

From: [Tiffany Talafuse](#)
To: [Roman, Brandon](#); [Pekar, Faye-Marie L.](#)
Subject: Soccer stadium on Wedge Pkwy
Date: Sunday, June 23, 2024 8:57:09 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners and Staff: I am very concerned about the potential negative impacts of a 5,000 seat soccer stadium (which could seat up to 6,500 people and hold "concerts of up to 10,000 people") at the South Valley Sports Complex facility and the possible traffic which would affect the quality-of-life of residents off of Wedge, Arrowcreek and Mt. Rose Hwy. Further, I am concerned about the loss of public open space and parkland from any land leases to the FOF.

Before the County spends any more staff time and tax funding on this proposal, I recommend that FOF is required to come back with a comprehensive traffic study and a 1-mile radius survey of landowners and residents. At that point, the public can begin to have an informed conversation regarding this large facility on a 2-lane, largely residential feeder street. While I am not against a venue of the nature in Reno, I do feel that another location should be determined. This area is way too congested as is and would affect anyone living off of Wedge parkway. The Reno Ice location is extremely busy (and is approved to put in another ice rink adjacent to it, the last I heard), the baseball fields, and then the soccer field and park can have a tendency to get very crowded. I appreciate you taking the time to hear my concerns and hope that this will be researched thoroughly before anything is even highly considered.

Thank you for your time.

Sincerely,
Tiffany Talafuse

Sent from my iPhone

From: [dave and donna keyes](#)
To: [Roman, Brandon](#)
Subject: WC Parks Commissioners, re: FOFR soccer stadium at South Valleys Regional Park
Date: Friday, June 21, 2024 3:03:19 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I want to thank the WC Parks Commissioners for NOT YET forwarding the vague proposal of a soccer stadium at their May meeting. I live near that area, deal with Wedge traffic issues, and watched the meeting video. It's not a bad idea, but its location interferes with planned park facilities - and produces a traffic nightmare. With those obvious drawbacks, I was shocked that FOFR didn't have even a sketch of their proposed stadium/garage on the space, nor where 2 of the once-planned 4 WLL fields might be (re)located. Also unconsidered were traffic access points for the vehicles of 5500 fans. FOFR's presentation provided NO substance that would assure users about the removal of planned park facilities or consider roads/entrances/parking that are already overwhelmed on game days. The entire package seemed oversold by Wendy Damonte . . . "We are locals, and it will turn out fine. I am on a timeline for 2026 World Cup soccer" - even though there is no plan! FOFR did entertain the possibility of an additional South Virginia entrance/exit for the soccer stadium. That should be a MANDATORY requirement, as Wedge/Arrowcreek Parkways simply cannot manage another 3000 soccer vehicles. There are currently about 200 vehicles that struggle to find Little League parking space and to enter/exit on Wedge/Arrowcreek Parkways. Simultaneous soccer traffic from existing fields creates congestion that overflows into neighborhoods west of Wedge. RenoIce adds to the mix, and left turns to enter/exit all 3 forums are a mess. FOFR's added traffic on Wedge would be impossible! Proposed S Virginia egress from the soccer stadium would also be very congested due to the limited road capacity for soccer fans returning north to Reno after a game. The only egress onto Virginia is southbound, to the signaled intersection at Mt Rose Hwy/Geiger Grade. Those same fans would then need to make a U-turn to head north on Virginia, then merge onto I-580 northbound. Imagine 3000 cars in a single U-turn lane that is only 4000' from the stadium to the signal! Who pays the needed road construction costs?

I will be at the meeting on June 24, and hope to see a logical plan of some sort!

Dave

Keyes

From: [Liz Palm](#)
To: [Roman, Brandon](#)
Subject: Public Comment Item 8 Washoe County Open Space and Regional Parks Commission Meeting
Date: Friday, June 21, 2024 8:42:38 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners and Staff -

I am very concerned about the potential negative impacts of a 5,000 seat stadium, required support facilities, and traffic on the quality-of-life of residents off of Wedge, Arrowcreek and Mt. Rose Hwy. Further, I am concerned about the loss of public open space and parkland from any land leases to the FOFF. Before the County spends any more staff time and tax funding on this proposal, I recommend that FOFF is required to come back with a comprehensive traffic study and a 1-mile radius survey of landowners and residents. At that point, the public can begin to have an informed conversation regarding this large facility on a 2-lane, largely residential feeder street. Thank you.

Sincerely,

Liz and Scott Palm
13460 Fieldcreek Lane
Reno, NV 89511

From: [Lynda Mahorter](#)
To: [Roman, Brandon](#)
Subject: 5000 seat soccer stadium
Date: Friday, June 21, 2024 8:16:40 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please do a traffic study before proceeding. I'm very concerned that the soccer fans will take up all the library parking. It's already bad during Little League games. Before and after game traffic will overwhelm Wedge Parkway.

The location is very problematic from a traffic and noise perspective. Plus the \$1 a year land lease is way too low given the infrastructure improvements that would have to be done.

Build it near the convention center where there will be plenty of parking and no apartments and homes

From: [Janet Billings](#)
To: [Roman, Brandon](#)
Subject: 6/24/2024 Unsolicited Proposal by Wendy Damonte (FOFF)
Date: Thursday, June 20, 2024 1:23:36 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

RE: June 24, 2024 Unsolicited Proposal by Wendy Damonte (FOFF). Public comment item 8 Washoe County Open Space and Regional Parks Commission Meeting

Dear Commissioners, etal,

I have read the proposal and have serious concerns, specifically and exclusively to this proposed location.

Washoe County South Valley's Regional Park is located on Wedge Parkway. There is only one ingress and egress, which are the same, via Wedge Parkway.

Wedge Parkway is a small 2 lane road with residential, South Valley Library, a veterinary clinic, soccer fields for kids, baseball field for kids and the new small businesses which include restaurants, yogurt shop etc.

To build a "5K+ stadium" and training facility and parking garage/lot at this location would be extremely irresponsible.

This proposal will cause havoc for those that live off Wedge Parkway, even for those that live nearby, for example homeowners that live in Mountain Gate, or near Raleys. The fan traffic will cause delays for locals that use Mt Rose and Arrowcreek Parkway. This will cause problems for the new businesses, for those wanting to visit the new businesses, there is no question soccer fans will park in the library parking lot, the new businesses parking lot and residential side streets. How would this benefit the locals?

Those of us who live in the area travel on Wedge Parkway from Mt Rose to Arrowcreek and vice versa. Imagine the traffic before and after a game, 5K+ fans driving on Wedge Parkway, blocking the intersections, causing long lines of vehicles where locals have to wait a very long time just to get to Raleys for groceries.

We all have been to professional sport games, we all know how fans drive (not all but enough) red lights will be run, people blocking the intersections so those who have a green light can't move. Absolutely a mess. When the local schools such as Galena have events/games, this too will cause traffic problems on Mt Rose and it's possible fans will use school parking lots to compete with the school event parking.

Homeowners, those poor homeowners that can't get in & out of their own streets. There will not even be enough space for emergency vehicles when 5K+ fans are entering and exiting.

There is absolutely no possible way a traffic study would show this location as acceptable.

My kids, nephews and nieces played soccer. We love soccer. My only complaint is this proposed location.

Now let's talk about fan garbage, noise, drunk drivers, and crime. Even if there's a hired company to take care of fan garbage, we have all seen what a stadium and stadium parking lots look like after a game, and they too have a so called clean up crew.

Just because there would be a parking garage or lot, doesn't mean fans will park in designated parking. Fans will park down the residential streets, dump their garbage out on the street, I guarantee this 100%, this happens at every stadium area. Fans want to get in & out quickly and will avoid the designated parking. If alcohol will be sold, that brings this concern on a new level. The local homeowners will now have to worry about crime & drunks & drunk driving in their neighborhoods.

I am completely baffled why on earth this location is even a consideration.

This will likely drive the close by homeowners property values down due to noise and traffic.

What will happen when a soccer game for kids or a baseball game for kids are being held at the same time as a game at said stadium? Please don't tell me they plan on taking away the kids fields? Either scenario would be awful.

I ask you to please drive Wedge Parkway from Mt Rose to Arrowcreek Parkway any time, day or night and then imagine "5K+" fans entering and exiting, then imagine the residential side streets full of vehicles (even if no parking signs are put up, it will happen), then imagine locals wanting to go to library or Raleys or visit a friend that lives off Wedge Parkway. Then imagine a homeowner having an emergency and how the ambulance or police will get through down the middle of the 2 lane Wedge Parkway with lines of cars heading north & south.

Please do not allow this proposal to go any further. I ask you to consider a better location in Reno city limits or Washoe County where it will not disrupt locals lives. Please do what's right for locals vs how much income this stadium could bring. Locals quality of life and safety are more important than the almighty dollar.

Thank you.

Janet Billings

Sent from my iPhone

From: dbroker1982@aol.com
To: [Roman, Brandon](#)
Subject: Public Comment: June 24th Meeting Agenda Item 8
Date: Thursday, June 20, 2024 7:52:25 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

I am writing this email as my public comment regarding the special meeting on June 24th related to the unsolicited proposal for a soccer "stadium" at the South Valleys Regional Sports Complex. I find the agenda online but no e-comment link. I am also unable to find email addresses for individual Commissioners.

In regard to agenda item #8, the push by Wendy Damonte and her soccer group, I am completely against the creation of a "soccer stadium" at the South Valleys Regional Sports Complex. There is already a very large soccer field at the park adjacent to the Little League complex and I do not see any reason whatsoever to build a "soccer stadium" there too. As well, there are soccer fields all around Reno and Sparks. Perhaps Mrs. Damonte could donate some of her own land and her soccer group can fund to build their desired stadium there.

What is much, much more needed in the area is a GIRLS SOFTBALL COMPLEX. Since the boys Little League fields are completely swamped with hundreds of practices and games each year for spring and fall baseball, the only choice we have for girls softball is trying to share the two fields by Depoali Middle School between numerous teams. Oftentimes two teams must share just one outfield to practice on and then try to squeeze in getting just a bit of practice in on the actual diamond.

The site in question becoming a softball complex is absolutely the best place in south Reno for a girls complex. It would also greatly assist those parents who are forced to quickly race from a Depoali fields softball game over to the Little League complex for a boys game. As a grandparent I always miss the first inning of my grandson's baseball games because I have to wait for my granddaughter's game to end and then rush over to the south complex. Having the girls complex next to the boys complex makes perfect sense.

Please vote to deny the unsolicited proposal for a new "soccer stadium" that Mrs. Damonte and friends are trying to slip through without much public knowledge and input (and remember: there is **ALREADY** a large soccer field at the park next door) and promote use for the land in question for girls softball fields.

Thank you.

Dodi Broker

From: [DODI BROKER](#)
To: [Roman, Brandon](#)
Subject: South Valley Regional Park
Date: Wednesday, June 19, 2024 5:38:12 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing this email as my public comment regarding the special meeting on June 24th related to the unsolicited proposal for a soccer "stadium" at the South Valleys Regional Sports Complex.

As there is already a very large soccer field at the park, I do not see any reason whatsoever to build a "stadium" there as well. Perhaps Mrs. Damonte should donate some of her own land somewhere to build her pet-project soccer "stadium." There are soccer fields all around the Reno/Sparks area.

What is much, much more needed in the area is a girls softball complex. Since the boys Little League fields are completely swamped with hundreds of practices and games each year, the only choice we have for girls softball is trying to share the two fields by Depoali Middle School by numerous teams. Oftentimes two teams must share just one outfield to practice on and then try to organize getting just a bit of practice in on the actual diamond.

The site in question becoming a softball complex is absolutely the best place in south Reno for a girls complex.

It would also greatly assist those parents who are forced to quickly race from a Depoali softball game over to the Little League complex for a boys game. Having the girls complex next to the boys complex makes the most sense.

Please keep the needs of the softball girls and parents under careful consideration. Our girls deserve their own complex.

Thank you.

Dodi Broker
Reno, NV 89511

Sent from my iPhone

From: [Cyndi Cooley](#)
To: [Roman, Brandon](#)
Subject: Public Comment Item 8 Washoe County Open Space and Regional Parks Commission Meeting (June 24, 2024 unsolicited proposal by Wendy Damonte for FOFF)
Date: Wednesday, June 19, 2024 4:46:17 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners and Staff: I am very concerned about the potential negative impacts of a 5,000 seat stadium, required support facilities, and traffic on the quality-of-life of residents off of Wedge, Arrowcreek and Mt. Rose Hwy. Further, I am concerned about the loss of public open space and parkland from any land leases to the FOFF. Before the County spends any more staff time and tax funding on this proposal, I recommend that FOFF is required to come back with a comprehensive traffic study and a 1-mile radius survey of landowners and residents. At that point, the public can begin to have an informed conversation regarding this large facility on a 2-lane, largely residential feeder street.

Thank you.

Cynthia Cooley
Ghost Rider Drive Resident (directly off Wedge)

Like

ReplyShare

From: [Mark Nelson \(Home Gmail\)](#)
To: [Roman, Brandon](#)
Subject: Public Comment Item 8 Washoe County Open Space and Regional Parks Commission Meeting (June 24, 2024 unsolicited proposal by Wendy Damonte)
Date: Wednesday, June 19, 2024 2:31:51 PM
Attachments: [b3b25ce6-d06d-49cc-9dec-47fa537e3ff4.png](#)

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Commissioners and Staff:

I am very concerned about the potential negative impacts of a 5,000 seat stadium, required support facilities, and traffic on the quality-of-life of residents off of Wedge, Arrowcreek and Mt. Rose Hwy. Further, I am concerned about the loss of public open space and parkland from any land leases to the FOFF.

Before the County spends any more staff time and tax funding on this proposal, I recommend that FOFF is required to come back with a comprehensive traffic study and a 1-mile radius survey of landowners and residents. At that point, the public can begin to have an informed conversation regarding this large facility on a 2-lane, largely residential feeder street. Thank you.

8. Presentation, discussion, direction and possible recommendation to the Board of County Commission to approve the Ground Lease and Development Agreements for the unsolicited proposal from Wendy W. Damonte, representing For Our Fans Foundation, a Nevada non-profit corporation, for an outdoor soccer stadium and training facility at Washoe County's South Valleys Regional Park, within APNs 142-011-13 and 142-011-02. (Commission District 2) (For Possible Action).

From: [Julee Conway](#)
To: [Roman, Brandon](#)
Subject: Re: Item 8-WC OSPC Mtg-Public Testimony Submittal
Date: Monday, June 24, 2024 11:43:23 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Thank you Brandon!

Julee M. Conway, MBA, CPRP

"We are what we repeatedly do. Excellence then is a habit." Socrates

On Jun 24, 2024, at 11:29 AM, Roman, Brandon <BRoman@washoecounty.gov> wrote:

I have already received this and it is on public record. The commissioners have received it.

From: Julee Conway <juleec@live.com>
Sent: Monday, June 24, 2024 11:09 AM
To: Roman, Brandon <BRoman@washoecounty.gov>
Subject: Item 8-WC OSPC Mtg-Public Testimony Submittal

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Brandon; please read and submit this as testimony at today's Open Space & Regional Parks Commission meeting Item 8.

Dear Honorable Commissioners;

I have read the staff report regarding the proposed ground lease of S. Valleys regional parkland for a soccer stadium. I am greatly concerned regarding the unsolicited development proposal for several reasons:

1. The public parkland would ultimately be under control to a for-profit entity, under the umbrella of the non-profit leasee and for-profit corporations or LLC are not driven to serve the public's interest; their interest is to make

profit and this is not an appropriate use of public parklands.

2. The proposed soccer complex does not fully meet the original park master plan site. A thorough review and public process to modify the master plan should be undertaken to determine potential other public park and recreation facilities should be developed on the site, such as a much needed public aquatic center; similar to the one being constructed at Moana Springs Aquatic Center.

3. The proposal that is before the Commission, although has a detailed conceptual site Master Plan, it does not include a financial Business Plan or feasibility study. Without this additional information, how can the Commission make a qualified decision that this partnership between the newly formed non-profit FOFF and this proposed private for-profit corporation/LLC is financially well capitalized and managed to undertake such a monumental venture of \$40,000,000?

I respectfully submit that the Commission consider these point that I have brought forward and defer the decision until these issues are addressed.

Thank you for your consideration.

Respectfully-
Julee Conway
Washoe County Resident
775-685-0562

Julee M. Conway, MBA, CPRP

"We are what we repeatedly do. Excellence then is a habit." Socrates

From: [Pekar, Faye-Marie L.](#)
To: [Smith, Aaron](#); [Roman, Brandon](#)
Cc: [Lowden, Joanne](#); [Crump, Eric S](#); [Wallace-Barnum Colleen](#); [Rose, Laura](#)
Subject: RE: Soccer stadium on Wedge Pkwy
Date: Monday, June 24, 2024 1:18:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Thank you Aaron,

I forwarded to Brandon as well.



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: Smith, Aaron <AASmith@washoecounty.gov>
Sent: Monday, June 24, 2024 1:13 PM
To: Roman, Brandon <BRoman@washoecounty.gov>
Cc: Lowden, Joanne <JLowden@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Wallace-Barnum Colleen <CWallace@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Rose, Laura <LRose@washoecounty.gov>
Subject: Re: Soccer stadium on Wedge Pkwy

Forwarding to Brandon Roman

Aaron Smith *(he/him)*

Division Director Operations | Community Services Department

AASmith@washoecounty.gov | 775.328.2172



3101 Longley Ln, Reno, NV 89502



Have some kudos to share about a Washoe County employee or experience? Please submit them here: [Washoe Stars Nomination Form](#)

From: Rose, Laura <LRose@washoecounty.gov>

Sent: Monday, June 24, 2024 1:03 PM

To: Pekar, Faye-Marie L. <FPekar@washoecounty.gov>

Cc: Lowden, Joanne <JLowden@washoecounty.gov>; Smith, Aaron <AASmith@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Wallace-Barnum Colleen <CWallace@washoecounty.gov>

Subject: RE: Soccer stadium on Wedge Pkwy

Hi Faye-Marie,

I'm not sure what to do with this info – is this intended for me? (or the boss team?)

Laura

From: Pekar, Faye-Marie L. <FPekar@washoecounty.gov>

Sent: Monday, June 24, 2024 8:45 AM

To: Rose, Laura <LRose@washoecounty.gov>

Cc: Lowden, Joanne <JLowden@washoecounty.gov>; Smith, Aaron <AASmith@washoecounty.gov>; Crump, Eric S <ECrump@washoecounty.gov>; Wallace-Barnum Colleen <CWallace@washoecounty.gov>

Subject: FW: Soccer stadium on Wedge Pkwy

FYI- forwarding on public comment I received for the proposed soccer stadium at South Valleys.



Faye-Marie L. Pekar, MPA, CPRP

Park Planner

Community Services Department | Regional Parks and Open Space

fpekar@washoecounty.gov | 775.328.3623

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: Tiffany Talafuse <ttalafuse@gmail.com>

Sent: Sunday, June 23, 2024 8:57 PM

To: Roman, Brandon <BRoman@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>

Subject: Soccer stadium on Wedge Pkwy

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Commissioners and Staff: I am very concerned about the potential negative impacts of a 5,000 seat soccer stadium (which could seat up to 6,500 people and hold "concerts of up to 10,000 people") at the South Valley Sports Complex facility and the possible traffic which would affect the quality-of-life of residents off of Wedge, Arrowcreek and Mt. Rose Hwy. Further, I am concerned about the loss of public open space and parkland from any land leases to the FOF. Before the County spends any more staff time and tax funding on this proposal, I recommend that FOF is required to come back with a comprehensive traffic study and a 1-mile radius survey of landowners and residents. At that point, the public can begin to have an informed conversation regarding this large facility on a 2-lane, largely residential feeder street. While I am not against a venue of the nature in Reno, I do feel that another location should be determined. This area is way too congested as is and would affect anyone living off of Wedge parkway. The Reno Ice location is extremely busy (and is approved to put in another ice rink adjacent to it, the last I heard), the baseball fields, and then the soccer field and park can have a tendency to get very crowded. I appreciate you taking the time to hear my concerns and hope that this will be researched thoroughly before anything is even highly considered. Thank you for your time.

Sincerely, Tiffany Talafuse

Sent from my iPhone

From: [Patricia or Carl Hill](#)
To: [Roman, Brandon](#)
Subject: Proposed Soccer Stadium near Wedge and Mt Rose Hwy
Date: Monday, June 24, 2024 5:06:20 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Sir or Madam,

Since I've been traveling, I'd like to weigh in on a project about which I've just learned. My understanding is that Item 8, a proposal by Wendy Damonte for FOFF, will be discussed at today's Washoe County Open Space and Regional Parks Committee meeting. I hope any corporate or commercial proposal that will encroach on public park land in the area near Wedge and Mt. Rose Hwy. will be dismissed out of hand. Access to the library and athletic fields in the area should remain the priority. Neither area roads nor other infrastructure will support a stadium, and why deprive local residents, young people engaged in sports, dog owners, and library patrons easy access to the best facilities in south Reno in order to support a private venture? Public parks should serve residents and visitors to the region. And, in this case, there are no comparable facilities nearby that could accommodate current users.

Many of us moved to the area in large part because of its proximity to trail systems and national forest lands AND access to traditional city parks and recreational facilities. In a society where so many spend too much time in front of screens and live sedentary lives, it would be especially wrong to favor those who will profit from privately-operated spectator sports over community-based athletic organizations and local residents seeking outdoor exercise and leisure in public parks.

I have no beef with professional soccer, but it doesn't belong on our park lands or so nearby that it impairs access!

With thanks for your attention,
Patricia

Dr. Patricia Evridge Hill
302 E Jeffrey Pine Rd
Reno, NV 89511
(510) 821-7324
pchill@pacbell.net