



Master Plan Working Group

Reno-Stead Airport

November 17, 2025





Agenda

Project Team Introductions

What is an Airport Master Plan

RTS Background

Focus of this Study

Project Schedule

Subconsultant Team + Tasks

MPWG Introductions + Discussion

Next Steps





Introductions

Ardurra Staff



Peter Maiman, AICP, CM

Project Manager



Rick Patton

Senior Planner



Jill Thackston

Lead Planner



Introductions

RTAA Staff

Lissa Butterfield, C.M.

*Manager of Planning &
Environmental Services*

Jed Hammer

Airport Planner

Scott Gordon, C.M.

Stead Airport Manager

What is a Master Plan?



“An airport master plan is a comprehensive study of an airport and usually describes the short-, medium-, and long-term development plans to meet future aviation demand.”

- FAA Advisory Circular 150/5070-6B Airport Master Plans

Master Plan Process



Milestones

**Existing
Conditions**

**What do we
currently have?**

**Aviation
Forecasts**

**What demand do
we expect?**

**Facility
Requirements**

**Can we meet
expected
demand?**

Alternatives

**What do we need
to change to
meet demand?**

**Implementation
Plan**

**How do we program
the changes
required?**

**Financial
Feasibility**

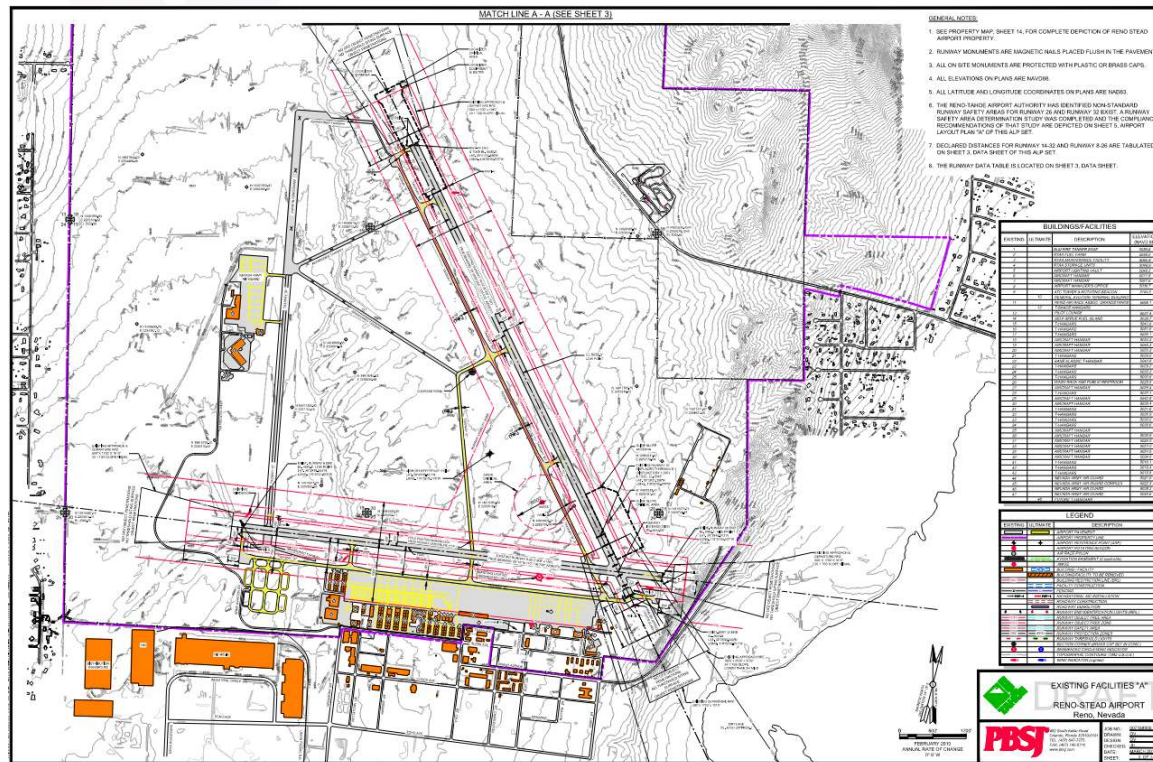
**How do we pay
for these
changes?**

**Airport
Layout Plan**

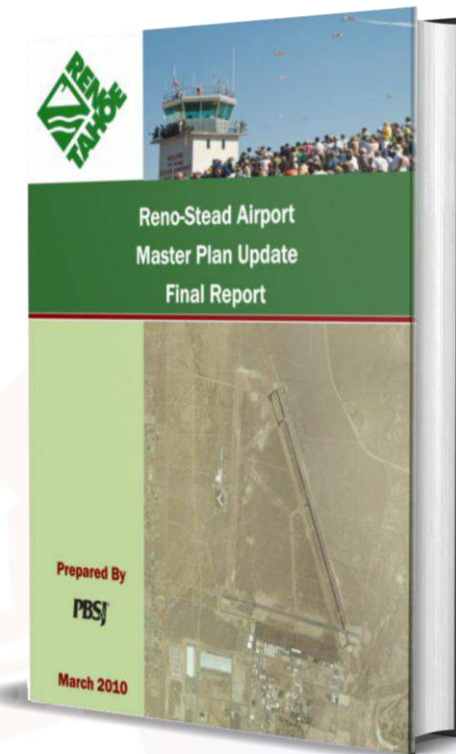
**What will these
changes look
like?**

Master Plan Final Work Products

Airport Layout Plan:
(Illustrates the plan)

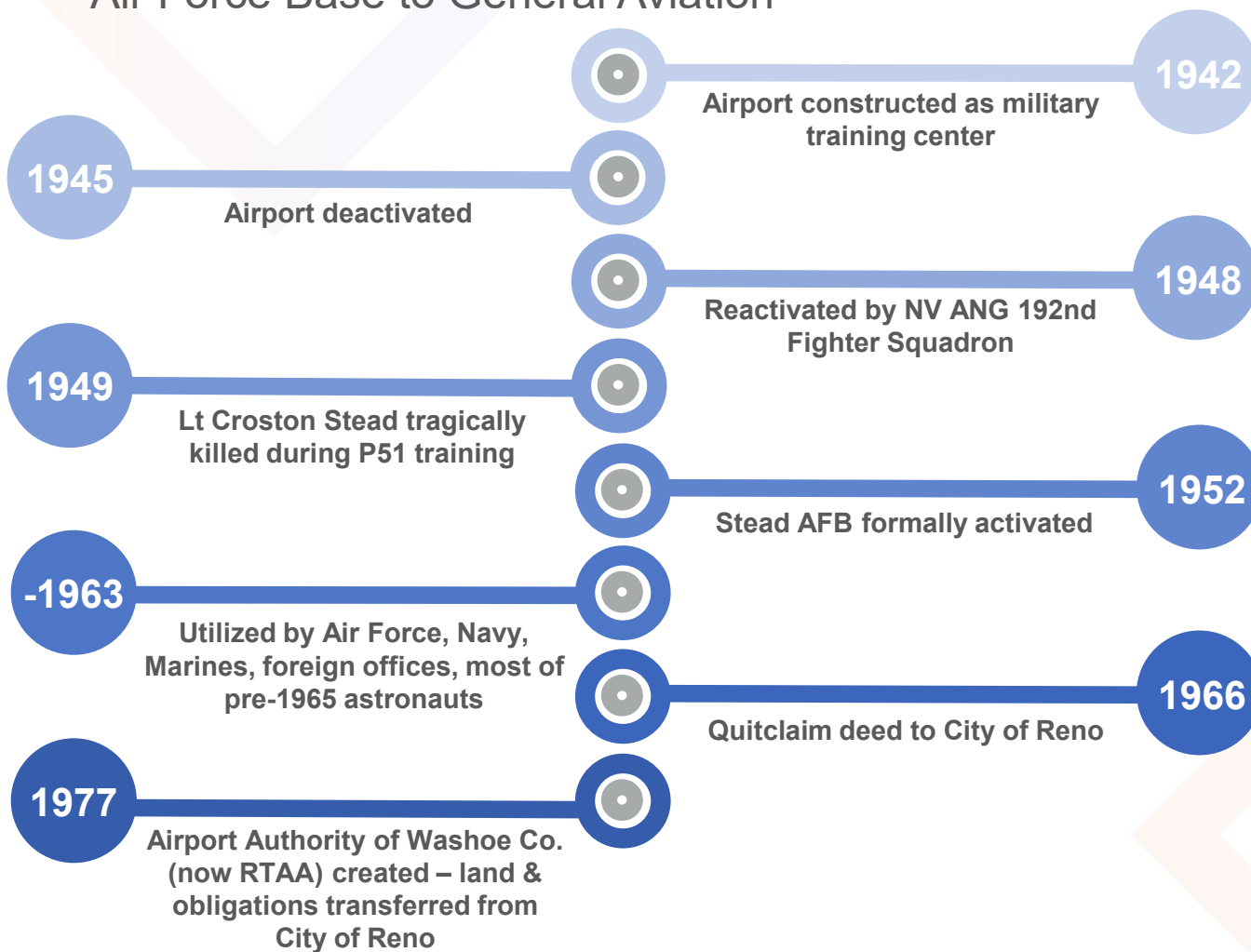


Technical Report:
(Documents the why & how)



History of RTS

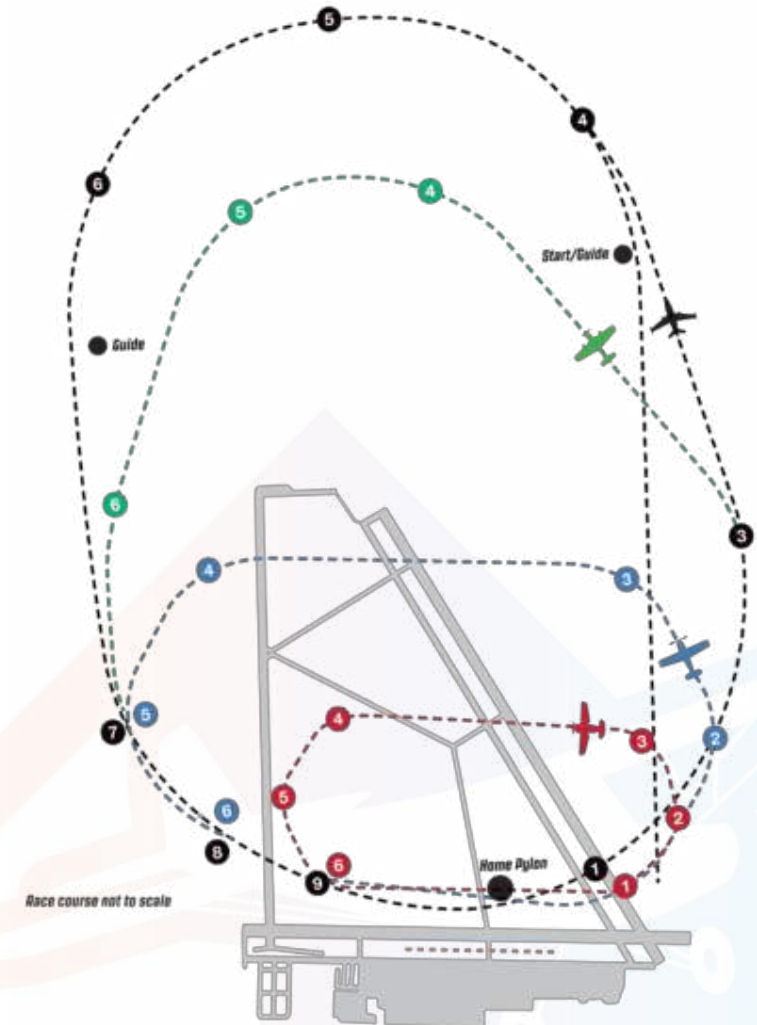
Air Force Base to General Aviation



Reno Air Racing Association

Reno Air Races – National Championship Air Races

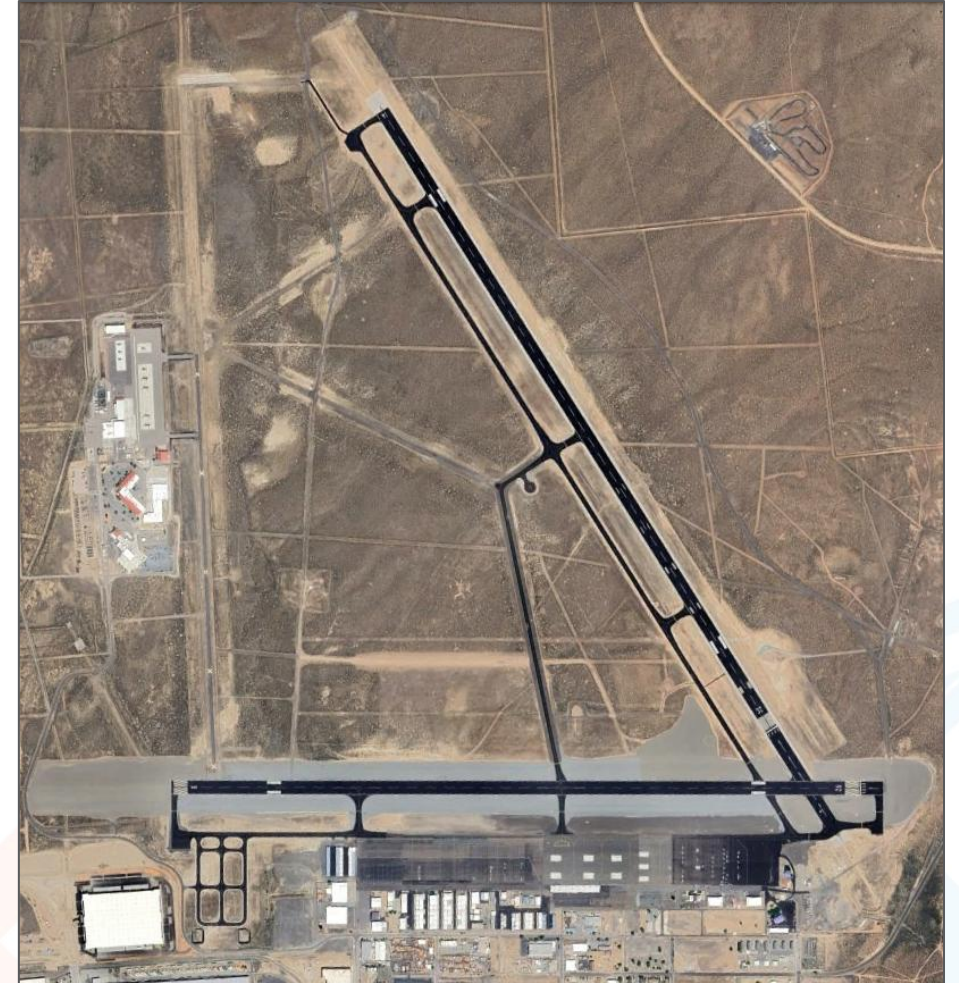
- Bill Stead started the races in 1964 at Sky Ranch (present day Spanish Springs)
- 1966 – RTS becomes a public airport → air races move to Stead
- Massive impact since 1966:
 - Over 1,00 acres acquired to protect land under air race courses from encroachment
 - 80-acre ramp
 - Grandstands
 - Large hangars for housing race aircraft
 - RTAA support of RARA
 - Economic benefits



RTS Today

Managed by the Reno-Tahoe Airport Authority (RTAA)

- Over 5,000 acres of land
- Two runways
- 218 Based Aircraft
- 60,000 Annual Operations
- Major tenants include:
 - TAC Air
 - Bureau of Land Management
 - Army Guard
 - Aviation Classics FBO
 - Dermody Properties
- Designated Regional General Aviation Reliever



Changing Dynamics

Since 2010 RTS Master Plan

- **Reno Air Races departure**
- Nevada Army Guard in midst of major redevelopment
- Regional demand for GA hangars
- Prevalence of Unmanned Aerial Systems (UAS)
- Growing interest in non-aeronautical development
 - Master Development Agreement with Dermody
- Nearby housing growth



General Aviation



Non-Aeronautical Revenue



Emerging Technologies



Now is the time to make a new plan!

Primary Objectives of this study are:

- **Forecasts** – Estimate the future levels and type of operations at RTS in the next 20 years
- **Land Use** – Determine how best to structure future development on RTS' 5,000 acres
- **Facility Planning** – Identify issues and find solutions to meet FAA standards
- **Financial Sustainability** – Develop a financially sustainable funding plan for RTS
- **Airports GIS Survey** – New updated data gathered for use by FAA and RTAA
- **Public Involvement and Outreach** – 3 public meetings, 2 pop-up events, 7 MPWG meetings
 - RTSMasterPlan.com

Team Members for Special Tasks



 **Public
Involvement**



 **GIS
Services**



 **Utilities
Master Plan**



 **Rail
Feasibility**



 **Federal Contract
Tower Feasibility**



 **Noise Analysis &
Solar/Geothermal
Feasibility**



 **Airspace & Runway
Length Analysis**



 **Financial
Assessment**



**Facilities
Assessment**



PK Electrical, Inc.
ENGINEERING | DESIGN | CONSULTING

**Paul Cavin
Architect LLC**

CFBR STRUCTURAL GROUP, LLC





Project Team Contact Information

RTAA Staff

*Primary office hours will be held Wednesdays 9am - 4pm
in the RTS Terminal Administration Offices.*

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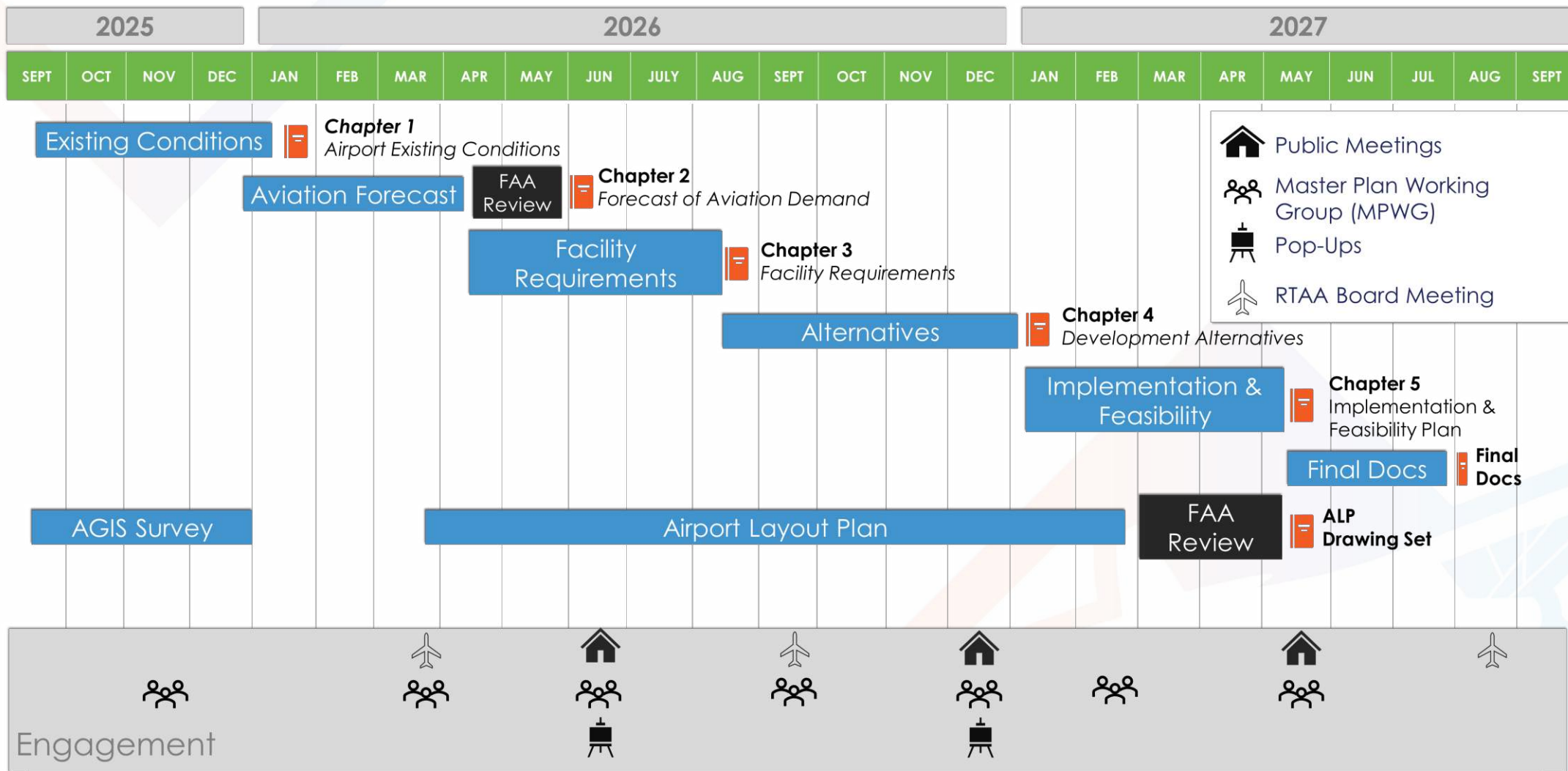
Scott Gordon, C.M.

Stead Airport Manager

SGordon@RenoAirport.com

(775) 328-6573

Master Plan Timeline



Depth of Public Engagement

- Project Website:
 - RTSMasterPlan.com
- Master Plan Working Group
- Public Meetings
- Community Pop-Ups
- Tenant & User Interviews
- NDOT & FAA Coordination



[About the Project](#) [Get Involved](#) [Provide Input](#) [Documents](#) [Project Updates](#)

Public Involvement Opportunities

The master planning process is, by nature, interactive. The RTAA will undertake a multifaceted public outreach program so interested parties will have multiple opportunities to participate at key points throughout the study. During the Airport Master Plan process, the airport will engage the community through several channels, including public open houses, RTAA board meetings, media stories, social media, and the project website.



Provide Your Input

By providing your feedback, you'll help ensure the final Master Plan reflects local needs, values, and priorities. Send a question or general feedback for the RTS project team.

[Submit a Comment →](#)



Attend an Event

Details about future meetings and events will be shared here so you can stay involved throughout the project.

[View Upcoming Events →](#)



Review Project Documents

Use our Document Library to review previous master plans, draft chapters, and event materials.

[Explore Project Documents →](#)



Master Plan Working Group

Meeting Purpose & Operating Guidelines

The project team will:

- Meet at regular intervals throughout the planning process
- Allow adequate time for members to review materials before meetings
- Document meetings with summaries and action items
- Maintain transparency while respecting confidentiality when needed

The MPWG will:

- Focus on the airport's and community's long-term needs, not just individual interests
- Base discussions on data and technical analysis
- Encourage open dialogue while maintaining respectful discourse
- Remember that the MPWG is advisory—final decisions rest with RTAA



Master Plan Working Group

Over the course of two years, your job will be to:

- Provide technical expertise and local knowledge
- Represent various stakeholder interests (public agencies, tenants, community, businesses)
- Review technical analyses and recommendations against real-world operations
- Ensure the plan addresses real operational needs and community concerns
- Facilitate communication between the airport and stakeholders
- Build consensus and support for the final master plan

Master Plan Working Group

Introductions & Discussion



Zip Codes
89506 & 89508

RENO-STEAR AIRPORT ASSOCIATION



University of Nevada, Reno

**Nevada Center for
Applied Research**



REGIONAL
TRANSPORTATION
COMMISSION
OF WASHOE COUNTY, NEVADA





Next Steps

- Deliver Inventory of Existing Conditions to RTAA & MPWG
- Meeting No. 2: March 2026 / Existing Conditions and Forecasts
- Meeting No. 3: Summer 2026 / Facility Requirements
 - *Coincides with first public open house*



Questions?

www.rtsmasterplan.com www.steadairport.com www.renoairport.com [@renoairport](https://twitter.com/renoairport) [#FlyRNO](https://twitter.com/FlyRNO)