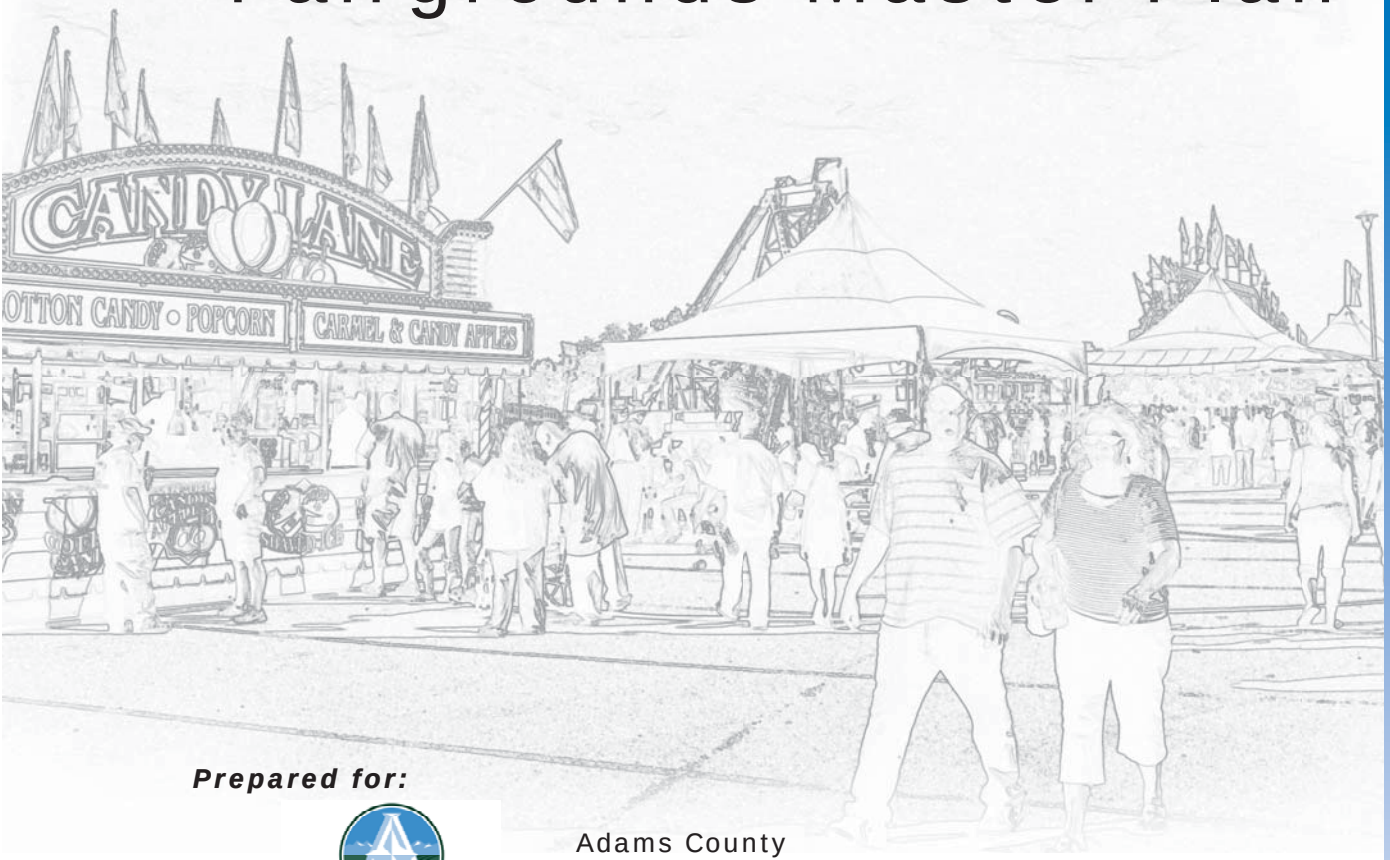
adams county regional park

Fairgrounds Master Plan



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Looking southeast over the project area during the annual Adams County Fair.

INTRODUCTION

The Adams County Fairgrounds Master Plan is an addition to the Adams County Regional Park Master Plan Update completed in 2008. The Fairgrounds is a focal area of particular importance within the Regional Park. This site hosts the Adams County Fair, an annual fair and stock show, along with many other events throughout the year. The Fair is the largest county fair in the state of Colorado, attracting over 10,000 people per day to the park. The annual number of visitors combined with the intensity of uses stresses the available facilities and infrastructure. Additionally, numerous changes to the Regional Park since the completion of the original master plan in 1999, require the need to rethink the function and uses of the Fairgrounds. This addition to the Adams County Regional Park Master Plan serves as a guide for future development.

Primary considerations when developing the master plan were to provide quality recreation, education, and visitor experiences compatible with the intensive use and unique needs of equestrians and livestock. Care was also taken to ensure that the Fairgrounds facilities are sited appropriately within the context of the Regional Park and its natural and cultural resources. The main design focuses of the plan are to structure fairgrounds uses, strategically locate facilities, organize circulation, increase universal accessibility, address issues of sustainability and to beautify the site while reducing its visual impact from outside areas. In addition to typical fairgrounds uses, the design program developed also provides for a broad diversity of passive recreational opportunities and events, including, picnicking, weddings, banquets and corporate events.

The master planning effort spearheaded by Adams County included a stakeholder group comprised of various public agency staff and project consultants. Meetings and field trips were essential components of the inventory and analysis stage. The planning process included an analysis of existing resources, facilities, issues, and opportunities. With the stakeholder group feedback, a draft master plan was developed that addressed the desires and needs of Adams County. The final steps in the planning process will include approval by the Board of County Commissioners

EXISTING CONDITIONS

The fairgrounds contain a wide variety of facilities. All of the facilities are publicly owned, with the exception of the Good Luck 4-H, which is a private club that has a long term lease with the county. Major facilities include the Waymire Building (dome), CSU Extension Service Offices, indoor arena, outdoor arenas, barns, stalls, and exhibition hall. The Adams County Parks and Community Resources Department office is located on the south edge of the fairgrounds.

The organization of spaces and facilities based on use and user groups is integral to the planning process. Currently, there are conflicting uses including, golfing, fishing, passive recreation, weddings, corporate events and equestrian and livestock oriented events within and adjacent to the fairgrounds.

Circulation networks and parking in the fairgrounds are inadequate, disorganized, and lack legibility and wayfinding features. During the County Fair and other large events, traffic and emergency access are an issue.

The fairgrounds has a lack of permeable surfaces, trees, and vegetation. The site also has numerous grading issues that create areas of standing water and prevent efficient use of the land.

Parks Administration Building at sunrise.

VISION

The Fairgrounds is an important part of the heritage and livelihood of Adams County. It is appropriately sized and equipped to support educational, recreational and occupational activities, and to foster strong relationships and serve as a source of pride within the community.

GOALS

- Reorganize, enhance and construct quality facilities for livestock and user groups to improve health, safety, comfort, and relationships between existing uses.
- Add needed facilities, including animal barns, and provide an enlarged covered arena.
- Create cohesive and legible pedestrian circulation, including a central pedestrian spine.
- Maximize parking areas while minimizing their visual and environmental impact.
- Provide a safe and comfortable environment for user groups, visitors and livestock.
- Provide a broad diversity of recreational and educational uses compatible with the Regional Park, and not interfering with golf and fishing.
- Promote green building practices.
- Promote sustainable environments.
- Preserve and enhance vegetated areas.
- Utilize water aesthetically, sustainably, and educationally.
- Interpret the fair history and cultural heritage of the site.

MASTER PLAN

A major focus of the planning process is restoring, renovating, demolishing and rebuilding new fairgrounds facilities. This masterplan includes a comprehensive analysis of existing buildings and facilities and recommendations for their treatment and relocations. The plan will separate large animal facilities from smaller animal exhibitors. Animal barns, auxiliary arena, stock pens, covered arena and the outdoor arena and grandstand will all be located on the north and east side of the site. Smaller exhibition buildings, including Good Luck 4-H, the CSU Extension Service offices, the Dome, Exhibition Hall, and the Al Lesser building will all remain on the south end of the site. The plan will reduce conflict of uses, and provide more opportunities for additional uses by separating facilities and spaces geared towards horses, small animals and livestock from facilities and spaces geared toward passive recreation and events. Pedestrian circulation will be improved with the addition of a north-south pedestrian spine. This spine will terminate at the outdoor arena, which will be moved to the center of the site. Pedestrian circulation will be concentrated along the central spine, with stock circulation on the perimeter.

The enhancement and reorganization of the site will greatly improve health, safety, comfort, as well as relationships and access between facilities for both animal and human use. Functional as well as aesthetic improvements to the site will create an intuitive and legible environment and an enhanced visitor experience.

Redevelopment of the fairgrounds will have a commitment to land stewardship, sustainable landscape and green building practices. Special attention will be paid to building and material reuse, the reduction of impermeable surfaces, and to cleaning and infiltrating stormwater on site.

Adams County Fairgrounds is already an important part of the community through events associated with the County Fair, 4H and the Adams County Historical Society. The Adams County Fairgrounds Master Plan provides an opportunity for the site to become an even more integral and significant asset to the region.

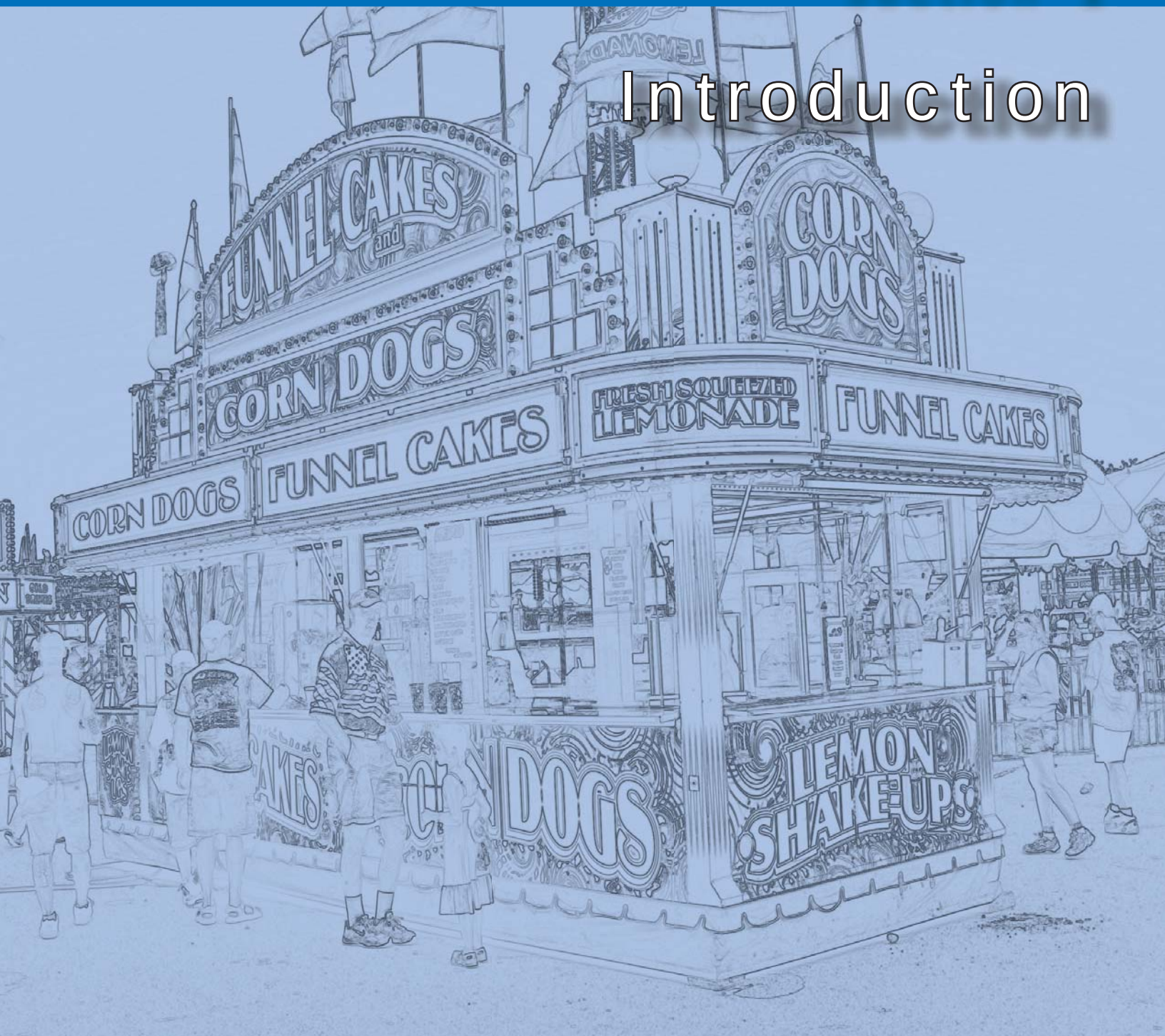
IMPLEMENTATION

Adams County Parks will budget for the implementation of this plan and will also seek grants from Great Outdoors Colorado (GOCO) and other partners. The projects outlined in the update to the master plan will be implemented in phases.

The Petting Zoo is one of the many activities enjoyed by children at the Adams County Fair.

section 1

Introduction



1 Introduction

Barrel racer in the Adams County Fairgrounds Arena.

PURPOSE AND LOCATION

Adams County Regional Park provides relief from the ever encroaching suburban development of surrounding areas and will become more important each day as a place that preserves some of the rural agricultural character and heritage of the region. Within this park, the Adams County Fairgrounds is a hub of activity and important amenity to the community.

This document is an update to the Adams County Regional Park Master Plan completed in 1999. Since that time increased use, outdated or diminished condition of facilities, along with numerous changes to the northeast and south areas of the park require the need to re-think the functions and uses of the Fairgrounds.

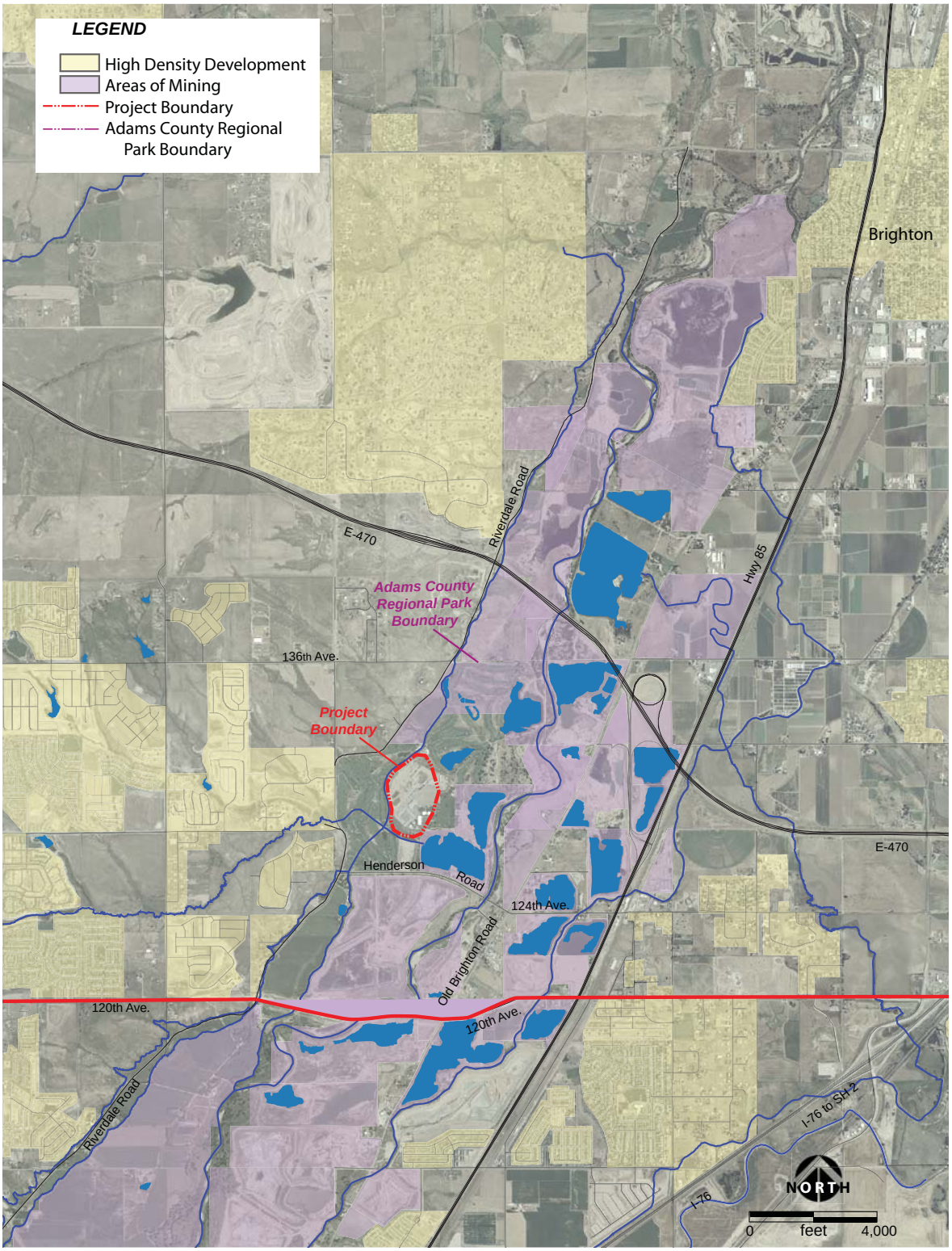
The project area includes approximately 72.2 acres within the Adams County Regional Park. The project includes the lands between Riverdale Road to the west, Henderson Road to the south, Fairgrounds Road to the east and Riverdale Dunes Golf Course to the north.

This plan is a guide for the long-range development of the Fairgrounds. It defines the program for long term Fairgrounds enhancement, including recreational, educational, cultural, scenic resources, facility and infrastructure development, and natural resource management within the context of the larger Regional Park.

PLANNING PROCESS

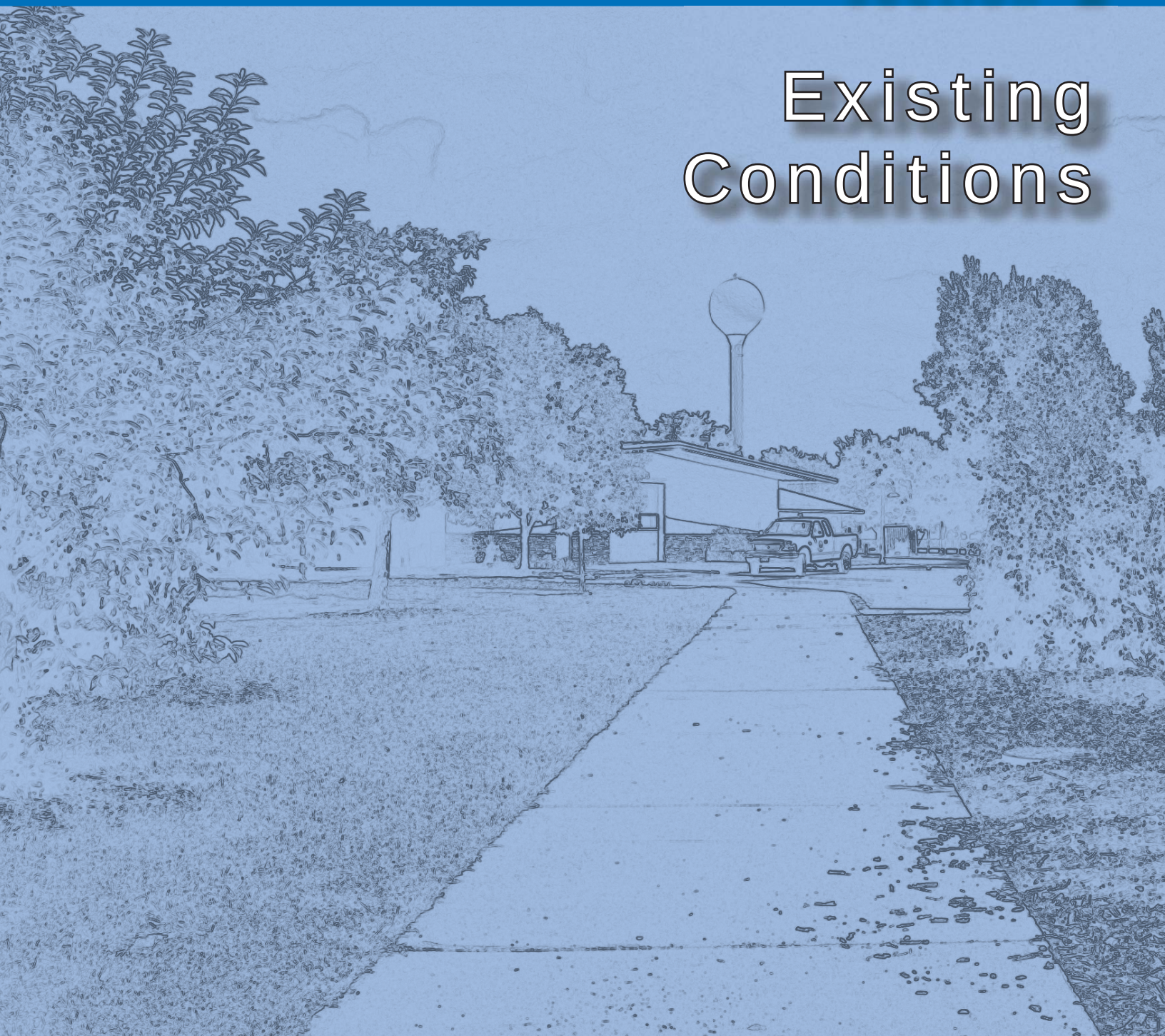
The development of the master plan relied heavily upon assistance from a well informed group of stakeholders that consisted of representatives from Adams County Parks, Planning, & Public Works, Love & Associates, ESCO Associates, the County CSU/4-H Extension Service, LaFarge, Colorado Division of Wildlife (DOW), Urban Drainage and Flood Control District (UDFCD), Helton-Williamsen, and Shapins Belt Collins.

During the course of the master planning effort, three core team stakeholder meetings were held. The initial core team meeting included a site visit to better understand the nuances and complexities of the site and its issues and opportunities. Subsequent stakeholder meetings focused on overall Fairgrounds development, and alternative site plans. Feedback from the stakeholder group guided development of the master plan during each phase.


LEGEND
High Density Development
Areas of Mining
Project Boundary
Adams County Regional Park Boundary
Brighton
E-470
Riverdale Road
Hwy 85
Adams County Regional Park Boundary
136th Ave.
Project Boundary
Henderson Road
124th Ave.
Old Brighton Road
120th Ave.
120th Ave.
Riverdale Road
I-76 to SH 2
I-76
NORTH
0
feet
4,000

section 2

Existing Conditions



2 Existing Conditions

Though the fairgrounds sees year-round activity, parking areas often stand empty.

REGIONAL CONTEXT

Location

Adams County Fairgrounds is located along the west side of the South Platte River, 15 miles north of Denver at the eastern edge of the city of Thornton. The city of Brighton is 5 miles to the north. Barr Lake State Park is approximately 4 miles to the east, the Rocky Mountain Arsenal National Wildlife Refuge (NWR) is 9 miles to the south, and Denver International Airport is 15.6 miles to the southeast (see Area Context Map, p. 3).

Regional Connections

Adams County Fairgrounds can be accessed from three major roads: I-25 via 120th Avenue, State Highway 85 (Old Brighton Road) which links Denver to areas north, and 128th Avenue which meets Riverdale Road on the west side of the park. Henderson Road (124th Avenue), bisects the regional park and intersects with Old Brighton Road just east of the park. Sections of E470 pass just to the east and north of the site. The nearest interchange brings visitors to Adams County Fairgrounds from the north.

The South Platte River Trail, a major regional, multi-use trail, will pass through the Regional Park once completed. The trail will connect users from Chatfield Reservoir south of Denver to lands north of the park into Weld County. This trail is part of the Colorado Front Range Trail (CFRT), a proposed multipurpose trail extending from Wyoming to New Mexico along the Front Range of Colorado. When completed, it will provide a highly accessible multi-use trail connection to the Adams County Regional Park and Fairgrounds.

WATER RESOURCES

The primary issue concerning water resources within the fairgrounds is managing stormwater runoff responsibly, and minimizing potable sources for irrigation. During heavy storm events or snow melt, a large area of ponding occurs in the parking area southwest of the Grandstand Arena. This large area of water impedes use on the site, is unsightly and because of poor water quality, could become a health hazard to people, animals and wildlife. A significant percentage of stormwater

Water ponding in soft surface parking area

runs off asphalt parking areas and leaves the site untreated. A detention pond at the south end of the site currently deals with some water runoff from buildings and other impermeable surfaces.

Adams County owns a significant amount of irrigation water rights from the Old Brantner Ditch that will no longer be used for irrigation of agricultural lands. Those water rights may become available to potentially irrigate previously non-irrigated areas

Grading issues at existing stormwater inlet

of the Fairgrounds.

Floodplain

Historically, the bluffs on the far west side of the Regional Park, along Riverdale Road, were the banks of the South Platte River. When the river was channelized, more of the floodplain became usable agricultural land. With less than two feet of elevation gain from the South Platte River to Riverdale Road, there is very little slope within the old floodplain. Due to the small amount of topographic relief, some of the Fairgrounds site is within the 100-year floodplain.

NATURAL RESOURCES

Climate

The climate of Adams County consists of warm summers and cold winters. The highs in the summer can be in the upper 90's to the low 100's and lows in the winter can reach sub zero. Temperature variations between day and night tend to be high. During the summer the temperature can vary as much as 31 degrees Fahrenheit and in winter 27 degrees Fahrenheit. Extensive parking areas and minimal tree cover on the Fairgrounds site creates a heat island effect, increasing local micro-climate temperatures.

The average annual precipitation is approximately 14 inches, with the rainfall fairly evenly distributed throughout the year. The wettest month is May with an average precipitation of 3 inches.

Existing stormwater retention

Vegetation

Vegetation in general is limited on site. Some native willow and cottonwood trees, as well as other planted species of pine, maple, pear, cherry, honeylocust and ash exist. Due to the densely developed and intensely used nature of the site, most of the existing vegetation is in ornamental planting beds. Significant areas of turf are

Barrel racer at Adams County Fair

also maintained on site. Some native shrubs and grasses occur in unpaved areas, though much of this vegetation dies back during times of high activity and intense use.

Soils / Geology
Adams County Fairgrounds is located along the South Platte River where the soils consist primarily of gravelly alluvial river soil deposits. This is evidenced by the prolific number of gravel mines along the river.

CULTURAL SETTING

Agricultural Heritage & Character
Adams County has been an important agricultural area along the Front Range since its settlement. Much of the County remains rural. The importance of this rural area is reinforced by the location of the fairgrounds and CSU Extension Service at the park, which supports these agrarian land uses.

The Fairgrounds is home to numerous cultural events as well as educational programs and 4H that continue to foster the area's rural, agricultural heritage.

The Adams County Fair dates back to 1888 when monthly Market Days were held at the old fairgrounds on the south edge of Brighton. The site was a racetrack called Driving Park, where horse races and plowing races took place and cattle and horses were auctioned.

Open Class Arts in the Good Luck Building

In 1904, the fairgrounds were turned over to the Adams County Fair Association and the first Adams County Fair was held in October 1904. The first day of the fair was known as Tomato Day. A noon barbecue was followed by a tomato contest that was called the Battle of Brighton. Two teams lined up and faced each other in front of the grandstand. Each team member was given a box of

Each year Adams County hosts the Fiesta Day and Rodeo.

ripe tomatoes and on command they disposed of the fruit as quickly as possible by throwing it at the opposing team and occasionally the spectators. Events at the early fair also included wild bronco riding, half-mile foot races, bicycle and motorcycle races, a mule race, horse races of various sorts and a baby contest (Wagner, 2002).

The fair continued to grow until the old fairgrounds became too small. In 1965, the Adams County Board of Commissioners decided to move the fair to the current site where new facilities were constructed. The fair has grown into the largest county fair in the state.

Path connecting Al Lesser Bldg. to bridge over Brantner Gulch

CIRCULATION

Vehicular

The fairgrounds are accessed from Henderson Road, one of the only roads adjacent to the Regional Park that bridges the South Platte River. A landscaped boulevard intersects with Henderson Road and provides access to parking for the fairgrounds. Golf Course Way, Park Blvd. and Loop Road encircle the site providing several points of entry into the fairgrounds. An effort has been made to help reduce on site congestion during large events by opening a dirt road that links the fairgrounds with the Adams County Historical Society entrance at Henderson Road.

Pedestrian

The South Platte River Trail which is a part of the Colorado Front Range Trail (CFRT) begins south of Denver at Chatfield Reservoir and will extend north into Weld County. It is a major regional trail connection for Adams County and metro Denver and will pass through Adams County Regional Park.

Within the fairgrounds, pedestrian pathways are fairly minimal. The majority of this circulation system consists of sections of concrete walk connecting administrative buildings and parking areas in the southern portion of the site. Also, a paved area, shaded by Ash trees, to the west of the Exhibit Hall offers a designated pedestrian zone. Asphalt and soft surface parking areas currently double as pedestrian zones.

Parking

Parking within the fairgrounds is arranged in large open configurations with minimal planting islands to maximize flexibility of use and vehicle types during large events. The number of stalls is generally sufficient, except during large events like the County Fair. Unpaved areas throughout much of the north area become filled with vehicles. However, because of grading issues, the use of these areas can be problematic during rain.

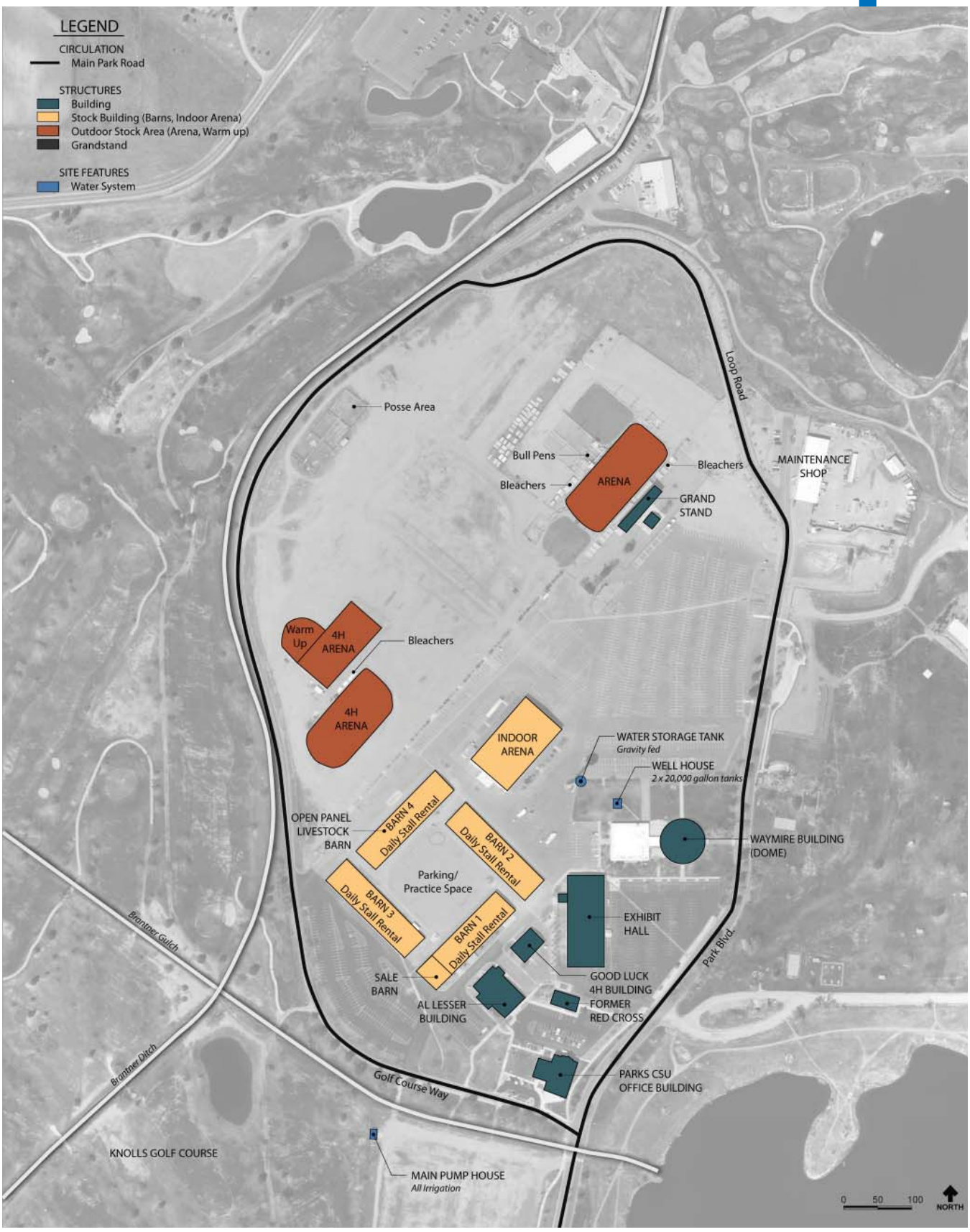
Parking during the Adams County Fair

Currently, the undeveloped area to the south of Brantner Gulch is used as overflow parking during events.

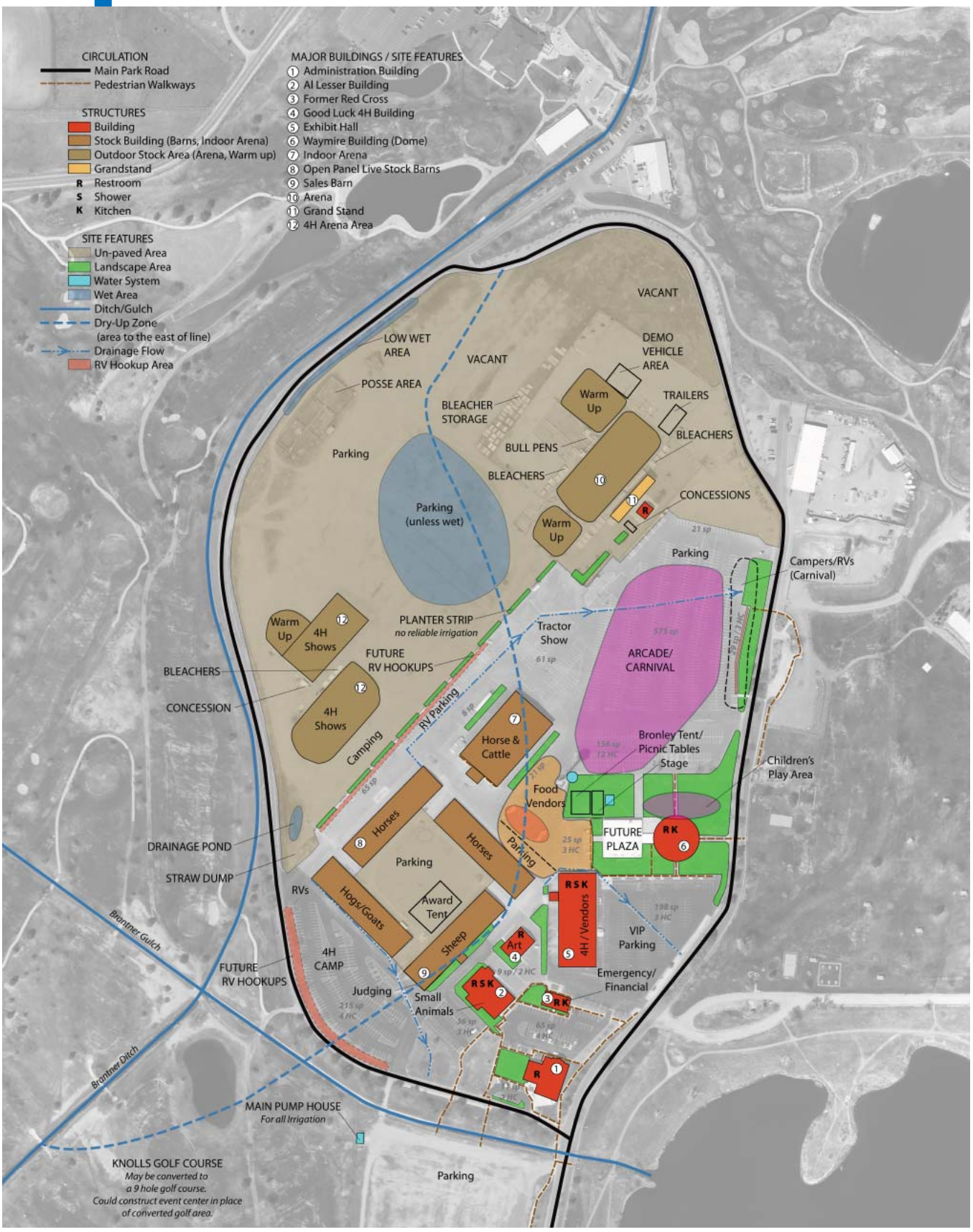
EXISTING FAIRGROUNDS USE

The Adams County Fairgrounds are a focal area for the regional park. The fairgrounds host the Adams County Fair, an annual fair and stock show. Many other events take place throughout the year, particularly in the summer. The county fair attracts over 50,000 visitors to the park during the 5 day event, stressing the available infrastructure and impacting other uses. During the County Fair and other large events, traffic and emergency access are an issue, as well as noise and visitor spill over into other areas that adversely impact nearby fishing and golf.

Multiple events are held at the Adams County Fair.



Existing Conditions - General Use Map



Existing Conditions - Fair Use Map

ANALYSIS OF EXISTING FACILITIES

General Overview

The facilities at Adams County Regional Park typify fairgrounds facilities developed in the mid-to-late twentieth century. Although these buildings are asked to fulfill the wide variety of needs associated with the wide variety of user groups the Regional Park hosts, they are in large part reflective of the limited resources often available to fairgrounds for capital development. Constructed of cost-effective building systems, the buildings often feature pre-engineered steel structural systems with metal panel roofing and siding. Amenities, although quite limited, have been added over the life of the fair. Surfaces are typically durable, spartan, and relatively low in maintenance. Likewise, mechanical systems provide a base level of services, primarily heating with large indoor unit heaters.

Given this model of development, some of the facilities have remained serviceable over the years but are now showing the deterioration and limits in use that a span of forty years will bring. Highlighted issues for each facility include:

Exhibit Hall

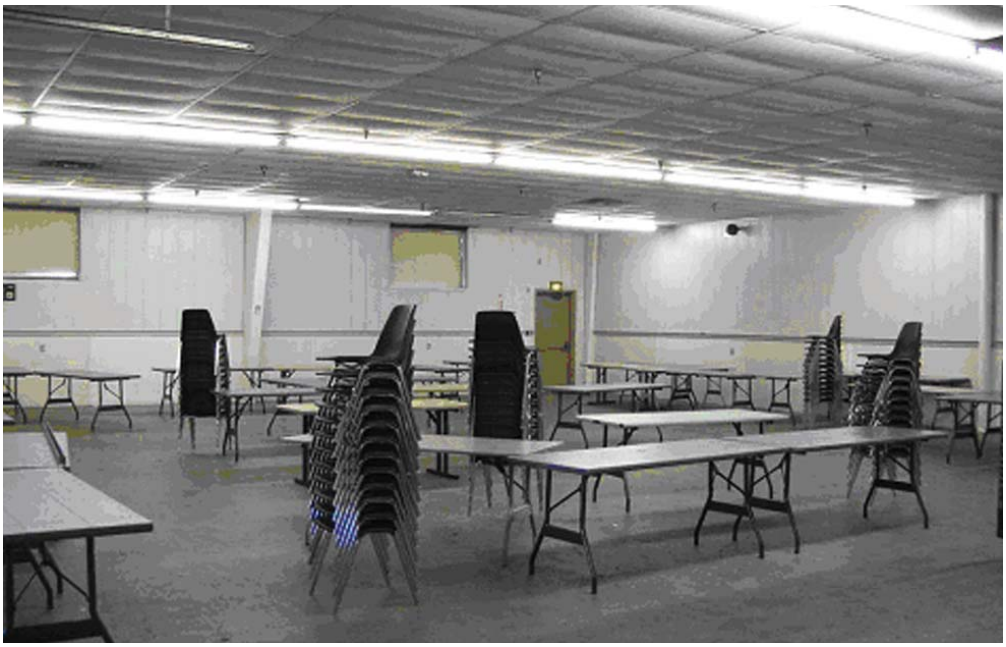
The Exhibit Hall is a one-story structure with a footprint of roughly 25,000 square feet. The footprint is divided into one large (main) multi-purpose space and one smaller multi-purpose space, each with loading access through large overhead sectional doors. Amenities include restrooms, limited storage, and a small service/catering kitchen. The Regional Park's main tele/data hub has recently been relocated from the Dome building into a space at the northwest corner of the building.

A small addition on the west side of the building includes two restrooms with shower facilities that are predominantly meant to serve users other than those in the Exhibit Hall.

Structural System: The structure is a long span pre-engineered steel system with primary framing members spaced approximately 25' on center. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner.

Mechanical System: The mechanical system is a conventional forced air system. Additionally, evaporative cooling from roof-mounted units

Main multi-purpose space in the Exhibit Hall



Smaller multi-purpose space in the Exhibit Hall

through a simple and reasonably noisy duct system. One of the mechanical cooling units is in need of replacement. The evaporative cooling is moderately successful.

Electrical System: Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Power outlets are located around the perimeter of the floor at the rate of one duplex outlet/bay. There are also drop cords from the ceiling.

Exterior Enclosure: The exterior finishes have been upgraded to include the stone base and stucco wall surfaces recently adopted to tie the Regional Park's facilities together. New timber entry canopies have also been added to the east (main) and west entries. The roof is a conventional metal panel roof system typical of pre-engineered metal buildings. Large overhangs add scale and depth to the facades as well as providing shade and weather protection. Batt insulation at the walls and roof is exposed on the interior with the exception of the lower walls that are covered by metal liner panels to approximately 12 feet above the floor.

Main (east) entry to Exhibit Hall

South wall of Exhibit Hall

Interior Finishes/Environment: The floor is bare concrete. The restroom is tiled and the kitchen areas are painted concrete block. The smaller multi-purpose space has an acoustical lay-in ceiling, but the tiles are pillowing, apparently due to periodic high levels of moisture. For the main exhibit hall, the exposed structural elements are painted. Although it is a clear span space, clear heights below the structure ranging from 12' at the sides to 16' at the center generally feel low for the size of the main exhibit space. Windows on the exterior wall offer the ability to supplement the lighting with natural light. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space.

The wall between the two multi-purpose rooms features a wide overhead sectional door that allows the two rooms to either be separated or semi-contiguous. This solution offers limited acoustical separation of the two spaces.

The restrooms and kitchen are located within one corner of the large multi-purpose space, which may, on occasion, limit the functionality of the space. The restrooms, however, are the nicest of the restrooms generally available to the public.

Small catering/service kitchen serving the main multi-purpose room

Exhibit Hall restroom

Accessibility: Generally speaking, the facility provides the best level of access for disabled persons of any of the facilities reviewed. However, the restroom addition on the west side of the building exterior does not comply with ADA guidelines.

Life Safety: Exiting appears sufficient. The existing fire sprinkler system is not externally monitored.

Comments/Needs: Excluding the unique environment of the Dome, the Exhibit Hall is clearly the workhorse building in terms of its ability to function in numerous ways for a multitude of user groups. Replacement of one of the rooftop mechanical units is essential. Potential improvements would include adding DX cooling to the mechanical system, adding a folding partition to allow simultaneous uses, improved lighting, and improved ductwork with sound attenuation to reduce the sound impact and increase the effectiveness of the mechanical system. Improvements in the interior finishes, especially the ceiling, could also enhance the Exhibit Hall as an event rental venue.

Relocating the attached shower/ restroom facility to a more functional, less public location would better suit the Exhibit Hall and the shower function. Demolition or remodeling of this component is recommended.

Indoor Arena

The Indoor Arena is primarily a one-story structure with a footprint of roughly 140'x240' (33,600 square feet). Within its two story appendage located at the south end of the building are restrooms and concessions at the lower level and a small announcer's box, PA/sound room, restrooms, a meeting/office space, and storage located on the upper level. The indoor arena includes limited seating on portable aluminum bleacher sections located at the south end and placed on a concrete slab. The Indoor Arena is fully surrounded by asphalt paving which works well for vehicles and pedestrians, but is not appropriate (and often dangerous) for livestock and equestrians.

Indoor Arena

Indoor Arena and two story addition

Structural System: The structure is a long span pre-engineered steel system with primary framing members spaced approximately 20' to 25' on center. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner.

Mechanical System: Within the arena, the mechanical system features four suspended gas-fired unit heaters. An electric baseboard system provides heat to the two-story component. Operable windows and relief air vents provide ventilation for both components.

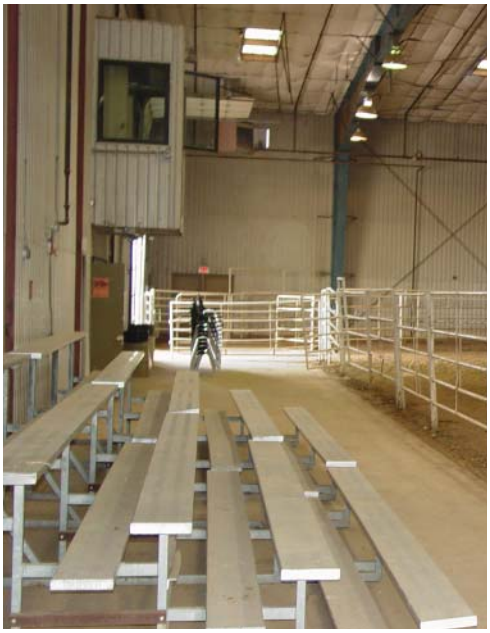
Electrical System: Lighting is provided by HID or quartz fixtures mounted to the underside of the structural system in the arena and ceiling mounted fluorescent fixtures in the two-story portion. Power outlets are located around the perimeter of the floor. The concession stand is limited in its food service by its size and equipment capabilities, which is partially driven by the limited available power and exhaust. The primary service panels are rusting badly and appear to be nearing the end of their useful life.

Structural frame showing corrosion

Exterior Enclosure: The exterior wall is a metal panel wall system which clearly shows the effects of years of use. The roof is a standard metal panel system. Batt insulation at the roof is exposed on the interior. The interior walls are covered by metal liner panels.

Interior Finishes/Environment: The arena floor is dirt. Flooring in the two-story portion varies, but is generally in disrepair. The exterior walls in the two story portion are painted concrete block with metal panels on the exterior. Interior partitions are a gypsum board/ stud construction. Within the arena, the exposed structural elements are primed only. Ceilings in the two story portion are primarily gypsum board attached to the bottom side of the floor or roof structure above.

Main electrical panels



Spectator zone with announcer's box above it

Accessibility: The upper level is accessed only by a single stairway.

Life Safety: The single stairway creates an unsafe situation on the upper level. There is an existing fire sprinkler system (dry system) in the main arena.

Comments/Needs: The indoor arena is generally in poor shape. Because the dirt floor is regularly wetted to condition it and control dust, the long-term effects of humidity are readily evident. Structural members and electrical components are corroded. The two-story portion is outdated and clearly insufficient for its originally intended uses. And with limited seating and spectator amenities, the overall sensation of the building is one of pure utility rather than a public event venue. To overcome its current condition, numerous and extensive improvements would be required. Its footprint's limited size limits

Concession stand

the amount of spectator space and potential configuration. Replacement of this facility is recommended.

While the Indoor Arena's proximity to the horse barns is a positive, it is compromised by the location of the public facilities at the same end. A new indoor arena should be planned to separate livestock and public access. Locating it near the stock pens and warm-up arenas that serve the outdoor arena would allow those components to be much more efficiently used throughout the year and improve the capability to successfully host events in the indoor arena.

As noted below, support functions such as security/first aid, event/promoter's offices, storage, showers/toilets, and event staff areas should be located efficiently and functionally within the Regional Park, perhaps in an independent building. This concept would replace the Cannery and parts of the two-story component of the Indoor Arena. Shared use of these facilities between the indoor and outdoor arenas may prove to be a very effective use of resources.

The Cannery is a small structure located at the southwest corner of the indoor arena. It is primarily used by the Sheriff's department for security. The building is in moderate condition, but very limited in use. Although proximate to the Arena, its use is not closely associated with the Arena.

Grandstand / Outdoor Arena

The Grandstand is comprised of several components. The main grandstand seating area is an open air steel seating structure that faces onto the outdoor rodeo arena. It seats approximately 1,500 spectators. The seating is covered by a roof with columns that are located within the seating area, creating obstructed sightlines for the upper seats. The bleacher seating is aluminum. Storage areas have been created beneath

View from the south of the Grandstand components

Main grandstand seating area

the seating area. Restrooms and concessions are located in an out building to the east of the grandstand. Seating capacity has been increased by adding individual bleacher seating sections in front (450 seats) of the main grandstand as well as to the north (500 seats) and south (600 seats), bringing the total capacity to approximately 3,050 seats.

Structural System: The structure is a conventional steel system with steel columns, steel seating treads and risers, and a galvanized metal roof deck over steel joists. The concessions/restroom building is a concrete masonry building with a wood shingled gable roof.

Arena with announcer's booth, lighting and pens

Mechanical System: The grandstand requires no mechanical system. The concessions building has ventilation and a walk-in cooler.

Electrical System: Lighting is provided by incandescent fixtures mounted to the underside of the structural roof system. The outdoor arena is lit by pole-mounted fixtures. The power distribution system has proven problematic in recent years, creating unexpected outages. A PA system serves the seating area via roof-mounted speakers.

Exterior Enclosure: The grandstand has no exterior enclosure other than the roof. The concession/restroom building is an uninsulated concrete masonry building with an exterior wood wainscote. The storage areas below the grandstand are enclosed by wood sheathing.

Interior Finishes/Environment: The grandstand is utilitarian in nature, which is generally acceptable. However, the grandstand's orientation to the west exposes the spectators to the hot summer sun in late afternoons. The concession/restroom building finishes are spartan but durable.

Accessibility: The grandstand is not accessible by wheelchair. An attempt

Main stair to Grandstand and adjacent portal for access to ADA seating and lower bleacher seating

ADA seating adjacent to lower bleacher seating

has been made to provide accessible seating through the center portal, but it does not meet the spirit of the Americans with Disabilities Act. The wheelchair locations are inadequate in terms of number, sightlines, distribution, and their location where drainage is poor and standing water is often found. The restroom and concession building also needs accessibility upgrades.

Life Safety: As an open air structure, the Grandstand's primary life safety

Access to storage below Grandstand

issue is proper exiting, and, while not meeting contemporary code requirements, the exiting is generally appropriate for the type and nature of the facility. Without an adequate level of fire separation and fire protection of the grandstand structure, the storage located below the grandstand is not code compliant.

Comments/Needs: The grandstand represents mixed circumstances. The

Portable ticket booths

Concessions/restroom building

main grandstand structure is adequate in the most basic of terms, but requires some serious considerations for its long-term use. Large issues such as its orientation, lack of ADA seating, and insufficient restrooms and concessions suggest that the venue should be replaced with a more appropriate structure that would serve its users significantly better. Replacing the grandstand could also create shelter for all seats, not just those in the main grandstand. And, as mentioned regarding the indoor arena, a revised orientation and new support facilities could effectively share support, restroom, and concession uses between the outdoor and indoor arena functions.

Al Lesser Building

The Al Lesser Building is another multi-use building designed primarily for meetings and exhibits. Similar to the Exhibit Hall, it is a very functional building and offers one of the better environments within the Regional Park Complex. At 68' x 125', it is significantly smaller than the Exhibit Hall. Amenities include a small service/catering kitchen and restrooms. A small restroom/shower facility is attached to the northwest corner of the building with exterior access only. A storage area has been added to the south side of the building.

Structural System: The structure is a pre-engineered steel system with primary framing members spaced

East side of Al Lesser Building

Interior of Al Lesser Building

approximately 25' on center. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner.

Mechanical System: The mechanical system is comprised of two suspended gas-fired heating units, electric base board heaters in restrooms, ventilation, and two roof-top evaporative coolers. Relief vents augment the ventilation.

Electrical System: Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Power outlets are located around the perimeter of the floor at the rate of 1 duplex/bay, as well as two 220 volt outlets.

Exterior Enclosure: The exterior finishes have been upgraded to include the stone base and stucco walls recently adopted to tie facilities together. The roof is standing seam metal panels. Batt insulation at the roof is exposed on the interior. The walls are covered by fiberglass reinforced (FRP) panels.

Interior Finishes/Environment: The floor is bare concrete. The restroom/ kitchen wall surfaces are FRP panels.

Service/catering kitchen

Restroom

The exposed structural elements are painted. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space.

Accessibility: Accessibility for the disabled is generally good.

Life Safety: Fire sprinklers could improve the overall flexibility and life safety of the building. The number of exit doors should be increased also.

Comments/Needs: The Al Lesser Building represents a nice complement to the Exhibit Hall in providing a smaller venue of similar quality. Potential improvements would include adding DX cooling to the mechanical system and incorporating an overhead power grid for drop-downs for exhibit uses. Within the fairgrounds, the exterior restrooms/showers are definitely needed and desirable, but not essential to the function of the Al Lesser Building.

Livestock Barn / Sales Barn

The Livestock Barns provide an essential amenity to the fairgrounds. Configured to surround a central multi-use outdoor space, the four barns are simple but effective. The livestock stalls are a combination of permanent and portable systems. The buildings, with the exception of the Sales Barn are open air structures. Two of the barns have permanent stalls, which are small (8'x11') by contemporary standards. Portable stalls should be included in the main, plus shaped barn only.

The Sales Barn includes a small primary sales ring with surrounding bleacher seating. An indoor multi-use area is used for general gathering,

Permanent stalls in barn #3

Central multi-purpose dirt area enclosed by the four barns

Livestock Barn #4

sales functions, and other needs related to livestock sales.

The barns are complemented by a heated outdoor wash stall area adjacent to Barn 4.

Structural System: Each barn is a pre-engineered steel system with interior columns. The metal panel roofing system is supported by metal girts spanning between primary framing members.

Mechanical System: The livestock barns have no mechanical system. The Sales Barn has suspended unit heaters for heat, relief vents for ventilation and

Interior of sales barn

roof-top evaporative coolers.

Electrical System: Within the livestock barns, lighting is provided by incandescent fixtures mounted to the underside of the structural system. Limited power is available within the animal barns.

The Sales Barn has incandescent lighting and reasonably adequate power.

Exterior Enclosure: The siding on the Sales Barn is vertical metal panels. The roofs on all buildings are metal panels. Within the Sales Barn, spray-on insulation on the roof is exposed.

Interior Finishes/Environment: The floors are dirt throughout. The exposed structural elements are painted.

Comments/Needs: For their use, the livestock barns offer a reasonable and effective component of the fairgrounds. They are somewhat isolated from the other livestock-oriented components of the fairgrounds and, similar to the indoor arena, are surrounded by asphalt, which is problematic. Two of the barns have permanent sidewalls which can limit ventilation, causing animals to overheat on hot summer days. The barns occupy prime publicly accessible real estate within the fairgrounds. There may be advantages to relocating or recreating these same amenities in a better location.

QUALITIES AND ISSUES SUMMARY

The information gathered during the inventory and analysis stage was synthesized into a qualities and issues list. Qualities are defined as the positive features that should be enhanced or preserved through the planning process. Issues are the challenges that the Adams County Fairgrounds Master Plan should attempt to address.

QUALITIES

Climate

- Warm summers and often comfortable winter days, provide good conditions for activities such as rodeos, fairs, picnics and 4H activities.

Water Resources

- The site requires little irrigation.
- Large open areas and existing depressions are available to be used for water quality gardens and bioswales.
- The Brantner Ditch has a large quantity of senior, associated water rights which can possibly be expanded for additional irrigation in the Fairgrounds.

Vegetation

- Several species of native trees and other vegetation exists on site.
- Opportunities exist to create wetland and grassland habitat.

Wildlife

ENTIRE PARK

- Wildlife corridors along the South Platte River bring many species of wildlife into the area. Bird species are the most commonly seen in the Fairgrounds.

Cultural Resources

- The rural setting of Adams County Fairgrounds provides an opportunity to provide a heritage based experience for the communities in the surrounding, rapidly growing residential areas.
- The potential for additional heritage education is considerable. Strong ties to Adams County heritage exist through the fairgrounds and its rural agricultural activities.
- The surrounding area's irrigated fields, old farm structures, ongoing mining and historic water resources all contribute to telling the story of Adams County's historic economics and culture.
- The Fairgrounds has positive cooperation with Adams County Historical Society.

Transportation

- Henderson (124th Avenue) provides good access to the south of the Fairgrounds.
- Riverdale Road is an attractive historic route, which remains surrounded by agriculture in many areas.
- Large open areas provide for flexible parking use.
- An RTD bus stop exists at Henderson Rd. and Old Brighton Rd.
- An additional RTD stop is planned at 120th/park entrance.

Recreation/Education

Interpretation

- Extensive opportunities exist to upgrade the site for a diversity of passive recreation and educational uses.
- Excellent opportunities exist to provide for environmental, cultural, and agricultural related interpretation.
- Opportunities exist to interpret stormwater management and water quality.
- Opportunity to interpret historic poor farm site
- There is an opportunity to interpret the historic poor farm site at the Fairgrounds.
- 4H is involved in numerous educational and interpretive programs.

ISSUES

Climate

- Temperatures can be erratic with hot summers and cold winters.
- During the hot summers, shade is necessary for the County Fair and passive recreational activities.
- Winds can be strong and buffers are needed to protect people, animals and facilities.

Water Resources

- The fairgrounds is within the Brantner Gulch 100 year floodplain.
- During heavy rains and snow melt, ponding occurs on site.
- Grading issues prevent water from flowing to detention areas or inlets.
- Much of the site is impermeable producing considerable runoff.
- Significant stormwater leaves the site untreated or infiltrated and ends up in Mann-Nyholt Lake.

Vegetation

- Few trees exist to shade parking areas.
- Vegetated buffers around the fairgrounds are highly disturbed

and will need significant enhancement and restoration.

Wildlife

- Surrounding development is pushing wildlife into an increasingly narrow riparian corridor. Birds often use water ponding in parking areas—not an ideal situation.

Cultural Resources

- Numerous interesting stories related to the history of Adams County Fair have not yet been interpreted at the fairgrounds.
- Additional cooperation with Adams County Historical Society would be beneficial.

Transportation

- Parking areas are not well defined and lack sufficient wayfinding features.
- Pedestrian zones are not well defined. Livestock, vehicles and pedestrians often share the same circulation routes creating the possibility for confusion or injury to visitors or livestock.

Recreation/Education

Interpretation

- Insufficient facilities (e.g. restrooms, showers, RV hook-ups) limit recreational use.
- Some undersized, out dated, or otherwise inadequate facilities limit recreational use.
- Recreational facilities and locations need to be carefully designed to minimize impacts to golfers.

section 3

Vision, Goals, and Use Program

3 Vision, Goals, and Use Program

Visitors walking in south end of fairgrounds

This section articulates the vision and goals for the future development of Adams County Fairgrounds. Desired uses and facility programming are also summarized.

DEFINING THE VISION, GOALS, AND USE PROGRAM

The vision statement expresses the desired future conditions for Adams County Fairgrounds, including the management of its facilities and the quality of the experience of its user groups and visitors. Concise goals are determined in order to guide management in achieving the conditions described in the vision. The use program defines the uses that are most suitable within the planning area.

GOALS

- Reorganize, enhance and construct quality facilities for livestock and user groups to improve health, safety, comfort, and relationships between existing uses.
- Add needed facilities, including animal barns, and provide an enlarged covered arena.
- Create cohesive and legible pedestrian circulation, including a central pedestrian spine.
- Maximize parking areas while minimizing their visual and environmental impact.
- Provide a safe and comfortable

VISION

The Fairgrounds is an important part of the heritage and livelihood of Adams County. It is appropriately sized and equipped to support educational, recreational and occupational activities, and to foster strong relationships and serve as a source of pride within the community.

environment for user groups, visitors and livestock.

- Provide a broad diversity of recreational and educational uses compatible with the Regional Park, and not interfering with golf and fishing.
- Promote green building practices.
- Promote sustainable environments.
- Preserve and enhance vegetated areas.
- Utilize water aesthetically, sustainably, and educationally.
- Interpret the fair history and cultural heritage of the site.

USE PROGRAM

The uses and facilities determined suitable for the areas within this plan will provide for a broad diversity of recreational and educational experiences. They will also significantly enhance the existing built environment and help preserve and interpret the unique qualities of Adams County's cultural heritage. The program developed for Adams County Fairgrounds will provide both active and passive recreational opportunities including equestrian and rodeo events, stock shows, 4H activities, fairs, markets, dog shows, picnicking, weddings, banquets and corporate events. A major component of the plan will include the reorganization of existing facilities, multi-use external spaces and parking areas. The plan also includes recommendations for new construction.

Below is a summary of the program elements that the master plan includes:

GRADING AND VEGETATION

- Utilization of native trees, shrubs, and grasses
- Vegetated buffer surrounding site
- Site grading to eliminate ponding
- Stormwater detention areas / water quality gardens to clean water runoff and diversify and enhance the native habitat
- Bioswales that clean parking area runoff and support non-irrigated vegetation
- Turf areas in recreation/high use zones areas
- Planted wind screens and noise attenuation buffers
- Enhanced ornamental plantings
- Consideration given to vegetated roofs
- Trees and planting islands in parking areas to reduce heat island effects

PASSIVE RECREATION EDUCATION AND INTERPRETATION

- Multi-use plaza spaces
- Major central plaza, gathering area
- Park/event space/green space
- Interpretive possibilities in covered entry plaza
- Interpretation of water quality garden and bioswale
- RV hook-ups (water, sewer, electric) and a central dump station
- Existing barns converted to picnic shelters

BUILDINGS AND KEY FACILITIES

- New Covered Arena
- New Outdoor Arena, Grandstand, storage, showers and restrooms (or combination of both)
- New livestock barns and auction spaces
- New auxiliary arena, show office, storage and warm-up arena
- Picnic shelters and covered entry plaza

CIRCULATION AND PARKING

- Paved central pedestrian spine
- Major central plaza, gathering area
- Organized secondary pedestrian circulation system
- Reorganized parking
- Increased paved and soft surface parking areas

section 4

Master Plan

4 Master Plan

Turf stormwater retention area looking east to Parks Administration building.

After reviewing alternatives 1, 2 and 3 (see appendix A), the stakeholder group developed the following preferred master plan. This plan is a combination of the three initial alternatives, utilizing aspects from all of them.

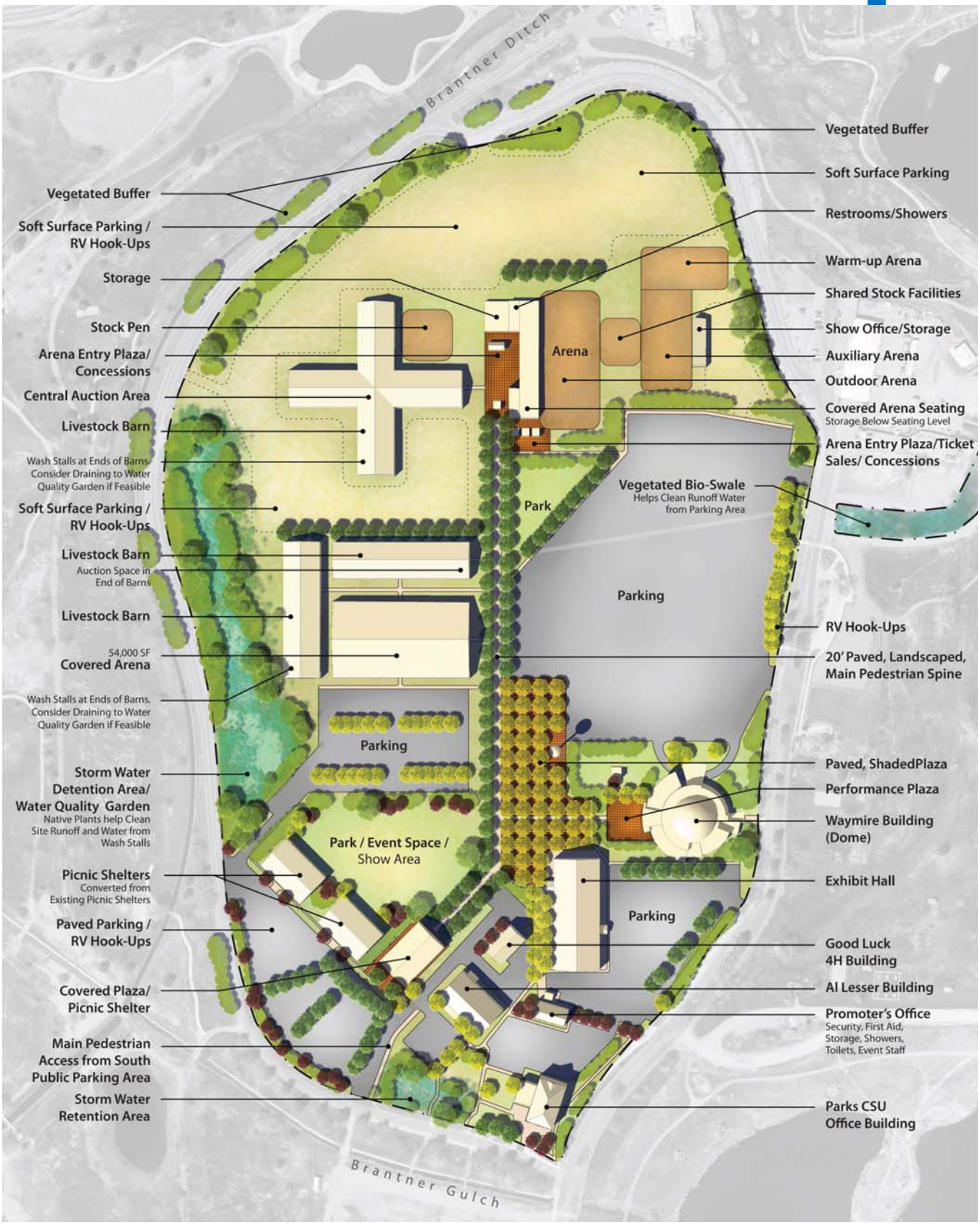
The plan will incorporate well organized, high quality, low maintenance buildings, facilities and site improvements. This plan will provide a quality experience and needed infrastructure for a diversity of active and passive recreational uses. The fairgrounds cultural setting will facilitate the development of many different educational and interpretive programs for all ages and interests. Active recreation, arena and livestock facilities will be separated from passive recreation and non-equestrian or livestock oriented event space, and organized around a central pedestrian spine. User capacity will be enlarged and enhanced while remaining a county scale facility and minimizing impacts on surrounding areas.

OVERVIEW

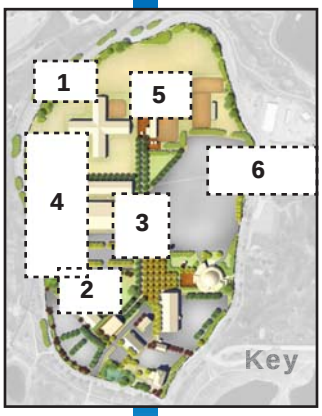
As visitors arrive at the Adams County Fairgrounds on a fair day or for a small gathering, a cohesive and legible system of circulation and wayfinding features will first guide them to parking areas and then to their desired location within the site. Parking areas adjacent to stock barns, auction space, pens and arenas facilitate easy movement of animals between vehicles and facilities. Soft surface zones connect barns with stock pens and arenas.

Linking the fairgrounds from north to south, a wide, paved, tree-lined central walk will organize the pedestrian circulation. This central pedestrian spine will terminate at the new Grandstands and Outdoor Arena to the north and at the administrative buildings area to the south. Simple pedestrian connections will link the central spine to all buildings and facilities. Plazas, outdoor event space, and picnic shelters will line up along this axis and provide centers for gathering, education, and relaxing under the shade of trees. Fairground uses involving horses, livestock and small animals will be located to the north and west of the site while facilities geared towards passive recreation, weddings, picnics or other events will be located to the south.

The following section dissects the Preferred Alternative Master Plan by topic (Grading and Vegetation, Passive Recreation, Education and Interpretation, Buildings and Key Facilities, and Circulation and Parking) in order to explain its elements in detail.

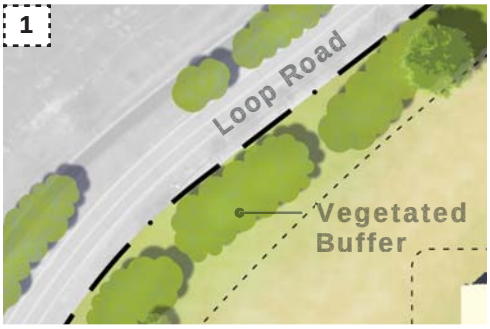


Preferred Alternative - Master Plan



GRADING AND VEGETATION

The perimeter of the fairgrounds will be planted with a vegetated buffer to screen views from the golf course and other surrounding areas, and attenuate noise produced on site. Buffering will focus on the northern and eastern perimeter of the site. Low, naturalized berms should be used to enhance the buffer when appropriate. The use of native vegetation will provide habitat and require little maintenance.

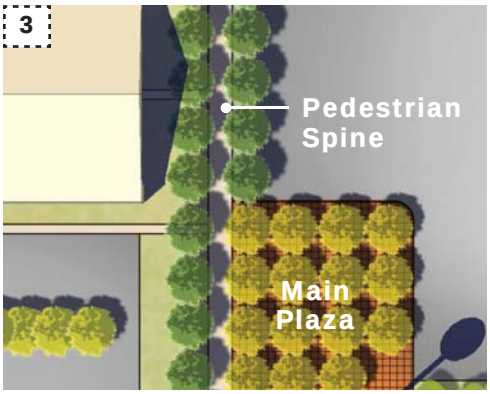


Vegetated buffers will be planted on both sides of Loop Road

Native or adapted trees, shrubs, and grasses will continue to be used in ornamental plantings around buildings and parking areas. Plantings will also be used to delineate outdoor event spaces. Irrigation will be kept to a minimum except in high use turf areas.

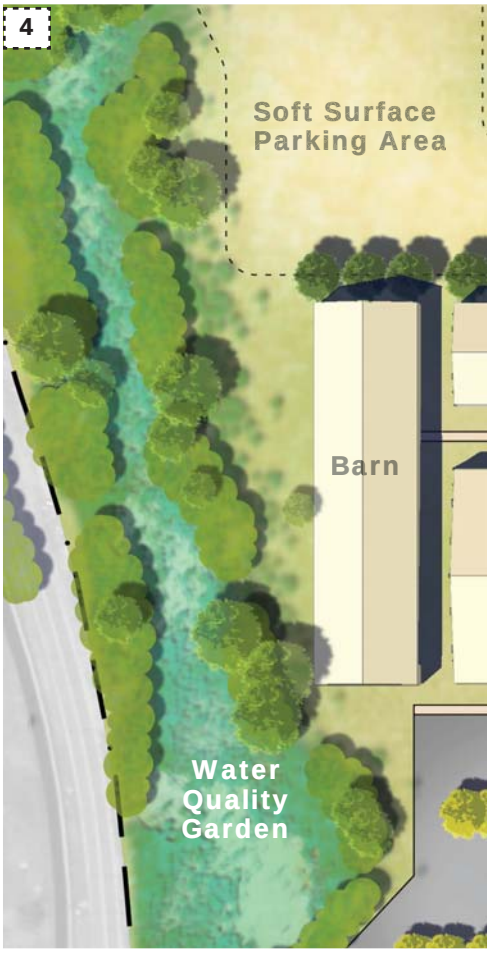
Irrigated turf areas may need to find additional water due to Brantner Gulch "dry-up area".

Deciduous trees will be planted in some parking islands and along the main pedestrian spine and other walks to delineate circulation and create shade. Trees will also be planted in plaza areas to create comfortable picnic and event space. Due to existing utilities, some trees will need to be planted in above ground planters.



Trees will delineate and shade main pedestrian spine and plaza

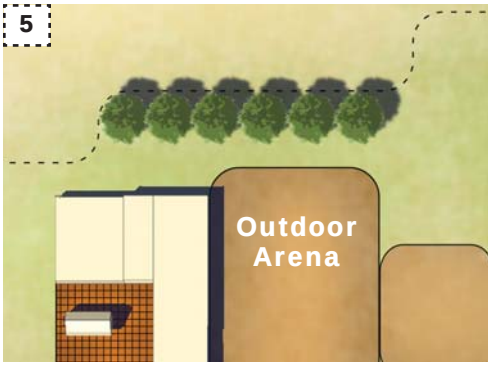
A large stormwater detention area/ water quality garden will be graded and planted with native vegetation with high water requirements to deal with some on-site runoff. This feature will support migratory birds and will greatly contribute to water quality.



Native plants in water quality garden will help clean site runoff

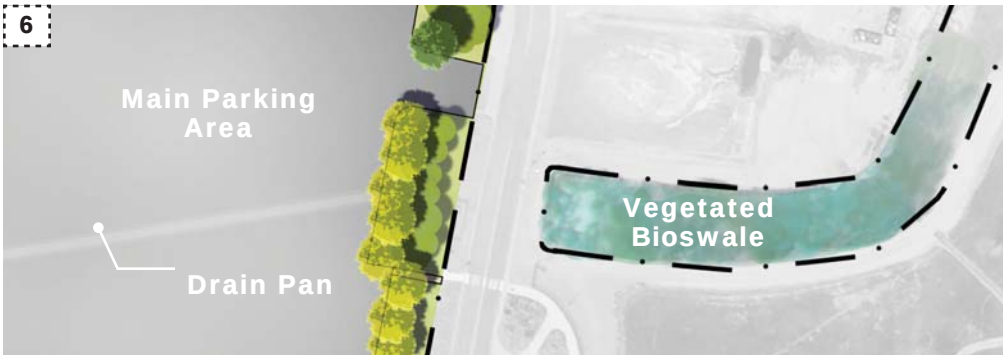
Re-grading the site to create the water quality garden along the east perimeter will provide water to some buffer plantings. Elimination of ponding areas through site grading will also create larger, usable, soft surface parking areas. If feasible, consideration should be given to draining greywater and water from horse and livestock wash stalls to the water quality garden for on-site cleaning.

Bioswales in outlying areas will take advantage of stormwater that flows from parking areas and other impermeable surfaces to support native trees and other vegetation. The bioswale and water quality garden will offer good opportunities to interpret sustainable stormwater management practices.



A row of trees will provide a wind screen for the Outdoor Arena

Tree buffers will be planted on the north and west sides of some facilities as screens from prevailing winds.

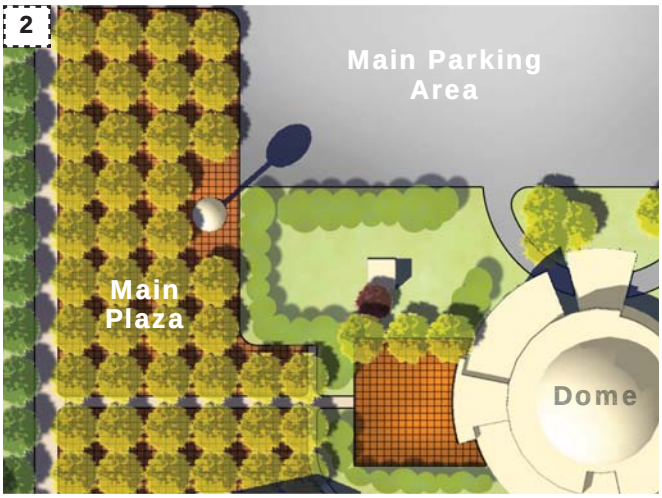


Water carried through the fairgrounds main parking area via a concrete pan will enter an offsite bioswale

PASSIVE RECRECATION, EDUCATION, AND INTERPRETATION

Two park/event spaces within the fairgrounds will offer opportunities for passive recreation. To the southeast of the site, where the stock barns are currently located, a large turf open space will be paired with two picnic shelters converted from existing barns. This area can be used for organized events such as dog shows and corporate picnics or informal gatherings. An additional shelter converted from an existing barn will be used as a covered plaza and for temporary exhibits. These open-air sheltered spaces will offer considerable opportunities to interpret many of the stories of the Adams County Fair.

The Waymire Building (Dome) with adjacent plaza space provides an upscale event space capable of hosting weddings, banquets and corporate events. Seating and picnic tables in the shaded main plaza will add a large, comfortable, informal outdoor space to gather, picnic, or host events. The scale of the main plaza will allow it to serve as a venue for markets, craft fairs, farmer's markets or outdoor exhibits.

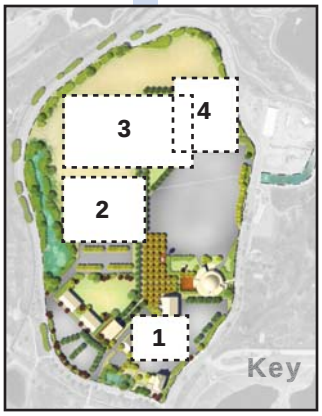


Connection from Dome to plaza, to central pedestrian spine will facilitate multiple uses.

To the north of the site, adjacent to the Grandstands and concessions area, a small triangular turf area will double as a shallow stormwater retention area and flexible green space. This area will provide people a space to congregate, picnic and socialize before and after grandstand events.

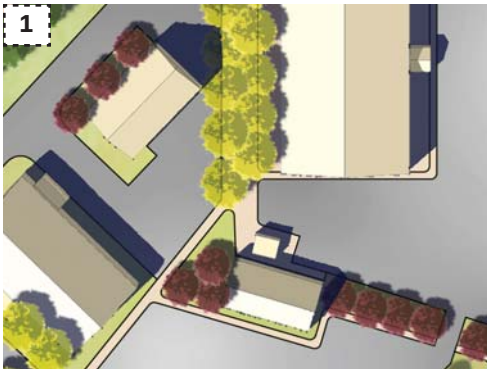
The Master Plan separates passive recreation uses and events from equestrian and livestock geared events to increase the safety and comfort of user groups, visitors and animals.

Turf area adjacent to Grandstands will provide a flexible multi-use green space



BUILDINGS AND KEY FACILITIES

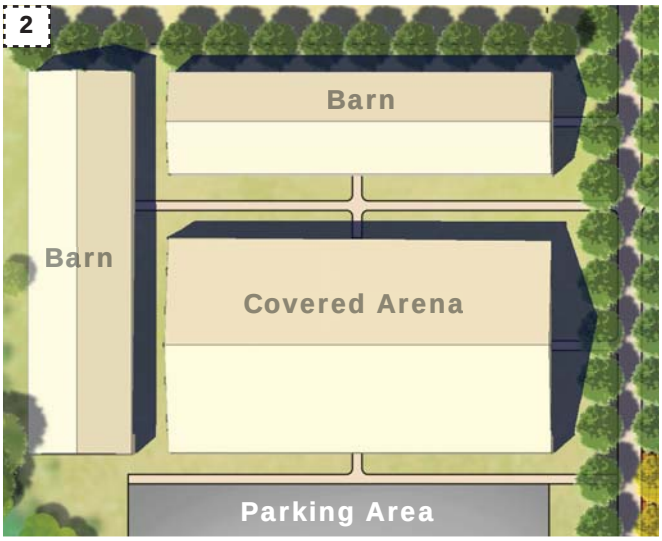
The Waymire Building (Dome), as well as the administrative buildings in the south area of the fairgrounds including the Exhibit Hall, Good Luck 4H Building, Al Lesser Building, Parks CSU Office Building, and former Red Cross Building will remain in place. The former Red Cross Building will be adapted for use as a promoter's office, security, first aid, storage, shower, toilet, and event staff facility. The parking, pedestrian circulation and planted areas around these buildings will be enhanced and reorganized to



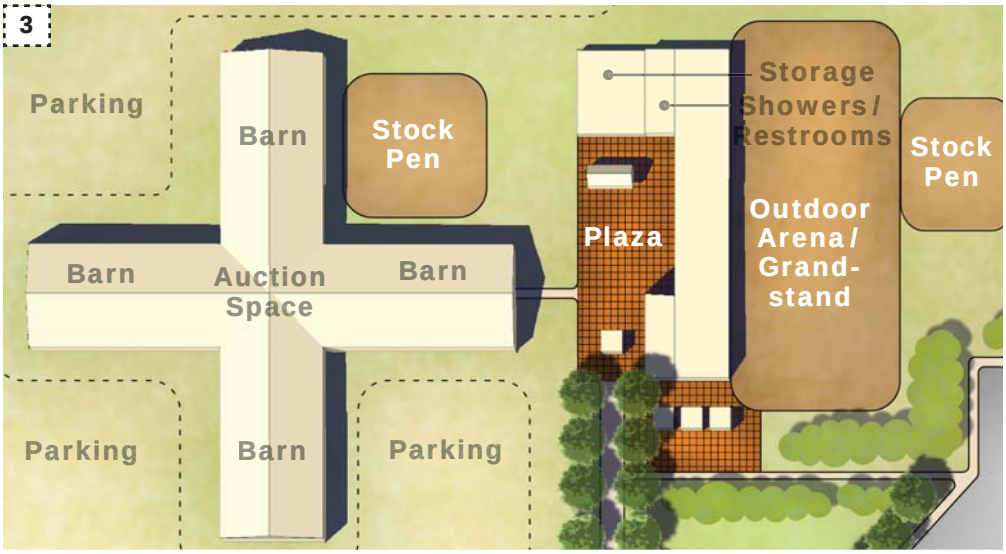
Enhanced and reorganized parking areas, walks and planting beds

function better.

A new, much larger (approx. 54,000 SF) Covered Arena will be built to replace the existing Indoor Arena. This facility will allow year-round use and a larger capacity for events. Stock barns will be adjacent to the arena to facilitate access from the animal barns to the show ring and will be sited on the north and west sides to protect the arena from prevailing winds. The location of the arena along the main pedestrian spine will provide easy access and viewing for visitors while maintaining the safety of user groups and their animals. Parking for the Covered Arena will be easily accessed from both the main parking area to the east and a smaller parking area to the south of the stock barns. The barns should be relocated if feasible, or attempt to recycle as many existing materials as possible.



Simple, organized connections between barns and Covered Arena will create a safe, user and spectator friendly environment

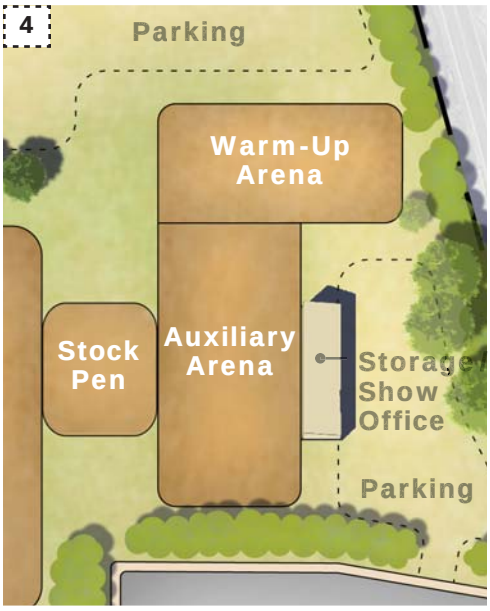


New Outdoor Arena and Grandstand will be the terminus of the central pedestrian spine

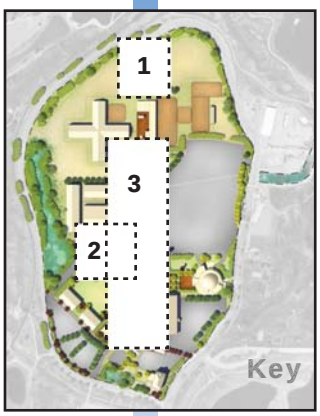
A new main, plus shaped barn with a multi-use central auction space will be built to the northeast of the site. The new barn will have an adjacent stock pen and close access to the Outdoor Arena. Soft surface parking will surround three sides of the barn. The new Outdoor Arena and Grandstand will be located next to the barns at the terminus of the central pedestrian spine. Ticket booths and concessions will be located within a plaza space south of the Grandstand, outside the security fence. This area will also provide easily accessible area that serves the entire site and is dedicated to the collection and storage of compost and non-hazardous materials for recycling. Another larger entry plaza, inside the

fence will contain more concessions, a restroom, showers and a storage facility. The Arena and Grandstand will be oriented north-south to avoid impairing competitors by blinding sun during early morning or evening hours. The Grandstand will face east between the arena and the barn area to provide a sound barrier to protect animals during noisy events such as the demolition derby. This orientation will also buffer noise that could disturb adjacent uses (e.g. Golf), as well as position the Grandstand to protect the arena from prevailing winds.

An Auxiliary Arena will be located to the east of the Outdoor Arena, with shared stock facilities linking the two. An attached storage facility, show office and warm-up arena will greatly facilitate the smooth operation of events such as horse shows.

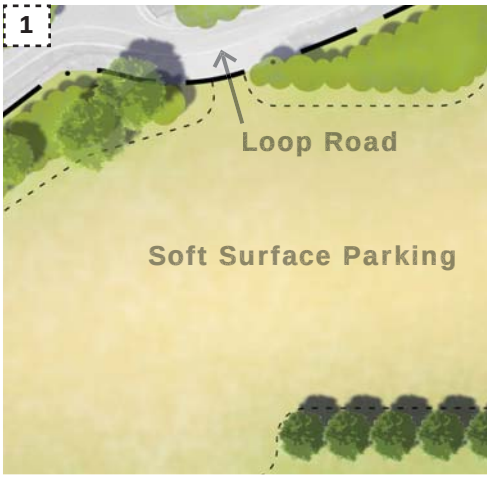


Consolidation and linkage of auxiliary facilities will help streamline events.



CIRCULATION AND PARKING

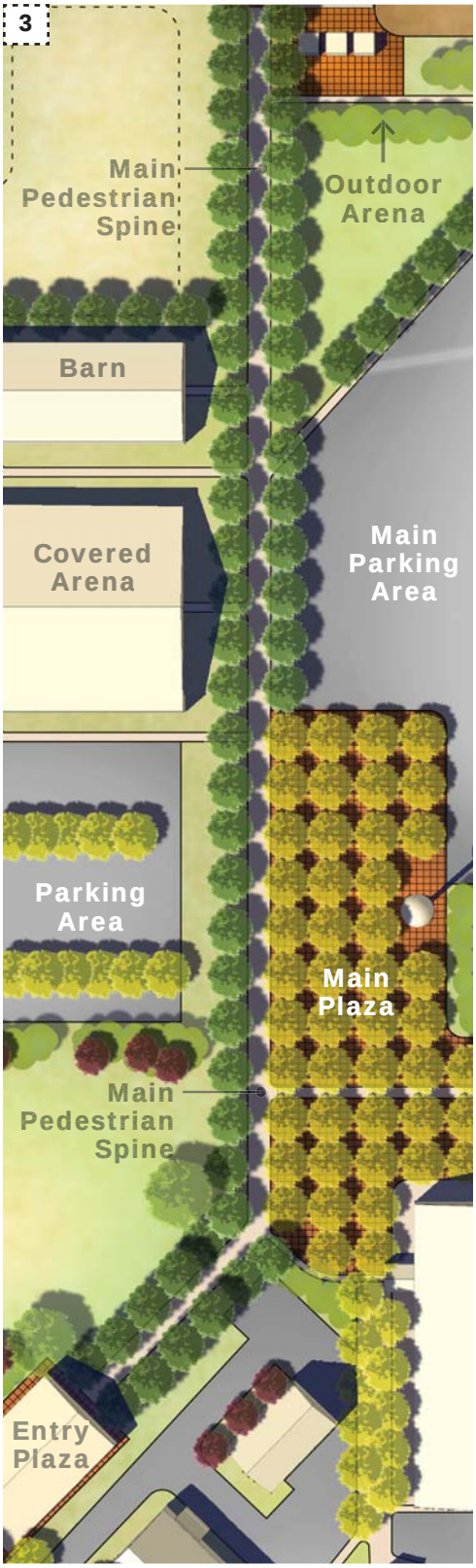
Fairgrounds facilities and buildings will be reorganized to be a more efficient use of space. Large areas to the north of the fairgrounds, created by regrading and reorganizing the site, will be used as flexible soft surface parking areas. These areas will provide easy access to facilities and safe walking surfaces for animals.



Several entry points from Loop Road to soft surface parking areas will greatly increase vehicular access

Added parking to the south of the Covered Arena and barns will facilitate the movement of animals from vehicles to the arena

The majority of parking areas on site will stay in place. Some additional parking areas will be added to increase access to facilities. Where feasible, planting islands will be added to shade parking areas and help reduce heat island effects. However, the large parking area to the east of the site will remain without trees and



Main pedestrian spine runs south to north, linking the southern parking areas to the Outdoor Arena.

planting islands in order to maintain its flexibility for different uses and for large vehicle maneuverability.

The entire fairgrounds site will be organized around a central pedestrian spine that runs north-south. Visitors arriving in parking areas to the south of the site will be lead through a covered entry plaza to the main pedestrian spine. This shaded, 10' wide min., well-landscaped walk will be a comfortable and universally accessible pathway connecting all pedestrian circulation on site. Once on the walk, visitors will easily access buildings and facilities arranged along this axis. Smaller walks will lead visitors from parking areas to the main spine. Two open, turf spaces, along with two adjacent plaza areas, will provide comfortable areas for passive recreation, seating and dining. The spine will terminate at the Outdoor Arena entry, ticketing and concessions area.

The plan will create a comfortable and legible system of pedestrian walks that protect the visitor, create an enriched "front door" visitor experience, and facilitate user groups to access facilities in areas separate from the primary visitor activity.

GREEN BUILDING PRACTICES

All new and renovated buildings, facilities and sitework within the Adams County Fairgrounds will use green building practices and strive to achieve a LEED rating.

Energy

Project leads in the Adams County Fairgrounds redevelopment will design new building envelopes, HVAC, lighting and other systems to maximize energy performance. New HVAC systems will be specified that use no CFC refrigerants. Adams County should asses the project for non-polluting and renewable energy potential including solar, wind, geothermal, low-impact hydro, biomass and bio-gas strategies. Opportunities to engage in a green power contract should also be considered. High albido materials or green roofs as a way to minimize energy cost should also be considered.

Lighting

The Fairgrounds will adopt site lighting criteria to maintain safe light levels while avoiding off-site lighting and night sky pollution. Site lighting using computer models, full cutoff luminaires, low-reflectance surfaces and low-angle spotlights should be considered.

Water Use

Fairgrounds facilities should limit the use of potable water. Adams County should specify high-efficiency fixtures and dry fixtures such as composting toilet systems and waterless urinals to reduce waste water volumes. The fairgrounds should consider using stormwater or greywater for sewage conveyance or natural on-site wastewater treatment. Adams County should consider reuse of stormwater and greywater for non-potable applications such as toilet and urinal flushing, irrigation, mechanical systems and custodial uses.

Appropriate plant materials will be selected for planting areas. Planting areas will be designed with native or adapted plants to reduce or eliminate irrigation requirements. Where irrigation is required for plantings around buildings, Adams County should consider using stormwater, greywater, condensate water, high-efficiency equipment and/or climate-based controllers.

Building Materials

Adams County should consider the reuse of existing buildings on site, including structure, envelope and elements. Elements that pose contamination risk to building occupants should be removed, and upgrade components that would improve energy and water efficiency such as windows, mechanical systems and plumbing fixtures should be considered.

Adams County will strive to divert construction, demolition and land-clearing debris from disposal in landfills and incinerators. Adams County should identify opportunities to incorporate locally sourced, rapidly renewable, FSC-certified wood and salvaged or recycled materials into building design.

Adams County will specify low-VOC and low-emitting materials, including carpets, composite wood, agrifiber products, adhesives, sealants, paints

and coatings. Proper ventilation will be installed to increase indoor air quality and all new materials including paint, will be VOC free.

Site
Buildings and facilities will have the minimum footprint required. Adams County will conserve existing vegetated areas and restore damaged areas to provide habitat and promote biodiversity. Natural features, such as mature trees should be protected where possible.

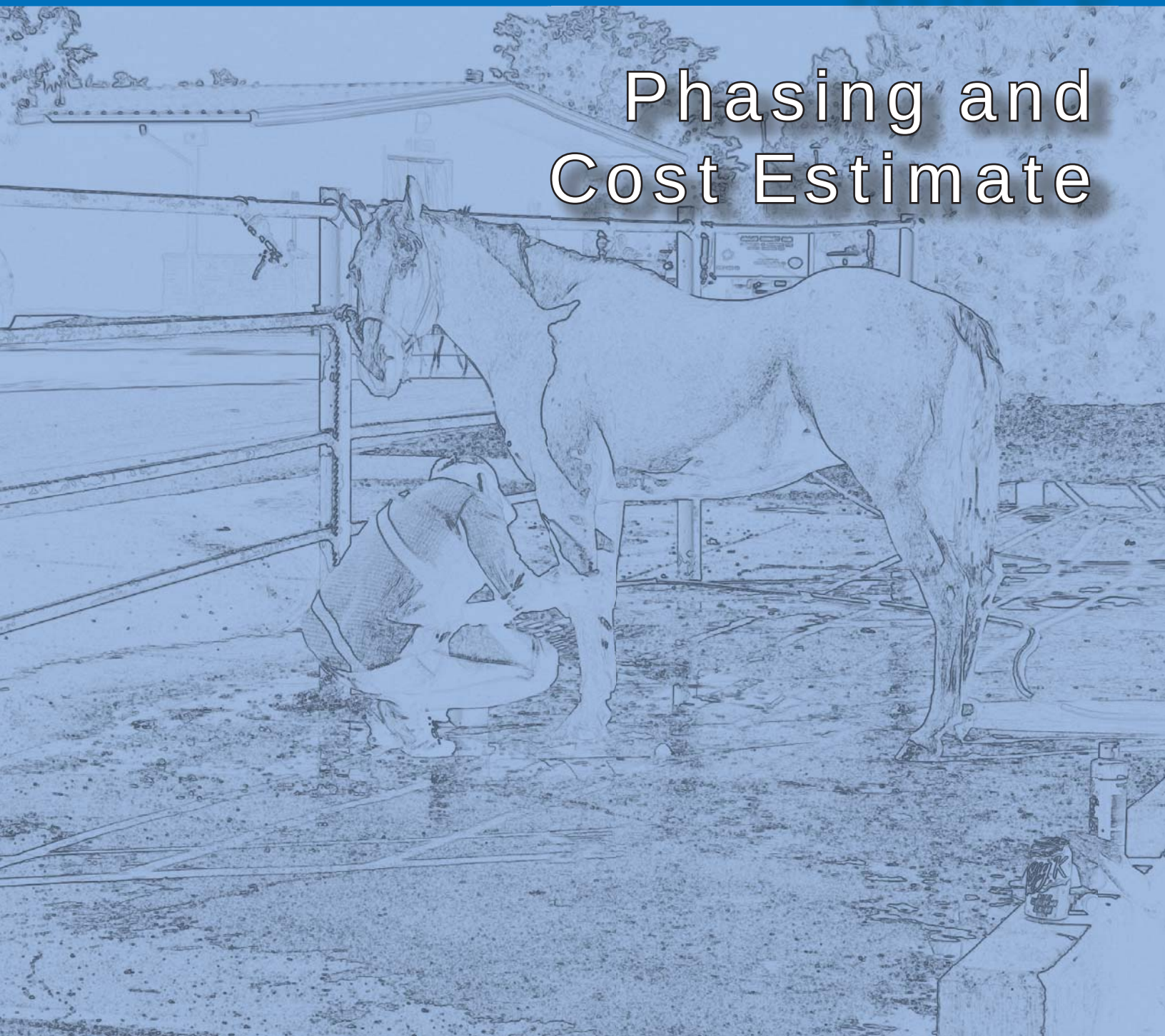
The site design will maintain natural stormwater flows by promoting infiltration. Adams County should consider vegetated roofs, pervious paving, open grid pavers, bioswales, water quality gardens and other measures to minimize impervious surfaces.

Constructed surfaces for pedestrian use will be shaded or use high-reflectance materials to reduce heat island effects.

Alternative Transportation
Adams County should consider the use of alternative transportation and the use of public transportation during large events. Adams County should consider alternatives that will limit the use of single occupancy vehicles. Parking areas will be minimized and shared with adjacent facilities and buildings.

section 5

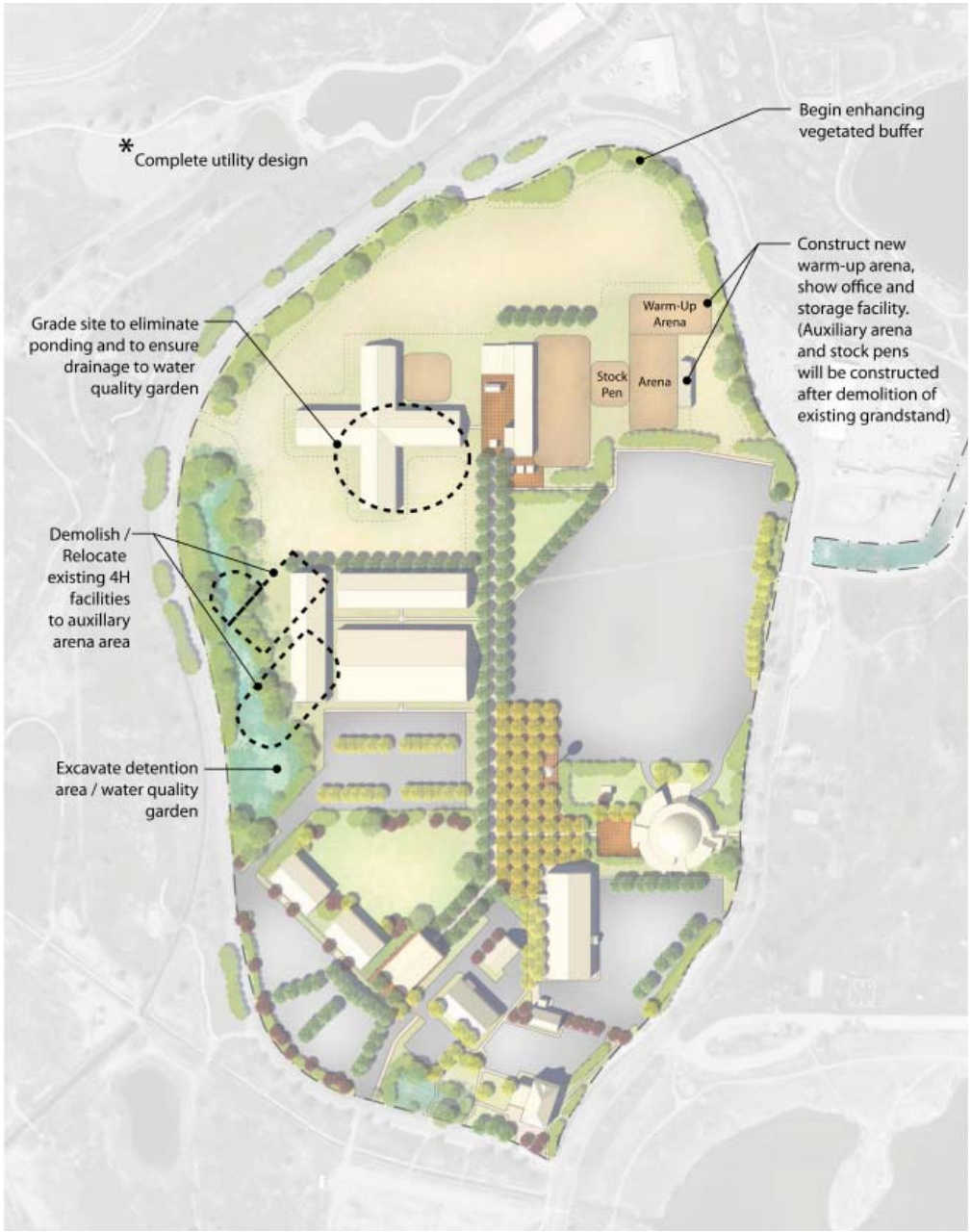
Phasing and Cost Estimate



5 Phasing

Adams County Parks will budget for the implementation of this plan and will also seek grants from Great Outdoors Colorado (GOCO) and other partners. The projects outlined in the update to the fairgrounds master plan will be implemented in 5 phases illustrated in the plans below:

PHASE 1



PHASE 2


Construct new barns or relocate existing barns if feasible
Construct new covered arena
Demolish existing indoor arena
Demolish / Relocate existing barns. Convert existing barn into picnic shelters
Convert existing barn into covered plaza

PHASE 3


Construct main barn and auction space and stock pen
Construct parking
Construct park space / picnic area
Construct paved, shaded plaza

PHASE 4


* Complete all site landscape improvements, planting and parking
Construct park space
Construct main pedestrian spine
Construct new parking design
Construct new circulation and planting areas to south

PHASE 5


Construct new grandstand arena, restrooms, concessions area and plaza
Demolish existing grandstand arena
Construct auxiliary arena and stock pen

5 Cost Estimate

Grading / Drainage	Amount	Unit	Unit Cost	Total Cost
Grading / Excavation	15840	cu yd	$4.40	$69,696.00
Drainage	1	Lump Sum	$30,000.00	$30,000.00
			Sub Total	$99,696.00
Vegetation Improvements				
Dryland Seed Mix (Drilling, Seed, Mulch)	100,000	sf	$0.12	$12,000.00
Wetland Seed Mix (Drilling, Seed, Mulch)	70,000	sf	$0.18	$12,600.00
Turf (Soil Prep, Irrigation)	123,192	sf	$1.50	$184,788.00
Vegetated Buffer (Trees, Shrubs, Native Seed)	135,787	sf	$7.00	$950,509.00
Water Quality Garden (water-loving plants, shrubs)	126,770	sf	$5.00	$633,850.00
Trees (Deciduous Shade, Evergreen, Ornamental)	167	ea	$400.00	$66,800.00
Planting Beds (Shrubs, Perennials, Soil Amendment, Mulch)	67912	sf	$5.00	$339,560.00
			Sub Total	$1,566,257.00
Infrastructure				
Asphalt	257273	sf	$3.00	$771,819.00
Plaza / Hardscape (Colored Concrete Paving)	119188	sf	$7.00	$834,316.00
Concrete Walks	25838	sf	$3.00	$77,514.00
Lighting / Electrical	1	Lump Sum	$300,000.00	$300,000.00
			Sub Total	$1,983,649.00
Site Furnishings				
Picnic Tables	20	ea	$1,000.00	$20,000.00
Benches	24	ea	$500.00	$12,000.00
Tree Grates	30	ea	$1,000.00	$30,000.00
Tree Planters	12	ea	$1,000.00	$12,000.00
Entry Sign	1	ea	$10,000.00	$10,000.00
Wayfinding Signs	10	ea	$3,500.00	$35,000.00
			Sub Total	$119,000.00

Structures				
Main Livestock Barn (Porta-Stalls, Central Auction Space)	63,155	sf	$40.00	$2,526,200.00
Livestock Barns (Stalls, Wash Stalls)	55,673	sf	$40.00	$2,226,920.00
Covered Arena	57,882	sf	$75.00	$4,341,150.00
Grandstand Arena (Concessions/Ticket Buildings, Storage, Restrooms, Fencing, Gates, Soil)	1	Lump Sum	$4,000,000.00	$4,000,000.00
Stock Pen	2	Lump Sum	$20,000.00	$40,000.00
Auxiliary Arena (Fencing, Gates, Soil)	1	Lump Sum	$50,000.00	$50,000.00
Warm-Up Arena (Fencing, Gates, Soil)	1	Lump Sum	$40,000.00	$40,000.00
Panels, Chutes, Gates, etc.	1	Lump Sum	$100,000.00	$100,000.00
				Sub Total
				$13,324,270.00
CONSTRUCTION SUB TOTAL				**$17,092,872.00**
Contingency 20%				3418574.4
				TOTAL
				$20,511,446.40

Exclusions:

This cost estimate does not include mobilization, design fees, demolition, maintenance, utilities, building renovations/enhancements

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section 5

Appendix

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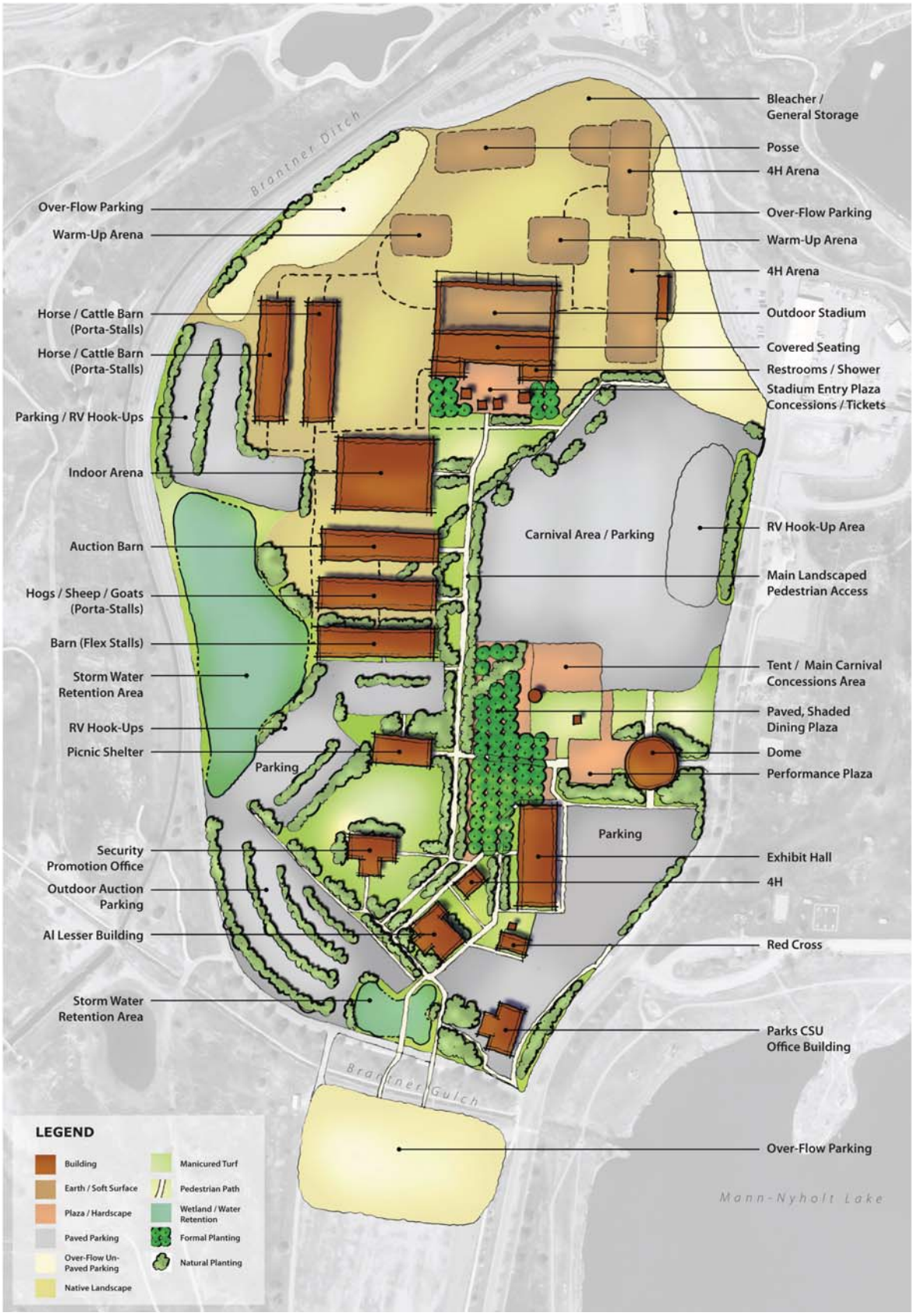
Appendix

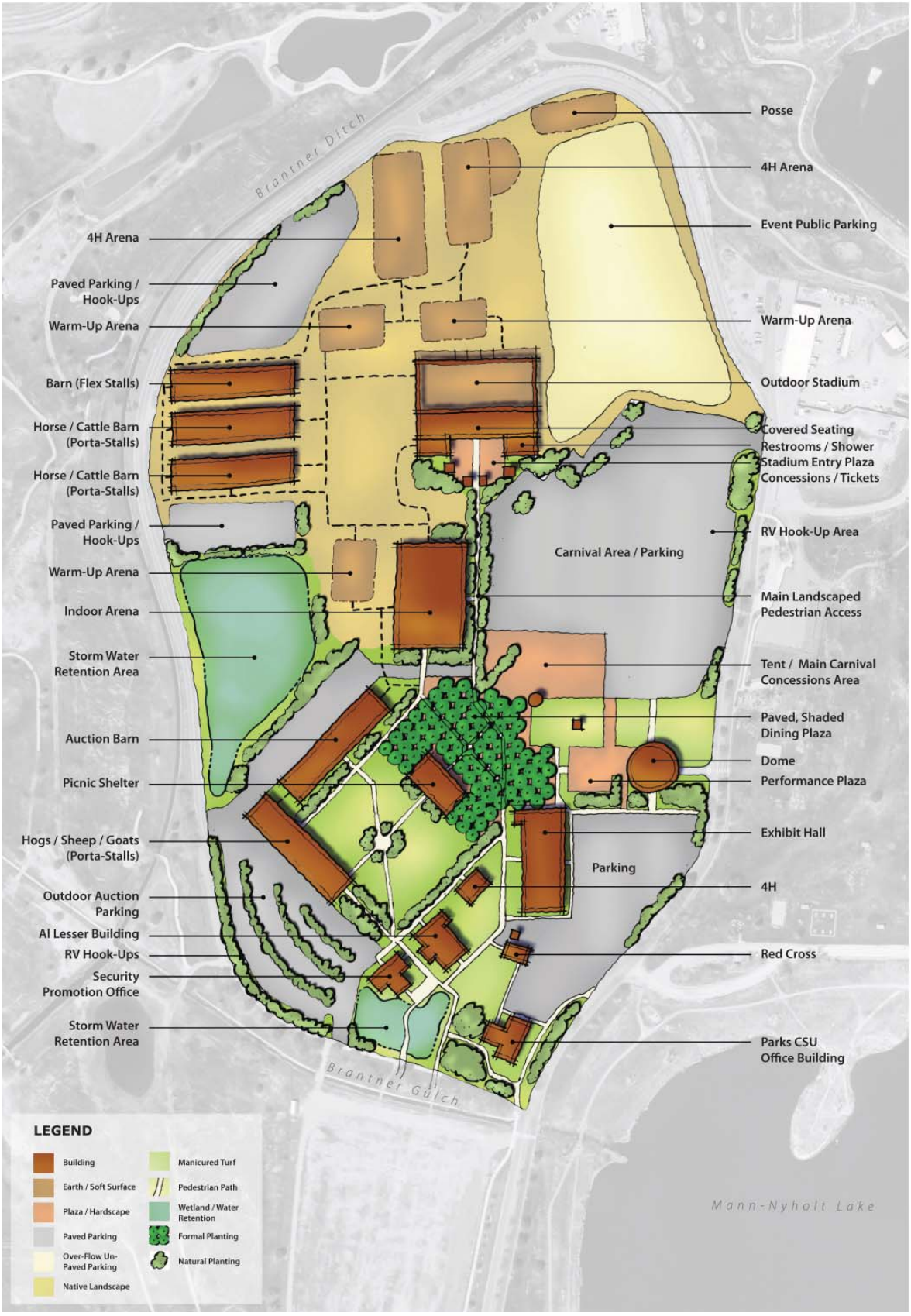
MASTER PLAN ALTERNATIVES

Based on the stakeholder feedback and discussions with resource and management experts, three Master Plan Alternatives were developed. These alternatives explored a range of recreation and education opportunities as well as resource enhancements. Each alternative used different strategies and principles for organizing facilities and uses. In order to compare the pros and cons of each alternative and to gauge the County's desires, the planning team developed alternatives that were distinct yet provided recreation opportunities that were compatible with the developed vision and goals.

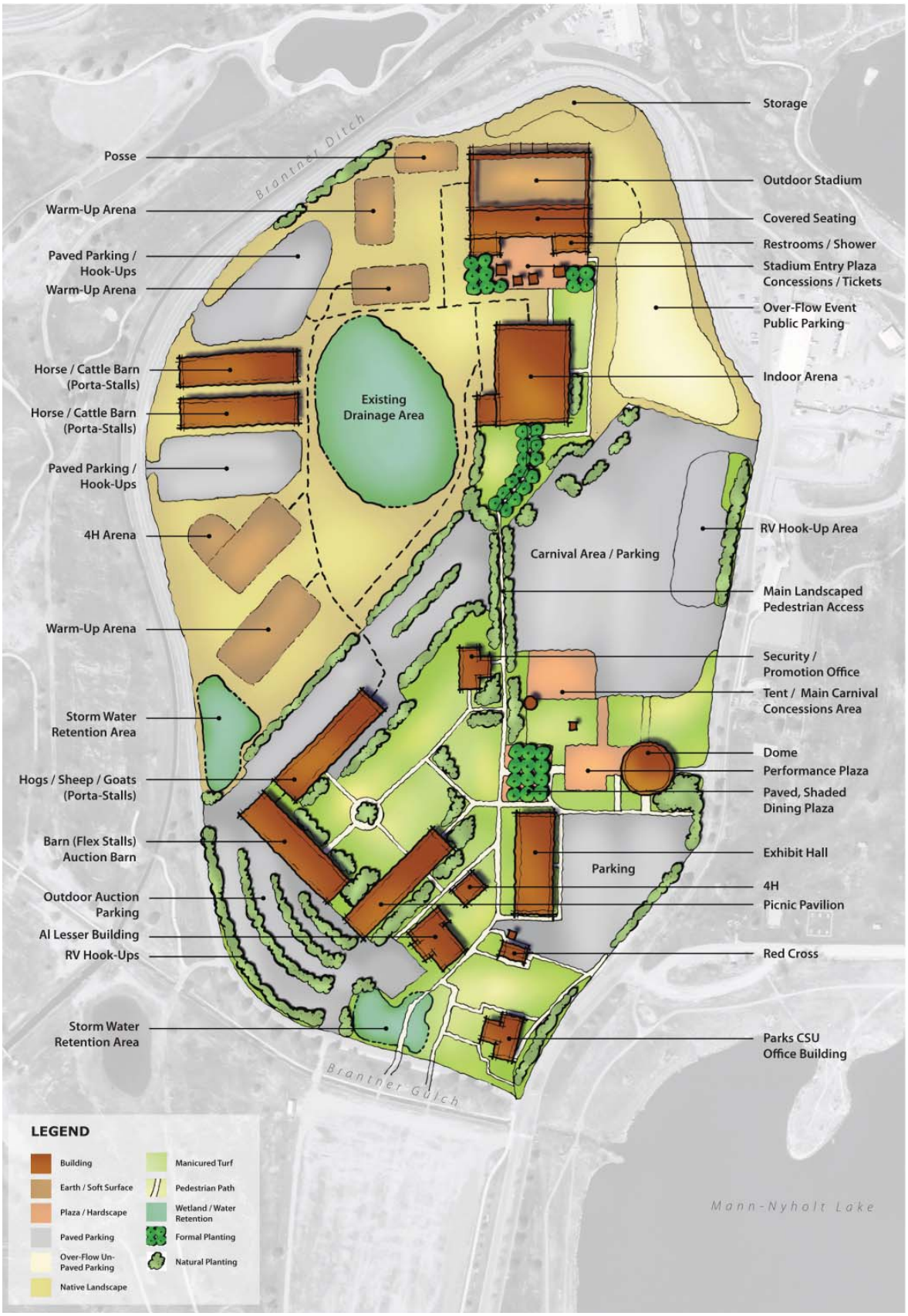
Note: The following three alternatives were a means to explore a variety of design scenarios, some of which were not implemented in the final Master Plan.



Alternative 1



Alternative 2



Alternative 3