



Master Plan Open House

Reno-Stead Airport

June 23, 2026





Introductions

Ardurra staff with you today



Peter Maiman, AICP, CM
Project Manager



Rick Patton
Senior Planner



Introductions

RTAA Staff

Jed Hammer, C.M.

Airport Planner

Scott Gordon, C.M.

Stead Airport Manager

Lissa Butterfield, C.M.

*Manager of Planning &
Environmental Services*



Reno-Stead
Airport



Reno-Tahoe
Airport Authority

Agenda

Project Overview and Schedule

Inventory of Existing Conditions

Federal Grant Assurances

Land Use

Preliminary Forecasts

Facility Requirements

Next Steps



Today's Objectives

- Introduce the Project
- Share information
- Gather feedback – during this meeting and anytime after





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.”

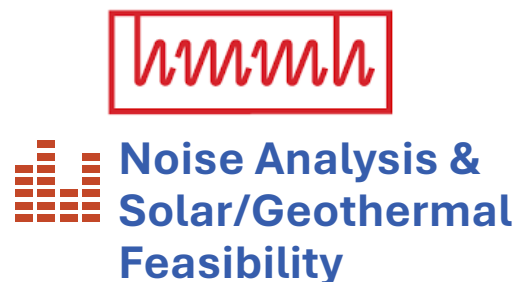
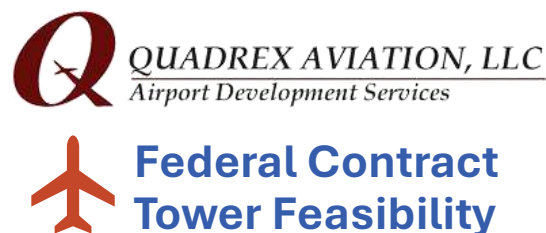
- *FAA Advisory Circular 150/5070-6B Airport Master Plans*



Primary objectives of this study

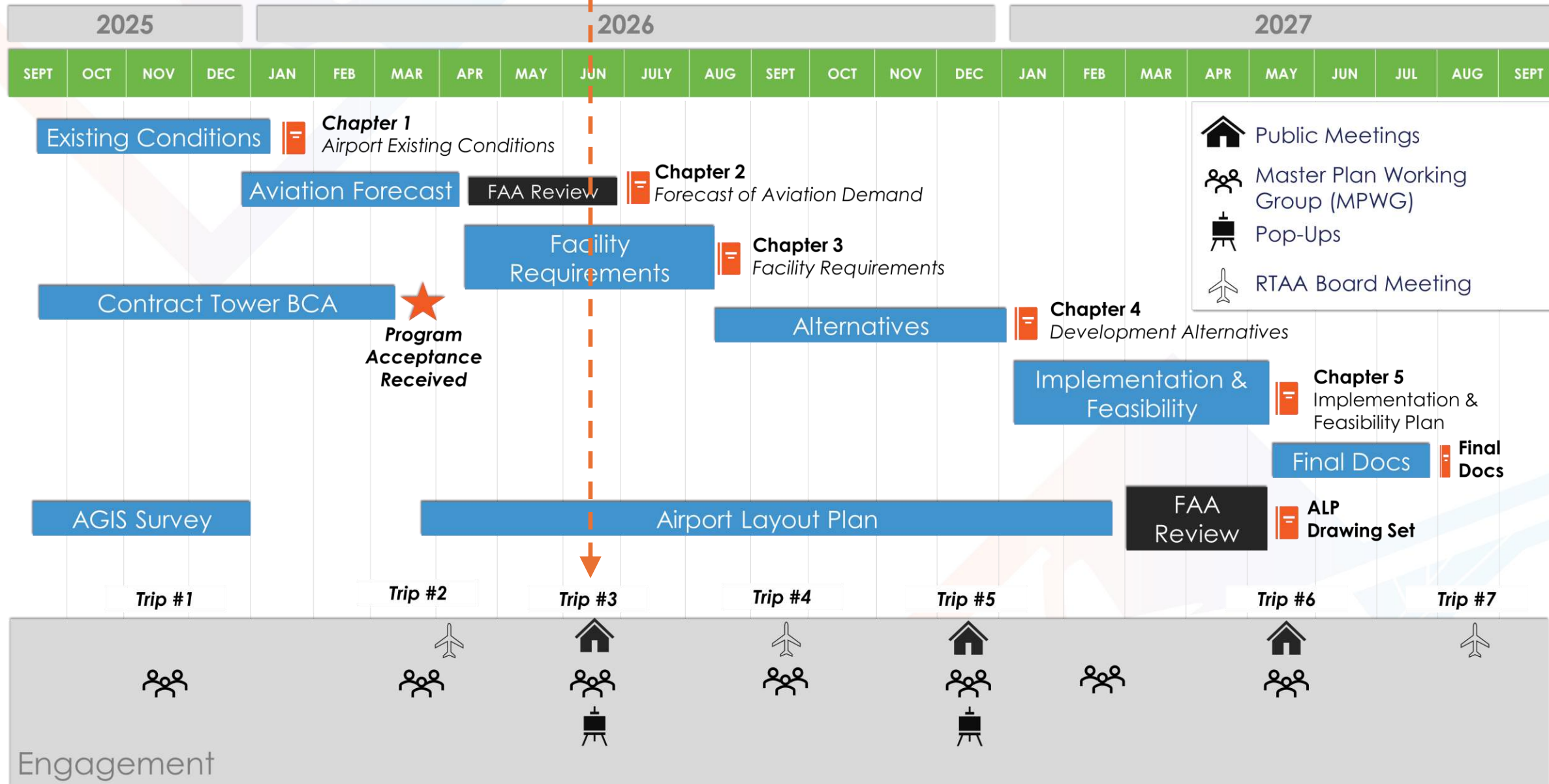
- **Forecasts** – Estimate the future levels and type of operations at RTS in the next 20 years
- **Land Use** – Determine how best to structure future development, with a primary focus on aviation areas, on RTS' 5,000+ acres
- **Airport Facility Planning** – Identify issues and find solutions to meet 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** – Public meetings, pop-up events, Master Plan Working Group (MPWG) meetings

Team Members for Special Tasks





We are here

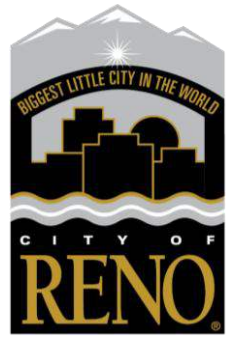


Public Engagement

- Project Website
- Master Plan Working Group
 - 17 Organizations
- Public Meetings
- Community Pop-Ups
- Tenant & User Interviews
- NDOT & FAA Coordination

Zip Codes
89506 & 89508

RENO-STEAD AIRPORT ASSOCIATION



University of Nevada, Reno

**Nevada Center for
Applied Research**





Previous Engagement Opportunities

Date	Meeting
November 13, 2025	Master Plan Working Group - Meeting #1
November 14, 2025	Tenant Meetings
December 18, 2025	RTAA Airport Sustainability Advisory Committee
January 12, 2026	Washoe County North Valleys Community Advisory Board
January 15, 2026	Reno Ward 4 Neighborhood Advisory Board
January 19, 2026	Silver Knolls Community Organization
January 24, 2026	Experimental Aircraft Association Chapter 1361 Annual Banquet
February 26, 2026	RNO CEO Users Group
March 11, 2026	Tenant Meetings
March 12, 2026	Master Plan Working Group - Meeting #2

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

Previous Engagement Opportunities – Cont.

Date	Meeting
March 12, 2026	Tenant Meetings
March 19, 2026	RTAA Airport Sustainability Advisory Committee
April 9, 2026	Board of Trustees Update
June 4, 2026	RTAA Community Outreach Committee
June 4, 2026	RNO CEO Users Group
June 9, 2026	RTAA Planning & Construction Committee
June 12, 2026	RNO CEO Users Group
June 18, 2026	Reno Ward 4 Neighborhood Advisory Board
June 22, 2026	Master Plan Working Group - Meeting #3
June 22, 2026	RTAA Planning & Construction Committee

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Upcoming Engagement Opportunities

Date	Meeting
June 25, 2026	Master Plan - North Valleys Food Truck Popup

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Project Website

Website is primary source for:

- Documents Available for Comment:
 - Inventory Chapter
 - Environmental Overview
- Presentations
- All engagement opportunities
- Online input form



We want to hear from you!

Every comment will help us better understand the community's wishes for the airport, and will be recorded as part of the RTS Master Plan project. If you have a question about the RTS Master Plan process, please submit it here and we'll respond shortly.

First Name *

Last Name *

Email *

Message *

Submit Message →

Inventory

- Major tenants include:
 - TAC Air
 - U.S. Wildland Fire Services (BLM)
 - Army Guard
 - Aviation Classics FBO
 - Dermody Properties
 - Washoe County Sheriff's Office
- Supports 1,400+ jobs in Northern Nevada and over \$328 million economic output*
- Over \$100 million invested in improvements over the last 15+ years

**Source: 2023 RTAA Fiscal, Economic, and Industry Impacts Study*





Inventory

Managed by RTAA

- 5,162 acres of land
- Two paved runways
- One dirt runway
- 50,000 – 55,000 annual operations
- FAA UAS test site

	AIRPORT PAVEMENT		ROF	ROFA
	AIRPORT BUILDINGS		RPZ	RPZ
	AIRPORT BOUNDARY		RSA	RSA



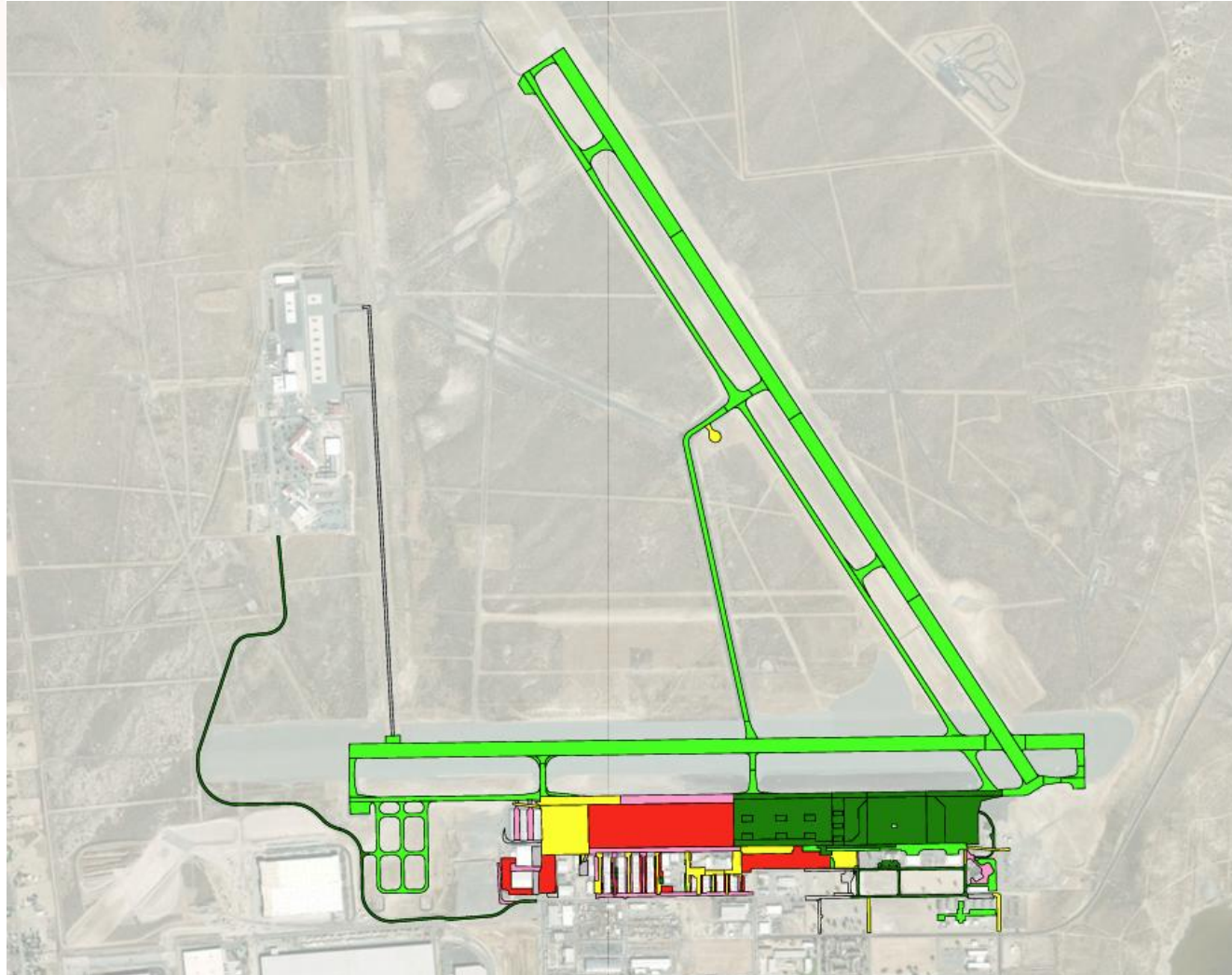
Inventory

- 36 acres of apron pavement
- 113 tie-downs + 148 hangars
- 218 based aircraft

T-Hangar	Small Box	Medium Box	Large Box
10	107	28	2



Pavement Conditions

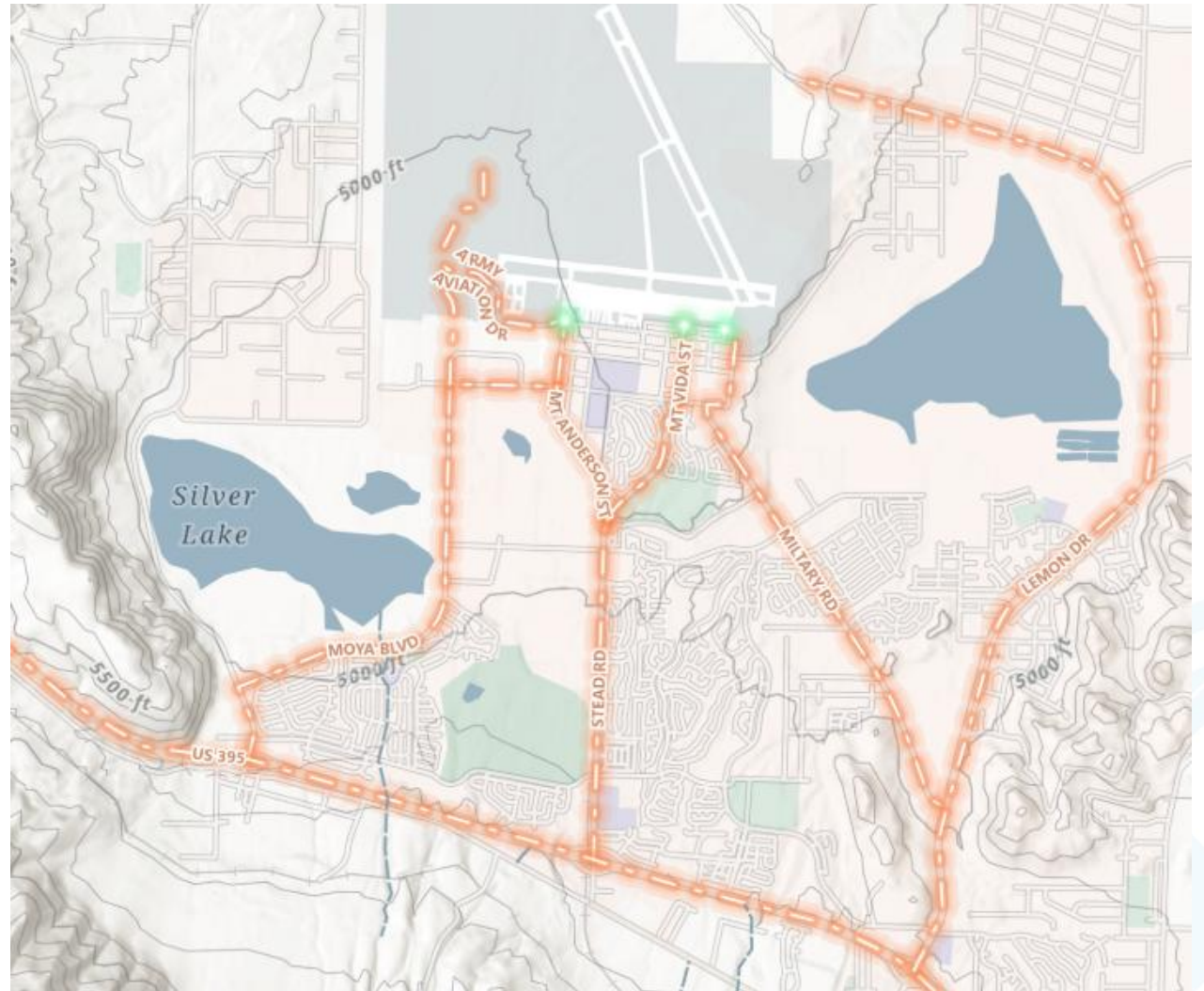
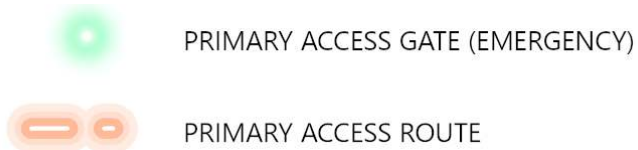


Current Conditions

86-100 Good
71-85 Satisfactory
56-70 Fair
41-55 Poor
26-40 Very Poor
11-25 Serious
0-10 Failed
Not Evaluated

Connectivity

- Primary access via:
 - US-395
 - Stead Blvd
 - Military Road
- Western access via:
 - Moya Dr
- Eastern access via:
 - Lemmon Dr





Funding Overview

10-Year Federal Grant History

- Federal
 - Airport Improvement Program (AIP)
 - Entitlement – \$150,000 annually
 - Discretionary – prioritized for safety
 - State Apportionment
 - Temporary Programs (IIJA, CARES, CRRSA, ARPA)
- Local
 - Bonds or private investment
 - RTS Special Fund for grant match

RTAA has unique ability to transfer AIP funds between RNO and RTS.

Year	Project	Grant Amount
2016	Rehabilitate Apron	\$238,349
2016	Rehabilitate Runway 8/26	\$16,222,173
2017	Reconstruct Apron	\$2,250,626
2019	Reconstruct Apron	\$1,031,773
2020	CARES Act Funds	\$30,000
2020	Reconstruct Apron	\$3,837,153
2020	Reconstruct Taxiway	\$890,625
2021	CRRSA + ARPA Funds	\$82,000
2021	Reconstruct Apron	\$3,814,237
2021	Reconstruct Taxiway	\$900,000
2022	Reconstruct Apron	\$2,781,604
2022	Reconstruct Taxiway	\$888,941
2023	Reconstruct Apron	\$4,446,550
2023	Reconstruct Taxiway	\$267,742
2024	Update Airport Master Plan	\$1,839,914
2024	Reconstruct Taxiway A + Apron	\$26,410
2026	Reconstruct Taxiway A + Apron	\$5,030,000

Federal Grant Assurances

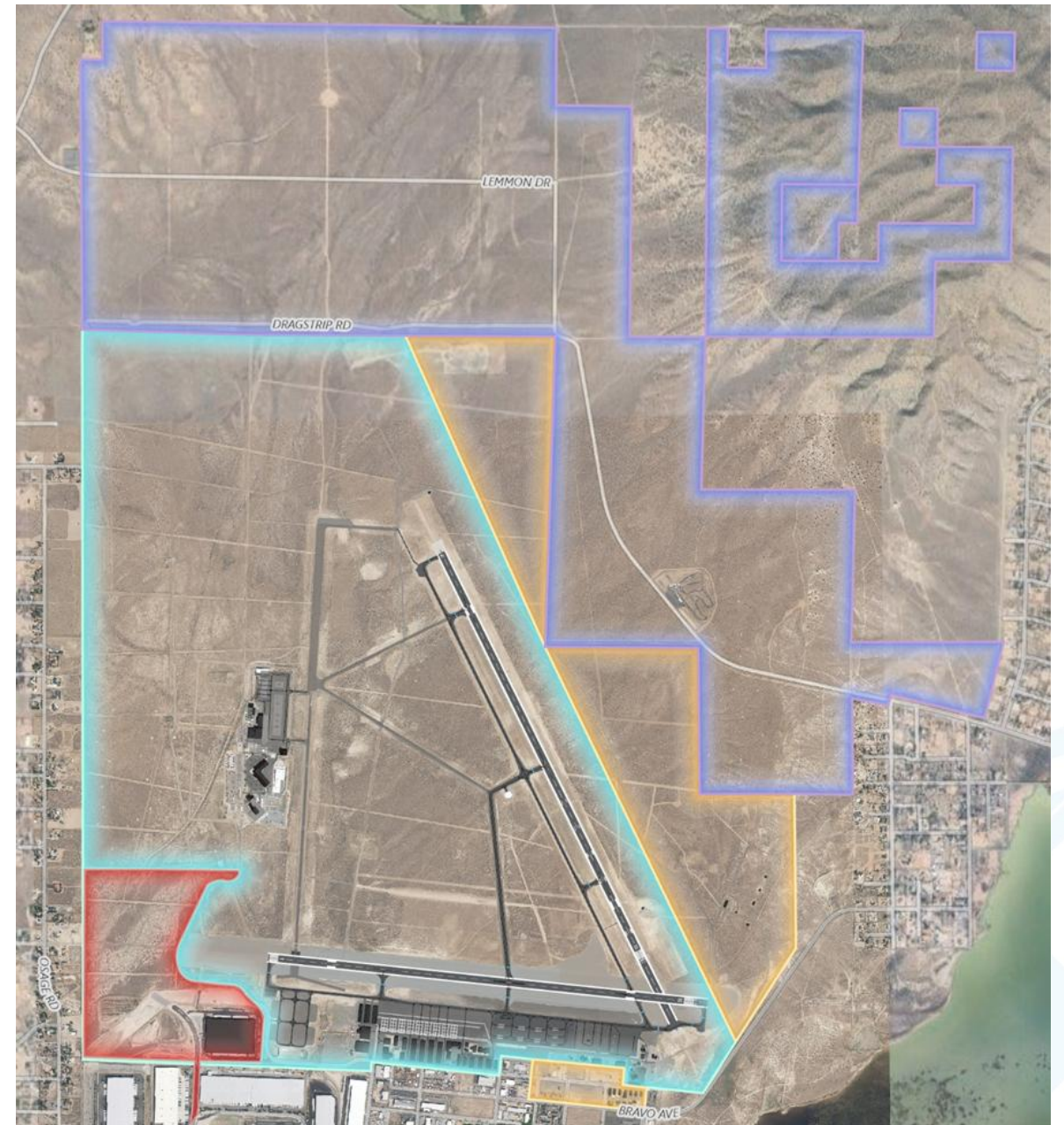
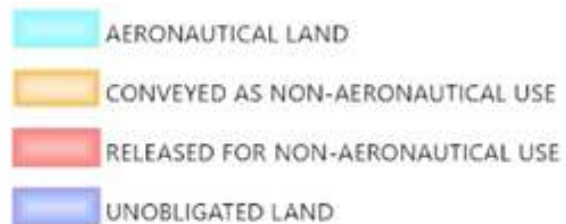
Enforced through 14 C.F.R. Parts 13 and 16

1. General Federal Requirements	11. Pavement Preventative Maintenance	21. Compatible Land Use	31. Disposal of Land
2. Responsibility/Authority	12. Terminal Development Prerequisites	22. Economic Nondiscrimination	32. Engineering & Design Services
3. Sponsor Fund Availability	13. Accounting System, Audit, & Record Keeping	23. Exclusive Rights	33. Foreign Market Restrictions
4. Good Title	14. Minimum Wage Rates	24. Fee & Rental Structure	34. Policies, Standards, & Specifications
5. Preserving Rights & Powers	15. Veteran's Preference	25. Airport Revenues	35. Relocation & Real Property Acquisition
6. Consistency with Local Plans	16. Conformity to Plans & Specifications	26. Reports & Inspections	36. Access by Intercity Buses
7. Consideration of Local Interest	17. Construction Inspection & Approval	27. Use by Government Aircraft	37. Disadvantaged Business Enterprises
8. Consultation with Users	18. Planning Projects	28. Land for Federal Facilities	38. Hangar Construction
9. Public Hearings	19. Operation & Maintenance	29. Airport Layout Plan	39. Competitive Access
10. Metropolitan Planning Organization	20. Hazard Removal & Mitigation	30. Civil Rights	40. Leaded Avgas



Land Ownership

- ~2,300 acres transferred as Military Surplus Land
 - Conveyances as both aeronautical and non-aeronautical
- Unobligated land purchased in support of Reno Air Race's
- 178.5 acres released for non-aeronautical use in May 2022

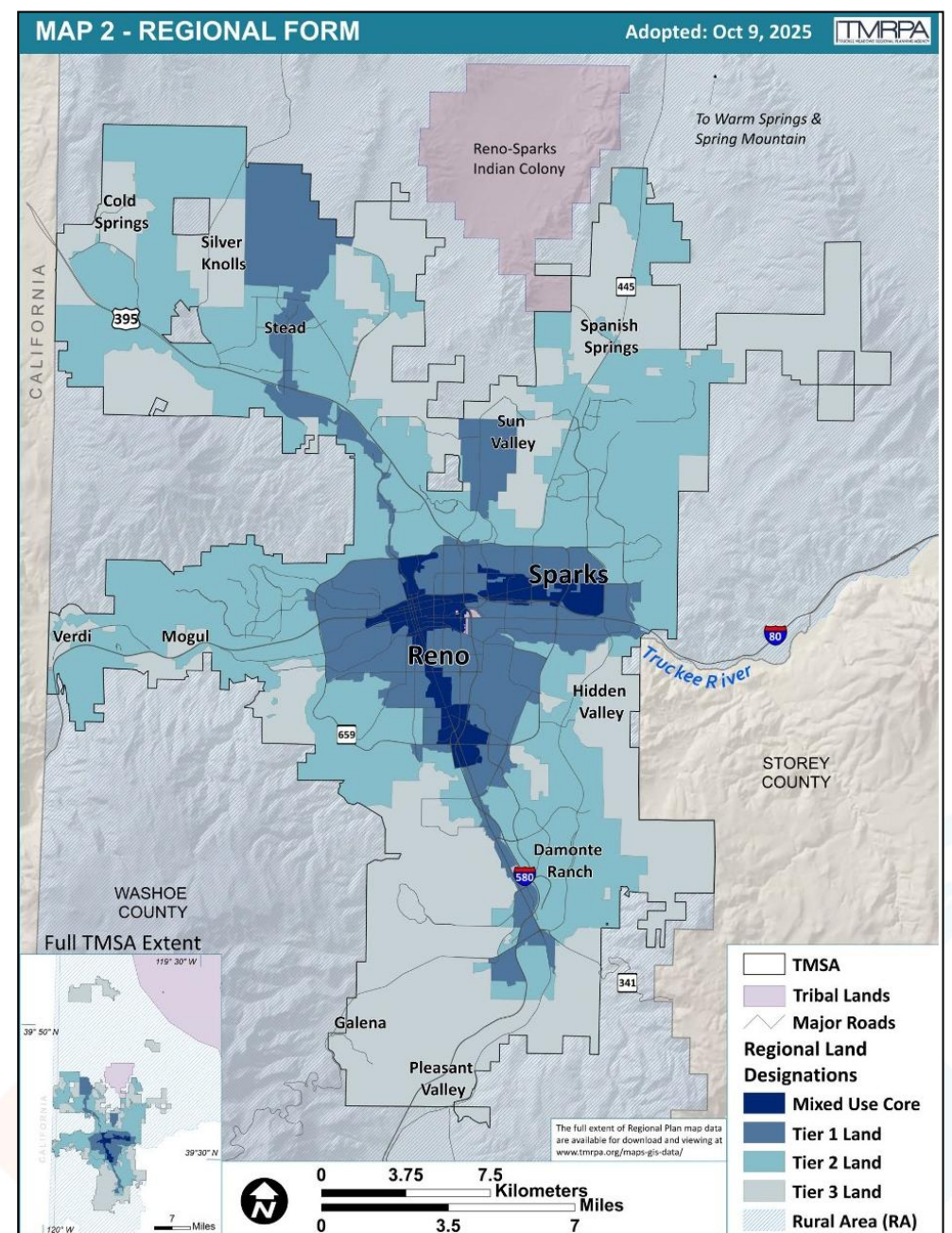




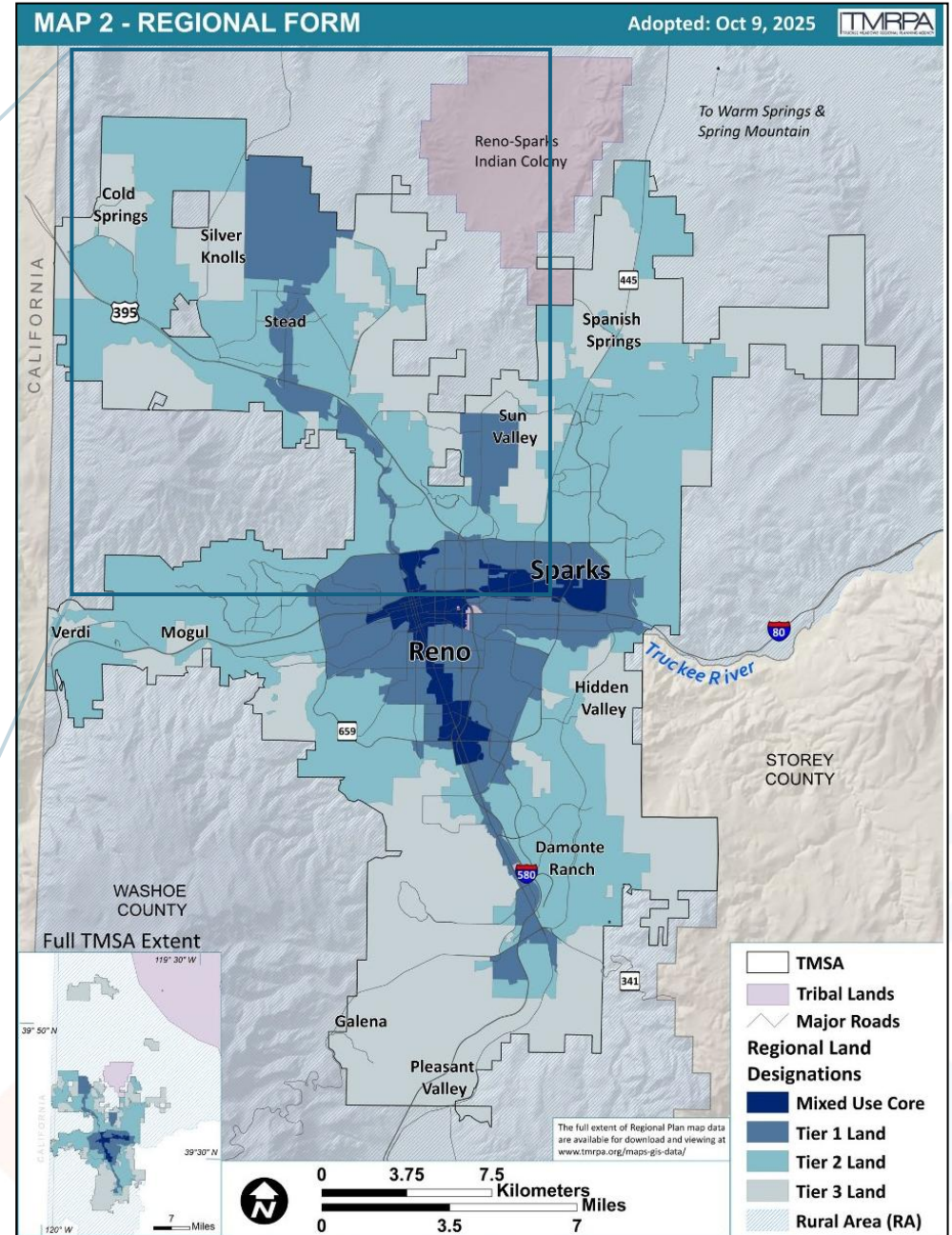
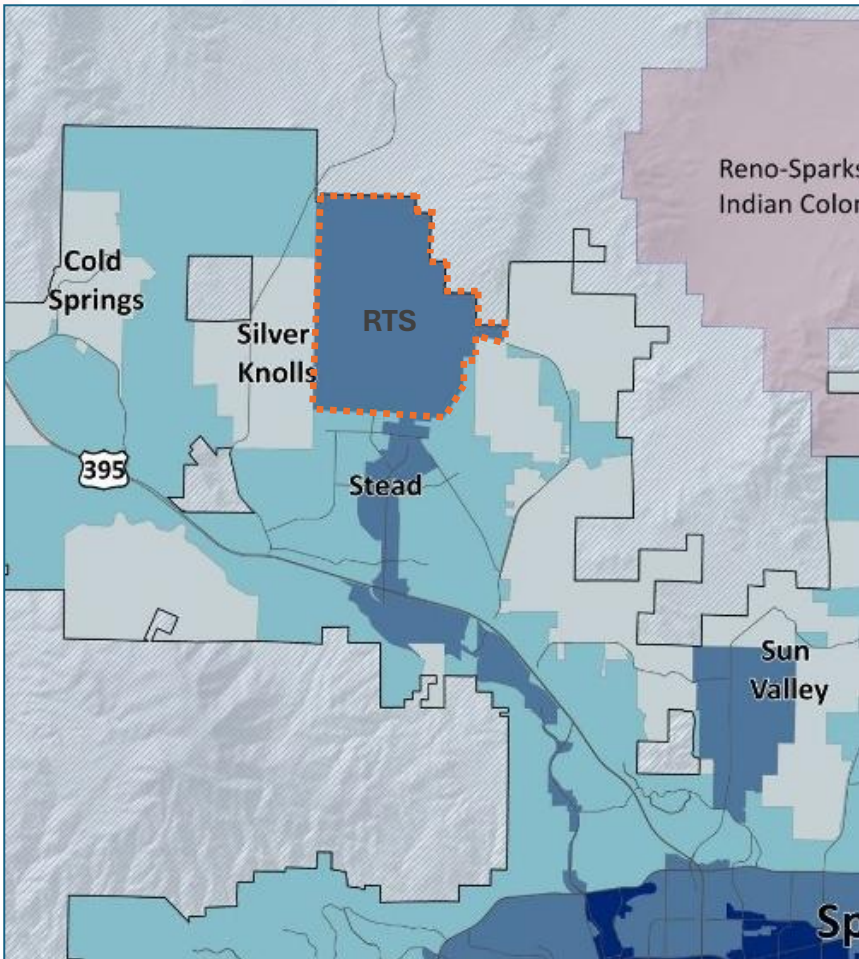
TMRPA

Truckee Meadows Regional Plan (2024)

- Established in 1989 through Nevada Revised Statutes 278.100-278.265
- Truckee Meadows Regional Planning Agency (TMRPA) fosters coordination among the three local governments: the cities of Reno and Sparks and Washoe County
- Creates a shared vision of what the communities strive to achieve in terms of land use and development over the next 20 years
- Truckee Meadows Regional Planning Commission (RPC) will review this master plan to ensure alignment with regional planning.



Tier 1: Moderate/varying range development is expected and number two in the priority hierarchy for development.



Currently Identified Future Development Areas

Dermody

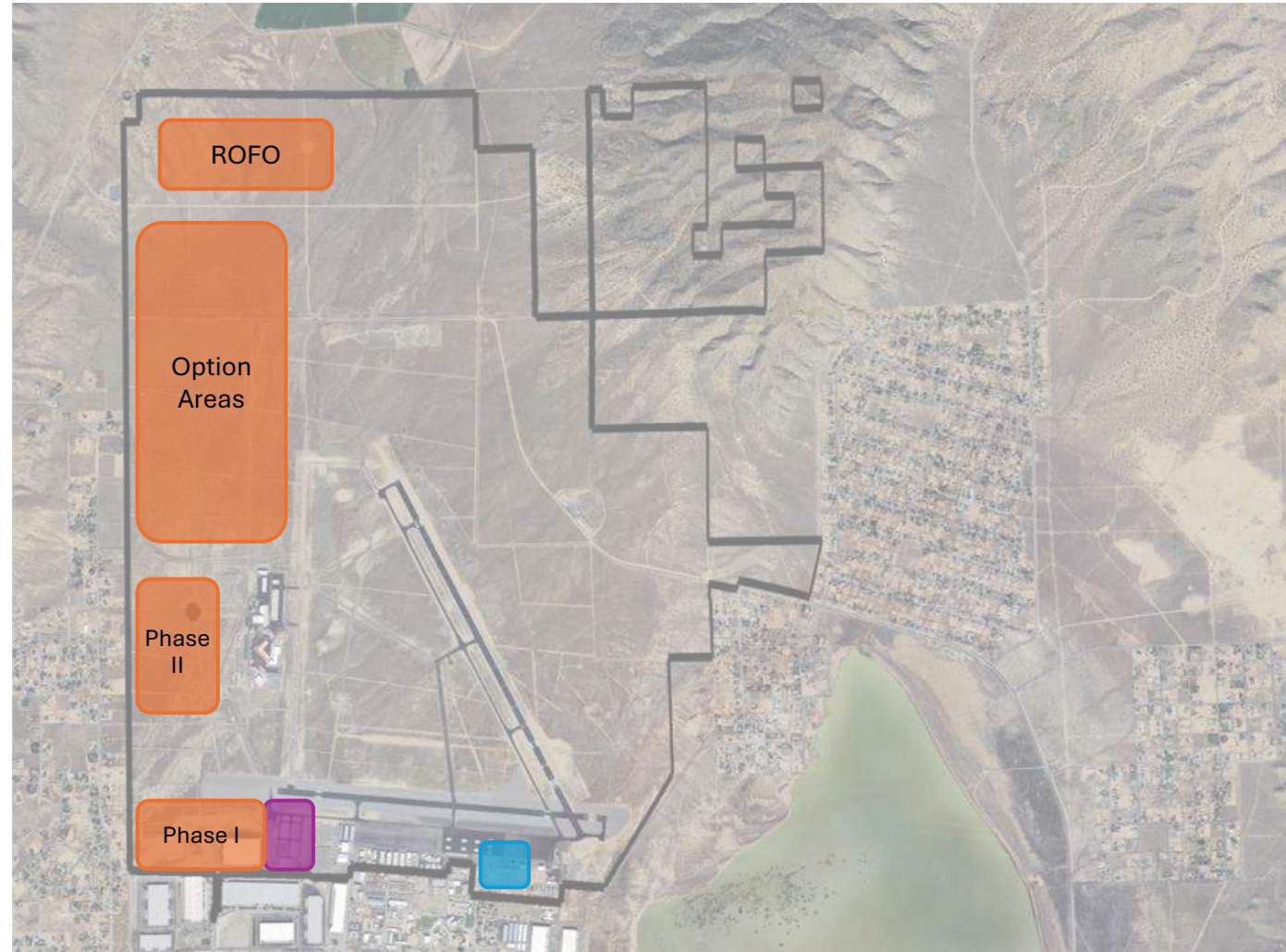
Phase I currently in development

Hangars

Hangars being developed in O-Block

Gillemot Foundation

Truckee Meadows Community College



Forecasts



Based Aircraft

Aircraft storage needs



Operations

Capacity for takeoffs and landings



Critical Aircraft

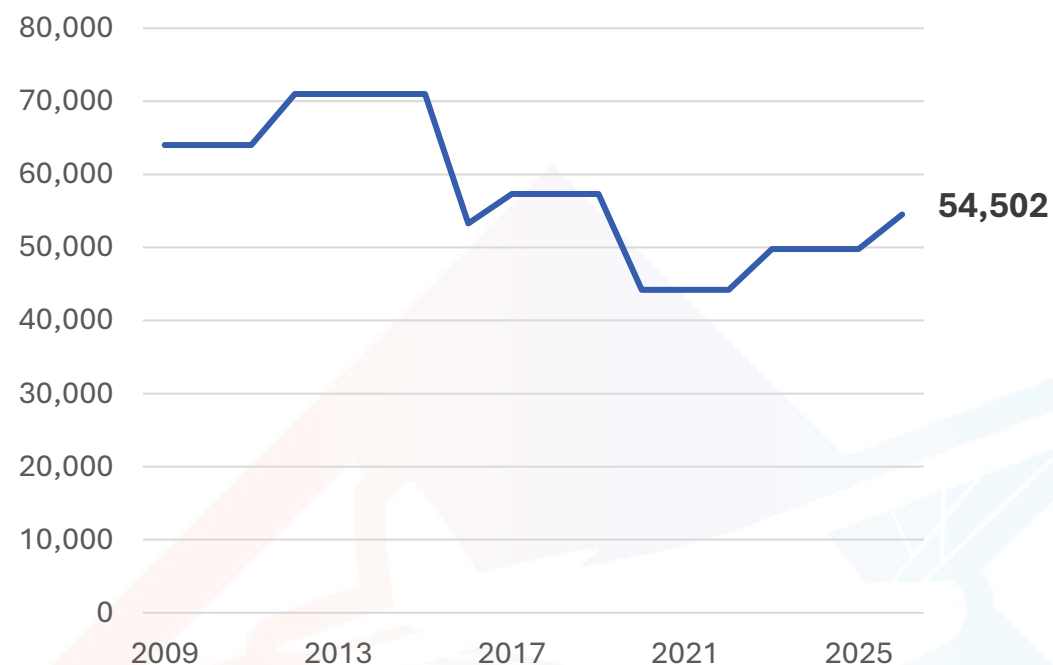
Airfield design

Baseline Operations – Virtower

Virtower Operations from 09/01/2024 to 08/31/2025

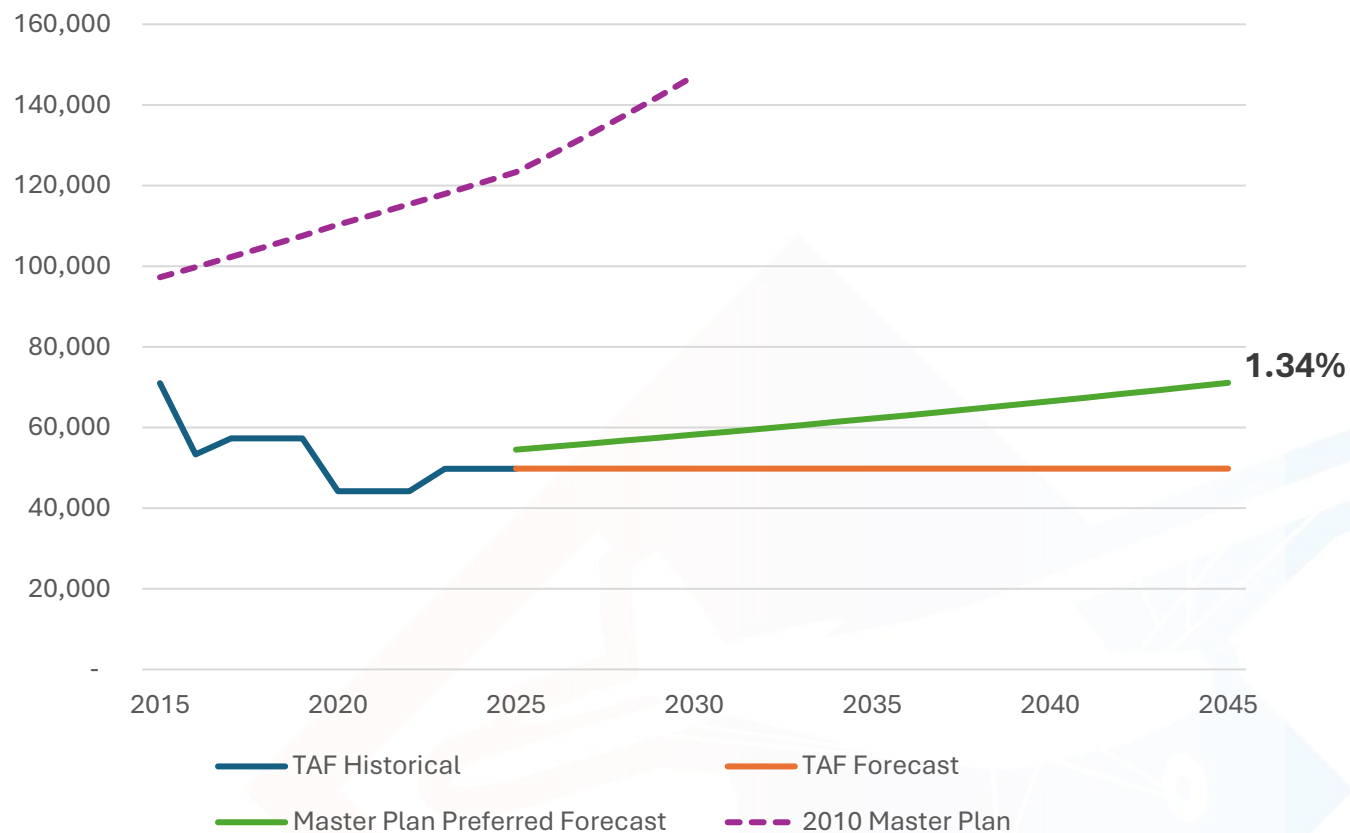
Local			
GA		Military	
35,918		405	
Itinerant			
Air Carrier	Air Taxi	GA	Military
436	1,629	14,301	1,813
Total Master Plan Baseline Operations			
54,502			

Historical Operations



Operations Forecasts

Local Rate		
GA	Military	
1.4%	0%	
Itinerant Growth Rate		
Air Taxi	GA	Air Carrier & Military
1.4%	1.4%	1.4%
Total Master Plan Growth		
1.34%		



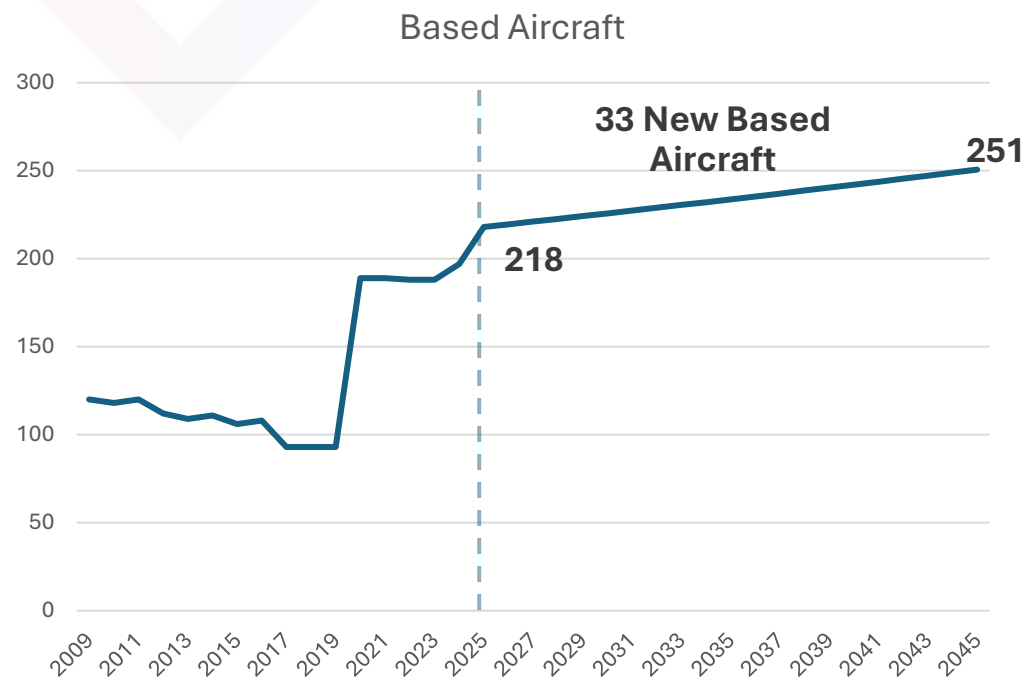
Based Aircraft Forecast

Year	Single Engine-Piston	Multi Engine Piston	Prop-Turbine	Jet	Helicopter	Total
2025	196	5	1	11	5	218
2030	201	5	1	13	6	225
2035	206	5	1	14	7	233
2045	217	6	2	19	9	251
CAGR	0.5%	0.5%	2.1%	2.7%	2.7%	0.7%

33 new based aircraft over the planning period

Forecasts Overview

Pending FAA Approval





Unmanned Aircraft Systems (UAS) Forecasts

Aligned with FAA UAS Forecasts

Year	Annual UAS Operations - Base Case	Annual UAS Operations - High Growth
2025	300	300
2030	366	375
2035	448	470
2040	668	736
CAGR	4.08%	4.59%



Critical Aircraft

	Critical Aircraft	AAC-ADG	TDG
Existing	McDonnell Douglas MD-87	C-III	3
Future	McDonnell Douglas DC-10/ Boeing B767-300	C/D-IV	5





Facility Requirements

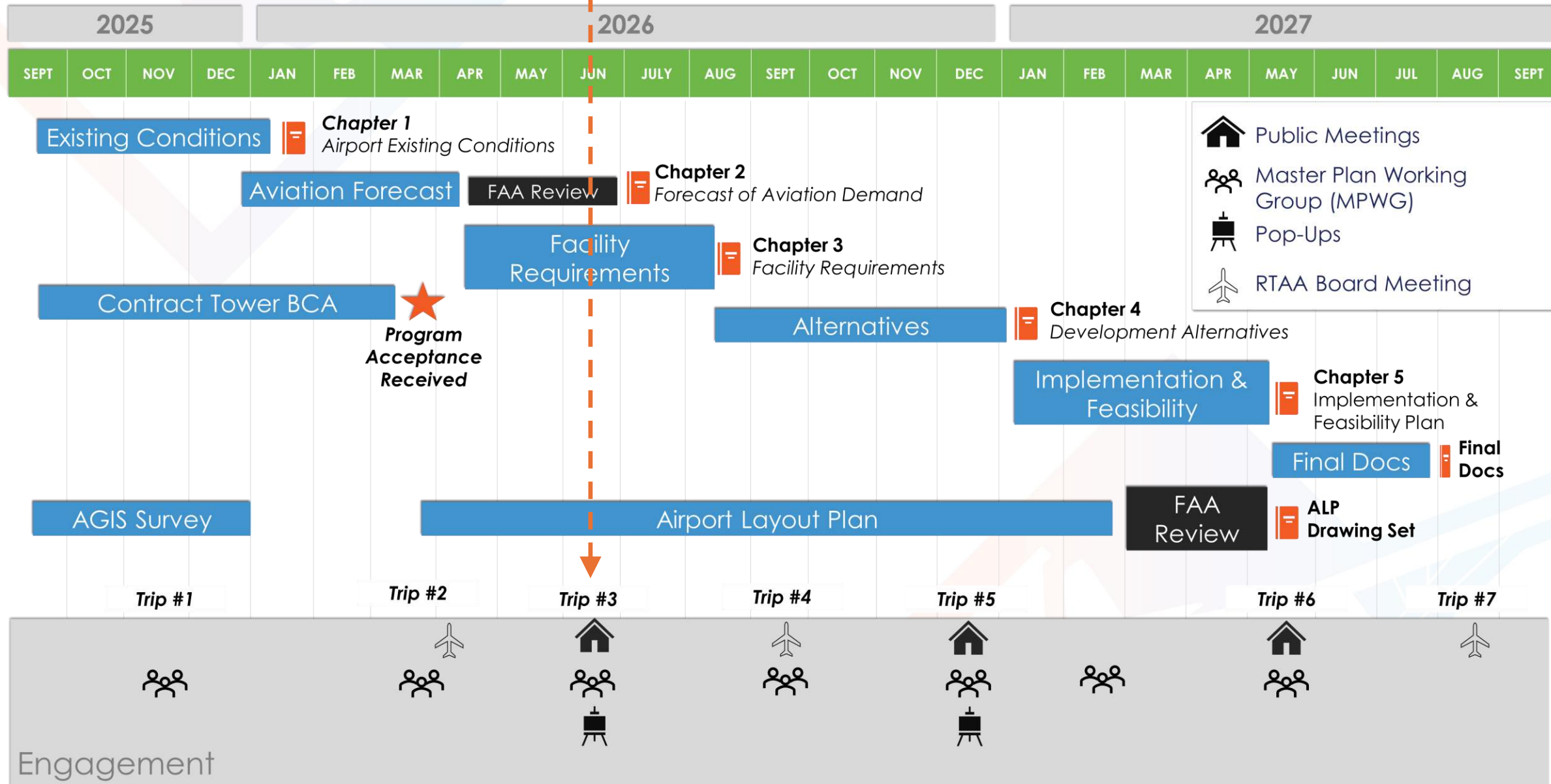
Facility	What we analyze
Airfield	
Capacity	Can the runways accommodate demand?
Runway Length	Are the runways adequate in length?
Runway Wind Coverage	Do the runways align well with prevailing wind?
Airfield Design	Do the runways and taxiways have deficient elements?
Airspace	Is the airspace adequate for RTS operations?
Navigational Aids	Does the Airport need any additional navigational aids?
Hangars/Apron	
Aircraft Parking and Storage (Hangars)	Is there enough space for aircraft parking and storage?

Facility Requirements

Facility	What we analyze
Miscellaneous Facilities	
FBO / MRO	What land should be preserved for future large FBO/MRO type developments?
UAS Operations	What land and airspace is needed for these operations today? What about in the future?
Airport Support Facilities	Are facilities in good condition and is there enough room?
Land Use	
Land Use	What is the envelope of land that must be preserved for aeronautical purposes?
Tenants	
U.S. Wildland Fire Services (BLM)	Is their space and location adequate?
NV Army National Guard	Is their space and location adequate?



We are here





Next Steps

- Publish Forecast after FAA approval
- Finalize Facility Requirements
- Alternatives process to analyze:
 - Land Use – aeronautical envelope / nonaeronautical opportunities
 - Hangar & MRO development options
 - Airtanker Base expansion / relocation options
 - Airfield geometry corrections / enhancements
- Master Plan Working Group #4: Fall 2026

Project Team Contact Information

RTAA Staff



RTSMasterPlan.com

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Questions?

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