



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
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STUDY SESSION AGENDA
TUESDAY
September 26, 2017

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

- | | | |
|-------------------|---------------------|--|
| 10:00 A.M. | ATTENDEE(S): | Patrick Scully |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Bargaining Policies |
| 10:30 A.M. | ATTENDEE(S): | Nathan Mosley / Marc Pedrucci / Aaron Clark |
| | ITEM: | Update on Twin Lakes Park Renovations |
| 11:00 A.M. | ATTENDEE(S): | Nathan Mosley / Marc Pedrucci |
| | ITEM: | Annexation Request from Thornton – 104th & South Platte River |
| 11:30 A.M. | ATTENDEE(S): | Nathan Mosley / Kurt Carlson / Shannon McDowell / Sean Braden / Design Workshop Consultants |
| | ITEM: | Regional Park and Fairgrounds Master Plan Update |
| 12:30 P.M. | ATTENDEE(S): | Raymond Gonzales |
| | ITEM: | Administrative Item Review / Commissioners Communications |

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: September 26, 2017
SUBJECT: Update on Twin Lakes Park Renovations
FROM: Nathan Mosley, Marc Pedrucci
AGENCY/DEPARTMENT: Parks & Open Space
ATTENDEES: Nathan Mosley, Marc Pedrucci, Aaron Clark
PURPOSE OF ITEM: Update the BoCC on the Twin Lakes Park Renovations Project.
STAFF RECOMMENDATION: Informational update only. No formal action required.

BACKGROUND:

Twin Lakes Park has been owned and maintained by the county since the 1960's and is badly in need of a major renovation. Major items that need repairs and renovations include stabilization of the entire shoreline of the lake which is badly eroded, replacement of a pedestrian crossing that was removed in 2016 due to significant deterioration, complete replacement of the irrigation system, elimination of the plumbed restroom and a switching to a portolet enclosure, and replacement of the play equipment. Other planned improvements include additional concrete and soft-surface trails, a new pedestrian bridge, lighting for the parking lot for improved security, two new shelters, and much needed drainage improvements.

The POSD began the conceptual planning for this project in 2016 and held two public meetings to gather citizen comments and input for the design process. The 100% Design/Bid Package is nearing completion, and the POSD wishes to go out to bid in October 2017. This project received 2017 Budget Approval for \$1,500,000 which was based on rough cost estimates from the 2016 conceptual planning. Now that the design process is complete we have a cost estimate of \$2,300,000 based on current construction costs. The increased estimate is due to a number of factors including higher than expected costs for the earthwork/shoreline stabilization and the irrigation system replacement, as well as an increase in scope to install an outlet (spillway) for the lake that is being required by the Colorado Division of Water Resources. The increase is also due to generally higher construction costs in the Denver metro area.

In order to ensure an accurate project cost, the POSD plans to continue with the bid process in October to determine the final project budget. At that time the POSD will formally request a budget amendment for the project from the BoCC and finalize the contracting so the project can begin in January.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks & Open Space

ATTACHED DOCUMENTS:

PowerPoint Presentation for the 9-26-17 Study Session for Twin Lakes Park Renovations

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: 27

Cost Center: 6107

	Object Account	Subledger	Amount
Current Budgeted Revenue:			\$950,000
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$950,000</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9110	61071704W	\$1,500,000
Add'l Capital Expenditure not included in Current Budget:			TBD
Total Expenditures:			<u>\$1,500,000</u>

New FTEs requested: YES NO

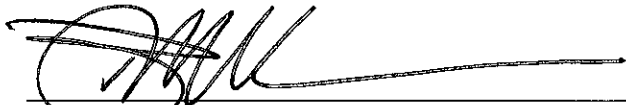
Future Amendment Needed: YES NO


Additional Note:

The budgeted revenue of \$950,000 is a reimbursable Adams County Open Space Grant that has been awarded by the BoCC.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, County Manager


Budget / Finance

Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager



Twin Lakes Park Renovations

September 26, 2017

Study Session with Board of County Commissioners

Two Public Meetings held at Valley View Elementary: March 2, 2016 and May 11, 2016





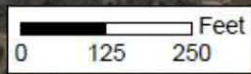
70th Avenue

Colorado Agricultural Canal

Broadway

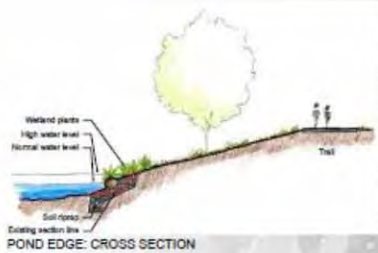
Lower Clear Creek Canal

Clear Creek





POND EDGE: NATIVE VEGETATION AND TRAIL



STONE SLAB POND ACCESS



PLAYGROUND AREA IMPROVEMENTS

- CONCEPT 1 - EXPANDED PLAY:**
- EXPANDED PLAY AREA WITH NEW EQUIPMENT
 - IMPROVED VISIBILITY WITHIN TURF AREA
 - NEW PORTALET RESTROOM
 - NEW DRINKING FOUNTAIN
- CONCEPT 2 - SAME SIZE PLAY / MORE AMENITIES**
- NEW PLAY EQUIPMENT WITHIN EXISTING PLAY SPACE
 - EXPANDED TURF AREA WITH IMPROVED VISIBILITY
 - NEW PORTALET RESTROOM
 - NEW DRINKING FOUNTAIN



PICNIC SHELTER

PENINSULA AREA IMPROVEMENTS

- CONCEPT 1 - PICNIC LOOP:**
- LOOP TRAIL
 - OPEN TURF MEADOW
 - OVERLOOK AND STONE SLAB POND ACCESS
 - 3 PICNIC AREAS
- CONCEPT 2 - ACTIVITY LAWN:**
- OVERLOOK AND STONE SLAB POND ACCESS
 - OPEN TURF MEADOW
 - 2 PICNIC SHELTERS



PORTALET



TURF MEADOW



WILDLIFE TRAIL AND POND

SMALL POND IMPROVEMENTS

- CONCEPT 1 - ENHANCED ACCESS:**
- LOOP TRAIL
 - ADDITIONAL DITCH CROSSING AT NORTH EDGE
 - OVERLOOK AND STONE SLAB POND ACCESS
 - ENHANCED HABITAT
- CONCEPT 2: LIMITED ACCESS**
- LIMITED TRAIL ACCESS (NO DITCH CROSSING)
 - OVERLOOK AND STONE SLAB POND ACCESS
 - ENHANCED HABITAT

TWIN LAKES

CONCEPT PLAN | PUBLIC MEETING #2 | 05/11/16 | SCALE: 1"=50'

Bank Erosion



Peninsula Area Flooding



Aging Irrigation System



Restroom Vandalism and Camping





Poor Drainage—
Odor & Mosquitoes

Other Improvements

- New Trails (Soft & Hard Surface)
- Expanded Playground
- New Pedestrian Bridge
- Replace Collapsed Vehicle Bridge
- Parking Lot Lighting
- New Pavilions/Picnic Shelters

Project Budget

- Current approved budget = \$1,500,000
- Construction estimate = \$2,300,000
- Approved ADCO Open Space Grant = \$950,000

Next Steps

- Bid Process Early Fall
- Determine actual construction cost
- Bring forward budget amendment as necessary
- Questions?



STUDY SESSION AGENDA ITEM

DATE: September 26, 2017
SUBJECT: Annexation Request from Thornton – parcel at 104 th Ave. & S. Platte River
FROM: Nathan Mosley, Marc Pedrucci
AGENCY/DEPARTMENT: Parks & Open Space
ATTENDEES: Nathan Mosley, Marc Pedrucci
PURPOSE OF ITEM: Update the BoCC on the City of Thornton's request for ADCO to voluntarily allow annexation of a 3-acre parcel near 104 th Ave. & the S. Platte River
STAFF RECOMMENDATION: For the County to sign a Petition for Annexation to allow Thornton to annex this 3-acre parcel.

BACKGROUND:

The City of Thornton is preparing to annex city-owned property that is adjacent to the S. Platte River and 104th Avenue. COT has requested that the County allow for annexation of a 3-acre parcel owned by Adams County that is directly adjacent to the city-owned land that is being annexed. The county-owned parcel has been owned by the County since the 1970's and contains a segment of the S. Platte River Trail. The Parks Department would continue to maintain the trail in this location.

Reasons why Thornton has requested the annexation include:

1. The property is identified in the City's future growth area. Like all of the land along the South Platte River corridor, the property has been identified as an environmentally sensitive area in the City's Comprehensive Plan. In short, environmentally sensitive areas are generally areas that should not be developed due to existing floodplains, wetlands, etc. The Comprehensive Plan also recommends that portions of these areas be reserved for parks, trails, or dedicated open space. Zoning this property Parks & Open Space (POS) will further solidify the use of this property as a trail/open space. (Current zoning of the parcel is A-1.)
2. Including the ADCO parcel in the annexation will provide jurisdictional consistency which avoids confusion in the event of an emergency on the trail. Currently, the trail appears to straddle the jurisdictional boundary which could cause confusion for emergency responders.

The staff of the Parks & Open Space and the Community & Economic Development Departments both feel that these are valid reasons for allowing the annexation of the 3-acre county parcel, and do not see any negatives with allowing the annexation. Staff is recommending annexation of the 3-acre parcel.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

City of Thornton, Parks & Open Space, Community & Economic Development

ATTACHED DOCUMENTS:

Map showing the 3-acre county owned parcel and annexation areas

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

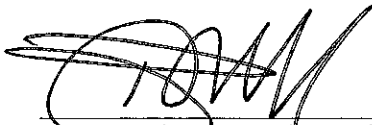
New FTEs requested: YES NO

Future Amendment Needed: YES NO

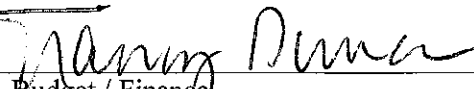
Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, County Manager



Budget / Finance

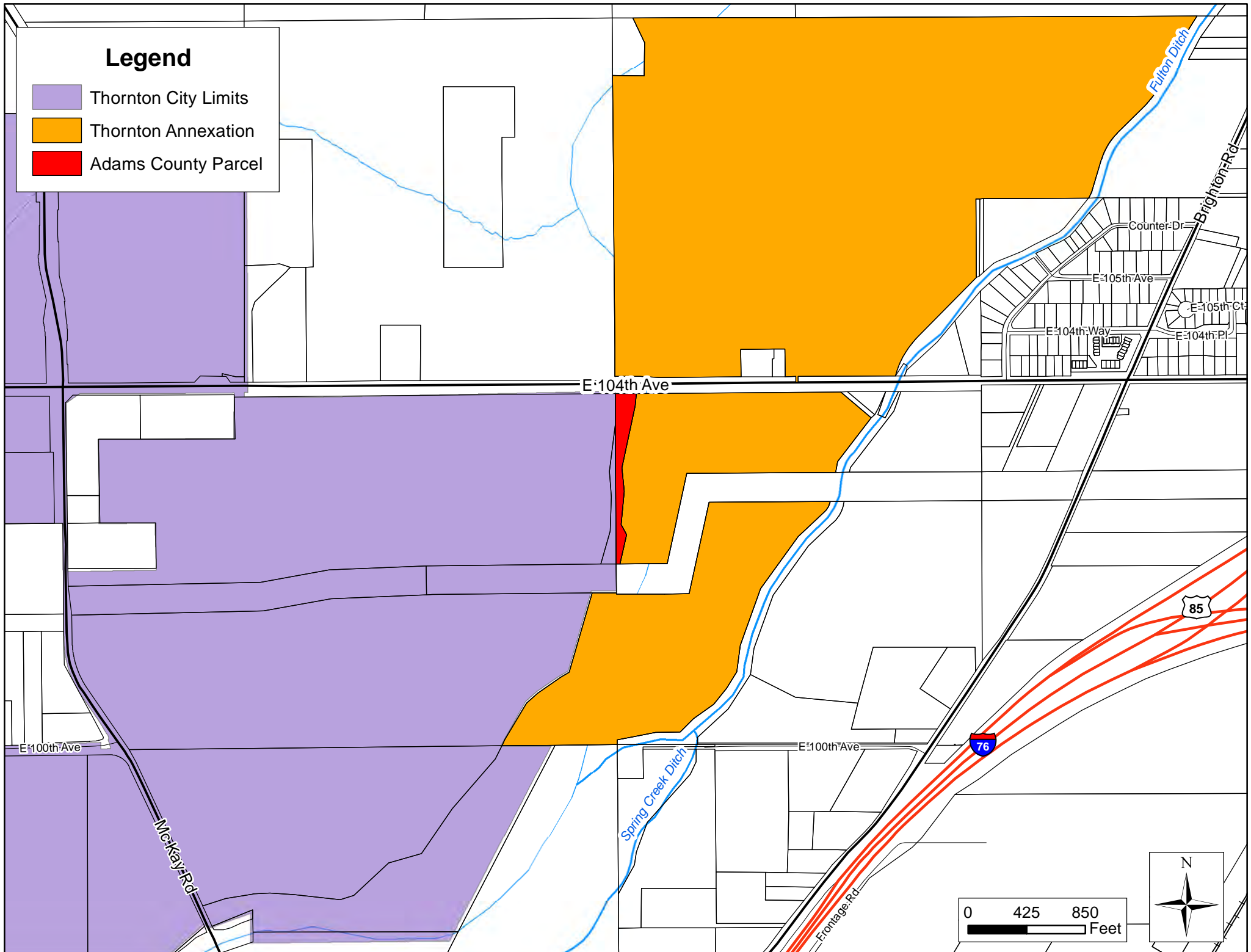


Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Legend

- Thornton City Limits
- Thornton Annexation
- Adams County Parcel





STUDY SESSION AGENDA ITEM

DATE: September 26, 2017
SUBJECT: Regional Park and Fairgrounds Master Plan
FROM: Nathan Mosley, Director, and Kurt Carlson, Regional Park Manager
AGENCY/DEPARTMENT: Parks and Open Space
ATTENDEES: Kurt Carlson, Nathan Mosley, Shannon McDowell, Sean Braden, Cassandra Vossler, Robb Berg, and Ashley Allis (Consultants – Design Workshop)
PURPOSE OF ITEM: Update BoCC on Regional Park Master Plan and Process
STAFF RECOMMENDATION: Approve the draft concepts / findings of Regional Park Master Plan.

BACKGROUND:

The Adams County Parks and Open Space Department and a consultant team led by Design Workshop have been working together to create the Adams County Regional Park and Fairgrounds Master Plan. The Regional Park serves as a respite for people, contains an abundance of wildlife, provides a variety of recreational opportunities, and houses the Adams County Fairgrounds, Adams County Museum and two 18-hole championship golf courses.

Today, Adams County is trying to meet and balance the needs of the Regional Park and Fairgrounds clientele and visitors while looking to the future. A comprehensive master plan will ensure stewardship of natural resources, meet recreational demands of a growing regional population, and leverage partnerships to expand the agricultural, scientific and educational components as well as study the continued marketability and financial viability of the improvements to the regional facility.

Our overall vision is:

“To create a place where innovation, creativity and curiosity come alive for all ages”

Various public meetings were held to get input for the proposed master plan concepts.

Some of the key meeting and community outreach milestones include:

- Kick Off Meeting – November 17, 2016
- Focus Group Meetings with Stakeholders - February 2, 2017
- Community Meeting #1 – February 2, 2017
- Online survey #1 - February 2, 2017 – March 24, 2017
- Animal Shelter Open House / Community Outreach - March 21, 2017

- Community Meeting #2 – April 4, 2017
- Animal Shelter Open House / Community Outreach - May23, 2017
- Online survey 2 April 4, 2017 – June 13, 2017

The Adams County Regional Park Master Plan will serve as a guide for the future development of the park. It defines the program for long-term park growth, including:

- Creation of a state-of-the-art recreation, nature and science park
- Character of new and existing facilities
- Existing and future lakes
- Natural resources
- Recreation
- Roads
- Trails
- Access and circulation
- Innovative uses of resources and space

This plan has built from the foundations of the previous master planning efforts including:

- 1999 Adams County Regional Park Master Plan
- 2005 Riverdale Road Corridor Plan
- 2007 Colorado Front Range Trail Comprehensive Implementation Plan
- 2008 Regional Park Master Plan Update South and Northeastern Areas
- 2009 Adams County Regional Park Fairgrounds Master Plan
- 2012 Adams County, Colorado Comprehensive Plan
- 2012 Adams County, Colorado Open Space, Parks and Trails Master Plan
- 2015 Adams County Comprehensive Amendment

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Facility Management, Adams County CSU Extension Office, Adams County Public Works, Adams County Public Information Office, Adams County Finance, Adams County Community and Economic Development, Adams County Sustainability, Adams County Purchasing, Urban Drainage and Flood Control, United Power, Colorado Division of Parks and Wildlife, Tri-County Health, Todd Creek Village Metropolitan District, South Adams County Water and Sanitation District, Adams County Museum, Adams County Animal Shelter, Riverdale Golf, Bike Brighton, Arapahoe County, Jefferson County, City of Greeley, City of Northglenn, Commerce City, City of Brighton, City of Thornton, Brighton Ag. Preservation, Berry Patch Farms, Hyland Hills Recreation District, Adams County 4-H clubs, long time clientele, and various stakeholders and stakeholder groups.

ATTACHED DOCUMENTS:

PowerPoint Presentation

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: 01

Cost Center(s): 5012, 5015, 5017 and 6107

	Object Account	Subledger	Amount
Current Budgeted Revenue:	5010		\$
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			\$119 Million
Total Expenditures:			

New FTEs requested: YES NO

Future Amendment Needed: YES NO

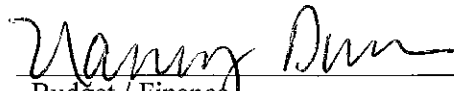
Additional Note:

\$119 million is estimated completion of the Master Plan in 2017 dollars. Ultimately additional FTEs would be necessary in the future to stay in line with national standards for facility and park management.

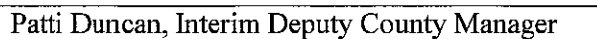
APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, County Manager


Budget / Finance


Bryan Ostler, Interim Deputy County Manager

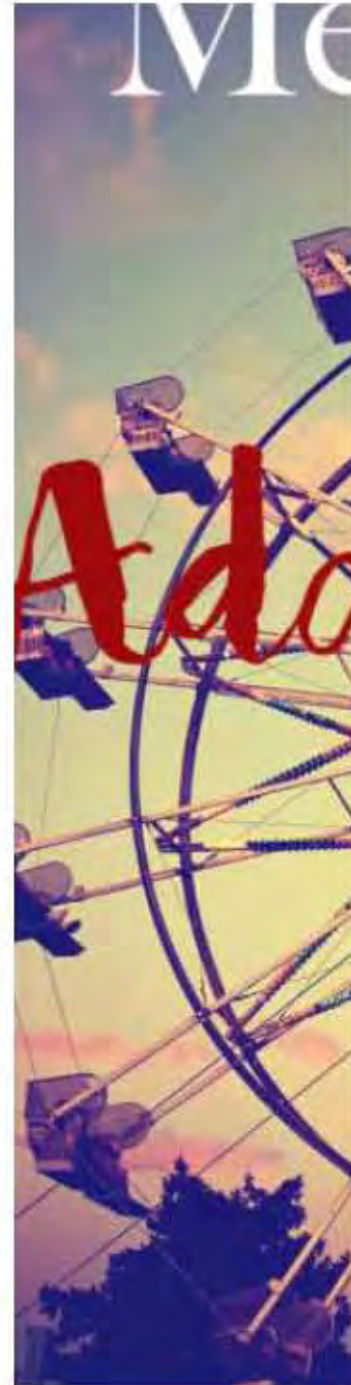

Patti Duncan, Interim Deputy County Manager

ADAMS COUNTY

REGIONAL PARK & FAIRGROUNDS MASTER PLAN SUMMARY

S A H
TOMAT

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County Fair associa-
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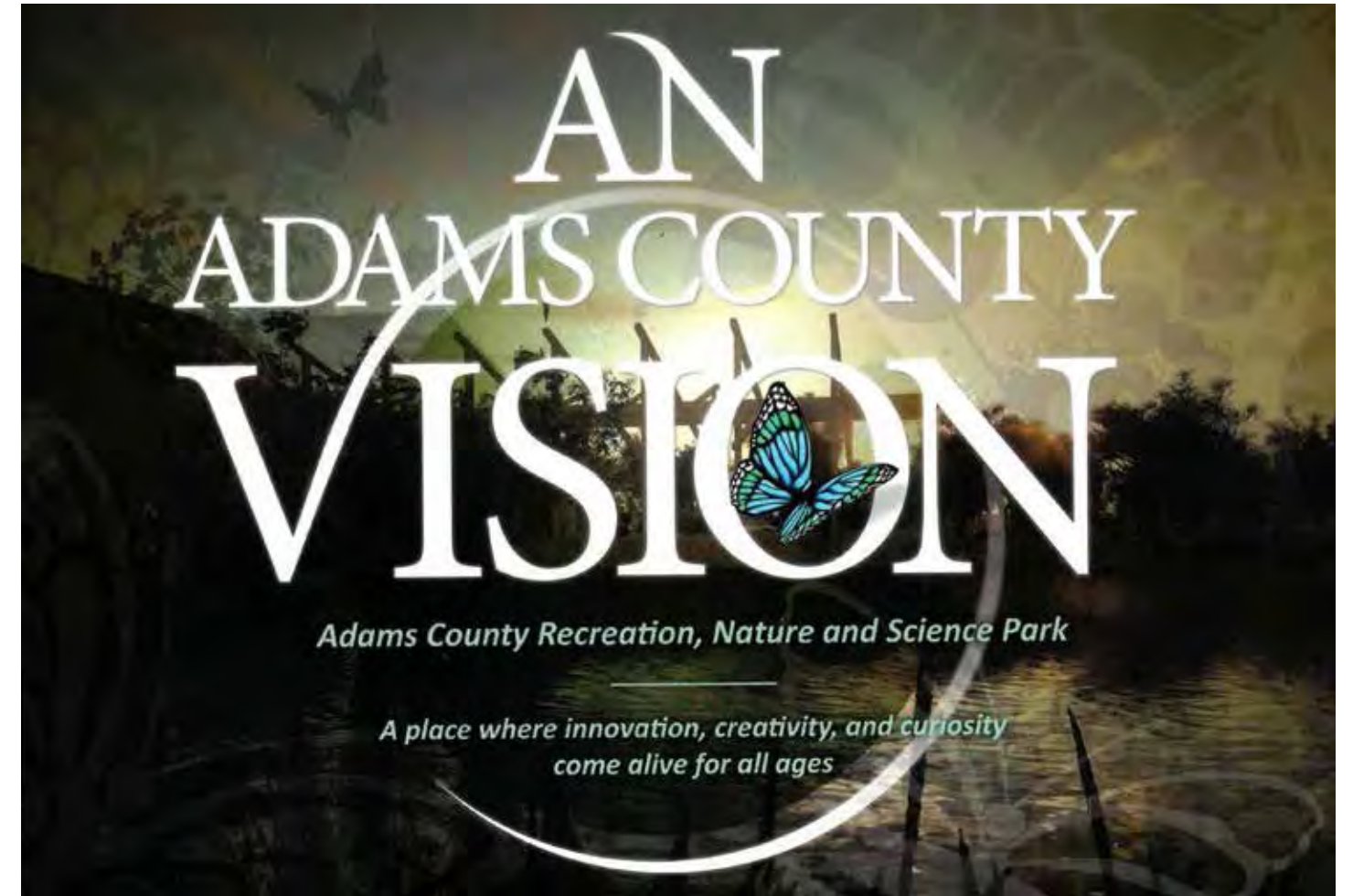


DESIGNWORKSHOP

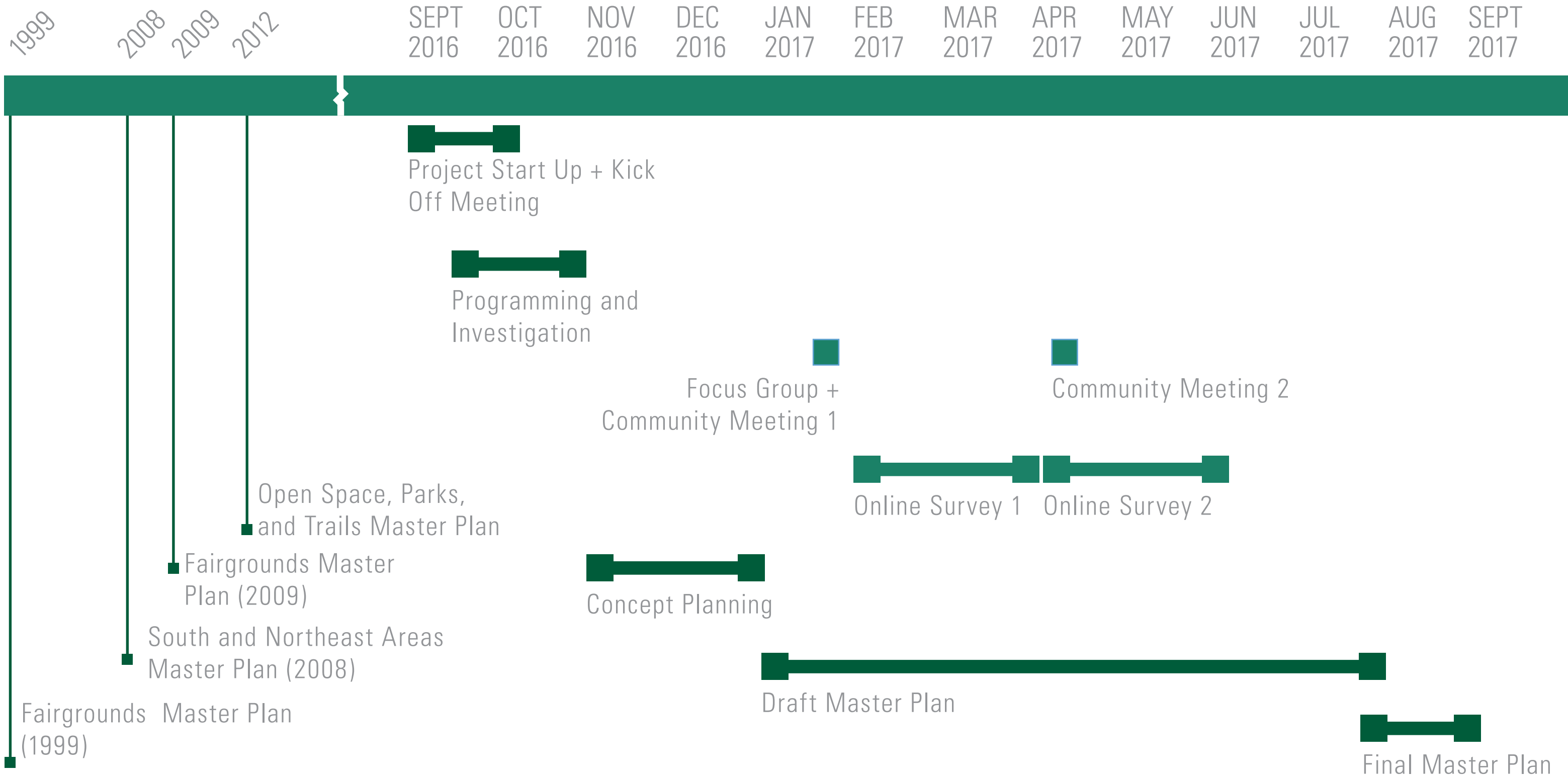
ASHEVILLE • ASPEN • AUSTIN • CHICAGO • DENVER • DUBAI • HOUSTON • LAKE TAHOE • LOS ANGELES • SHANGHAI

MASTER PLAN THEMES

- 1 Enhance the Quality of Life through Recreation, Nature, Agriculture and Science
- 2 Healthy and Continuous Habitat Corridors
- 3 Trail Connectivity and Experiences
- 4 Community
- 5 Agricultural Heritage



MASTER PLAN PROCESS



COMMUNITY OUTREACH

STRATEGIES AND PARTICIPANTS

<i>OUTREACH STRATEGY</i>	<i>DATE(S)</i>	<i>PARTICIPANTS</i>
Kick Off Meeting	11/17/16	18
Focus Group Meetings	02/02/17	60
Community Meeting One	02/02/17	23
Online Survey One	02/02/17 to 03/24/17	103
Community Meeting Two	04/04/17	41
Online Survey Two	04/04/17 to 06/13/17	18
Community Meeting Three	10/12/17	

APPROX. 263 TOTAL PARTICIPANTS TO DATE

FOCUS GROUP MEETINGS

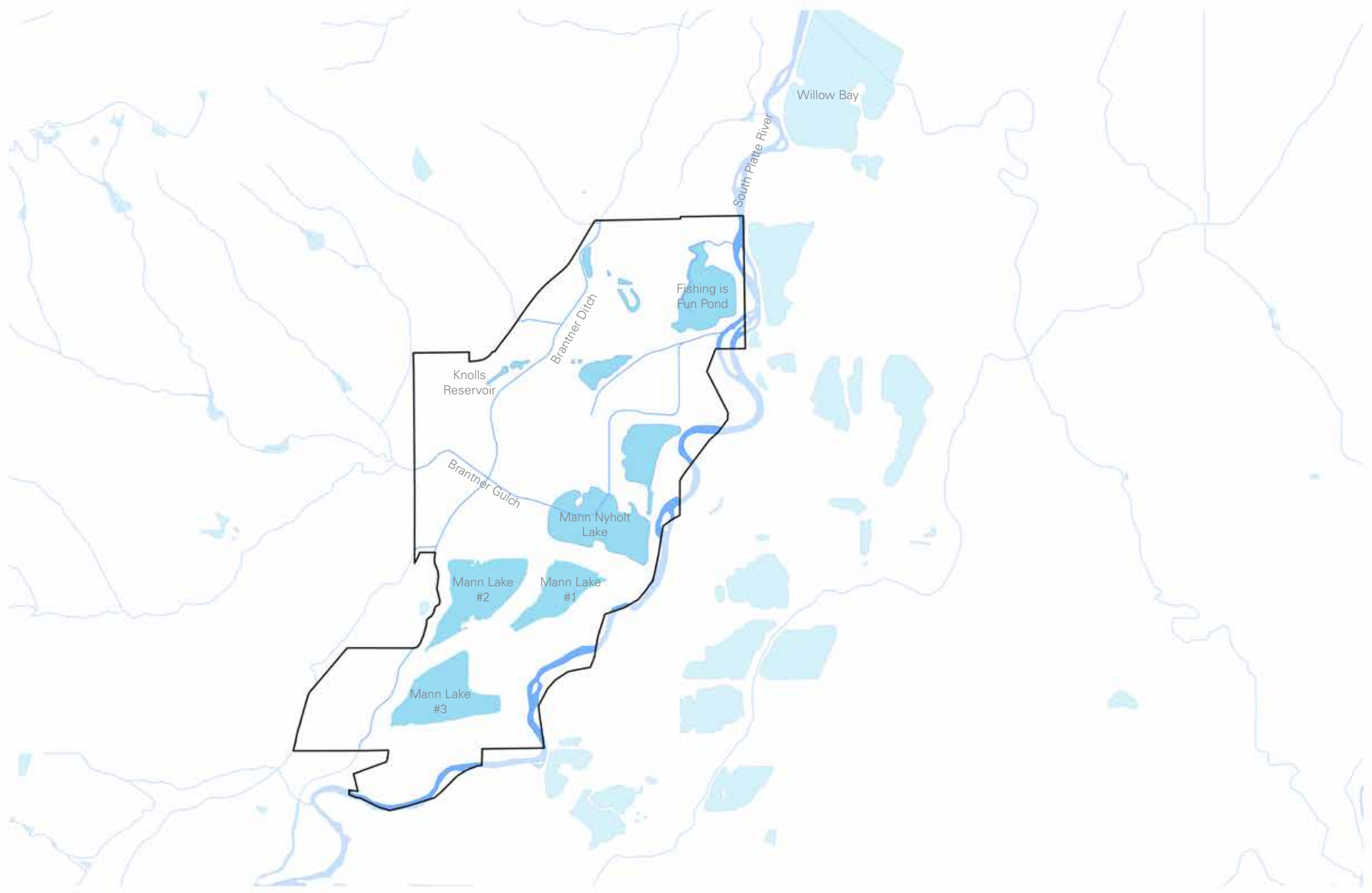


COMMUNITY MEETINGS



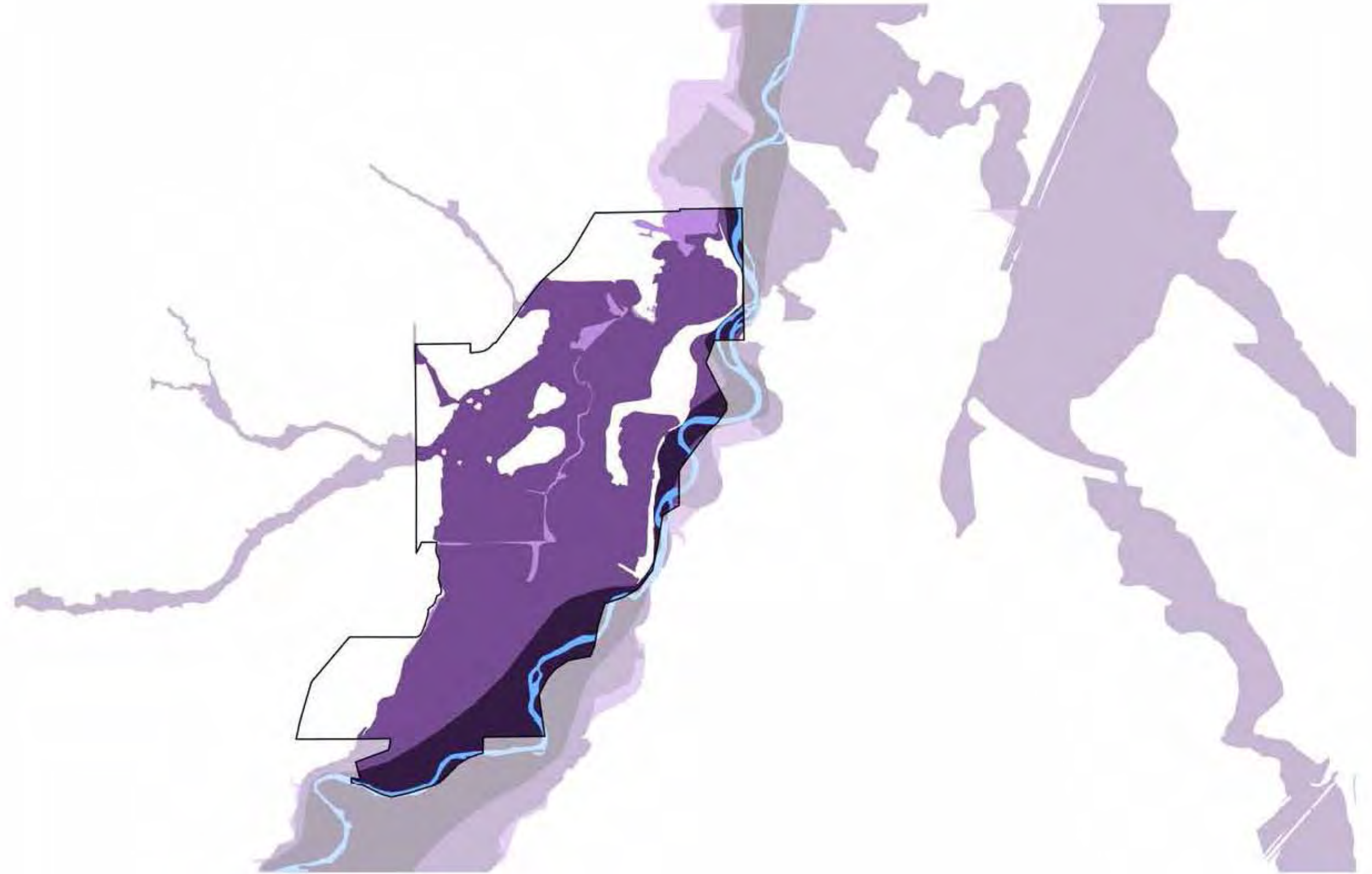
SITE WATER

- Large Water Bodies
- Streams



SITE FLOODPLAIN

- South Platte River
- Floodway
- 100 yr Floodplain
- 500 yr Floodplain



ADJACENT COUNTY-OWNED PARCELS

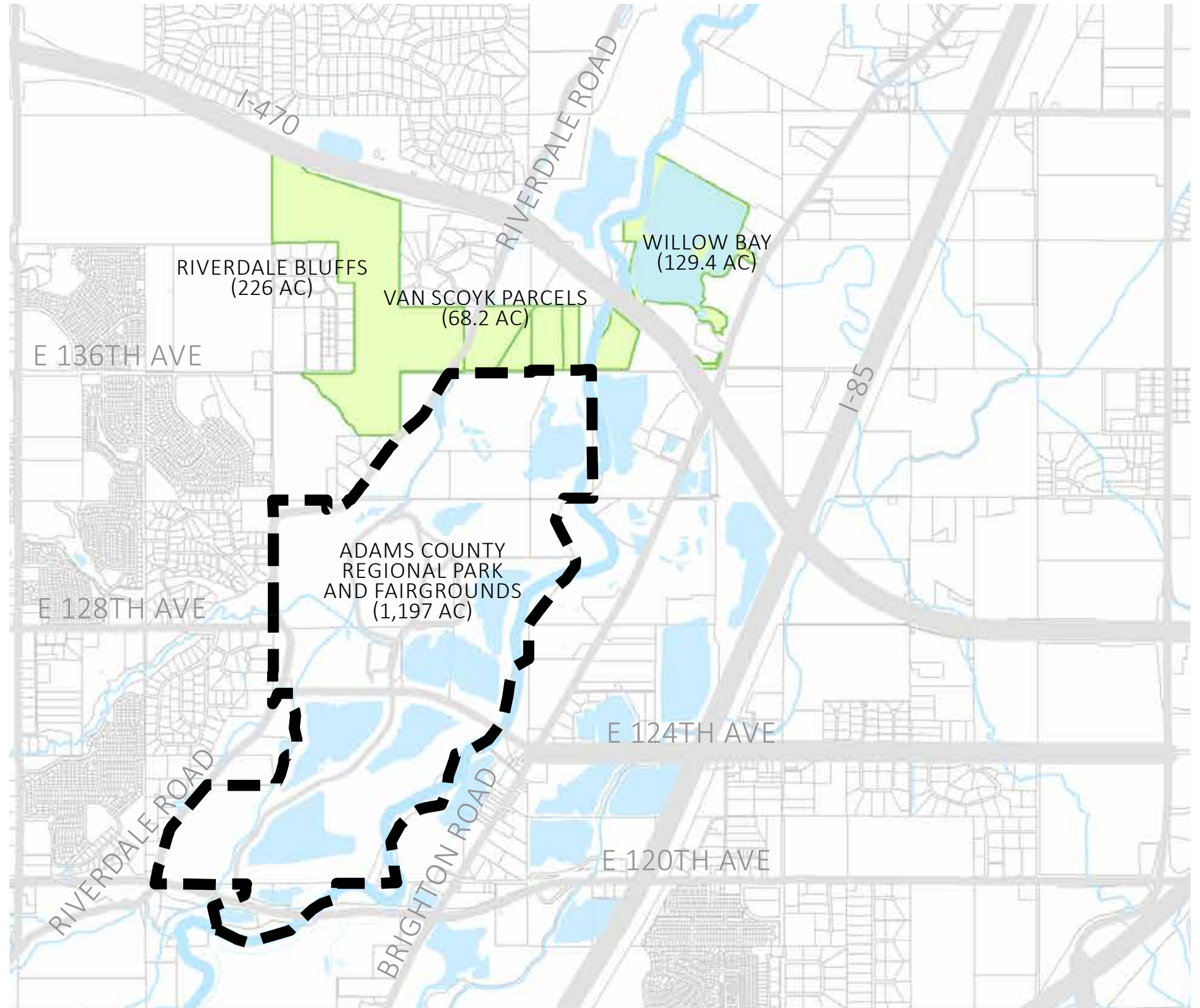


Adjacent Parcels



Adams County Regional Park and Fairgrounds Study Area

Total 1,620.6 acres



EXISTING SITE DEVELOPMENT

-  Golf (362 acres)
-  Impervious Paving (52 acres)
-  Buildings (7 acres)
-  Site Boundary

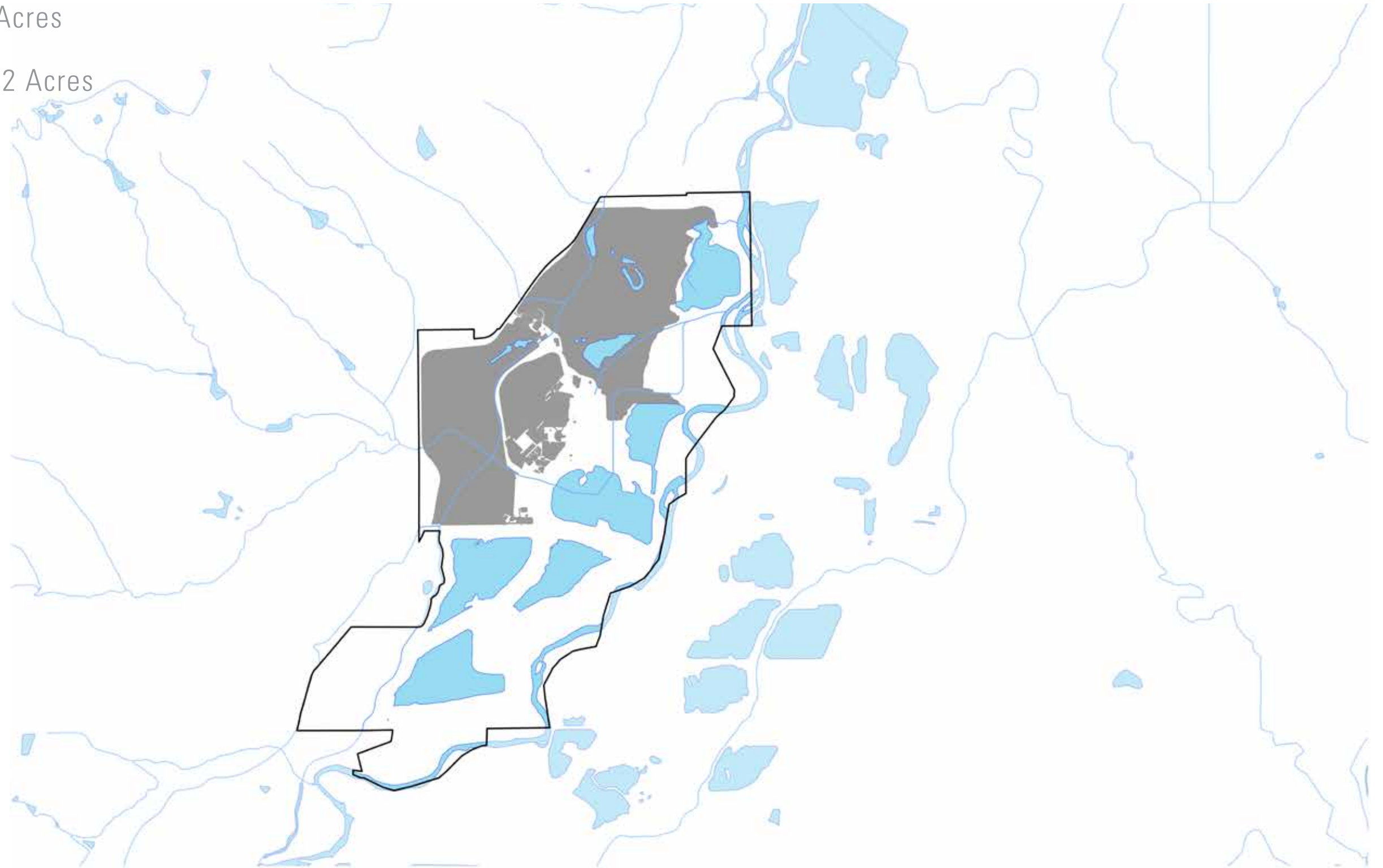
Total Development: 421 acres (35%)
Total Site: 1,197 acres



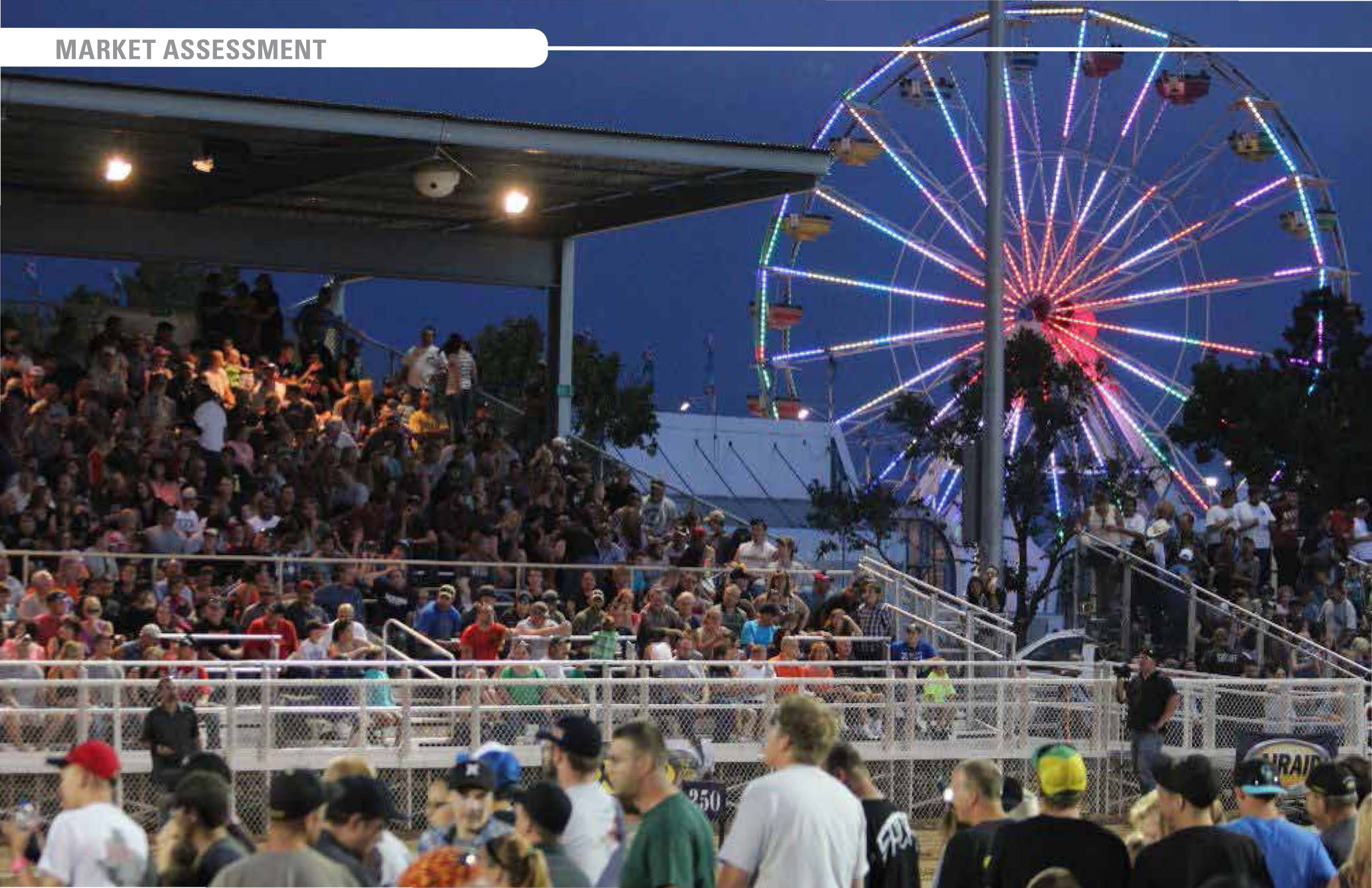
EXISTING OCCUPIED SPACE

- Existing program - 421 Acres
- Large water bodies - 222 Acres
- Streams

53% of the site occupied by existing program and existing water bodies



MARKET ASSESSMENT



SCOPE OF MARKET ASSESSMENT

- 1 Analyzed select markets
- 2 Reviewed the supply of existing and planned facilities
- 3 Analyzed historical facility use
- 4 Reviewed program attributes and operating data from various competitive/comparable facilities
- 5 Reviewed industry trends
- 6 Obtained feedback from existing users of the Fairgrounds regarding future programmatic needs
- 7 Outlined potential market-related strengths, challenges/threats, and opportunities associated with enhanced/new facilities
- 8 Summarized programmatic recommendations based on potential market opportunities



SUMMARY OF KEY MARKET FINDINGS

STRENGTHS

- Location within Denver Metro and proximity to highways
- Fast-growing, young, ethnically diverse population with discretionary income
- Existing base of business and diverse events
- Overall size of the site and central location in the Park Complex
- Proximity of Denver International Airport

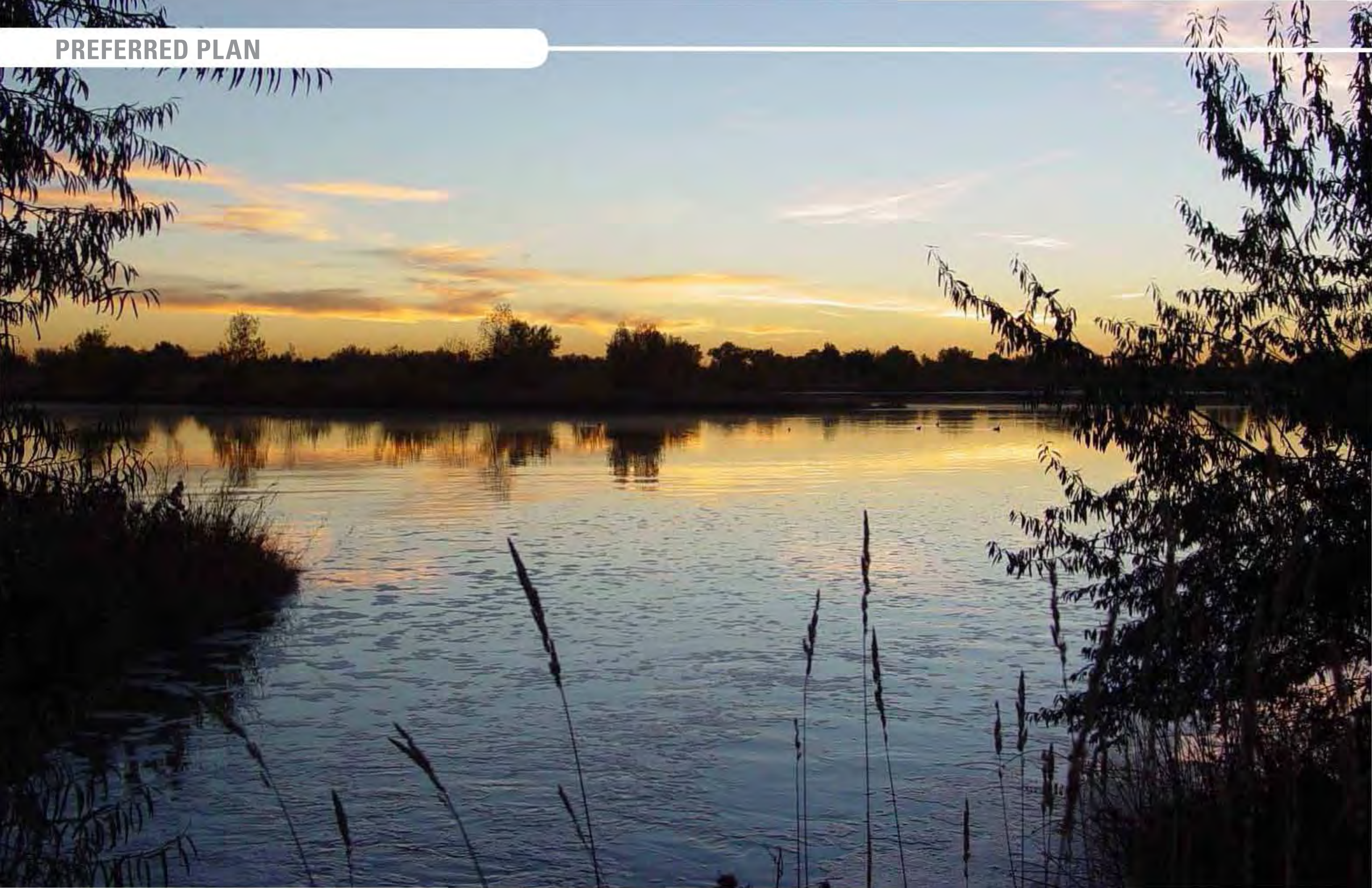
CHALLENGES/THREATS

- Aging facilities, lack of modern amenities
- Lack of multi-purpose, climate controlled, indoor arena
- Lack of facility large enough to accommodate the complex's largest events under one roof
- Ingress/egress to the site
- Lack of connectivity between buildings
- Current supply and future development of competitive area facilities
- Relatively limited employment base and supply of hotel rooms
- Floodplains

OPPORTUNITIES

- An indoor arena; regain business lost
- Create a connected campus setting
- Multi-use expo space; host simultaneous events
- Outdoor flexible space for auctions, parking, cultural events, concerts, festivals, and other events
- Potential to capitalize on industry trends and place the Fairgrounds in a competitive position for future operations

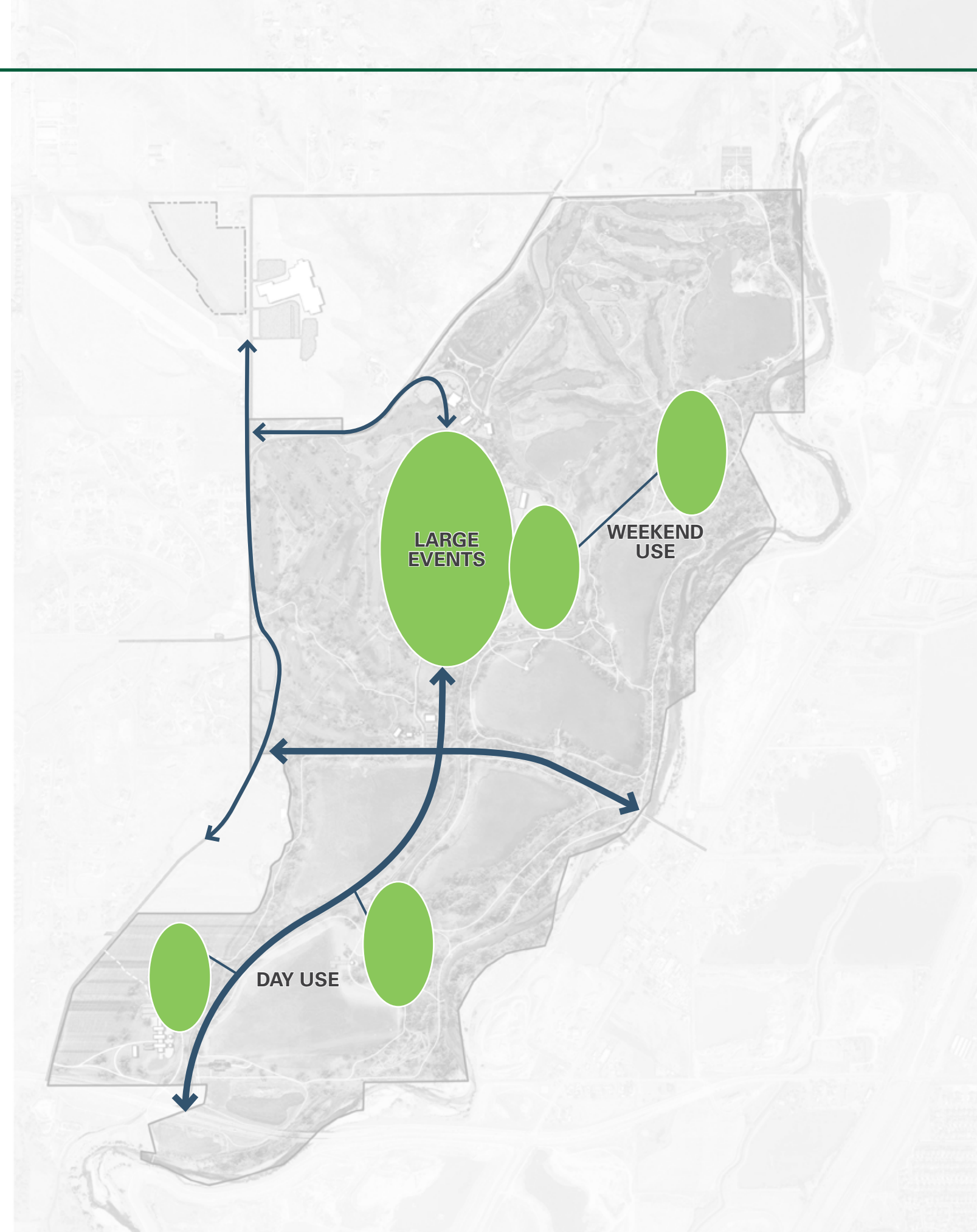
PREFERRED PLAN



PREFERRED PLAN

PART I

The concept for the master plan concentrates day use programs and destinations to the south and large event and weekend uses to the north.



PREFERRED PLAN

SITE PLAN

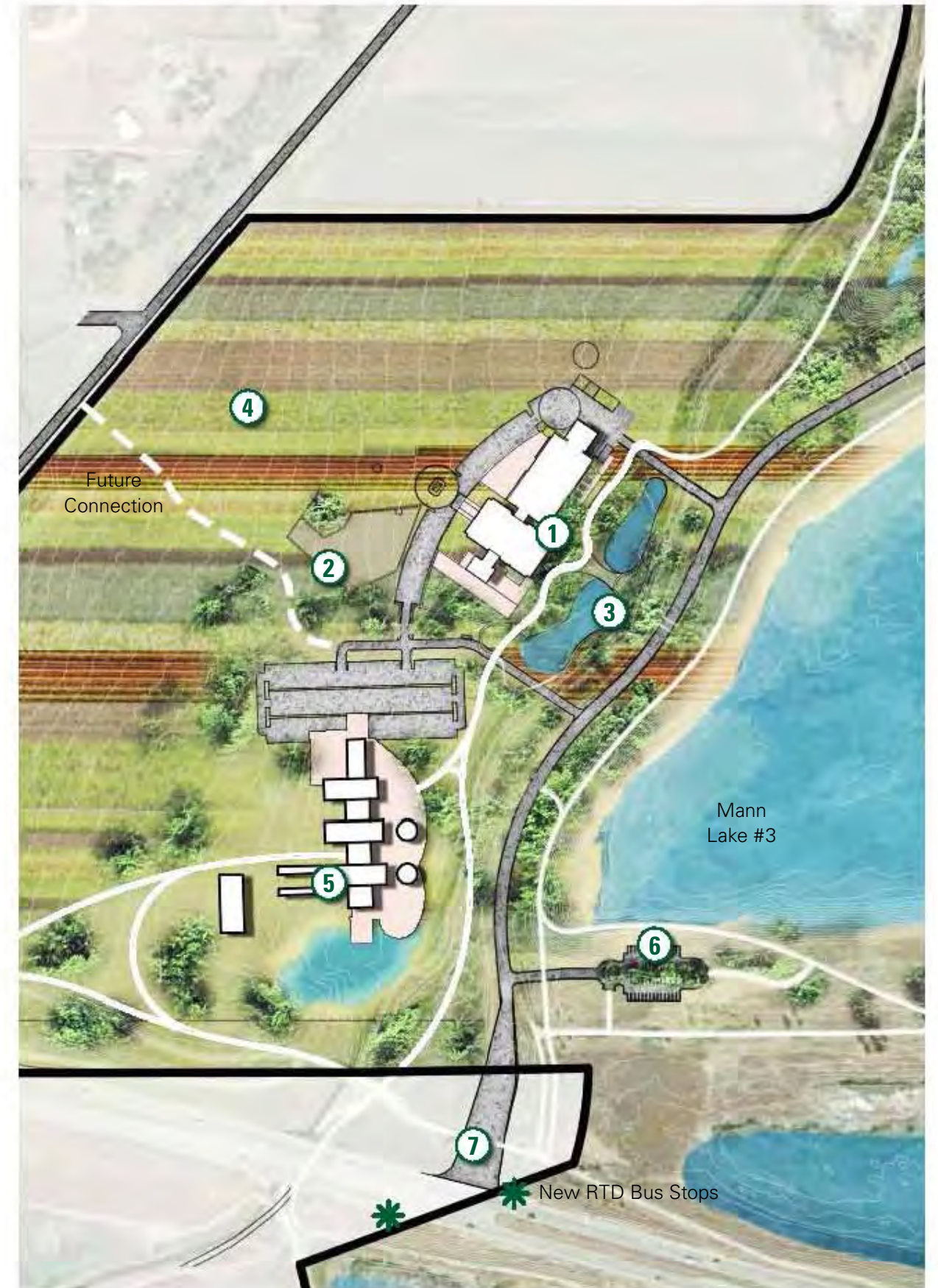
- 1** Fairgrounds
- 2** Knolls Golf Course
- 3** Riverdale Dunes Golf Course
- 4** Adams Hollow Disc Golf Course
- 5** Historical Society and Museum
- 6** Nature/Science Center
- 7** Animal Shelter, Cultural Amenities and Agricultural Programming



PREFERRED PLAN

MAIN ENTRANCE TO REGIONAL PARK

- ① Animal Shelter
- ② Dog Park (included in Animal Shelter development, 1 acre)
- ③ Water Quality Ponds
- ④ Agricultural Programming
- ⑤ Cultural Amenity Facility
- ⑥ Trailhead Parking
- ⑦ Main Park Entrance



PREFERRED PLAN

DAY USE AREA PLAN

- ① Nature/Science Center
- ② Parking/ Trailhead
- ③ Restroom
- ④ Adventure Play
- ⑤ Group Camping
- ⑥ River Access
- ⑦ Pier
- ⑧ Beach Access
- ⑨ Bike Course (beginner, intermediate and expert routes)



PREFERRED PLAN

IMPROVEMENTS TO EXISTING REGIONAL PARK FACILITIES

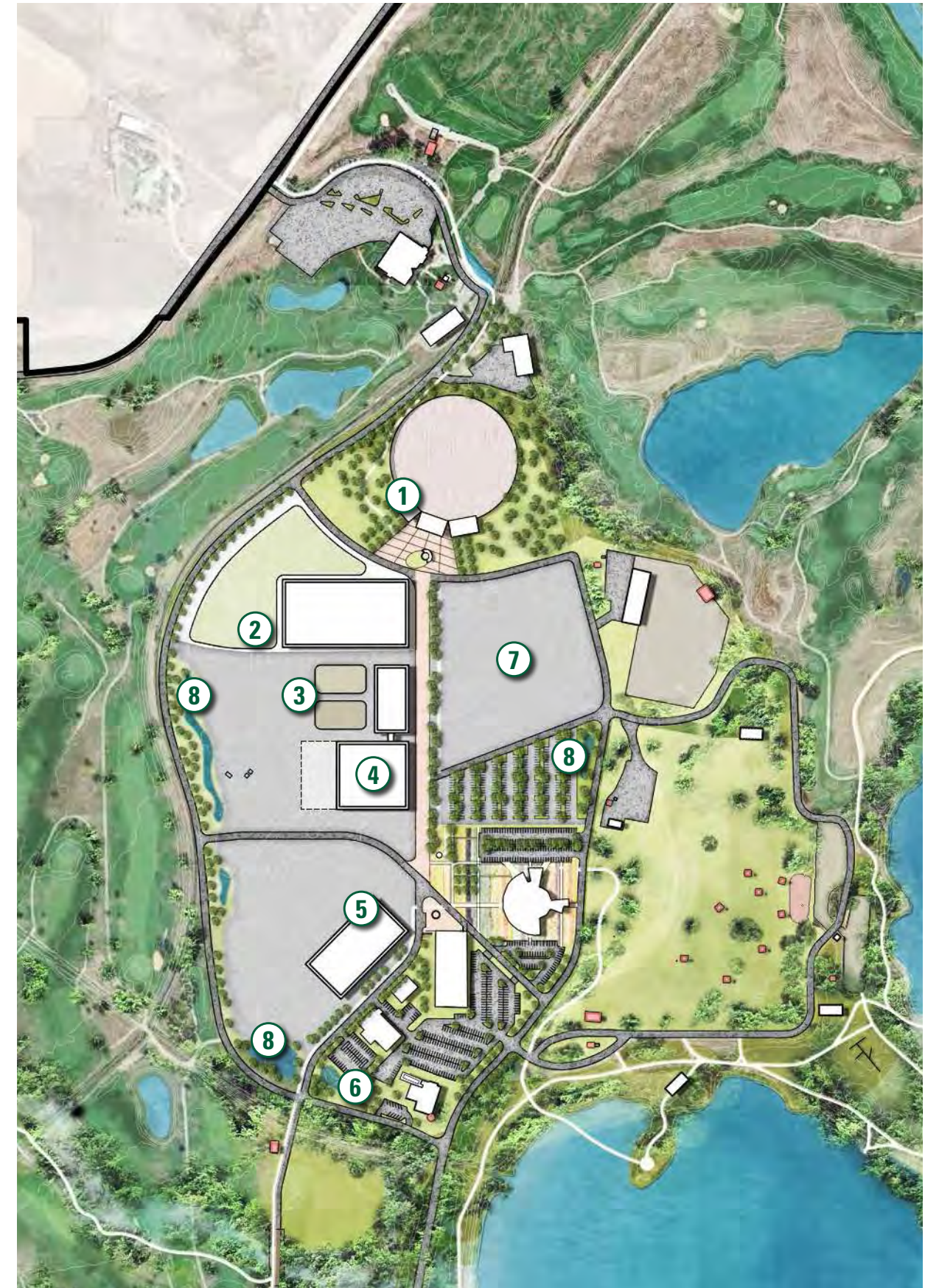
- 1 Expanded Maintenance Facility
- 2 Enhanced Amphitheater
- 3 Expanded Playground
- 4 Open Space and Shelters
- 5 Pavilions
- 6 Ropes Course
- 7 Fishing Pier
- 8 Water Crossing
- 9 Historic Stream Restoration



PREFERRED PLAN

FAIRGROUND FACILITY PLAN

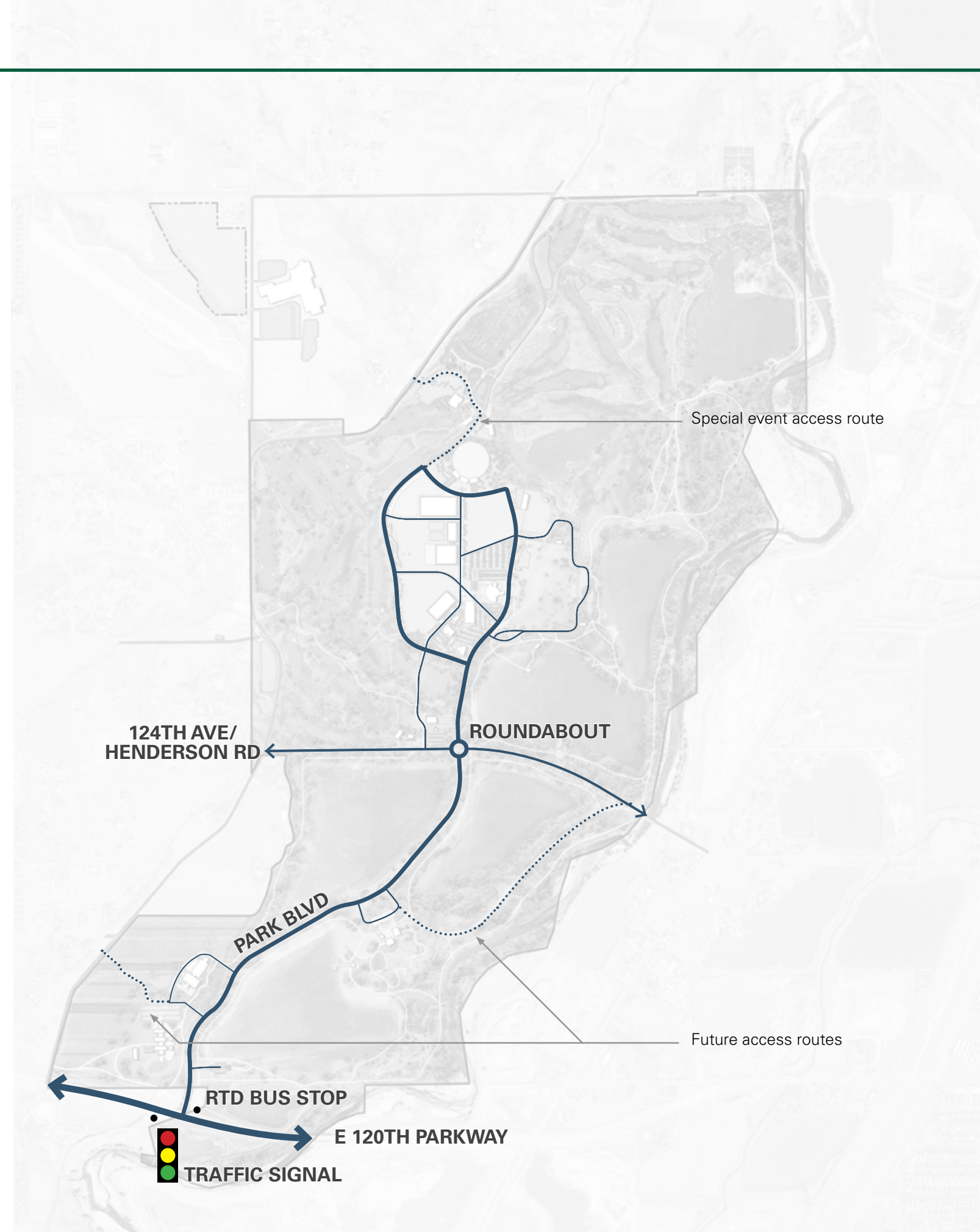
- 1** Grandstands
- 2** Stalling
- 3** Covered Arena and Outdoor Arenas (2)
- 4** Multi-Purpose Facility
- 5** Expo Building
- 6** Expanded Administration Building
- 7** Midway
- 8** Water Quality Ponds



PREFERRED PLAN

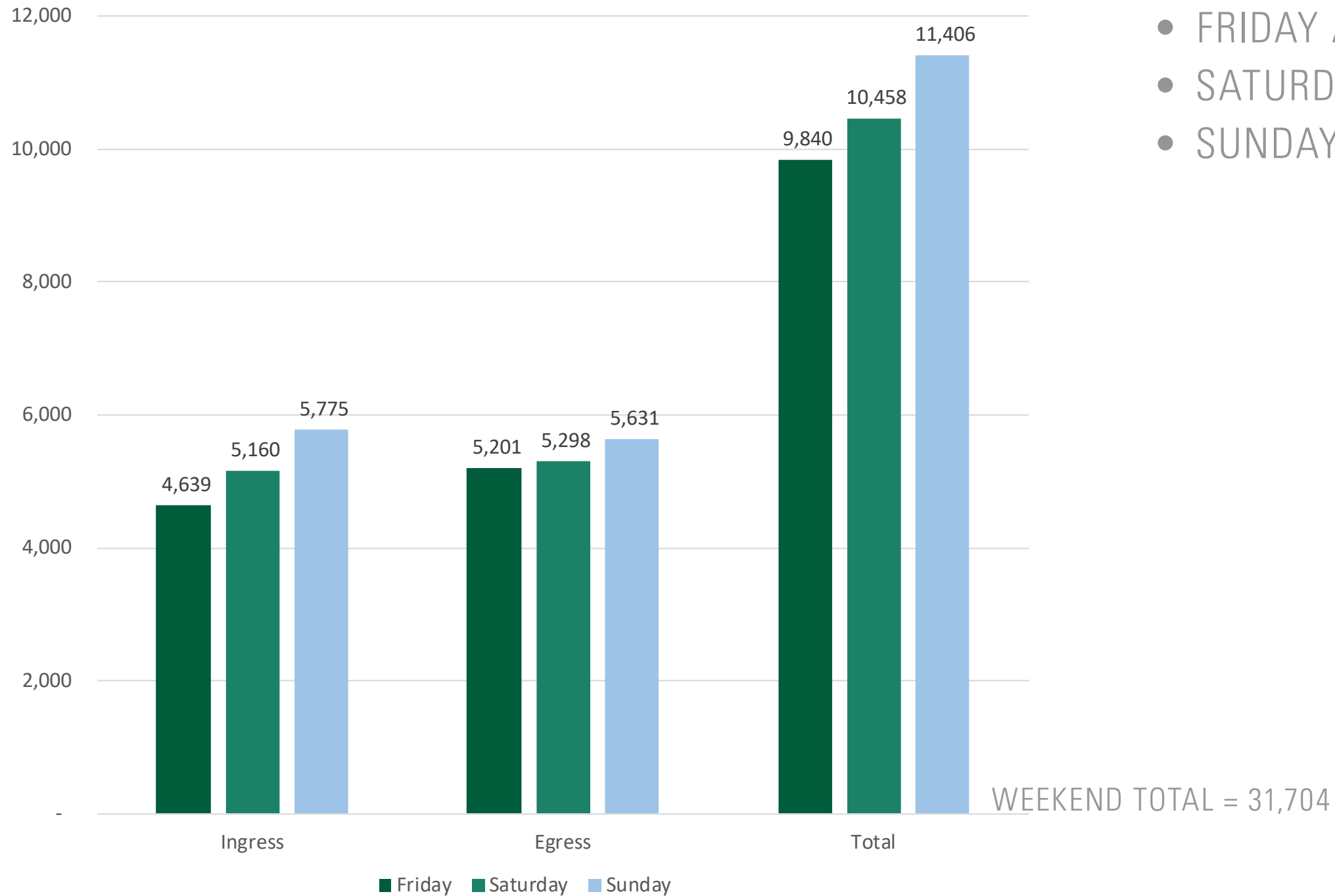
ACCESS CIRCULATION

- The park master plan has four (4) vehicular park entrances
- The main park access point moves to 120th Parkway
- A strong north-south access road, Park Boulevard, provides a visitor experience through the park
- A roundabout is introduced to slow traffic and provide improved intersection control on 124th Avenue
- A connection is developed through the golf course parking lot for secondary ingress/egress for emergency personnel
- A traffic signal will be installed at Park Boulevard and 120th Parkway
- 120th Parkway will host RTD bus stops



TRAFFIC COUNTS DURING THE 2017 FAIR

DAILY TRAFFIC FOR EACH DAY



PEAK PARKING DEMAND:

- FRIDAY AT 7:30 PM = 2,200
- SATURDAY AT 7:15 PM = 2,300
- SUNDAY AT 6:00 PM = 2,800

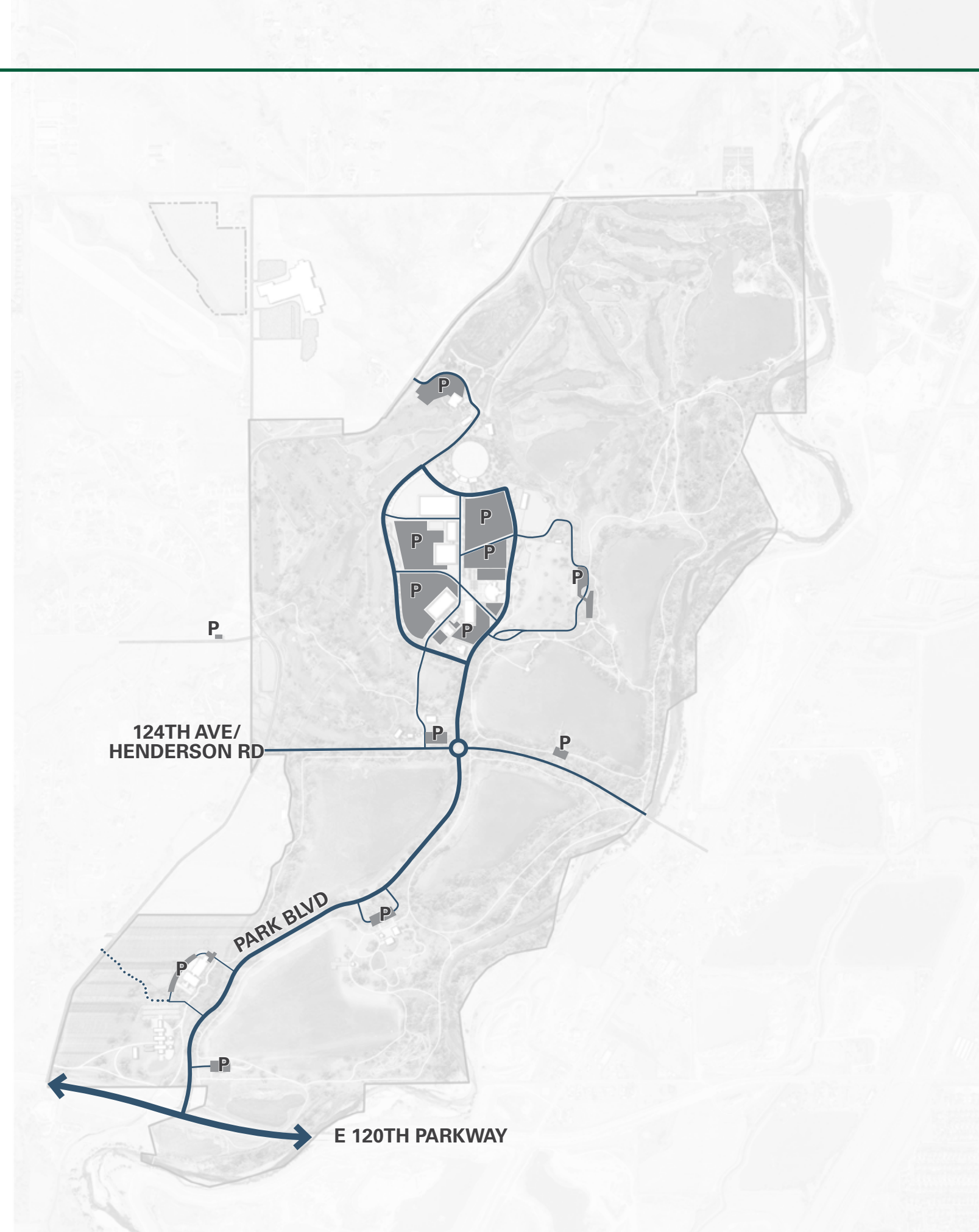
Counts were collected:
Friday, 8/5 - 9:00 am to 1:00 am
Saturday, 8/6 - 9:00 am to 1:00 am
Sunday, 8/7 - 9:00 am to 10:30 pm

PREFERRED PLAN

CIRCULATION EVERYDAY

Parking for everyday use is concentrated on the North side of the park, where many destinations are located. Other parking areas can be found throughout the site, providing access to all major amenities.

<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Parking in Fairgrounds Loop	2,800	3,143	1,918
Parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	3,143	3,123
Total RV Parking	0	54	54



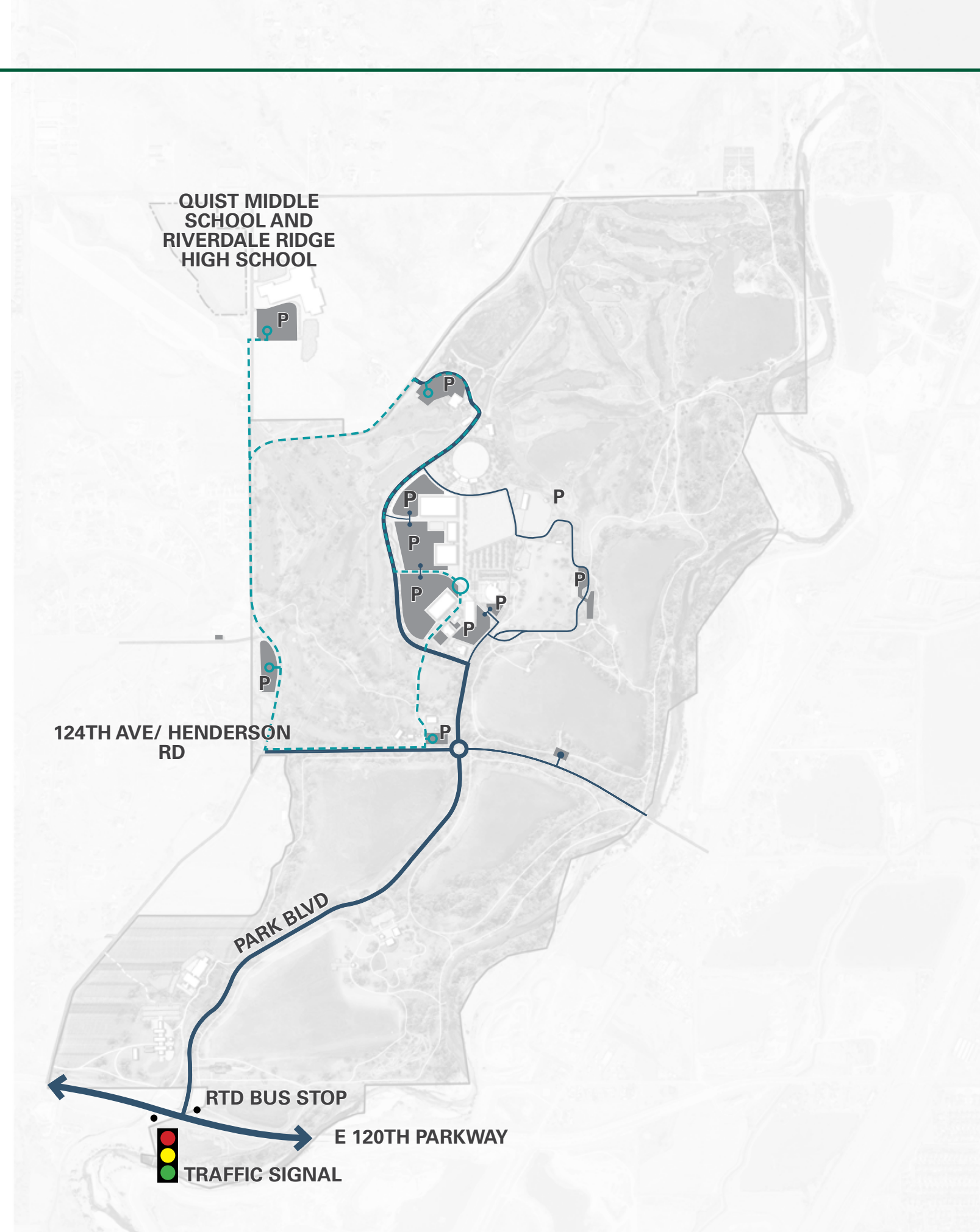
PREFERRED PLAN

CIRCULATION DURING EVENTS

Event parking is concentrated on the north half of the Park, close to the activity. Shuttle routes offer convenience for visitors parking at satellite parking lots.

Event circulation is improved in the following ways:

- An increase in overall parking spaces within the Fairgrounds area
- The introduction of an event shuttle that circulates visitors from satellite parking areas using a separate access than general vehicular traffic for the Fairgrounds
- A secondary park access route through the golf course parking lot during events and for emergency access and shuttles only



PREFERRED PLAN

TRAIL SYSTEM - PEDESTRIAN AND BIKE TRAILS

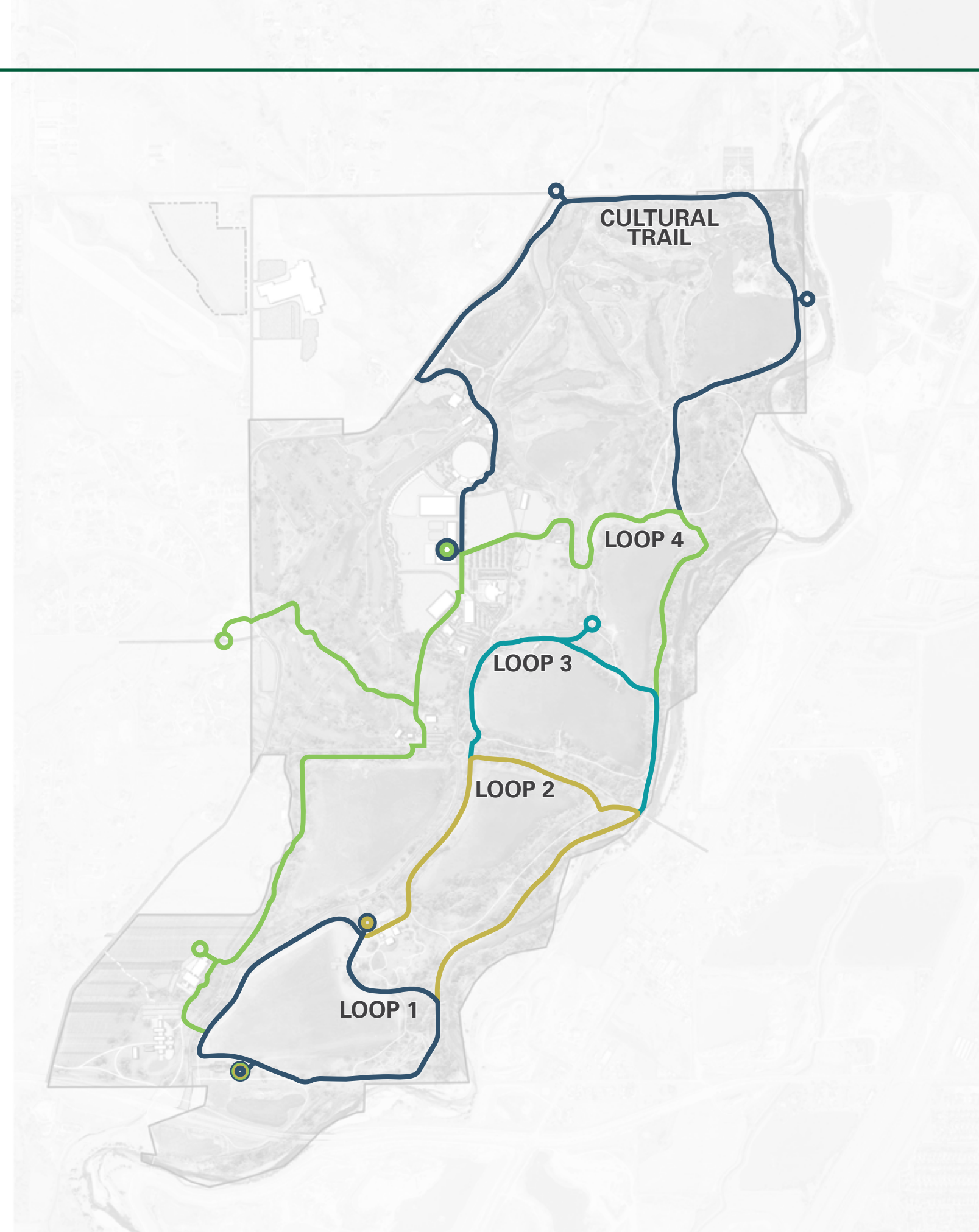
Loop 1: 1.5 miles

Loop 2: 2.5 miles

Loop 3: 3.5 miles

Loop 4: 4.5 miles

Cultural Trail: 6.2 miles

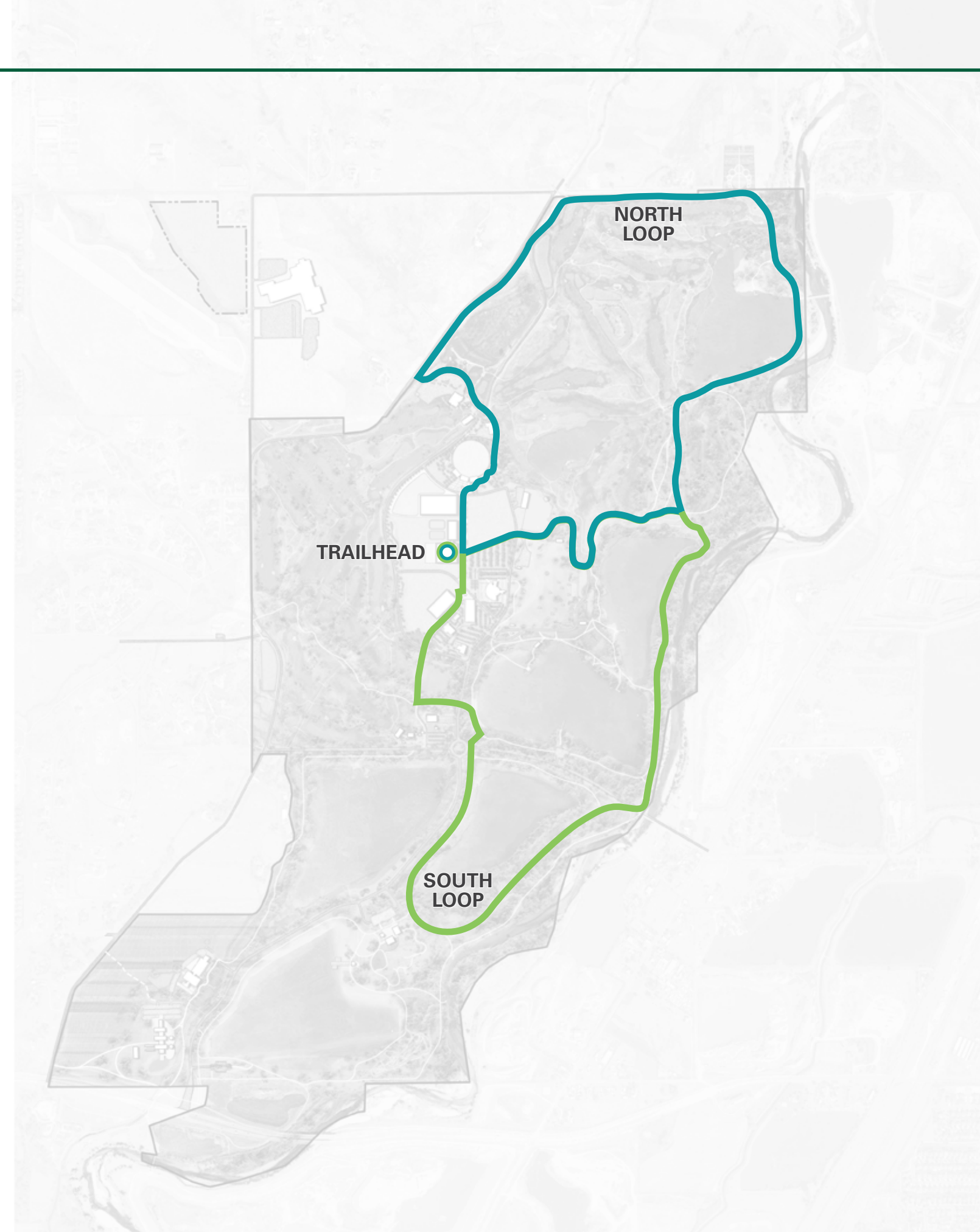


PREFERRED PLAN

TRAIL SYSTEM - EQUINE TRAILS

North Loop: 3.1 miles (5 km)

South Loop: 3.1 miles (5 km)



PREFERRED PLAN

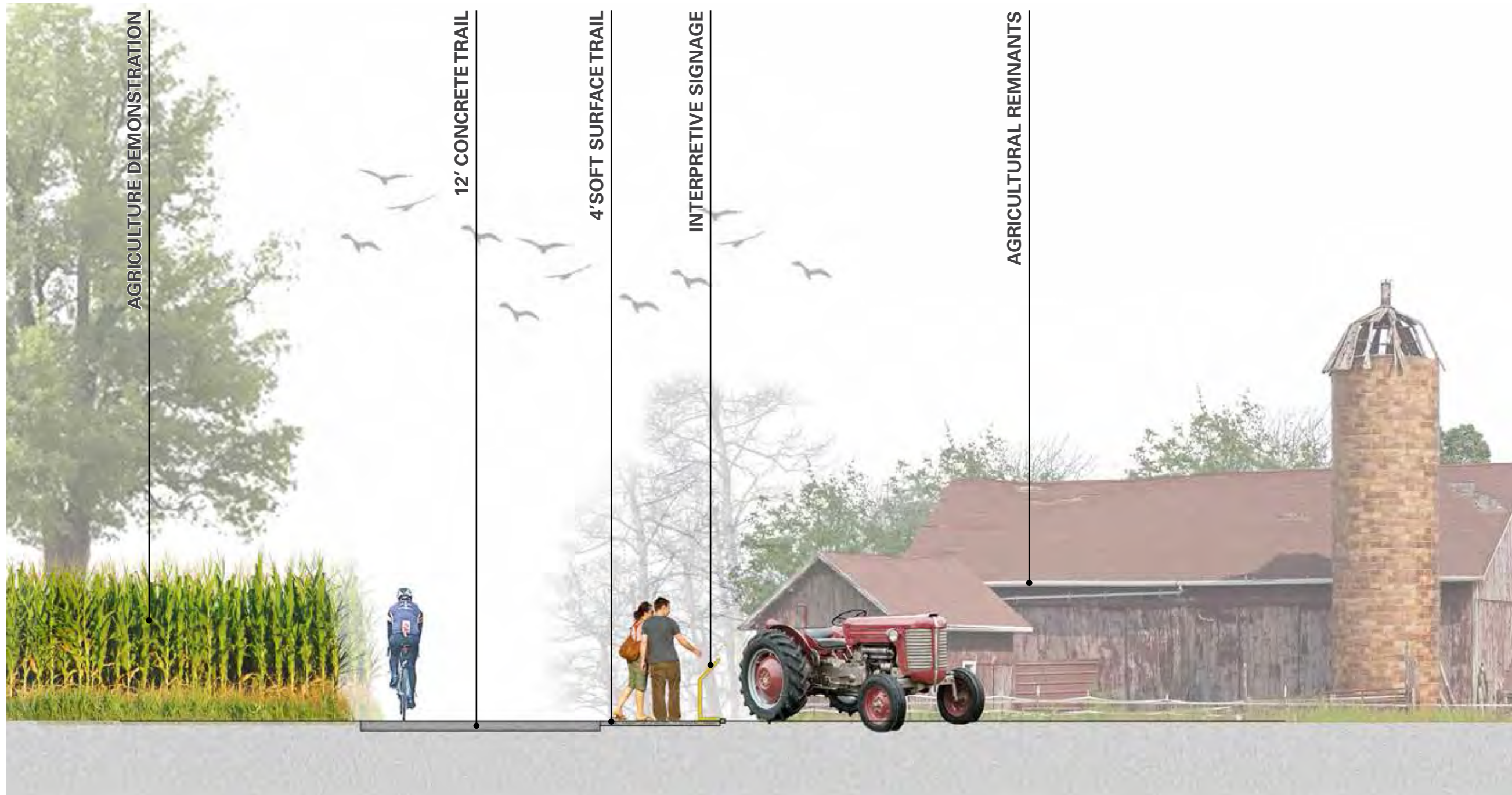
TRAIL SYSTEM - CULTURAL TRAIL

The Cultural Trail will guide users throughout the park. The trail is curated to reveal and interpret multiple distinct ecological conditions by guiding trail users through the different zones of flora and fauna of the park.

The Cultural Trail: 6.2 miles (10 km)



TRAIL SYSTEM - CULTURAL TRAIL



AGRICULTURAL HISTORY + AGRICULTURAL TODAY

PREFERRED PLAN

TRAIL SYSTEM - CULTURAL TRAIL



WATER MANAGEMENT

PREFERRED PLAN

TRAIL SYSTEM - CULTURAL TRAIL



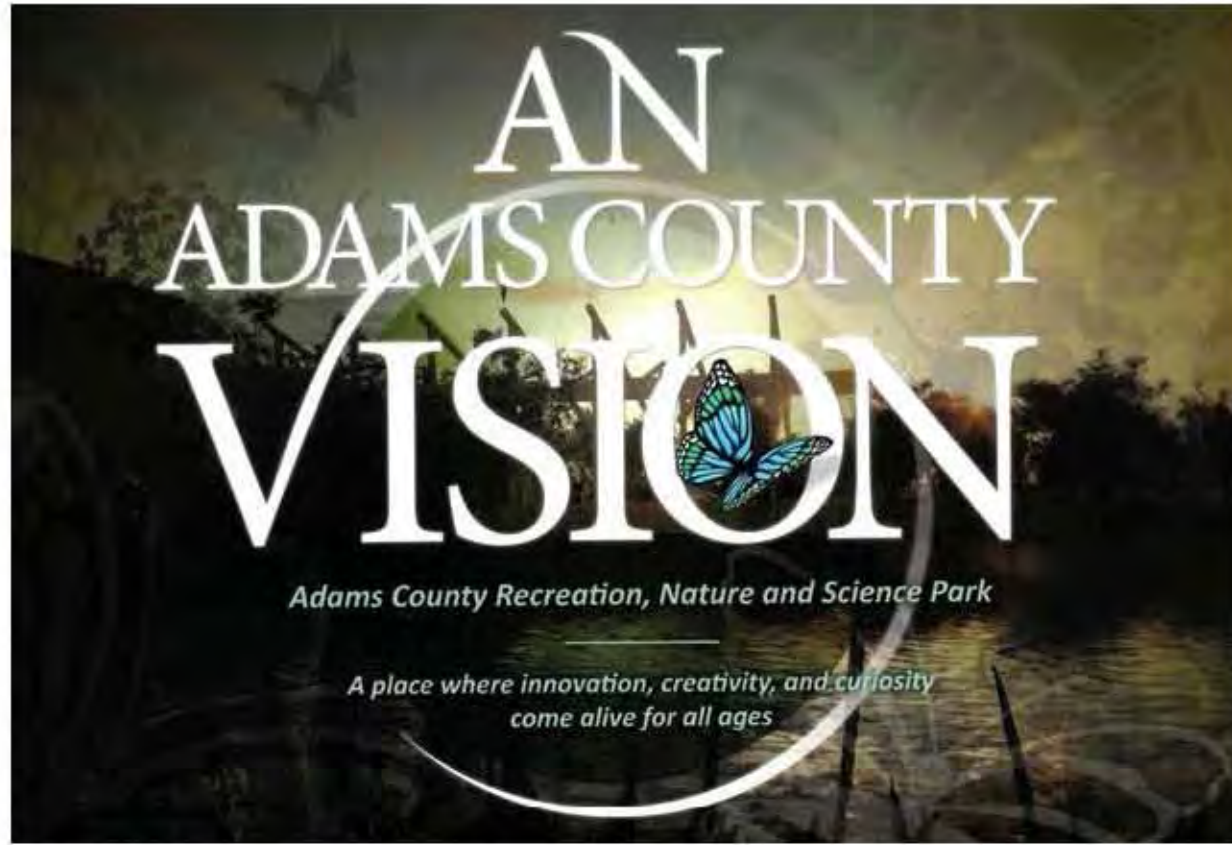
NATURAL/ RIPARIAN

TRAIL SYSTEM - CULTURAL TRAIL



COMMUNITY GATHERING

VISION



ADDITIONAL SLIDES

ADDITIONAL SLIDES



PREFERRED PLAN

PHASING - 1

 Fairgrounds Loop Detail

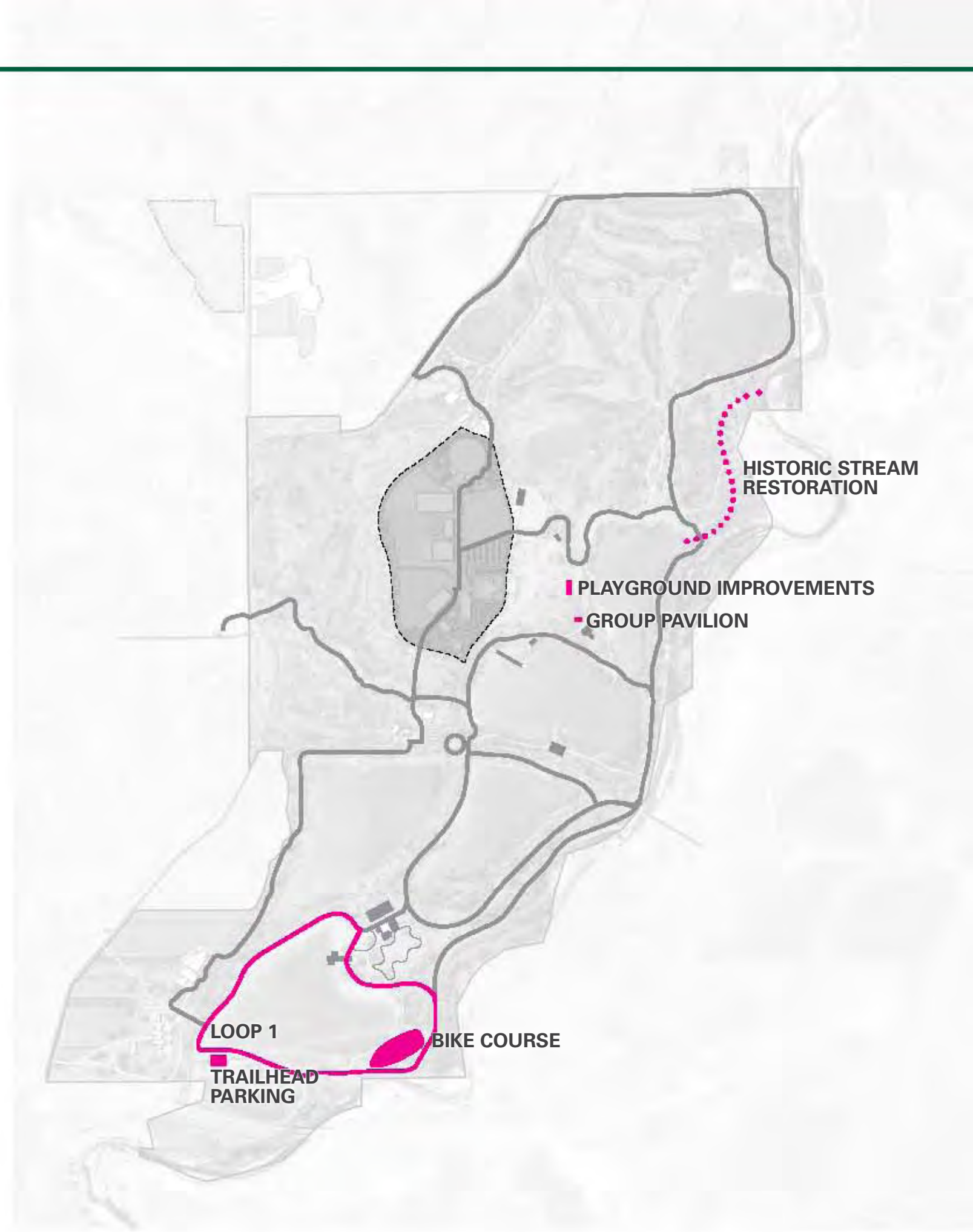
 Phase 1

 Phase 2

 Phase 3

 Phase 4

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$1,583,84
Total	\$1,583,84
<i>Historic Stream Restoration, by others</i>	



PREFERRED PLAN

PHASING - 2

 Fairgrounds Loop Detail

 Phase 1

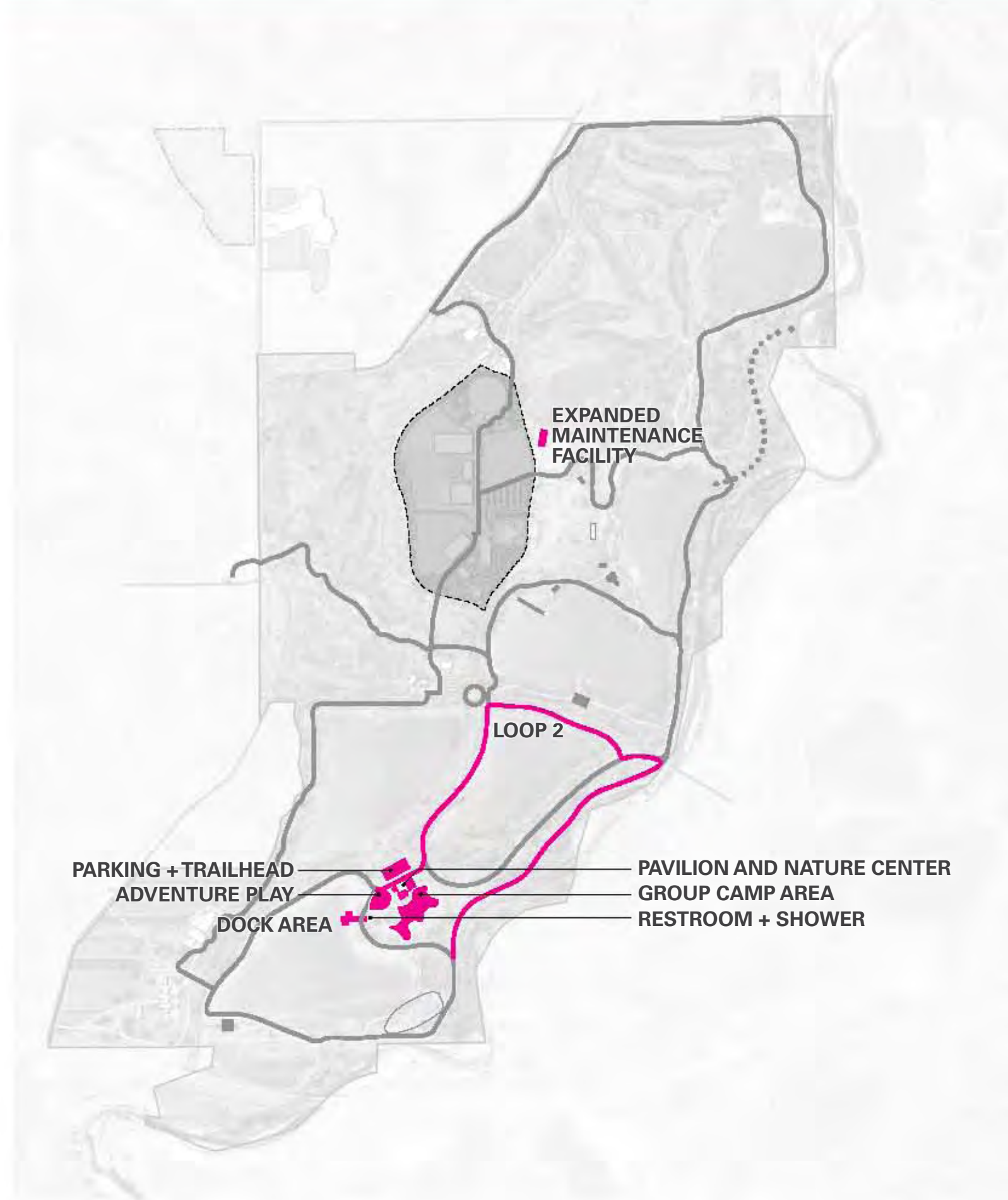
 Phase 2

 Phase 3

 Phase 4

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$1,583,849
Phase 2	\$8,675,093
Total	\$10,258,987

Mann Lake Improvements, by others



PREFERRED PLAN

PHASING - 3

 Fairgrounds Loop Detail

 Phase 1

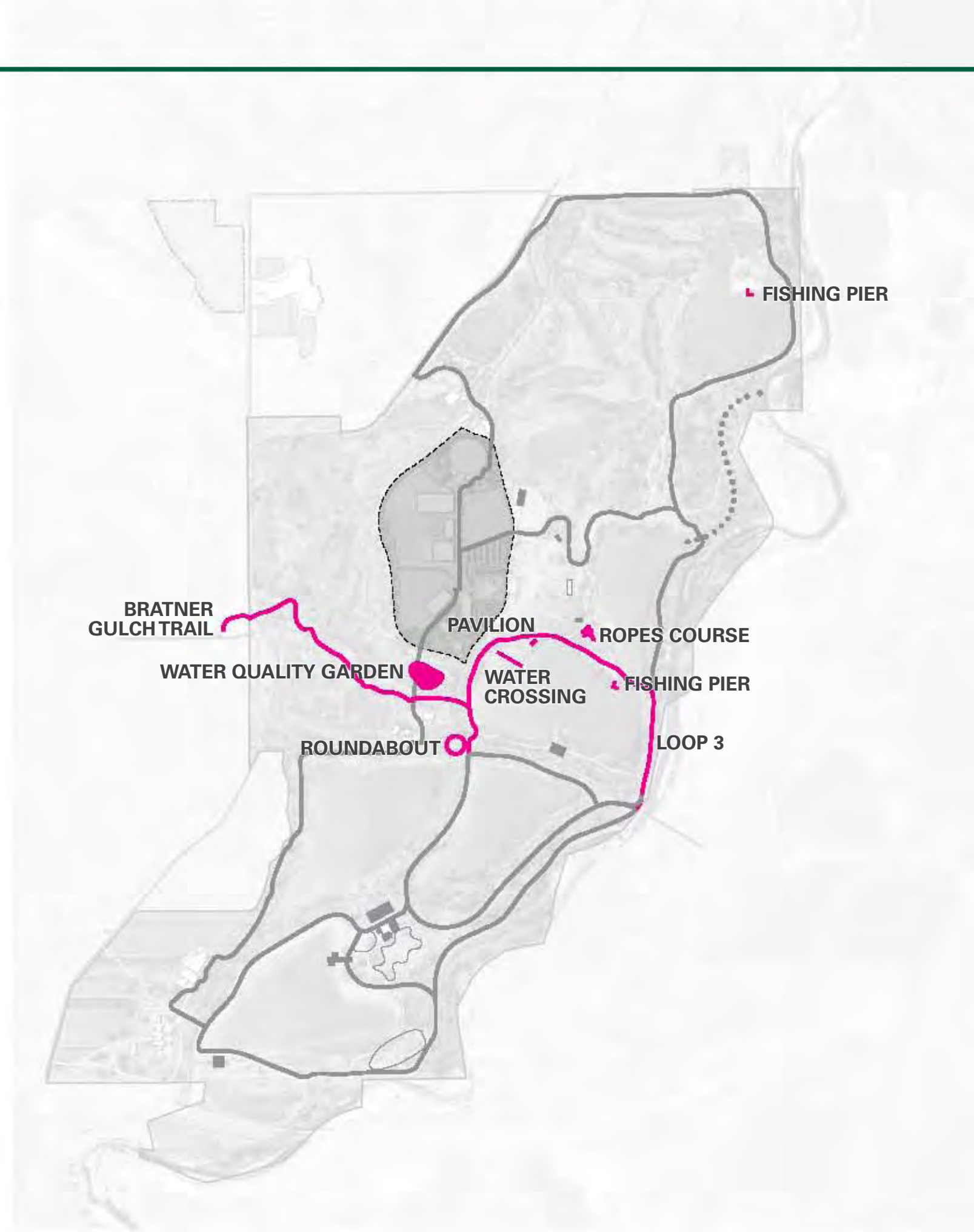
 Phase 2

 Phase 3

 Phase 4

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$1,583,894
Phase 2	\$8,675,093
Phase 3	\$1,588,520
Total	\$11,847,507

Bratner Gulch, Water Quality Garden, Park Blvd improvements, by others



PREFERRED PLAN

PHASING - 4

 Fairgrounds Loop Detail

 Phase 1

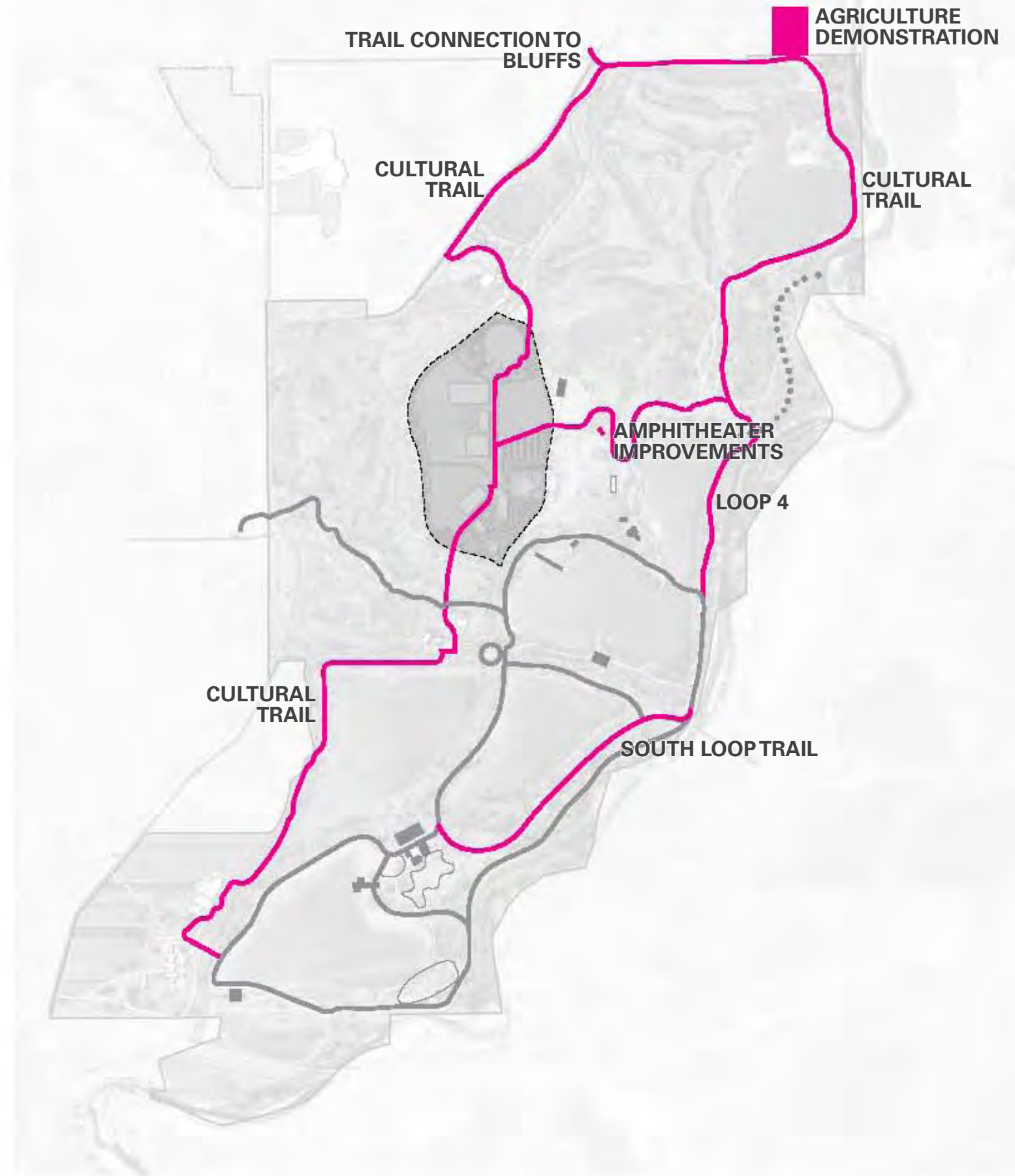
 Phase 2

 Phase 3

 Phase 4

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$1,583,894
Phase 2	\$8,675,093
Phase 3	\$1,588,520
Phase 4	\$6,142,570
Total	\$17,990,077

Trail Connection to Bluffs, by others



FUNDING SOURCES

General Obligation Bonds

Revenue Bonds

Tax Increment Funding

Certificates of Participation

Grants

Cash Contribution/Donations

Funding Sources

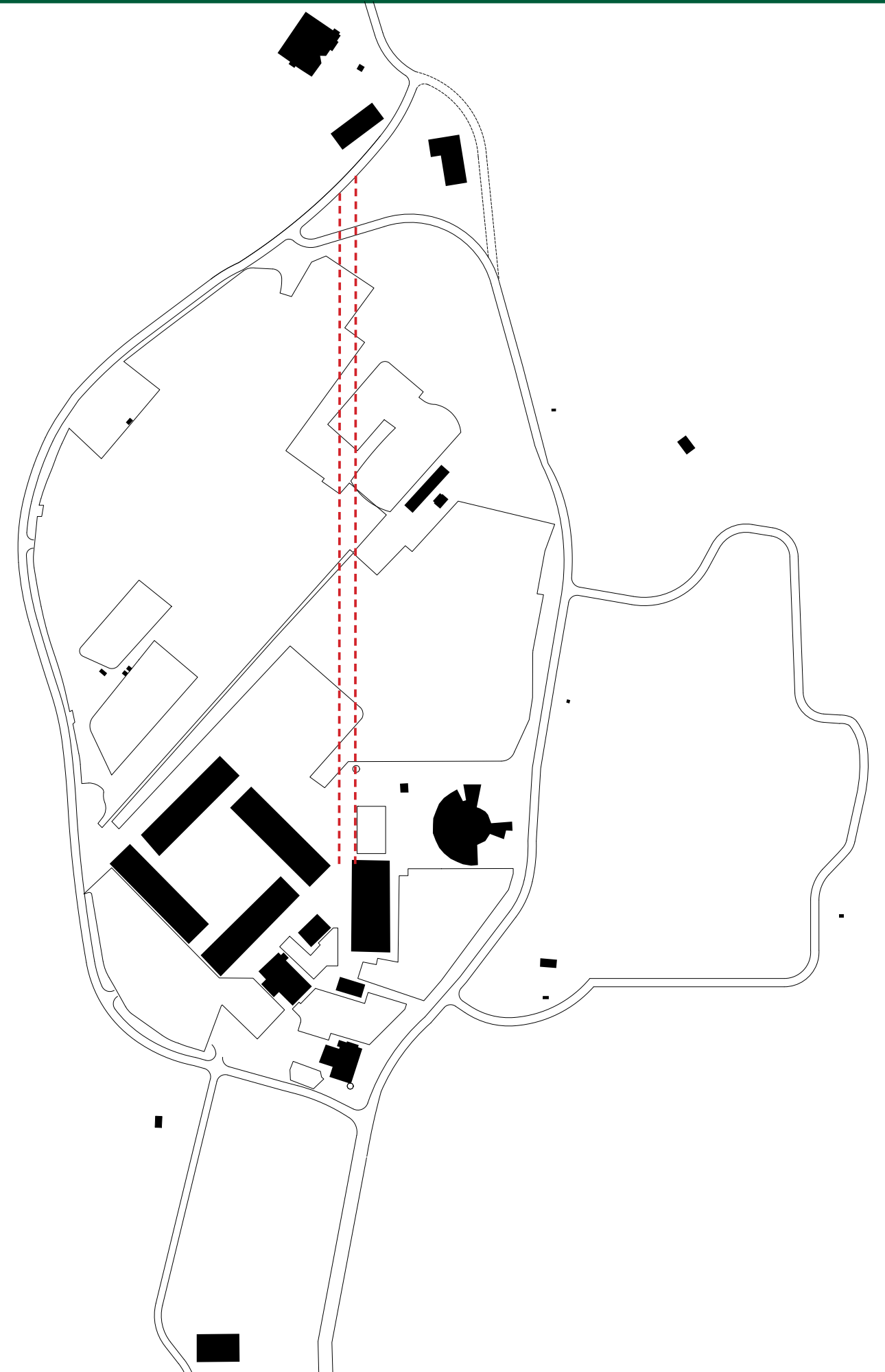
- Surplus revenue or designated operating revenues
- Lodging tax
- Food and beverage tax
- Special taxes (e.g., admission or ticket tax)
- Community development tax
- Ad valorem tax
- Sales and use tax
- State and local appropriations
- Governmental grants
- Tax increment revenues
- Adams County Open Space Sales Tax Competitive Grant Program
- Bonds
- Capital Construction Fee
- Capital Facilities Sales Tax
- Conservation Trust Fund (CTF)
- Great Outdoors Colorado (GOCO)
- Public Land Dedication Fees
- Scientific and Cultural Facilities District (SCFD) Funds
- Stormwater Utility Fee



FAIRGROUNDS LOOP PLAN

PHASING - EXISTING

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement



<i>PARKING</i>	<i>EXISTING TOTAL</i>
Vehicles	2,800
RV	0

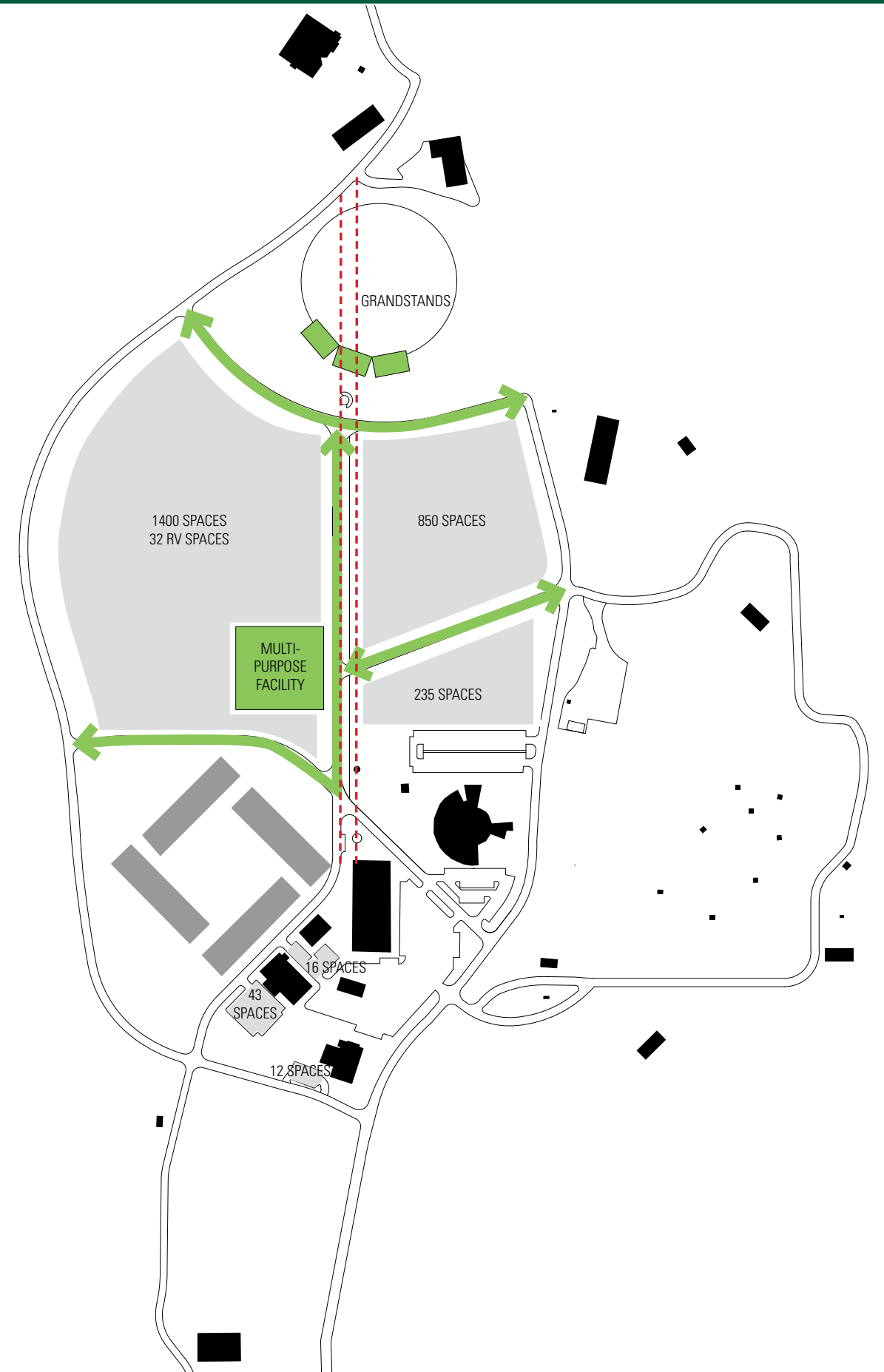
FAIRGROUNDS LOOP

PHASING - 1

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$30,973,750
Total	\$

<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Vehicle parking in Fairgrounds Loop	2,800	2,556	1,331
Vehicle parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	2,556	2,536
Total RV Parking	0	32	32



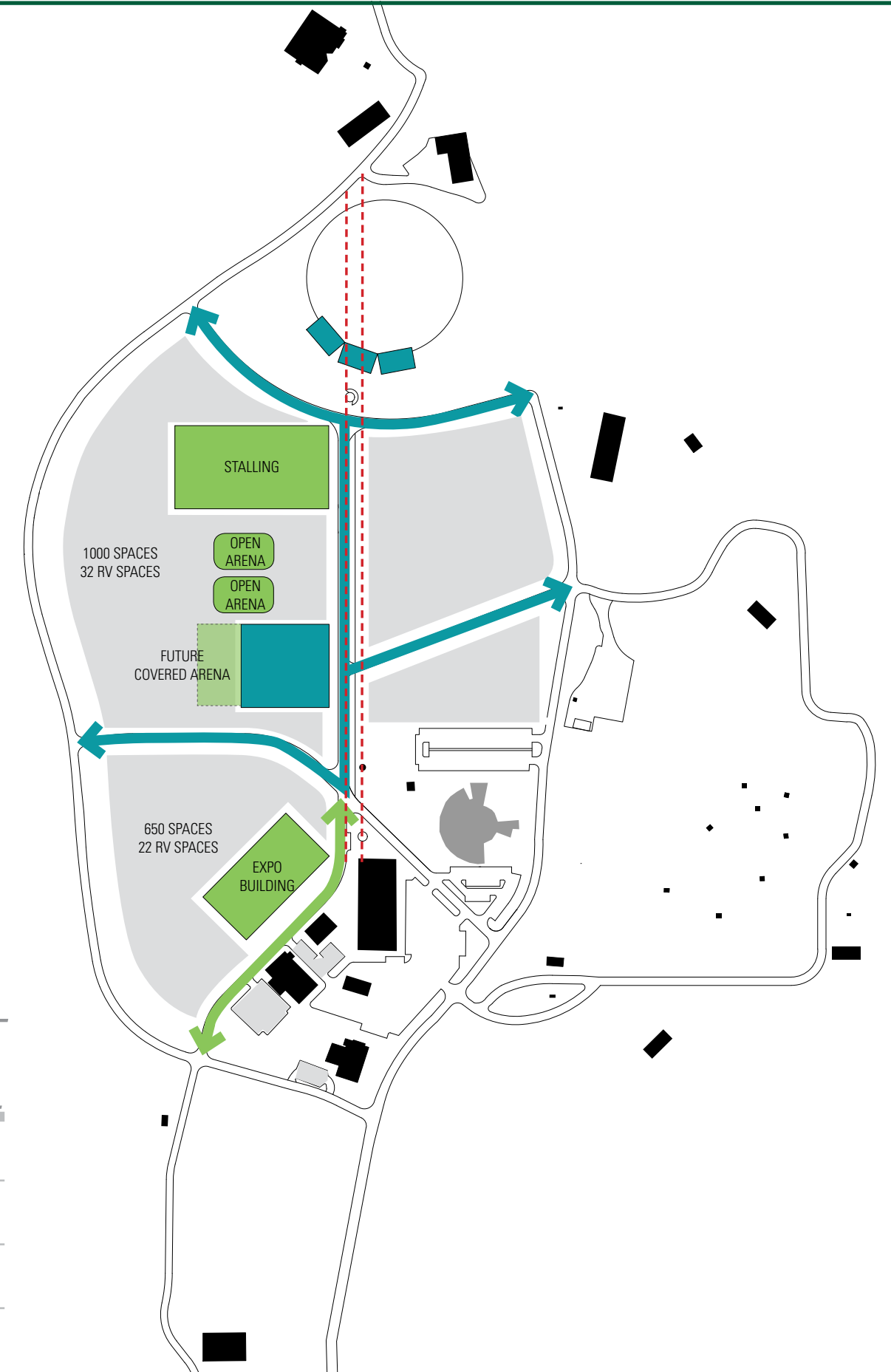
FAIRGROUNDS LOOP

PHASING - 2

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$30,973,750
Phase 2	\$39,917,700
Total	\$70,891,450

<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Vehicle parking in Fairgrounds Loop	2,800	2,806	1,581
Vehicle parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	2,806	2,786
Total RV Parking	0	54	54



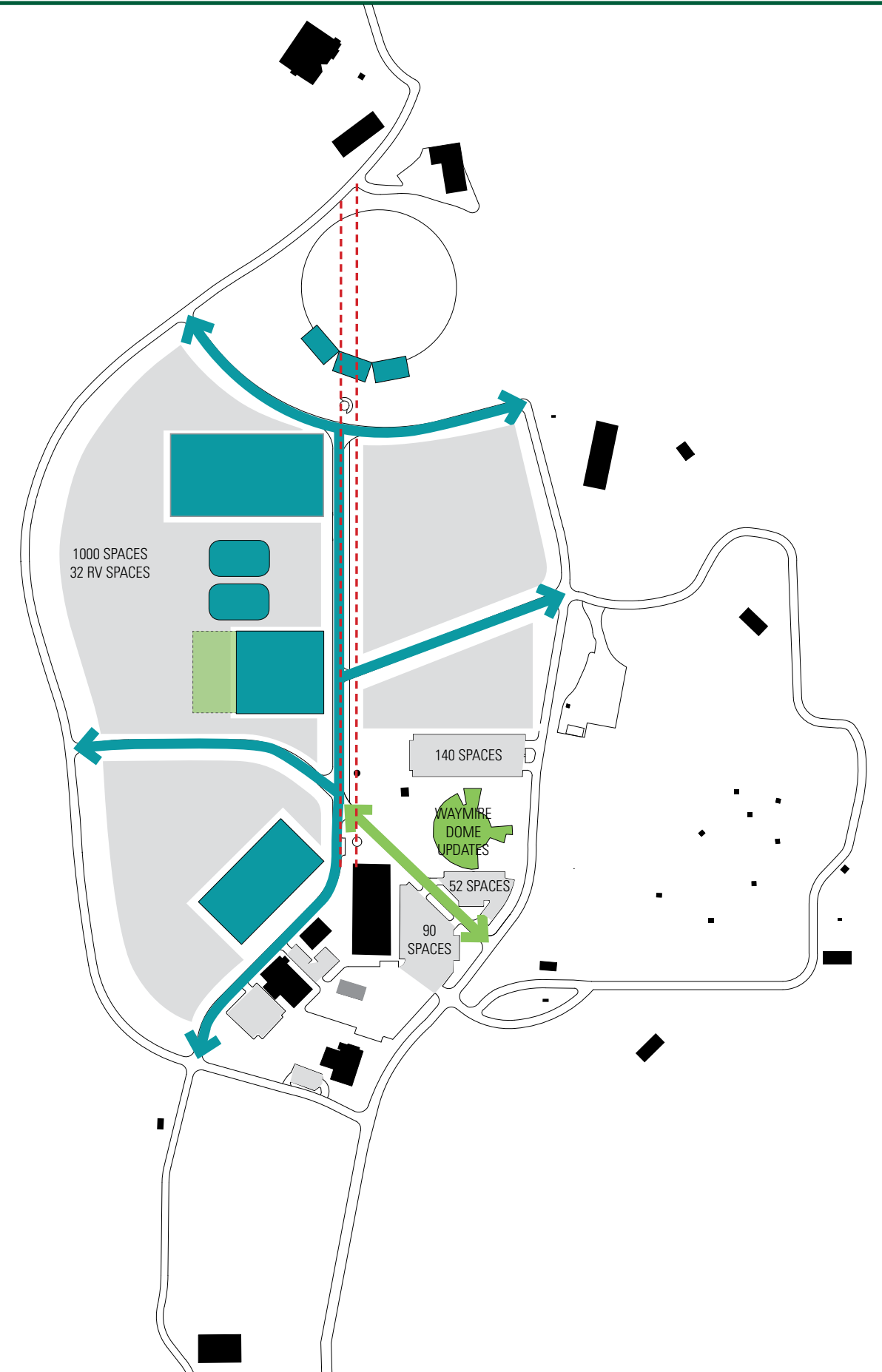
FAIRGROUNDS LOOP

PHASING - 3

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$30,973,750
Phase 2	\$39,917,700
Phase 3	\$2,126,500
Total	\$73,017,950

<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Vehicle parking in Fairgrounds Loop	2,800	3,092	1,867
Vehicle parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	3,092	3,072
Total RV Parking	0	54	54



FAIRGROUNDS LOOP

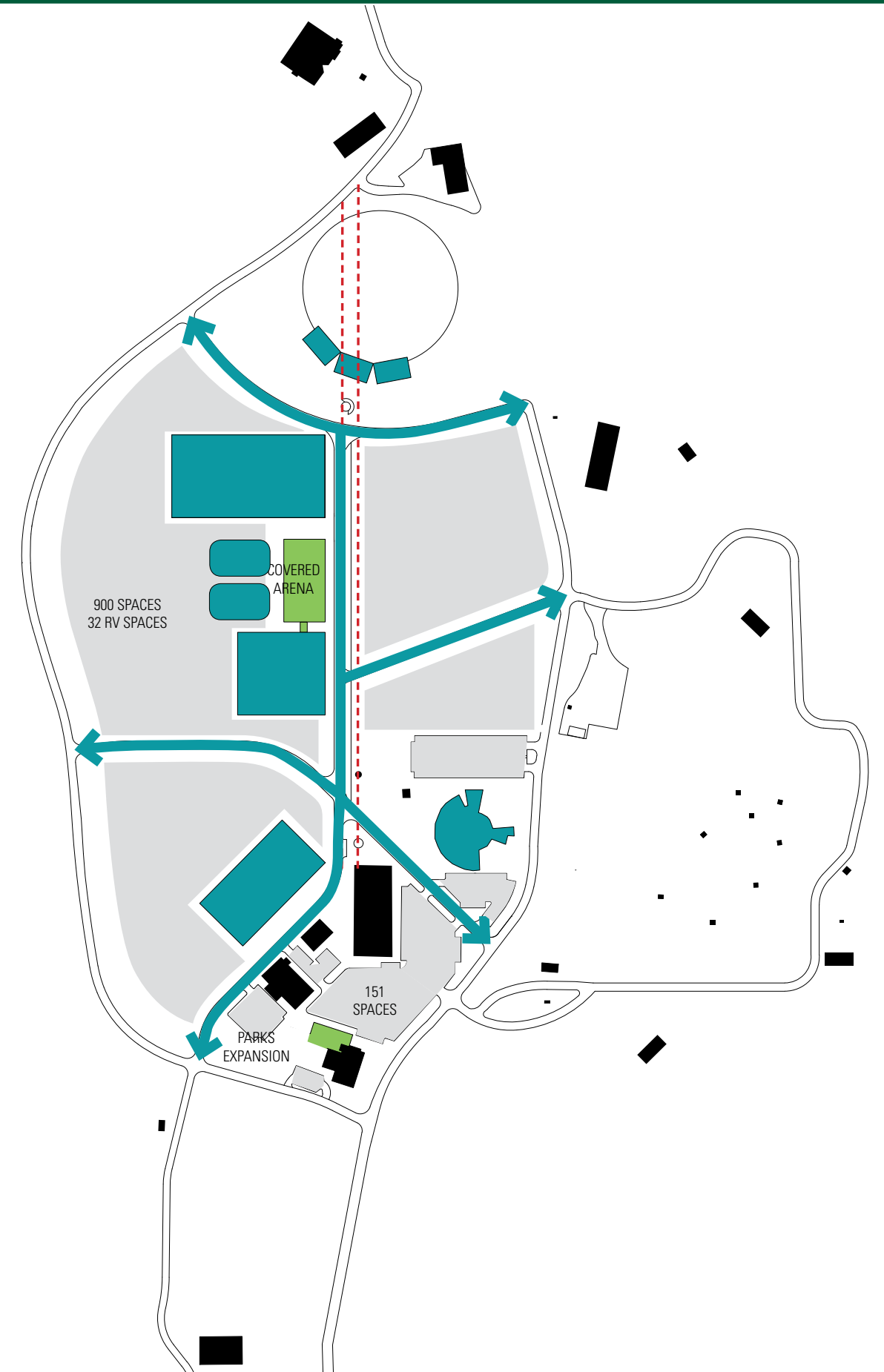
PHASING - 4

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement

<i>PHASE</i>	<i>TOTALS</i>
Phase 1	\$30,973,750
Phase 2	\$39,917,700
Phase 3	\$2,126,500
Phase 4	\$4,774,900
Total	\$77,792,850

Utilities and roadways in addition - \$19,117,455

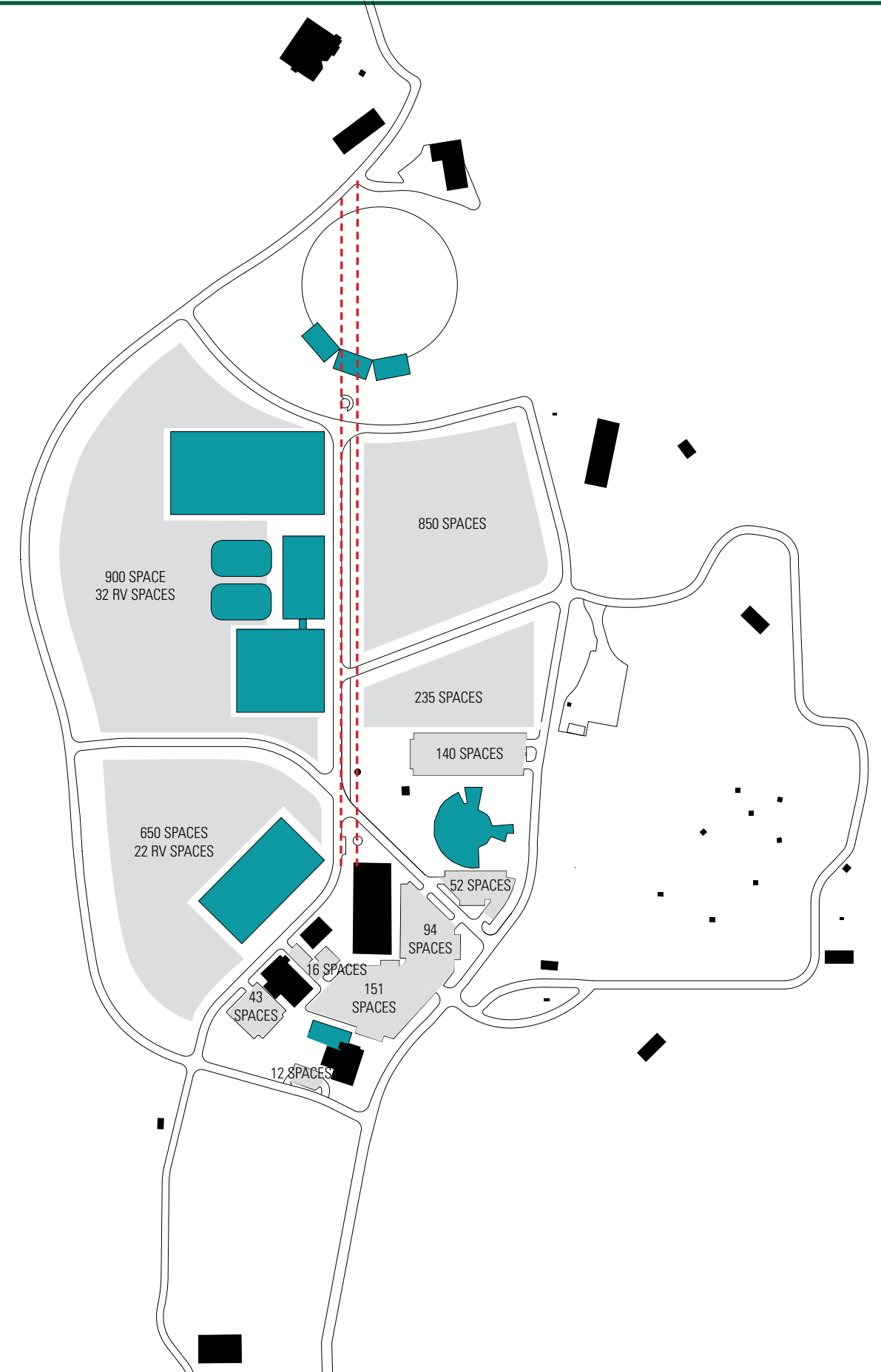
<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Vehicle parking in Fairgrounds Loop	2,800	3,143	1,918
Vehicle parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	3,143	3,123
Total RV Parking	0	54	54



FAIRGROUNDS LOOP

PHASING - COMPLETE

- Existing
- Current Construction
- In-Use/ Future Demolition
- New Building/ Construction
- Parking
- Utility Easement



<i>PARKING</i>	<i>EXISTING TOTAL</i>	<i>EVERYDAY TOTAL</i>	<i>EVENT TOTAL</i>
Vehicle parking in Fairgrounds Loop	2,800	3,143	1,918
Vehicle parking on Shuttle Route	0	na	1,205
Total Vehicle parking	2,800	3,143	3,123
Total RV Parking	0	54	54

RECOMMENDED EVENT FACILITIES

MULTI-PURPOSE FACILITY:

- Provide 52,000 sf (minimum) building with multi-purpose performance arena
- Seating for 1,500-2,500
- Multi-purpose building roof shall extend to an open-sided covered arena for staging or performance (not included in 52,000 sf)

RELATED SUPPORT ELEMENTS:

- Provide an additional covered arena facility nearby
- Provide one additional open arena with lighting and bleacher seating
- Replace existing stalling barns with a single stalling building to accommodate 400 12'x12' stalls
- Office, concession, restrooms



RECOMMENDED EVENT FACILITIES

EXPO BUILDING:

- 52,000 sf (minimum) of divisible, flexible multi-purpose spaces
- 6 to 8 meeting rooms; could be combined to junior ball room
- Commercial kitchen
- Storage space
- Supplement to existing Exhibit Hall and could replace or be integrated into Waymire Dome



GRANDSTANDS:

- Capacity for 3,000
- Flexible for concerts, rodeos, or motor sports events

