage CVB	EVP Volleyball Tour
Crowne Plaza	Delta Center	Durham CVB	Executive Inn & Suites Oakland
Meadowlands Hotel	Denton County Sports	Dwarf Athletic Assn of America	Executive Inn Hotel
Crowne Plaza Miami	Denton CVB	E.J. Krause & Associates	Executive Inn Louisville
International Airport	Denver Metro CVB	East Coast Elite Sports	Executive Inn Oakland
Crowne Plaza North	Des Moines Area Sports Commission	Eastern New Mexico University	Exhibit City News
Dallas/Addison	Deseret News	Eastern States Exposition	Experience Colorado Springs
Crowne Plaza North	Destination Canada	Edelman Public Relations	Exposoft Solutions Inc.
Phoenix	Destination Irvine	Edelman Sports	Fairbanks CVB
Crowne Plaza Oceanfront	Destination Newark, Delaware	Edgewater Beach Hotel	Fairfax County CVC
Crowne Plaza Oceanfront	Destination Winnipeg	Edmonton Tourism	Fairfield Inn by Marriott
Singer Island	Detroit CVB	EDS	Fairmont Kansas City
Crowne Plaza Philadelphia	Detroit Marriott Hotels	EF Sports Tours	Fairmont San Jose
Crowne Plaza Pleasanton		El Paso CVB	Fancy Footwork Productions
Crowne Plaza Redondo Beach		El Paso Sports Commission	FansFirst
Crowne Plaza Resort Anaheim		Elevate Media	Fargo/Moorhead Athletic Commission
		Elgin Area CVB	

Farmers Branch CVB	Gameday Connection	Greater Madison CVB	Lehigh Valley Sports
Farmer's Branch Parks & Rec	GEM Group	Greater Mankato CVB	Commission
Fast Action Sports	General Distributing Company	Greater Merrimack Valley CVB	Leukemia & Lymphoma Society
Fast Sports, Inc.	Generations Bowling Tour	Greater Miami CVB	Leverage Sports Agency
Feld Entertainment	George Morgan Associates	Greater Morgantown CVB	Lexington Area Sports Authority
Fiesta Inn	George Washington University	Greater New Haven CVB	Libertyville Parks & Recreation
Fiji Visitors Bureau	Georgia Dome	Greater New Orleans Sports Foundation	Licensing Resource Group
Fine Designs Inc.	GES Exposition Services	Greater North Michigan Avenue Assn.	Limitless Events & Marketing
Finger Lakes Community College	Glebe Company GES	Greater Omaha CVB	Lincoln CVB
Fitness Universe, Inc.	Global Connections	Greater Phoenix CVB	Lincoln Sports Commission
FlightTime.com	Global Sports Tours	Greater Raleigh CVB	Lisle CVB
Flint CVB	Global Team Tours Inc.	Greater Richmond Convention Center	Lisle Sports Commission
Florence Area Sports Council	Goal Sports Concept	Greater Rome CVB	Little League Baseball
Florida 2012	Golden Spike Event Center	Greater Springfield, MA CVB	Lodgian, Inc.
Florida Marlins	Golf Podium	Greater St. Charles CVB	Long Beach CVB
Florida Olympians	Good Sports	Greater St. Charles (MO) CVB	Long Island Sports Commission
Florida Sports Foundation	Good Sports For Life	Greater St. Charles, MO CVB	Los Angeles Athletic Club
Florida State University	got milk? 3v3 Soccer Shootout	Greater Summerville/Dorchester County Tourism Council	Los Angeles Galaxy
Florida's Space Coast Office of Tourism	Government of Australia	Greater Toledo CVB	Los Angeles Marathon
Florida's Space Coast Sports Commission	Grand America Hotel	Greater Wichita CVB	Los Angeles Marriott Hotels
FLW Outdoors	Grand Bahama Island	Greater Wichita Sports Commission	Loudoun County Parks L Loudoun CVA
Flying Colours International	Grand Island/Hall County CVB	Greater Woodfield CVB	Louisiana Superdome
FNA News	Grand Prize Promotions	Greater Woodfield Sports Council	Louisville - Team Kentucky
Ford Park	Gravity Games	Greek National Tourist Organization	Loyola University New Orleans
Foreman Get Fit	Greater Augusta Sports Council	Greeley CVB	Lubbock Sports Authority
Forks Area Sports Association	Greater Bakersfield CVB	KSL TV	Luby Publishing
Formula One, Inc.	Greater Binghamton CVB	KTRK-TV ABC Houston, TX	Luna Travels
Fort Collins CVB	Greater Birmingham CVB	KTSU Radio	Lynchburg Parks & Recreation
Fort Wayne/Allen County CVB	Greater Boston CVB	KTVX	Madison Square Garden-CT
Fort Worth CVB	Greater Chattanooga Sports Committee	L & P International	Mainsail Suites & Conference Center
Fort Worth Star-Telegram	Greater Cincinnati Sports Corp.	L.A. Sports & Entertainment Commission	Major League Baseball
Foston International	Greater Cleveland Sports Commission	La Quinta Inns, Inc.	Major League Baseball Players Alumni
Four Points	Greater Columbus CVB	LaCorsa Tours	Major League Soccer
Sheraton/Fullerton	Greater Columbus Sports Commission	Lafayette CVC	Malaysia Tourist Board/AOS
Fox Cities CVB	Greater Corpus Christi Business Alliance	Lake County (FL) CVB	Mammoth Mountain
Fox Sports International	Greater Denton Sports Commission	Lake County (IL) CVB	Manning Football Experience
Fox Sports Television Group	Greater Des Moines CVB	Lake County, (IN) CVB	Manny Mota International Foundation
Foxx Entertainment Group	Greater Fort Lauderdale CVB	Lake Havasu CVB	Maricopa County (Arizona) Sports Commission
Francis L. Dean & Associates, Inc.	Greater Fort Lauderdale Sports Development	Lake Havasu Tourism Bureau	Marketing Manchester Marquis Events International
Franklin Covey Sports Division	Greater Grand Forks CVB	Lake Norman CVB	Marquis Hospitality
Freeman Decorating	Greater Hamilton Tourism	Laredo CVB	Marriott DFW Airport South
Fremont Street Experience	Greater Hartford CVB	Las Cruces CVB	Marriott East Memphis
Fresno Convention Center/SMG	Greater Hartford Sports Commission	Las Vegas CVA	Marriott Greenville
Fresno CVB/SMG	Greater Houston CVB	Las Vegas Events	Marriott International
Frontier Conference	Greater Iowa City/Coralville Area Sports Authority	Las Vegas Mayor's Office	Marriott Richmond Hotels
Ft. Collins CVB	Greater Knoxville Sports Corporation	Lasser Productions	Marriott Village at Lake Buena Vista
Ft. Lauderdale Convention Center	Greater Lansing CVB	Laughlin Visitors Bureau	Marriott/Downtown Los Angeles
FUJIFILM USA, inc.	Greater Lansing Sports Authority	Law Offices of Maidie Oliveau	Marriott/Renaissance S. Central Region
Fury Sports	Greater Louisville CVB	Lawrence Sports Corporation	
FUTURES Golf Tour	Greater Louisville Sports Commission	Lee County Sports Authority	
Fx Group, Inc.		Lee Island Coast	
Gabs&Co Sports International		Lehigh Valley CVB	
Galveston Island CVB			
Game Day Communications			
Game Day USA			



Marriotts San Diego, Poway and Carlsbad, CA	Musty's Custom Wood Putters	National Shooting Sports Foundation	North American Roller Hockey Championships
Marshalltown (IA) CVB	Myrtle Beach Area CVB	National Soccer Coaches Assn of America	North Carolina Association of CVBs
Maryland Office of Tourism	Myrtle Beach Convention Center	National Spirit Group	North Carolina Sports
Maryland Special Olympics	Myrtle Beach Parks & Rec NACDA	National Sports Center Foundation	North Carolina's Piedmont Triad CVB
Massachusetts Sports & Entertainment Commission	NAIA	National Sports Forum	North Texas
MassMutual Center	Naperville CVB	National Sports Gallery	Northern California Volleyball Assn.
Maui Visitors Bureau	Naperville Park District	National Sports Law Institute	Northern Kentucky CVB
Mayor's Office of Special Events	NASC	National Sports Marketing Network	Northern Virginia Marriott Hotels
McCormick Place Convention Center	National 4-H Youth Conference Center	National Thoroughbred Racing Assn	Northwest Lodging
MCI Center	National Ability Center	National Travel Systems	Nova Scotia RITC Programs
MCIWorldCom	National Amateur Baseball Federation	National Venturing Sports Committee	Novotel Canada
MCM Elegante Hotel & Event Center	National Amateur Dodgeball Association	National Wheelchair Basketball Assn	Oakland CVB
MCO Express & Contempo Vacation Homes	National Assn for Sport & Physical Education	National Youth Sports Corporation	Oakwood Corporate Housing
Mecca Travel Services	National Assn of Girls & Women in Sports	NBA Café	Ocean Center
Memphis CVB	National Assn of Police Athletic Leagues	NBC News	Ocean Hospitalitys, Inc.
Memphis Redbirds	National Association of Police Athletic Leagues	NBC Sports	Offense-Defense Sports
Meristar Hotels & Resorts	National Association of Sports Officials	NC Sports Development	Ogden CVB
Meristar Hotels & Resorts Canada	National Athletic Trainers Association	NCAA	Ogden/Weber CVB
Meristar Hotels & Resorts Louisiana	National Baseball Congress	NDP Lacrosse	OHANA Hotels & Resorts
Meristar Hotels & Resorts Texas	National Car Rental	Nevada Beverage Company	Ohio State University Ohio University
Merrimack Valley CVB	National Center for Sports Safety	Nevada Commission on Tourism	Oklahoma City CVB
Mesa CVB	National Child Identification Program	New Century Sports	Olathe Chamber of Commerce
Metro Denver Sports Commission	National Congress of State Games	New Mexico Sports Authority	Olathe CVB
Metro Detroit CVB	National Council of Youth Sports	New Orleans Hornets	Olympic Aid
METV	National Football League Association	New Orleans Metro CVB	Omaha CVB
Miami Dadeland Marriott Hotels	National Goalie War Association	New Orleans Northshore CVB	Omaha Sports Commission
Miami-Dade Sports Commission	National Hockey League	New Orleans Saints	OMD.com
Microtel Inn & Suites	National Horseshoe Pitchers Association	New Orleans Times- Picayune	Omni Hotel at CNN Center
Middletown CVB	National Intercollegiate Rodeo Assn	New York City Sports Commission	Omni Hotel Park West
Midland CVB	National Intramural Recreational Sports Assn	New York Road Runners Foundation	Omni Hotels
Midland Lutheran College	National Junior College Athletic Association	New York Sportscene	Omni Newport News Hotel
Midwest Trophy Company	National Kidney Foundation	New York University	Ontario Convention Center/SMG
Milken Family Foundation	National Newspaper Publishers Association	New Zealand Cycling Federation	Ontario University Athletics
Ministry Citizenship Culture & Recreation	National Pen Corporation	Newport News Tourism Development	Open Road Tours
Minneapolis Metro North CVB	National Police Athletic League	NFL Players Association	Opticon Sports Plex
Mississippi Gulf Coast CVB	National Private Sports Partnership	NFL Players Inc.	Oracle One Partners, Inc.
Mississippi Tourism	National Pro Fastpitch	NFL Properties	Orange County Business Journal
Missoula CVB	National Pro Rodeo Assn.	NGA Hooters Pro Golf Tour	Oregon Olympians
Mobile Area CVB	National Rifle Association	NHL Enterprises, L.P.	Orlando Marriott
Mobile Area Sports Commission	National Scholastic Sports Foundation	Niagara Tourism & Convention Corporation	Orlando Sentinel
Mobile Bay CVB/SMG	National Senior Games Assn	Nike	Ottawa Tourism & Convention Bureau
Mobile Convention Center/SMG		Niles North High School	Louisiana State Games Foundation
Modesto CVB		Norfolk CVB	South Carolina Sports Development Office
Monroe County Sports Commission		Norman CVB	Outrigger Hotels & Resorts
Monroe-West Monroe CVB		North American Dragon Boat Association	Overland Park CVB
Montgomery County (MD) CVB		North American Dragon Boat Racing Events	OverTime Magazine
Mosbrucker Rodeo		North American Roller Hockey	Owensboro-Daviess County
MPTN Athletic Commission			Tourist Commission
MTV Networks			Oxnard CVB
Mundo Hispano			P.E.4Life
			Pacific Hospitality Group
			Pacific Trailways
			Packer Country CVB
			Paintball Sports Promotions

Palm Beach County Sports Commission  
 Palm Beach Gardens Police Athletic League  
 Palm Springs Desert Resorts CVA  
 Palmetto Expo Center/SMG  
 Panama City Beach CVB  
 Parc 55 Hotel San Francisco  
 Park City Chamber & CVB  
 Pasadena Tournament of Roses  
 Pass Football League  
 Peabody Hotel Group  
 Pearson, Milligan & Horowitz  
 Pennsylvania's NE Territory CVB  
 Pensacola Sports Association  
 Peoria Area CVB  
 Peppermill Hotel & Casino  
 Pheasant Run Resort  
 Philadelphia Marriott Hotels  
 Philadelphia Sports Congress  
 Phillips Family Properties  
 Phoenix Marriott Mesa  
 Pinnacle Events  
 Placer Valley Tourism  
 Plan B  
 Plano CVB  
 Play Kansas  
 PMSI - Professional Marketing Services, Inc.  
 Pocatello CVB  
 Point Park College, School of Business  
 Point Park University  
 Polar Ball  
 Police & Fire Games  
 Polk County Sports Marketing  
 Pontificia Universidade Catolica  
 Pony Baseball/Softball  
 Pop Warner Football  
 Pop Warner Little Scholars  
 Popmail.com  
 Port O'Call  
 Porter Athletic Equipment Co.  
 Portland Oregon Sports Authority  
 Positive Coaching Alliance  
 Positive Ions, Inc. | ionSports  
 PRA Destination Management  
 Premier Baseball  
 Premier Sports Events  
 Primal Quest  
 Prime Hospitality Corp.  
 Prime Time Sports  
 Prince George's County CVB

Prixbelle Transport & Tours Services  
 Pro Billiards Tour  
 Pro Cycling Tour  
 Pro Wakeboard Tour  
 Proactive Sports and Events Mgmt  
 Professional Black Quarterbacks Assn  
 Professional Bowlers Association  
 Professional Marketing Services  
 Professional Rodeo Cowboys Association  
 Professional Women's Bowling Association  
 Promosports International  
 Prosthetic Research Center  
 Providence Warwick CVB/SMG  
 Provo Marriott  
 Publicis Dialog  
 Puerto Rico Convention Bureau  
 Puerto Rico Convention Center  
 Puerto Rico Tourism Company  
 Qantas Airways  
 Quad Cities CVB  
 Quad Cities Sports Comm  
 Quality Inn Carson  
 Quality Inn City Center  
 Quick Tick International  
 R&R Partners Events  
 Racine County CVB  
 Radisson Arlington Heights & Schaumburg  
 Radisson Barcelo Hotel Orlando  
 Radisson Chicago Alsip  
 Radisson Hotel & Suites St. Louis  
 Radisson Hotel Austin  
 Radisson Hotel Cleveland-Gateway  
 Radisson Hotel Los Angeles Westside  
 Radisson Hotel Miami  
 Radisson Hotel New Orleans  
 Radisson Hotel Phoenix Airport North  
 Radisson Hotel Pittsburgh  
 Radisson Hotel San Diego  
 Radisson Mart Plaza Hotel  
 Radisson Martinique on Broadway  
 Radisson Plaza Hotel Orlando  
 Radisson Resort & Spa Scottsdale  
 Radisson Resort Orlando-Celebration  
 Radisson Resort Parkway  
 Radisson San Bernardino

Radisson Suite Hotel  
 Rancho Bernardo  
 Radisson Valley Center Hotel  
 Radisson Waikiki Prince Kuhio Hotel  
 Radisson Worldgate Resort  
 Raleigh CVB  
 Raleigh Sports Council  
 Ramada Eastgate Fountain Park  
 Ramada Inn/St. Joseph  
 Reading & Berks CVB  
 Ready-Set-Go Pennsylvania Sports  
 Recreation Safety Institute  
 Region of Hamilton - Wentworth  
 Reliant Park  
 Renaissance Agoura Hills Hotel  
 Renaissance Houston Hotel  
 Reno Tahoe CVA Reno T  
 Reno Tahoe Winter Games Coalition  
 Reno-Sparks CVA RHB Ventures  
 Reno-Tahoe CVA  
 Rhode Island Convention Center/SMG  
 Rhode Island Sports Council  
 Richard Petty Driving Experience  
 Richmond Metropolitan CVB  
 Richmond Sports Backers  
 Rincon Beach Resort  
 Rio Rancho CVB  
 Riverside Convention Bureau  
 Riviera Hotel & Casino  
 Rochester Amateur Sports Commission  
 Rochester CVB  
 Rock Hill PRT  
 Rock Hill/York County CVB  
 Rock Hill/York County Sports Commission  
 Rockford Area CVB  
 Rockford Park District  
 Roseville Visitors Assn  
 Route 29 Soccer  
 Royal Sports International  
 Rutgers University - Youth Sports Research Council  
 Sacramento CVB  
 Sacramento Sports Commission  
 Saginaw County CVB  
 Sagmore Associates  
 Saint Paul Sports Council  
 Salem CVA  
 Salem News  
 Salomon Smith Barney Inc.  
 Salt Lake CVB  
 Salt Lake Marriott City Center and Downtown

Salt Lake Organizing Committee  
 Salt Lake Tribune  
 Samsonite  
 Salt Palace/South Towne Expo Center  
 San Angelo CVB  
 San Antonio Sports Foundation  
 San Bernardino CVB  
 San Bernardino Stadium  
 San Bernardino Youth Sports Alliance  
 San Diego CVB  
 San Diego Intl Sports Council  
 San Francisco Bay Hotel Collection  
 San Francisco Marriott Fisherman's Wharf  
 San Jose CVB  
 San Jose Marriott  
 San Jose Sports Authority  
 San Mateo County CVB  
 Sands Expo  
 Santa Clara CVB  
 Santa Clara Marriott Hotels  
 Sarasota Cay Club Resort & Marina  
 Sarasota Convention & Visitors Bureau  
 Sarasota, FL CVB  
 Sask Sport  
 SC Marketing & Events  
 SC Parks, Rec & Tourism  
 SC Sports Development Office  
 SCA Promotions  
 Schaumburg Park District  
 Scott Boras Corp  
 Scottsdale CVB  
 Scripps Clinic - Torrey Pines  
 Sea Mist Resort  
 Seattle Sports Commission  
 Seaver Marketing Group  
 Seminole County CVB  
 Seminole Hard Rock Hotel & Casino  
 Shepherd College  
 Sheraton Anaheim  
 Sheraton Bloomington  
 Sheraton Concord Hotel  
 Sheraton Grand  
 Sheraton  
 Hotel/Birmingham  
 Sheraton Indianapolis Hotel & Suites  
 Sheraton Mesa  
 Sheraton Myrtle Beach Convention Center  
 Sheraton Old San Juan Hotel  
 Sheraton Raleigh Hotel  
 Sheraton Richmond West  
 Sheraton Riverwalk  
 Sheraton Safari  
 Sheraton Studio City Hotel  
 Sheraton Suites Tampa

Sheraton Yankee  
 Trader/Clipper  
 Shilo Inn Salt Lake City  
 Show Me Missouri Sports  
 Show-Me State Games  
 Shreveport Regional Sports  
 Authority  
 Sicon International  
 Associate  
 Sioux City Convention  
 Center  
 Sioux City CTB  
 Sioux City Sports Congress  
 Sioux Falls CVB  
 Siouxland Sports Congress  
 Six Continents Hotels &  
 Resorts  
 Skater's Quest  
 Skills for Life  
 SMG  
 SMG Convention Centers  
 Snohomish County Tourism  
 Bureau  
 Soar International  
 Soccer Resort  
 Sofitel - Houston  
 Sofitel San Francisco Bay  
 Sofitel San Francisco Bay  
 Hotel  
 Softball Players Assn  
 Soldier Hollow  
 South Bend Regional  
 Sports Commission  
 South Padre Island CVB  
 South Shore Sports  
 Promotions  
 Southeastern  
 Massachusetts CVB  
 Southwest Ohio Sports  
 Zone  
 Southwest Sports Group  
 Southwestern Illinois TCB  
 Space Coast Sports  
 Commission  
 Space Coast Sports  
 Promotions  
 Special Olympics  
 International  
 Spokane Regional CVB  
 Spokane Regional Sports  
 Commission  
 Sponsorship Newsletter  
 Sponsorwise  
 Sport Business Group  
 Sport Business Magazine  
 Sport in Society  
 Sport Ministry of Nigeria  
 Sport Summit  
 Sport Teams  
 Accommodation  
 Sporting Review  
 Sportive Marketing, Inc.  
 Sportpal  
 Sports & Events Council of  
 Everett  
 Sports & Properties, Inc.  
 Sports Business Daily  
 Sports Camps, Inc.

Sports Capital of Virginia  
 Sports Careers  
 Sports Council of Collier  
 County, FL  
 Sports Destination  
 Network  
 Sports Dream Productions  
 Sports Facilities Authority  
 Sports Fantasy Tours &  
 Events  
 Sports Illinois  
 Sports Internationaux de  
 Quebec  
 Sports North Carolina  
 Sports of America  
 Sports on the Road  
 Sports Travel Agency  
 Sports Travel International  
 Sports Travel Resource Inc  
 Sports Wisconsin  
 Sportscast Network  
 Sportscaster Camps of  
 America  
 Sportsco International  
 Sportscore Complexes  
 Sportsline USA  
 SportsMark Management  
 Group  
 SportsPilot, Inc.  
 SportsRooms  
 SportsStandings.com  
 SportsTravel  
 SportsTravel Magazine  
 SportsWisconsin.com  
 Springfield (MO) CVB  
 Springfield (MO) Sports  
 Commission  
 Springmaid Beach Resort  
 St. Augustine High School  
 St. Charles (IL) CVB  
 St. Cloud Area CVB  
 St. Cloud Area Sports  
 Commission  
 St. George Area CVB  
 St. George City Golf  
 St. George CVB  
 St. George Utah! Year-  
 Round Sports  
 St. Joseph CVB  
 St. Joseph Regional Sports  
 Commission  
 St. Louis CVC  
 St. Louis Sports  
 Commission  
 St. Petersburg/Clearwater  
 Area CVB  
 St. Tammany Parish TCC  
 St. Tammany Parish Tourist  
 & Convention Commission  
 St. Thomas University  
 Starflite International Inc.  
 Starwood Hotels & Resorts  
 State Representative  
 District 107  
 State Wars Hockey  
 Station Casinos  
 Staybridge Suites  
 Stevens Point Area CVB

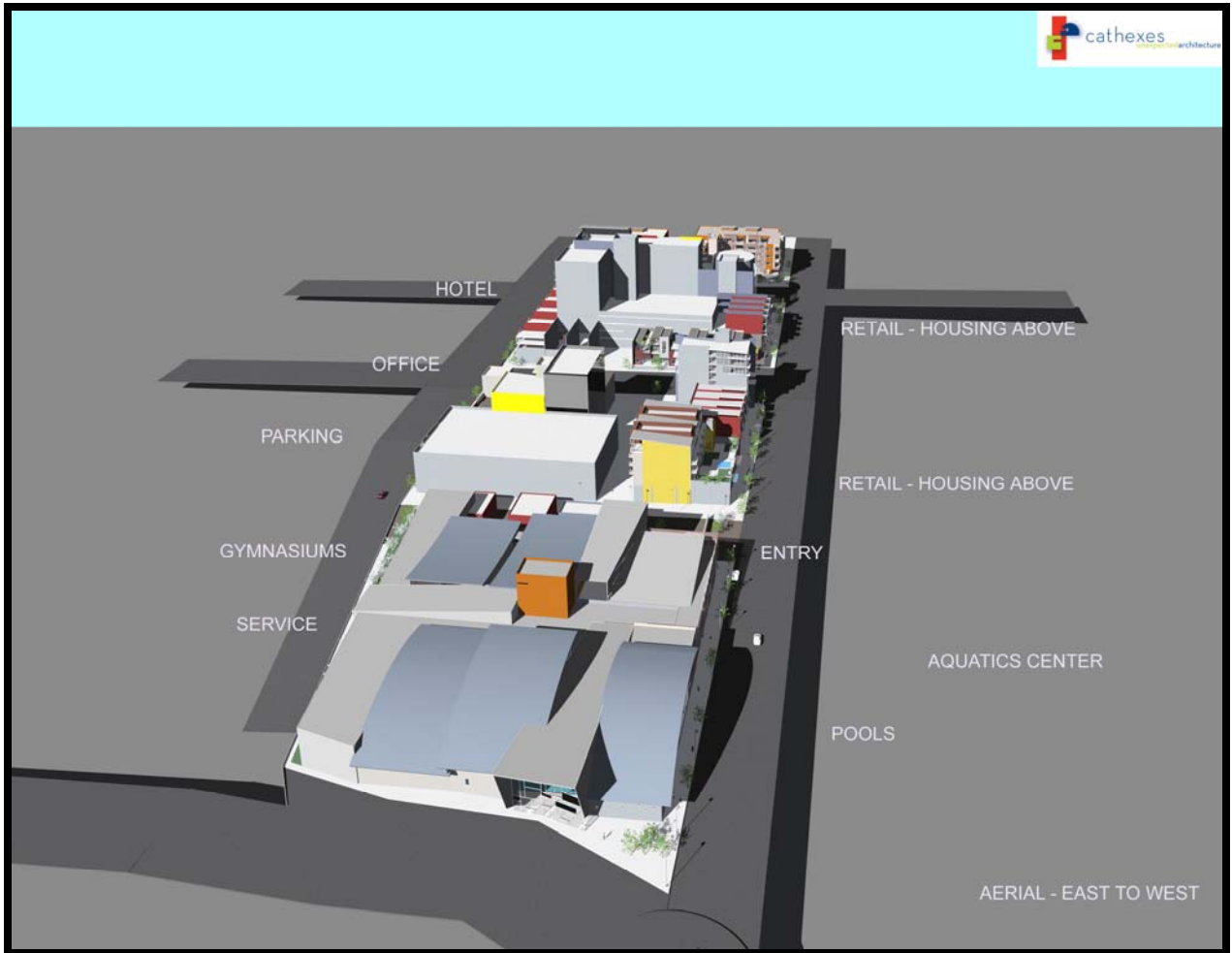
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 STI-Sycamore Tree Inc  
 Stockton Sports  
 Commission  
 Streater Tourism Street &  
 Smith's SportsBusiness  
 Institute  
 Street & Smith's  
 SportsBusiness Journal  
 StreetZebra.com  
 Studio Movie Grill  
 Suburban Mayrland  
 Marriott Hotels  
 Suffolk County Police  
 Athletic League  
 Sun Belt Conference  
 Sunstone Hotels  
 Super Series Baseball of  
 America, Inc.  
 Surf and Turf  
 Promotions/Jet Ski Events  
 Susse Chalet Inns  
 Sweetbrier Inn  
 SWLA/Lake Charles CVB  
 Sydney Organizing  
 Committee  
 Synapse Sports, Inc.  
 Syracuse CVB  
 Syracuse Sports  
 Corporation  
 T Fraser Productions  
 Tallahassee Sports Council  
 Tampa Bay CVB  
 Tampa Bay Sports  
 Commission  
 Tampa Convention Center  
 Target Sport Adventures  
 Tarsadia Hotels  
 Tattoo DDB  
 T-Ball USA Association  
 TCI  
 Team Canada  
 Team Championships  
 International  
 Team Concepts Inc.  
 Team Marketing Report  
 Team Mesquite  
 Tempe CVB  
 Teva Mountain Games  
 Texaco/Havoline  
 Texas Elite Baseball  
 The George Washington  
 University  
 The HEAT Group  
 The Migala Report  
 The Ticket Guy  
 Thomas C. Porter &  
 Associates  
 THS Company  
 Thunderbird Graduate  
 School  
 Tickets.com  
 TMR Xchange  
 Tollman Hundley Hotels  
 Top Cat Hockey  
 Tournaments  
 Topeka Sports Commission  
 Total Futbol, LLC

Totem Trailways  
 Tourism Lethbridge Sports  
 Bid Committee  
 Tourism London  
 Tourism Sarnia Lambton  
 Tourism Saskatoon  
 Tourism Toronto  
 Tourism Vancouver  
 Tourism Victoria  
 Tourism Whistler  
 Tourism Winnipeg  
 Town & Country Resort  
 Hotel  
 Towson University  
 Trailways  
 Tradeshow Week  
 Training for Winners  
 Tramz Hotel Management  
 Company  
 TransNational Charters,  
 Corp.  
 Transportation Security  
 Administration  
 TranSports Athletics, Inc.  
 Travel company "Zagorye"  
 Travel ES  
 Travel Exchange Network  
 Traveling Teams  
 Westin Innisbrook Golf  
 Resort  
 Zenith Group

## 10.20 Conceptual Drawings

These drawings are for discussion purposes only.

### 10.20.1 9<sup>th</sup> Street



For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only

10.20.2 Comstock Area

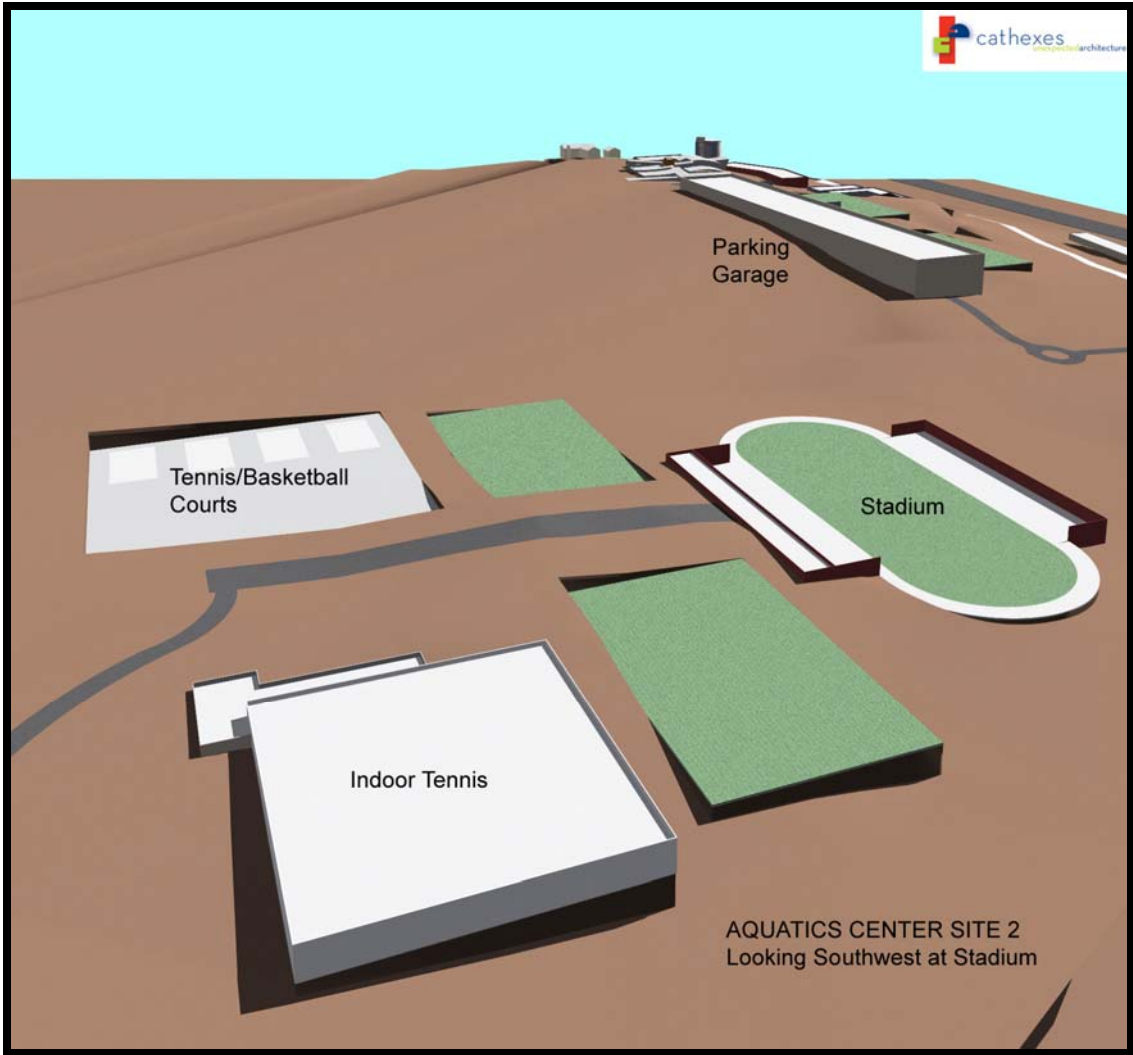


For discussion purposes only

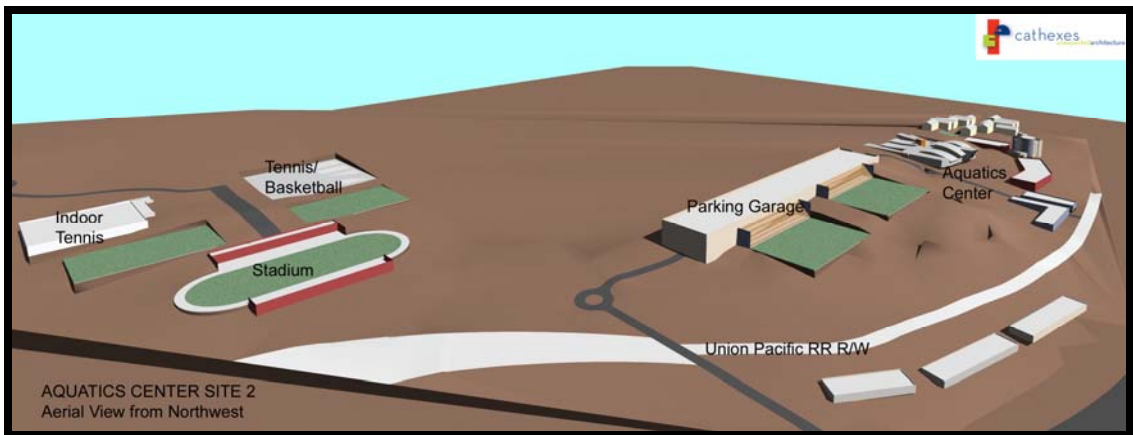


For discussion purposes only



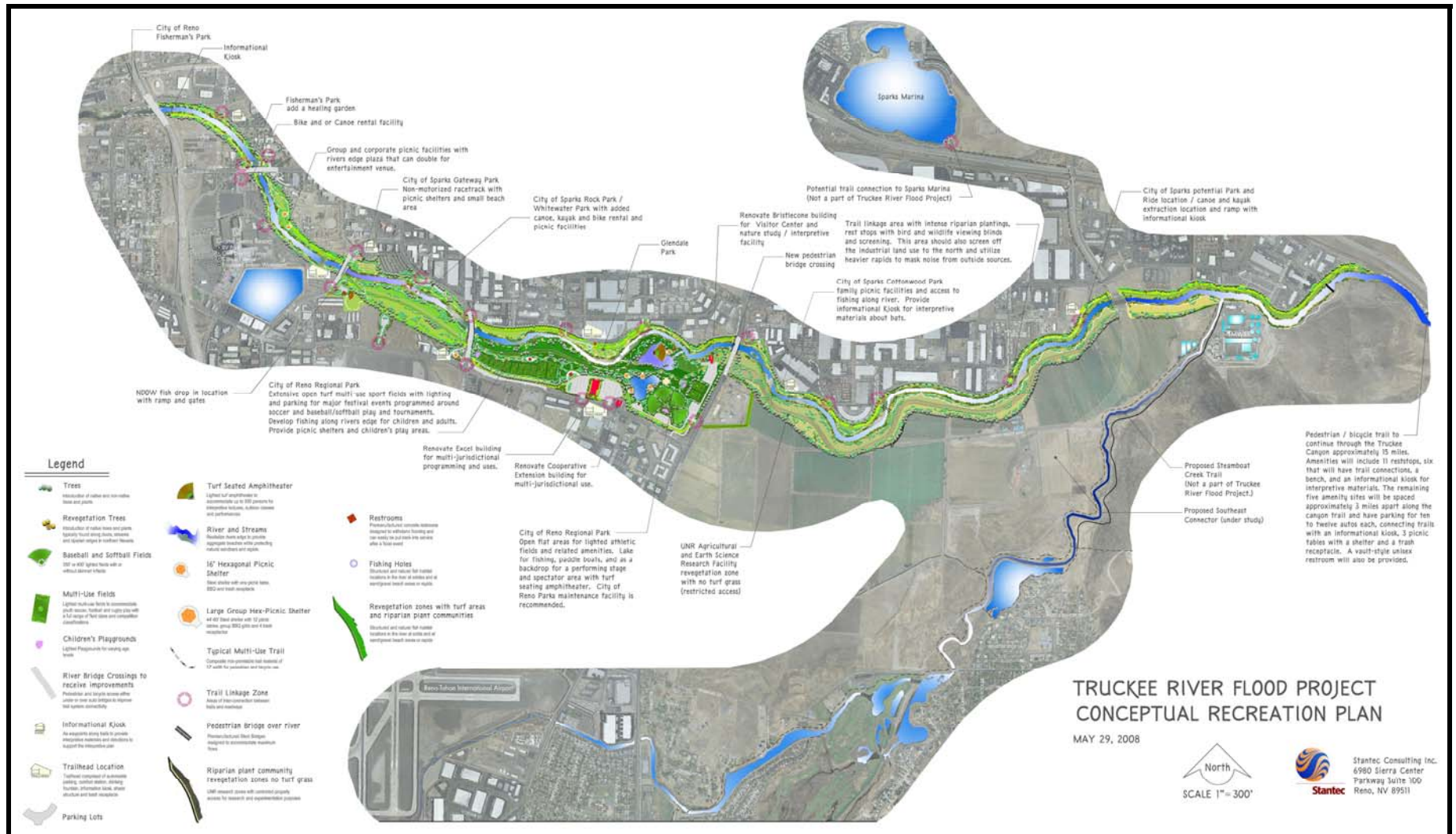


For discussion purposes only



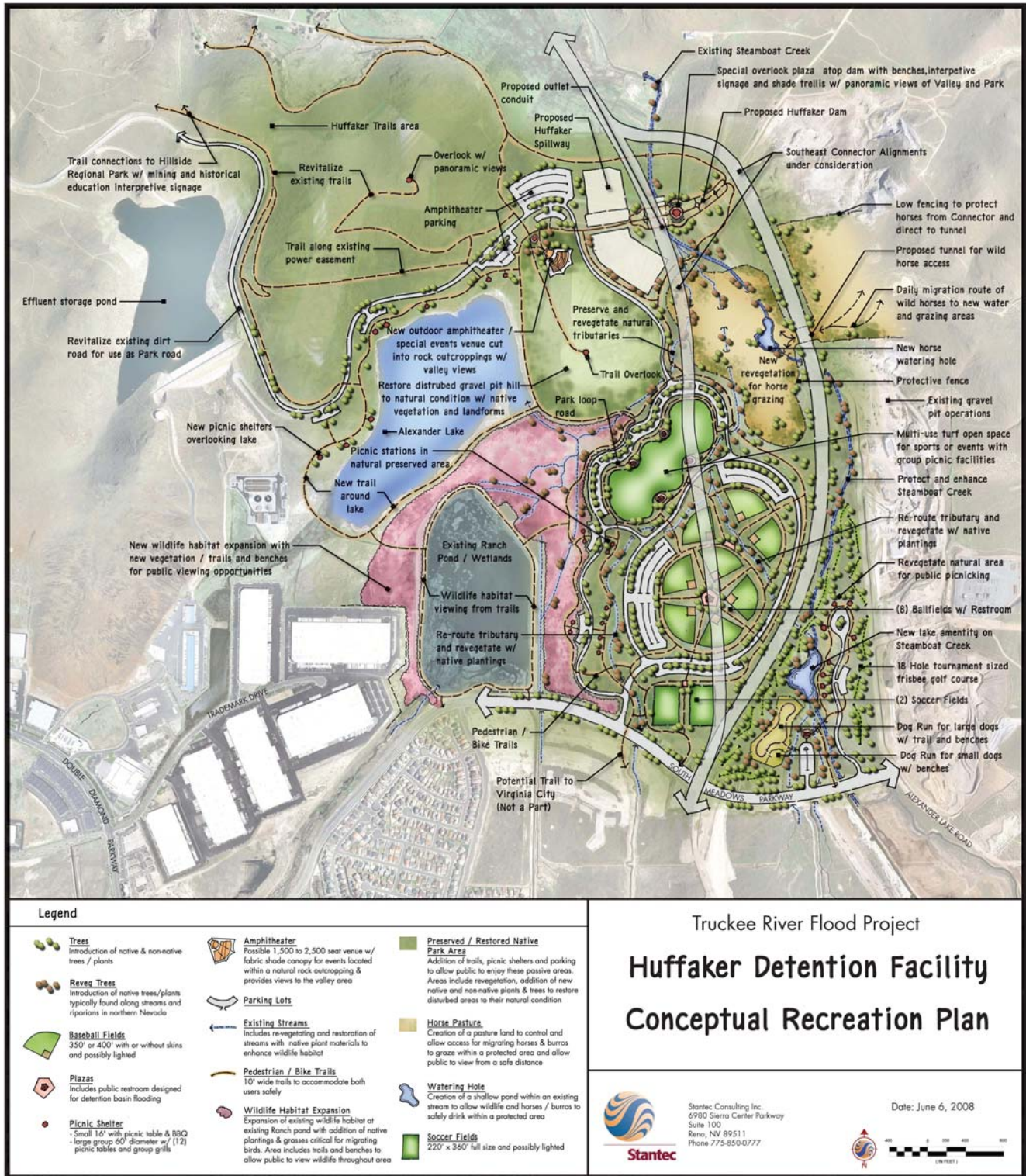
For discussion purposes only

### 10.20.3 Truckee River Flood Project Conceptual Plan



# 10.20.4 Huffaker Detention Facility Conceptual Recreation Plan

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**For more information, please contact:**

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