



PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: March 15, 2024

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Nathan Ullyot, Director Parks & Recreation
Khalil Wilson, Assistant Director of Public Works

SUBJECT: American Rescue Plan Act (ARPA) - Pembroke Flat Fields project status

On March 8, 2023, Council approved \$2,000,000 of ARPA allocations to initiate a private public partnership to increase flat field inventory in Reno. Staff identified three parcels north of Pembroke Drive between McCarran and Veterans Parkway. Reno City Council annexed the property in late 2023 and the map recorded on December 8, 2023.

The property is in a critical flood zone. Staff and lead consultant, CFA, have been working to determine the proper grading and flood mitigation in order to construct multiple flat fields. The \$2 million ARPA allocation is not sufficient to complete the project, but it will provide funding to perform some preliminary tasks.

Before submitting a building permit for the flat fields, a Site Plan Review application and approval is required, because the flat fields are a nonresidential development located within 150' of residentially zoned property. The Site Plan Review application will take approximately 1-2 months and is done Administratively. This application is not required to go before the Planning Commission nor a Neighborhood Advisory Board (NAB).

Once the consultant's work and site plan is permitted, staff intend to initiate a Request For Proposal (RFP) to identify if an interested party can design, build, operate, and maintain a flat field complex on behalf of the City. If a partner is found with a viable plan to move the project forward, the remainder of the ARPA allocation (expected \$1.8 million) will be used to support the initial phase of the project.

The current preliminary design supports the possibility of a turf area large enough for 10-110 x 60 yd soccer fields. The cost to develop all 10 fields will likely be prohibitive for any partner to complete in an initial phase. Early estimates exceed \$10 million for a fully completed project including grading, 156,000 cubic yards of excavation for volumetric mitigation, irrigation, natural turf, asphalt parking lot, landscaping, fencing, and any other improvements.

An estimated timeline for the remainder of 2024 is below.
Site Plan Review application submittal – March/April 2024

RFP for Site Use Partner advertised – April/May 2024

Selection of Site Use Partner – May/June 2024

Council award – August 2024