

ROUTT COUNTY FAIRGROUNDS MASTER PLAN UPDATE

Future Vision and Uses
Updated November, 2010



Prepared For:

Routt County Board of Commissioners
P.O. Box 773598
Steamboat Springs, Colorado 80477
T. 970.879.0108

And

Routt County Fair Advisory Board
P.O. Box 1000
Hayden, Colorado 81639
T. 970.276.3068

Prepared By:

MOUNTAIN ARCHITECTURE ♦ DESIGN GROUP, P.C.



P.O. Box 770420 ♦ 634 Oak Street ♦ Steamboat Springs Colorado
T. 970.879.5764 ♦ F. 970.879.5766 ♦ www.mtnarch.com

TABLE OF CONTENTS

1. Master Plan Summary

1.1 Introduction	4
1.2 Priorities	
1.2.1 Fair Advisory Board Prioritization Letter	5
1.2.2 Summary of Prioritized Projects	6
1. Restroom / Shower facilities	6
2. Additional Livestock Housing and Wash Racks	7
3. Circulation Patterns	9
4. RV Hook-up Sites	11
5. Upgrade / Update Sound System	12
6. Storage for Fair Supplies	12
7. Reconfigure Livestock Handling Areas	12
8. Add / Upgrade Recreational Amenities and Landscaping	12
9. Add a Lift-Station	16
10. Classroom / Training Facility and Offices	16
11. Alternative Energy Conversion	17
12. Digital Marquee Sign at Poplar & Hwy. 40	17
1.3 Master Plan	18
1.4 User Area Diagrams	
1.4.1 User Areas	19
1.4.2 Vehicular Areas	20
1.4.3 Town of Hayden – Routt County Shared Areas	21
1.4.4 Seasonal Use Areas	22-23
1.5 Potential Phasing and Cost Estimate	24



Project Directory / Participants

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

- Nancy J. Stahoviak, Chairman, District 1
- Doug B. Monger, District 2
- Diane Mitsch Bush, District 3

522 Lincoln Avenue
Box 773598
Steamboat Springs, CO 80477-3598
Phone: 970.879.0108

ROUTT COUNTY FAIR ADVISORY BOARD

- David Long - President At Large (Oak Creek)
- Don Hayes - Vice President - District #2 (Hayden)
- Linda Long – Secretary – District #1 (Oak Creek)
- Missy Wilhelm – Treasurer – District #3 (Steamboat Springs)
- Tracy Bye - Member At Large (Steamboat Springs)
- Sharon Clever - Member At large (Phippsburg)
- Kim Gittleson - Member At Large (Steamboat Springs)
- Jeannie Jo Logan - Member At Large (Yampa)
- Alicia Samuelson - Member At Large (Yampa)
- Jay Whaley- CSU Extension Office and 4H (Ex-officio)
- Byron Dean- FFA Advisor (Ex-officio)

ROUTT COUNTY - STAFF MEMBERS

- Tim M. Winter, Purchasing/Building and Plant Director
- Jill Delay, Fairgrounds Coordinator

MOUNTAIN ARCHITECTURE ♦ DESIGN GROUP

- Jan M. Kaminski, President
- Chancie Keenan, Design Associate



Master Plan Summary

1.1 Introduction

The Town of Hayden is a unique community with deep roots in local ranching tradition. The Routt County Fairgrounds are anchored in the heart of this community.

The Routt County Fairgrounds is an historical resource that has been growing and progressing for nearly a century (first Fair held in 1914). As host to numerous agricultural and community festivities, continued development of the Master Plan and Vision is essential to the continued success of this legacy.

As needs continue to evolve, so does the vision for the Fairgrounds. This Master Plan addresses immediate and five-year goals as determined by the community, Fair Advisory Board and Routt County Commissioners in conjunction with Mountain Architecture Design Group. An overarching goal of this plan is to provide multi-use indoor and outdoor spaces with a common, inviting theme; while encouraging diverse year-round use of all facilities. Opportunity for increased revenue generation within certain facilities may expedite the realization and success of certain projects.

The intention of this Master Plan is to devise a plan for realistic improvements to this local resource that will benefit an array of users and have a positive impact on the community. The following is a compilation of critical thinking resulting in welcoming park settings for people to gather and celebrate, improved circulation and connectivity, and pragmatic structures which are harmonious with their surroundings.



1.2 PRIORITIES

1.2.1 Fair Advisory Board Prioritization Letter



Routt County Fair Advisory Board

PO Box 1000 / 395 S. Poplar St., Hayden, CO 81639
970-276-3068 (P) ~ 970-276-1023 (F)
jdelay@co.routt.co.us ~ www.routtcountyfair.org

July 13, 2010

Board of County Commissioners
PO Box 773598
Steamboat Springs, CO 80477

During a meeting on June 21, 2010 the Routt County Fair Advisory Board discussed priorities for the Fairgrounds Master Plan Update. This letter serves as the formal recommendation for prioritization of future projects at the fairgrounds.

As you may recall from the Master Plan Update scope of work, we are now at step 2.3 where Fairgrounds Manager, Fair Advisory Board, Building and Plant Director and the Board of County Commissioners prioritize the County's needs based on information collected.

The Fair Advisory Board considered all input collected at three separate public meetings to discuss the master plan update, and input collected via email, facebook and various other means of communication. Please refer to the draft *Needs Assessment-Program Development Report* (June 2010) compiled by Mountain Architecture Design Group for specific input and contributors.

The Fair Advisory Board recommends the priorities below based on need. During discussion with the BCC on July 20, the Fairgrounds Manager will detail each item and answer questions.

1. Restroom/Shower facilities available for year-round use.
2. Additional livestock housing with wash racks (to include horses, large and small animals).
3. Revamp circulation patterns throughout County-owned fairgrounds property (to include traffic, pedestrians, participants, parking, Dry Creek, and water).
4. Complete RV hook-up sites (to include electricity, water and sewer).
5. Upgrade/update the sound system to create a unified system throughout the grounds and buildings.
6. Storage for fair supplies, equipment and panels.
7. Reconfigure the livestock handling areas (to include the crow's nest and addition of a warm up arena).
8. Add/upgrade recreational amenities and landscaping.
9. Add a lift-station.



10. Classroom/training facility and office.
11. Alternative energy conversion.
12. Digital marquee sign on Poplar Street.

Upon final approval from the Board of County Commissioners, the priorities will be detailed for inclusion in the final master plan update.

The next step, after approval of prioritization is master planning with Mountain Architect Design Group to include plan, scale, scope and timeline. The Fair Advisory Board hopes to have an informational display at the 2010 Routt County Fair August 19-22 to disseminate the status and progress of the Master Plan Update.

Sincerely,

Jill Delay
Fairgrounds Manager/Fair Coordinator
for the Routt County Fair Advisory Board

cc: Fair Advisory Board Members, Tim Winter

1.2.2 Summary of Prioritized Projects

1. **Restroom/Shower facilities available for year-round use.**

Bath House

The existing bath house facility consists of a concrete block building housing separate Men's and Women's restroom and shower facilities. The men's room has (2) toilet fixtures, the women's has (3) toilet fixtures. No showers exist.

With the predicted increase in seasonal and year-round use of the Site, additional / improved restroom and shower facilities are listed as the top priority.

The current bath house location can continue to serve a large number of users, including tent and RV campers, overflow from the Exhibit Hall, the proposed Common Lawn and BBQ areas, and pedestrians entering and exiting the site. This location is also in relatively close proximity of the Grand Stands and Outdoor Arena. Infrastructure needed to serve the building exists at this locale, providing an economical solution to a top priority building.

Careful consideration should be given to architectural form and orientation of this structure, as it will be an especially visible and highly used building. The women's facility should include approximately (5) toilets, (3) lavatories, a baby changing station and a changing area with (3) individual showers. The men's facility should include approximately (2) toilets, (3) urinals, (3) lavatories, and a changing area with (3)



individual showers. All facilities shall meet accessibility requirements. Thought should also be given to water and energy conserving fixtures.

Additional Restroom Facilities

Additional restroom facilities are shown dispersed throughout the site, to be developed as funds are available.

- A. North Restroom: Located behind the Grand Stands at an existing restroom site, this facility needs to be improved and expanded as need and funds become available. Infrastructure is in place at this location, which will serve the Grand Stands, concessions area and participant parking areas.
- B. Arena Restroom: This facility is programmed for development in conjunction with the covered arena and is located centrally between the existing Indoor Arena and the proposed Covered Arena. This large, multi-use building is programmed for year round use and will require restroom facilities capable of serving large crowds. This facility should be designed for both summer and winter use. Utilities will need to be installed in conjunction with the Covered Arena.

2. *Additional livestock housing with wash racks (to include horses, large and small animals).*

Multi-Use Covered Arena

The intent of this facility is to encompass as many uses as possible, in an attempt to minimize the 'vacant-building' syndrome. Features similar to those programmed for the Indoor Arena shall also be included with this facility, including moveable fencing and bleachers. Thought must also be given to mechanical systems and future renewable energy conversion. The large roofs of these arenas provide ideal space for future solar panels.

- A. Full Size Arena Option: 136' x 256' Pole Barn with option to enclose as future funding allows. This building is oriented North-South, perpendicular to the existing Indoor Arena, with a 40' wide link to the existing building. This orientation is conducive to site circulation and technical building feasibility. Versatile use of this structure may include warm-up arena, riding, roping, stock and dog shows, livestock sales, clinics and Fair events among others. Separate access points reduce conflicts between pedestrians, large animals and vehicular traffic. Pedestrians will enter from a path located on the South side of the buildings, with immediate access to both arenas, men's and women's restrooms, an approximately 900 square foot conditioned multi-use room and two offices/storage rooms. Users will enter from the access road / cul-de-sac-drop-off to the North. (22) 10' x 12' covered stalls are shown along the East side of the building and accessed via a 10' wide interior walkway (between the arena and stalls). This addition is envisioned as a barn style element with a broken roof pitch. These stalls may be used during Fair or rented to individuals throughout the year as a revenue generator.



Fair Events: A quick space analysis determined a full size arena can adequately house the following quantity of animal holding pens, while maintaining exit/entrance points and 20' minimum wide aisles in all locations:

~(106) 4' x 6' pens (hog / sheep / lamb)

~(76) 10' x 10' pens (steers and large livestock)

Note: The 900 sq. ft. conditioned room is programmed for use by Small Animal Participants during Fair week. The Fair Advisory Board determined in a meeting held September 8, 2010 that these participants need to be included in the main event area.

The existing Indoor Arena could then be dedicated as a warm up arena, and space dedicated to livestock shows and sales during Fair and other events like the Annual Bull Sale.

Several concerns have been voiced about the inadequacy of the existing facility to accommodate current participants and spectators during the Routt County Fair. The realization of this project would significantly reduce the potential for animal-spectator conflicts and possible injuries.

- B. Phasing Option: An option is shown on the Master Plan to construct ½ of the facility described above. If this option is implanted, careful consideration should be given to structural and mechanical, electrical and plumbing elements to allow future completion of the project.

Old Sale Barn Stalls

Lean-to style wings are shown constructed on the North & South sides of the Old Sale Barn, providing (11) 10' x 12' covered stalls (including one oversized stall) on each wing, accessed by a covered walkway. Interior stalls may be constructed and accessed through a large overhead or sliding barn door, providing an additional (22) interior stalls for a total of (44) rentable stalls at this barn. Trailer parking is shown in close proximity to the barn, and a gated track crossing will provide a direct travel path to access the arenas.

Wash Racks

- A. Existing Location: From both an economical and circulation standpoint, the location of the existing wash rack is quite appropriate, although the size of the existing racks are currently inadequate to serve the present and future needs of the user. Expansion of this facility is necessary.
- B. Covered Arena Rack: A second wash rack is shown at the North-East corner of the proposed Covered Arena, an ideal location to minimize pedestrian-livestock interaction. This ancillary location would reduce congestion at the existing wash rack site at times of extremely high use i.e. Fair week, livestock shows and sales events. Development of this site should occur as need for additional wash racks arises, and funding for such facility becomes available. Construction of this wash rack would require installation of a leech field or other approved drainage / infiltration system, as none exists at this time.



3. Revamp circulation patterns throughout County-owned fairgrounds property (to include traffic, pedestrians, participants, parking, Dry Creek, and water).

Significant analysis has been applied to circulation paths throughout the site.

Pedestrian – Livestock Interaction

Varying levels of comfort exist between spectators and large animals. With this in mind, the plan deliberately and successfully minimizes conflict between pedestrians, livestock and vehicles. The *User Areas* diagram (see section 1.3 *Master Plan*) shows general spaces where pedestrian, large stock and small animal circulation occur. While pedestrians have access to the entire site, their paths generally circumvent concentrated vehicular and animal zones.

Pedestrian & Spectator Zone

These areas are designed to provide a park-like feel to the user, enhancing the overall experience of the grounds. With appropriate green spaces, the user will be encouraged to enter, explore and enjoy this venue. Adequate signage with a consistent theme should be used throughout the site to aide the unacquainted user. We anticipate greater and diversified overall use of the site with the enhancement of these pedestrian spaces.

- A. Traveling North from Main Entrance / The Midway: Pedestrians and Spectators who enter the site from Poplar Street are immediately drawn into the heart of the Fairgrounds by an inviting, landscaped 'common' with benches, tables and signage directing you throughout the site. Heading North the visitor travels through the Midway, the historic area where booths, food vendors and other displays are concentrated during events. This same travel path leads the user to the Concessions area where picnic tables and shade trees are shown. Visitors are drawn through this area on their route to the Grand Stands (the area immediately behind the Grand Stands is reserved for future development). Outlying restrooms are located behind the Grand Stands. An attractive fence is depicted along the east boundary of the Grand Stands to separate visitors from participants and large animals – also providing a place for visitors to gather and watch participants gear up in anticipation of the next event.
- B. Traveling South from Main Entrance: Traveling South from the Main Entrance takes the pedestrian directly to the Exhibit Hall and programmed Classroom Building where people may gather throughout the year for meetings, celebrations, events, training etc. Continuing South around the track the user has access to paths which meander through fields and along Dry Creek, connecting with programmed tent and RV camping, sand volleyball courts, horse shoe pits, existing Dry Creek Paths and Parking, or eventually connecting back to the Fairgrounds.
- C. Common Lawn: We have located the Common Lawn along a natural travel path between the Exhibit Hall / Classroom, the Indoor / Outdoor Arenas and the Rodeo Arena to encourage whole site interaction and provide a lively place to mingle. This lawn is also programmed as a park-like setting where outdoor events such as wedding receptions, community events, birthday parties, art exhibits etc. may take place. This Lawn is also an ideal location for family friendly Fair events. Careful consideration must be given to the landscaping of this area (see *Priority #8*). An attractive separation fence and dense landscaping should be installed to separate spectators from large animals using the wash racks.



A Path leads users either through or around the Common Lawn, continuing on to the Indoor and Covered Arenas. This will be the primary access by visitors to these buildings.

Large Livestock Zone

The Large Livestock Zone is concentrated within the central and northern interior of the track, expanding along the northern border of the site. This zone encompasses the Rodeo Arena, outdoor livestock pens, Indoor & Outdoor Arenas and participant staging area, along with specific trailer parking areas. Use of this zone is generally by participants accessing the site with large vehicles, trailers, and other large equipment. Separation of this area from spectators and participants is paramount. Given the multi-use nature of the existing and proposed arenas and staging area, circulation between these venues will be important. Open travel paths are shown among these facilities.

An open area resting between the existing outdoor livestock pens and the track has been dedicated as a participant staging area, and a second Crow's Nest is programmed at this location.

A spur-road is shown off the 'livestock unloading area' (between the indoor and rodeo arenas) which shall be dedicated for Rodeo Stock Unloading trucks. A turning radius is depicted showing adequate area for a large truck / trailer to turn around. This spur road may benefit from a gate (as shown) to discourage participants from accessing this area. A new loading / bucking chute should be considered at this end of the rodeo arena.

Camping Zone

See Priority #4 for description.

Vehicular Zones

Two Vehicular Zones have been identified, and are depicted on the *Vehicular Areas* diagram.

- A. **Participants, Large Vehicles, Trailers:** The North Entrance off Poplar Street is programmed for dedicated use by Participants, large vehicles, trailers and service vehicles. Signage should be provided to indicate the specific nature of this entrance. Traffic is programmed to flow along the north perimeter of the site and into the interior track where a cul-de-sac (which meets large vehicle and emergency vehicle turning radii) will allow for loading and unloading of livestock trailers, after which they must exit the interior track to park in the north-east Trailer Parking Lot. This lot will require site grading. At low volume and off-season times, trailers may park at the small lot just north of the Covered Arena. Two of these spaces may be designated 'handicap accessible' during events.

A participant parking area is shown to the north of the existing Lean-to. This lot is envisioned for use as event-specific parking first, overflow-trailer parking second. A portion of the existing Lean-to is shown removed while the other portion will need considerable work, but may then be used for storage. A gate is shown between the Lean-To and Grand Stands for emergency vehicles access to the Rodeo Arena.

A Staging Area is programmed between the existing holding pens and the existing track (east of the Rodeo Arena), with direct entrance into the Rodeo Arena.



- North Trailer Lot: (39+) Truck / Trailer spaces (room for expansion)
 - Staging Area: +/- (23) Truck / Trailer spaces (increase if lean-to is completely removed)
 - Low-Volume Interior Lot: (5) Truck / Trailer spaces
- Total Truck/Trailer Parking = +/- (67)**

- B. Spectator Vehicles: The Main Entrance is planned to remain roughly in its traditional location. It has been adjusted to show a perpendicular intersection to Poplar Street, and aligned with adjacent 1st street for safety. Sole use by visitors and spectators is anticipated. This entrance should promote the fairgrounds and provide a distinct sense of entry; landscaping and monumental signage is recommended. Sidewalks are shown along the interior access road, linking people from the parking lot to the site in a safe manner. The primary spectator parking lot is located to the west of the Exhibit Hall with a landscape buffer screening the lot from passers-by along Poplar Street. This lot will park approximately (67) vehicles, including several handicap accessible spaces. This lot is capable of providing sufficient parking for non-Fair events. During Fair week, the two existing spectator parking lots at Dry Creek Park may be used for overflow. Paths are programmed to provide a safe and obvious route from these outlying lots to the Fairgrounds. The two Dry Creek Park lots hold approximately (125) vehicles.

Primary Spectator Lot: (67) spaces
West Dry Creek Lot: (70) spaces
East Dry Creek Lot: (55) spaces

Total Spectator Parking = +/- (192)

- C. Exhibitor and Vendor Access: A permanent access road is shown immediately on the right when entering the Fairgrounds from the North Entry. Exhibitors and Vendors needing to access the Midway or Concessions to set up may use this access. Once setup is complete, these vehicles must exit the Midway.
- D. Emergency Vehicle Access: All roads, soft and hard surface paths (with the exception of trails shown throughout the Tent Camp) are shown to accommodate emergency vehicles. All points of the site are accessible to emergency vehicles.

4. Complete RV hook-up sites (to include electricity, water and sewer).

RV Camping

Ten RV hookups are programmed on the west boundary of the site, contiguous to the spectator parking lot. This site's proximity to the new Bath House and Tent Camps make it an ideal locale. Design consideration has been given to ease of ingress and egress at each individual RV site. Campers have easy access to the community spaces at the Fairgrounds, and amenities to the south such as volleyball courts, horse shoe pits and Dry Creek Park. Dense landscaping should be installed to create a park-like scene and provide privacy from nearby roads and neighbors. Each site should come complete with picnic tables, an approved fire ring, electricity, and water spigot. An RV dump exists at the north Trailer Parking Lot, which may be relocated as funding becomes available. Year round use of this campground is a realistic revenue generating possibility.



A second RV area has been designated for future RV site expansion south of Dry Creek – this site may be accessed via the Dry Creek Park road. The isolated nature of this site provides an ideal location for general campers and seasonal hunting parties, but is also available to campers involved in Fairground and Dry Creek Park activities. Each site should be provided with typical amenities listed above. Soft surface paths are planned to connect this site with the Fairgrounds and Dry Creek Park.

Tent Camping

Situated along Dry Creek, tent camping is shown dispersed along the south-west end of the site. Dry Creek provides a lovely environment for tent campers. This area is accessible to both the Fairgrounds and Dry Creek Park. 12' wide soft surface paths and foot bridges link the tent camping area to the Fairground facilities, including the Bath House. 3' wide soft surface trails branch off of the core path on either side of Dry Creek. Water spigots, trash and recycling facilities will need to be provided. Recreational amenities to the east include a sand volleyball court and two horseshoe pits.

5. *Upgrade / update the sound system to create a unified system throughout the grounds and buildings.*

A qualified Audio / Video technician should be contracted to provide a versatile system that will suit the needs of the Fairgrounds. A central control room auxiliary to the Exhibit Hall would be ideal. Each building and the Rodeo Arena should have individual controls with an option to connect to the whole campus system. Facilities programmed for educational events and presentations (such as the Exhibit Hall and Classroom) should be designed with adequate audio and visual equipment, including projectors, computer and internet access, screens and other associated equipment.

6. *Storage for fair supplies, equipment and panels.*

A. Exhibit Hall: A ~400 square foot addition off the back (south) side of the Exhibit Hall may be dedicated for storage of miscellaneous supplies, tables, chairs and other rental equipment. This space shall be accessed from within the Exhibit Hall and also through an overhead door with drive-up accessibility.

Note: The Storage Addition and Classroom Addition are programmed to be part of the same project, constructed concurrently (see *Priority #10*).

B. Grand Stands: Additional storage may be acquired beneath the Grand Stands – although this area would need to be somewhat enclosed to discourage vandalism and prevent an 'eye-sore' area.

C. Lean-to: The existing Lean-to is shown partially removed. The remaining lean-to area may be used as storage, however some structural work would need to be performed.



- D. Quonset Building: The existing Quonset building is currently being used as storage by other entities. The Fairgrounds may want to consider claiming this area for their own.
 - E. Existing Small Animal Barn: The existing Small Animal Barn may also be used for storage once the covered arena is constructed, and the Small Animals can be included in that structure.
- 7. *Reconfigure the livestock handling areas (to include the crow's nest and addition of a warm up arena.***

Livestock Handling Area

A spur-road is shown off the 'livestock unloading area' (between the indoor and rodeo arenas) which shall be dedicated for Rodeo Stock Unloading trucks. Large semis and trailers may easily unload rodeo stock directly into the handling areas from the interior turn around. A new loading chute should be considered at this end of the rodeo arena.

Warm-up Arena

An open area resting between the existing outdoor livestock pens and the track has been dedicated as a participant staging area. Several other options now exist for use as a warm up arena including the existing Indoor Arena and programmed Covered Arena.

8. *Add/upgrade recreational amenities and landscaping.*

Proper landscape planning can create a welcoming and relaxing environment. Several green areas are dispersed throughout the site creating gathering areas for friends and families. The Common Lawn is planned as a manicured lawn space, while the majority of the remaining areas are planned as xeriscaped spaces. These areas will require minimal maintenance through careful placement of drought tolerant trees, shrubs, ground covering, and decorative grasses. Boulders and attractive fences can add variety and borders, requiring minimal maintenance.

Primary Entrance

Dense landscaping, with plenty of color and texture to enhance the entry statement and create an inviting atmosphere – this is the first experience to the user as they enter the Fairgrounds, careful consideration must be given to this area. Ranch-style monument signage with sensor lighting is recommended; the existing iron gateway should be relocated within the site, possibly at the entrance to the Midway.

A hardscaped area is shown between the primary entrance to the Exhibit Hall, the Bath House and the Midway. A durable, maintainable surface such as concrete should be used here – stamping and dying are appropriate methods for creating an interesting walking surface without the maintenance issue of pavers and should be seriously considered. Varying surface effects are recommended. This area is programmed to have a center landscape island to break up the expanse and create natural routes to the



Bathhouse, Exhibit Hall or to enter the Fairgrounds Site. Boulders and historic-styled wood fencing should be installed. A green area between the Midway and Exhibit Hall is depicted with picnic tables and shade trees, providing a place for visitors to loiter and still feel a part of the 'action'. Benches should be considered to be dispersed around these areas.

Common Lawn

The Common Lawn is envisioned as a versatile park-like space with a lush green lawn and numerous shade trees, xeriscaped beds of native flowers and decorative grasses. This space can be used for wedding receptions, private parties, art and craft shows, wine & beer tastings, chili cook offs etc. A small temporary stage could be erected for performing arts, or the lawn could be used as a platform for inflatable play equipment during Fair week. A landscaped buffer should be planted to separate the Wash Rack area from the Common Lawn. This buffer should consist of boulders, deciduous trees and shrubs, and a short split rail fence. Attractive downcast pedestrian light poles should be installed along pedestrian paths for safety – Dark Sky and Energy Star fixtures are highly recommended. These fixtures should be consistent throughout the site.

Midway

This area is designed to have a 12' wide hard surface path meandering through its interior. The height of the Midway's glory is Fair week, when vendors and booths are set up along either side and the path is used as a main artery for pedestrian activity. The permeable ground along each side of the midway should be planted with native grass seed as opposed to manicured turf. The booth and vendor area should be generally free of trees and landscape features to allow versatile setup of booth and vendor tents.

Concessions and Picnic Area (recreational amenity)

Adjacent to the Midway, this is envisioned as a permanent structure with a covered patio, surrounded by picnic tables and shade trees. While the structure is not part of the prioritization list, we feel this type of building should be considered a valuable asset, constructed as funds become available.

Truck / Trailer Access Road Buffer

Decorative fencing such as cedar split rail, boulders and trees should be placed along the participant entrance to discourage spectators from using the road, while creating an attractive buffer along the pedestrian way. Adequate signage should be used to clearly indicate the intended use of this access road.

Street Buffer

Beautification along Poplar Street would assist in creating a pleasant environment for people within the grounds as well as a welcoming feel to vehicle & pedestrian passerby's. A sidewalk is shown along Poplar, providing community connectivity to the site and promoting pedestrian access. (Note: A portion of this walk is shown between an existing fence on site and Poplar Street. Site conditions may not be favorable for sidewalk construction. A sidewalk exists on the opposite side of Poplar which may be used. A cross walk and pedestrian crossing signage may be installed as an alternative). Dense landscaping between the RV area and Poplar Street is crucial in creating an enjoyable camp setting separated from traffic and local neighbors, as well as creating a wind block.



Primary Parking Lot

Landscape pods are shown at the corners of the parking lots. These pods will draw people to sidewalks, provide shade to vehicles and break up an otherwise large expanse of pavement. Sufficient signage should be installed near the parking lot to direct visitors into the site. Attractive downcast pedestrian light poles should be installed for safety – Dark Sky and Energy Star fixtures are highly recommended. These fixtures should be consistent throughout the site.

RV Camping

Individual sites are programmed at 40'+ long X 20' wide. This size should accommodate standard RV's (larger sites capable of handling extremely 'big rigs' are shown at the Future Dry Creek RV Sites). Dense landscaping should be installed to create a park-like scene and provide privacy from nearby roads and neighbors. Each site should come complete with picnic tables, an approved fire ring, electricity, and water spigot. A washed gravel area with treated wood border should be provided for the picnic table and fire pit to reduce fire hazards and general impact. Each site will have a drivable surface for the RV, with a small adjacent lawn. The access road through the RV camp is shown paved; however a gravel surface would suffice until funding for pavement is available. A sidewalk and landscape buffer is depicted between the RV access road and parking area to provide privacy and a safe route for campers to access the Bath House and Fairgrounds facilities. Gates are shown at each end of the RV access loop as control points.

Should the future Dry Creek RV area be developed, landscape features and amenities similar to the programmed RV area should be provided.

Tent Camping

The tent camping area is shown dispersed along Dry Creek. Minimal landscaping is required for this area; however some trees should be planted to provide shade and serve as a wind break. A water spigot should be provided at each pod with a gravel base and adequate drainage. A common campfire area would be a welcome amenity and would require a fire-safe surface. Soft surface trails should be constructed to guide campers to common paths, reducing erosion and impact to the area. Signage to facilities should be provided.

Recreational Amenities

- A. **Sand Volleyball Court**: The sand volleyball court is located to the south of the Exhibit Hall, adjacent to the tent camping area. Its location provides casual entertainment to both tent and RV campers and is available for community use as accessed by Dry Creek Park.
- B. **Horse Shoe Pits**: Alongside the volleyball court are two horseshoe pits where visitor's can pitch a friendly game. A handful of picnic tables are shown under nearby shade trees.

Trash and Recycling Facilities

A primary trash and recycling shelter should be located near the Exhibit Hall to accommodate refuse from the camping areas, Exhibit Hall and Classroom, Bath House, Common Lawn events and Concession / Picnic area. An additional refuse shelter should



be located near the Covered Arena / Trailer Parking lot to accommodate waste / recyclables generated in these areas. All containers must be wildlife resistant.

Individual wildlife resistant containers for both trash and recycling should be dispersed throughout the site, specifically near parking areas, out-buildings, viewing stands, recreational amenities and main pedestrian thoroughfares such as the Midway and arterial pedestrian paths.

Educational signs should be posted near waste and recycling containers to encourage proper sorting of trash vs. recyclables. Single stream recycling has proven to be the most successful in reducing co-mingled contamination.

Irrigation

Although minimal turf areas are planned, irrigation will need to be installed at various areas - increasing the water demand on the system. Efficient irrigation systems such as drip should be installed where appropriate. Rain sensors and timers should be seriously considered to reduce water use, therefore reducing operational costs. Additional research will be required as these landscaping projects come to fruition.

9. Add a lift-station.

A lift station is required for the addition of any sewer services required for baths at the Arena.

10. Classroom/training facility and office

A. Classrooms:

1. At Exhibit Hall: A 1,600 square foot addition is programmed on the south side of the Exhibit Hall to serve as a classroom area with a collapsible wall between the existing and new structures, allowing expansion/division of these adjacent spaces. Locating the classroom here provides an opportunity for a multi-use space which could be available for year round use by the public. The Classroom and Exhibit Hall will have interior access to the proposed storage area for chair / table / supply use. The classroom may be accessed from the Exhibit Hall or directly from the parking lot. The juxtaposition of this structure breaks up the rectangular form of the Exhibit Hall. Architecturally, the addition should follow vernacular found historically in the area; use of indigenous materials and form is recommended for all buildings within the site. Consideration must be given when siting this addition and an updated survey should be done, showing the exact location of the Dry Creek bank.

Note: The Storage Addition and Classroom Addition are programmed to be part of the same project, constructed concurrently (see *Priority #6*).

2. At Covered Arena: An approximately 900 square foot conditioned multi-use room is programmed in the south-west corner of the Covered Arena. This space is envisioned for use as an interactive classroom during non-fair events, for example: dog training (see *Prioritization #2*).

B. Offices:



1. At Exhibit Hall: A 12' x 14' addition to the north-east corner of the Exhibit Hall is shown with the intent of creating a highly visible Fairgrounds Manager's office. Discussion with the Fair Advisory Board has determined this appropriate location. The existing manager's office within the Exhibit Hall may be converted to additional storage, or an assistant's office.
2. At Covered Arena: Two 12' x 12' spaces have been allocated in the south-west corner of the Covered Arena for immediate use as storage and future use as offices.

11. *Alternative energy conversion*

New structures should be designed as energy efficient as possible and equipped for future alternative energy conversion. Large roof expanses of buildings such as the arenas and classroom provide an ideal location for solar panels. Open spaces to the south and west of the site are optimal locations for ground mounted solar arrays. Several grants are available for projects of this nature.

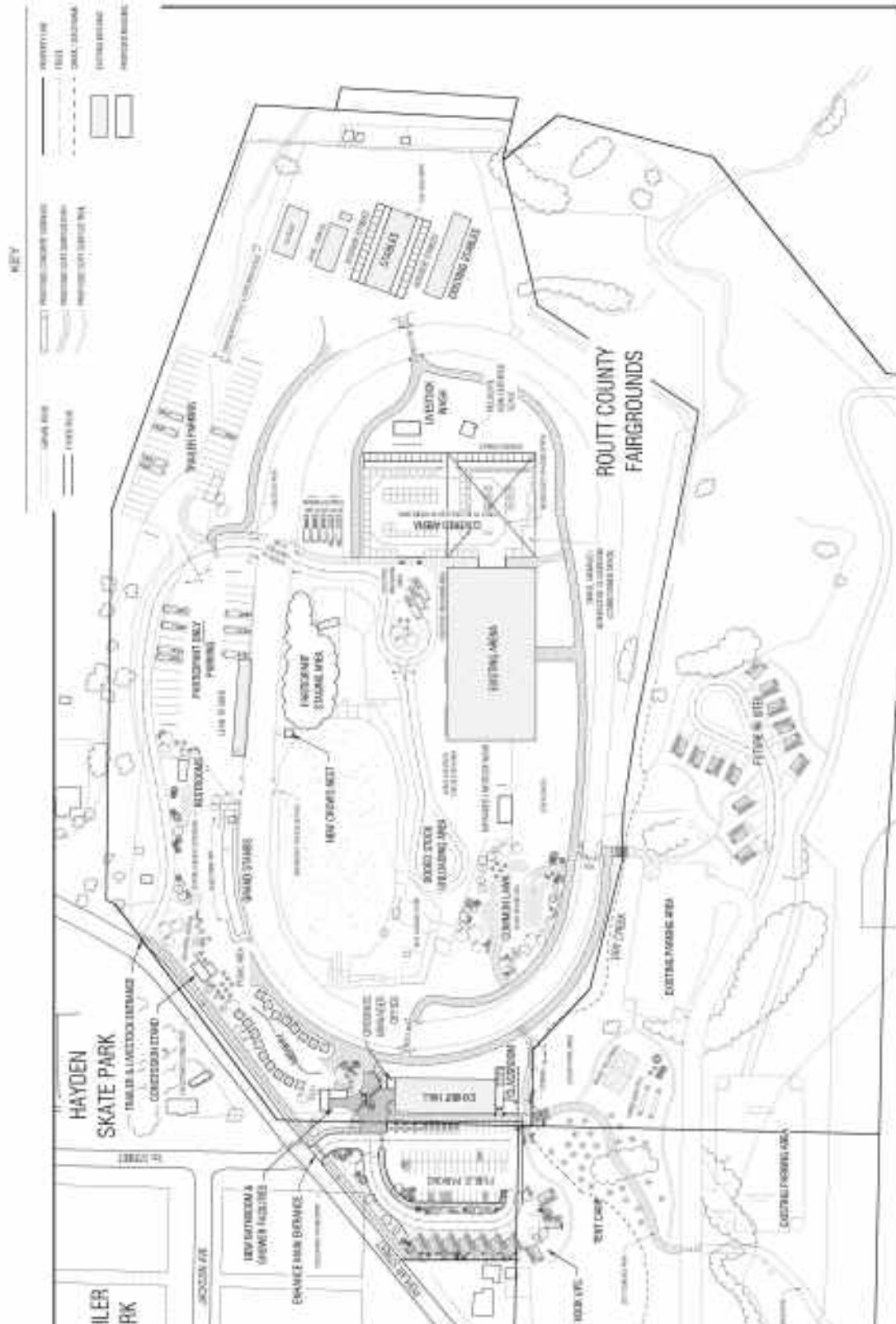
12. *Digital marquee sign on Poplar Street*

A marquee sign on the corner of Highway 40 and Poplar Street to inform people of fairground events and activities would encourage overall use of the site, in turn generating revenue. We feel this project could be accomplished with minimal investment, and may deserve higher prioritization. Coordinate with the Town of Hayden for specific sign regulations.



1.3 MASTER PLAN

ROUTT COUNTY FAIRGROUNDS MASTER PLAN UPDATE 2010



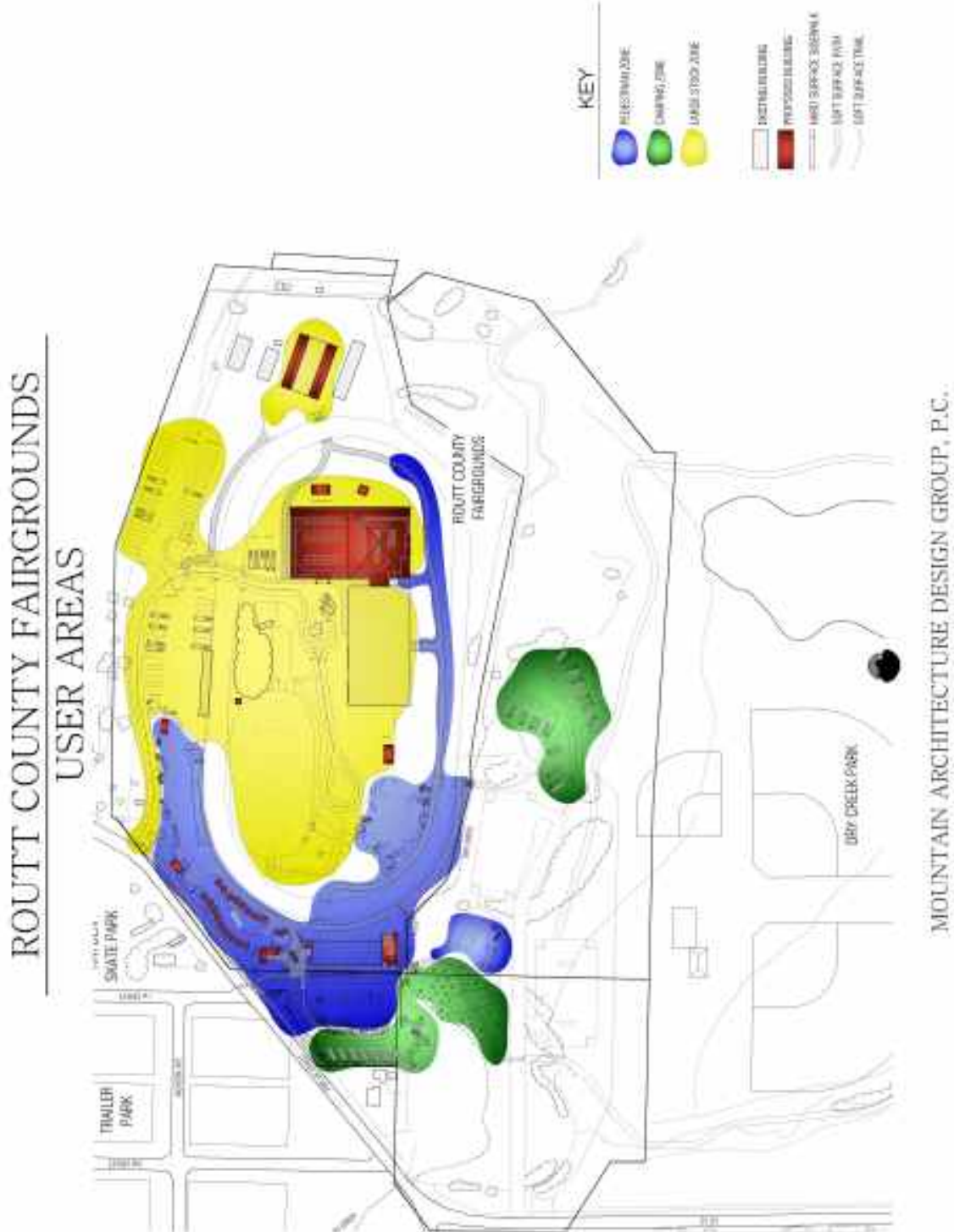
MOUNTAIN ARCHITECTURE DESIGN GROUP, P.C.
© 2010



1.4 USER AREA DIAGRAMS

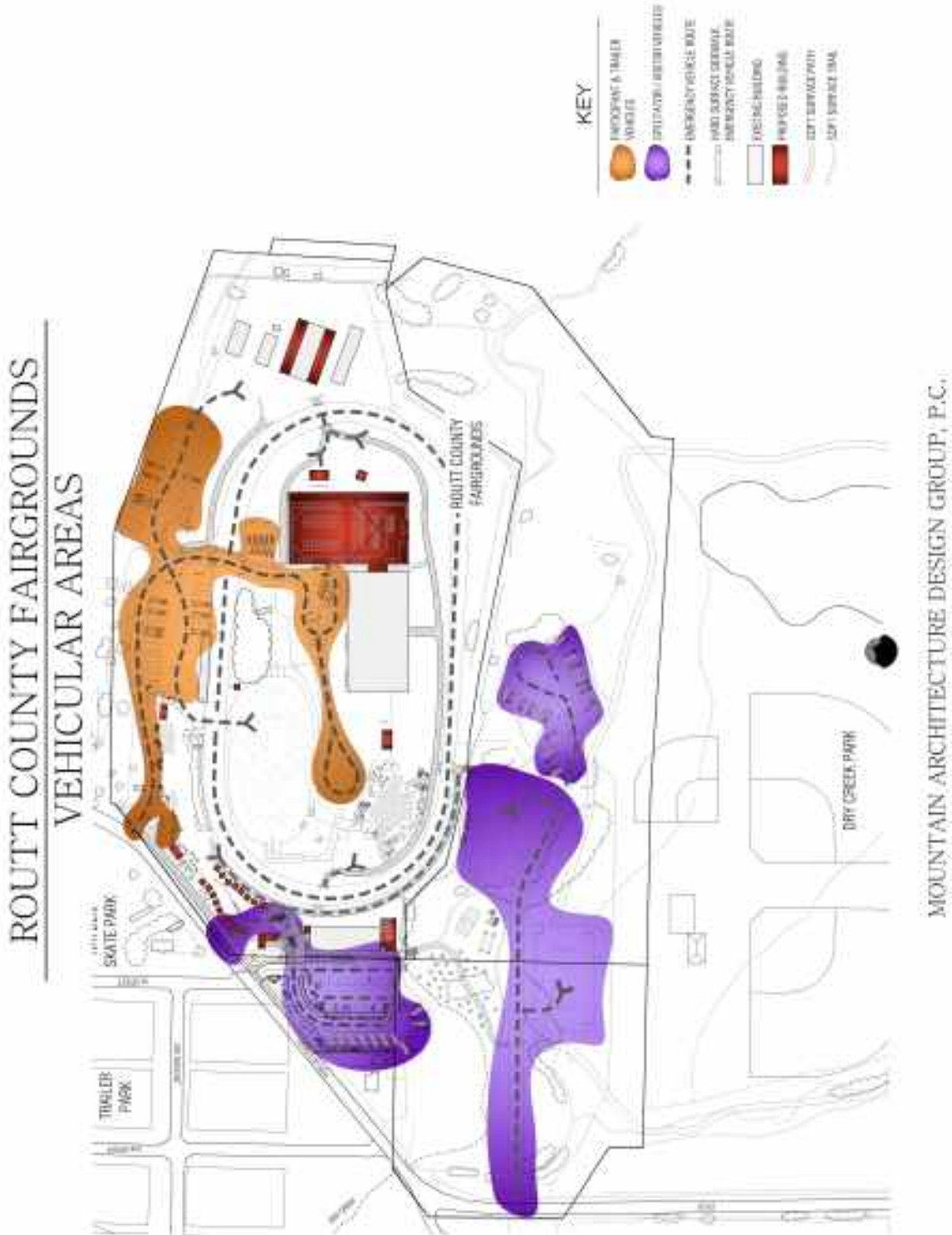
The following diagrams show concentrated use areas.

1.4.1 User Areas



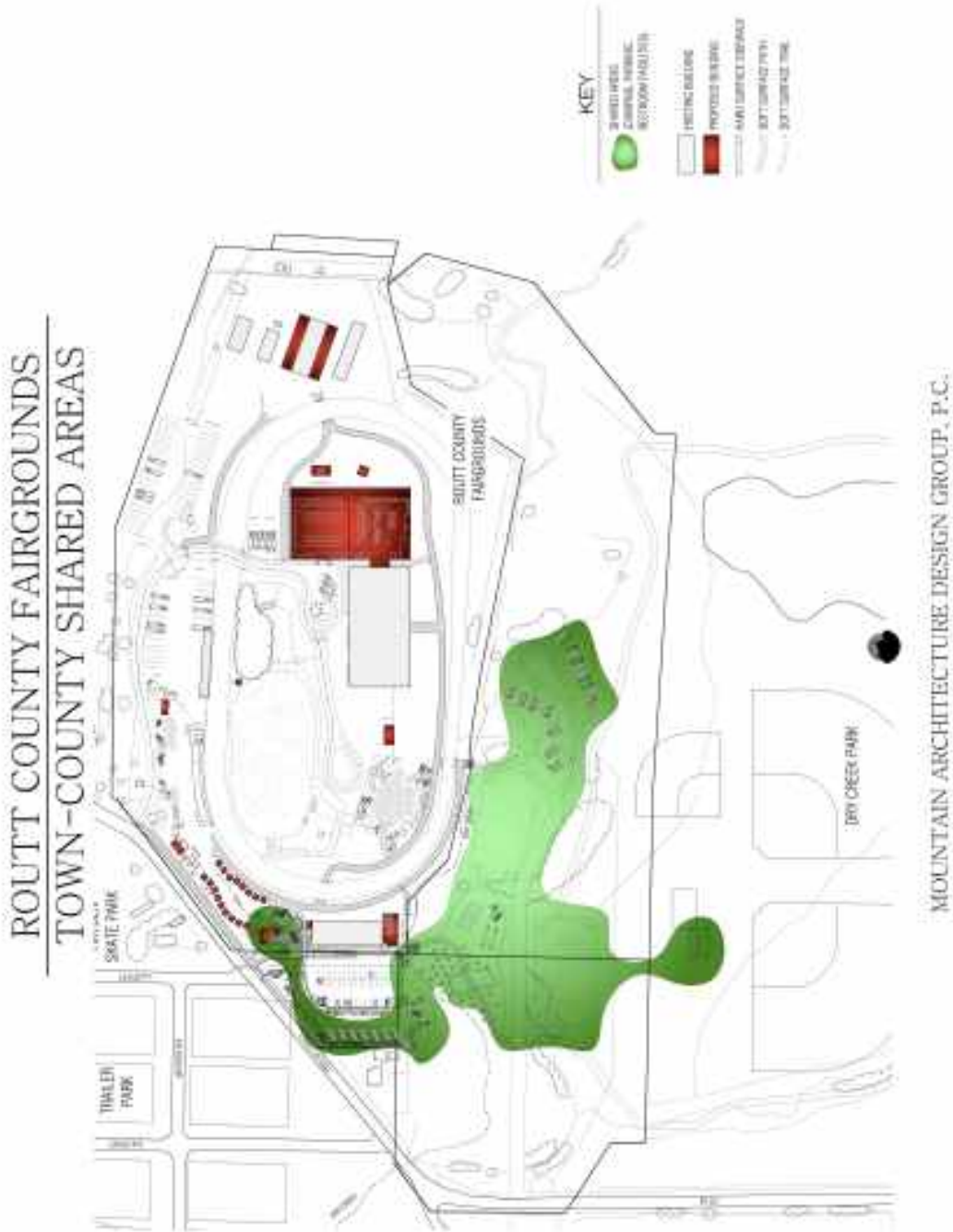
1.4.2 Vehicular Areas

Refer to descriptions of vehicular circulation under Master Plan Summary section 1.2.2, prioritization item 3: *Circulation Patterns*.



1.4.3 Town of Hayden – Routt County Shared Areas

Amenities neighboring both Dry Creek Park and the Fairgrounds should be considered for shared use between the Town of Hayden and Routt County. Both entities could benefit from use of the campgrounds, recreational amenities, restrooms and Bath House facilities. Connectivity of paths between the two sites encourages activity and whole site vitality. An overarching goal of this project is to reduce the potential of vacant buildings – shared use of facilities will aide in acquiring the greatest potential of these neighboring amenities. Further discussion between Town and County will be required.



1.4.4 Seasonal Use Areas

Seasonal use of the site has been divided into two seasons; summer and winter as depicted on the *Seasonal Use Diagram*. This diagram was created primarily to present seasonal maintenance areas. However, the diagram also depicts areas accommodating different users and potential for multiple events to occur without interference, i.e. Horse Clinic and Retirement Party (also see *User Areas Diagram*).

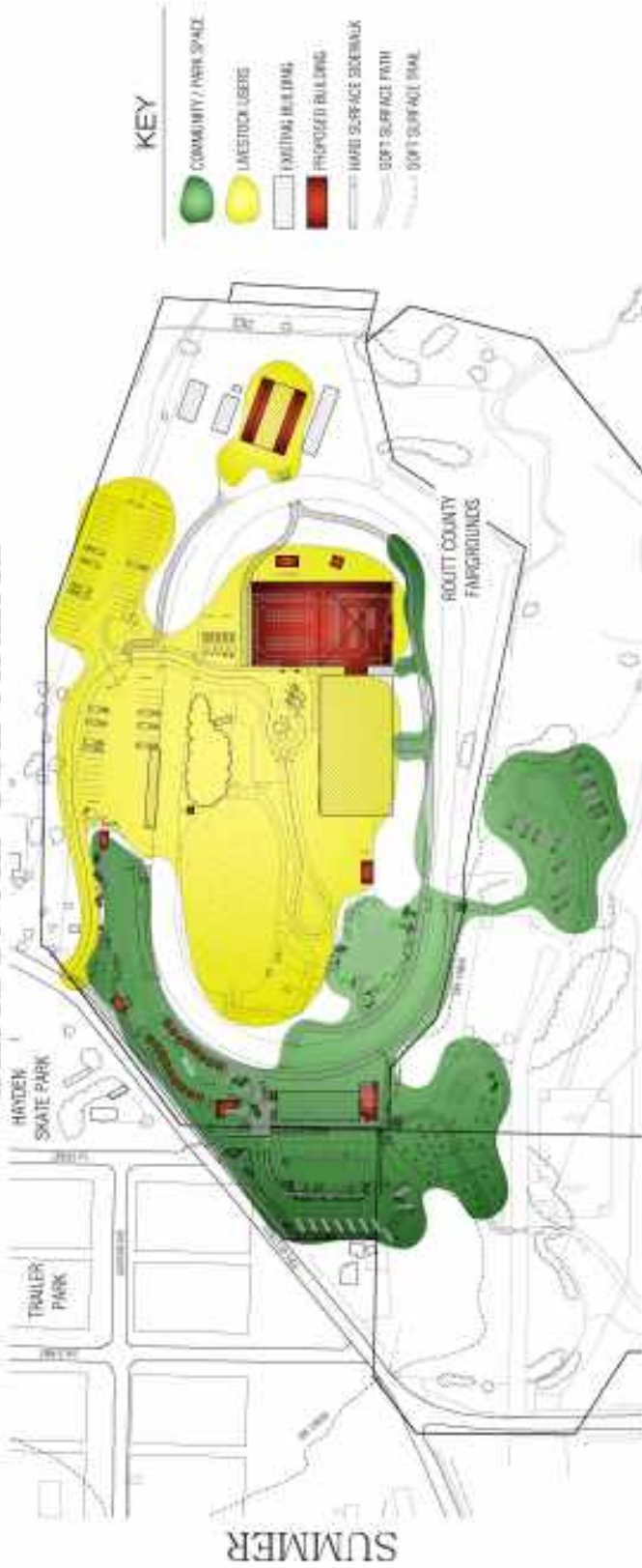
Summer Use areas encompass the entire site and are divided into 'Community and Park Spaces' and 'Livestock Users'. The entire site will require summer-season maintenance.

Winter Use areas show maintenance at the primary parking lot for access to the Exhibit Hall and Classroom. The Truck / Trailer access road will require winter maintenance to allow access to the arenas. Use of livestock areas is reduced in winter months, parking in the lot north of the Covered Arena should suffice for trucks and trailers. Additional parking areas may be maintained for specific events or as determined by Fairgrounds maintenance staff.

RV facilities should be designed for year-round use to accommodate hunters and similar camp-oriented visitors. Proper winter maintenance or winterization of these amenities must be taken into account. The Bath House shall be designed for year round use.



ROUTT COUNTY FAIRGROUNDS SEASONAL USE AREAS



MOUNTAIN ARCHITECTURE DESIGN GROUP, P.C.



1.5 POTENTIAL PHASING AND COST ESTIMATE

ACTUAL PHASING AND PRIORITIES TO BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS DEPENDANT ON AVAILABILITY OF FUNDING

Review and/or evaluation of phasing, cost data, budgets, or estimates made by the Architect shall not be interpreted as the Architect's approval and/or ratification of such timing, costs, budgets, or estimates. It is recognized that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Neither do the Architect and Owner have control over the acquisition of funding for the estimated timing of Phases of the Project. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Final Project Budget and Schedule, or from any estimate of construction time, cost or evaluation prepared or agreed to by the Architect. Evaluations of the Owner's Project Phasing and Budget, Preliminary Estimates of Construction Cost prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. All numbers are based on 2010 dollars. Adjust for inflation.

Year: 2011 – 2012

- ***Restroom/Shower facilities available for year-round use.***

- ♦ Bath House ±1,000 Square Feet \$ 150,000 - \$ 250,000
- ♦ North Restroom ± 750 Square Feet \$ 112,000 - \$ 187,000

Year: 2012 – 2013

- ***Additional livestock housing with wash racks (to include horses, large and small animals).***

- ♦ Multi-Use Covered Arena
 - Full Size Arena Option 40,000 S.F.
\$2,800,000 - \$4,400,000
 - Phasing Option 20,000 S.F.
\$1,400,000 - \$2,200,000
- ♦ Old Sale Barn Stalls
 - Stall Addition w/ Stall Conversion 5,000 S.F.
\$ 350,000 - \$ 550,000
- ♦ Wash Racks
 - Existing Location \$ 20,000 - \$ 30,000
W/Septic Field Expansion
 - Covered Arena Rack \$ 45,000 - \$ 55,000



Year: 2013 – 2014

- **Revamp circulation patterns throughout County-owned fairgrounds property (to include traffic, pedestrians, participants, parking, Dry Creek, and water).**

- ♦ Pedestrian & Spectator Zone

○ Roads		
a. Through RV Park	320 L.F x 24' W	
	\$ 38,000 - \$	45,000
b. Entry Access	100 L.F. x 24' W	
	\$ 12,000 - \$	16,000
○ Parking		
a. Visitor	23,000 S.F.	
	\$ 57,000 - \$	65,000
○ Trails		
a. Poplar South	200 L.F. x 8' W (Hard)	
	\$ 8,000 - \$	10,000
b. Poplar North	400 L.F. x 8' W (Hard)	
	\$ 16,000 - \$	20,000
c. Exhibit Hall West	200 L.F. x 8' W (Hard)	
	\$ 8,000 - \$	10,000
d. RV/Parking	240 L.F. x 8' W (Hard)	
	\$ 9,600 - \$	12,000
e. Interior Track – South Border	1,500 L.F. x 12' W (Permeable)	
	\$ 54,000 - \$	65,000
f. Exterior Track – South and West	800 L.F. x 12' W (Permeable)	
	\$ 29,000 - \$	35,000
g. Entry Hardscape	6,000 S.F.	
	\$ 36,000 - \$	43,000
h. Trail East of Access	75 L.F. x 8" (Hard)	
	\$ 3,000 - \$	4,000
i. Exhibit to Dry Creek Parking	350 L.F. x 12' (Soft)	
	\$ 9,000 - \$	12,000
j. South Track to Dry Creek Parking	50 L.F. x 12' W	
	\$ 1,500 - \$	2,000
○ Pedestrian Bridges (2)		\$ 15,000 - \$ 20,000
○ Gates (6)		\$ 6,000 - \$ 8,000

- ♦ Large Livestock Zone

○ Roads		
a. Main Circulation	1,200 L.F x 24' W	
	\$ 90,000 - \$	120,000
b. Rodeo Stock Turnaround	500 L.F x 24' W	
	\$ 38,000 - \$	45,000
c. Concession Access	100 L.F. x 16' W	
	\$ 10,000 - \$	12,000



○	Parking		
	a. Trailer @ NE	30,500 S.F.	\$ 150,000 - \$ 165,000
	b. Participant	32,000 S.F.	\$ 125,000 - \$ 130,000
	c. Non-Event Day Parking	4,000 S.F.	\$ 20,000 - \$ 30,000
○	Trails		
	a. Along Road	500 L.F. x 10' W (Soft)	\$ 10,000 - \$ 12,000
	b. Parking to Old Sales	400 L.F. x 10' W (Permeable)	\$ 12,000 - \$ 14,000
	Arena to Old Sales	330 L.F. x 10' W (Permeable)	\$ 10,000 - \$ 12,000
○	Track Crossing Surface		\$ 3,000 - \$ 4,000
○	Gates (8)		\$ 8,000 - \$ 10,000

- **Complete RV hook-up sites (to include electricity, water and sewer).**

◆	<u>RV Camping (Exhibition Hall)</u>		
	Grading, Access, Trails, Bridge, Utilities and Amenities (W/ RV Dump)		\$ 120,000 - \$ 140,000
◆	<u>Tent Camping</u>		
	Grading, Access, Trails, Bridge, Utilities and Amenities		\$ 35,000 - \$ 50,000

- **Upgrade / update the sound system to create a unified system throughout the grounds and buildings.**

◆	Wireless System		\$ 30,000 - \$ 40,000
---	-----------------	--	-----------------------

Year: 2014 – 2015

- **Storage for fair supplies, equipment and panels.**

◆	<u>Exhibit Hall</u>	± 400 Square Feet	\$ 50,000 - \$ 70,000
◆	<u>Grand Stands</u>	Screening	\$ 5,000 - \$ 6,000
◆	<u>Lean-to</u>	Screening	\$ 3,000 - \$ 4,000
◆	<u>Quonset Building</u>	Clean Up and Repair	\$ 3,000 - \$ 4,000
◆	<u>Existing Small Animal Barn</u>	Clean Up and Repair	\$ 2,000 - \$ 3,000



- **Reconfigure the livestock handling areas (to include the crow's nest and addition of a warm up arena.**

- ♦ Livestock Handling Area and Participant Staging (Warm-Up)
 Rodeo livestock loading chute, warm up area, roping chute reconfiguration, grading, fencing and additional crow's nest
 \$ 25,000 - \$ 30,000

- **Add/upgrade recreational amenities and landscaping.**

- ♦ Primary Entrance \$ 40,000 - \$ 50,000
- ♦ Common Lawn \$ 20,000 - \$ 30,000
- ♦ Midway \$ 7,500 - \$ 12,500
- ♦ Concessions and Picnic Area (recreational amenity) \$ 15,000 - \$ 20,000
- ♦ Truck / Trailer Access Road Buffer \$ 15,000 - \$ 20,000
- ♦ Street Buffer \$ 20,000 - \$ 25,000
- ♦ Primary Parking Lot \$ 5,000 - \$ 7,000
- ♦ Recreational Amenities
 - Sand Volleyball Courts \$ 2,000 - \$ 3,000
 - Horse Shoe Pits \$ 700 - \$ 1,000
- ♦ Trash and Recycling Facilities \$ 35,000 - \$ 40,000
- ♦ Irrigation \$ 60,000 - \$ 70,000
- ♦ Arena Restroom \$ 65,000 - \$ 75,000
- ♦ Signage \$ 7,500 - \$ 12,500
- ♦ Lighting \$ 30,000 - \$ 35,000
- ♦ Remote RV Parking
 Grading, Access, Trails, Bridge, Utilities and Amenities
 \$ 120,000 - \$ 140,000
- **Add a lift-station. (w/infrastructure)** \$ 100,000 - \$ 110,000



Year: 2015 – 2016

- ***Classroom/training facility and office***

- ♦ Classrooms:

- At Exhibit Hall ±1,600 Square Feet \$ 270,000 - \$ 330,000
 - At Covered Arena ± 900 Square Feet \$ 100,000 - \$ 125,000

- ♦ Offices:

- At Exhibit Hall ± 200 Square Feet \$ 30,000 - \$ 40,000
 - At Covered Arena ± 400 Square Feet \$ 50,000 - \$ 65,000

- ***Alternative energy conversion***

Matching Funds \$ 60,000 - \$ 70,000

- ***Digital marquee sign on Poplar Street***

\$ 25,000 - \$ 35,000

Potential Funding:

- DOLA
- Alternative Energy
- Routt County General Funds
- Town of Hayden General Funds
- Colorado Lottery Funds
- Foundation Grants
- General Grants (Colleges, Ag. & Great Outdoor Colorado)
- User Fees
- Development Fees
- Partnerships with Non-Profits and Municipalities

