



REQUEST FOR DEVELOPMENT PROPOSALS

ICE HOCKEY FACILITY

PRIMARY DEVELOPMENT AREA + CONDITIONAL EXPANSION OPPORTUNITY

The city of Las Vegas is accepting development proposals for a multi-sheet ice hockey facility and complementary mixed-use development in northwest Las Vegas. The opportunity includes an approximately 10-acre Primary Development Area consisting of city-owned and city-committed-to-acquire land, plus an optional ± 12.5 -acre Conditional Expansion Parcel for a larger district-scale development concept.



SITE INFORMATION

10257 WEST DEER SPRINGS WAY

PRIMARY DEVELOPMENT AREA - APPROXIMATELY 10 ACRES

Core RFP Parcel - APN 126-24-701-018

- Size: ±5.15 acres
- Currently owned by the city of Las Vegas

Committed Acquisition Parcel - APN 126-24-701-020

- Size: ±5 acres
- The city is committed to acquiring this parcel from BLM through a direct sale. Any land discount or other negotiated consideration will be determined with the selected proposer and subject to applicable City Council approval.

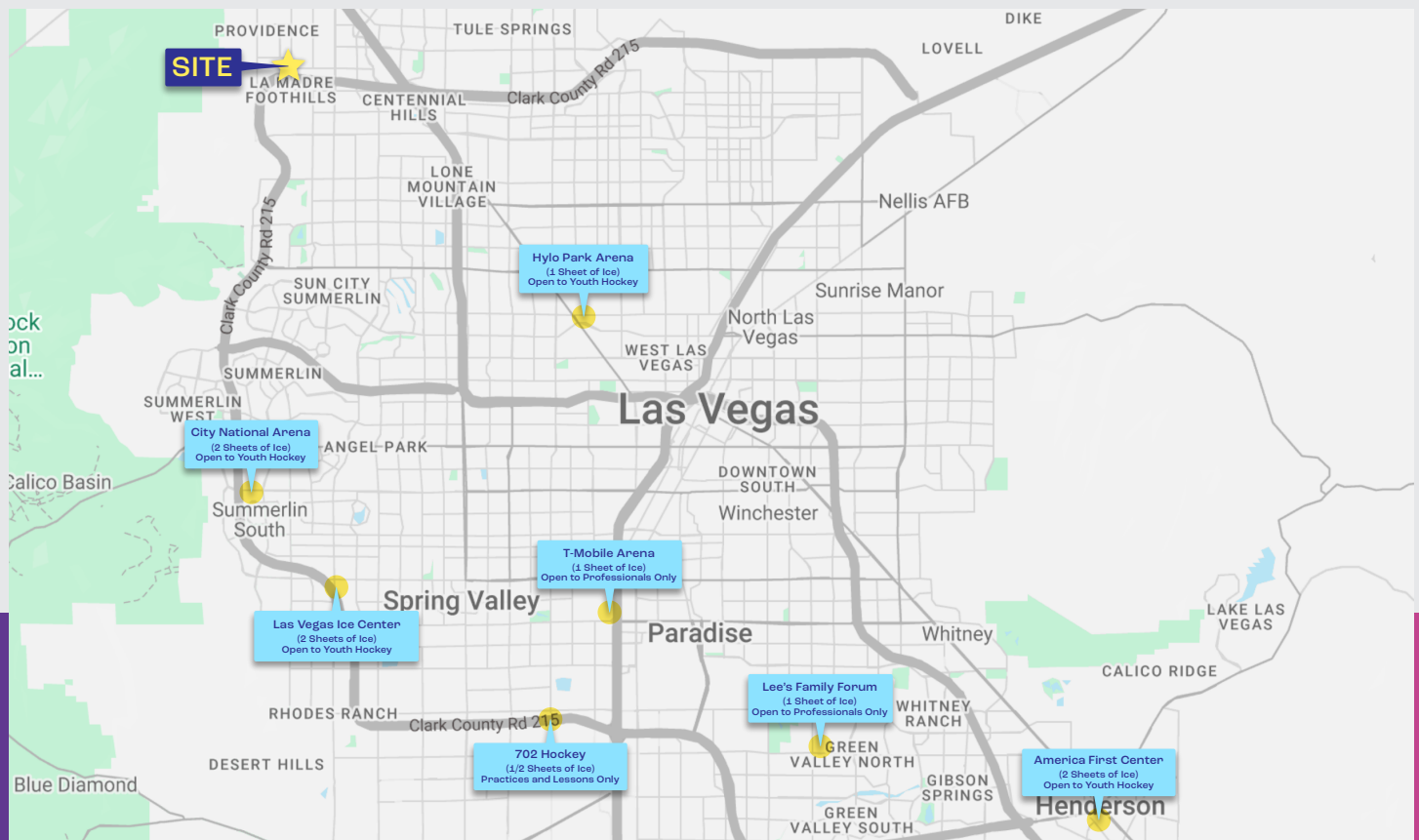
ADDITIONAL SITE DETAILS

- Jurisdiction: city of Las Vegas / Ward 4
- Zoning/Land Use: U-PCD (Undeveloped - Planned Community Development) within the Cliff's Edge (Providence) Master Development Plan; current designation is M (Medium Residential), up to 25 dwelling units per acre. The city will work with the selected developer on appropriate zoning, land-use modifications and entitlements necessary for the selected development concept.
- Utilities to property line

CONDITIONAL EXPANSION OPPORTUNITY

Conditional Expansion Parcel - APN 126-24-701-022

- Size: ±12.5 acres
- The city will secure an option to acquire the applicable BLM reversionary rights. The city does not intend to exercise the option unless the selected proposal and negotiated transaction justify its inclusion. The selected proposer may be required to fund the associated acquisition cost.



FILLING A GAP IN THE MARKET

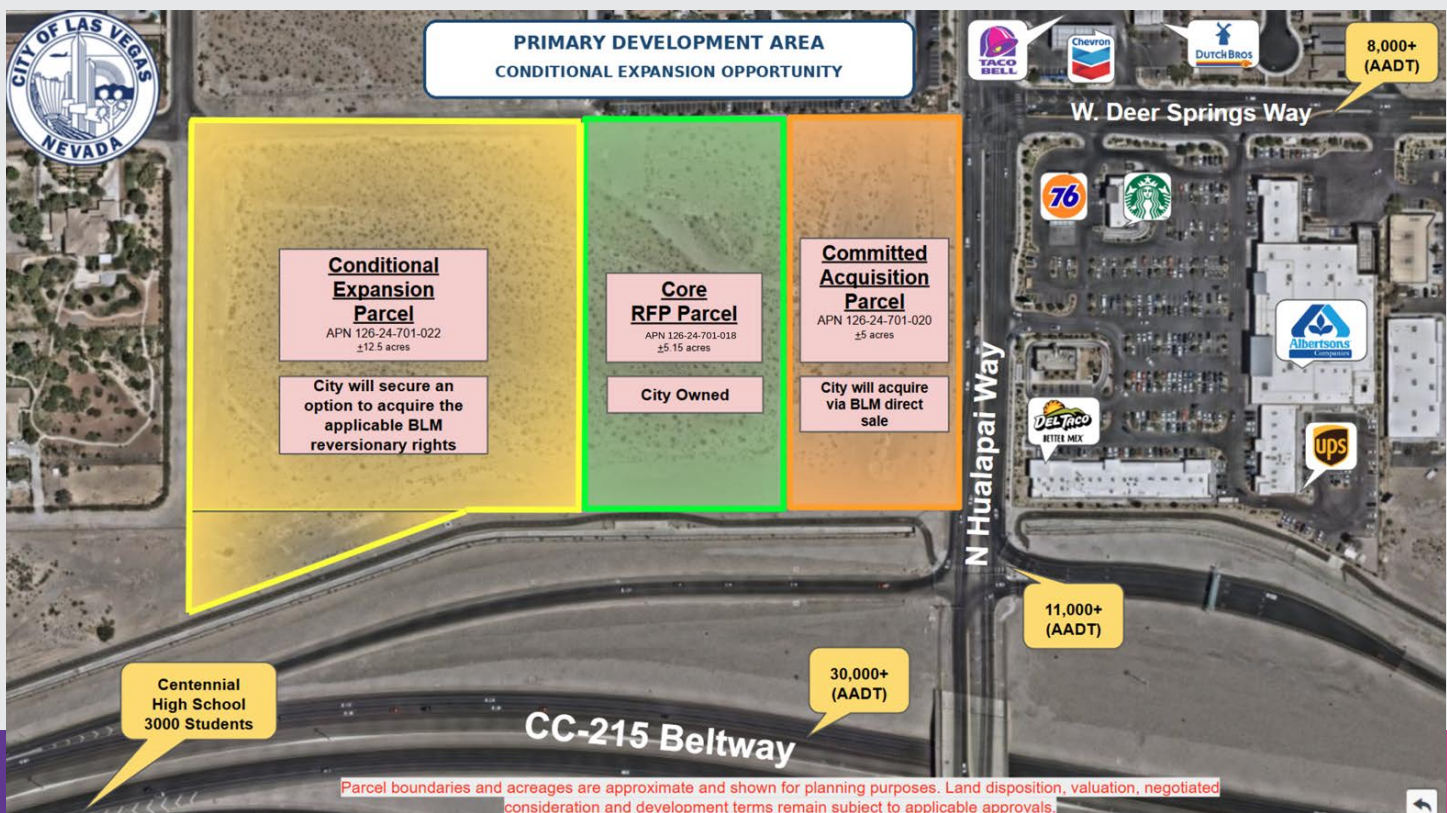
- The site is located in one of the region's fastest-growing residential areas, with projected annual population growth of 2.1% through 2030 within three miles. Combined with regional highway access and surrounding commercial development, this growth supports a significant sports, recreation and mixed-use destination.
- By 2030, the 10-mile trade area is projected to exceed 704,000 residents and 268,000 households, while the 15-mile area will approach 1.36 million residents, providing a substantial base for leagues, tournaments and year-round programming.
- Average household incomes exceed \$123,000 within 10 miles and \$109,000 in the broader trade area, supporting sustained participation in youth and adult ice sports, programs and tournament travel.



SUBMITTAL REQUIREMENTS

CITY OBJECTIVES

- Deliver a multi-sheet NHL-regulation ice facility that expands year-round recreation access.
- Support youth, adult and semi-professional training and competition, including league play, tournaments and junior league programming.
- Provide sufficient parking consistent with applicable development requirements.
- Use complementary mixed-use development to diversify revenue and strengthen the long-term economics of the ice hockey facility.
- Efficiently utilize the approximately 10-acre Primary Development Area and, where economically justified, incorporate the ±12.5-acre Conditional Expansion Parcel into a larger phased district concept.
- Establish a financially sustainable public-private partnership that maximizes public benefit and efficient project delivery.



Parcel boundaries and acreages are approximate and shown for planning purposes. Land disposition, valuation, negotiated consideration and development terms remain subject to applicable approvals.

SUBMITTAL REQUIREMENTS

PROPOSAL COMPONENTS

→ Executive Summary

→ Development Team & Qualifications

Entity structure, key personnel and relevant experience delivering comparable facilities.

→ Pro Forma

10-year operating model, sources/uses, sensitivity analysis and any requested city participation.

→ Site & Facility Concept

Site plan, access/circulation, floor plans, seating program, elevations, parking/access plan and renderings.

→ Operational Plan

→ Community Benefits

Youth/community access, local hiring, partnerships, tournaments and small-business participation.

→ Sustainability & Resilience

Energy efficiency, refrigerant strategy, water conservation, heat recovery and redundancy.

→ Schedule

Timeline from selection through opening, with key milestones.

PROPOSAL EVALUATION

The city will prioritize proposals that demonstrate:

- Strong financial and operational capacity
- High-quality architecture and user experience
- Feasible, sustainable long-term operations
- Clear community benefit
- Efficient development timeline
- Innovative approaches to programming and district-scale potential

The city reserves the right to accept or reject any and all submittals.

SUBMISSION DEADLINE: DEC. 17, 2026, 5 P.M. PST

Submit proposals (one hard copy and one electronic copy) to:

City of Las Vegas - Economic and Urban Development

Attn: Tyler Williams, Development Officer
495 S. Main St., 6th Floor
Las Vegas, NV 89101

And electronically to:

tjwilliams@lasvegasnevada.gov



APPENDIX A – SUMMARY OF CHANGES

ADDENDUM NO. 1 – REQUEST FOR DEVELOPMENT PROPOSALS: ICE HOCKEY FACILITY

Purpose of this Appendix

This Appendix is a quick reference for proposers who reviewed the original request for proposal and summarizes the changes below.

Section-by-Section Summary

RFP SECTION	WHAT CHANGED
Cover Page (p. 1)	Retitled “Request for Development Proposals,” with the added subtitle “Primary Development Area + Conditional Expansion Opportunity.” The project description now covers a multi-sheet ice facility and complementary mixed-use development on about 10 acres, with an optional ±12.5-acre expansion.
Site Information (p. 2)	The single-parcel description is replaced by three parcels: (1) Core RFP Parcel , APN 126-24-701-018, ±5.15 ac, city-owned. (2) Committed Acquisition Parcel , APN 126-24-701-020, ±5 ac, which the city is committed to acquiring from BLM by direct sale. Any land discount will be negotiated with the selected proposer and is subject to City Council approval. (3) Conditional Expansion Parcel , APN 126-24-701-022, ±12.5 ac, on which the city will secure an option on BLM reversionary rights. It will be pursued only if the selected proposal justifies it, and the selected proposer may be required to fund its acquisition cost. The zoning language is generalized: the specific rezoning path (U to PD, M to PF) has been removed.
Filling a Gap in the Market (p. 3)	Market bullets were updated and reframed around a sports, recreation and mixed-use destination. The demographic figures are unchanged.
City Objectives (p. 4)	The objectives were revised. Mixed-use is now tied to revenue diversification and facility economics. A new objective calls for efficient use of the ~10-acre area and, where economically justified, the expansion parcel in a phased district concept. The PPP objective now speaks to financial sustainability.
Site Map (p. 4)	The original map of only the ±5.15-acre site is replaced by Attachment A – Revised Site Map . Boundaries and acreages are approximate.
Submission Deadline (p. 5)	New deadline Dec. 17, 2026, 5 P.M.