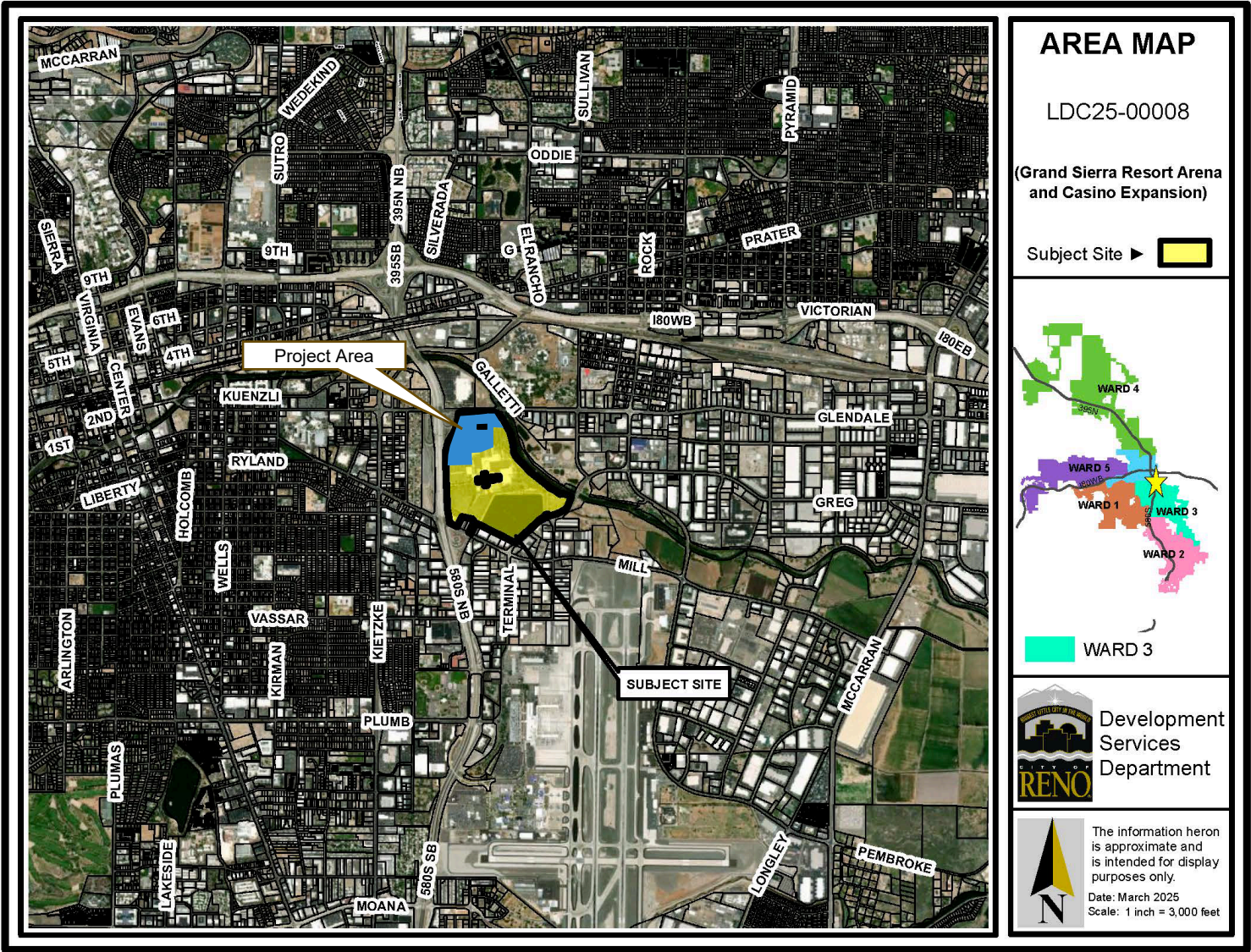


LDC25-00008
(Grand Sierra Resort Arena)
Reno Planning Commission
April 2, 2025



Project Information

- **Request:** CUP to allow for: 1) multi-purpose sports arena, 2) building height greater than 85 feet, and 3) amusement/recreation outside (public plaza space).
- **Site size:** ±28-acre project area located on northern portion of ±140-acre GSR site



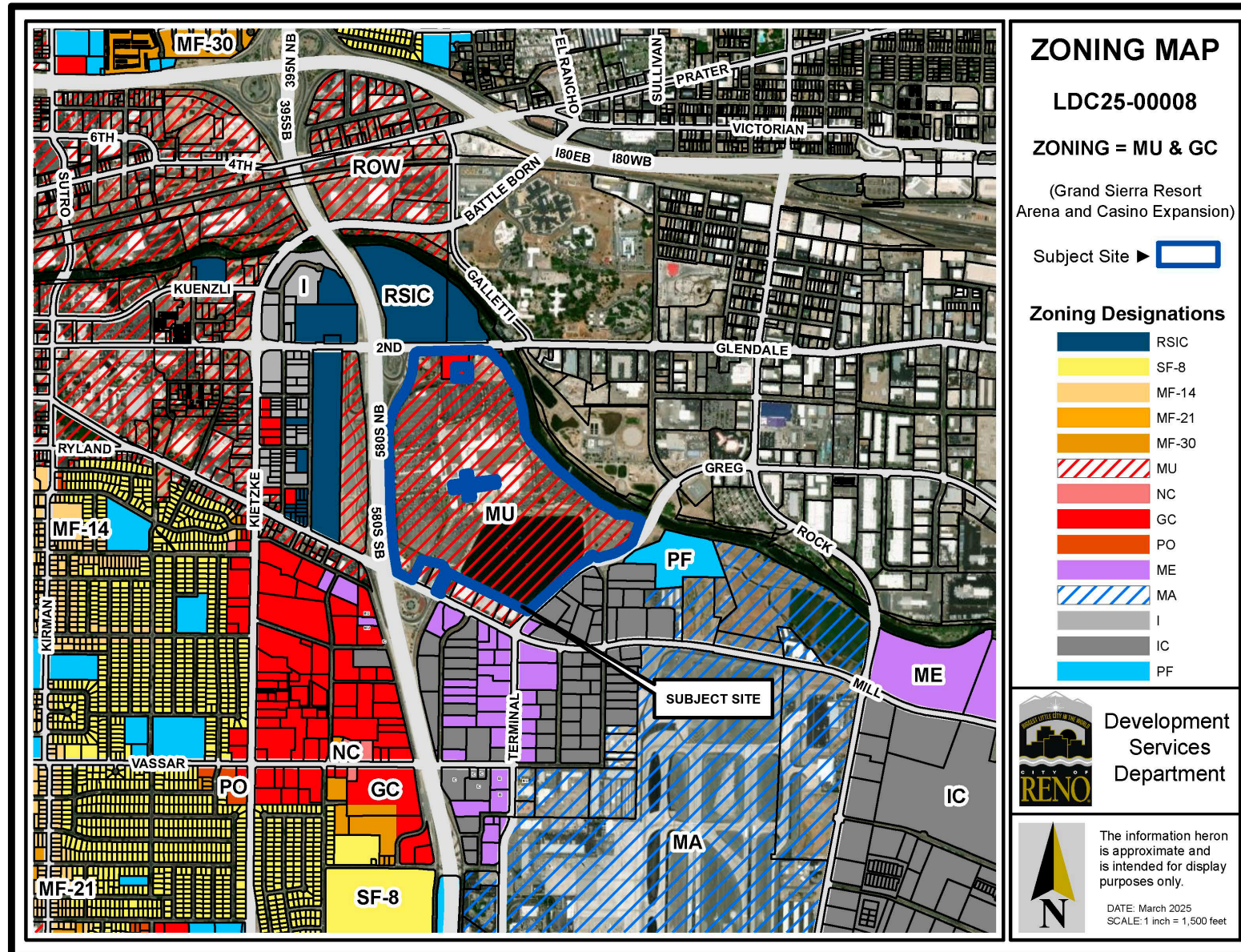
Background

- 1978: Property opens as MGM Grand
- 1981: Expansion included an additional 26-story wing
- Several changes to ownership and branding
- Numerous entitlements approved for property amenities and expansions (aqua golf, outdoor amusements, ice rink, etc.)



Western Nevada Historic Photo Collection: <https://wnhpc.com/details/fb10158517841003676>

Zoning District

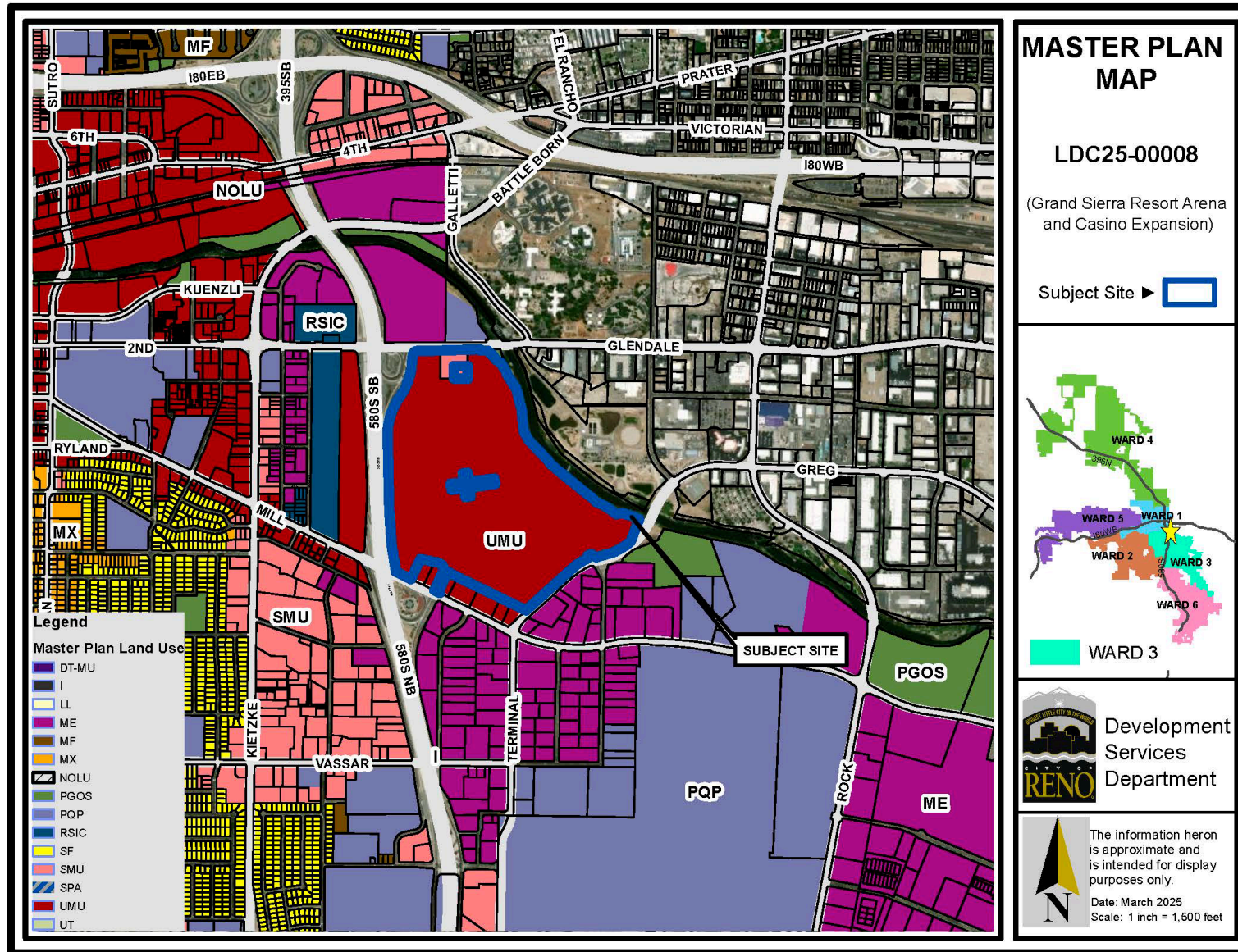


- Mixed-Use Urban (MU)
– Gaming Overlay
- General Commercial (GC)

Master Plan Land Use

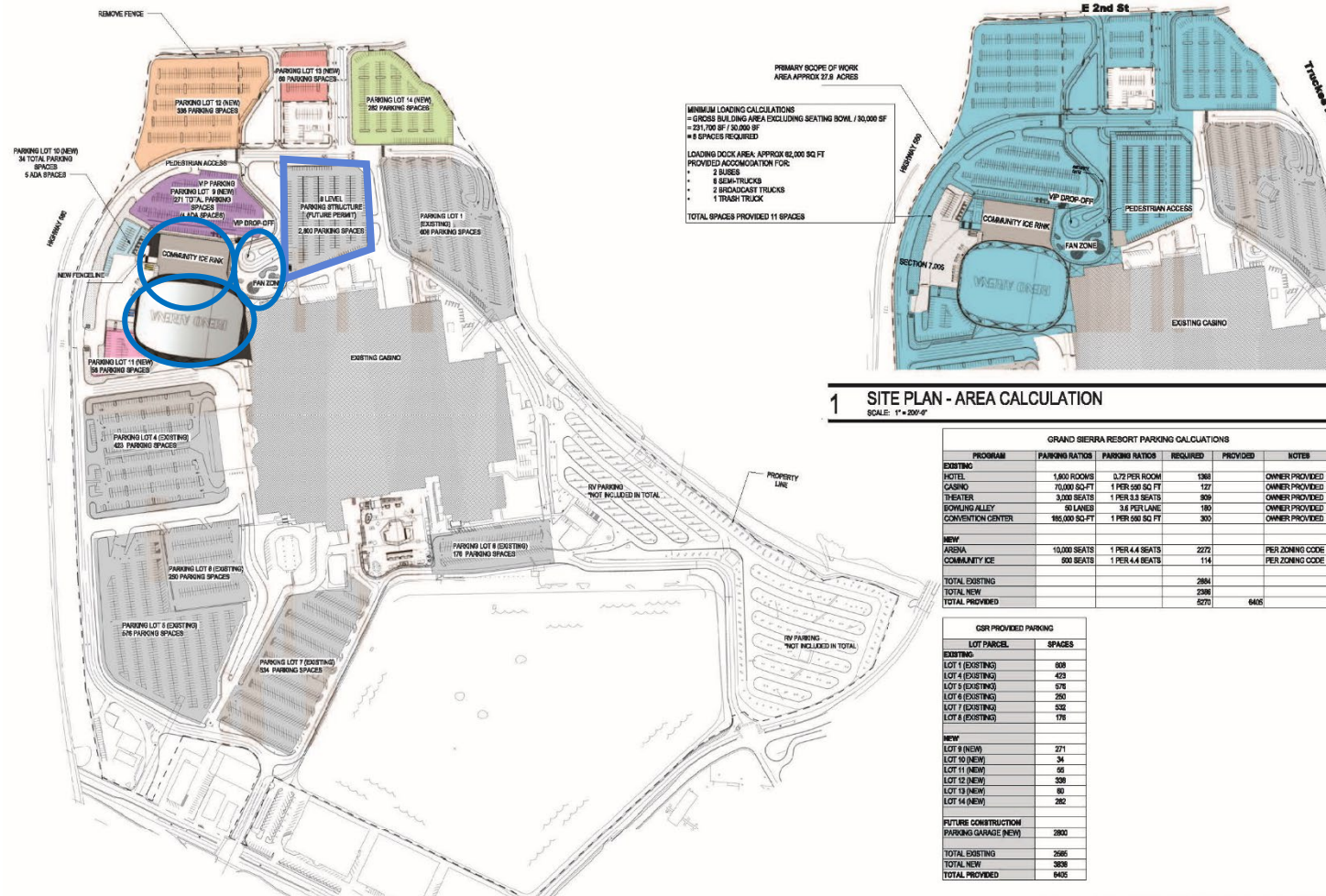
- Urban Mixed-Use (UMU)

- GP 1.2A: Arts and Outdoor Recreation Tourism
- GP 1.5B: Urban Revitalization
- GP 2.2A: Priority Locations for Infill and Redevelopment
- GP 2.2B: Underutilized Properties
- GP 2.4J: Reno Sparks Indian Colony
- AP C-UC.16: Parking Structures
- AP C-UC.7: Complete Streets
- AP C-UC.4: Community Amenities



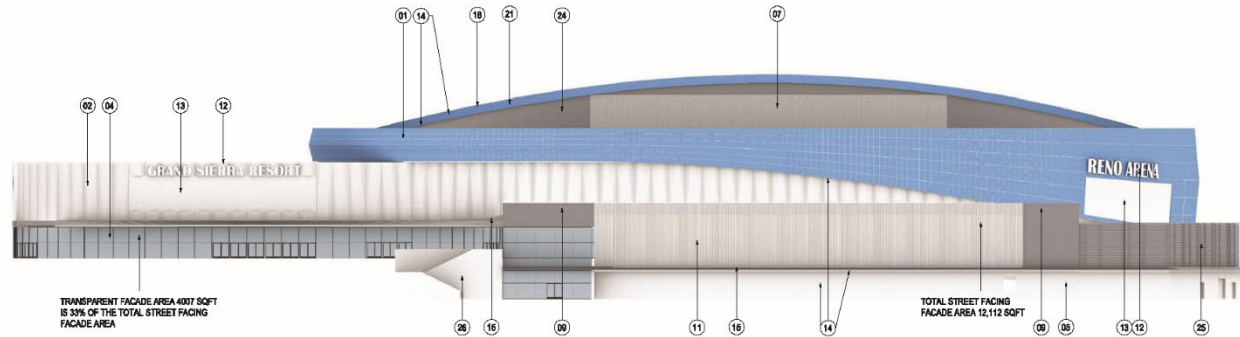
Project Overview

- 295,000 sq. ft. (10,000 seat) multi-purpose arena
- ±45,000 sq. ft. (500 seat) connected ice rink
- Eight-level parking garage (2,800 spaces)
- “Fan Zone” central plaza area
- Associated surface parking lot and site improvements

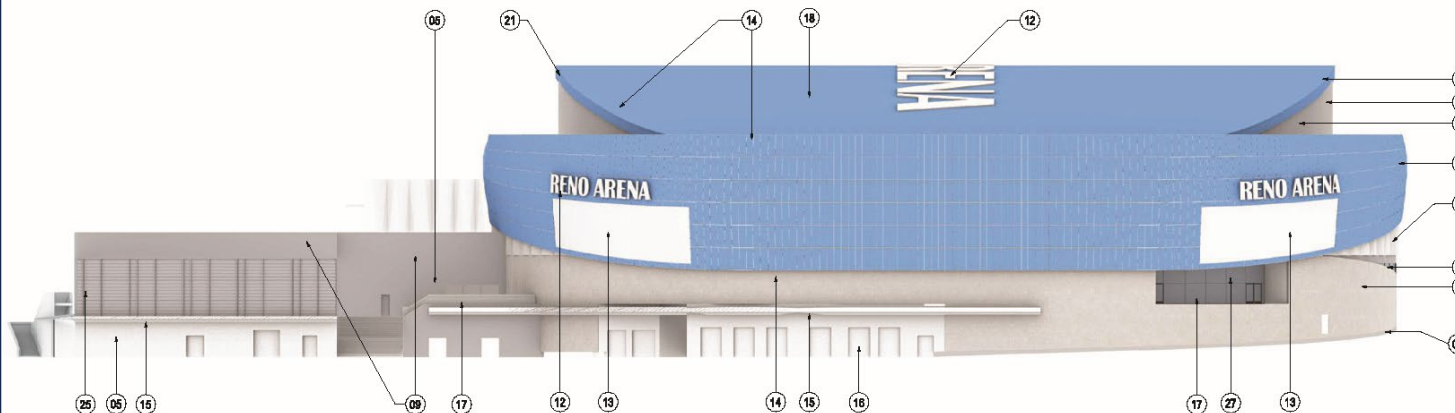


Building Design

- East-west orientation with court level 19 feet below main concourse (hotel level)
- Arena height is ± 118 feet with the attached north facing ice rink at ± 58 feet in height.
- Centralized location and connectivity to the 27-story hotel support $>85'$ in MU zone.
- 33% of street facing façade is transparent glazing (25% required)



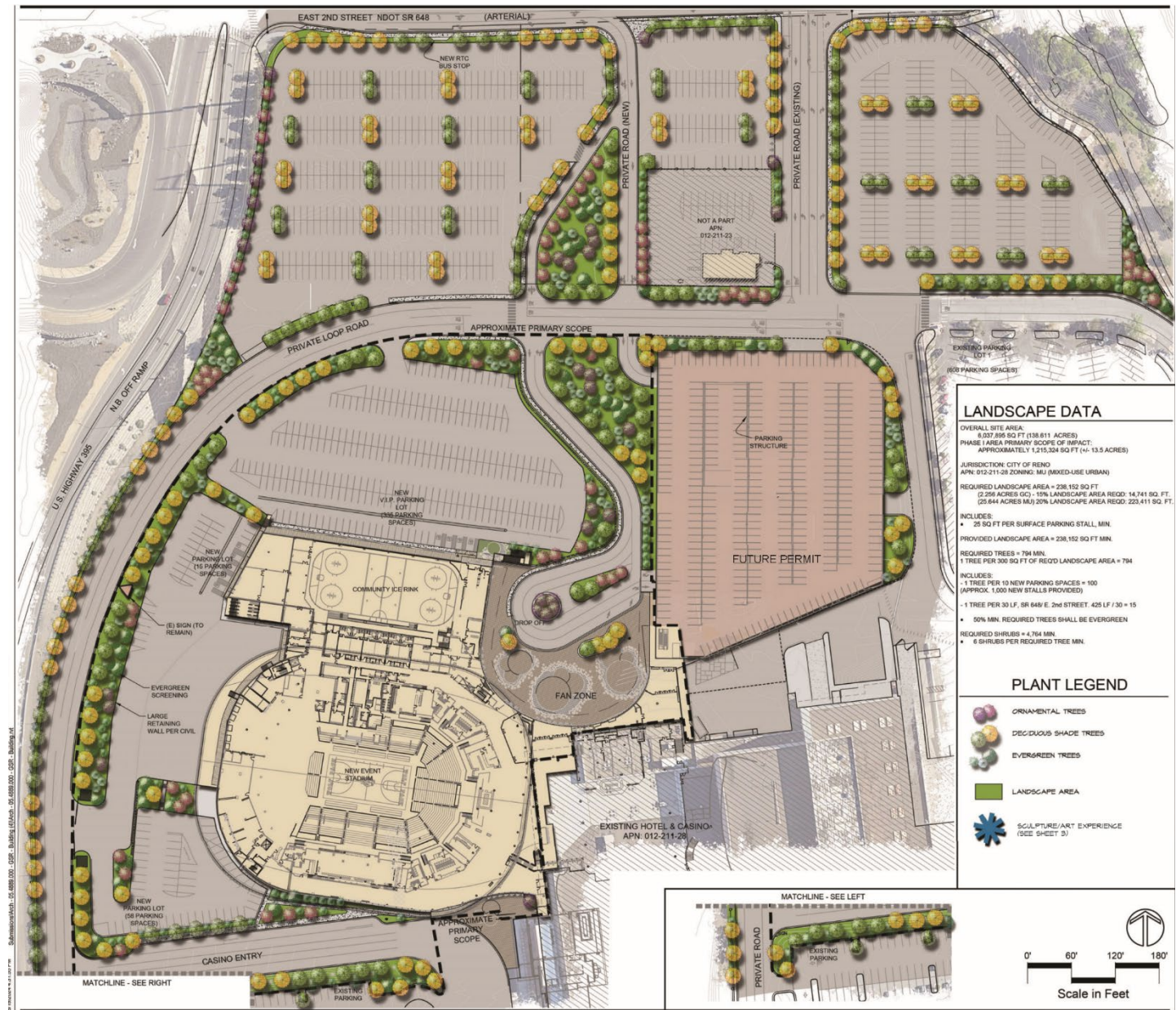
North Elevation



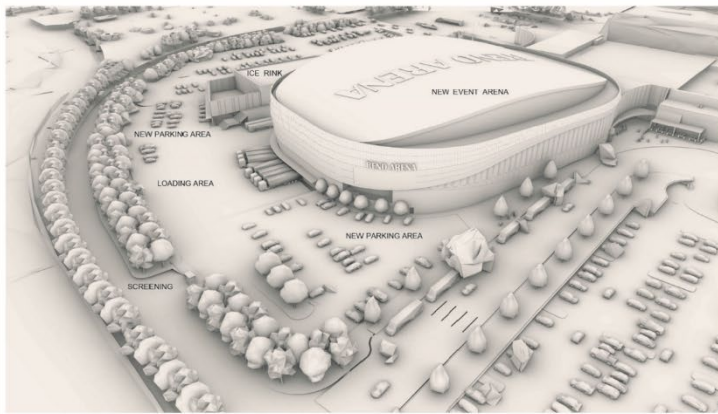
West Elevation

Site Design

- RMC 18.04 “Building Orientation” – Enhanced landscaping, direct pedestrian access, pedestrian amenities
- E. 2nd St. improvements include underground powerlines
- ±800 new trees and associated ground cover
- 1% of project costs allocated to pedestrian amenities in MU zone
- Plaza “Fan Zone” pre-game events and special activities



Site Design



BIRDSYE OF LOADING AREA

CONCEPTUAL SKETCH - SEE ARCH. FOR MOST CURRENT



EXISTING GSR LOOP ROAD

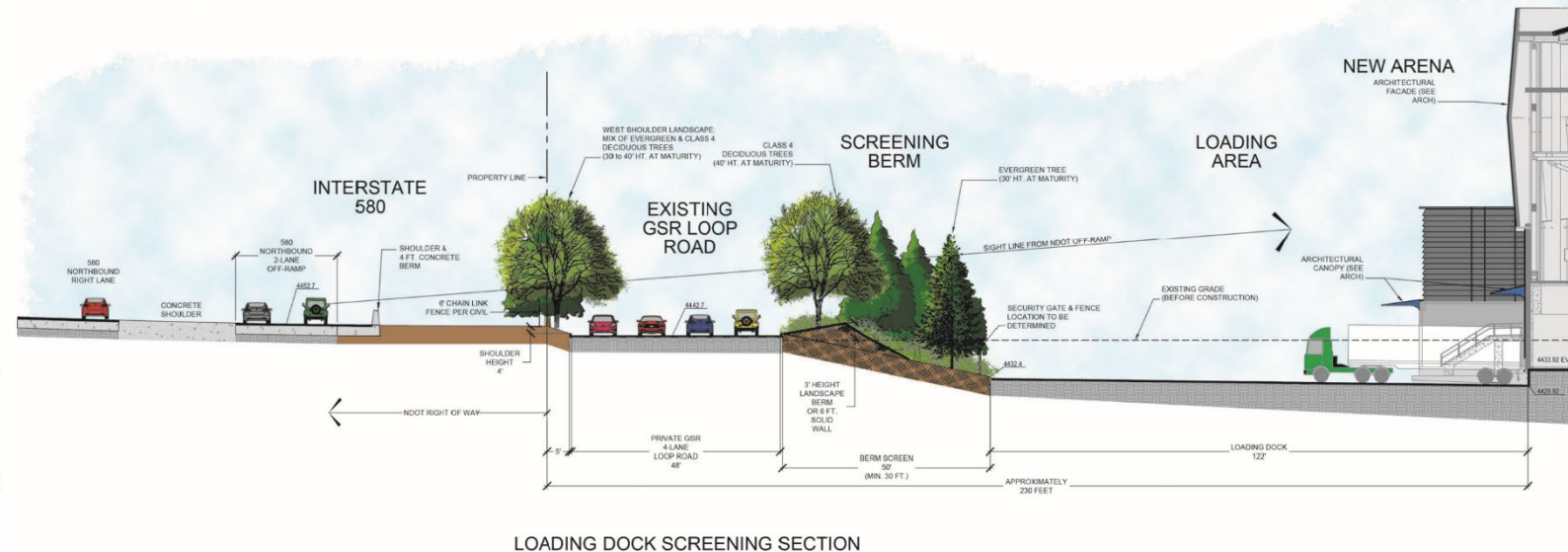
SEE ARCH. FOR MOST CURRENT

SHEET NOTES

- CROSS-SECTION 8 CONCEPTUAL
- FINAL GRADER & PLANTER WIDTHS SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS, AND SHALL COMPLY WITH RMC 18.04 (0035), GENERAL STANDARDS FOR URBAN MIXED-USE DISTRICTS.

SCREENING NOTES

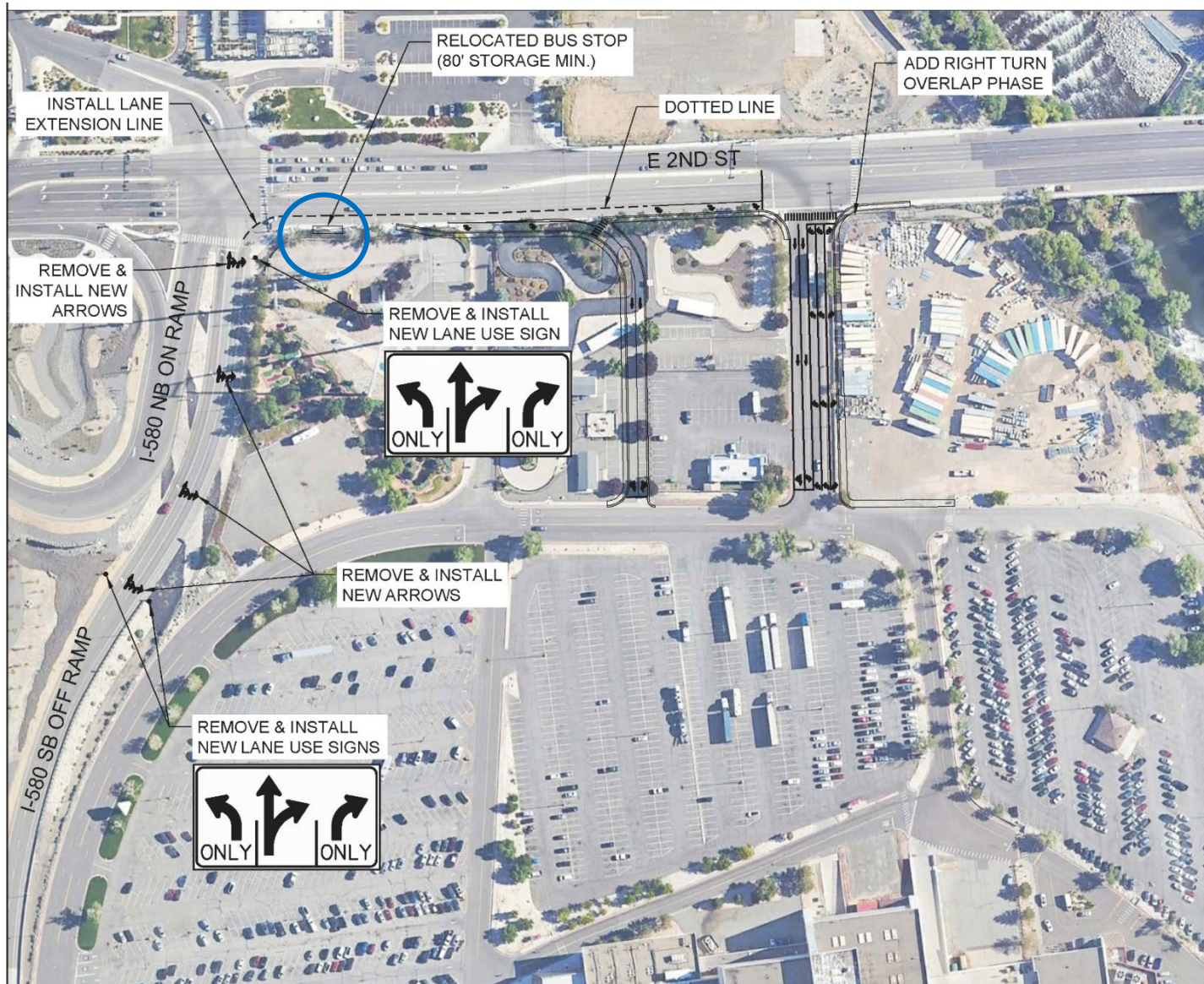
- SCREENING EVERGREEN TREES SHALL BE:
- PLANTED NO LESS THAN 15 FT. APART
- DECIDUOUS STREET TREES SHALL BE:
- PLANTED NO LESS THAN 30 FT. APART
 - CLASS 4, SELECTED FROM THE CITY OF RENO URBAN TREE LIST
- SCREENING LANDSCAPE SHALL BE:
- A MINIMUM OF 30 FEET WIDE
 - HAVE A 3 FEET HEIGHT BERM
 - Q5.8 FT. TALL MASONRY WALL
- TREE GROWTH CAN BE ANTICIPATED TO GROW APPROXIMATELY TWO (2) FEET PER YEAR IN OUR CLIMATE

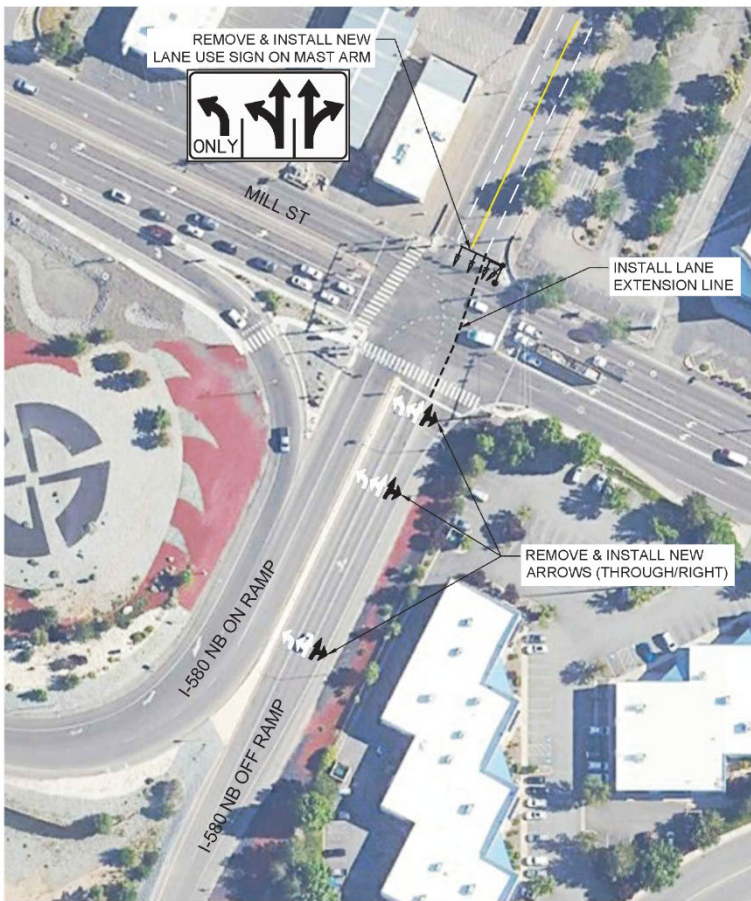


LOADING DOCK SCREENING SECTION

Traffic & Parking

- Access via E. 2nd St., Mill St., and Greg St.
- TIA - 2,600 Peak Hour Trips (PHT) arriving and 186 departing (in the PM peak hour)
- Assumptions at full arena and theater occupancy during PH - ± 7 times
- **Conditions 7-8** based on NDOT, RTC, RSIC, PW feedback. Final TIA prior to permitting
- Permanent directional lane use alterations (off-ramps, Mill St., 2nd St.) and a right-turn lane on E. 2nd St.





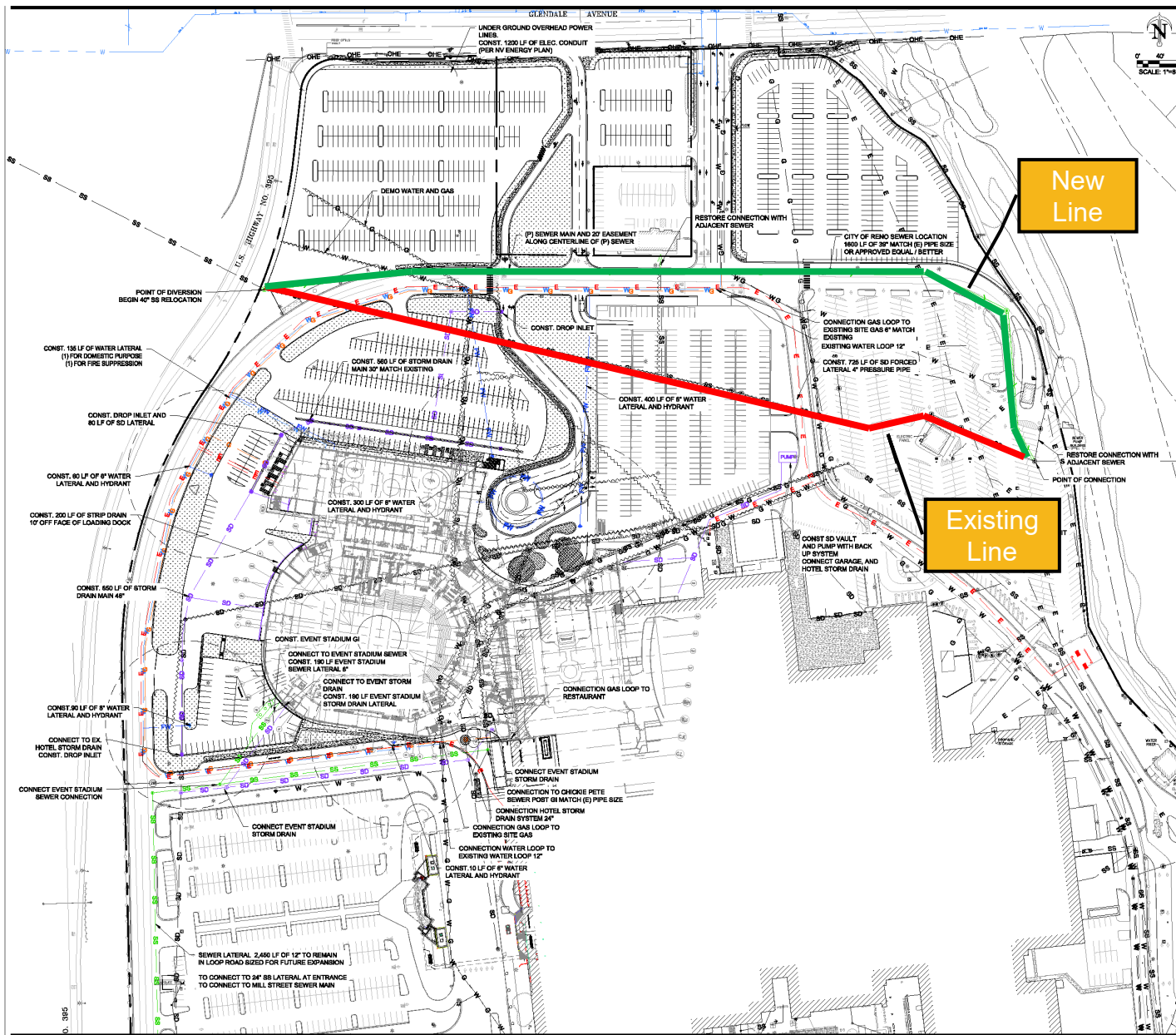
I-580 NB OFF RAMP AT MILL ST



I-580 SB OFF RAMP AT 2ND ST

Traffic & Parking

- Alleviate need for event related street management and permitting. Maintain bus stop near RSIC
- **Condition 13** requires RTC coordination to ensure adequate continuous service during construction.
- All improvements subject to NDOT approval and permitting
- **Condition 6** ensures that all 2,386 new parking spaces fully operational prior to C/O.



Sanitary Sewer

- Project estimated to increase flows by $\pm 169,000$ gallons per day to TMWRF
- Adequate treatment capacity
- **Condition 9** –Relocation of 39-inch sewer interceptor required prior to garage permitting
- **Conditions 10-12** address easements, maintenance access, and approvals of final sewer bypass plan.

Conditional Use Permit Recommended Findings

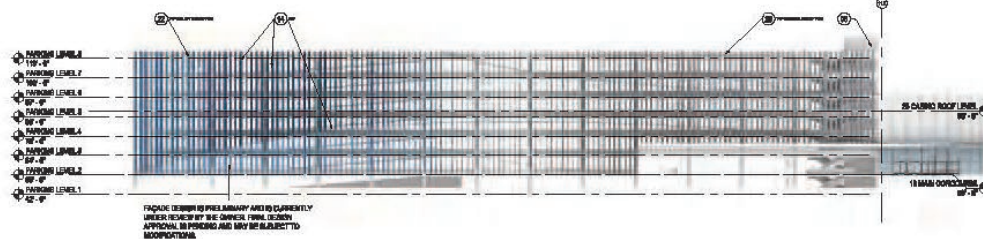
CUP Findings	Analysis	Staff Review
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	MU/gaming zone supports high intensity development; Conditions 7-8, 13 mitigate traffic/transit.	✓ Yes
Consistent with development standards	Meets all use standards (parking, lighting, landscaping, etc.)	✓ Yes
Public services and utilities are available	Public services and utilities are in place; Conditions 9-13 address utility infrastructure concerns	✓ Yes
Characteristics are reasonably compatible	Primary indoor operations, consistent with MU/G zone and destination hotel property	✓ Yes
Will not be detrimental to public health, safety, or welfare	No or minimal noise, smoke, odor, dust, or vibrations	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.

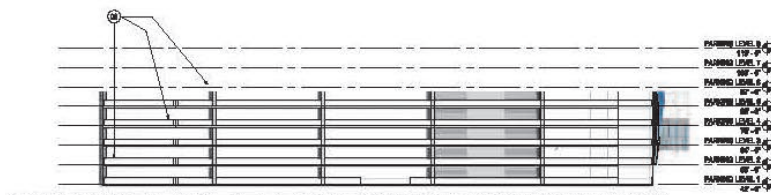
- 18 TEXTURED PRECAST CONCRETE
- 19 POLY-CONTINGUOUS LID STOP LIMITING
- 20 (11-18) ALUMINUM EXTRUSION (1" COOL OR THE TALL BLUE)
- 21 (11-18) ALUMINUM EXTRUSION (1" COOL OR THE TALL BLUE)
- 22 (11-18) ALUMINUM EXTRUSION (1" COOL OR THE TALL BLUE)
- 23 (11-18) ALUMINUM EXTRUSION (1" COOL OR THE TALL BLUE)

THE PARKING STRUCTURE CONCEPT IS
RENDERED HERE FOR PRELIMINARY
AND GENERAL USE FOR REFERENCE AS PART
OF THE GENERAL DESIGN. THE
PARKING STRUCTURE WILL BE CONSTRUCTED
UNDER A SEPARATE BUILDING PERMIT.



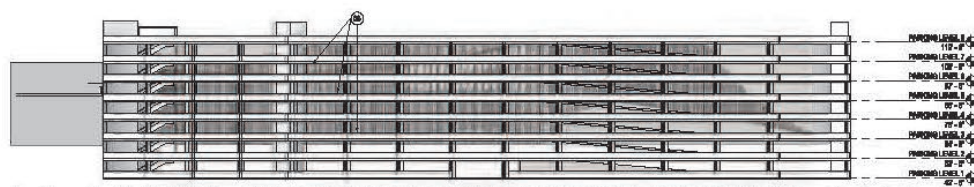
01 PARKING STRUCTURE ELEVATION - WEST FACING FREEWAY CUP

SCALE: 1" = 32'-0"



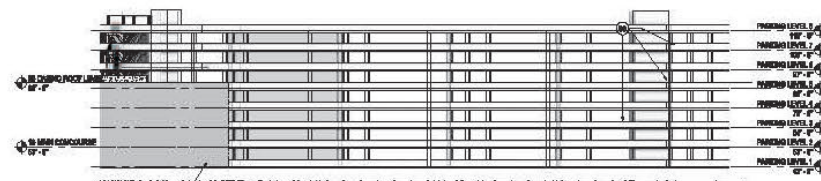
02 PARKING STRUCTURE ELEVATION - NORTH CUP

SCALE: 1" = 32'-0"



03 PARKING STRUCTURE ELEVATION - EAST CUP

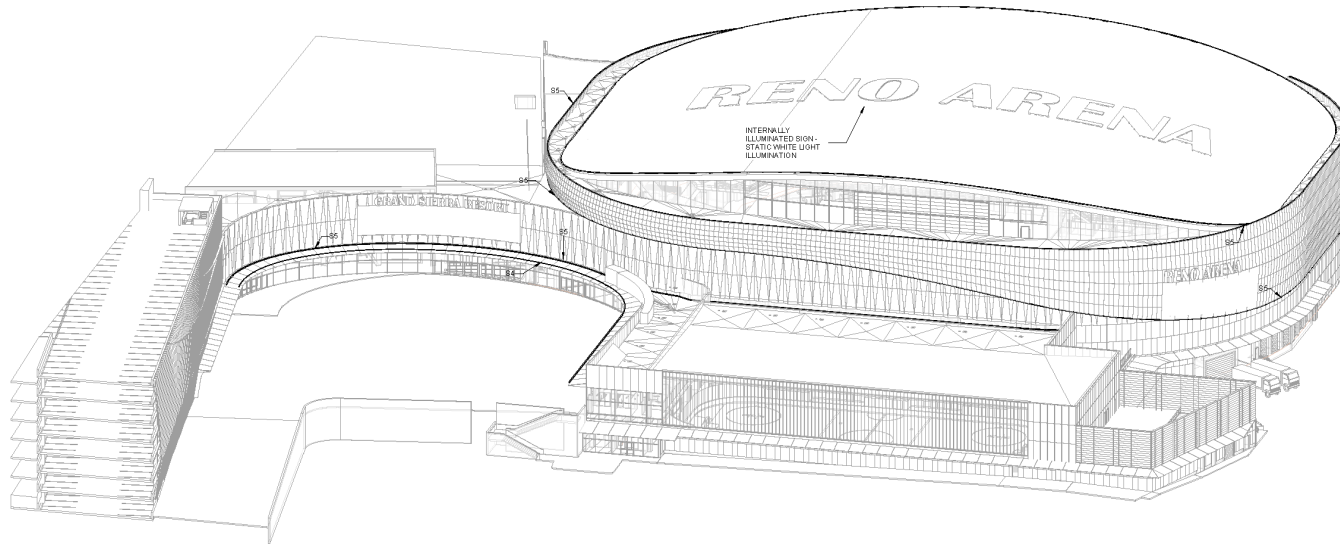
SCALE: 1" = 32'-0"



04 PARKING STRUCTURE ELEVATION - SOUTH CUP

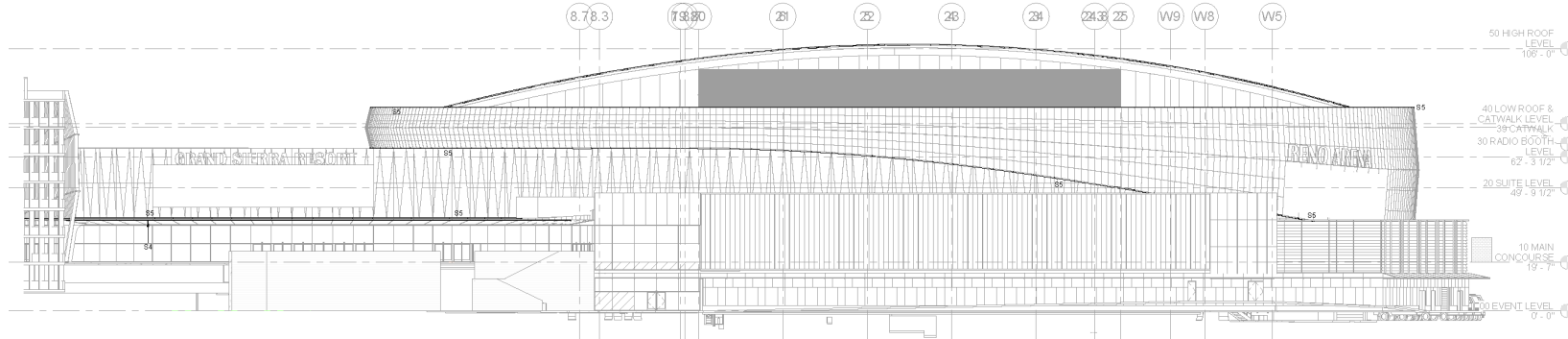
SCALE: 1" = 32'-0"





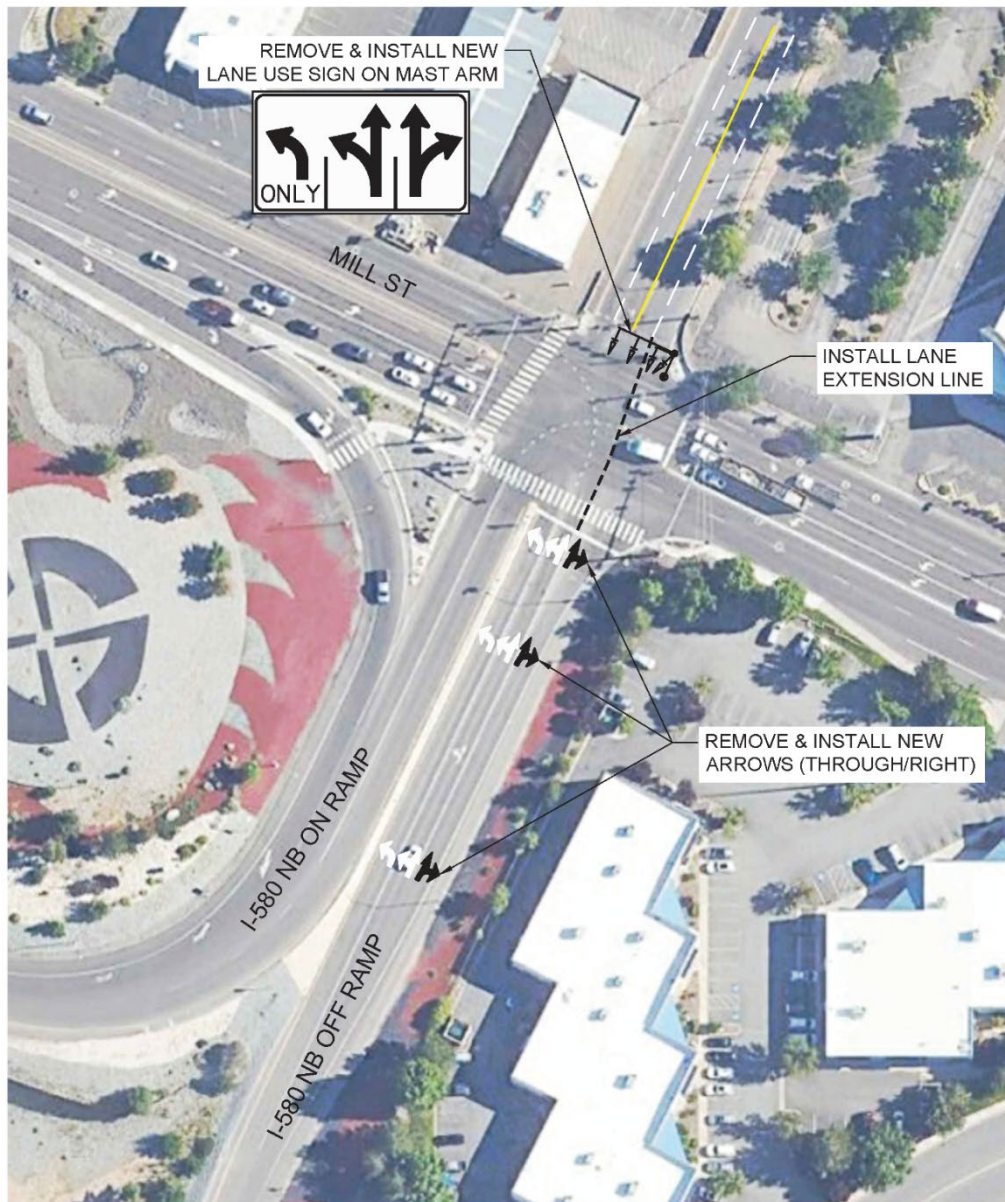
1 FACADE LIGHTING - NORTH 3D (CUP)

SCALE:



2 FACADE LIGHTING ELEVATION - NORTH (CUP)

SCALE: 3/8" = 1'-0"

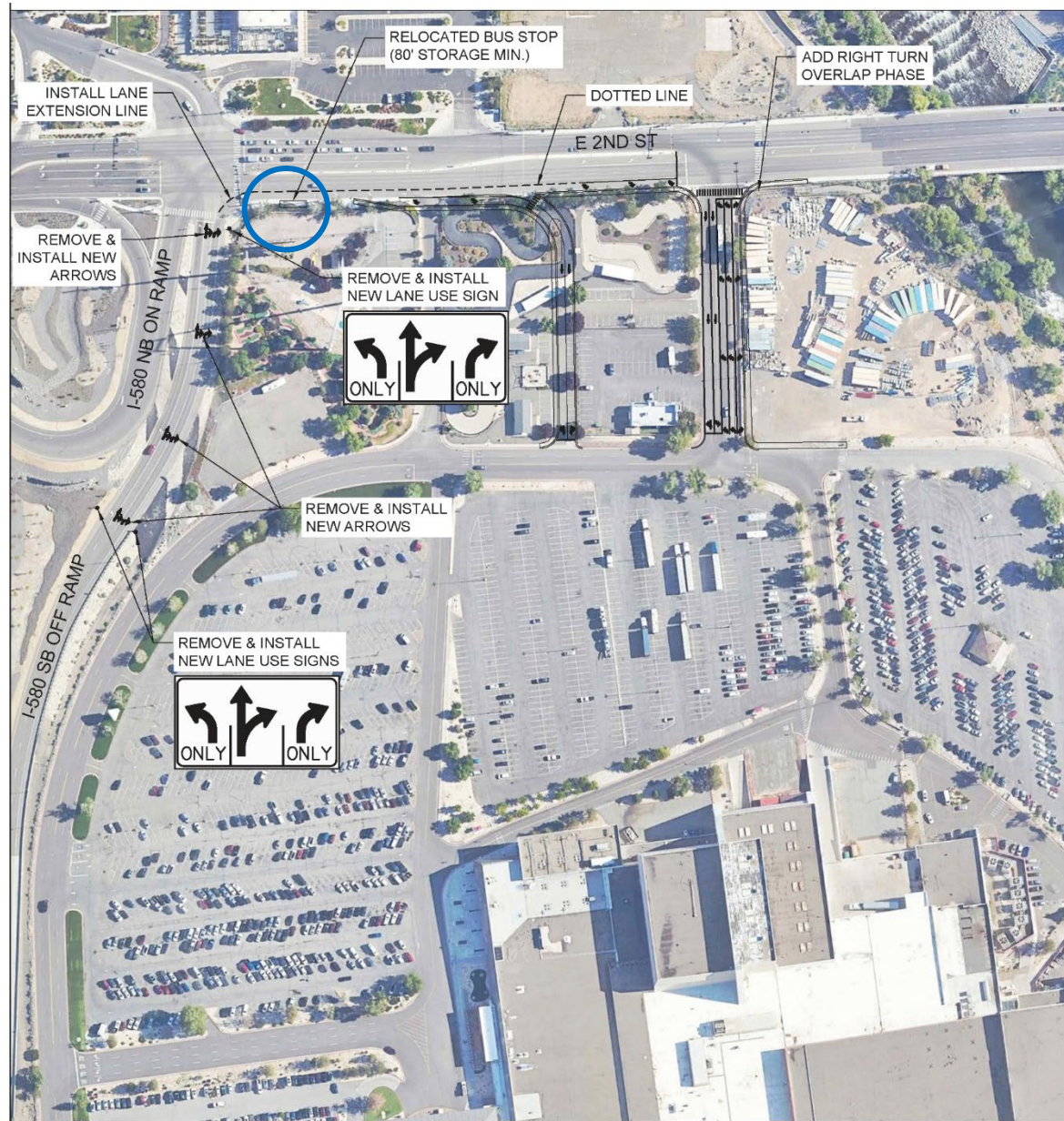


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