



Reno-Stead (RTS) Master Plan Update

City of Reno Ward 4 Neighborhood Advisory Board

January 15, 2026



About the RTAA, RNO & RTS

A connected airport system that helps us balance the needs of general aviation, military and commercial aviation while supporting the growth and safety of the entire region



Reno-Tahoe Airport Authority

Who We Are

- Established by the Nevada State Legislature which began operation on July 1, 1978
- Governed by a 9-member Board of Trustees appointed by City of Reno, City of Sparks, Washoe County and the RSCVA
- A quasi-municipal corporation authorized to independently run the RNO and RTS



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City of Sparks



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Vice Chair

Washoe County



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Reno-Sparks
Convention and
Visitors Authority



Joel Grace
Trustee

City of Reno



Brian Kulpin
Trustee

City of Reno



Fast Facts About RNO



67th busiest commercial airport in the US; averaging over 300 flight operations/day



1,450 acres housing the RNO terminal, 2 FBOs, hangars, private businesses



270+ RTAA employees; 2,700+ employees call RNO their workplace



Diverse aviation community including cargo operators, military and flight schools



Financially self-sufficient from operations (no local taxes) with support from federal grants



Community Hub: Operation Santa Claus, Live Music, Honor Flight, Burning Man and more



Fast Facts About RTS



General aviation reliever airport with 200+ based aircraft & 50,000+ operations/year



142 private hangars, 6 are RTAA-owned



Over 5,000 acres of land (3,000 acres developable) with just 7 employees



Federal Aviation Administration (FAA) test site for drones



Over \$100 million invested in airport improvements in the last 15 years



Major Operators: Aviation Classics, BLM, Tactical Air, R.A.V.E.N.



Community Hub: Experimental Aircraft Association, Commemorative Air Force, Women in Aviation, Nevada Food Bank and more



What is an Airport 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 Components

Certain components will overlap or occur simultaneously – Guided by AC 150/5070-6B

1. Inventory of Existing Conditions
2. Aviation Forecast (**must be approved by FAA**)
3. Facility Requirements
4. Alternatives Development
5. Capital Improvement Plan (CIP) Implementation Plan
6. Financial Feasibility Analysis
7. Recycling, Reuse and Waste Reduction Plan
8. Airport Layout Plan and Airports Geographic Information System (AGIS) Survey (**must be approved by FAA**)

**Public Involvement & Stakeholder Input
throughout process and at specific
milestones**



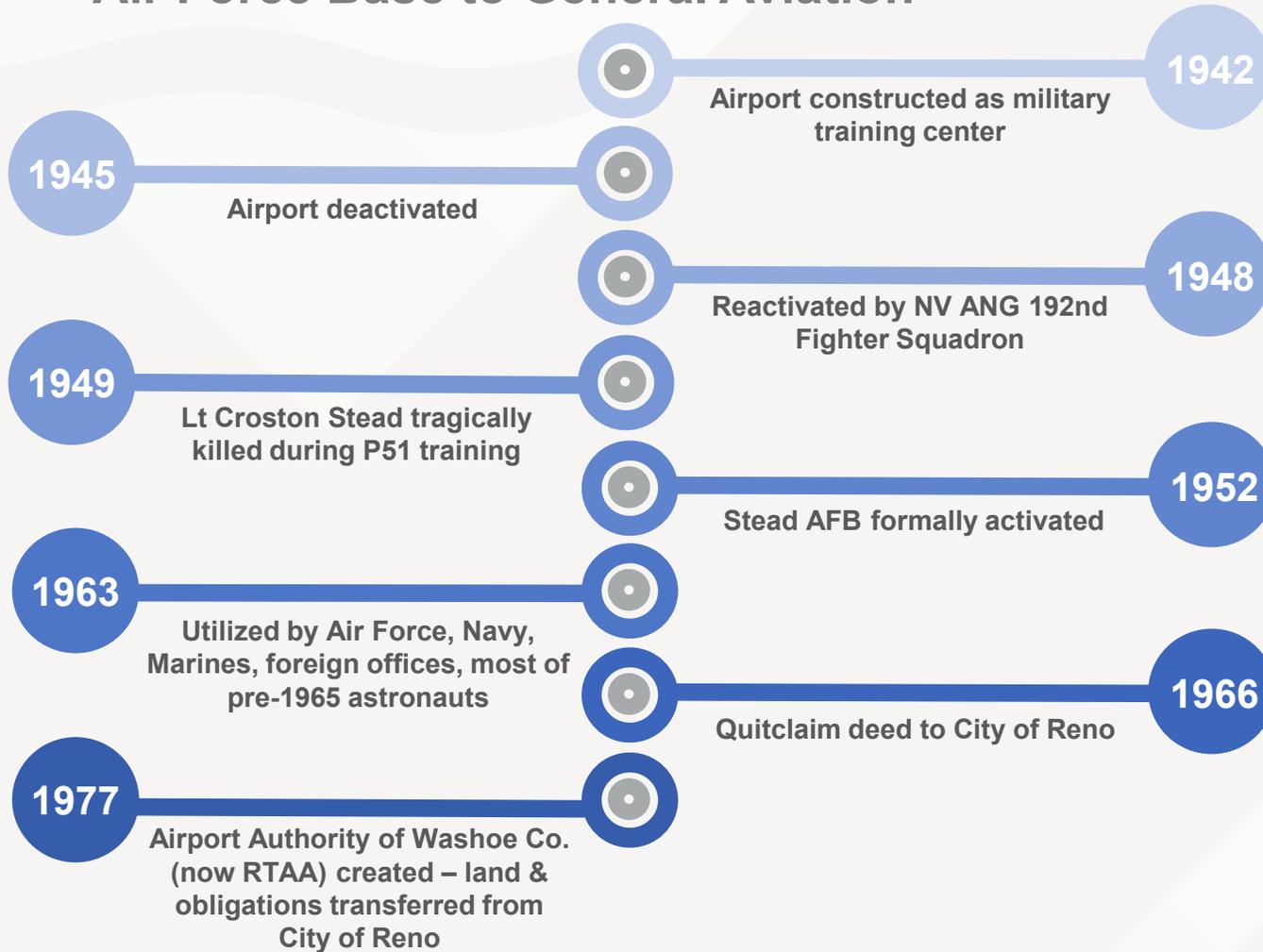
Master Plan Process





History of RTS

Air Force Base to General Aviation

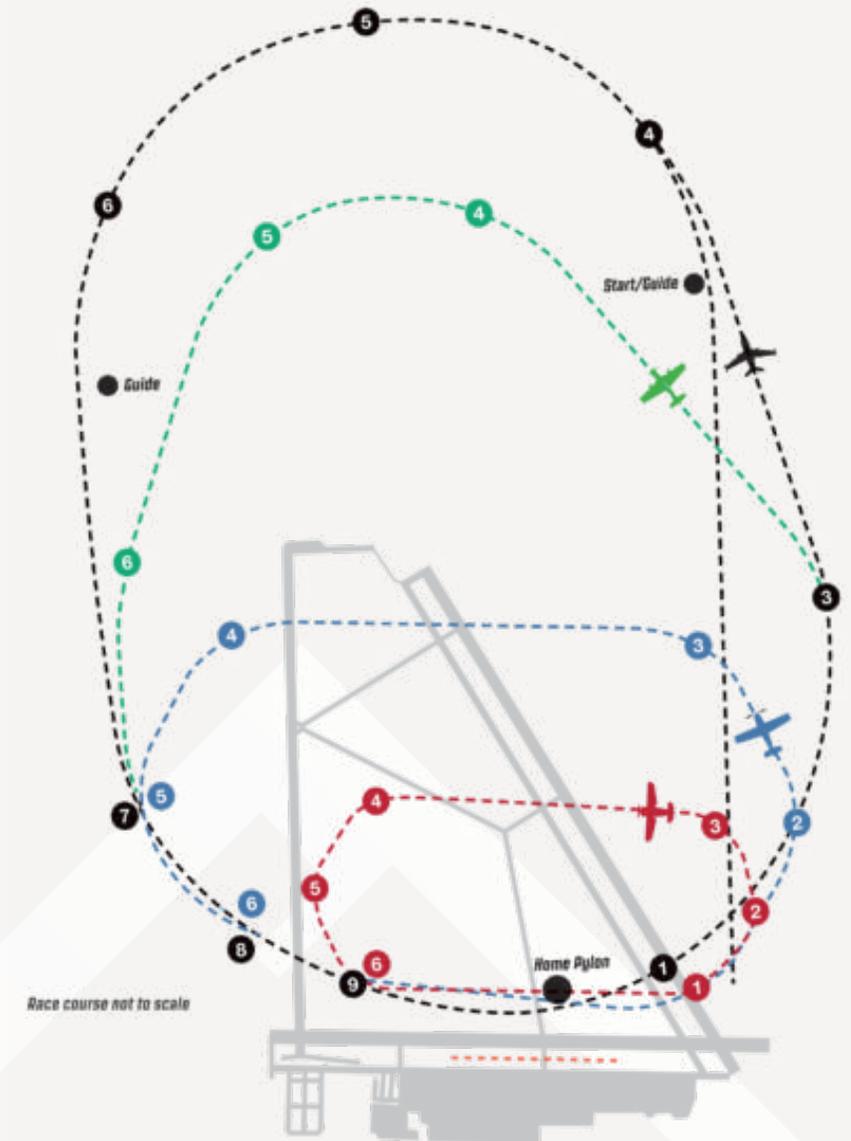




Reno Air Races

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 1,000 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

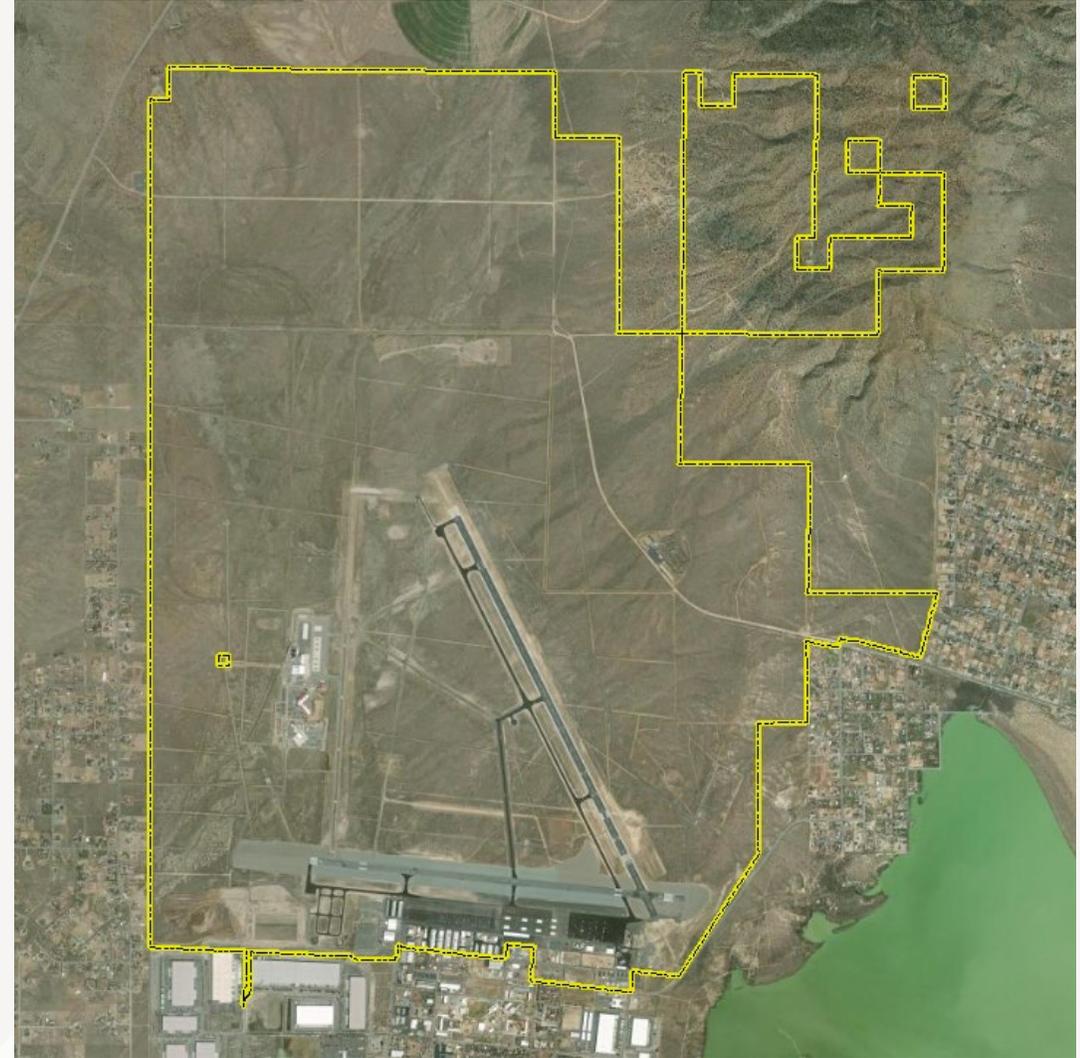




RTS Today

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

Last RTS Airport Master Plan completed in 2010

- Reno National Championship Air Races Departure
- Redevelopment of the Nevada Army Guard Facilities
- Regional Shortage of General Aviation Hangars
- Prevalence of Unmanned Aerial System and “Dirt Runway” Operations
- Increased Operations and Varied Users Prompts Evaluation of Contract Tower
- Dwindling Industrial Land Availability in Area
- Growing Interest in Non-Aeronautical Development
- Nearby Housing Growth





Initial Consultant Outreach

- A non-mandatory pre-bid meeting was held at the RTS Terminal on August 21, 2024
- Eighteen (18) local and national firms reached out to RTAA staff through in-person meetings and conference calls
- RTAA staff encouraged participation by local firms either as the prime consultant or sub-consultant on a national firm-led team





Request for Qualifications

Required by FAA

- Advertised on August 9, 2024 – Closed September 17, 2024
- Identified anticipated services, preliminary scope and key staff-identified challenges
- Specified required information for submittal
- Published in the Reno-Gazette Journal and on the Nevada Government eMarketplace (NGEM)
- Five weeks between initial publication and due date

reno gazette journal

NGEM



Statements of Qualifications

- **Seven** firms submitted SOQ packets
- October 16, 2024 selection committee advanced the **four** highest ranked teams to formal interviews
- November 7, 2024 a second selection committee comprised of RTAA staff and one member of the RTAA Board of Trustees participated in interviews that included a formal presentation, a detailed and lengthy Q&A session and a closing statement
- The selection committee unanimously agreed upon **Ardurra, Inc. (Ardurra)**



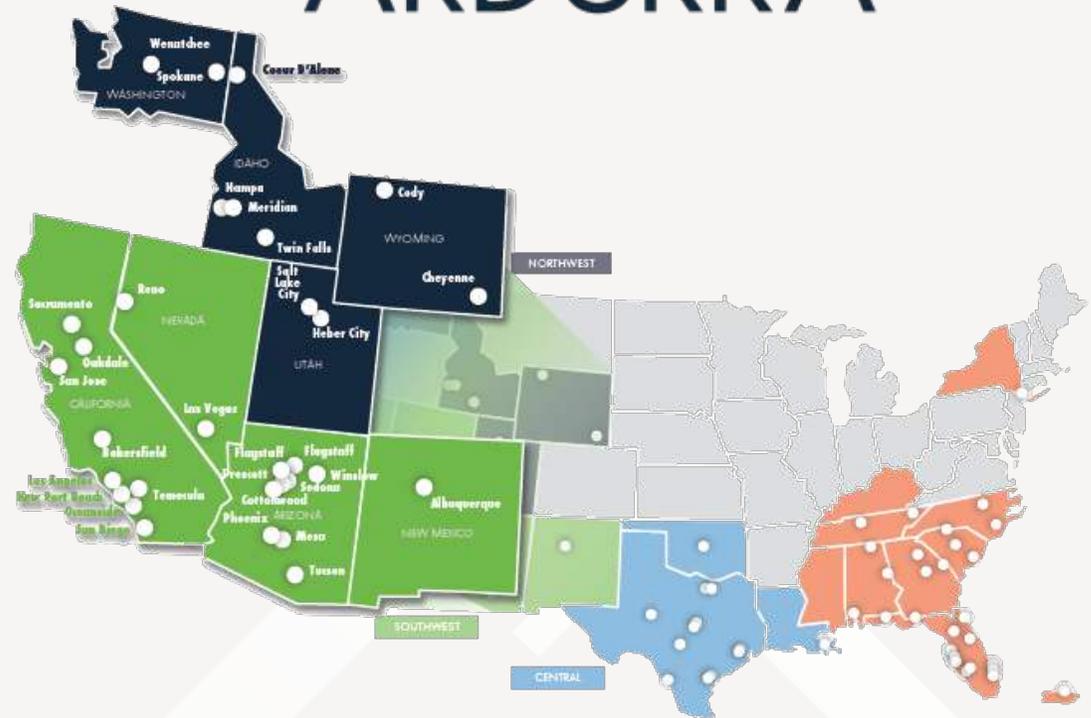


Ardurra, Inc.

- Over forty years of experience with general aviation airport master plans
- Has completed over 150 projects at 43 airports in the last three years
- Successful stakeholder engagement within rural and suburban communities
- The Ardurra team is supported by over ten subconsultants, five of which are also firms registered in Nevada



ARDURRA





Subconsultants



 **Public Involvement**



 **GIS Services**



 **Utilities Master Plan**



 **Rail Feasibility**



 **Federal Contract Tower Feasibility**



 **Noise Analysis & Solar/Geothermal Feasibility**



 **Airspace & Runway Length Analysis**



 **Facilities Assessment**



Paul Cavin Architect LLC

CFBR STRUCTURAL GROUP, LLC





Public Engagement/Outreach



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

The screenshot shows the website header for the Reno-Tahoe Airport Authority. The navigation menu includes: About the Project, [Get Involved](#), Provide Input, Documents, and Project Updates. The main heading is "Public Involvement Opportunities". Below this is a paragraph: "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." There are three main content blocks, each with an icon and a call-to-action button:

- Provide Your Input** (Icon: Pencil): "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." Button: [Submit a Comment →](#)
- Attend an Event** (Icon: Calendar): "Details about future meetings and events will be shared here so you can stay involved throughout the project." Button: [View Upcoming Events →](#)
- Review Project Documents** (Icon: Document): "Use our Document Library to review previous master plans, draft chapters, and event materials." Button: [Explore Project Documents →](#)



Master Plan Working Group

Meeting Purpose & Operating Guidelines

The MPWG is:

- Composed of internal and external stakeholders
 - Internal stakeholders include RTAA staff, tenants based at the airport, pilots and businesses that use the airport
 - External stakeholders include neighboring community members, public agencies with authority/jurisdiction around the airport
- Expected to provide technical expertise, represent local interests and raise issues/concerns
- Tasked with facilitating communication and spreading the word with their constituents
- Encouraged to participate in open dialogue while maintaining respectful discourse
- Kept small to make sure every stakeholder has a voice and opportunity to contribute

Final decisions rest with the RTAA based on the informed decisions that the MPWG makes

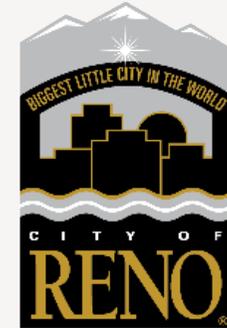


Master Plan Working Group



Zip Codes
89506 & 89508

RENO-STEAD AIRPORT ASSOCIATION

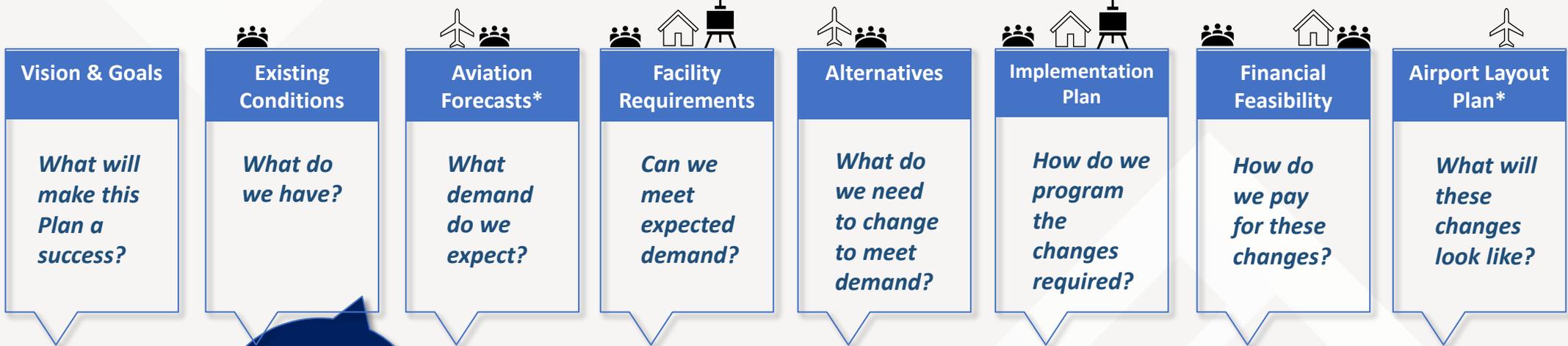




Milestones

-  Advisory Meetings
-  Public Meetings
-  Pop-Ups
-  RTAA Board Meetings

Months from Notice to Proceed



We Are Here

Stakeholder Coordination & Public Outreach Throughout

* FAA Approval Required



Next Steps

- **January:** Draft Inventory of Existing Conditions to RTAA; once finalized, chapter will be posted on website
- **March:** Draft Aviation Forecasts to RTAA; once finalized, chapter results will be sent to FAA for approval. Once approved by FAA, chapter will be posted on website
- **Spring/Summer:** First public meeting



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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