



## REQUEST FOR PROPOSALS

# ICE HOCKEY FACILITY

The city of Las Vegas is accepting proposals for the development of an ice hockey facility on approximately five acres of city-owned land in northwest Las Vegas.

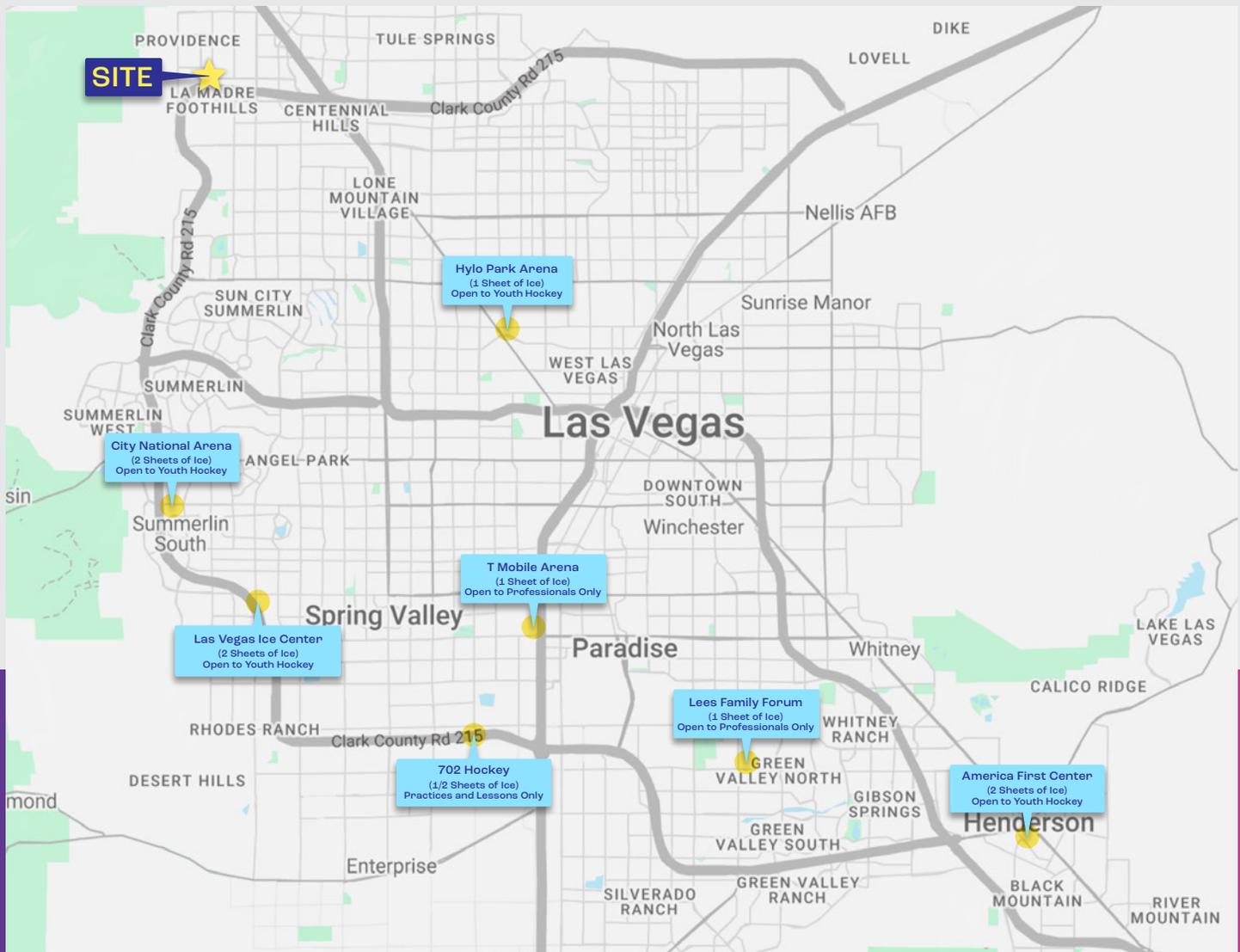


# SITE INFORMATION

## 10257 W. DEER SPRINGS WAY (APN: 126-24-701-018)

The site is located immediately adjacent to the CC-215 Beltway in Northwest Las Vegas, offering excellent regional access and visibility. The site is surrounded by established and growing suburban residential neighborhoods, with residents who currently have to travel a minimum of 10 miles to the nearest ice rink.

- Owner/Jurisdiction: City of Las Vegas / Ward 4
- Size: ±5.15 acres
- Utilities to property line
- Zoning: U-PCD - (Undeveloped - Planned Community Development). The planned community is Cliff's Edge (Providence) which is held to a Master Development Plan (MDP) and Design Guidelines (to be provided to applicants). Under this MDP, the site is designated as M (Medium Residential) up to 25 dwelling units/acre.
- The city will work with the chosen developer to rezone from U (Undeveloped) to PD (Planned Development) and a MOD (Modification) from M to PF (Public Facilities), or to an alternate general plan designation and zoning district as appropriate.
- The city will work collaboratively with the selected developer to evaluate site access options and coordinate with relevant agencies to support timely review and approvals of access and circulation improvements required for the project.



# FILLING A GAP IN THE MARKET

- The project site is in a rapidly expanding residential area, with a projected annual population growth of 2.1% through 2030 within a three-mile radius—one of the region’s fastest-growing submarkets. This sustained growth from new housing and family formation strongly supports demand for youth sports and year-round recreational facilities.
- The surrounding trade area offers a strong, growing participation base. 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. These expanding population centers create a broad catchment area, ensuring year-round facility utilization for league play and tournaments.
- Strong local household incomes support sustained participation, with average incomes exceeding \$123,000 within 10 miles and \$109,000 in the broader trade area, confirming capacity for youth and adult ice sports, programs, and tournament travel.
- This site is ideal for new recreational infrastructure, aligning with growth. Its location near residential areas and strong regional access makes it suitable for new ice capacity to support youth and adult programs, reduce pressure on current facilities, and enhance the ice sports ecosystem in northwest Las Vegas.



# SUBMITTAL REQUIREMENTS

Through this Request for Proposals, the city of Las Vegas invites qualified partners to submit proposals that will:

- Deliver a multi-sheet NHL-regulation ice facility that expands year-round recreation access.
- Support youth, adult and semi-professional training and competition (i.e. league play, tournaments, junior league)
- Provide sufficient parking as dictated by zoning requirements
- Activate the site with complimentary commercial uses that strengthen the surrounding district.
- Ensure long-term operational sustainability through a strong operator and diversified revenue.
- Establish a public-private partnership that maximizes public benefit and efficient delivery.



# 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:

### APRIL 15, 2026

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

