

OLD STEAD ELEMENTARY SCHOOL REPURPOSING

Baseline Site Information Dossier

External Sale or Reuse Evaluation

Washoe County School District – August 28, 2026

1. Purpose of the Dossier

In accordance with the WCSD Reuse and Disposition Framework for Closed Schools, the District has prepared a Baseline Site Information Dossier for Old Stead Elementary School.

The purpose of this dossier is to establish a consistent factual baseline for evaluating potential future uses of closed school properties, including internal reuse, interim use, external partnership opportunities, lease, or disposition options.

This document provides factual site information only and does not include a recommendation regarding the future use or disposition of the property.

Document Status

This Baseline Site Information Dossier is a living document prepared pursuant to the Reuse & Disposition Framework for Closed Schools.

This version incorporates:

- Community Survey Findings (July 2026)
 - Community Listening Session Summary
 - Final Community Input Documentation
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2. Executive Summary

Old Stead Elementary School is a closed school property scheduled for transition following the completion of the 2025–26 school year as students and staff relocate to the newly constructed Stead Elementary School. The property is the first site within the current school repurposing group identified for evaluation under the Washoe County School District (WCSD) Reuse and Disposition Framework for Closed Schools.

The site presents unique evaluation considerations due to its location within a larger shared campus environment adjacent to O'Brien Middle School, including parcel

configuration, potential separation requirements, shared infrastructure, title considerations, and a potential reverter constraint requiring further review.

Key site considerations include:

- The property remained operational through the 2025–26 school year and will be in transition following the completion of school operations.
- The campus includes aging facilities with identified deferred maintenance needs.
- The property is currently zoned Public Facilities (PF).
- Future evaluation will consider internal reuse, interim use, external partnerships, lease opportunities, or potential disposition options consistent with the District’s Reuse and Disposition Framework, Board Policy 7086, and applicable Nevada law.

This dossier summarizes the physical characteristics, operational considerations, community context, and other baseline information necessary to support evaluation of future reuse opportunities.

Community Survey Findings (July 2026) and Community Listening Session findings (August 2026) have been incorporated into Section 8 of this dossier, with the complete reports included as Appendices A and B, respectively.

3. Property Profile

Site Name: Old Stead Elementary School

Address: 10580 Stead Blvd., Reno, NV 89506

Status: Approved for change of use and closure (2026–27 School Year)

Jurisdiction: City of Reno (North Valleys)

Surrounding Area Description:

The surrounding area consists of a variety of zoning districts containing a mix of commercial and residential uses, which are outlined in the following table:

Location	Zoning Designation(s)	Master Plan Land Use(s)	Use(s)
North	Mixed-Use Suburban (MS) Multifamily 14 Units Per Acre (MF-14)	Public/Quasi-Public (PQP) Mixed Neighborhood (MX)	Medical Offices, Multifamily, Mobile Homes
South	Public Facility (PF) Mixed-Use Suburban (MS)	Suburban Mixed-Use (SMU)	Middle School, Townhomes

East	Planned Development (PD)	Parks, Greenways and Open Space (PGOS) Single-Family Neighborhood (SF)	Single-Family
West	Mixed-Use Suburban (MS)	Suburban Mixed-Use (SMU)	Stead Blvd., Mixed Retail, Gas Station



Figure 1: Stead Elementary School Site Plan

Parcel Condition:

- Currently part of a larger campus parcel
- Appraisal assumes a hypothetical ±10-acre parcel for valuation purposes

Site Area: Approx. ±10 acres (hypothetical appraisal condition)

Gross Building Area (GBA): Approx. 41,619 SF (permanent buildings only)

Year Built / Additions:

- Original construction: 1958
- Additions: 1961 and 1996

Construction Type: Concrete block institutional school buildings

Grant Obligations: No known grant obligations identified at this time.

Bond Financed Asset Restrictions: To be determined during the external reuse process.

Utility Easements: Various utility easements exist throughout the property. Locations, rights, and restrictions should be reviewed through recorded maps and title documentation.

Leased Spaces: None identified.

4. Facility Breakdown

Permanent Buildings

The Old Stead Elementary School campus includes approximately 41,619 square feet of permanent building area distributed among the following structures:

- Building A: 6,278 SF
- Building B: 15,470 SF
- Building C: 8,318 SF
- Building E: 9,537 SF
- Building F: 2,016 SF

Total Permanent Building Area: 41,619 SF

Portable / Modular Structures

The campus also includes two portable classroom units located on the north side of the property.

- Portable structures are classified as personal property and are not included in the appraised value of the permanent improvements.
- Portable structures represent additional temporary instructional capacity separate from the permanent building inventory.

Key Facility Note: For evaluation purposes, permanent building improvements and portable structures are identified separately due to differences in ownership classification, valuation treatment, and long-term use considerations.

5. Site Features & Infrastructure

General

The Old Stead Elementary School campus includes the following site features and infrastructure:

Feature	Description
Parking	Approximately 123 existing parking stalls, with approximately 29 additional potential parking stalls identified
Recreation Areas	Playground areas and open space areas
Pedestrian Connectivity	Covered walkways connecting campus buildings
Utilities	Full public utility service, including water, sewer, natural gas, electric, and telecommunications

Solar Infrastructure

The site includes a ground-mounted solar array with an estimated capacity of approximately 125 kW.

Key considerations:

- The solar array contributes approximately 50% or more of the site's electrical usage.
- The solar improvements are not included in the appraised sales value of the property.

- The solar infrastructure is considered as part of potential lease value considerations.

6. Physical Condition

The Old Stead Elementary School facilities remain operational through the 2025–26 school year. The campus reflects the age and characteristics of an older institutional school facility, with aging building systems, original construction elements, and identified deferred maintenance needs.

Building Systems

System	Existing Condition
Roof	Functional; aging system requiring ongoing evaluation and maintenance
Mechanical Systems	Operational; dated equipment and systems consistent with the age of the facility
Electrical Systems	Typical of an older school facility with subsequent upgrades as applicable
Fire/Life Safety	Fire alarm system present; buildings are not sprinklered

Interior Conditions

Interior spaces reflect the original construction era and subsequent modifications, including:

- Older classroom layouts and finishes;
- Suspended ceiling systems and fluorescent lighting;
- Casework, fixtures, and interior materials typical of mid-century school construction.

Environmental Conditions

Known environmental considerations include:

- No friable asbestos-containing materials identified;
- Non-friable asbestos-containing materials present.

Additional environmental review may be required depending on future property use, renovation, demolition, or redevelopment activities.

Deferred Maintenance

Current estimates identify approximately **\$7 million or more in deferred maintenance and capital needs** associated with the facility.

Facility Condition Assessment (FCA): The District's Facility Condition Assessment is documented through the FCIS program, which identifies deferred maintenance and estimated repair needs for the facility.

Facility Condition Index (FCI): 0.42 (42%), based on estimated deferred maintenance of approximately \$7.57 million and a current replacement value of approximately \$17.99 million. The FCI is a planning metric derived from estimated values and should be interpreted accordingly.

Environmental Assessment Data: Available environmental assessment documentation will be included as part of the supporting property records.

7. Zoning and Regulatory Context

Current Zoning

The Old Stead Elementary School property is currently zoned **Public Facilities (PF)** by the City of Reno.

Permitted uses within the Public Facilities zoning district generally include:

- Educational uses;
- Government and civic uses; and
- Community-serving programs.

Master Plan Land Use

The property is designated **Public/Quasi-Public (PQP)** under the applicable master plan land use designation.

Development Standards and Regulatory Considerations

Category	Information
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Zoning District	Public Facilities (PF)
Master Plan Land Use	Public/Quasi-Public (PQP)
Density / Floor Area Ratio (FAR)	No specific density or FAR identified under current PF zoning
Height Standards	45 feet; additional height may be permitted through discretionary approval processes
Parking Requirements	Determined based on proposed future land use
Historic/Resource Overlays	None identified
Special Districts	None identified
Floodplain	Unshaded Zone X
Wildfire Risk	Minimal direct structural hazard due to fully developed asphalt and concrete site conditions; however, the parcel sits within the regional Wildland-Urban Interface (WUI) tracking zone, subjecting any future reuse or redevelopment to the regional fire code overlay review parameters. https://tmrpa.org/resource-category/wildland-urban-interface-wui/
Other Environmental Constraints	No additional constraints identified at this time.

Rezoning Considerations

Based on available appraisal information, the City of Reno has indicated that a future rezoning request to a mixed-use designation, consistent with surrounding area development patterns, may be considered. Any rezoning request would require review and approval through the City's applicable planning and entitlement processes.

8. Community Context

8.1 Neighborhood Setting

Old Stead Elementary School is located within the Stead neighborhood of the North Valleys area of the City of Reno. The property is situated within a mixed-use suburban environment that includes residential, commercial, institutional, and community-serving uses.

The surrounding area includes:

- Mixed-use suburban commercial establishments;
- Single-family and multifamily residential neighborhoods;
- O'Brien Middle School, located adjacent to the property; and
- Stead Boulevard, a major arterial corridor providing regional access.

Community History and Role

Old Stead Elementary School opened in 1958 and has served the Stead community as an educational facility for nearly seven decades. The school has functioned as an important community asset and gathering place since its opening.

As part of the District's long-range facility planning efforts, including efforts to address aging facilities, changing enrollment needs, and facility modernization priorities, the Board of Trustees approved the transition of operations from Old Stead Elementary School to the newly constructed Stead Elementary School beginning in the 2026–27 school year.

8.2 Community Survey Summary

Washoe County School District conducted a public community survey between June 25 and July 17, 2026 to better understand community priorities regarding the future of the Old Stead Elementary School property. The survey received **649 responses** from parents, community members, staff, students, and other interested stakeholders. The survey was intended to inform, but not determine, future Board consideration.

8.3 Key Findings

Below are some of the key statistical findings from the survey:

- 68.2% identified serving a community need as one of the highest priorities.
- 50.8% indicated the property should not remain vacant.
- 41.8% identified responsible use of taxpayer resources as a priority.
- The strongest support (90%) was for services benefiting children, youth, and families.
- Nonprofit and community organization uses also received broad support (72%).
- Housing received the lowest level of public support among the evaluated alternatives.

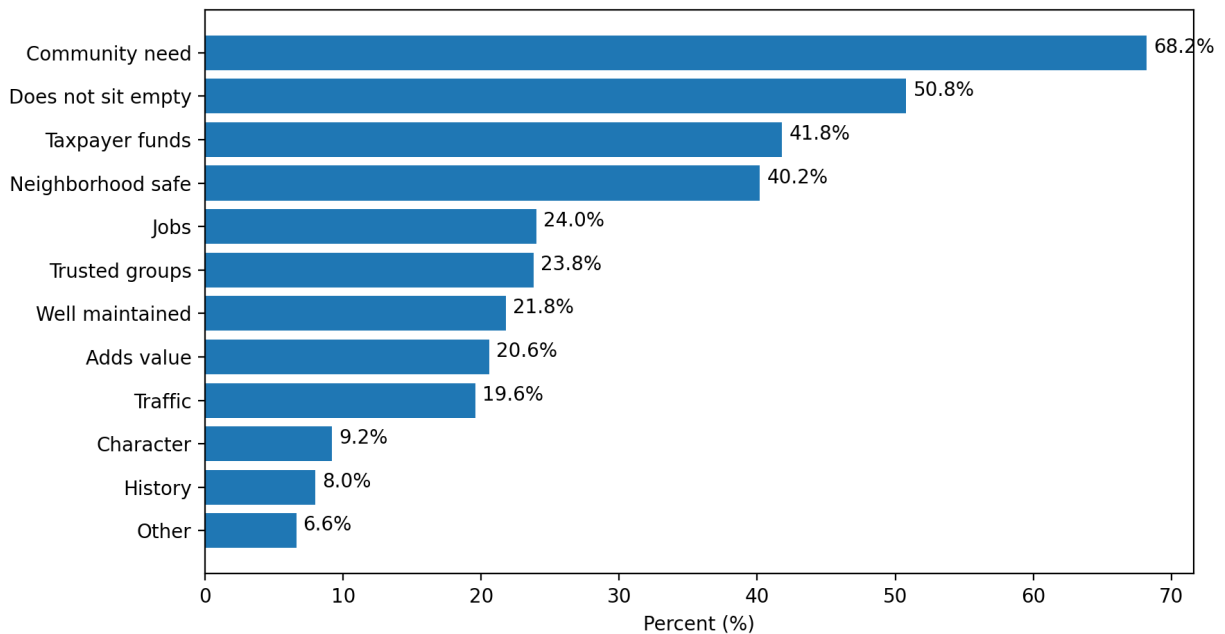


Figure 2: Stead Elementary School Reuse Survey Results – “What matters most to the community?”

From the survey, the most frequently suggested future uses included:

- Continued educational or district use
- Community or recreation center
- Aquatic or swimming facility
- Childcare and early childhood programming
- Public safety or government services

Important Note

Community survey findings are intended to identify recurring community priorities and inform subsequent evaluation. Survey responses will be considered together with facility condition, operational requirements, market conditions, financial considerations, statutory requirements, and proposal evaluations during later phases of the Framework.

8.5 Community Listening Session Summary

WCSD conducted a community listening session on August 18, 2026, at the former Stead Elementary School to gather additional community input regarding potential future reuse of the property. Approximately 14 adults and four children attended, along with

representatives from the City of Reno, Boys & Girls Club of Truckee Meadows, Truckee Meadows Community College, the University of Nevada, Reno, and WCSD.

Consistent themes included support for a community center; youth, family, and senior services; recreation and wellness opportunities; and preservation of community benefit and public access. Participants also identified potential uses including after-school programming, mental health services, senior programming, recreation and fitness facilities, community events, technology resources, green space and athletic facilities, aquatic amenities, library resources, public safety services, and nonprofit or community-serving space.

Participants generally favored public, nonprofit, or community-oriented uses and expressed interest in opportunities that would preserve long-term community benefit and make use of the existing facility. The listening-session input will be considered together with the earlier community survey and the other financial, operational, educational, legal, and statutory considerations applicable to the evaluation process.

See Appendix B for the complete Community Listening Session Report.

9. Operating Economics

The Old Stead Elementary School property requires ongoing operational expenditures to maintain the facility, utilities, and basic site functionality. These costs represent the estimated baseline carrying costs associated with maintaining the property and do not reflect future capital investment needs or costs associated with changes in use.

Estimated Ongoing Operating Costs

Cost Category	Estimated Monthly Cost
Utilities (electric, natural gas, water, City of Reno sewer, trash, and recycling)	~\$5,500
Custodial / Facility Staffing (approximately 0.5 FTE)	~\$3,982
Security, insurance, minimal maintenance, and administrative oversight	Included in estimated carrying costs
Estimated Total Ongoing Monthly Carrying Cost	~\$9,500+

Key Financial Considerations

The property continues to incur operating costs even when the facility is not fully utilized. These baseline carrying costs do not include:

- Major maintenance or repair events;

- Capital reinvestment needs, including identified deferred maintenance estimated at approximately \$7 million or more;
- Costs associated with reactivation or modification for future program use;
- Costs associated with decommissioning, interim use, or property transition activities.

Actual operating costs may vary depending on facility utilization, occupancy levels, operational requirements, and future decisions regarding the property.

10. Internal Needs and Financial Alignment

Facility Modernization Plan Alignment

Old Stead Elementary School is identified within the District’s Facility Modernization Plan (FMP), adopted in December 2023. The FMP establishes a long-term framework for evaluating facility needs, addressing aging infrastructure, aligning facility capacity with enrollment trends, and identifying opportunities for modernization, consolidation, and repurposing.

Strategic Context

The evaluation of Old Stead Elementary School aligns with the District’s broader “newer-fewer” Trade-Up strategy, which focuses on aligning facility capacity with projected enrollment needs while prioritizing investment in improved facility conditions and educational environments.

The transition from Old Stead Elementary School to the newly constructed Stead Elementary School represents part of the District’s ongoing effort to address aging facilities and optimize long-term facility planning.

Capital Planning Considerations

Current facility assessments identify approximately **\$7 million or more in deferred maintenance and capital needs** associated with the Old Stead Elementary School property.

Additional capital planning considerations include:

- The extent of future capital investment required to maintain, renovate, or modify the facility will depend on future use decisions.

- Capital reinvestment priorities will continue to be evaluated within the context of the District's long-range facility planning, available funding sources, and Board-approved priorities.
 - No major capital reinvestment projects have been identified for the property at this time.
-

11. Market Context

Potential Revenue Generation

Estimated Sales Value Range - Continued Use of Existing Improvements:

Approximately **\$5.1 million to \$7.5 million**.

This range reflects potential sale of an approximately 10-acre property containing the existing school improvements in as-is condition. The achievable value would depend substantially on identifying a purchaser able to use the specialized institutional configuration, as well as the results of property-condition, accessibility, environmental, title, and infrastructure due diligence.

Estimated Redevelopment Land Value Range:

Approximately **\$1.8 million to \$7.2 million**.

This broader range reflects potential redevelopment scenarios after considering differences in prospective land use, development density, entitlement status, demolition requirements, environmental conditions, and market demand. The upper end assumes a more intensive use and successful entitlement of the property. The lower end reflects less intensive development scenarios and greater redevelopment constraints.

Estimated Lease Value Range

Estimated Market Rent Range:

Approximately **\$8.40 to \$11.40 per square foot annually**, generally on a triple-net or modified-net basis, depending on the leased area, building condition, tenant improvements, utility allocation, maintenance responsibility, and permitted use.

Approximate Annual Rent Range:

Using approximately 41,600 square feet of permanent building area, the indicated gross annual rent range would be approximately **\$349,440 to \$474,240 per year**, before deductions for vacancy, landlord obligations, capital repairs, leasing costs, or areas excluded from a lease.

Recent Comparable Land/Building Sales:

Available market evidence includes sales of school, institutional, community-service, redevelopment, and vacant-land properties within the regional market. The data indicate a wide range of values based on whether existing improvements can be reused, the cost of required rehabilitation, permitted land use, entitlement status, location, parcel size, and development density. Specialized educational improvements generally appeal to a narrower purchaser pool than conventional commercial properties.

Recent Comparable Leases:

Available lease evidence includes institutional, educational, office, flex, and community-service facilities. Lease rates vary materially based on building condition, tenant improvements, operating-expense responsibilities, lease term, and the degree to which the existing school configuration can be used without substantial modification.

Demand in surrounding area:

The property is located within a growing North Valleys area with nearby residential development and frontage along a major arterial corridor. Potential demand may exist from educational, childcare, nonprofit, community-service, public-agency, office, and redevelopment users. Demand for the existing improvements is more limited because of the specialized school configuration and the age and condition of the buildings.

Rent levels:

Estimated market rent for suitable institutional or adaptive-reuse occupancy is approximately **\$7.00 to \$12.00 per square foot annually**, subject to the leased premises, required tenant improvements, maintenance allocation, utilities, insurance, and transaction structure.

Cap rates:

Capitalization rates for comparable investment properties vary by tenant credit, lease term, building condition, required capital investment, and property type. Because the property is currently owner-occupied, is not configured as a stabilized income-producing asset, and may require substantial improvements or redevelopment, a single capitalization-rate range is not considered a reliable standalone indicator of value for baseline planning purposes.

Potential for subdivision of parcel:

The planning area is currently part of a larger approximately 33.8-acre campus parcel shared with O'Brien Middle School and related site improvements. Creation of a separate approximately 10-acre parcel would require survey and entitlement work, confirmation of legal access and utility service, evaluation of shared infrastructure, and resolution of applicable easements and title restrictions. District staff have been directed to remain

prepared to develop a new parcel configuration but not to initiate that work at this time.

12. Risks & Constraints

The future evaluation of the Old Stead Elementary School property will require consideration of various site, regulatory, financial, operational, and community factors. The following known risks and constraints have been identified based on available information.

Environmental Considerations

Potential environmental considerations include:

- Asbestos-containing materials and potential lead-containing materials requiring evaluation and appropriate mitigation if renovation, demolition, or redevelopment activities occur.
- A Phase I Environmental Site Assessment has not been completed at this time.
- Additional environmental review may be required depending on future property use, construction activities, or regulatory requirements.

Parcel and Title Considerations

The property presents unique parcel and title considerations, including:

- The site is currently part of a larger shared campus parcel with adjacent District facilities.
- A parcel map and potential boundary adjustments may be required depending on future property use, lease structure, or disposition scenario.
- The current property documentation includes a reverter clause benefiting the Sky Vista Homeowners Association related to prior property transactions associated with construction of the Silver Lake Road access connection serving O'Brien Middle School.
- The applicability and impact of the reverter clause on future property configuration or transactions will require legal review.

Physical Facility Constraints

Known physical constraints include:

- Aging buildings and building systems consistent with the age of the facility.

- Significant deferred maintenance needs, currently estimated at approximately \$7 million or more.
- Potential capital investment requirements depending on future use.

Zoning and Development Considerations

Potential zoning and development considerations include:

- The current Public Facilities (PF) zoning designation may limit certain private redevelopment opportunities without additional entitlement processes.
- Any future changes in use, rezoning, or redevelopment would require review and approval through applicable jurisdictional processes.

Operational Constraints

Operational considerations include:

- Shared infrastructure and site access considerations with adjacent District facilities.
- Potential impacts to parking, circulation, and site operations if future uses increase intensity of activity.
- Existing utility easements and shared infrastructure considerations, including the ground-mounted solar array serving a significant portion of the site's electrical demand.

Community Considerations

Community input has been incorporated into the evaluation process through the community survey and listening session. Community considerations include neighborhood needs, stakeholder interests, and community priorities identified through those engagement activities.

Timeline and Process Considerations

Potential timeline considerations may include:

- Parcel reconfiguration requirements;
- Rezoning and entitlement processes;
- Statutory requirements associated with property transactions;
- Additional Board of Trustees review and decision points.

Legal and Transaction Considerations

Additional legal review may be required regarding:

- Title matters;
- Existing encumbrances;
- Transaction structure;
- Applicability of statutory requirements.

Construction and Capital Funding Considerations

Future use scenarios may require consideration of:

- Facility renovation or modification costs;
- Deferred maintenance needs;
- Potential tenant improvement obligations;
- Availability of capital funding sources.

13. Public-Facing Summary

This dossier provides baseline site information regarding Old Stead Elementary School, including property characteristics, facility conditions, regulatory considerations, operational factors, and known constraints.

Evaluation of potential future uses, including reuse, partnership opportunities, lease, or disposition options, will occur through a structured process that includes technical and operational review, community input, market considerations, and formal consideration by the Board of Trustees.

This document is intended to provide a consistent factual foundation to support transparency and informed decision-making. It does not represent a recommendation or determination regarding the future use or disposition of the property.

APPENDIX A

Stead Elementary School Property Repurposing

Community Survey Findings

July 21, 2026

WASHOE COUNTY SCHOOL DISTRICT

Stead Elementary Property Repurposing

Community Survey Findings

Prepared by the Department of Research and Evaluation
July 21, 2026

NOTE: Claude and Co-Pilot were used to support the identification of preliminary themes in open-ended survey responses. Claude generated the original theme analysis, which was then cross-checked by Co-Pilot. AI-generated thematic groupings were then thoroughly reviewed, refined, and validated manually by a program evaluator in the Department of Research and Evaluation to ensure accuracy, consistency, and alignment with the data. Final themes and interpretations were determined through human review. All open-ended comments, verbatim, are also provided in the appendix for further verification by the committee.

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1. Purpose and Scope

This report presents the results of the Stead Elementary Property Repurposing (SEPR) community survey administered by the Washoe County School District, Department of Research and Evaluation. The WCSD invited parents/guardians, students, WCSD staff, and community members to share their priorities for the (a) future of the retired Stead Elementary School property, (b) their level of support for a defined set of potential uses, and (c) their views on the Stead community's strengths and needs. The intent of this report is to provide critical community input to the WCSD Facilities and Modernization team for review, and will be used in conjunction with other major decision-making considerations. *(Note: Interpretation and narrative have been kept to a minimum, and all original open-ended comments are provided in the attached Appendices A-C).*

The SEPR survey was administered between June 25 and July 17, 2026, in English and Spanish versions. A total of **N=649 responses** were collected, with n=643 through the English-language survey and n=6 through the Spanish-language survey. Because the survey was open to the general public and was not drawn from a random sample, **these results are the views of those who chose to participate and should not be read as a statistically representative estimate of the community as a whole.**

2. Methodology

Instrument and collection. The SEPR survey consisted of seven questions:

- two describing the respondent,
- one asking respondents to select up to three priorities for the property,
- one matrix rating support for five potential uses on a five-point Likert scale, and
- three open-ended questions (alternative use, community strengths, community needs).

Responses were collected in both English- and Spanish-language online collectors between June 25 and July 17, 2026. The tables reflect the finding of the dataset as of 8am on July 17, 2026 when the survey was officially closed.

Combined dataset. All 649 responses are included. Responses from the Spanish-language survey were translated and combined with the English responses so that every result reflects the full participant pool. The six Spanish responses are identified as such and they appear verbatim in the appendices, with an English translation included.

Denominators. Percentages are calculated based on the number of respondents who answered each individual question, not on the full N=649 because respondents could skip any item. The number (N) of respondents answering each question is reported for each table. For the multiple-response priorities question and for the three open-ended questions, a single respondent may be counted under more than one option, therefore percentages do not sum to 100.

Open-ended coding. The three open-ended questions were analyzed by tagging each response for the presence of recurring themes and every tagged grouping was reviewed against the underlying comments. Themes are not mutually exclusive; i.e., a comment that included two different items was counted under

each item. Reported counts are the number of comments in which a theme appeared. The complete, unedited text of each open-ended response is provided in Appendices A through C of this report.

3. Who Responded

3.1 Respondent type

The respondents were asked to choose a role option that best described them. As shown in Table 1, **Parent/ Guardian of a WCSD student** was the largest group of respondents at 39.4%, **Community Members** represented 25% of the respondents, **WCSD Staff Members** represented 21.2% of respondents, and the percentage of respondents who identified themselves as both a **WCSD Staff Member and a Parent/Guardian of a WCSD student** was 12.1%. **WCSD student** feedback was low (2.3%).

Table 1. Stead Elementary Property Repurposing Survey: Respondent Demographics (N=645)

Respondent type	Responses (N)	Percent (%)
Parent/Guardian of a WCSD student	254	39.4%
Community Member (none of the other options apply)	161	25.0%
WCSD Staff Member	137	21.2%
WCSD Staff Member and a Parent/Guardian	78	12.1%
WCSD Student	15	2.3%

Each respondent selected one option; percentages sum to 100 (± rounding).

3.2 Connection to the Stead community

Respondents were asked to select the options that best described their connection to the Stead community and could select all that applied. As shown in Table 2, the majority of respondents selected **None of the above situations apply to me** (39.6%), followed by respondents who have a **business or home in Stead** (35.3%), respondents who **have a child that attended Stead Elementary School** (19.0%), **staff that have worked at Stead Elementary School** (9.8%), and **students who have attended Stead Elementary School** (4.5%)

Table 2. Stead Elementary Property Repurposing Survey: Respondent Connection to the Stead Community (N=646)

Connection to the Stead Community (select all that apply)	Responses (N)	Percent (%)
None of the above situations apply to me	256	39.6%
I have a business or home in Stead	228	35.3%
I have a child who has attended Stead Elementary School	123	19.0%
I have worked at Stead Elementary School	63	9.8%
I am a student who has attended Stead Elementary School	29	4.5%

Respondents could select more than one option; therefore totals exceed the number of respondents. Percentages do not sum to 100.

4. What Matters Most About the Property's Future

Respondents were asked to select up to three statements describing what matters most to them about the future of the retired Stead Elementary property. As shown in Table 3, the two highest responses to this question were that the property should **help serve a community need** (68.2%) and **does not sit empty** (50.8%).

Table 3. Stead Elementary Property Repurposing Survey: Most Important to the Community (N=500)

What matters most (select up to 3)	Responses (N)	Percent (%)
Helps serve a community need	341	68.2%
Does not sit empty	254	50.8%
Makes responsible use of taxpayer funds	209	41.8%
Keeps the neighborhood safe and a nice place to live and work	201	40.2%
Supports local jobs and the economy	120	24.0%
Involves trusted community groups or organizations	119	23.8%
Will be well-maintained for many years	109	21.8%
Adds value to the surrounding homes and properties	103	20.6%
Does not create too much traffic or parking problems	98	19.6%
Fits well with the character of the neighborhood	46	9.2%
Honors the history of the building	40	8.0%

Respondents could select up to three options; percentages do not sum to 100%. 33 respondents wrote in "other" priorities included in the summary in Table 6.

5. Level of Support for Potential Use

Using a five-point Likert rating scale (*Strongly Oppose*=1; *Oppose*=2; *Neutral*=3; *Support*=4, and *Strongly Support*=5), respondents were asked to rate how much they supported or opposed each of five possible uses of the property. For purposes of this analysis, ratings from the five-point Likert scale were combined and defined as: **Yes**=(**Support** + **Strongly Support**); and **No**=(**Oppose** + **Strongly Oppose**). The mean is also calculated using the 1-to-5 Likert scale.

Table 4 summarizes the results for each potential use. **Services for children, youth, or families** had the strongest support, (Yes= 90.0% and mean ($\bar{x}$)=4.53). **Nonprofit or community organization use** was also broadly supported (Yes=72.0%; $\bar{x}$ =3.99). **New housing options** had the most opposition, (No=67.4% and $\bar{x}$ =2.09).

Feedback on **New commercial uses** and **Government or public services** was more divided: for new commercial uses, more respondents opposed (No=43.7%, than supported Yes=33.8%), while **Government or public services** support and opposition were close (33.1% versus 34.7%) with the largest neutral share of any potential use (Neutral=32.3%).

Additionally, when answering this question, respondents were provided the opportunity to recommend *Other Alternative Uses* as shown in Table 6.

Table 4. Stead Elementary Property Repurposing Survey: Combined Level of Support for Potential Use (Yes, No, Neutral)

	Potential use	N	Yes (%)	No (%)	Neutral (%)	Mean ($\bar{x}$)
1	Services for children, youth, or families <i>e.g., childcare center, after-school program, community center</i>	498	90.0%	3.4%	6.6%	4.53
2	Nonprofit or community organization use <i>e.g., workforce training, community services, outdoor recreation</i>	500	72.0%	9.2%	18.8%	3.99
3	New commercial uses <i>e.g., offices, restaurants, stores, or other businesses</i>	497	33.8%	43.7%	22.5%	2.77
4	Government or public services <i>e.g., offices for government agencies such as public safety, transportation</i>	496	33.1%	34.7%	32.3%	2.89
5	New housing options <i>e.g., homes, apartments</i>	497	18.3%	67.4%	14.3%	2.09

N is the number of respondents who rated each use ($N=496-500$). Yes, No, and Neutral sum to 100% ($\pm$ rounding) within each use.

Table 5 further disaggregates the distribution of the ratings (*Strongly Oppose to Strongly Support*) for each use shown in Table 4. Each row is expressed as a percentage of the respondents who rated that use and sums to 100 ($\pm$ rounding).

Table 5. Stead Elementary Property Repurposing Survey: Level of Support for Potential Use (5-Point Likert Scale)

	Potential use	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
1	Services for children, youth, or families	2.4%	1.0%	6.6%	20.9%	69.1%
2	Nonprofit or community organization use	4.4%	4.8%	18.8%	31.2%	40.8%
3	New commercial uses	27.6%	16.1%	22.5%	19.3%	14.5%
4	Government or public services	20.8%	13.9%	32.3%	21.6%	11.5%
5	New housing options	48.9%	18.5%	14.3%	11.7%	6.6%

Uses are listed in the same order as Table 4. Percentages were calculated using the $N=496-500$ respondents who rated each use.

As shown in Table 6, respondents were asked what other uses they would like to see for the property. The top four themes that emerged as the most often recommended:

- continued educational or district use of the building (19.3%)
- community or recreation center (19.3%)
- an aquatic facility (15.5%)
- childcare or early-childhood programming (14.9%)

Table 6. Stead Elementary Property Repurposing Survey: Alternative Recommendations for Use from “Other” Write-In Responses (N=161)

Alternative Recommendations for Use	Responses (N)	Percent (%)
School use (pre-K hub, special-ed, charter/continuation school, temporary campus)	31	19.3%
Community/recreation center	31	19.3%
Swimming pool / aquatics	25	15.5%
Childcare / pre-K / early childhood	24	14.9%
Police, sheriff and emergency services (incl. REMSA, fire)	15	9.3%
WCSD administrative / district offices and operations	14	8.7%
Retail, grocery and shopping	12	7.5%
Youth / teen center and places for kids	10	6.2%
Housing / homeless shelter / veterans / affordable housing	10	6.2%
Retain, sell or lease the property	8	5.0%
Library	8	5.0%
Health, mental health and respite services	6	3.7%
Explicit opposition (no shelter / rehab / data center / apartments / industry)	6	3.7%
Senior center	3	1.9%
Food bank / pantry	3	1.9%

Themes are not mutually exclusive; a comment could be counted under more than one theme; percentages do not sum to 100%. One comment provided only in Spanish did not fall under any listed theme.

Representative comments (See Appendix A):

Community/recreation center

“I think a community recreation center would be good, such as a pool.”

“Community center”

School use (pre-K hub, special-ed, charter/continuation, temporary campus)

“North valleys pre k program”

“Another school similar to Marvin Picollo to better support the needs of our families.”

6. Community Strengths (Open-Ended)

As shown in Table 7, respondents were asked to name two or three strengths that make the Stead community a good place to live, work, and learn. Their comments most frequently described a **strong and supportive community** (43.4%), **ongoing growth** (21.3%), and the area’s **quiet, small-town character** (18.3%).

Table 7. Stead Elementary Property Repurposing Survey: Community Strengths (N=235)

Theme	Responses (N)	Percent (%)
Strong, close-knit and supportive community	102	43.4%
Growing community / new development	50	21.3%
Quiet, peaceful, small-town feel away from the city	43	18.3%
Location and access (freeway, retail, proximity to Reno)	38	16.2%
Affordability / lower cost of living	35	14.9%
Parks, open space and the outdoors	32	13.6%
Family-oriented	30	12.8%
Diversity of the community	21	8.9%
Safety / low crime	12	5.1%
Hard-working / working-class residents	6	2.6%

Themes are not mutually exclusive; a comment could be counted under more than one theme; percentages do not sum to 100%.

Representative comments (See Appendix B; typos corrected):

Strong, close-knit and supportive community

“Close knit community”

“The community is very family and work focused. Everyone cares and takes care of each. The community is trying to improve.”

Growing community / new development

“Is a nice community that has grown through the years and become stronger”

“It’s a growing community, it has recreation, many new businesses”

Quiet, peaceful, small-town feel away from the city

“Quiet, small, growing”

Affordability / lower cost of living

“Growing community, affordable housing, local library”

7. Community Needs (Open-Ended)

Respondents were asked to identify two or three community needs that WCSD should be aware of via an open-ended comment box. Their comments most frequently described a need for youth recreation and activities, childcare and early-childhood options, and broader family-support and social services.

Table 8. Stead Elementary Property Repurposing Survey: Community Needs (N=286)

Theme	Responses (N)	Percent (%)
Youth recreation, activities and places for kids/teens (incl. Boys & Girls Club)	~77	26.6%
Childcare, daycare and early childhood/pre-K	~66	22.8%
Family support: social services, food & housing security, mental health	~66	22.8%
Traffic, road safety and infrastructure	~49	17.0%
Retail, restaurants and grocery/shopping	~42	14.5%
Before- and after-school and out-of-school-time care	~35	12.1%
Public safety, police presence and crime reduction	~31	10.7%
Schools: capacity, special education and academic support	~28	9.7%
A community center	~26	9.0%
Swimming pool / aquatics	~25	8.7%
Parks and green space	~24	8.3%
Affordable housing	~9	3.1%
Senior services	~7	2.4%

Themes are not mutually exclusive; a comment could be counted under more than one theme; percentages do not sum to 100. Eight respondents submitted an identically worded comment citing licensed childcare, out-of-school-time services, and wrap-around family supports; those comments are reflected in the childcare, family-support, and before- and after-school themes. N-sizes are estimates, but note that some comments could be categorized differently based on interpretation.

Representative comments (See Appendix C):

Youth recreation, activities and places for kids/teens (incl. Boys & Girls Club)

“We need places for kids to go that are safe and fun to keep them out of trouble”

“We need more activities, like a boys and girls club. We have no public basketball , pickleball courts or swimming pools.”

Childcare, daycare and early childhood/pre-K

“The need for before and after child care for families”

“more child care options for working parents”

Family support: social services, food & housing security, mental health

“Food security, access to health services, youth activities”

“Need resources for families, ease of transportation”

9. Summary of Findings

Participation. 649 community members responded between June 25 and July 17, 2026. Just over half (51.5%) identified as parents or guardians of WCSD students and one-third (33.3%) as WCSD staff.

Priorities. The most frequently selected priority for the property’s future was that it “helps serve a community need” (68.2%), followed by “does not sit empty” (50.8%) and “makes responsible use of taxpayer funds” (41.8%).

Support for uses. Services for children, youth, or families received the strongest support (90.0%; $\bar{x}$ =4.53), followed by nonprofit or community organization use (72.0%; $\bar{x}$ =3.99). New housing options had the highest opposition (67.4%; $\bar{x}$ =2.09). Views on commercial and on government or public uses were divided.

Open-ended feedback. Respondents consistently preferred child-youth and family-serving uses—a community or recreation center, a pool, childcare and pre-kindergarten, and Boys & Girls Club–style programming—while also identifying traffic and road safety, family-support services, and public safety among the community’s needs. The complete text of comments are found in Appendices A-C.

10. Overall Conclusions

The responses describe Stead as a fast-growing community that is family-oriented, close-knit, and affordable that can benefit from stronger social connections, increased educational opportunities, and access to both employment and outdoor recreation. Overall, respondents described a community that has not yet received a proportional increase in childcare options, youth programming, recreational amenities, social services, or infrastructure. The comments consistently emphasize a desire for investments that support children, families, safety, and community well-being, while reducing the need for residents to travel outside the North Valleys for essential services.

Appendix A. Preferred Alternative Uses — Verbatim Comments

Survey question: *What other uses would you like to see?*

161 comments: reproduced exactly as written. Comments submitted in Spanish are marked [Spanish] and followed by an English translation in brackets.

1. DMV, DSS, boys and girls club
2. affordable housing
3. Early Childhood Program
4. Just more stuff to do.
5. Would love to see a senior center services, or possible recreational center with pool
6. sell the property as is, roll the proceeds back into the CIP for future new construction.
7. I think a community recreation center would be good, such as a pool.
8. WCSD employee child care center
9. Retail and grocery store
10. Boys and Girls Club and more public parks
11. Boys and Girls Club or City Parks and Recreation Style center for recreation and services for children, students, and families.
12. Boys & Girls Club of Truckee Meadows
13. Use as a combined police substation, combined law enforcement school shooter training facility, law enforcement drone unit.
14. Boys & Girls Club
15. Boys & Girls Club
16. Shopping center
17. WOuld like to see the poprty occupied by non-profits bringing additional resources to this community.
18. A police or sheriff substation.
19. Community pool
20. UNR Cooperative Extension office, which serves all of Washoe County.
21. Pool and community center
22. Sports rec program/teen center
23. Entertainment (movie theater or shopping)
24. Anything to help low income families
25. Other type of education such as trades or vocational training
26. A senior center and am indoor swimming pool
27. Community center
28. Public Pool
29. Boys and girls club or police substation or county offices
30. A food bank would be great. I know there are some food pantries around north valleys but the need is tremendous! This space would be a blessing to the local community!! Vocational rehab would be awesome!

31. To be clear, DO NOT want to see it become a rehab center or homeless shelter! It is WAY to close to the middle school to used for something like that. And those kind of things belong in town (Reno).
32. A pool would be incredible, along with an actual functioning community center with evening and weekend hours and lots of community activities. A new library building would also be wonderful.
33. The children need some type of recreational activity building. Especially when school is cancelled during the winter months.
34. We need a public pool that offers swim lessons in this area given the housing growth in the last 10 years
35. Bring back the police satellite office.
36. Anything that would give kids something to do
37. Charter School, independent learning, library and shared/rental office spaces.
38. The building needs a lot of work. We worked in it last summer when the rooms hit 90 degrees. The ground it not safe, so please sell it to someone that will be able to improve the community
39. O'Brien is almost at capacity, new apartments would be a strain on a brand new building. This area was not planned to be used for that purpose when rebuilding the new school.
40. I think an empty school building, whether it's Stead or another school that will close, would be a great place to have school district employee daycare.
41. I think having a Boys and Girls Club would be great as well as partnering with the Washoe County Library System to move the current North Valleys Library to this site. There would be more room for the library.
42. We need a dedicated indoor sports area- a gym for basketball and soccer- maybe repurpose the cafeteria area. We also don't have a full size soccer field at OMS. Maybe we could put one in outside in part of the playground area.
43. Moving the north school bus yard to this location so they have enough room for parking and have more than 1 bathroom for all the employees
44. Community daycare sight in partnership with WCDSD to allow for an early childhood hub in the North Valleys that's not so far north as it is now.
45. Wcdsd admin office
46. used to teach English classes, place for resources and help for community members
47. Childrens mental health providers. I've heard of school districts partnering with private or public mental health providers to help support student mental health needs as these families are often struggling with other things as well. Low-income/community resources. Because we are located so far, we often struggle to refer families with transportation limitations to services. While the FRC is great, ot would be nice to have a community services hub this far north
48. Grocery Store with organic foods
49. Child care!
50. Maintain property ownership in case enrollment turns around in the future.
51. Something that would give kids and families things to do. Recreation. Gym. Basketball courts. Swimming pool. Etc. . .
52. Environmental support including community garden, inclusive park, and library.
53. The north valleys needs a library
54. Early Head Start
55. It could be used as a respite facility or therapy location for children in Washoe County

56. Use as a facility for WCSD operations such as construction or safety department
57. Community garden, Pool, Charities, health services
58. Family Respite for children with disabilities
59. Na
60. A recreation center that all can use or a youth center.
61. An early learning center or charter school
62. Sell or lease to a charter school
63. District offices that are currently taking up needed classrooms in various schools, IE Child find, Speech department, Visual Impairment offices
64. Basketball courts, pool, community center such as Alf Sorensen in Sparks
65. Our community needs a center for our rapid growing communities. A boys and girls club would be amazing for most families or a community center for the valley community
66. Park, picnic, community center multi use with like boys and girls club that can feed lunches to kids during school breaks.
67. Reno Police Hub Station
68. Large rec center and parks!
69. It seems like there are quite a few kids with too much time on their hands an nowhere to go. Some sort of community center / sports complex would help both the kids and the adults in the area.
70. I currently work at Lemmon Valley ES and we have been long over due for an upgrade on our building. Not sure if it would be possible to move our students to stead temporarily and build a new school for Lemmon Valley and then transform the area to something else later once the school moves back to Lemmon.
71. SUB-STATION FOR RENO POLICE DEPT.
72. Family homeless shelter plus other uses like childcare, food bank
73. I think we are going to need more cooling centers as time goes on- this could serve that purpose, also as a location for the Red Cross to house people during emergencies.
74. Swimming pool and community center
75. Play park or sports fields
76. REMSA STATION
77. a park or community gathering area/center
78. A temporary location for Lemmon Valley Elementary students until the new Lemmon Valley Elementary is built
79. North valleys pre k program
80. I can use the gym area for Northvalley sports.
81. Community pre k building with district admin offices to support other north valleys schools possibly including campus police
82. More third spaces. Place for people to hang out and do different things. Or artsy type classes or business to be open to the public.
83. Move the now WCSD Family Resource Center from O'Brien MS to here to be more visible and inclusive
84. Why get rid of the property, rent it until future need. Then won't have to buy more property in future.
85. New WCSD offices

86. Allow homeschool co-ops to utilize the space with no strings attached.
87. Tear it down and build us a public pool
88. Larger improved located for north valleys library or somewhere to spend time with others like a community center
89. Boys and girls club
90. Let local non profit sports organizations, like Sierra regional roller derby, use the gym
91. Sell it and invest the profits for more schools as population grows.
92. Public pool
93. POLICE SUBSTATION
94. Selling the building. Other business could buy property and build things that community may need access to. Examples include: Reno ICE, SwiftSports Dome,
95. Repurposing an empty school building into a continuation school would provide students with repeated behavioral challenges, chronic suspensions, or risk of expulsion an opportunity to succeed in a more structured and supportive environment. With smaller class sizes, counseling, behavioral interventions, and individualized academic support, these students can continue working toward graduation instead of falling behind. A dedicated continuation campus would also reduce disruptions at neighborhood schools, creating safer and more productive learning environments for students and staff while ensuring that students with greater behavioral needs receive appropriate support. The campus could also serve as a central hub for School Police and student support services, improving coordination, prevention efforts, and emergency response throughout the district. This proposal makes effective use of an existing district building while creating a pathway for student success and improving the overall climate and safety of all schools.
96. Track and soccer field
97. Would be cool to see a indoor field, pool, and gym for the community to keep the youth healthy and trained year round and bring revenue by teaching classes
98. Community pool or Sam's club
99. Daycare for special needs children of all ages, specifically older children up to age 18
100. Anything but a blight like a homeless shelter or rehab. This is residential area. We do not want that!!!
101. Not a data center or homeless \ outreach related.
102. North star online needs a building
103. With the size of the stead site seeing a mixed use property with Government, Non-profit, Low Cost Residential, and a local neighborhood market with childcare opportunities would make an amazing use of the space. It would use the central location and the history to act as a hub for the area which is lacking. (Washoe County Library System was previously looking at expanding 🙄)
104. Boys and girls club full site for the north valleys
105. Sell it, and use the proceeds to make a livable wage for your employees
106. The kids in the North Valley's need a place to go. A Evelyn Mount community center would be great
107. Boys & Girls Club
108. Pre K classrooms that are renovated to provide more appropriate setting with bathrooms and sinks in the classroom versus having them attend Cold Springs Middle School. More centrally located to cut down on transportation needs to Pk programs
109. Pre K hub

110. A DMV office.
111. It would be nice if it could house a school community like Lemmon Valley Elementary students and staff for a year or so in order to rebuild the school. One Lemmon Valley ES is rebuilt, the students and staff can move out and the building could be used as an early childhood education center.
112. Something for the community to do. We have so many houses, fast food restaurants and other big businesses (such as warehouses and data-centers) that don't help build a sense of community. If the area were turned into something for the locals to gather at it would help build a stronger sense of community. I know we have a community center already so that's not what I'm suggesting.
113. Senior center
114. Community place! (pool)
115. Trade School Training. We need more tradespeople.
116. Admin building for wcsd
117. It could be turned into a recreational area and swimming pool for the north valleys
118. Mixed-use development or Transit Hub (RTC)
119. Public pool for everyone. High school. Closer Pre-K
120. I think this would be a great location for the Boys and Girls Club as well as community resources.
121. Small apartments for the unhoused and/or unhoused
122. Shelters, veterans assistance and elderly assistance, food banks
123. Teen youth center
124. Community pool
125. We need more special education schools like Marvin Pico!
126. Something that's useful to the community. We don't need more stores. We need community resources and establishments for families!
127. Park, public pool, indoor area safe area where kids can hang out and be kids
128. Bowling Alley or a Soda Shop
129. Another school similar to Marvin Picollo to better support the needs of our families.
130. Special needs school, before school program
131. Indoor pool for the community offering swim classes as young as 6 months old and as old as geriatric age
132. The old Stead elementary building would make the perfect location for a North Valleys pre-k program. This is a central location that is accessible to the large majority of the community. With the new eligibility rules, many new families are now going to qualify to send their 4 year olds to pre-k. The current Cold Springs location is completely inaccessible for the majority of North Valleys families and creates an even larger opportunity gap for the children of the North Valleys.
133. Consolidated Pre-K & Sped programs
134. I'd like to see the Old Stead building be used for the Wcsd Pre-K programs that are located in the North Valley's. It would be nice to have all the Pre-k and Pre-K sped all in one building.
135. I thought it was going to be used for the Wcsd pre-K programs?
136. nothing that would attract questionable folks; no industry; not sure more houses need to be built without further infrastructure and no one wants MORE construction
137. Could move North Star online there instead of housing them in three or four different locations

- 138. Pre-k center- We need so much more gen Ed pre-k
- 139. Emergency stations: Fire, police, sheriff
- 140. Office space for district use. All the office at Riggins should go to a repurposed building.
- 141. A place for the community to utilize- better restaurants or shop, driving school, safe place for kids/teens. No for apartments! No for houses! I'd rather there be another school.
- 142. Child related usage.
- 143. Pre k, district offices, or sell it outright.
- 144. Maybe the boys and girls club with a place for a Washoe or school police to have a close office.
- 145. Used for homelessness. It could be ANOTHER campus, not replacing any existing shelters and it's right on the bus line which would help those without a car.
- 146. Costco, ross
- 147. Move Pre-K out of Cold Springs and put all classes there for the North Valleys preschool kids
- 148. Police sub station
- 149. Community Pool, Indoor Courts, etc.
- 150. Make it a library for the public or a church
- 151. Teen center for kids
- 152. Please bring back a police station to Stead. We used to have one and need one back.
- 153. Community Pools/water park for all ages.
- 154. Mental health services or childcare. This area needs summer time options for families. Boys and girls club or community center
- 155. Recreation center with track and basketball hoops thats open to the public- not locked
- 156. Hospital's, Movie theaters,
- 157. Charter school or vocational school
- 158. WSCD Admin Building
- 159. It would be a great site for the district admin office.
- 160. Community center with a pool!
- 161. **[Spanish]** Actividades o clases despues del horario escolar
[English translation: After-school activities or classes]

Appendix B. Community Strengths — Verbatim Comments

Survey question: *What are 2–3 strengths in the Stead community that make it a great place to live, work, and learn?*

235 comments: Reproduced exactly as written. Comments submitted in Spanish are marked [Spanish] and followed by an English translation in brackets.

1. Family oriented, not too crowded yet
2. Family-friendly community: Stead is a welcoming place where families, schools, and neighbors support one another. Growing community: New homes, businesses, and schools bring more opportunities for families and students. Diverse community: People from many different backgrounds make Stead a welcoming place where children can learn from one another.
3. It's developing fast and has a great community.
4. -Less traffic *within* Stead (i.e., when you stay north of Golden Valley -Ease if travel throughout Stead -Good parks and community areas
5. Great family community Central part of the north valleys
6. Everything is in very close range
7. -community is growing (more families) -close to downtown
8. Can't think of any...
9. Currently has a diverse population. It feels like small town and not a big city.
10. Family oriented.
11. -
12. Less homeless up in the valleys Not a lot of police in the area
13. Create community center and more parks
14. The community is very family and work focuses. Everyone cares and takes care of each. The community is trying to improve.
15. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing
16. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing
17. Affordable housing, employment opportunities, and new schools,
18. Access, Housing, community
19. Affordable housing, employment opportunities, and new schools
20. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing
21. Close to reno, but more affordable. Ability to provide educational options for kids both during and after school
22. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing
23. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing

- 24. Affordable housing, employment opportunities, new schools
- 25. People want to live, work and play in their own neighborhood and providing strong community services for those living in that area allows that to happen.
- 26. Community, open space
- 27. Affordable housing, new schools, employment opportunities
- 28. Affordable housing, employment opportunities, and new schools, enhancing educational options for all kids, regardless of socioeconomic standing
- 29. Schools are close by
- 30. Affordable housing, more and more employment opportunities, and the addition of the new schools; enhances the educational options for ALL children, regardless of their socioeconomic standing
- 31. Close knit community
- 32. As I own my home in stead area I would like for it to stay safe out here.
- 33. Friendly neighbors and quite part of town
- 34. Friendly, low violent crimes
- 35. We are away from the city, the air is cleaner. We have a good amount of emergency services and housing is more affordable.
- 36. Quiet and friendly neighborhood
- 37. Access, growth potential, desire to change
- 38. Community, small
- 39. The small trails- outdoors, fair jobs, as a home owner we need more leaning spaces!
- 40. Smaller community, history
- 41. Lots of families Strong community Many employers
- 42. We are a community that takes care of each other
- 43. Outdoor access
- 44. Location, available resources, neighborhood feel
- 45. There are great people that live in stead area.
- 46. Its not downtown Reno There's several parks
- 47. It is a real community that looks out for each other, small town feel,
- 48. It is a relatively quiet community, peaceful with little blight.
- 49. Affordable, family oriented
- 50. Affordable housing, nice park
- 51. The diversity, the several new businesses opening, and the generosity of the people!
- 52. Affordability
- 53. It used to be great. Its not so great in its current state. The over population has led to vandalism and theft in the area. It really needs help.
- 54. Not sure about strengths. Crime, traffic and accidents have increased!
- 55. Easy access to the freeway. 2brand new schools!
- 56. Everything is close together and easy to access by foot.

- 57. Sense of community and connectedness, diversity
- 58. It's a tight knit community with people of varying financial standings.
- 59. Three strengths of my area is sense of community, anyone steps up for someone else, and it feels safe.
- 60. Not sure
- 61. Much improvement is needed
- 62. Friendly
- 63. Friendships and coworkers
- 64. * safe area to walk to stores and school *places for children to play and fields for activities
- 65. affordable place, growing community
- 66. I'm not very familiar with the Stead area
- 67. Short commute to nearby retail stores, three parks within the area, easy access to freeway
- 68. Stead is a great place because of the resilient and tight knit community.
- 69. While I have never worked at Stead Elementary, I do work at O'Brien and live in the North Valleys. This is a community that I feel gets a bad rap due to a few bad actors. People are willing to help out and look out for each other. When we have community events, we have a great showing. People are eager to come together events.
- 70. Parks,
- 71. It is largely a working class community and people tend to support each other, but also keep to themselves. I appreciate how there's no pretense out here and no pressure to keep up with anyone else. It is largely a community of very genuine and hard working people.
- 72. Highway and transportation access and nearby housing/stores make it a good location for access to any community programs.
- 73. Not sure
- 74. the community is close and helpful when they all know each other, they are supportive
- 75. People are hard working, helpful, and giving. We have so many wonderful families that are always supporting each other
- 76. It was a great place to live before the urban sprawl.
- 77. Affordability
- 78. On the outskirts of town, diverse, young
- 79. Great community golf course and educational facilities
- 80. Still one of the smaller of the valleys. Not a lot of congested traffic. Smaller neighborhoods with not many apartments.
- 81. There is open land that can serve the community through agriculture and space to connect the community to the land and environment. This feeds the community and improves mental health as well as the development of the youth in the community.
- 82. Hard working community Diverse community Affordable
- 83. I work in early intervention home visiting, so while I do not currently live or have children that attend school in this community, I have worked in this area and with many families who live in this area as well. I have enjoyed the wonderful parks that are part of this community- Dorothy McAlinden and North Valley's Regional parks; I have enjoyed the public library in North Valleys; from my experience this area is growing very quickly and there is a lot of housing that meets different financial needs of this growing community.

84. Growing location, lots of people are moving to the area, people are passionate about getting services near them.
85. Surrounded by families who likely had their children and their children's children had gone to the same elementary school. The location helps serve the local families with the commute (given how far things are and the traffic nowadays, it's beneficial to have something closer to local families). Stead will only continue to go (as it continuously has been in both residential and commercial), it needs something that will support children and families through difficult circumstances.
86. community pride and more affordable living
87. Is a nice community that has grown through the years and become stronger
88. People, outdoor activities such as UTV
89. Down to earth people who work hard and support each other
90. Great people, growing economy
91. It is by the freeway, easily seen, easily accessed. Peaceful and beautiful ❤️
92. Not 100% sure—I do not live in this area.
93. Close knit community that is somewhat smaller, and the community has people from every type of background.
94. Na
95. Accessible and family
96. Small town feel. Safe and quiet
97. Employment, commercial businesses
98. It is still smaller but growing. Community still feels like a community.
99. Togetherness, resilience, and pride
100. Our neighborhood is quiet It's growing
101. Stead has expanded quickly over the years new businesss and housing projects more people are commuting out this way for work.
102. n/a
103. To over populated
104. Quiet neighborhoods Not alot of traffic
105. More elbow room, less regulation, and easy access to BLM land.
106. Easy access to the freeway, growing population, open space
107. Shared heritage and traditions. Strong social networks amongst neighbors.
108. Ethnic mixture Most people care
109. NA
110. There are no strengths in making this a great place to live or work it's a mess and been neglected
111. Community oriented Fun
112. Good people live in Stead Stead has a mix of cultures Neighbors help neighbors
113. 1. A very diverse community 2. Small town feel, while being situated in a large urban community.

- 114.** 1- it's close to Reno, but far enough away that we can enjoy a small community vibe. 2- there are business growth opportunities with open and available land. 3- Stead stands close to local (Lemmon) stores and businesses that meet our every day needs without the need to go into town (Reno downtown or Sparks areas).
- 115.** More housing is being put in Stead, which includes more families. Not too far from downtown but far enough not to feel too crowded
- 116.** Wide variety of people live out here. It has the potential to be a nice community if the amenities are out here and we don't have to drive to town all of the time.
- 117.** Community, somewhat rural, lots of kids needing somewhere to go to have fun/move their bodies in a safe positive way
- 118.** It is outside of the Reno/Sparks Valley
- 119.** We have the best neighbors to rely on. So our neighbors is family.
- 120.** Lol NA
- 121.** Youth involvement
- 122.** Great community where parents take an interest in their children/students. Beautiful, relaxed life away from the city life.
- 123.** Long time north valleys residents as myself, lived here for 36 years.. I would like to see this building repurposed and sustained by our school district instead of spending more money purchasing a new admin building for the now 9th street just love it here and/or add the WCSD Family Resource Center housed at O'Brien MS to move here as well. More visibility and easier to find
- 124.** •Teamwork •Keeping our community together •supporting one another
- 125.** Less busy than Reno/Sparks proper.
- 126.** Closeness to outdoor activities
- 127.** It's a growing community, it has recreation, many new businesses
- 128.** Far enough out but close enough to the city
- 129.** I used to live out there. It's growing fast. Strengths: 1- beautiful area, 2- out of the main city
- 130.** 1. More things are being built out here 2. They are making the area nicer 3. One day the freeway will be open again
- 131.** Slower pace than in town.
- 132.** It's a big community where people need after school care for the kids.
- 133.** Great businesses. People look out for each other.
- 134.** School, work, and place to live
- 135.** It's not down in the Reno flats. Lots of warehouses with employees who need homes.
- 136.** Nice neighborhood,,, good community
- 137.** Not at this time
- 138.** Its growing. There is
- 139.** 1. That it is a close knit community. 2. The residents are proud of their area and proud of the school performance.
- 140.** Cost of property. Close to Reno. Close to big business.
- 141.** Growing community, affordable housing, local library

- 142. All our areas/valleys have lots of open air space and land. Keep the areas clutter free do not turn into suffocating cities. We need more open free safe spots that kids and teens can go to and play sports or activities or promote cultural hubs etc
- 143. The community tries to be unified. And helpful. It's peaceful
- 144. Close proximity to the freeway, space to grow, many families live there
- 145. Quiet neighborhoods, not many strays, and lots of warehouses
- 146. Opportunity Diversity
- 147. Residential. Family oriented. Quiet.
- 148. Very residential / family oriented. Growing and the community wants to be taken seriously and not as the dumping ground for the rest of Reno (which generally seems to get more new businesses and resources). Please don't turn this into a homeless, drug or mental health facility. This area needs resources for families and kids to live well.
- 149. Slightly more affordable houses, neighborhood walking paths
- 150. Great access, near O'Brien Middle School
- 151. It's an amazing community with fantastic people and a thriving small business environment. We are an up and coming neighborhood which is also more cost effective than other Reno areas.
- 152. We have stores, banks and food locations.
- 153. Diversity, pride in cultural in history.
- 154. Stead has a great community of people. They appreciate that the area is growing but also need resources for children of all ages.
- 155. We stand together as a community especially when it comes to our kids
- 156. Small community; good place to walk with kids with lots of parks and walking trails.
- 157. Away from the downtown atmosphere.
- 158. Local employment options Shopping center Elementary, junior and high school.
- 159. Connections, identity, supportive.
- 160. Like being a bit outside of the city.
- 161. The families and community in the area and surround North Valleys are wonderful. The community is small and mighty.
- 162. The history of the Air Races. Land to explore and experience the outdoors.
- 163. Family community
- 164. The people.
- 165. Strong economy & proactive law enforcement.
- 166. Fairly quiet neighborhood, several elementary schools fairly close to one another
- 167. Strong community that supports one another.
- 168. Open Space, Nature, Stead Airport
- 169. Not too far out of town. Not too close to town. Not too far for me to travel to work.
- 170. Its location is great in order to help the kids of the community, easy to find and access and lots of space
- 171. Access to freeway, safe walking
- 172. Diversity, strong community

- 173. Community unites when needed most. clean and kept up to the best of their ability feels like home
- 174. I live 20 miles north so I'm not sure
- 175. Quiet, small, growing
- 176. Somewhat central for the North Valleys, anyone North of Stead can easily access services there; good resources around (food, gas options)
- 177. It's up and coming. Has potential Families moving to the area
- 178. The close knit community, and the opportunities for growth.
- 179. The community communication, the nearby grocery stores, & the air races.
- 180. Well populated, lots of families
- 181. Community; people support one another, open spaces,
- 182. The community is making big changes. With those big changes the area looks better and better with each step. What ever the step it should be to better the area
- 183. It is continuing to grow and change.
- 184. Close to downtown Lower cost of living Quieter than downtown
- 185. Out of the way cheaper to live in stead
- 186. ehh...
- 187. The north valleys has drastically expanded and the need for a special needs school is needed to help with bus times and money
- 188. Diversity of people that live here brings a plethora of opportunities to bring people together. Sports offered at the schools and North Valleys regional park is great. The potential to attract people and grow together is there.
- 189. There is incredible community support in the North Valleys. Families attend events at the local schools and use many of the local facilities to host their own family events. Transportation is limited out of the north valleys so families are more likely to patron local restaurants and community spaces.
- 190. A good location to have Pre-K for the entire North Valleys area
- 191. Neighbors know each other
- 192. Location, affordable
- 193. it's not crowded or overbuilt, at least not yet.
- 194. Great parks, close to town, safe
- 195. The Stead community is safe, kind, and is filled with hard working people.
- 196. Kids and parents are hard working. Families are so loving, caring, and helpful to one another. Parents value education. There are sooooo many things that make the Stead community wonderful!
- 197. Affordable housing, access to blm land
- 198. Sports complex near O'Brien O'Brien becoming a STEAM school
- 199. Growing community.
- 200. Affordable housing and agriculture.
- 201. School
- 202. Eh not many. People are ok, but the restaurants and shops are 50% garbage. We're not receiving quality places to go.
- 203. Committed families, proud of this community and supportive

- 204. Affordability Quiet and slow paced Nature and space
- 205. More affordable than other Reno communities, access to both freeway and backroads
- 206. Affordable, Strong community Growth
- 207. Community, various ethnic cultures, and support of local businesses.
- 208. I grew up in Stead and went to Stead Elementary school and O'Brien. It used to be comfortable and easy. I lived there temporarily in 2023 and the traffic has become atrocious.
- 209. There is a need for community supports. Childcare, preschool, community center
- 210. Lots of families Diverse cultures of citizens Central location within North Valleys
- 211. Great community, shopping could be better
- 212. We're super close knit. We value the slower life out here.
- 213. Country, off roads, small businesses, more for your money, down to earth-not pretentious
- 214. Job potential if the school reopens to something else Great community Family based community
- 215. Affordable, on the bus line, diverse
- 216. Strong sense of community More quiet than other areas of town
- 217. We have a strong community of good people, were just bored so we need something to do besides the park and golf course.
- 218. Small community, growing infrastructure, close to the north transportation lot.
- 219. Established community. Somewhat distanced from influences of the downtown area
- 220. It's a smaller community so more people are open to helping others I like that it isn't super congested with people and stores
- 221. Location Affordability Pace of life
- 222. Stead is outside of the hubbub of the Reno/ Sparks center. Cultural Diversity!
- 223. Families and strong work ethic
- 224. Nice location, away from casinos and great people
- 225. Community togetherness & history
- 226. There is less apparent crime and theft out here. I'm comfortable letting my kids walk to school together with friends.
- 227. Smaller close nit community.
- 228. Rural community Open space
- 229. Diversity, location,
- 230. Strong community
- 231. None so far
- 232. Quiet community
- 233. Great people. Great scenery. Great potential.
- 234. It's a small community that has been growing. We want something that we don't have to drive to other parts of town for. A community center with a pool would be a positive impact for kids and families in this community.
- 235. **[Spanish]** El espacio y muy buena ubicación ya que esta rodeada de mucha gente cerca y parte de la avenida principal donde hay mucho transporte vial.

[English translation: The space and very good location, surrounded by many people nearby, part of the main avenue where there is a lot of vehicle traffic.]

Appendix C. Community Needs — Verbatim Comments

Survey question: *What are 2–3 needs in the Stead community that WCSD should be aware of?*

289 comments: Reproduced exactly as written. Comments submitted in Spanish are marked [Spanish] and followed by an English translation in brackets.

1. The need for before and after child care for families
2. Services!!!!!!!!!!!!!!
3. We need more affordable child care options specifically for WCSD employees. As employees we struggle to find affordable, reliable and sustainable child care while we service students. Specially in areas like Stead, Red Rock and Lemmon Valley.
4. More early childhood programs: Families would benefit from additional preschool and childcare options. More retail stores and restaurants: More shopping and dining options would better serve the growing community. More family resources: Continued investment in parks, community programs, and family services would support Stead's growing population.
5. Stead needs more things to keep kids safe and busy to keep up with the growth in the area. We could always use more childcare.
6. -More casual restaurants/sports bars and more indoor entertainment options (especially for youths) -A community shopping center like Reno Public Market and Rancherra -A Reno PD substation
7. Daycare, children's resources/activities, trader Joe's,
8. Day care. Community center
9. Better landscaping and beautification of stead Blvd. Help stop racing on Stead Blvd.
10. More activity for kids, after school programs
11. -early childhood program -more resources needed
12. Senior services, police station, pool
13. not aware of any needs this property can meet.
14. Need more activities and safe spaces for kids so they don't have to go all the way into town. More access to public transportation.
15. More shopping and restaurants.
16. -
17. Childcare
18. Affordable groceries Sit down restaurants
19. More parks More community center More green space
20. Places for the children to go.
21. More retails options are a community need. Mental health and child services are needed. More traffic is not needed.
22. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
23. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families

- 24. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 25. Licensed childcare and youth services
- 26. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 27. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 28. Childcare
- 29. Less building and construction projects.
- 30. Childcare and after/before school activities
- 31. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 32. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 33. Out-of-school time services for children, licensed childcare, wrap-around services and resources to support families.
- 34. Licensed childcare, Before & After School Care & wrap around services to support families and kids in that neighborhood.
- 35. Places for kids to go before/after school.
- 36. Licensed child care. Before and after school and school breaks for youth. Family support services
- 37. Licensed childcare, out-of-school-time services (before and after school and school breaks) for youth, and wrap-around services and resources to support families
- 38. More stores and jobs
- 39. Licensed childcare, out-of-school time services for youth (before and after-school, but more importantly, during school breaks - spring, winter, fall, and summer), and other wrap-around services bringing family support resources to this community.
- 40. More police
- 41. Child care or youth activity buildings.
- 42. We need more shopping areas.
- 43. Services for children, youth, and families, and workforce development. UNR Extension could provide this and more. It could also create a botanical garden through its Master Gardeners program. Extension has outgrown its Energy Way location and is already supported by country funds.
- 44. More places for physical activity, low police presence (would be nice to see some active patrols)
- 45. Teen opportunities, low cost sports and early job training opportunities
- 46. We need more activities, like a boys and girls club. We have no public basketball , pickleball courts or swimming pools.
- 47. Spending and lack of recreational facilities for kids
- 48. Crime, low income, low education
- 49. Traffic, low/middle class

- 50. More family friendly buildings that are fairly affordable. Ex: boys and girls club. Recreation areas for sports. More restaurants that are also healthy for our families!!!
- 51. Less over building, improved infrastructure
- 52. More services other than fast food
- 53. We need places for kids to go that is safe and fun to keep them out of trouble
- 54. Community gathering areas, spaces for seniors and children for activities, outreach center.
- 55. Activities for families and children. Indoor activities especially. A community center, senior center and indoor swimming pool
- 56. Jobs that pay a living wage. Infrastructure needs work.
- 57. They should be thinking of ways to occupy the young adult, provide purpose motivation and direction in a passive way.
- 58. More police presence, activities for families,
- 59. More commercial development, more roads eastward to east congestion.
- 60. more child care options for working parents
- 61. Social services, activities for youth, daycare
- 62. Regulation on traffic. More business
- 63. I visited Lemmon Valley Elementary and Stead Elementary a couple years ago. My husband and I opened a small church here in the Valleys...I wanted to know what the need was for the students... At Stead Elementary the immediate need was "shoes"... these precious souls needed shoes...it broke my heart...these children face so many difficulties...living in single parent household, parent incarcerated and drug abuse etc... At Lemmon Valley Elementary a guidance counselor showed me 2 storage cabinets with microwavable food that she gives students (that she purchased) she makes sure the students that she knows that will be home alone for the entire weekend or have to fend for themselves will have something to eat! When I left that school, I cried all the way home..The land needs to have a place where kids and adults a like have a place to eat ...3 meals a day...soup kitchen? Food pantry, clothing , counseling services...etc and maybe have shuttle busses that can pick them up and take them home!
- 64. Child care, family support services, transportation
- 65. More infrastructure, particularly to relieve traffic congestion
- 66. More public and retail services are so desperately needed, I have to drive into town for almost everything other than basic groceries (medical/therapy appointments, community events/classes, general retail, etc.)
- 67. A program for the rural homeless and after school programs for the north valleys kids. Maybe a pool.
- 68. More policing and adjusted speed limits
- 69. Safety and things for kids to do
- 70. There needs to be more spaces for kids to safely hang out and play. Traffic is too much for the tiny area and it makes it difficult to get in and out of parking lots.
- 71. We are overrun with housing but lack infrastructure to support. We could use more child care options and recreational activities
- 72. Something to bring value to the area without devaluing the area. We need a stronger connection to the city of Reno via police or government.
- 73. There are a few needs for the area. It would be nice to have more childcare options (or like a pre-k hub), or even like a community center.

- 74. We don't have enough activities or here for the kids. I feel a community pool would do wonders
- 75. Safety/social services
- 76. We need preschools. Places where parents can bring their children to get firm building blocks for their education. A place that is safe and nurturing. Perhaps a sliding pay scale would work with opportunities for adults in the area to work with children or as support personnel, parenting classes taught by people who are trained, financial classes to help break the poverty cycle.
- 77. Child care, community center
- 78. I'm not sure how to narrow it down to 2-3 when the majority of children can't read or do math at grade level.
- 79. Community needs Traffic safety
- 80. Traffic
- 81. This building is not safe for kids, it is too close to the main road. The building and grounds need a lot of help. It will save WCSD to sell this school property, and be able to build away from the Main Street another elementary school to help the overcrowded population out here
- 82. *overcrowding O'Brien with apartments should not happen *baseball fields or playgrounds for children to use
* a public pool would be a dream! We have nothing in the Valleys
- 83. reduce commuting to other parts of town
- 84. I'm not very familiar with the Stead area
- 85. Indoor pool. Something for the kids, like an urban air.
- 86. Larger retail stores (ex. Target or Winco), law enforcement location, sit down restaurants
- 87. Stead needs a safe and engaging place for kids, This is the perfect place for a YMCA, or a boys and girls club, swimming pool, and police substation.
- 88. Two needs in Stead that must be a top priority are mental health and prioritizing our young adults ages 18-22!
- 89. Retail shopping and restaurants
- 90. I think this space would be great to house the North Valleys Family Resource Center.
- 91. Sr. Center; boys and girls club;
- 92. Stead needs a large Community Center, Fine Arts Theater, and Aquatic Center with Indoor and Outdoor Pool. We need an athletic center similar to a YMCA.
- 93. Because it's such a working-class community, there are many parents pulling long hours or working multiple jobs to make ends meet. Because of this, I've always witnessed a lack of parental supervision among our teenagers and this has led to higher crime rates. Our kids need more productive options of things to do out here to keep them out of trouble. As the traffic issue continues to cut us off from resources outside of our community, fewer families have access to childcare, health care, and food resources.
- 94. Access to emergency medical care and other services are limited in the Stead area.
- 95. Not sure
- 96. Our government/ admin offices need to use less of our tax payer money.
- 97. the traffic and the amount of people moving into the Stead area
- 98. Temporary housing (like Siegel suites or low-income/transitional housing for CIT or struggling individuals. Mental health providers—many are in town or have to offer online options. Transportation is a big barrier out here as is children's mental health providers. Community resource hub

99. Too many new warehouses in this area have created too much traffic. Shortage of teachers and hiring noncertified teachers teaching their racist ideas and socialism to kids.
100. Parks? Play spaces for kids?
101. Lower-income, need for high-quality food, child care
102. 395 construction has been challenging and transition away from air races impacts businesses.
103. bring more jobs to the area keep using property
104. Places for kids. Things for families to do with kids.
105. Open spaces and a library for the community. This area needs safe, inclusive spaces to gather the community together.
106. This is an area that has low income housing and a lower socio-economic status than some areas. Access to community resources for adults, children, and people in need of additional services (food/housing insecurities, foster care supports, health, transportation, disabilities, therapy/counseling resources etc) should be a consideration.
107. I have worked with families who have needed child care resources like Early Head Start or other subsidized programs that are in the North Valleys and can be accessed easily without a vehicle and having to commute south into Reno.
108. Due to the community being outside the city center of Reno, many families are forced to travel into town to do things like attend therapy or get respite services. It would be beneficial if there were closer services to help support the growing community of Stead and Cold Springs.
109. Support of after school programs being closer to the families in stead. Need of behavioral services for children and families in stead . Most businesses/non-profit organizations are located far into town , presenting a commute burden for families who struggle with time and transportation .
110. Good, affordable child care is missing in the area. Recreation for young people that is well managed and supervised.
111. Child care for low income families like Head Start or Early Head Start
112. Public pool, charter school, indoor trampoline park
113. Affordable, high quality child care
114. Speeding in school zones
115. More Mexican restaurants
116. Far away from the hub of Reno, not enough commercial infrastructure
117. Affordable healthcare and food. Safety and a place to go in the case of another flood, earthquake excetra.
118. Not 100% sure—I do not live in this area. But WCSD could partner with Family Respite Center of Northern Nevada to have access to appropriate sized rooms & equipment for children to play
119. Help for low income areas, homes that cannot afford to feed their children on weekends and after school
120. Na
121. To get to a community center for seniors is quite the drive. Could be used for youth center if not appropriate for community center for adults.
122. Childcare centers
123. Services, child care, government access

- 124.** We have a lack of community centers for kids .leaving this empty eill create more homeless taking over the place . Pussting more ships there would create more trafficc
- 125.** Traffic is getting bad with how many homes are being built. Shopping (wholesale club stores, retail, grocery) would be helpful because we have to drive into town for these. If we had these options in the stead area, it would reduce commute. Wholesale stores (I.e. Sam’s Club or Costco) would be the most helpful because local businesses would shop there, it would create more jobs in this area, they have a variety of things (not just clothes or groceries, but also furniture, etc.) and it would help decrease commute from locals. Reno already has a Costco and so does Sparks. Chances would be slim that we’d get an increase in commute into Stead for the wholesale store. Another high school would also be helpful because the Lemmon valley area gets extremely congested in the mornings especially since many have to travel in that direction for the high school. A coral academy elementary, middle or high school would be helpful as well. Many of us commute into town for these charter schools.
- 126.** Affordable childcare for working parents. High quality safe educational facilities. Non-profits that bring resources to the community. Early Head Start facilities or additional Head Start programs as this has been an ongoing need for the county
- 127.** More services
- 128.** Affordable housing, after-school programs for children, and a steep reduction in technology use in the classroom.
- 129.** Community center such as Alf Sorensen would be AMAZING Something for the youth.
- 130.** Community center, boys and girls club something for our children and families to have a safe place for our kids without being harassed in neighborhoods or other communities or kids deserve to play and not worry about others around.
- 131.** Community center and place for children to go.
- 132.** n/a
- 133.** The presence of a police hub station would be beneficial for this community
- 134.** Better roads
- 135.** More parks! Bigger parks that are actually maintained
- 136.** A place for kids to be involved in sports (instead of loitering around neighborhoods). Swimming, tennis, basketball would all be good options for facilities and leagues and would benefit both kids and adults.
- 137.** Childcare, greenspace
- 138.** Adult learning opportunities- many of our families are Spanish speaking and struggle with English or finding help with those that are bilingual. Green spaces and playgrounds.
- 139.** After learning that most students enrolled at Inspire come from the North Valley communities it is important to research why and potentially use this property as either an educational facility for parents or even a transitional or vocational facility for the North Valley communities.
- 140.** LESS INDUSTRIAL NEED, MORE UPDATED LIVING CONDITIONS. NO DATA CENTERS UNTIL REALISTIC KNOWLEDGE ON WATER & ELECTRICAL USEAGE, HOW IT WILL AFFECT ELECTRICAL & WATER, BILLS, ETAL IN NORTH VALLEYS ALL THE WAY TO THE CALIF. BORDER!
- 141.** Food Bank Childcare that's affordable
- 142.** NA
- 143.** Active Senior center active community center a swimming pool more restaurant options
- 144.** Permanent REMSA Station instead of just sitting in a random parking lot Community center Boys and Girls Club

- 145. Safe sidewalks for the children to and from school should be addressed. I see kids having to walk in landscaped areas with no sidewalks. Pretty landscaping with no walkway.
- 146. As with many diverse communities there is a wide range of support the community could benefit from. While Stead is close to the main Reno/Sparks area placing resources in the community would support those with transportation difficulties/ limitations, especially during this time where roadway infrastructure is significantly behind where it should be for easy accessibility to resources found in the greater Reno/Sparks area.
- 147. Indoor pool and community center, food bank, public marketplace that caters to smaller sized vendors.
- 148. A place where people can build skills. And have the economy grow
- 149. More places to eat, child care, doctors offices
- 150. You need higher learning. Don't be influenced by programs or except bribes for social programs that foster single moms, abortion, low income. Instead, use this facility that's outside of Downtown Reno to provide her learning programs to help meet the needs of North Valleys low educational achievements
- 151. The need to not waste taxpayer money.
- 152. More parks, traffic safety, theft mitigation
- 153. Stops standardized testing Reward on merit and accomplishments of students
- 154. Pets should be lock up during schools /breaks days. We do occasionally ran into them especially in the neighborhoods.
- 155. Policing for racing. More infrastructure Less warehouses
- 156. Sports in stead
- 157. Pre-k, preschool, childcare support. Community services/ community club house, food bank,
- 158. Resources and WUSD needs to fund all WUSD Family Resource Centers they do so much for our students and their families to keep them in school it is time that our school district sees and understands this, just visit the office at O'Brien MS they have only two staff that are grant funded and they struggle to keep up with the high demand for all the 10 schools surrounding the north valleys school district should fund these positions and add more staff to avoid the now two staff to burnout
- 159. More Resources for our youth and seniors to stay a safe community.
- 160. The district NEEDS another school like Marvin Picollo. Our community of special needs families is not getting any smaller and one school for a city as big as Northern Nevada is, isn't enough.
- 161. More community centers
- 162. Housing, social services
- 163. Support for students, drop in center, boys and girls club, etc
- 164. Swimming pool, indoor recreation, family friendly restaurants
- 165. Higher high risk populations, not a lot of local activities for youth out there, traffic is horrible and not getting better.
- 166. 1. They're are a lot of shitty poor people out here and kids doing crimes 2. There's no Costco 3. The traffic is bad
- 167. No current day care/ after school care in the area. Limited areas for kids/ teens to have somewhere to hang out.
- 168. A nice park for kids and pets, a place for the kids around to go and hang out.
- 169. A community center like Evelyn mount center. Indoor community pool. Boys and Girls Club to service all area schools.

- 170.** Reliable places for students to go after school. Food pantry. A community pool would be amazing!
- 171.** We need a boys and girls club
- 172.** AFFORDABLE housing for SENIORS.
- 173.** We need a pool ,,, sports complex,,, or a museum 👍
- 174.** This area has a high crime rate and could benefit greatly from a shorter police response time. A Police Substation would be an excellent use of this space.
- 175.** None at this time
- 176.** 1.. Expanded Student Mental Health and Behavioral Support Many families would benefit from increased access to school counselors, social workers, behavioral intervention specialists, and alternative education programs. Early intervention and additional supports can help keep students engaged in school while reducing suspensions and disciplinary issues. 2. More After-School and Youth Programs Stead has fewer easily accessible enrichment opportunities than some other areas of the district. Affordable after-school programs, tutoring, STEM activities, arts, athletics, and mentorship programs would provide students with safe, productive opportunities outside of school hours. 3. Resources for a Growing Community As the Stead area continues to grow, schools need adequate staffing, classroom space, transportation, and updated facilities to keep pace with enrollment. Ensuring schools have the capacity and resources to serve new families is essential to maintaining high-quality education. These needs focus on supporting students academically, socially, and emotionally while preparing for the continued growth of the Stead community.
- 177.** They probably know but some socioeconomic standards need to be met
- 178.** A lot of people struggle with housing. A park would be a great utilization of this space. Also a large space for trucks to park would be a great utilization of the space until and if they need it later.
- 179.** More retail, more recreation, more restaurants
- 180.** We dont need more government living out here
- 181.** More family spaces, specialized program center (like autism services), childcare
- 182.** More grocery stores or clothing store (Target, TJMaxx, etc.)
- 183.** Care for specials needs youth #1
- 184.** There is enough riffraff in the stead area around that school. Do not invite more in by selling to a homeless shelter or drug rehab. Please do not blight this area. We want to have a nice residential area where our families and children feel safe and enriched.
- 185.** Fun and activities for kids. There are lots of families in the area and not very much to do without going into town.
- 186.** More green spaces for enjoyment.
- 187.** There are no third spaces for our students. Our entire area has been overrun by industrial. Stead kids need more than just the North Valleys park.
- 188.** The need for after school care.
- 189.** A bigger library, government offices and police presence, low cost housing.
- 190.** We need a Costco
- 191.** We need child/teen/sports activities that families can afford. We need positive community engagement. We need summer engagement activities we can afford.
- 192.** More localized law enforcement and community support. Services for the community.

193. A boys and girls club center or something that would support something for the youth in the North Valleys to do. It would also provide before or after school child care for many families.
194. After school programs, a more centralized pre-k program for north valleys families, family resource center/food bank/social services
195. We need things for kids
196. Grocery options; more child care resources; more parks and outdoor spaces to enjoy being active and outdoors - Maybe a community garden.
197. Traffic on the main street
198. Stead needs a site like Lemmon Drive Boys & Girls Club. Affordable childcare and activities for children, youth and teens. Supporting the teenage children keeps a safe environment. Busy children in extra curricular assist working parents.
199. That our community keeps growing year by year.
200. Need a DMV office, or a Costco
201. Early childhood education is lacking and families need support to care for young children 0-5years without having the high cost of preschool education. There are very limited options for families in the North Valleys.
202. We need a bigger library with strong programming for community memebbers. We need a better way or any way to build a sense of community that is positive. Right now it feels like we come together in opposition of new giant developments and data centers from being built in our community. Then come together when we're not heard and it happens anyway. It would be nice if we had a positive thing to build community. Food Truck Thursday at the regional park has been a great start.
203. Keep it family oriented Why can't the district use if for the new admin bldg - it's big enough?
204. The amount of people that are new to the area and the bad drivers.
205. More skilled trades people are needed in the local area to support the growing economy. More housing.
206. Child care for families in the North valleys, need for a pool and recreation center that can transport children to and from the local schools for before and after school care as that's lacking and hard to find other thsn what is available at individual schools. Affordable housing for families especially lower income
207. Food and job opportunities and activities or programs for kids before and after school
208. Public transit frequency, access, walkable neighborhoods (kids can not drive, but should be able to navigate their community), Food desert
209. Bigger place for pre-k with more spots for kids within WCSD.
210. We NEED a high school also we NeED a closer pre k for special education and all rpe k students. We also need a pool. There is no pool for the community and having to travel to sun valley and down town reno is too far for MANY
211. Pre-school hub that is more centrally located to the North Valleys.
212. Children's and young adult SAFE year round recreation. (Something like what used to be the YMCA)
213. more help for income restricted families and folks more food resources and low income housing.
214. I live 20 miles north so I'm not sure
215. Poor, crime, traffic
216. Upgraded infrastructure to support the growing population, more options for kids clubs and recreation
217. We need more childcare options that are not privately ran Affordable, fun family centers that are safe.

- 218.** The outlandish traffic that is on stead blvd...
- 219.** Speeding in the area, traffic from overpopulation, and wandering minors in the area.
- 220.** Before and after school programs; support for families with special needs students; support for low income families
- 221.** Need resources for families, ease of transportation
- 222.** Children who raise themselves who have no or little guidance from their trusted adults. We need to help break that cycle
- 223.** Too many houses are being built causing serious traffic issues. Also, there are not enough stores or restaurants in the area.
- 224.** Child care
- 225.** The land is on a busy thoroughfare Let's keep kids off of the thoroughfare
- 226.** Needs a place for kids, teens Better education opportunities More commerce like food
- 227.** Traffic, speeding, only two way lanes on freeway as of now.
- 228.** There's a lot of crime. Crack down on the crime.
- 229.** We need accessible school for students with disabilities that are yet ready to be within the general education setting
- 230.** Before school program to help with chronic absenteeism Special needs school, many strategies students and those with mental health issues
- 231.** The first is a Stead community center that has space to bring family members together to share their experiences, opinions ideas. Then putting them on a calendar together to plan and celebrate togetherness (integrating the local schools). Finally, having a small community indoor pool that offers swim classes for families with young children and for older people would absolutely bring people together and work towards a healthier lifestyle and environment. We can even offer a co-op style market to promote fresh fruits and vegetables.
- 232.** The north valleys community has some of the most at risk students in the entire district. Students have limited access to community resources such as sports and youth activities. Almost all of the schools in the north valleys community are 1 or 2 star schools. This is clear data that shows the north valleys need greater support resources for students and families.
- 233.** Police sub-station, preschools, after school/summer programs
- 234.** Grocery store
- 235.** More restaurants, more community focused spaces
- 236.** More schools to help with overcrowding, better highway to deal with traffic
- 237.** Stead needs a community center so kids have a safe place to go and they can learn life skills like cooking etc. The community would highly benefit from it becoming a Community Center also to prevent kids from going into gangs or negative experiences. Please consider this community and how Community Center would be highly beneficial to everyone.
- 238.** Community center or child care facility. A Boys and girls club would be absolutely amazing for this location
- 239.** Kids are having a really hard time with reading and writing at the elementary school level all over North Valleys. More gen Ed pre-k availability would allow more kids to learn letters, sounds, and other developmentally appropriate literacy skills. Then, these students will have a solid foundation to build their education. Please make it a pre-k center. I need my 3rd grade students to come to me with at least some basic phonics skills!
- 240.** Food security, access to health services, youth activities

- 241.** Driving/Pedestrian safety. There has been a no turn on red at stead blvd and multiple people ignore that and people still get killed. People ignore speed limits especially in school zones. More police presence is needed There is the Hangar bar that overserves, and continues to let anyone drive and it is becoming a huge safety issue. Their policy is to never cut people off and they have fired bartenders who cut people off. Something needs to change within this space that will affect whatever goes in across the street in the old stead elementary site.
- 242.** Quicker emergency response services. RPD/WCSO substations and move the fire station by the golf course to 1 central location.
- 243.** It needs new buildings that can attract new businesses. New offices means more restaurants and services.
- 244.** Lack of childcare options for children under 5
- 245.** Any restaurant that is not Mexican, donut shop, ice cream shop, more sit-down restaurants, a police sub station (we are a family in law enforcement and also a teacher working for the district). Knowing I'm a teacher, stead is very overcrowded. We need another school to offset this problem.
- 246.** Community pool, community pool, community pool
- 247.** Infrastructure, shops, better restaurants, a driving school
- 248.** The Stead area needs to feel part of Reno and WCSD.. working at Stead Elementary for almost 20 years me and my colleagues have often felt left out and definitely ignored my district personnel. Building a strong community that is connected to the entire county would be most important.
- 249.** Affordable housing Services and retail Infrastructure
- 250.** Affordability, youth program
- 251.** More shade trees for pedestrians and community aesthetics, lighting at community parks for youth safety, more restaurant options for resident dining options and employment opp
- 252.** L
- 253.** More income suitable child care. Police force close, and to feel safe and comfortable.
- 254.** I know residents will probably strongly oppose a homeless shelter. But I was homeless for 8 months and lived at Our Place. With laundry, showers and other services available the women were very respectful and there's so much out there that could help women in need. Using existing space for homeless people should be a top priority. My only concern would be any sexual offenders near so many children so doing a background check on any homeless people should help solve that problem.
- 255.** This is an old and deteriorating building which will require lots to upkeep
- 256.** Affordable child care Affordable before and after school care for school-age children
- 257.** Community center- something to keep kids busy and out of trouble
- 258.** We need a Costco and a Ross store
- 259.** Use spaces smartly- don't waste or sell a whole building just to put apartments on it.
- 260.** We need an Evelyn Mount type center. We have so much youth and no indoor facilities:
- 261.** Community center
- 262.** We need stronger anti-drug programs for children that demonstrate real consequences for bad decisions Stronger positive reinforcement like rewarding GOOD behavior
- 263.** Jobs, social services access, safety
- 264.** Modernization or replacement for Lemmon valley elementary school, expansion of the new park where old O'Brien was located to add football track field and parking for current new park, to avoid hindering traffic on stead blvd and keep students away from main road unless it's during school release and to get to school.

- 265.** Kids in stead need a place to go to....a teen center would be great there
- 266.** We need bigger parks/community centers for all ages We need more options for families with toddlers We need way better infrastructure
- 267.** Traffic
- 268.** Police station, community activity place (park, pool, etc), less warehouses
- 269.** People driving too fast right off the freeway, very tight knit community, great mexican food.
- 270.** There needs to be an activity place of some sort for younger kids with no library anymore there's t a lot of children under the age of 7 to do. We could really use maybe a family practitioner/OBGYN in this area so maybe for doctor offices or something like WIC so moms don't have to travel into town with children for appointments
- 271.** Homeless Drug use Illegal citizens
- 272.** Before/ after school care. Daycare. Limited Early childhood education availability.
- 273.** More services or support for youth
- 274.** Bigger high school: safer schools from bullies and better more engaged teachers which happens with better support from administrators!
- 275.** Recreation for the kids and families! There's nothing to do out here!
- 276.** We are lacking without parks and entertainment. There are very few restaurants, and the ones we do have are the same theme. We have a couple of parks bath. Our main regional Park is very outdated. It would be great if we could get a pool, or basketball courts, laura a nice updated playground, or an area for some new stores and restaurants to make it so that the people in this area don't have to travel to other areas for shopping and dining needs
- 277.** More retail needed so that you do not have to commute in for most everything. A pool Basketball courts Special needs park
- 278.** Day care options, community center for before and after school, job training, English classes
- 279.** Health and wellness Receiving Services locally More places to shop for apparel, home goods Healthy food options
- 280.** Community center Youth Activities
- 281.** Hospitals, Movie theaters, kid-friendly options
- 282.** Restaurants
- 283.** Safe areas for kids to play
- 284.** Not selling to property. We don't need more business there. We need to reuse the building for WCSD purposes like an admin building or training site. No homes and no commercialization.
- 285.** More leader engagement. More investment. More community opportunity.
- 286.** The amount of kids that need something to do. Give these kids something constructive. A pool they can learn to life guard at, learn to test the water and balance chemicals. Have the kids involved with mowing the lawn and keeping the grounds kept. Have movie nights with a projector in the field and families can bring their own chairs and blankets. Like so many ideas that will bring in the community and red rock and cold springs. Give the community something positive not a fast food restaurant or government offices.
- 287.** **[Spanish]** Lugares seguros de recreacion
[English translation: Safe places for recreation]
- 288.** **[Spanish]** Asistencia de vivienda asequible e inversión en infraestructura.
[English translation: Affordable housing assistance and investment in infrastructure.]

289. [Spanish] No hay seguridad al pasar caminando la avenida debido a que la gente en carro no respeta.

[English translation: There is no safety when crossing the avenue on foot because people in cars do not respect pedestrians.]

APPENDIX B

Community Listening Session Report

Future Reuse of Former Stead Elementary School

August 18, 2026



Community Listening Session Report

Future Reuse of Former Stead Elementary School Property

Date: August 18, 2026

Time: 5:30 p.m. to 6:30 p.m.

Location: Former Stead Elementary School Multipurpose Room
10580 Stead Blvd., Reno, Nevada

Purpose of the Listening Session

The Washoe County School District (WCSD) hosted a community listening session to gather input from residents and stakeholders regarding the future reuse of the former Stead Elementary School property. The session was part of the District's ongoing evaluation process following the opening of the new Stead Elementary School campus located at 926 Cloudburst Drive.

As WCSD considers future options for the site, including potential sale, lease, or partnership opportunities, the District sought to understand community priorities and identify opportunities that could benefit the North Valleys area. The listening session was intended to collect feedback and ideas from community members and was not a forum for negotiating development proposals or conducting formal land-use planning.

This meeting followed a community survey conducted from June 29 through July 17, 2026, and reflects WCSD's commitment to community engagement throughout the evaluation process.

Participation

Community Participants

Approximately 14 adults and four children attended the listening session.

Community Representatives and Stakeholders

Meghan Ebert, Council Member, Ward 4, City of Reno

Nathan Ulliot, Director Parks and Recreation, City of Reno

Mike Wurm, Boys & Girls Club of Truckee Meadows

Dr. Ayodele Akinola, Assoc. VP, Facilities & Campus Operations, TMCC

Carlos Cardillo, Executive Director, Corporate Partnerships, UNR

Suzanne Hunter

Elsa Goldstein

Kelly Orr

Beth Dory

Pablo Navo Duran

Becky Flannery

Anton Labard

Kelsey Meno

- A few remained anonymous

WCSD Representatives

Trustee Dr. Diane Nicolet

Superintendent Tiffany McMaster

Deputy Superintendent Don Angotti

Chief Facilities Management Officer Tami Zimmerman

Chief Operations Officer Adam Searcy

Communications Director Ben McDonald

Lead Communications Specialist Andi Cassinari

Videographer Jeff Foss

What We Heard

Several consistent themes emerged from the discussion.

1. Strong Support for a Community Center

The most common recommendation was for the property to be repurposed as a community center serving residents of Stead, Lemmon Valley, and the greater North Valleys area.

Participants described the North Valleys as underserved when compared to other parts of Reno and expressed the need for a centralized gathering space that could provide services, recreation, educational programming, and community resources. Many attendees noted that the existing school facility offers a unique opportunity because it is already constructed and could potentially be adapted to meet multiple community needs.

2. Need for Youth, Family, and Senior Services

Participants emphasized the need for programs and services that support residents of all ages. Suggestions included after-school programs, mental health services, activities for seniors, recreational opportunities, and spaces where families can gather safely.

Several attendees noted that there are limited local options for youth enrichment programs, senior activities, and family-focused services within the North Valleys community. Participants expressed interest in a facility that could provide programming from early morning through evening hours.

3. Recreation and Wellness Opportunities

Many community members identified recreation amenities as a priority. Suggestions included indoor fitness spaces, outdoor recreation facilities, athletic fields, walking areas, a community pool, and a splash pad.

Attendees stated that recreation options are limited in the area and that a community-focused recreational hub would improve quality of life for residents while creating opportunities for health, wellness, and social connection. The need for green spaces in the community was also emphasized.

4. Preserving Community Benefit and Public Use

A recurring sentiment was concern about the property being sold for private development. Many participants encouraged WCSD to prioritize uses that provide direct community benefit and maintain public access to the site.

Several attendees expressed support for exploring partnerships with the City of Reno or other public entities. Participants discussed incorporating services such as library resources, public safety substations, technology access, and community event spaces that would serve neighborhood needs while maximizing the value of the existing facility.

Participant Feedback and Suggestions

Participants shared a variety of ideas regarding potential future uses for the property, including:

- Development of a community center serving residents of all ages.
- Expansion of after-school and youth programming opportunities.
- Mental health and special education support services.
- Senior programming and senior gathering spaces.
- Indoor recreation and fitness facilities.
- Community events, craft fairs, and neighborhood gatherings.
- Digital access and technology resource centers.
- Green space, athletic fields, and outdoor recreation opportunities.
- A community pool and/or splash pad.
- Library resources or a community learning center.
- Police and medical substations.
- Small business or nonprofit partnership space.
- Continued public ownership or partnership with the City of Reno.
- Reuse of the existing facility rather than redevelopment.

Overall Observations

The overwhelming theme throughout the discussion was support for maintaining the property as a community-serving asset. Participants consistently identified the lack of recreational, educational, and community gathering spaces in the North Valleys and viewed the former school as a unique opportunity to address those needs.

Residents generally favored public, nonprofit, or community-oriented uses over private development and expressed interest in partnerships that would preserve long-term public benefit while maximizing use of the existing facility.

What Happens Next

Community input gathered during this listening session will be considered as part of WCSD's evaluation of potential reuse options for the former Stead Elementary School property. Feedback received through this session and the earlier community survey will help inform discussions regarding future opportunities for the site.

As outlined in Board Policy 7086(5), community input is one factor among several that will be considered alongside financial, operational, educational, legal, and statutory requirements. The District will continue evaluating potential options and partnerships before making any future decisions regarding the property.