

Arapahoe County Fairgrounds & Regional Park Recommended Master Plan

Prepared for:



Prepared by:

BHA Design Incorporated
Bullock Smith & Partners, Inc.
Markin Consulting

In cooperation with:

Martin/Martin
Hankard Environmental

October 2009



Arapahoe County

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Executive Summary

“When it comes to the future, there are three kinds of people: those who let it happen, those who make it happen, and those who wonder what happened.”

John M. Richardson, Jr.

Executive Summary

This document explores ideas for the Arapahoe County Fairgrounds and Regional Park and unfolds a picture of what the future may hold. The master plan is a bold and innovative vision for the Arapahoe County Fairgrounds and Regional Park (ACFRP) as a premiere destination for family entertainment, recreation, education, and relaxation.

The ideas presented in the master plan were cultivated through numerous conversations with people from varied backgrounds and perspectives who care about the Fairgrounds and the Regional Park. Their collective insight was used to shape and reshape the master plan throughout the design process, and the resulting plan is a culmination of the efforts of everyone involved.

The 10-year vision builds on the facility’s current strengths, identifies ripe opportunities, and plants seeds for the future. As long-term expansion occurs within the County over time the ACFRP’s ability to attract a wider variety of events will increase, along with its potential revenue stream.

The ACFRP master plan includes two major components: First, the physical master plan prepared by BHA Design, Bullock, Smith & Partners and Martin/Martin; and second, the economic feasibility study prepared by Markin Consulting which identifies potential uses and activities. The document acts as a guide for future activity usage, future

development, and acquisition of capital improvement funds over the next five to ten years.

The master plan includes facilities for hosting events such as the Arapahoe County Fair, a variety of non-fair events, office space for some county departments, CSU Extension offices, and a prairie park. The overall design concept of this Master Plan is to:

- ◆ Maximize potential for long term financial success. The proposed facilities are intended to leverage opportunities for larger events on a year-round basis.
- ◆ Improve visibility from Interstate E-470, Gun Club Road, and E. Quincy Avenue;
- ◆ Improve overall appearance of grounds by creating better defined open spaces and improved architectural theme;
- ◆ Preservation and enhancement of the prairie landscape;
- ◆ Provide strong linkages to the surrounding areas;
- ◆ Take advantage of educational opportunities;
- ◆ Maximize flexibility;
- ◆ Provide better defined and functioning vehicular and pedestrian access;
- ◆ Improve internal circulation;
- ◆ Separate service traffic from guests;
- ◆ Meet space needs objectives;
- ◆ Create an overall landscape concept;
- ◆ Create unique play environments for inclusive play and for reconnecting with nature;
- ◆ Continue to be a good neighbor.



West view from Powhatan Rd.

Introduction

Overview

Arapahoe County was the first county in Colorado. With the development of other Colorado counties, Arapahoe County evolved to its current dimensions of 70 miles long and 12 miles wide. The county is located on the southeast edge of the Denver metropolitan area (approximate population of 4.3 million) with Douglas and Elbert Counties to the south and Adams County on the north. Arapahoe County is home to 14 incorporated cities and its population is approximately 543,000. The county seat is Littleton, located on the western edge of the county.

Arapahoe County Fairgrounds and Regional Park (ACFRP) is located strategically in the center of the county. The ACFRP interfaces urban developments to the west and rural regions to the east. Access to the ACFRP is provided by E-470 (toll road) and Quincy Avenue, which is slated for future expansions. Recently, the area within 10 miles of the ACFRP has seen robust development with the building of Southlands Mall, large single-family residential developments, and numerous upper-end apartment complexes. Neighbors include the Arapahoe Park horse racing track, the Aurora Reservoir, and Cherry Creek School District facilities to the south and Waste Management landfill to the north. Commercial developments have been proposed to the west. Directly east of the ACFRP is a proposed 17,000 acre Arapahoe Grasslands and two miles northeast of the ACFRP is a future 6,000 unit housing development. Accelerated residential and commercial growth in the region have increased demand for recreational facilities.

The ACFRP is one of the few event facilities in the southeastern metropolitan-Denver area. The nearest

equine event facility, High Prairie Farms, is located 15 miles south of the ACFRP and the National Western Complex is located 23 miles northwest of the ACFRP.

Historical Background

The Arapahoe County Fair (ACF) was held at facilities near the Windermere/Bellevue intersection in Littleton until 1985 when the fairgrounds property was sold. The fair was supposed to move to its current location, but because of financial difficulties, this plan did not come to fruition for many years. The ACF was held at several venues over the next 21 years including the National Western Complex in Denver and the rodeo grounds at Deer Trail. The 4-H program struggled to maintain enrollment and attendance dramatically declined at ACF events.

In 2003, the Open Space Tax was approved by Arapahoe County voters to provide Open Space acquisition and maintenance. It also provides a grant shareback program and 3% is used for heritage properties such as the ACFRP and 17 Mile House. Arapahoe County acquired the 425 acres where the ACFRP is currently located. Part of the property has been sold to the Cherry Creek School District for a transportation facility, high school, and a middle school. 236 acres were reserved from the original purchase for the ACFRP, of that ACFRP 110 acres have been designated as Heritage property, and 126 acres have been set aside for a Regional Park.

In 2005 the Arapahoe County Commissioners provided the guidance and assistance to construct the initial infrastructure and building in time for the centennial celebration of the Arapahoe County Fair in July 2006. The initial discussions and plans were developed to host the Arapahoe County Fair (ACF) and related CSU Extension program activities. As the building developed and discussion ensued, it was acknowledged that the ACFRP should be developed as a year-round facility and event complex. The original building was designed to accommodate the different uses that surfaced during planning meetings and discussions. As use of the facility increased, it became apparent that the initial design was insufficient. Additionally, development of a regional prairie park required coordination to complement the Fairgrounds. To ensure the best future use of available space that meets the needs of a fairground, year-round facilities, and prairie park, it was decided that



an update to the master plan was needed.

Since 2006, the use of the fixed venue and the growth of the fair have almost doubled the 4-H enrollment. The facility has also opened a venue for other county departments to hold meetings, training sessions, and other activities at no cost to the department.

The facility is also being integrated into the emergency management program in Arapahoe County. This use ranges from facilities for temporary office space, to participation in Continuity of Operations Plan and animal rescue efforts by the Sheriff's office and Arapahoe County Animal Control.

Currently, all year-round activities and the fair events are organized, scheduled and overseen by 2.5 FTEs plus a small number of temporary seasonal employees.

Mission Statement

"To provide educational, agricultural, and recreational experiences, that celebrate our western heritage and preserve our prairie environment, economic, and managerial sustainability."

The Arapahoe County Fairgrounds and Regional Park will, at a minimum, include:

- ◆ Facilities for the Arapahoe County Fair to showcase the achievements of our 4-H youth and community,
- ◆ Facilities for youth to participate in 4-H activities,
- ◆ Facilities to preserve our western heritage and history,
- ◆ Open space and interpretive trails that provide connectivity with regional trails and open space.

Master Plan Goals & Objectives

The Fairgrounds Steering Committee, in anticipation of the ACFRP Master Plan, crafted the following Goals, Objectives, and expected outcomes. These thoughts guided and influenced the development of the Master Plan.

Goal 1:

Develop a Master Plan that will enhance the future growth of the Arapahoe County Fairgrounds and Regional Park.

Objective 1.1: Preserve, protect, and conserve areas of critical habitat, high habitat value and wildlife movement corridors.

Objective 1.2: Preserve, protect, enhance, and promote local histories, our western heritage, and cultural and agricultural resources that are at risk from existing and future developments.

Objective 1.3: Preserve, protect and enhance our views and vistas.

Objective 1.4: Provide and develop passive recreational activities for a spectrum of quality user experiences compatible with active events on the Fairgrounds, sensitive to the natural environment, and accessible to all. Establish activities that enhance surrounding communities, neighborhoods, parks, open space, and trails.

Objective 1.5: Provide for a range of non-motorized trail uses that provide connectivity throughout the County and to adjacent recreational areas, including hiking, equestrian, and mountain biking.

Objective 1.6: Provide planning, design, and development of safe trails that meet established standards that ensure compatibility with the natural environment, existing and surrounding land uses, and a variety of users.

Objective 1.7: Promote the development of park and recreational facilities that support the quality of life and economic development of the County

Goal 2:

Develop a master plan that incorporates stakeholders in the surrounding community, region and Arapahoe County Fairgrounds and Regional Park.

Objective 2.1: Determine the role of the Arapahoe Fairgrounds and Regional Park in providing recreational services.

- ◆ Identify stakeholders
- ◆ Seek input from stakeholders about possible recreational facilities and services.
- ◆ Identify the current level of recreational services in the region.
- ◆ Identify any gaps in the region’s recreational services.

Objective 2.2: Develop the Arapahoe Fairgrounds and Regional Park to enhance stakeholders’ use and functionality.

- ◆ Coordinate proposed Arapahoe Fairgrounds and Regional Park’s recreational services with the surrounding region to avoid duplication and maximize regional recreational services.
- ◆ Study the environmental impacts, including noise contours, and nearby zoning so that activities will fit the guidelines and mission but will not create a significant negative impact on the surrounding communities.

Objective 2.3: The fairgrounds facilities will incorporate planning and development of plans for County Animal Response Team (CART) , Continuity of Operations Program (COOP) and other activities that will enhance shelter and safe haven areas in the event of emergencies in conjunction with the Sheriff’s office and other emergency agencies.

Goal 3:

Develop the Arapahoe County Fairgrounds and Regional Park so as to function as a center for educational enhancement.

Objective 3.1: Develop a center for agricultural experiences for youth.

Objective 3.2: Provide a community learning center in conjunction with Colorado State University and Arapahoe County Extension. This center could provide clinics, seminars, learning activities, and other community activities for 4-H and community members.

Objective 3.3: Provide equine facilities for the education, enjoyment and development of skills in the equine field.

Objective 3.4: Provide opportunities to allow residents of Arapahoe and surrounding counties to experience living arts, crafts and activities.

Objective 3.5: Consider a short grass prairie education area to provide history and function of the surrounding prairie.

Objective 3.6: Consider projects and educational experiences that demonstrate alternative and renewable energy resources.

Objective 3.7: Consider xeriscape landscaping in the design of the site and offer educational opportunities in xeriscape use and design.

Goal 4:

Provide a Fairgrounds and Regional Park that has a “WOW” factor that reaches out and draws in the community and is a destination location.

Objective 4.1: The Fairgrounds and Regional Park is a showcase for Arapahoe County.

Objective 4.2: Interactive, engaging activities are provided that demonstrate the unique and dynamic state of the art facility that will be embraced now and into the future.

Objective 4.3: The Fairgrounds and Regional Park is a destination location

Objective 4.4: When visitors enter the Fairgrounds and Regional Park, they are inspired because of the “WOW” factor.

Site Analysis

Site Analysis Diagrams

The Design Team created the following diagrams to summarize the on-site and off-site analysis performed early in the master planning process. This technique utilizes a dialogue between many groups with the Design Team to create a foundation of understanding upon which potential opportunities could be realized.

During the public input process a wide variety of issues were discussed, and several issues were echoes again and again by various groups including:

- ◆ The lack of shade at the existing facility;
- ◆ Perceived distance to site;
- ◆ Toll fee for E-470;
- ◆ The need for RV parking with hook-ups for events;
- ◆ Poor visibility of ACFGRP from E-470 and Gun Club Road;
- ◆ Settling of existing structures and expansive soils.

These issues will need to be further evaluated and addressed as the recommended master plan is implemented.

Site Aerial View

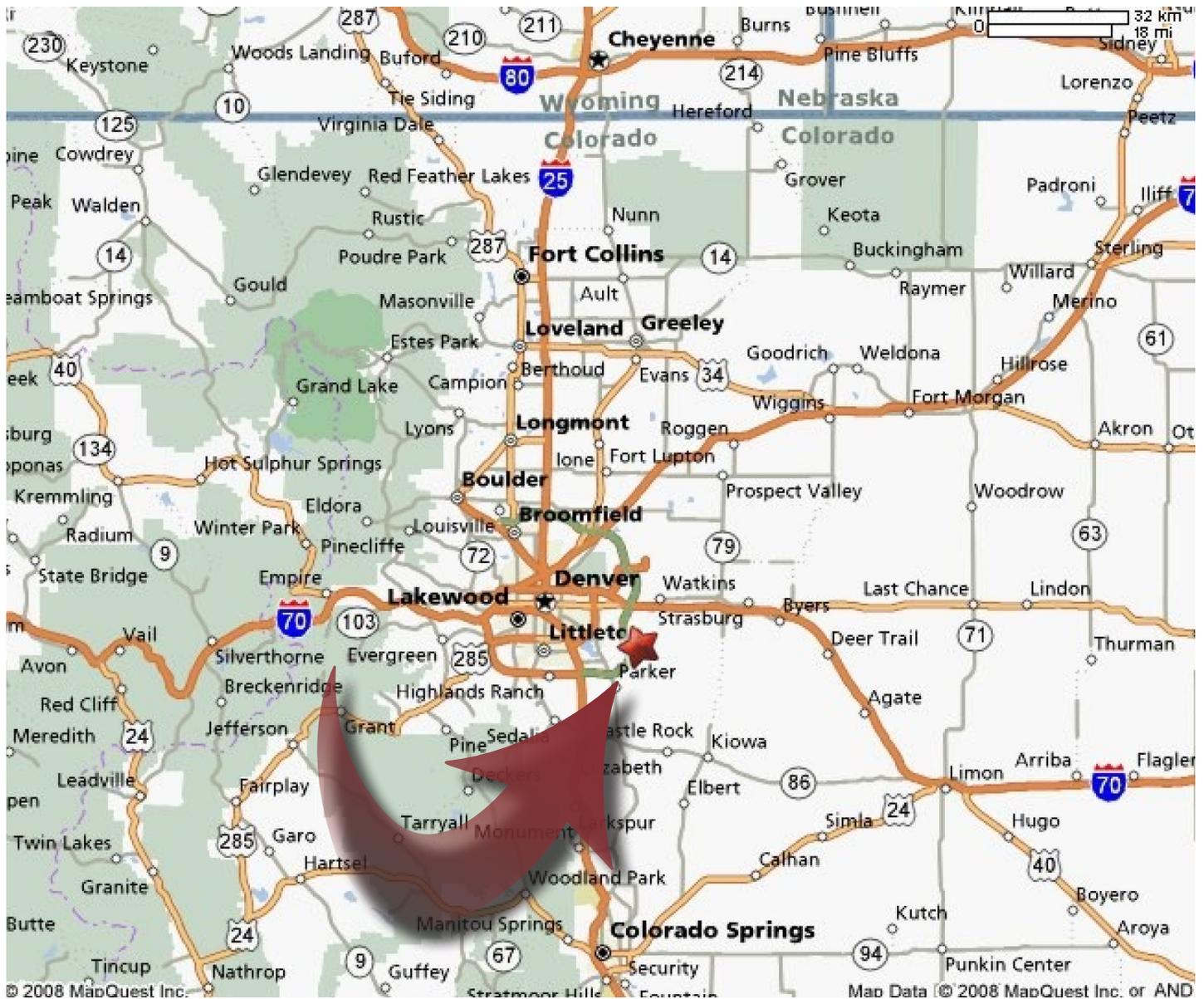


Bird's-eye view of the fairgrounds site. View is looking towards the south.



Arapahoe County Fair

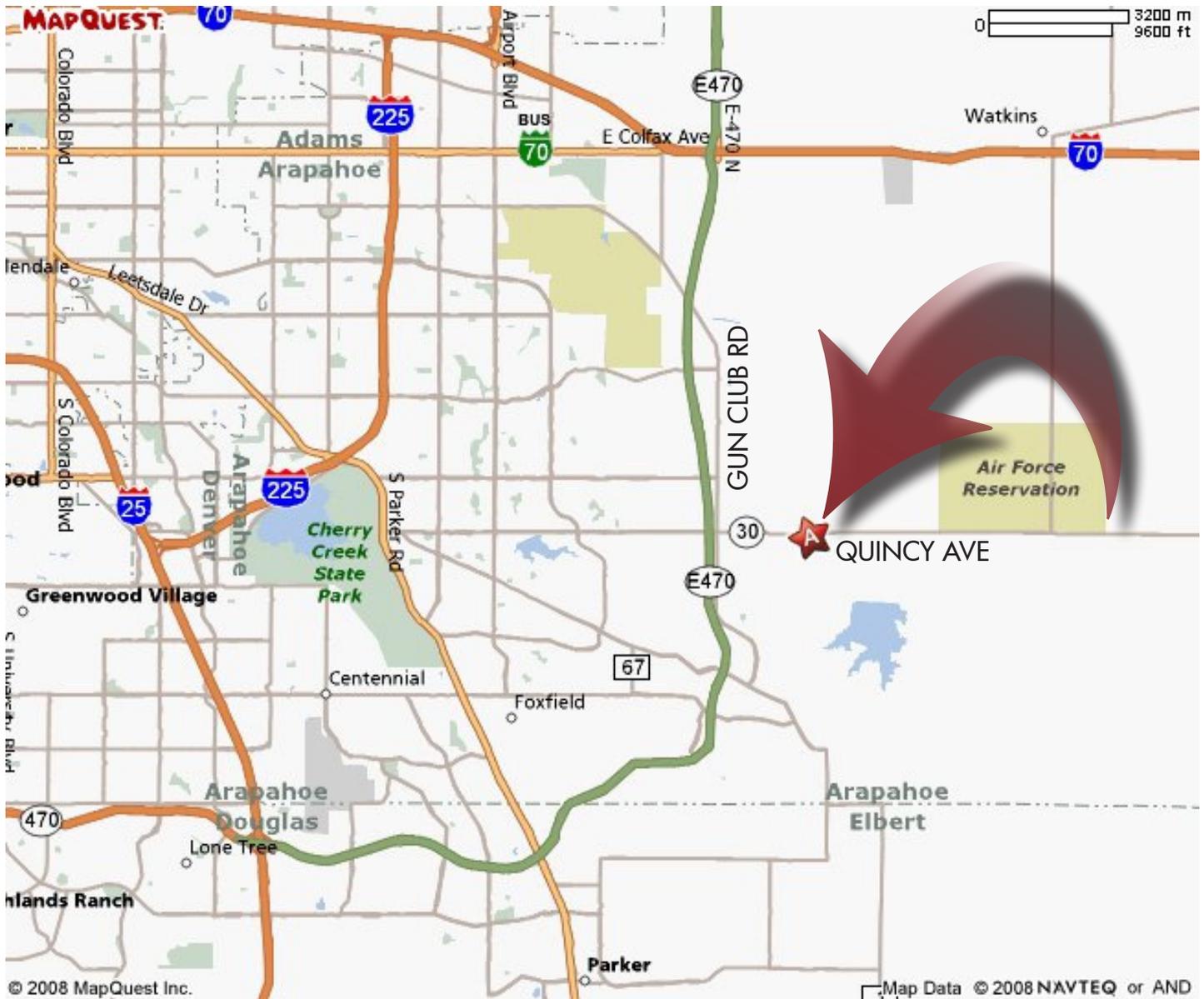
Regional Access



Map illustrating the general location of ACFG as it relates to the Metro Denver area and the northern Colorado Front Range.

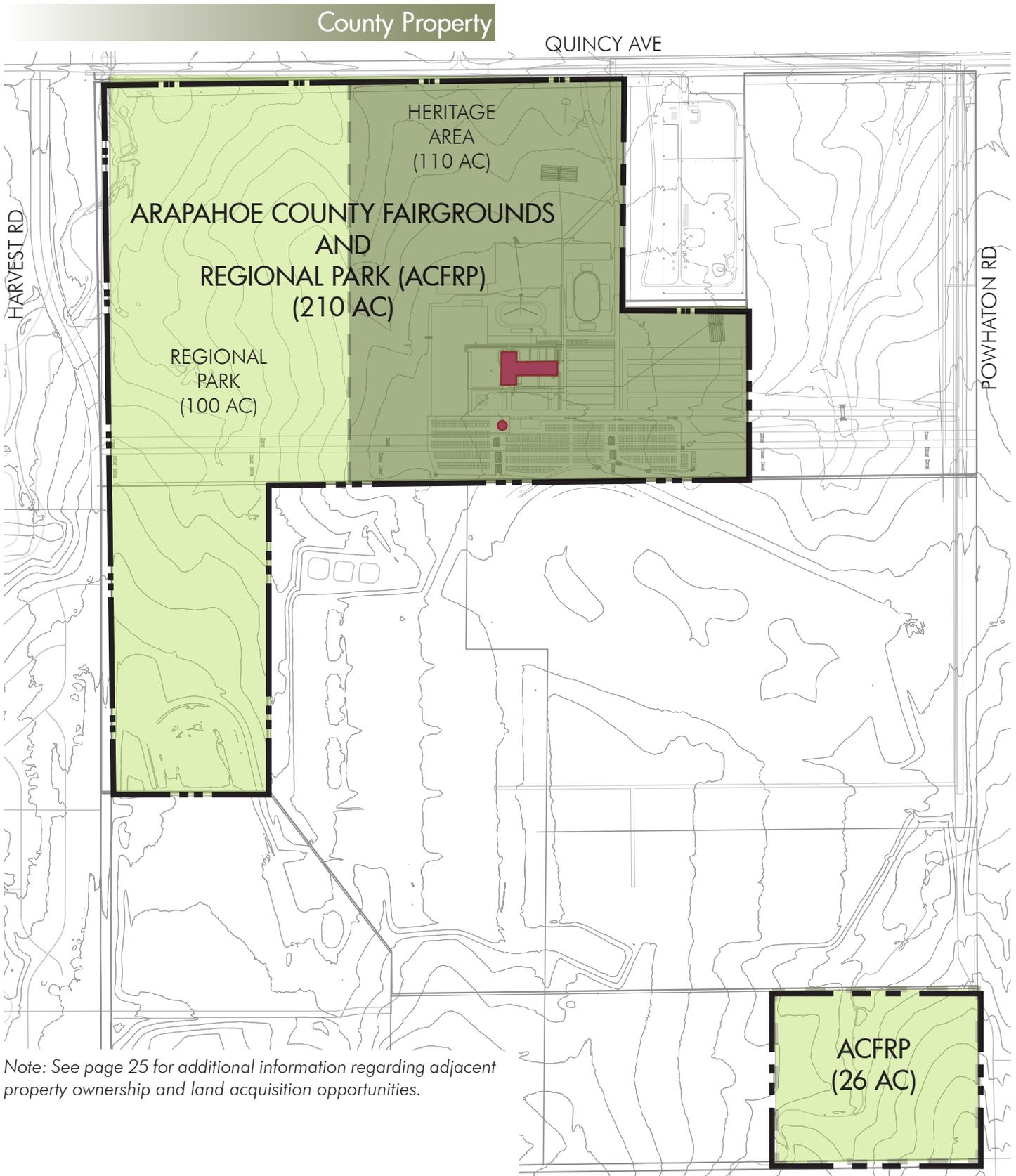


Local Site Access



Map illustrating the general location of ACFG as it relates to access from E-470 (expresstoll) and I-70.

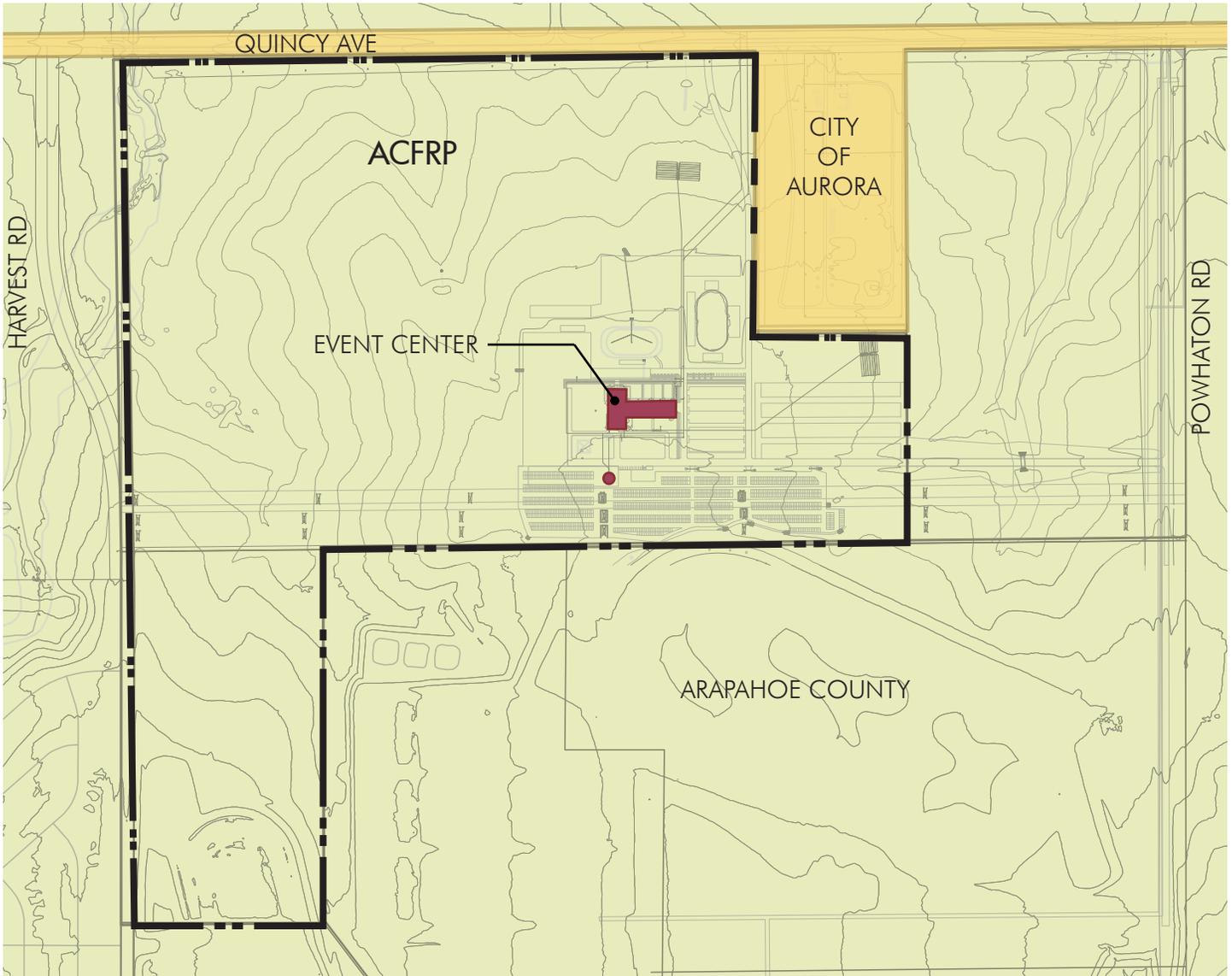




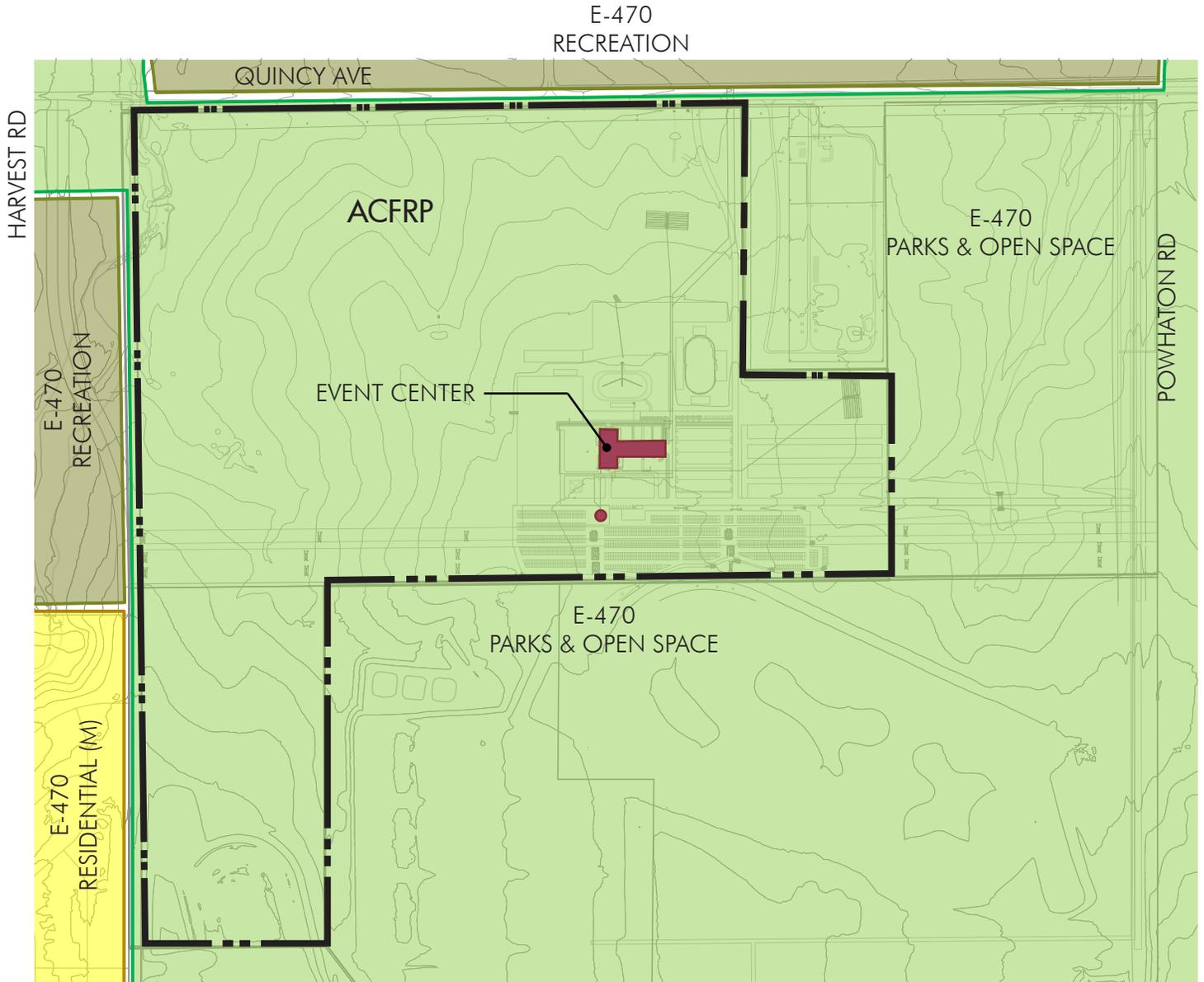
Note: See page 25 for additional information regarding adjacent property ownership and land acquisition opportunities.



City and County Limits



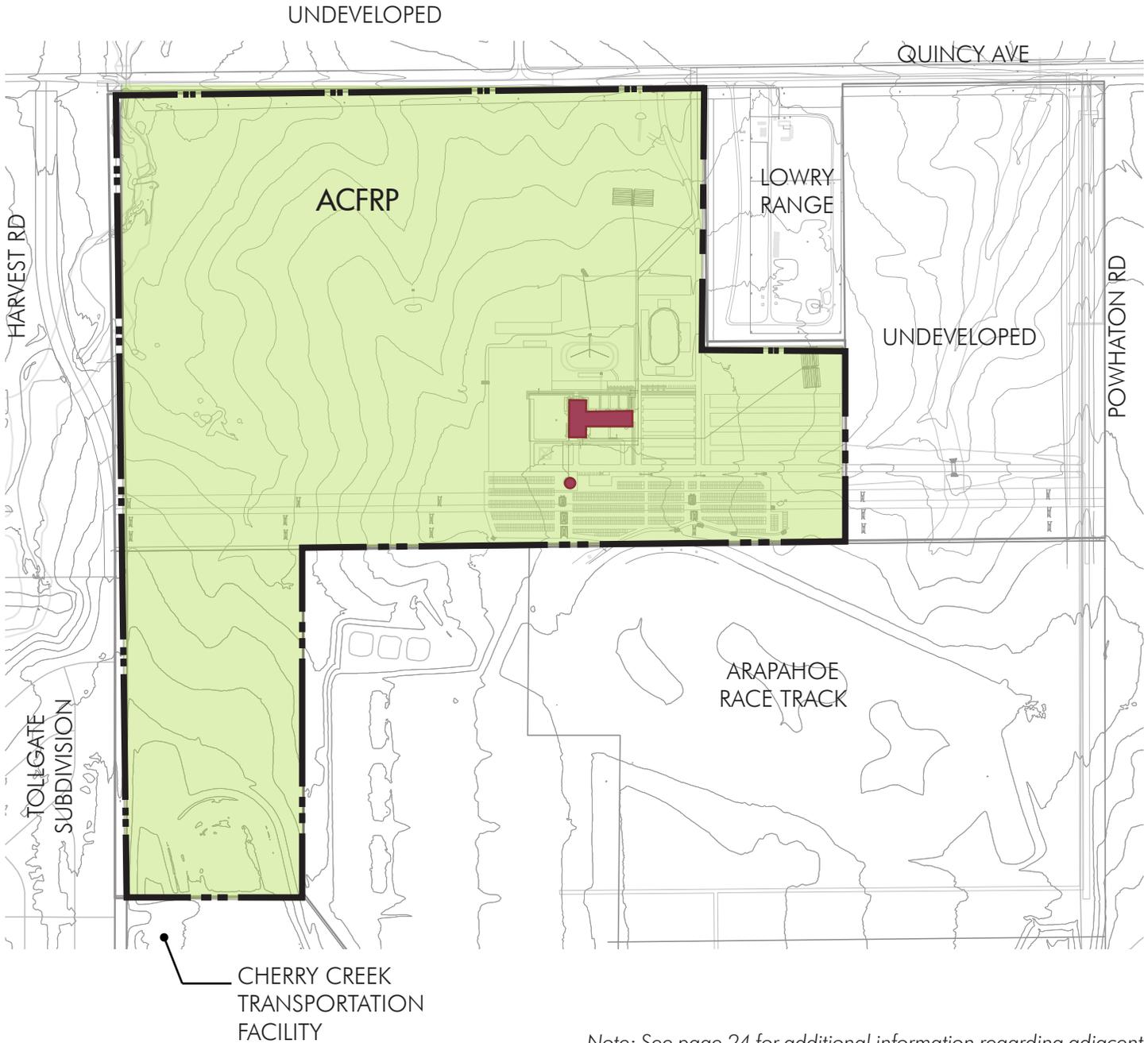
Zoning/Comprehensive Plans



Zoning information is based on 2009 City of Aurora Comprehensive Plan; Map V.H-1, Chapter V: Strategic Areas, Section H: E-470 Corridor.



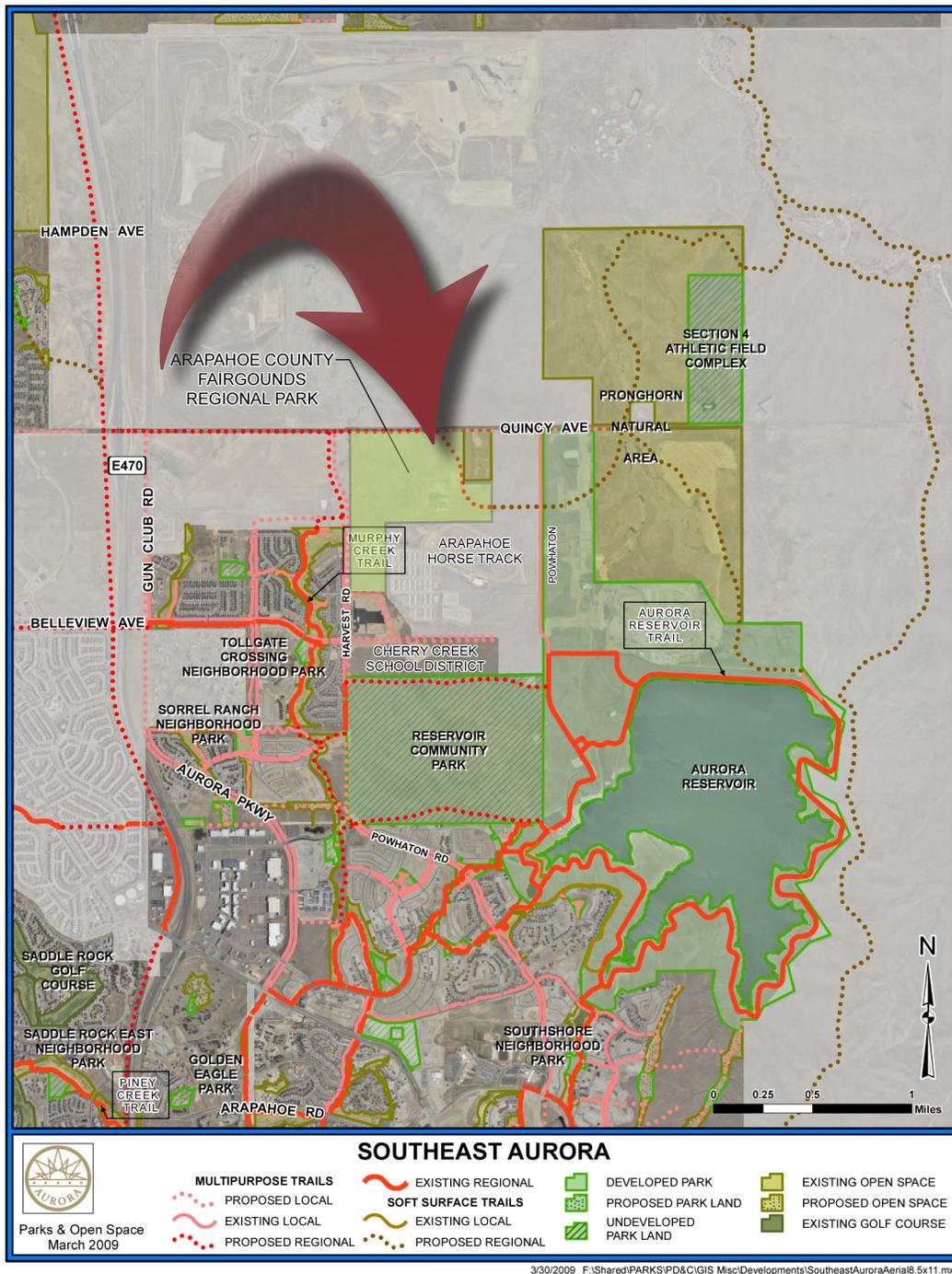
Adjacent Land Uses



Note: See page 24 for additional information regarding adjacent property ownership and land acquisition opportunities.



Parks, Open Space & Trails



Southeast Aurora regional map illustrating surrounding trails, parkland and open space. Several trails currently exist near or are planned near the Arapahoe County Fairgrounds & Regional Park. Connections to these trails should be maximized.



Adjacent Land Uses - Aurora Reservoir

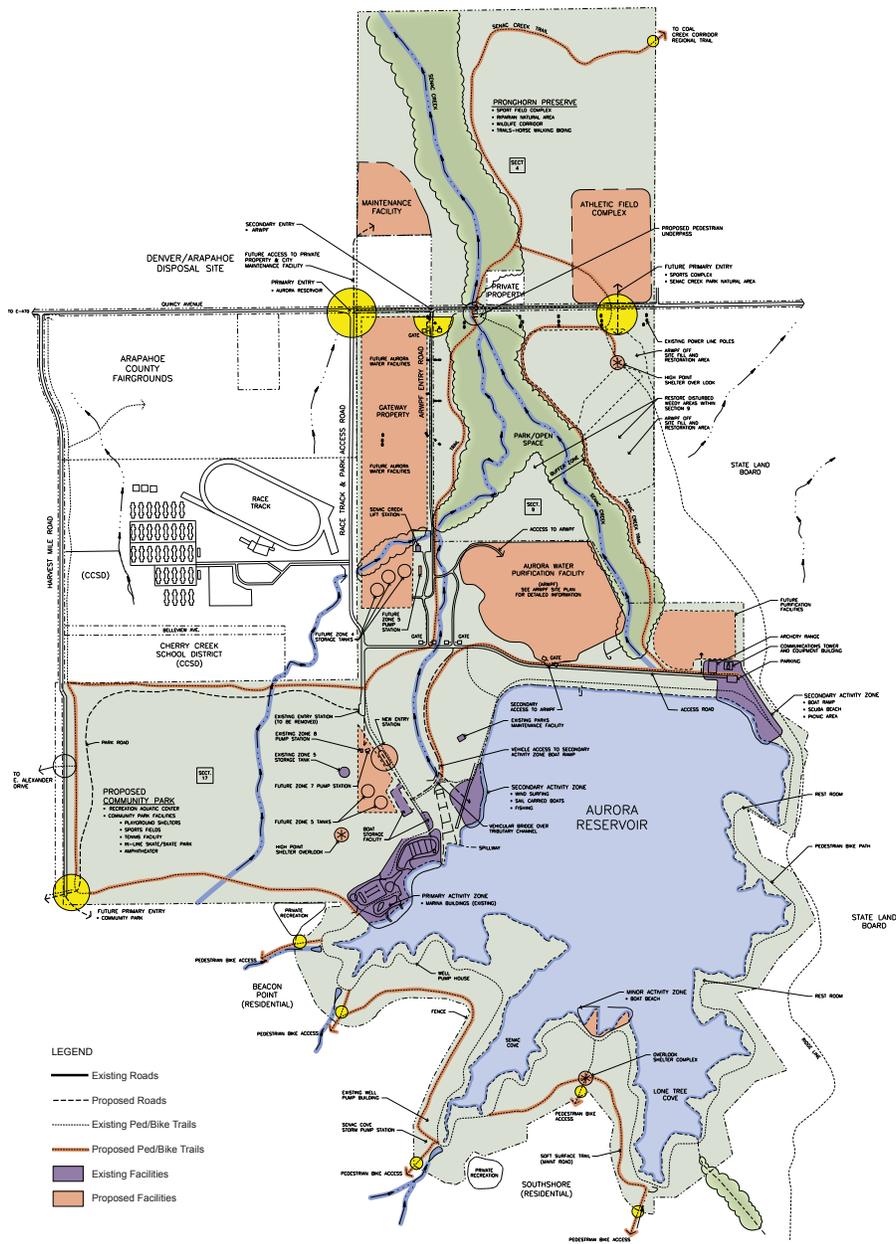


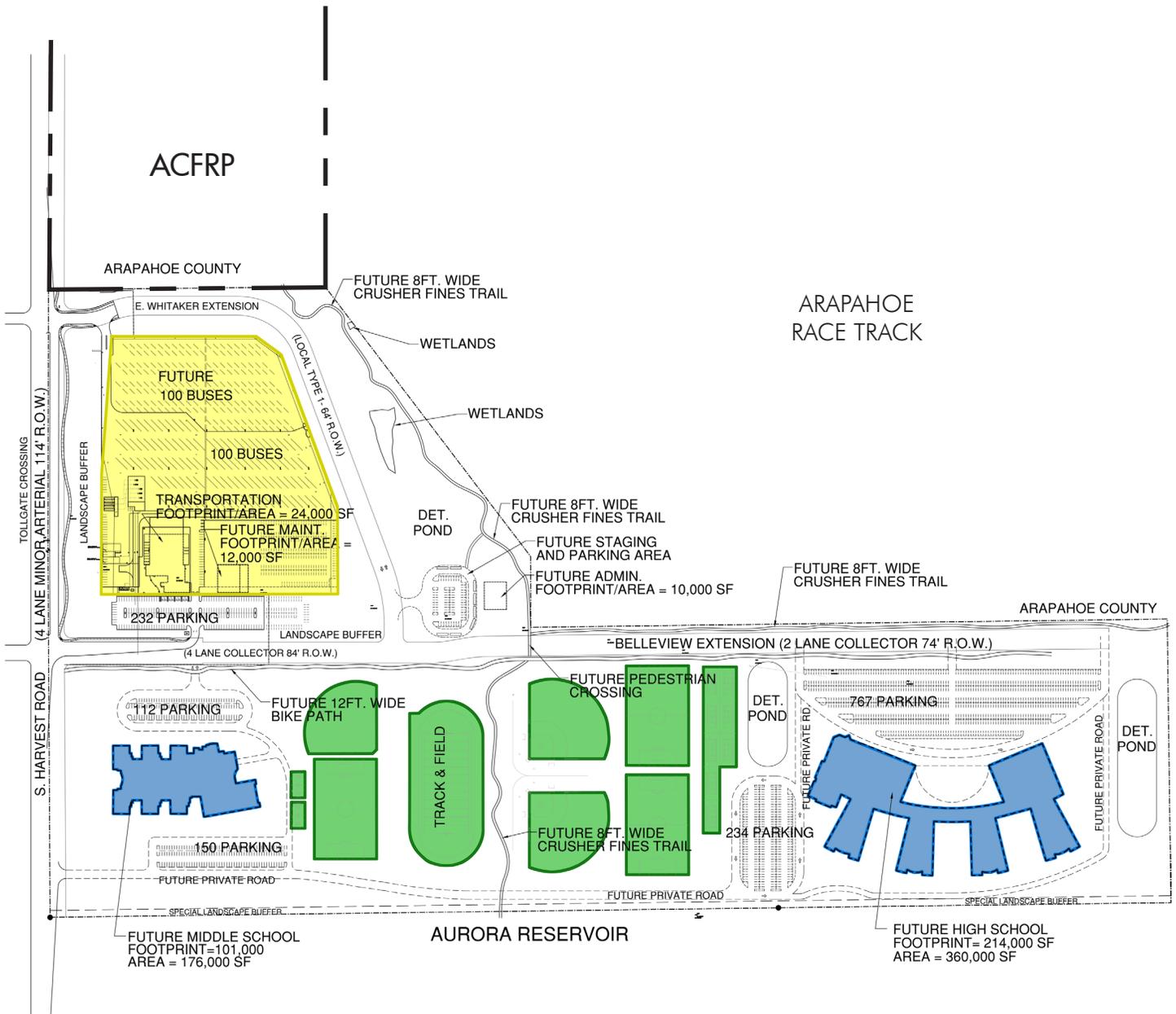
FIGURE 1
Overall Master Plan
Aurora Reservoir Parks & Water Master Plan

CH2MHILL

Overall master plan from the August 2005, amended February 2008, Parks and Water Master Plan for the Aurora Reservoir. The master plan illustrates key proposed trail alignments.



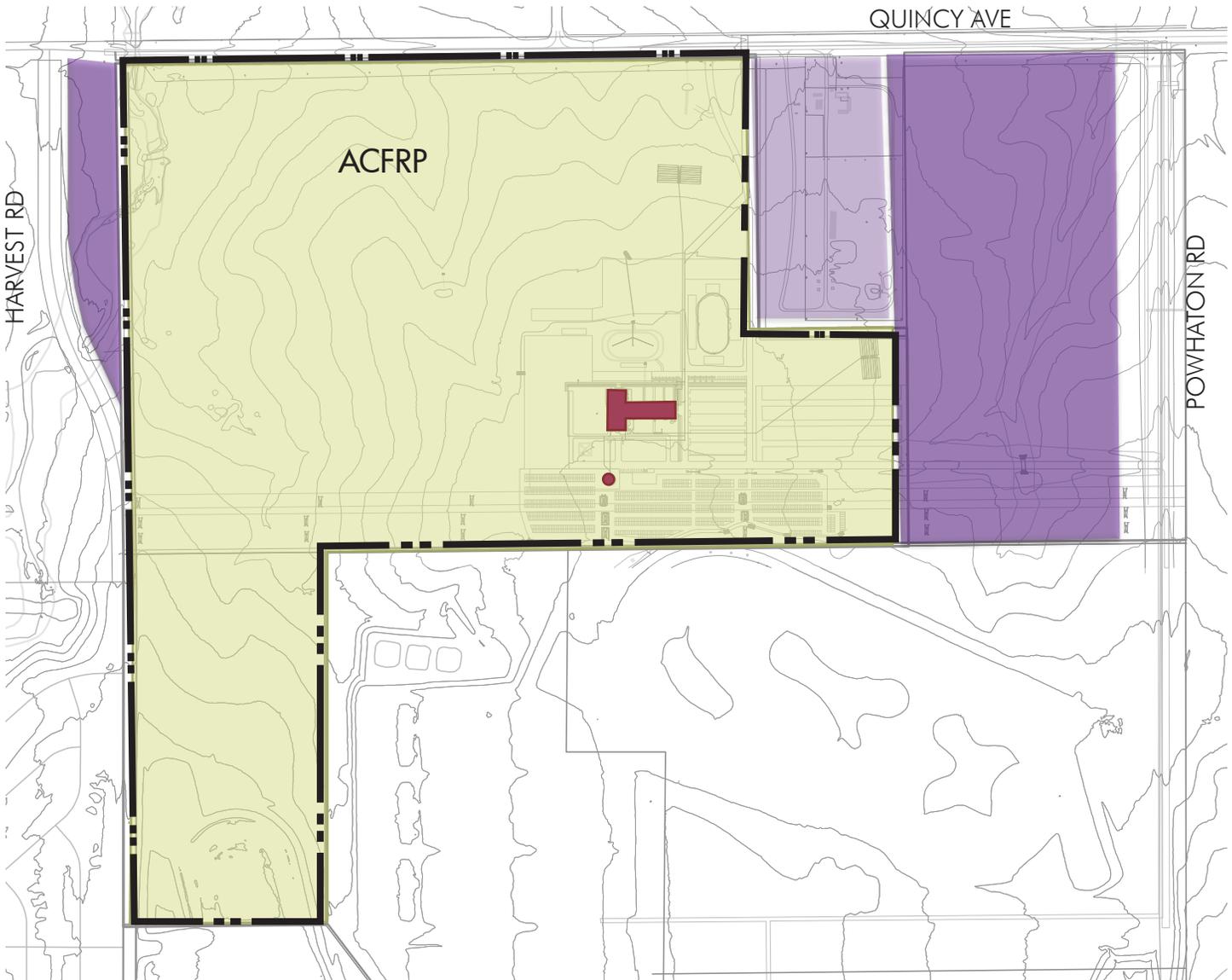
Adjacent Land Uses - Cherry Creek S.D.



This diagram illustrates the proposed development of the Cherry Creek School District property located directly south of the site. In addition to the transportation area, two schools with supporting athletic fields are proposed, a trail connection through the site to the Aurora Reservoir property is also proposed.



Expansion Potential

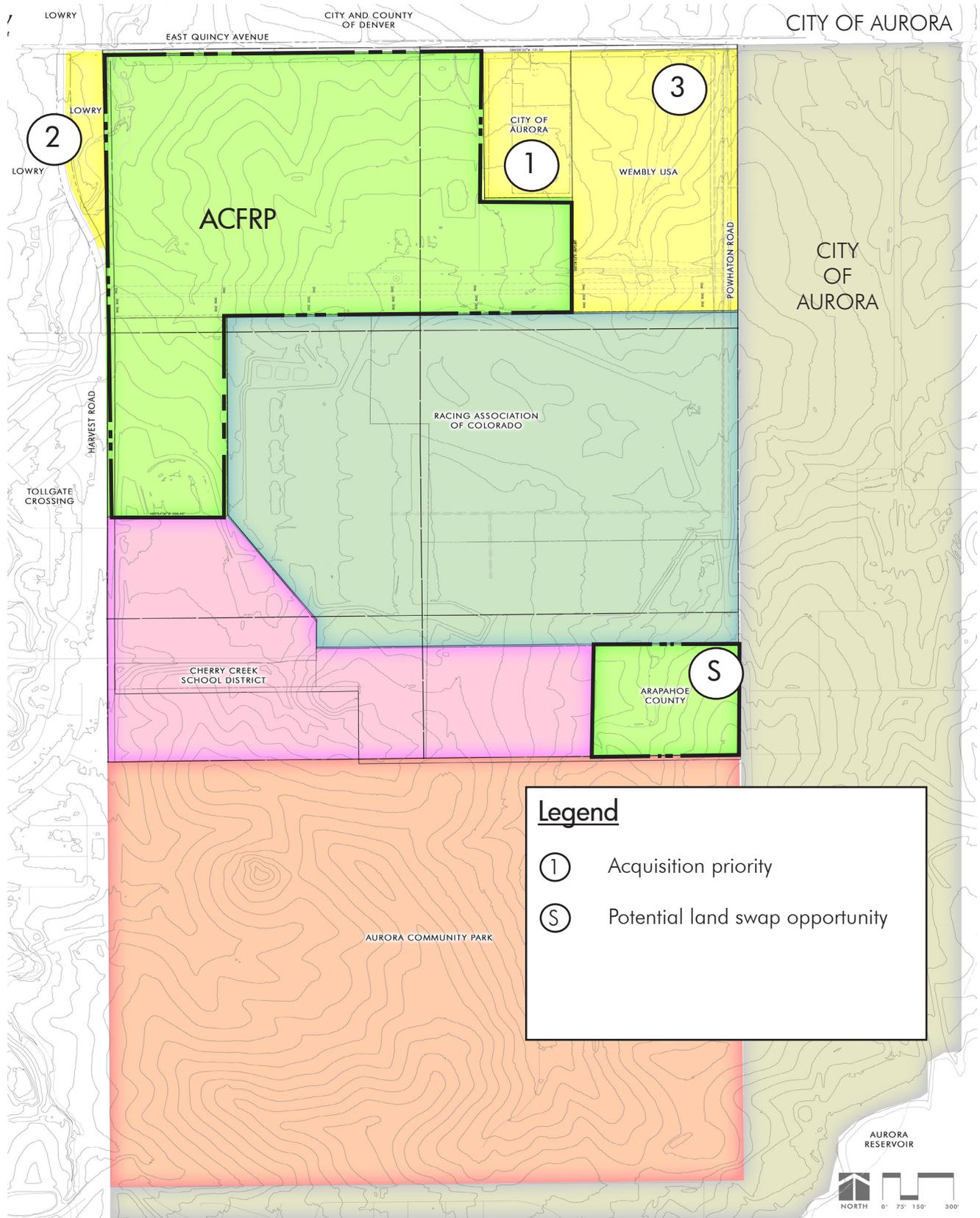


It is anticipated that the facility usage will grow along with the long term growth of Arapahoe County. Therefore, additional property may be needed. It is recommended that the properties illustrated in purple above be acquired as they and funding become available.

See the following sheet for suggested priority for land acquisition



Land Acquisition Priorities

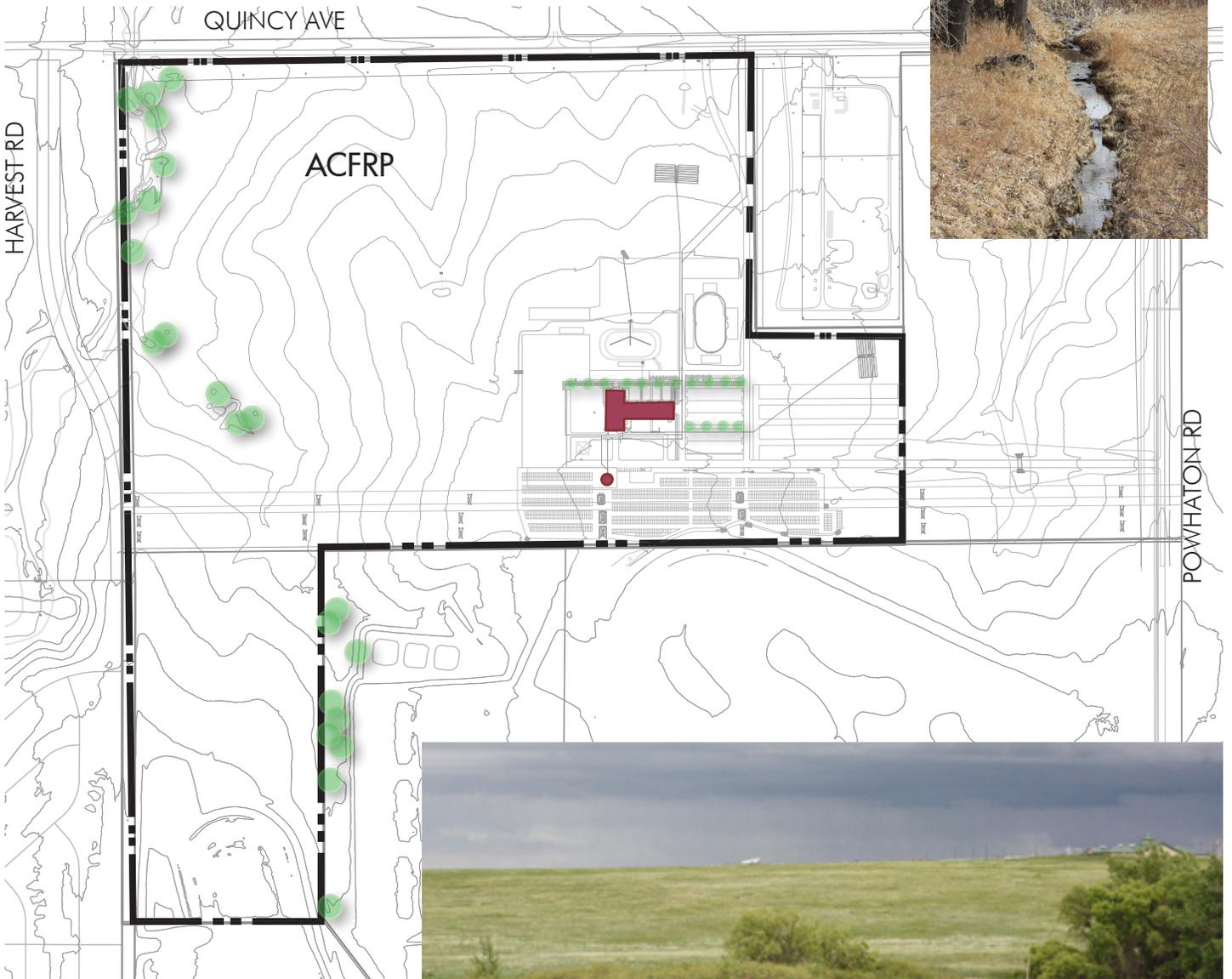


Legend

- ① Acquisition priority
- Ⓢ Potential land swap opportunity

Vegetation & Landscape

Murphy Creek

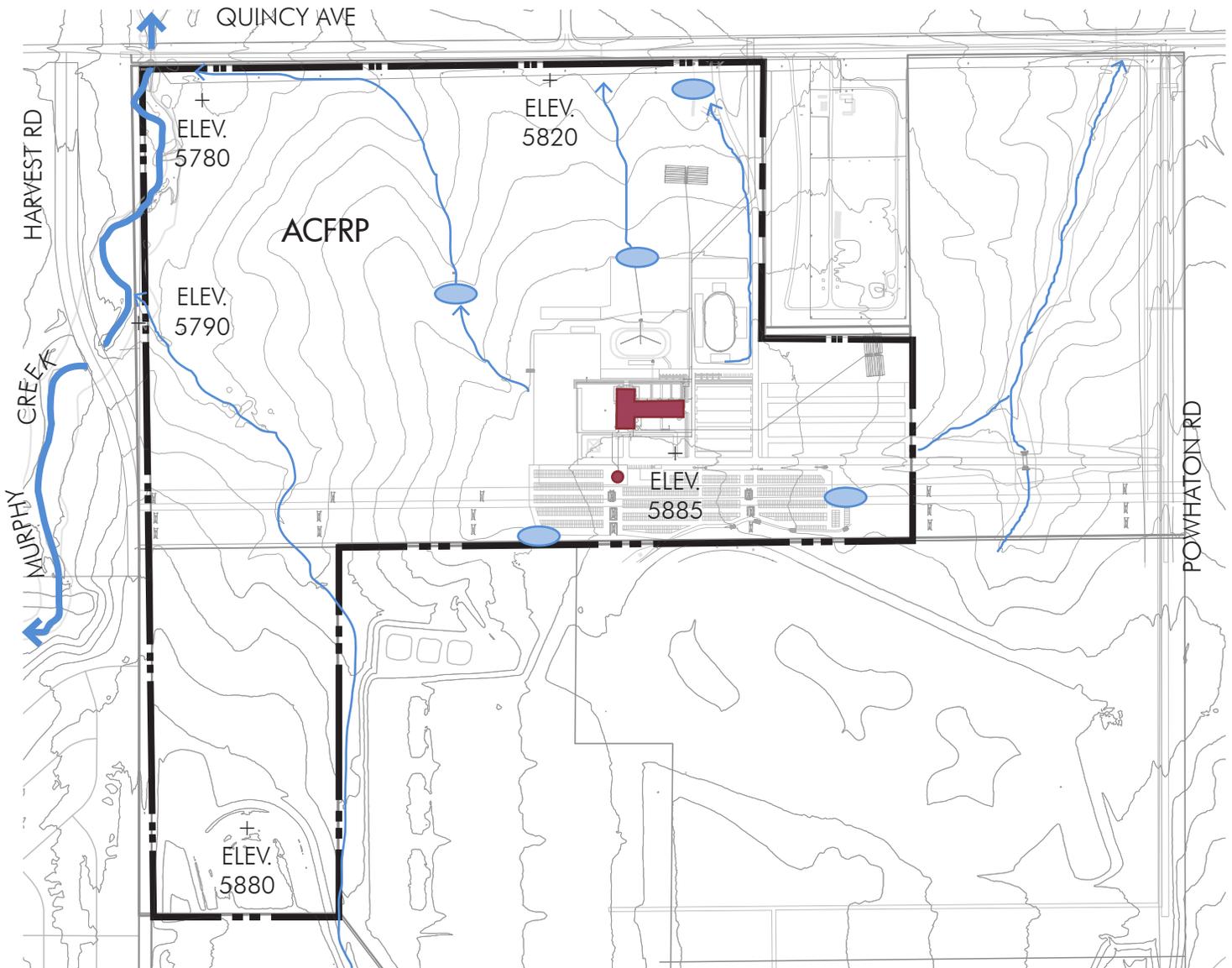


Existing Short Grass Prairie

This site is dominated by short grass prairie. Denser vegetation is limited and found along Murphy Creek, the major drainage way through the site, where stands of cottonwoods and willows can be found. Some trees have been introduced near the exhibition building.



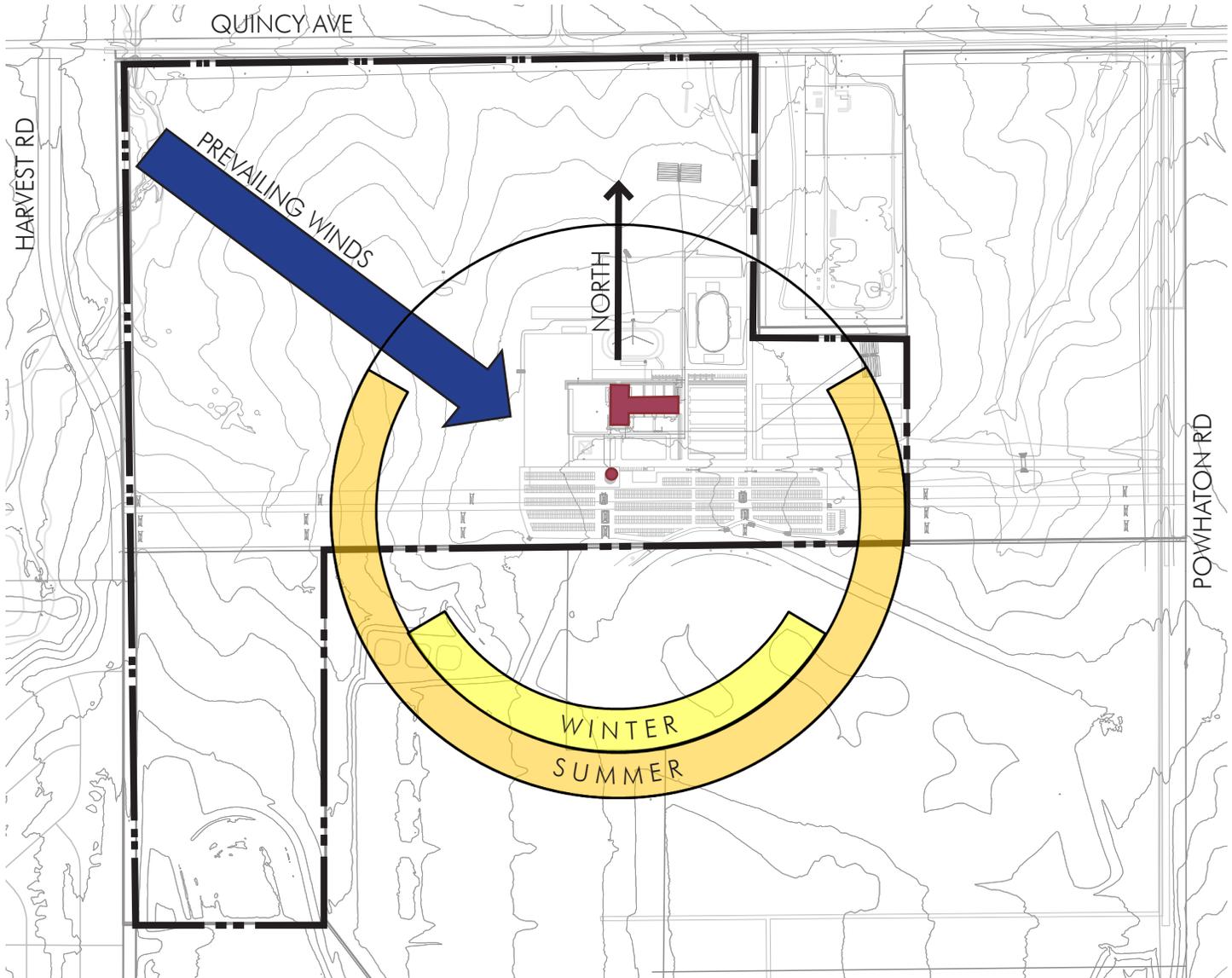
Topographic & Drainage Issues



Overall the topography near the existing exhibition building is relatively flat. Slopes become steeper to the north and west where an elevation change of over 95' feet existing from center of the site moving to the west property line, and an elevation change of over 100' is feet experienced from the most southern end of the site to the north property line.



Solar Orientation & Winds



Views & Vistas

View from northwest corner

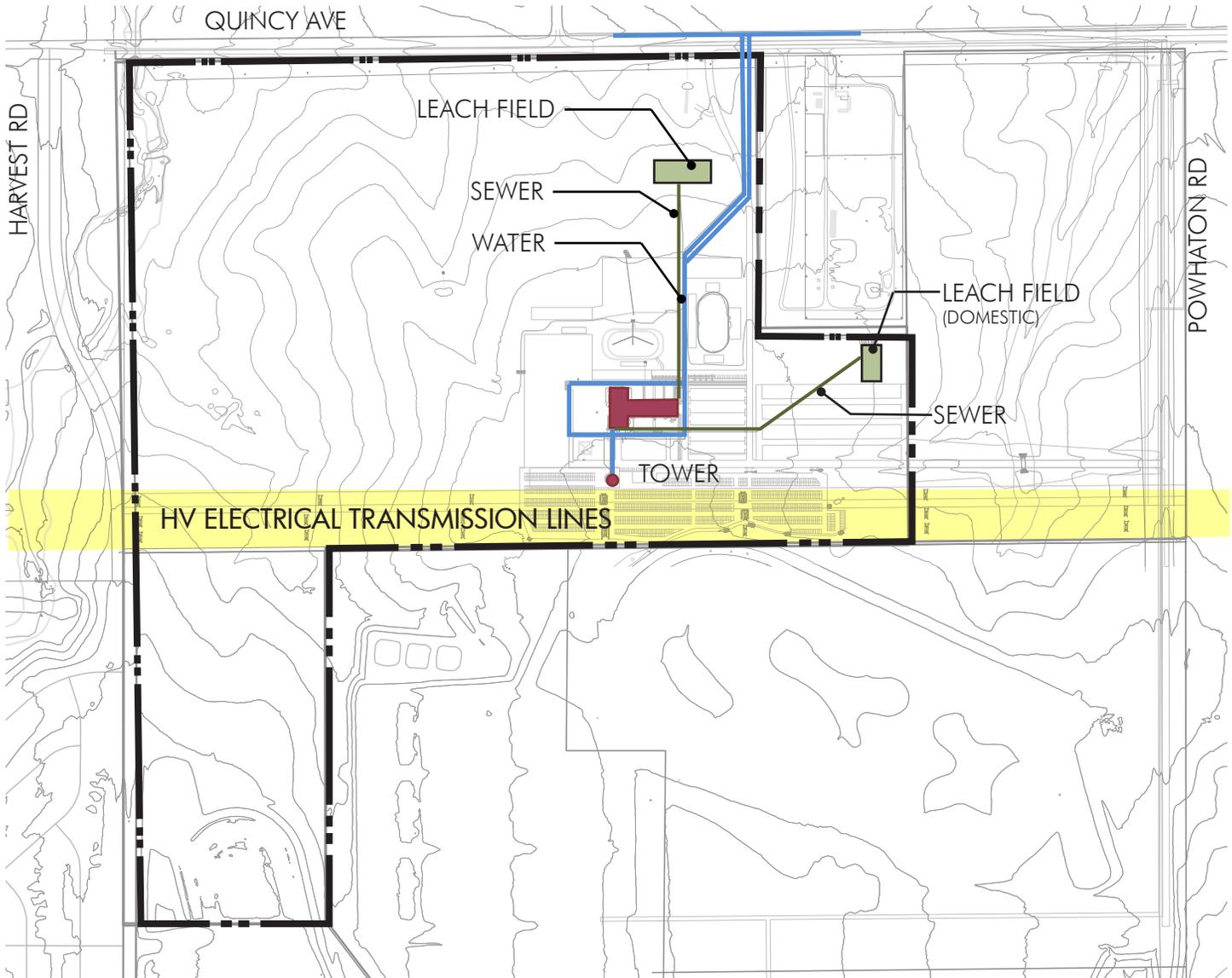


View to the west

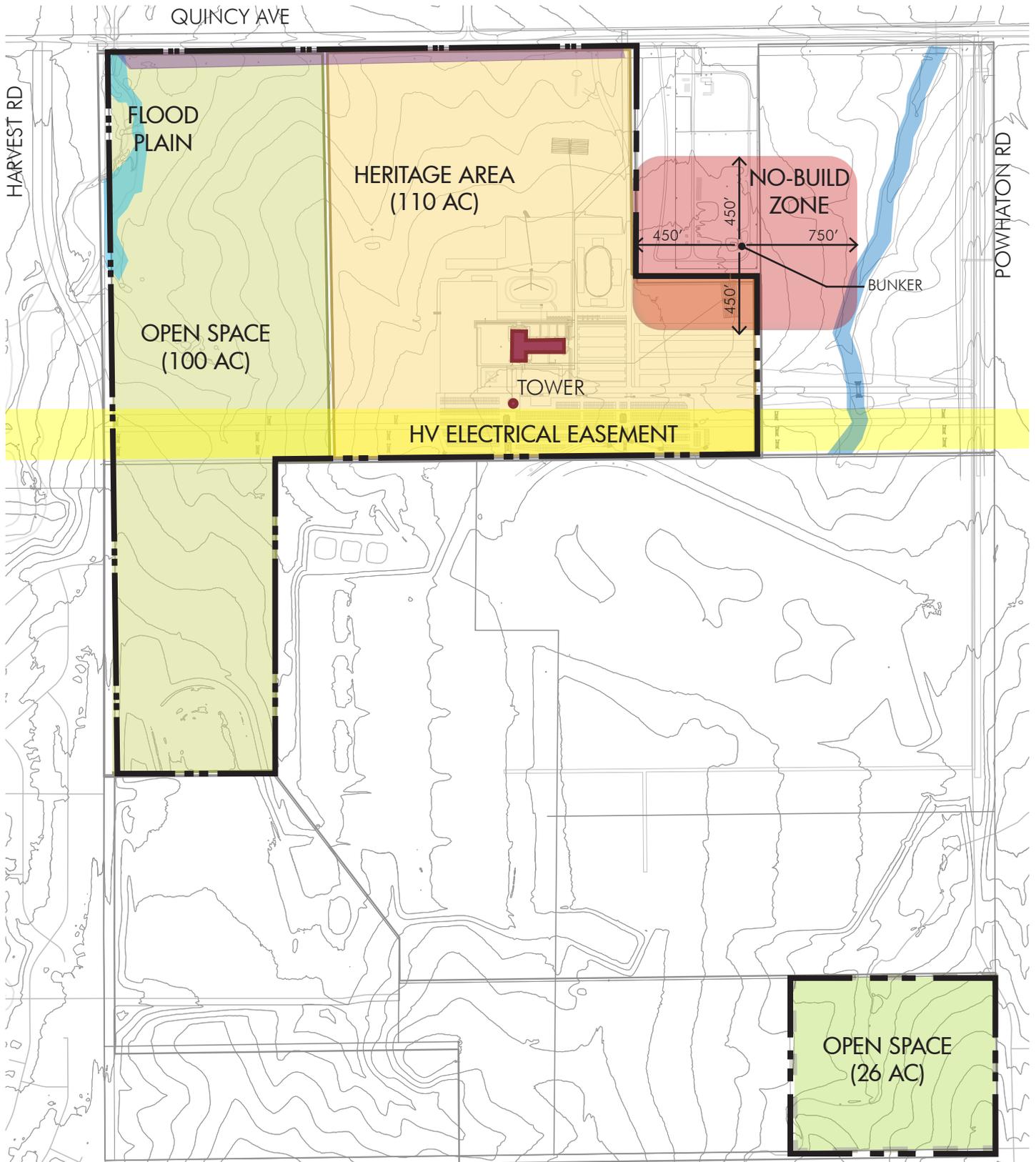
Panoramic views of the Rocky Mountain Front Range span from the southwest to the northwest. The best views from the site are to the northwest away from the high tension power lines. The water tower is a recognizable landmark that can be seen from a great distance



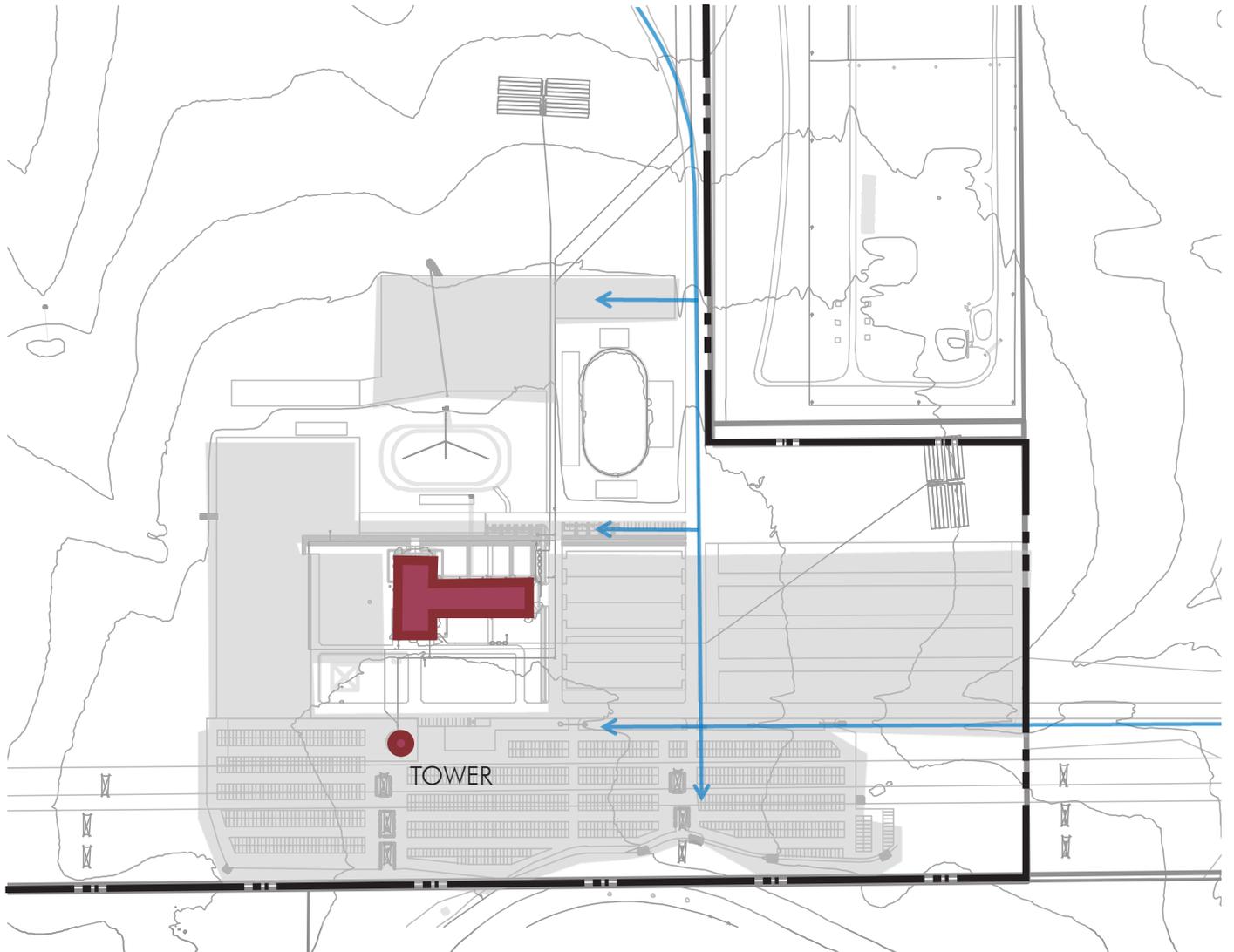
Utilities & Capacities



Easements & Restrictions



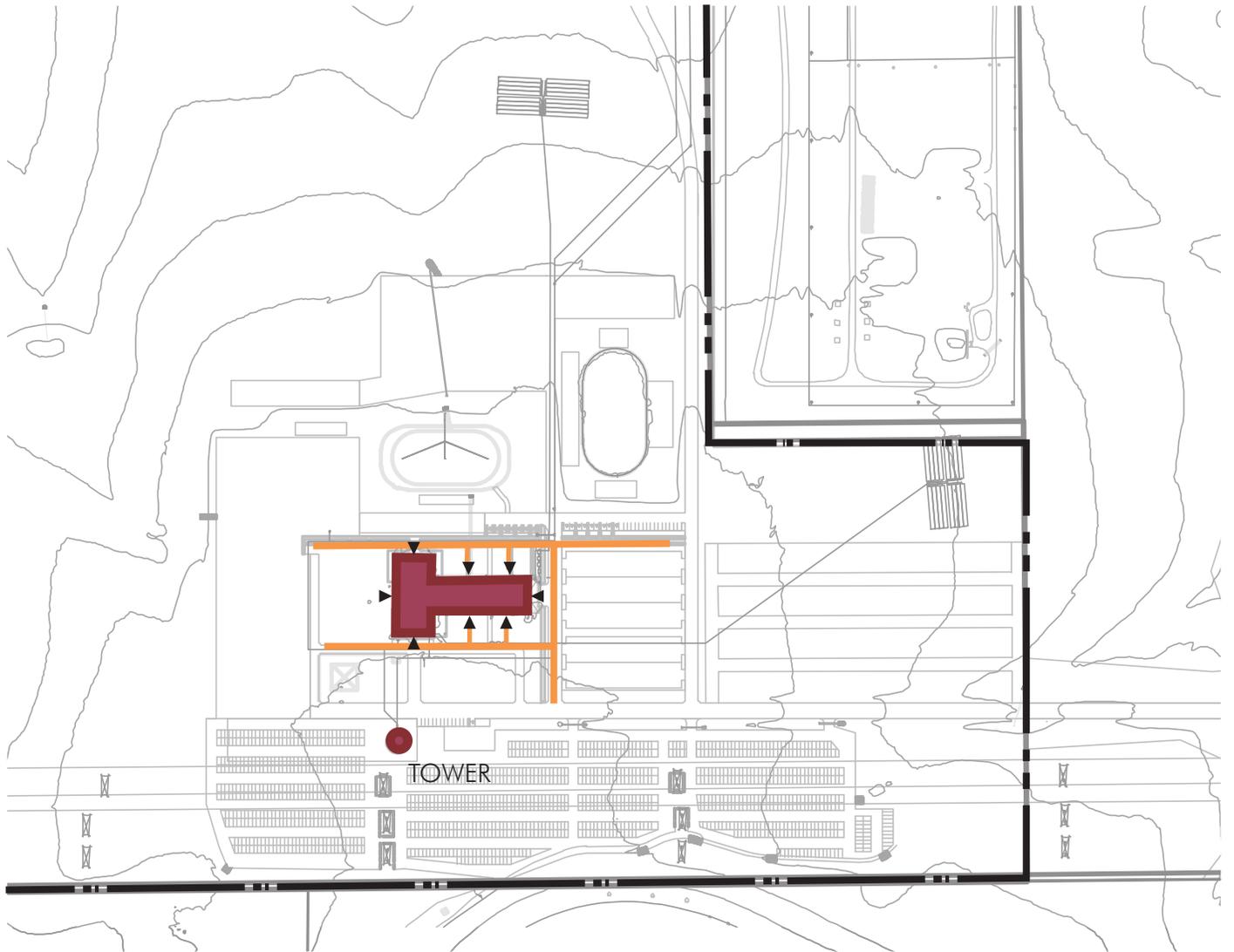
Visitor Circulation & Parking



Blue lines represent visitor vehicular access.



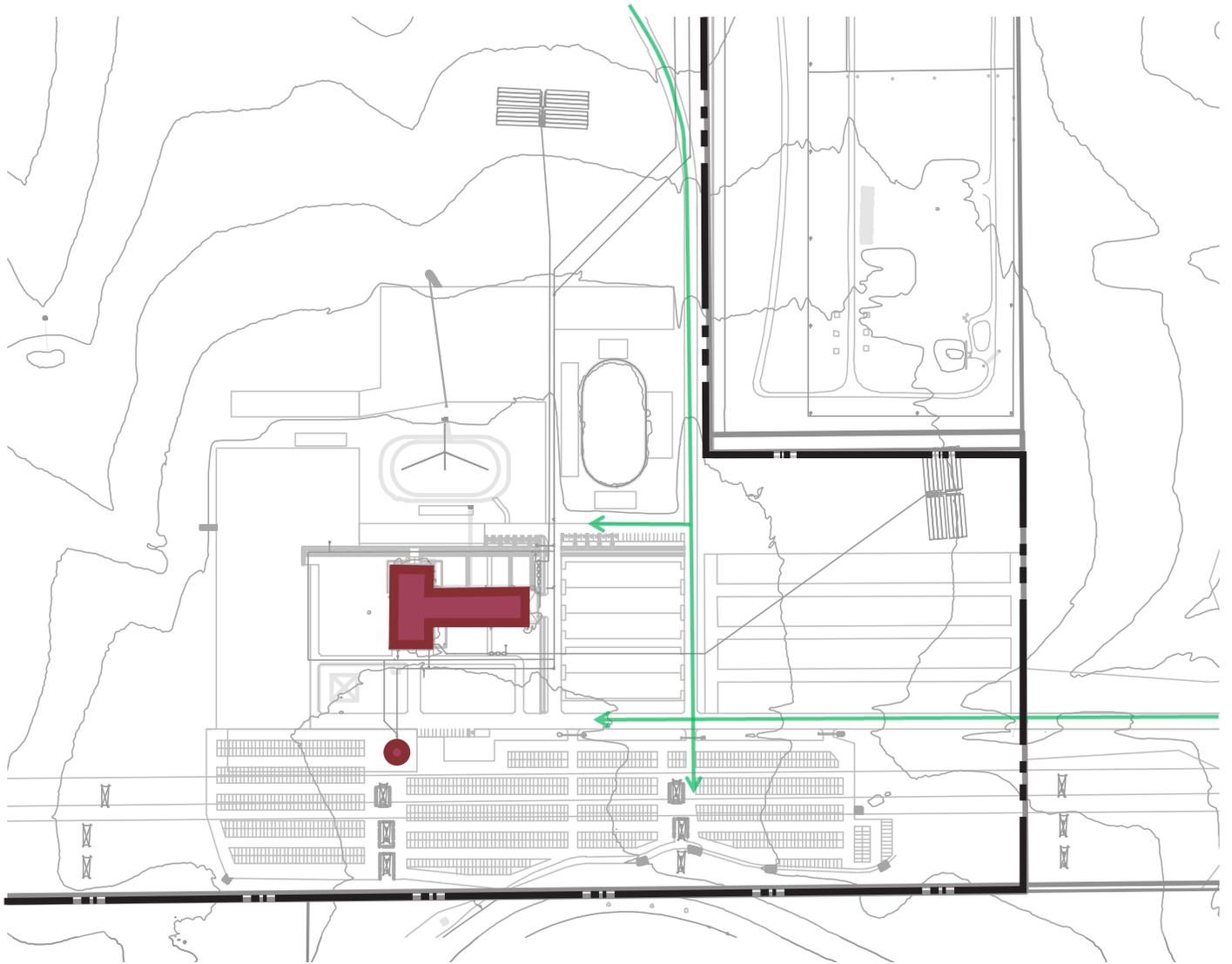
Pedestrian Circulation



The orange lines represent the location of existing pedestrian sidewalks, and the black triangles mark the location of entrances/exits to the event center.



Service Circulation & Access



Green lines represent service truck and vehicle access routes.



Architectural Theme



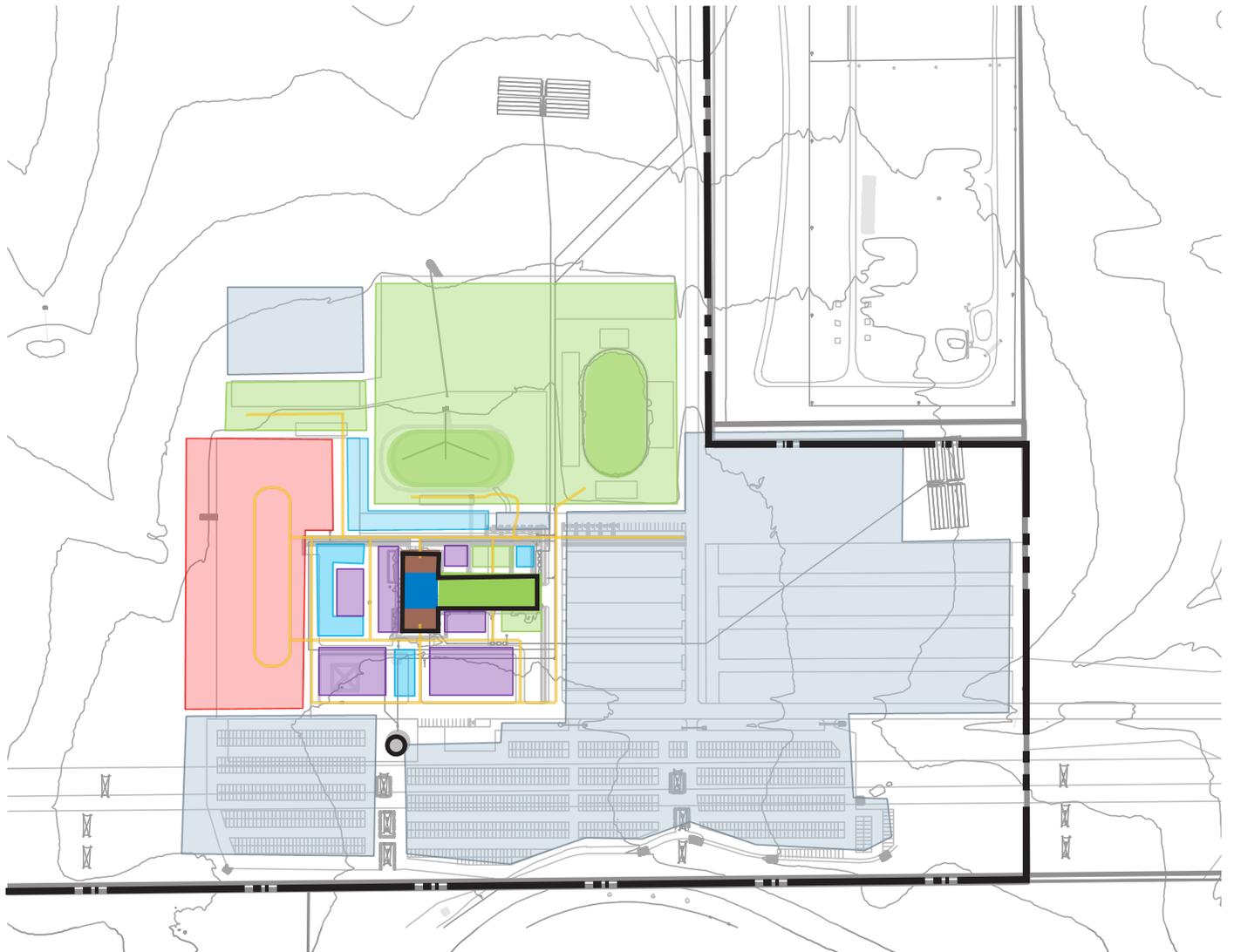
A newly added canopy near the administrative offices adds wooden timbers and stone based columns to the pallet of architectural materials.



Existing agricultural architecture with metal roof, cupola, siding and column construction.



Existing Fair Use Zones



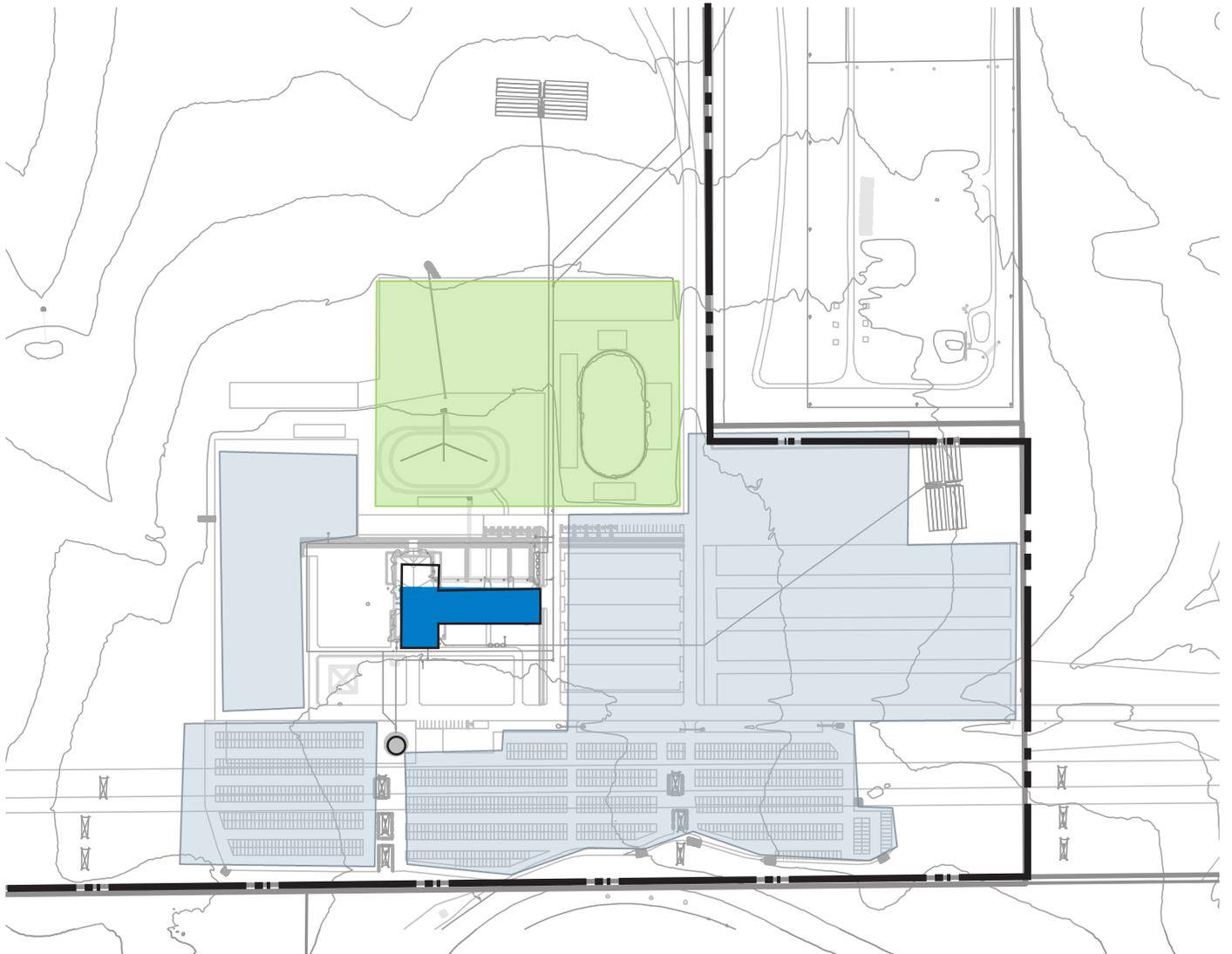
The following diagram illustrates the existing multiuse layout for fair events. The color indicates independent events and includes parking and buildings used.

COLOR KEY:

- ◆ Dark Blue = indoor exhibition space
- ◆ Light Blue = outdoor exhibition areas
- ◆ Red = midway
- ◆ Green = livestock/equestrian zone
- ◆ Violet = entertainment areas
- ◆ Yellow = general public circulation and eating areas
- ◆ Gray = parking areas



Existing Non-Fair Use Zones



The following diagram illustrates the existing multiuse layout for non-fair events. The color indicates independent events and includes parking and buildings used.

COLOR KEY:

- ◆ Dark Blue = indoor exhibition space
- ◆ Green = livestock/equestrian zone
- ◆ Gray = parking areas



Methodology & Public Input

Methodology

The methodology used to develop the master plan was a three-step process that is described by the following phases.

Phase 1 - Research and Analysis

During this phase the consultant team used information provided by Arapahoe County and the Fair to develop background information.

Physical attributes of the site were analyzed and recorded on the diagrams included in the previous section.

Several user groups and individuals were interviewed to determine the facility demands and desires of the community. These groups included existing and potential users for exhibitions, equine events, livestock events and the fair. Public meetings were held at the Fairgrounds site and the County Building in Littleton to receive community input. The purpose of these meetings was to inform them of the process and to have an open dialog regarding their desires, issues and expectations.

List of Interviewed Groups

- ◆ Steering Committee
- ◆ Fair Staff / Open Space Staff
- ◆ Fair Planning Committee / CSU Extension / 4-H
- ◆ Open Space and Trails Advisory Board (OSTAB)
- ◆ Board of County Commissioners
- ◆ Facilities Management/Road and Bridge Division
- ◆ Fire, Police, Sheriff and Risk Safety
- ◆ Aurora Parks, Park Parks and Trails
- ◆ Aurora, I-70 and South Metro Chamber of Commerce
- ◆ Alpaca Breeders of the Rockies
- ◆ High Plains Kennel Club
- ◆ Other Fairgrounds Facilities/Event Managers
- ◆ Southlands Mall
- ◆ Sinton Dairy
- ◆ Rotary

- ◆ Electrical/Sound System Contractors
- ◆ Fair Venders
- ◆ Neighborhood Groups/HOAs
- ◆ Tri-County Health Department
- ◆ YMCA

COMMENTS

Appendix A contains full comments and meeting notes. Additional meeting notes from the initial three-day charrette is on record at the County Fair Office.

Steering Committee Comments

- ◆ Create Natural playground unique to site
- ◆ Trail connections are important
- ◆ Acquisition of adjacent properties is a priority
- ◆ Provide educational component
- ◆ Need large group venue
- ◆ Support county youth activities

County Fair/Open Space Staff Comments

- ◆ Uses are defined by resolution
- ◆ Maximize opportunities for shared use
- ◆ Promote 'Western' heritage
- ◆ Maintain open space/natural features
- ◆ Create passive recreation attraction - 'Wow' factor
- ◆ Picnic pavilions to generate revenue
- ◆ Dog park is not appropriate
- ◆ Disc golf is not a good fit

Facilities/Road & Bridge Division Comments

- ◆ Quincy Avenue may need to be widened
- ◆ Provide secondary access
- ◆ Emphasize main entrance
- ◆ Sustainable design encouraged
- ◆ Will be involved with future building design

- ◆ Evaluate water rights issues
- ◆ Positive drainage around buildings is critical

Fair Planning/CSU Extension/4-H Comments

- ◆ Provide more building space for education & administration
- ◆ Additional exhibit space needed
- ◆ Expand infrastructure to accommodate future growth
- ◆ Provide for youth organizations and educational opportunities
- ◆ Indoor arena would be great
- ◆ Like idea of Mini Farm concept
- ◆ Provide links to surrounding parks and open space
- ◆ Need RV parking near livestock
- ◆ Safety with Fair participant camping
- ◆ Need 80 covered horse stalls
- ◆ Need Shade
- ◆ Like idea of long-term branch office for CSU Extension

Fire, Police, Sheriff and Risk Safety Comments

- ◆ Need good circulation during large events
- ◆ Need emergency/security building on-site
- ◆ Provide for driver training area (shared use as parking)
- ◆ Safe shelter during storms with generator
- ◆ Helicopter pad site would be nice
- ◆ Fire suppression systems required for buildings

Aurora Parks, Parker Parks & Trails Comments

- ◆ Windmill walk is a nice idea
- ◆ Connect to Triple Creek trail system
- ◆ Quincy 'Greenway' hard surface trail
- ◆ Interpretive Native American history
- ◆ Coordinate with future Aurora community park south of Cherry Creek School District Site

OSTAB Comments

- ◆ Like windmill walk concept
- ◆ Provide barrier free natural play area
- ◆ Want to see appropriate passive use activities
- ◆ Emphasize children
- ◆ Provide buffering to surrounding streets
- ◆ Dog park, disc golf and year-round RV park are not appropriate.

Board of County Commissioners Comments

- ◆ Preference for D2 by all commissioners present (3).
- ◆ Project seen as "Community Pride" and as a "Community Builder".
- ◆ Joint use or purchase of adjacent City of Aurora property to the east makes sense
- ◆ Emphasized desire for financially self sufficient

Public Open House Comments

- ◆ Increase event publicity
- ◆ Connection to Tollgate subdivision
- ◆ Suggested horse/cattle sales
- ◆ Good place for triathlon
- ◆ Keep bikes off of Quincy
- ◆ Good site access
- ◆ Provide for dog show events
- ◆ Rest room/bathhouse needed for RV/camping

General Comments Common to Most Groups

- ◆ Need more covered event/exhibit space
- ◆ Provide trail system connections
- ◆ Improve access and circulation to site and on-site
- ◆ Accommodate diverse programs/events
- ◆ Large event venues for rent
- ◆ Provide educational opportunities
- ◆ Need RV parking with hook-ups for events

Phase 2 - Development Alternatives

During this phase, alternative plans developed by the consultant team were presented for review and comment to the Steering Committee, OSTAB and the Board of County Commissioners. Each plan was discussed to identify pros and cons. A preferred concept was selected for further development.

Phase 3 - Recommended Site and Use Components

The preferred concept was developed further and presented to the Master Planning Committee and the Board of County Commissioners for further comments. This plan was ultimately developed into the final master plan.

Fair Visitor Feedback

During the 2009 Arapahoe County Fair, Steering Committee members were available to answer questions from fair visitors at a booth displaying Concepts D1 and D2.

Visitors were encouraged to complete a short (3) three question survey. It was noted by Steering Committee members attending the booth that the surveys collected may not be a representative sample. It was observed by the committee members that visitors with children or family members involved in 4-H did not have time to fill out the survey.

Overall fair visitors were enthusiastic about the master plan design. Most appeared to favor D2 over D1 because it provided a wider variety of activities and potential for revenue. More specifically, just under 70% of visitors preferred option D2 which includes the dog park and disc golf as options. A compiled list of all the survey results can be found in Appendix A.

Web Site Feedback

Markin Consulting published and maintained a web site allowing guest to provide comments. The information gathered was informative in the development of the Market Demand Analysis.

Market Demand Analysis

Market Demand Analysis

Markin Consulting prepared a Master Plan Market Demand Assessment, Facility Recommendations, Financial and Economic Impact Potential report for Arapahoe County Fairgrounds and Regional Park. The entire report can be found in Appendix C.

In general, a number of demographic and economic trends were researched and assessed as to their potential impact on the demand for event facilities at the ACFRP.

Input, Interviews and Surveys

To gather relevant information to assess felt needs, community support and market demand for events and activities that could be held at the Fairgrounds, Markin Consulting conducted a number of tasks, including:

- ◆ Held 12 work sessions over two days in early March; more than 80 people representing 38 different groups/organizations;
- ◆ Held 2 public meetings that attracted 31 people from the general public;
- ◆ Received 25 completed surveys from attendees at the public meetings and through an on-line survey;
- ◆ Interviewed/surveyed all major current users of the ACFRP facilities;
- ◆ Interviewed organizers, staff and volunteers of the annual Arapahoe County Fair;
- ◆ Surveyed 13 horse clubs and associations that hold shows/events along the Front Range;
- ◆ Surveyed 20 dog clubs and associations based in the Denver metro area;
- ◆ Researched and assessed the consumer/public show and festival markets in the Denver metro area.

- ◆ Mid-size consumer and public shows. These should be focused toward family-oriented needs, arts and crafts, technology, bridal shows, outdoor activities, holiday themed sales and the like.
- ◆ Testing and training. Continuation of County Sheriff training and expansion to include CPA exams, nursing exams, motorcycle training, and corporate seminars.
- ◆ Receptions and banquets. This includes fundraisers, corporate and private parties.
- ◆ Sales and auctions. Flower sales, farmers market, flea markets, garage sales, etc.
- ◆ Specialty trade and industry shows. Regional antique auto and street rod shows, small ranch expo, health fair, etc.
- ◆ Master Gardener program and similar educational seminars.
- ◆ Dog training and obedience schools.
- ◆ Non-profit, NGO and youth meetings and activities.

LOW TO MEDIUM MARKET POTENTIAL

- ◆ Horse shows and clinics
- ◆ Large animal shows and sales
- ◆ Concerts and spectator events
- ◆ Rodeos and PBR's
- ◆ Graduations and public events
- ◆ Transient RV camping
- ◆ Trail access events (races, etc.)

Note, market potential for each of these items may change over time due to the current economic climate at time of implementation.

Market Potential & Facility Recommendations

The results of the Feasibility Study identified the following:

MEDIUM TO STRONG MARKET POTENTIAL

- ◆ Small animal shows. Opportunity for expanding current level of dog shows, adding cat shows, attracting national rabbit shows, etc.

Noise Analysis Summary

Noise Analysis

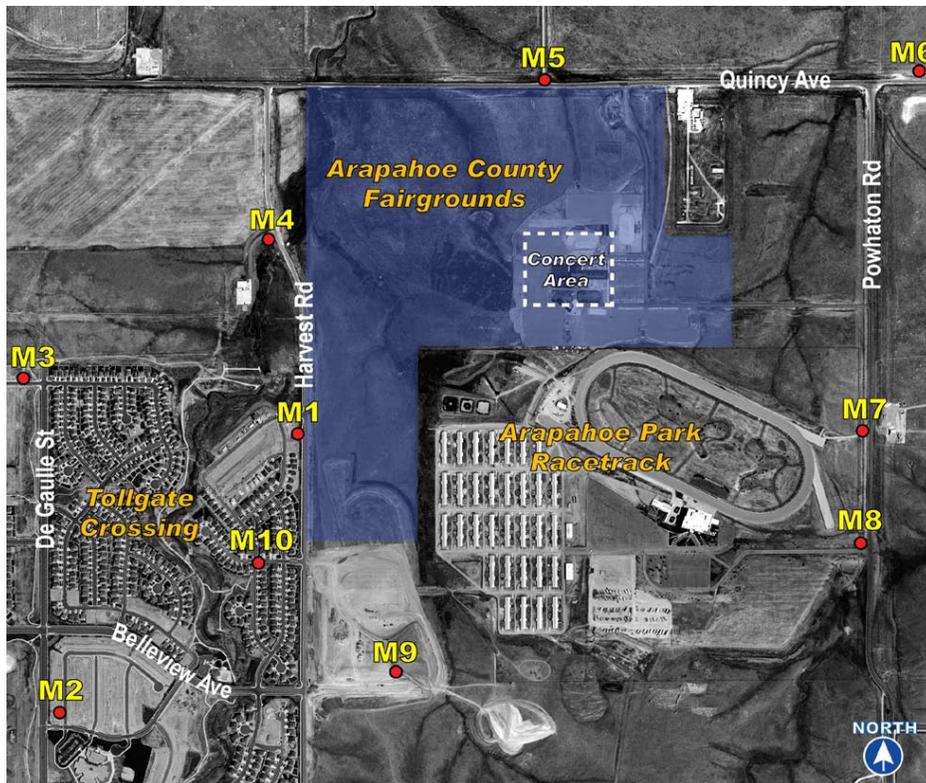
Hankard Environmental conducted both a Noise Measurement Report and a Preliminary Noise Contour Report as part of the Arapahoe County Fairgrounds & Regional Park Recommended Master Plan. Both reports with supporting documentation can be found in their entirety in Appendix E.

Noise Measurement Report

The following summarizes the ambient and concert noise level measurements taken for the Arapahoe County Fairgrounds and Regional Park Master Plan (Project) in June 2009. One purpose of these measurements was to define the existing ambient noise levels around the fairgrounds. This data will be used to judge the impact of proposed Project elements. The second purpose was to measure noise levels from a live performance. This data will be used to validate an acoustical model of the site, which will be used to predict noise levels from proposed Project elements and develop noise contours. The latter will be provided in a separate report. The following provides a summary of the noise measurements, followed by more details regarding the measurement results, equipment, and methods.

SUMMARY

Hankard Environmental measured nighttime ambient and/or concert sound levels at ten receiver locations adjacent to the Arapahoe County Fairgrounds (ACF). Concert noise levels were also measured at six locations within the ACF. Additionally, noise levels were measured continuously at the nearest residential neighborhood for a five day period, which included the measured concert. Based on the attended nighttime measurements, nighttime ambient noise levels range from 35 dBA to 43 dBA, and were the result of distant traffic, wind through vegetation, and crickets. Based on the continuous measurement, overall ambient noise levels in the adjacent residential neighborhood range from 30 to 70 dBA. Concert noise levels measured within the areas surrounding the ACF ranged from about 46 dBA to 69 dBA, with the loudest levels being downwind from the concert. Concert noise was only slightly audible at a majority of the measurement locations, with the exception of the downwind sites where it was significantly audible. The bass (low) end of the frequency spectrum was the most audible, which results from the type of music being played (bass heavy) and the fact that low frequency



NOISE MEASUREMENT LOCATIONS ADJACENT TO THE ACF



sound is not mitigated by the atmosphere as much as mid- and high-frequency sound. At the Tollgate neighborhood, concert noise on this particular night was only slightly audible to inaudible, because the neighborhood was not downwind of the ACF. The Arapahoe County Fairgrounds Noise Measurement Report Page 2 of 10 August 17, 2009 estimated, though, that concert noise would be significantly audible at this neighborhood under calm or easterly wind conditions, and during these conditions complaints may result.

Preliminary Noise Contour Report

Hankard Environmental has completed its analysis of noise from the proposed music venues at the Arapahoe County Fairgrounds and Regional Park (ACFGRP). Our analysis was conducted as part of the Arapahoe County Fairgrounds and Regional Park Master Plan. We measured noise levels both on-site and in adjacent neighborhoods during the Electric Daisy Carnival, which consisted of three outdoor stages and two indoor stages playing 'techno' music concurrently. This information was used to validate an acoustic model of the site, which was then used to predict noise level contours for the Electric Daisy Carnival and for a hypothetical 'rock' concert in the proposed amphitheater. The following provides details of the modeling methods and presents the resulting noise level contours.

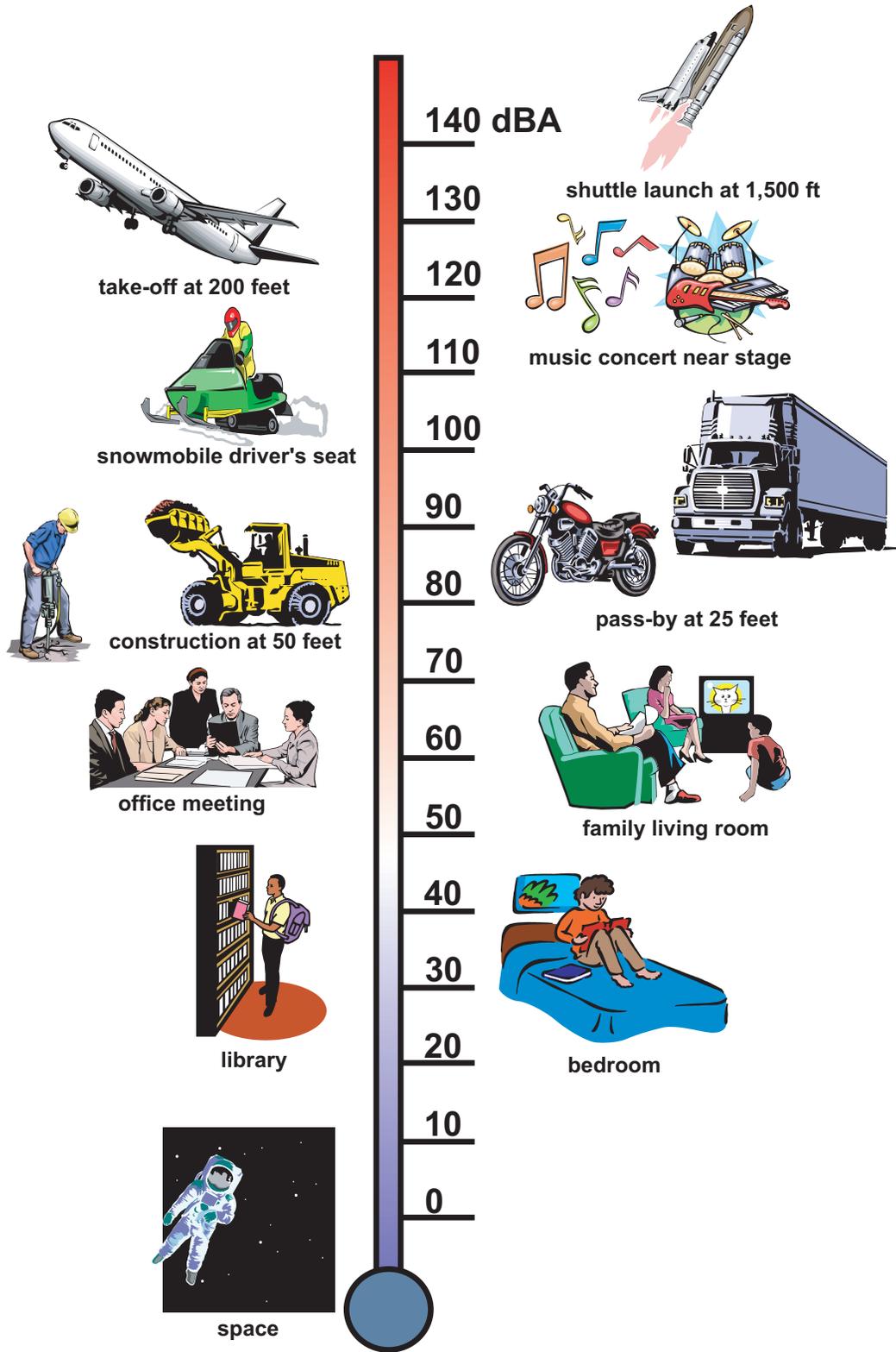
ELECTRIC DAISY CARNIVAL NOISE LEVELS

Hankard Environmental measured noise levels during the Electric Daisy Carnival in June 2009, and used this data to validate a SoundPlan v4.5 acoustic software model of the site (for more information on the concert and the measurements refer to the letter-report by Hankard Environmental revised August 17, 2009). The model is based on a scaled aerial of the ACFGRP site. The sources of sound in the model are column stacked speakers positioned in similar locations during the concert. For the outdoor stages this included two sources at each of the three outdoor spaces, elevated at their respective stage heights, and oriented to the east. The speaker sources included three-dimensional directivities for typical stage-stacked speakers. For the indoor stages, one point source was located at each open garage door to simulate the sound that was escaping the building. An octave band sound power spectrum was assigned to each source. The shape of the spectrum was based on measurements

taken during the concert. The power level was adjusted until the noise model predicted levels within 1 dB of those measured at three measurement sites that were either in close proximity to or downwind from the Carnival. Also included in the model were terrain features that influenced sound propagation, which included the existing main building and ground elevation contours. Additionally, a 15 foot tall wall was modeled behind Stage 3 (southern-most stage) to represent the various equipment and other structures. ISO 9613 (Attenuation of Sound During Propagation Outdoors) was used in the SoundPlan model. The resulting noise level contours for the Electric Daisy Carnival are shown in Figure 1. These contours represent conditions that would occur downwind in all directions (worst-case). Also, the contours represent maximum noise levels (L_{max}). Note that the predicted noise levels in the Tollgate Neighborhood are between 60 and near 70 dB A. This level of sound would be distinctly audible.

PROPOSED AMPHITHEATER NOISE LEVELS

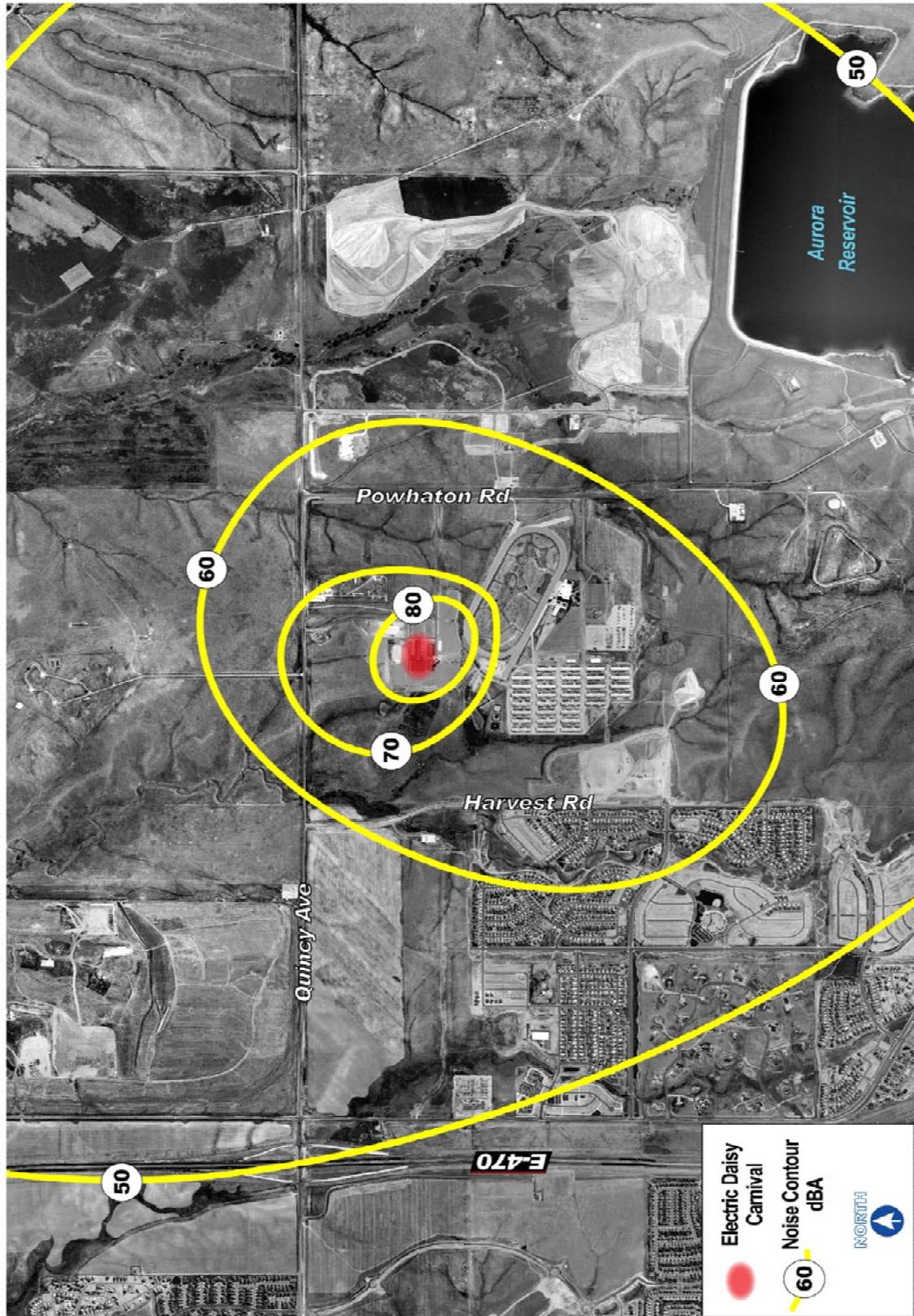
The proposed amphitheater was modeled using SoundPlan. The location of the amphitheater is consistent with BHA's Concept D2 (July 2009), which faces to the south and includes an earthen berm that wraps around the western portion of the venue. Elevations used in the model were as follows: stage ground = 5,820 ft, top of stage deck = 5824 ft, ground elevation at back of house = 5840 ft, top of berm = 5,848 ft (constant). Two speakers were located on the stage deck and angled slightly (i.e.: 10° inward and 5° upward). The same 3D speaker directivities used for modeling the Electric Daisy Carnival were used. A rock/pop sound spectrum from Hankard Environmental's database was used. The resulting noise level contours for a rock/pop concert in the proposed amphitheater are shown in Figure 2. These contours represent conditions that would occur downwind in all directions (worst-case). Also, the contours represent maximum noise levels (L_{max}). Note that the predicted noise levels in the Tollgate Neighborhood are between 60 and 65 dBA. This level of sound would be distinctly audible.



SOUND PRESSURE LEVELS

SOURCE: HANKARD ENVIRONMENTAL INC. - OCTOBER 2006





NOISE CONTOURS FOR ELECTRIC DAISY CARNIVAL





NOISE CONTOURS FOR PROPOSED AMPHITHEATER (RECOMMENDED MASTER PLAN)



Recommended Master Plan

Recommended Master Plan

The master plan, as illustrated in the following pages, was developed based on the program Market Demand Analysis and existing site conditions. In addition, the recommended master plan incorporates program components based on an in-depth public input process with community stakeholders.

Implementation of the recommended master plan is proposed in phases for both the fairgrounds and regional park and is outlined as *Phase 1* and *Future Phases*. The proposed phased budget breaks *Phase 1* into three suggested sub-phases.

In general, proposed event space and regional park components shall be ADA accessible. Additionally, future site and building development should strive to meet LEED recommendations where practical.

Heritage Area

The 110-acre portion of the 236-acre ACFRP identified as the Heritage Area and home of the Arapahoe County Fairgrounds is located on the easternmost portion of the largest contiguous parcel. It has direct access to East Quincy Avenue and to Powhaton Road.

The master plan meets or exceeds the building program requirements identified in the economic feasibility study developed by Markin Consulting contained within this document. In addition, program items requested by the Fair Board, staff, county and general public were provided where economically or physically feasible.

The proposed layout utilizes the existing building orientation and views to the mountains to the west by orienting the buildings around a central multipurpose “lawn” that is open to the west. Public and service access and parking are placed around the perimeter of buildings. A new entrance on East Quincy Avenue provides general public access to the Heritage area as well as the Regional Park. The existing entrance will become a secondary entrance that provides service access as well as access to non-

fairgrounds facilities during large events.

The proposed architectural vernacular matches the existing building and is based on agricultural structures found in the region. Materials include metal roofs and siding, masonry, stone and heavy timber construction. Features such as brackets, deep eaves and cupolas are intended to evoke the farm and ranch vernacular of the region, while enabling the use of pre-engineered building systems for their inherent economies. Since the final scope of the fairground building group is an extensive one, there are some variations which are proposed for the sake of visual variety and interest. In the case of open-sided buildings, a signature color is proposed for the main roofs, while a more reflective galvalume color is proposed for enclosed buildings. Variety is also proposed in the design of cupolas which enliven the skyline of the building ensemble and which may in some cases serve functionally either for clerestory daylight or for mechanical louvers.

The siting of the buildings, while maintaining consistent orientation within the fairground group, serves to define a varied sequence of outdoor spaces, and dynamic vistas both within the grounds and to distant views.

Regional Park

The remaining 100-acres of the contiguous parcel is located west and south of the Arapahoe County Fairgrounds. The Regional Park area can be accessed from Harvest Road and Quincy Avenue.



Existing Entry Portal Signage

The proposed master plan includes a comprehensive trail system maximizing connections to other existing and future trail systems. The proposed trail layout will expose the user to a wide variety of experiences including: panoramic views of the Front Range, an educational 'Windmill' walk and opportunities to reconnect with nature.

Existing short grass prairie areas and lowland riparian areas will be preserved and enhanced. Whereas, natural areas along Murphy Creek will be protected while providing wildlife viewing opportunities for park visitors.

The regional park will be accessible from the Fairgrounds with the proposed amphitheater serving as a transition from the fair area to the prairie landscape.

Recommended Master Plan Phase 1

Phase 1 of the recommended master plan provides for the short-term (+/- 5 years) needs of the ACFRP to meet the County's goals and objectives. Generally, the site is divided into the fairgrounds and the prairie park with the following key features:

HERITAGE AREA (FAIRGROUNDS) FEATURES

Multipurpose Exhibition Building Expansion:

The building expansion for the existing event center includes both a new addition and renovation of the existing building. A new attached wing is proposed for the west side of the existing exhibition building. Its design will be harmonious with the existing architectural style and materials. This new addition includes 20,750 NSF (net square feet) of high-bay exhibition space with a concrete floor, electrical drops and a moveable partition wall; 6,660 NSF of five smaller meeting rooms; public spaces for vendors/registration; a catering kitchen with expansion capabilities; box office and show office; public restrooms accessible from indoors and/or outdoors; storage space; and independent HVAC systems for each area of the addition. The existing central hall is renovated by adding a public corridor connecting the new addition to the existing wing.

A new main lobby joins the existing and proposed structures, providing mutual access to both as well as new main entrances to the entire expanded building from

both north and south approaches. To draw attention to these entrances, a "gateway " designed in the spirit of the adjoining porch will signify the south entrance, while a tower-like gateway is proposed outboard of the north entrance. This tower structure would serve as a desirable visual anchor for the surrounding complex of buildings and open spaces, could accommodate clockfaces and signature graphics, and would lend itself well to dramatic night lighting.

Covered Ring:

This clear-span, pre-engineered structure will provide cover for a 125 by 250 foot ring and aluminum bleacher seating for 1,000 guests. Although this is an open sided structure, wind walls will be constructed. The ring will include footing mix and a three-rail enclosure system.

Open Show/Warm-up Ring:

This 125 by 250 foot open (uncovered) ring will include footing mix and a three-rail enclosure system.

Relocated Shade Structure:

The existing shade structure will be removed and new pylons will be constructed with the intent of reusing the existing fabric if possible. This relocation will free up the present site for more efficient parking use, as well as place the shade structure where it can more effectively accommodate an adjacent audience for entertainment events.

CSU Extension Office/Learning Center:

A new facility will be constructed to replace the existing one. The building program is to accommodate education, administration and storage functions. The proposed location will permit direct access even when large events are occurring at the fairground. The facility as shown is actually a pair of buildings, situated prominently relative to the main entrance road, and sited to take advantage of views. In the spirit of emulating the vernacular architecture of the region, the office and education building is to take on something of the character of a farmhouse, whereas the adjoining storage building would resemble a barn. Paved parking is conveniently located to both buildings.

Security/Medical Building & Garage:

This new facility includes two buildings: an office building and a garage. This facility is located such that access is

possible even when large events occur at the fairground facility.

Entry Portals:

Entry portal/gates are located at the new main entrance and the existing entrance. The architectural style is designed to emulate local vernacular architecture and is carried out throughout the entire property. The gates can be secured to prevent access to the property.

General Fairground Site Improvements:

This broad category includes allowances for site grading, storm drainage improvements, potable water distribution system, sanitary system, site electrical distribution, site lighting, pedestrian and vehicular paving, lawn parking improvements, security fencing, landscaping, 35 RV hookups (water and electrical only, in parking lot) and site amenities (benches, trash receptacles, etc.). Landscaping, fencing, and site furniture will be chosen for suitability to the vernacular theme of the complex.

LED Board (Off-Site):

Marquee signage with LED information board is to be located near the intersection of E-470 and Quincy. The purpose of the sign is to attract visitors and to inform the public of current and upcoming events.

OPEN SPACE/REGIONAL PARK FEATURES

Multiuse Trail System:

The multiuse trail system maximizes connections with surrounding existing and planned trails such as the Quincy Avenue Greenway, Triple Creek and Murphy Creek trail systems. A large loop has been provided in the master plan to connect the entire site. Smaller interior loops connect different program areas. The proposed windmill walk is an example of an interior loops. The park trails will be constructed as soft surface trail (i.e. crusher fines). A dual system of hard and soft trail is proposed along Quincy Ave.

A few small picnic shelters are to be located along the trail system in the regional park area, along with benches and interpretive signage that provide interesting cultural, historical and ecological information.

Natural Play Area:

The natural play area is intended to provide an unstructured play environment for children and adults alike, with the hope of reconnecting people with nature. The natural play area is located in the low lands of the in the regional park closely associated with the natural drainage way. Parking and trailhead access available from Harvest Road. Naturalistic play components will be located in a playground setting. Near the natural play ground, the master plan includes a boulder crossing feature, a tree house nestled in the cottonwoods and a small picnic shelter.

Riparian Enhancements:

The drainage ways are one of the most attractive natural features on the property. Throughout the site existing natural drainage ways will be enhanced as riparian areas. Enhancements may include riparian edge restoration with seeding and the addition of willow cutting in the lower areas.

Windmill Education Walk/Trail:

The windmill education walk would have approximately six restored windmills of different types with educational signage describing each different kind of windmill. It is envisioned that each windmill would represent a particular era in agriculture in eastern Colorado. The windmill walk may also include information regarding wind generated energy.



Existing drainage way vegetation

Recommended Master Plan Future Phases

HERITAGE AREA (FAIRGROUNDS) FEATURES

Cover Ring Improvements:

The covered ring identified in Phase 1 is improved by the addition of enclosed space that includes public restrooms, exhibitor restrooms/showers, concession area, events office, and storage areas.

Multipurpose Stall Barn:

This pre-engineered structure includes 80 – 10 foot by 10 foot portable stalls, wash racks, two small restrooms, events office, and storage areas.

Multipurpose Arena Building:

As described in the economic feasibility portion of this report, this future facility's program must be determined at sometime in the future as the county demographics grow and change. For budgeting purposes the following was used: 5,000 permanent seats, concrete floor, public space for vendors/registration, box office and show office, concessions, public restrooms (two sets), and HVAC.

Multipurpose Exhibition Building:

This stand alone pre-engineered building includes, 36,000 NSF of clear span, high-bay exhibition space, concrete floor, electrical drops, storage space, public restrooms and HVAC. The suggested siting of the building affords distant views to meeting rooms and offices, and permits entry to a linear concourse serving most interior facilities from both north and south approaches.

Multipurpose Stall Barn Expansion:

This stand alone pre-engineered structure includes 60 – 10' by 10' portable stalls, wash racks, two small rest rooms, events office, and storage areas.

Maintenance Facility:

This pre-engineered building includes three vehicle bays with high clearance garage doors, office, rest room, storage, tool locker, and an outdoor storage yard with screen fencing.

Agriculture Education Area:

This area would provide opportunities for 4-H members to demonstrate projects at the Fairgrounds. Serving as an educational component the area could be utilized as a demonstration garden, 'Mini Farm' or event related horse riding area.

Rest room/Shower Building for Vendors/Carnival:

This simple concrete block building provides shower/rest room facilities for men and women.

Amphitheater

The outdoor amphitheater is envisioned to provide a venue for small performances and to serve as a focal point for visitor at the main entrance.

General Fairground Site Improvements:

This broad category includes allowances for site grading, storm drainage improvements, potable water distribution system, sanitary system, site electrical distribution, site lighting, pedestrian and vehicular paving, lawn parking improvements, security fencing, landscaping, and site amenities (benches, trash receptacles, etc.)

Property Acquisition:

It is anticipated that the facility usage will grow along with the long term growth of Arapahoe County. See analysis and recommended prioritization on page 25.

OPEN SPACE/REGIONAL PARK FEATURES

Playground with Large Pavilion

This playground is envisioned as an "inclusive" playground that is universally accessible. It is located near the top of the amphitheater and centrally located on the site. A large, or clustered, covered picnic area is to be provided as a rentable venue for large groups. In addition to the playground, a half-court basketball court, horseshoe pits and two volleyball courts are proposed. The playground and large pavilion area is serviced by a drop-off zone and approximately 25 parking spaces.

Prairie Arboretum

The overlook area in the master plan would be enhanced to provide a Prairie Arboretum. Native trees, shrubs, forbes, grasses and wildflowers would be on display for viewing and educational purposes. The proposed small shelter would be upgraded to include an informational

kiosk as a starting point for the arboretum tour. The area near the kiosk would be a formal arboretum setting and a trail would continue north along the natural drainage way leading the visitor through an informal arboretum. This trail would also connect into the overall trail system.

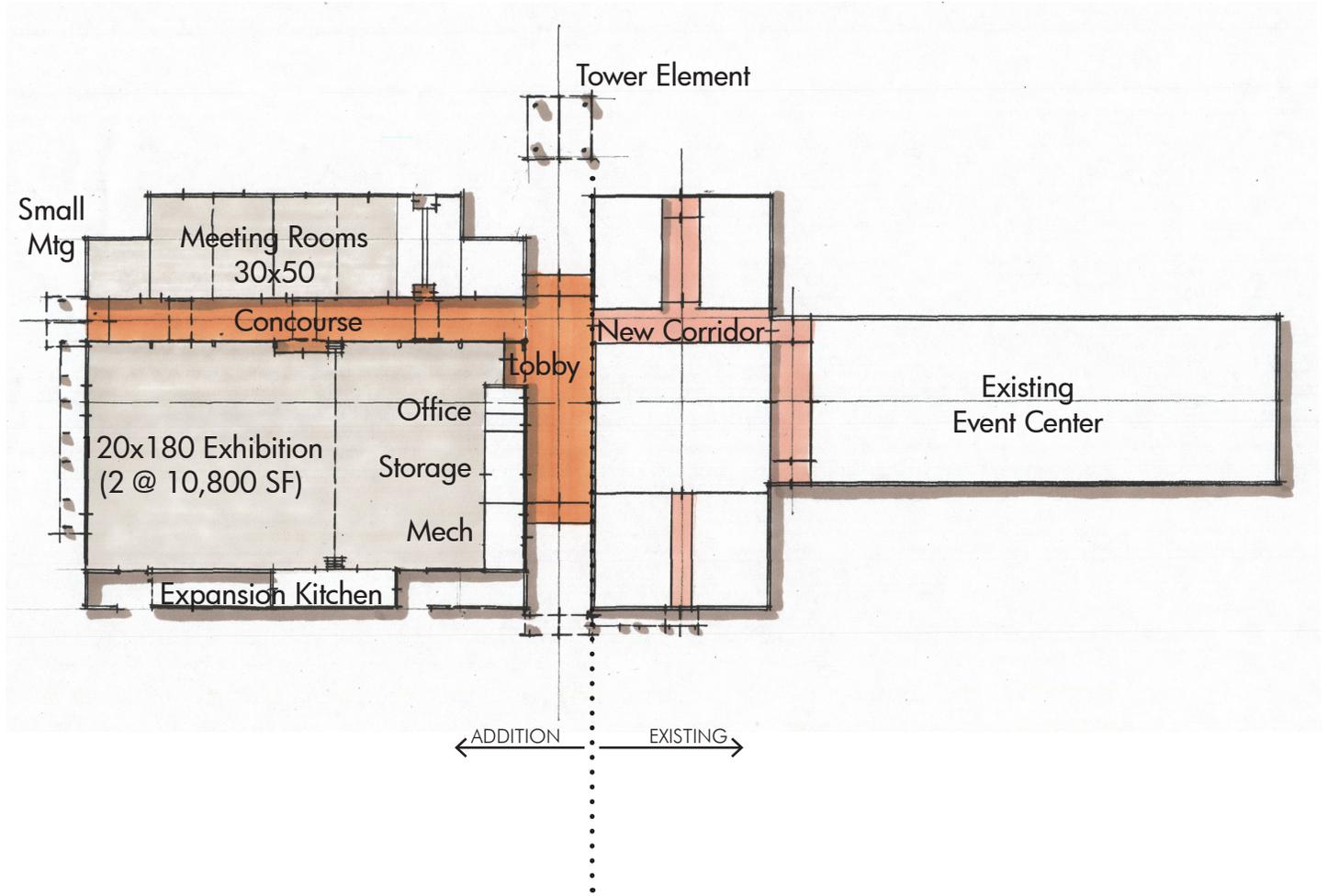
Tollgate Trail/Underpass Connection

A future grade-separated structure to connect to the existing Tollgate subdivision trail system from the regional park.

Recommended Master Plan Graphic



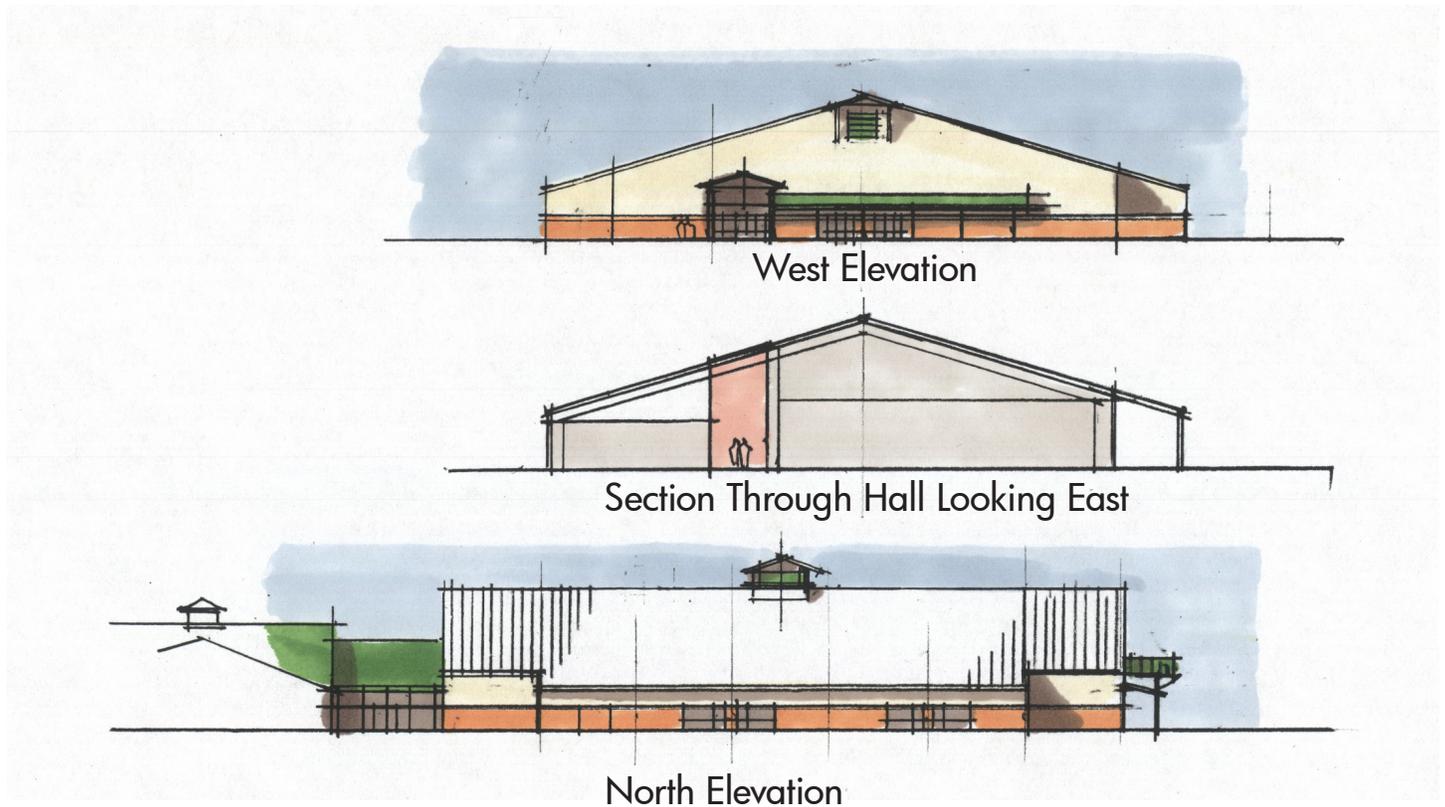
Exhibition Hall Expansion



PLAN VIEW

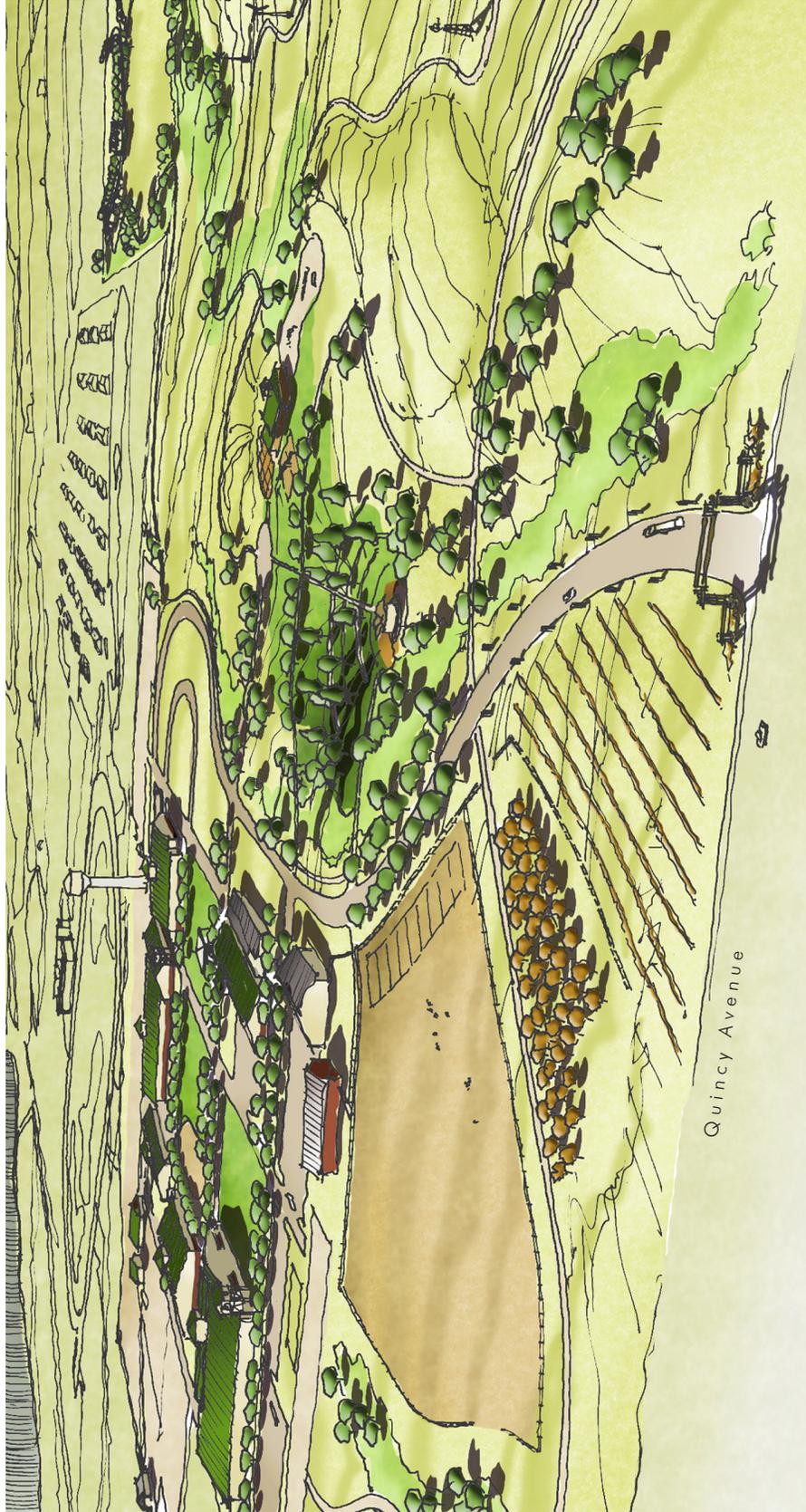


Exhibition Hall Expansion

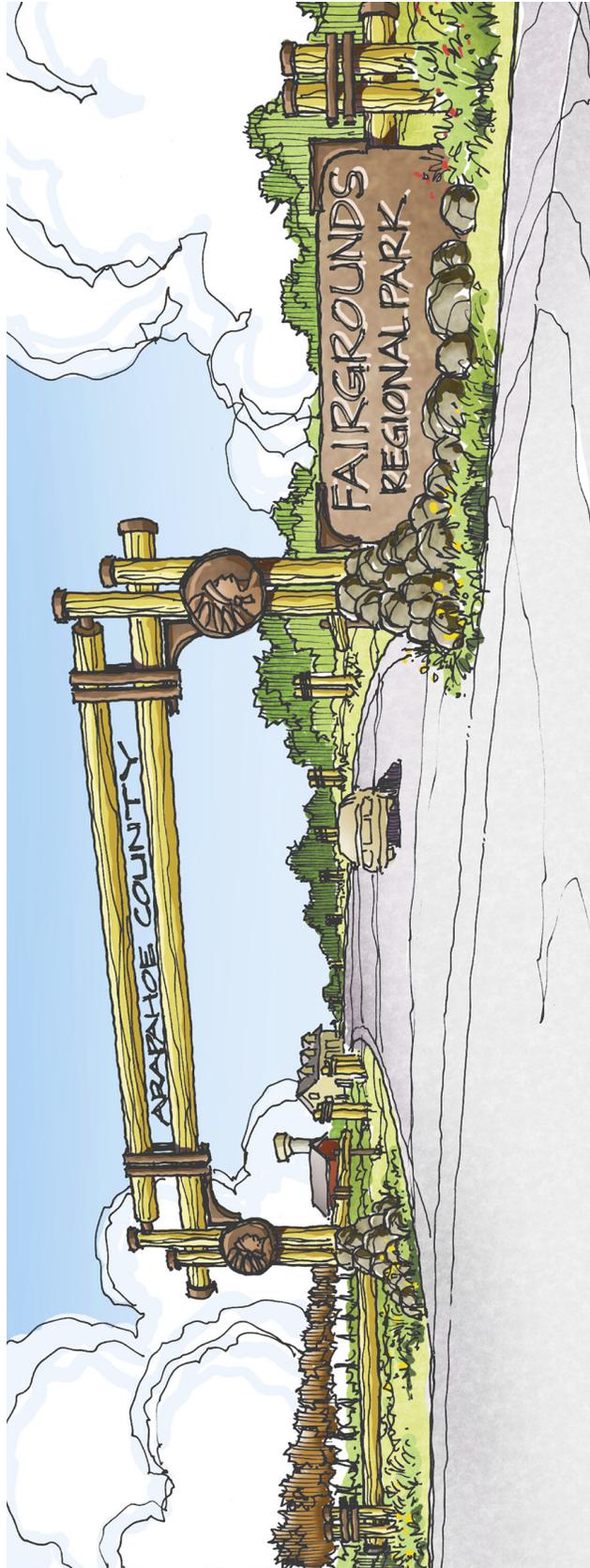


SECTIONS AND ELEVATIONS

Sketch - Aerial View From North

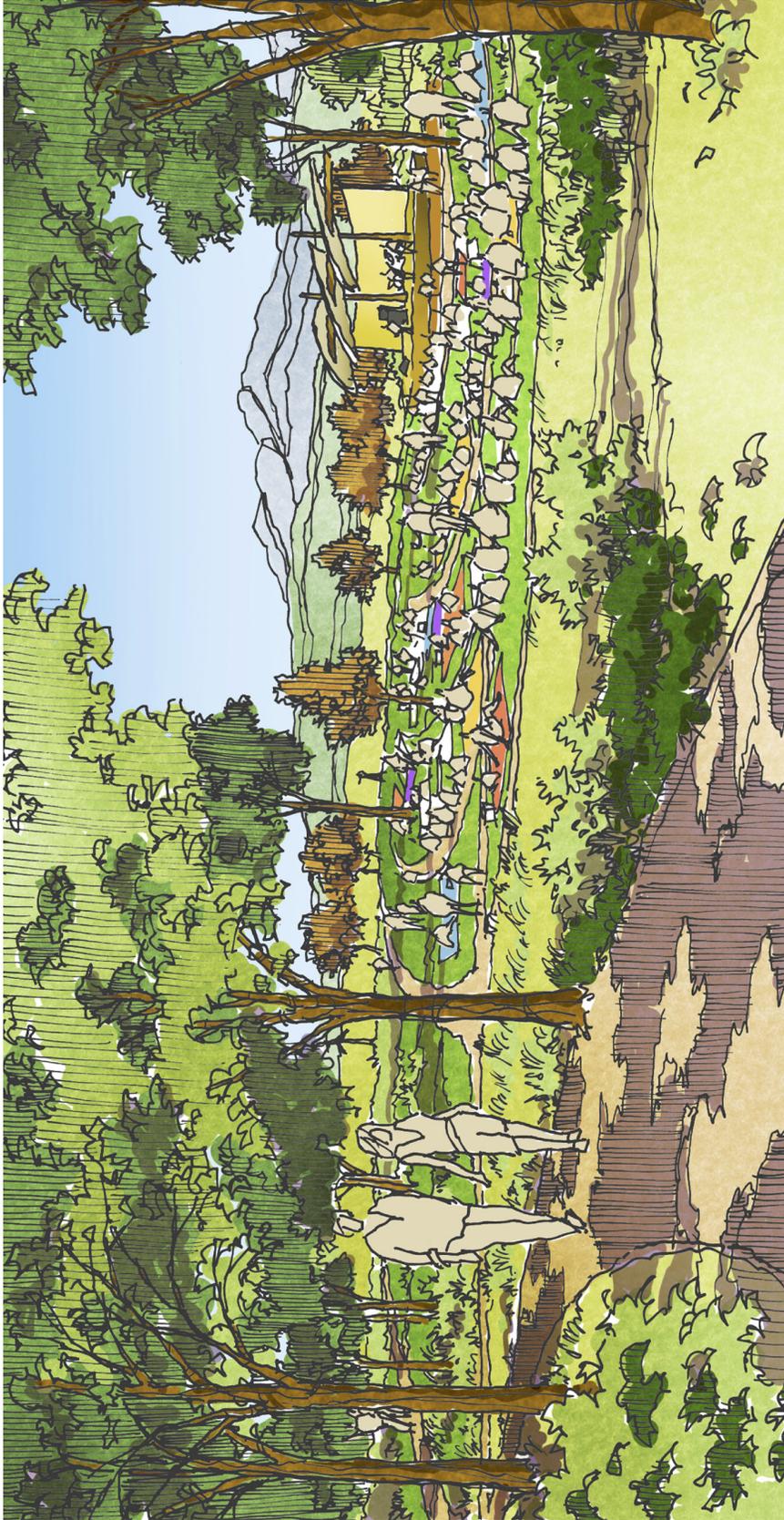


Sketch - Main Entrance



Entry Portal concept sketch - vertical clearance over roadway shall be 16'-6" min.

Sketch - Amphitheater



Sketch - Natural Play Area



Alternative Park Features

Year Round RV Park

This RV Park is planned for year-round use and would include 35 RV sites, a bath house and coin operated laundry facilities. Hookups for electric and water will be located at each RV space, and a dump station would be provided. Landscaped berms will provide screening of the RV park from Quincy.

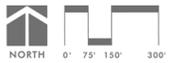
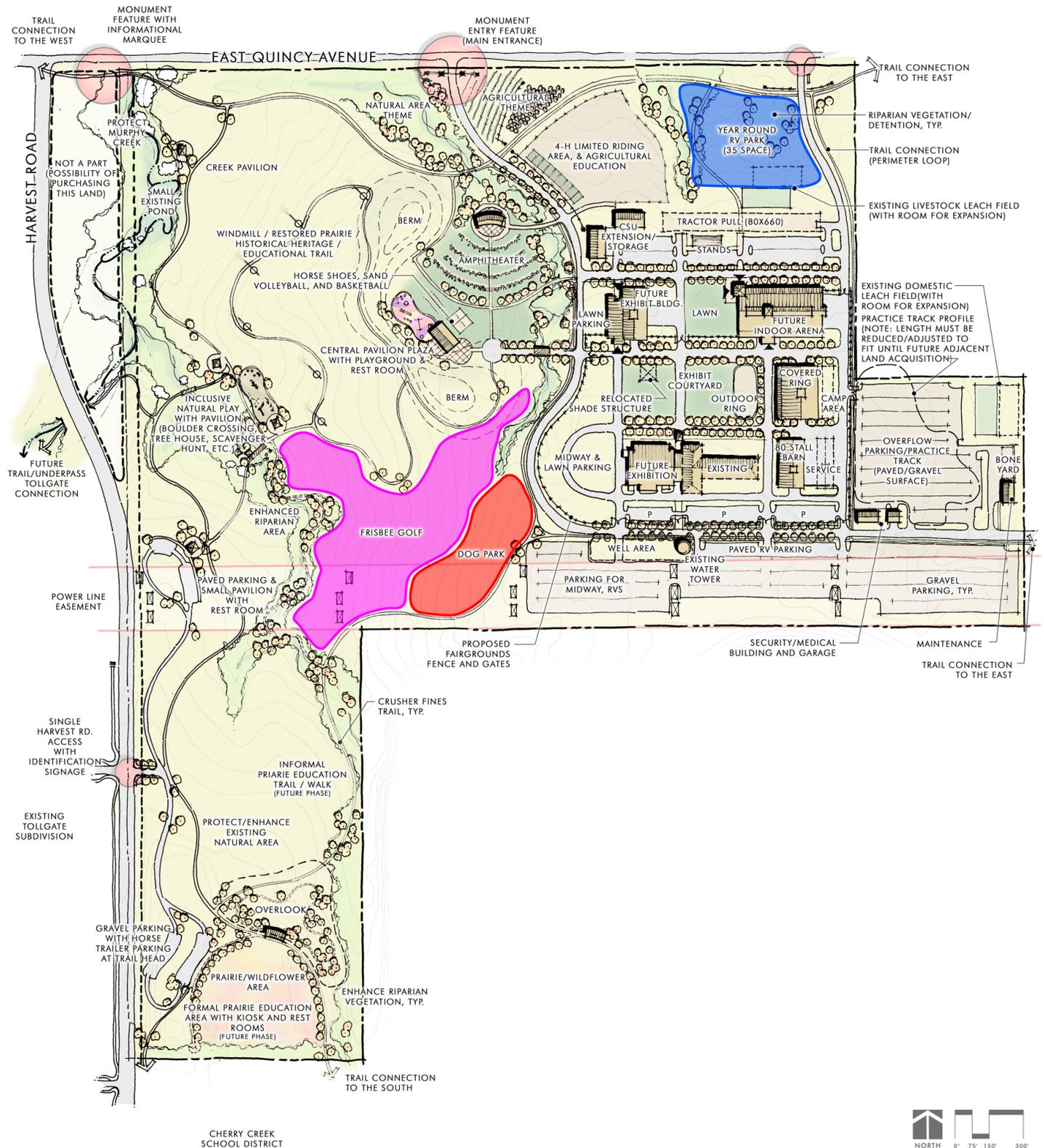
Dog Park

The dog park would be a minimum of two acres in size, fenced, have trees for shade and a drinking fountain for people and dogs. Other amenities could include shade shelters, picnic tables, benches and dog play features. The park would be located such that run-off would be treated through enhance drainage ways and bioswales providing a high level of water quality.

Disc Golf

A 9-hole disc golf course could be located in the regional park area. The course would require simple metal baskets serving as 'holes' and small concrete or crusher fines pads serving as the 'T-boxes'. Players would hike between each hole starting near the proposed playground and pavilion.

Alternative Zones



Phased Budget

Phased Master Plan Budget - ORDER OF MAGNITUDE COST ESTIMATE IN 2009 DOLLARS

		Item	Base Value	20% Contingency	10% FF&E/ Mobilization	8% Soft Costs
PHASE 1 (see pages 74 for sub-phasing)	HERITAGE	LED Billboard (Off-site)	\$195,000	\$39,000		\$19,000
		Entry Portals	\$300,000	\$60,000	\$36,000	\$32,000
		Multipurpose Exhibition Building Addition	\$5,205,000	\$1,041,000	\$625,000	\$550,000
		Covered Ring	\$1,906,000	\$381,000	\$229,000	\$201,000
		Uncovered Show/Warm-Up Ring	\$35,000	\$7,000	\$4,000	\$4,000
		Relocated Shade Structure	\$30,000	\$6,000	\$4,000	\$3,000
		CSU Extension Office/Learning Center	\$850,000	\$170,000	\$102,000	\$90,000
		Security/Medical Building & Garage	\$1,000,000	\$200,000	\$120,000	\$106,000
		General Fairground Site Improvements	\$6,000,000	\$1,200,000	\$120,000	\$586,000
	PARK	Trails	\$770,620	\$154,000	\$92,000	\$81,000
		Main Entrance Landscape	\$50,588	\$10,000	\$6,000	\$5,000
		Natural Play Area	\$206,000	\$41,000	\$25,000	\$22,000
		Water Quality Natural/Buffer Feature	\$518,807	\$104,000	\$62,000	\$55,000
		Enhance Riparian Areas	\$113,710	\$23,000	\$14,000	\$12,000
		South Landscape Buffer	\$14,370	\$3,000	\$2,000	\$2,000
		Open Space Improvements.	\$469,799	\$94,000	\$56,000	\$50,000
		Educational Windmill Walk	\$502,863	\$101,000	\$60,000	\$53,000
		Overlook Area	\$206,503	\$41,000	\$25,000	\$22,000
FUTURE PHASES	HERITAGE	Public Restrooms for Covered Ring	\$360,000	\$72,000	\$43,000	\$38,000
		Multipurpose Stall Barn	\$1,415,000	\$283,000	\$170,000	\$149,000
		Multipurpose Arena Building	\$10,000,000	\$2,000,000	\$1,200,000	\$1,056,000
		Multipurpose Exhibition Building	\$4,320,000	\$864,000	\$518,000	\$456,000
		Multipurpose Stall Barn Expansion	\$1,073,000	\$215,000	\$129,000	\$113,000
		Maintenance Building	\$192,000	\$38,000	\$23,000	\$20,000
		Agriculture Education Area	\$143,782	\$29,000	\$17,000	\$15,000
		Rest room/Shower Building for Vendors	\$110,000	\$22,000	\$13,000	\$12,000
		General Fairground Site Improvements	\$3,000,000	\$600,000	\$60,000	\$293,000
		Outdoor Amphitheater	\$495,840	\$99,000	\$59,000	\$52,000
	PARK	Playground with Pavilion	\$832,300	\$166,000	\$100,000	\$88,000
		Tollgate Trail/Underpass Connection	\$957,360	\$191,000	\$115,000	\$101,000
Overlook Area Prairie Education Enhancement		\$80,000	\$16,000	\$10,000	\$8,000	

See Appendix F for a more detailed Order of Magnitude Cost Estimate. The cost projections shown rely on very limited information. These costs can vary widely based on a number of issues; however, the numbers used indicate locally adjusted estimates based on averages for similar facilities throughout the USA.

	Budget Value	Identified Funding Sources (see page 75)	Other Funding Sources (see page 75)
	\$253,000	GF	P
	\$428,000	GF	
	\$7,421,000	GF	P
	\$2,717,000	GF	P
	\$50,000	GF	P
	\$43,000	GF	GOCO
	\$1,212,000	GF	P
	\$1,426,000	GF	P
	\$8,393,500	GF/OSHF	P
Heritage Subtotal	\$21,943,500		
	\$1,099,620	OSATD	P/GOCO
	\$71,589	OSHF	P
	\$294,000	OSATD	P
	\$739,807	OSHF/OSATD	P/GOCO
	\$162,710	OSATD	P/GOCO
	\$21,370	OSATD	P/GOCO
	\$669,800	OSATD/GF	P/GOCO
	\$716,862	OSATD/OSHF	P/GOCO/SCFD
	\$294,502	OSATD	P/GOCO
Park Subtotal	\$4,070,260		
Phase 1 Total:	\$26,013,760		
	\$513,000	GF	P
	\$2,017,000	GF	P
	\$14,256,000	GF	P
	\$6,158,000	GF	P
	\$1,530,000	GF	P
	\$273,000	GF	P
	\$204,782	GF/OSHF	P/SCFD
	\$157,000	GF/ OSATD	P
	\$4,283,500	GF/OSHF	P
	\$705,840	GF/OSHF	P/SCFD
Heritage Subtotal	\$30,098,122		
	\$1,186,300	GF/OSHF	P/GOCO
	\$1,364,360	BY OTHERS	GOCO
	\$114,000	GF/OSHF	P/SCFD
Park Subtotal	\$2,664,660		
Future Phases Total:	\$32,762,782		
All Phases Total	\$58,776,542		

Sub-phases (Phase 1) - ORDER OF MAGNITUDE COST ESTIMATE IN 2009 DOLLARS

		Item	Budget Value
PHASE 1a	HERITAGE	Multipurpose Exhibition Building Addition	\$7,421,000
		RV sites	\$75,500
		LED Billboard (Off-site)	\$253,000
		General Fairgrounds Site Improvements	\$4,159,000
		Entry Portals	\$428,000
	PARK	Trail (approximately five miles)	\$1,037,620
		Main Entrance Landscape	\$71,589
		Educational Windmill Walk	\$716,862
		Open Space General Improvements	\$334,900
			Phase 1A Subtotal
PHASE 1b	HERITAGE	Covered Ring	\$2,717,000
		Uncovered Show/Warm-Up Ring	\$50,000
		CSU Extension Office/Learning Center	\$1,212,000
		General Fairground Site Improvements	\$2,079,500
	PARK	Natural Play Area	\$294,000
		Open Space Improvements.	\$167,450
		Water Quality Natural/Buffer Feature	\$739,807
		South Landscape Buffer	\$21,370
		Trail Amenities (benches, tables & shelters)	\$62,000
			Phase 1B Subtotal
PHASE 1c	HERITAGE	Security/Medical Building & Garage	\$1,426,000
		General Fairground Site Improvements	\$2,079,500
		Relocated Shade Structure	\$43,000
	PARK	Overlook Area	\$294,502
		Enhance Riparian Areas	\$162,710
		Open Space General Improvements	\$167,450
			Phase 1C Subtotal
		Total Phase 1	\$26,013,760

See Appendix F for a more detailed Order of Magnitude Cost Estimate. The cost projections shown rely on very limited information. These costs can vary widely based on a number of issues; however, the numbers used indicate locally adjusted estimates based on averages for similar facilities throughout the USA.

Master Plan Alternatives - ORDER OF MAGNITUDE COST ESTIMATE IN 2009 DOLLARS

		Item	Budget Value
ALTERNATIVES	HERITAGE	35 Site Independent RV Park	\$567,000
		Independent RV Park Shower Building, Concessions, Coin Laundry	\$187,000
			Heritage Subtotal
			\$754,000
	PARK	Dog Park	\$97,055
		Disc Golf	\$28,000
		Park Total:	\$125,055
		Alternatives Total:	\$879,055

Identified Funding Sources

Open Space Heritage Funds (OSHF)

Parks and Open Spaces within Heritage area projects can be funded through Open Space Heritage Funds. By resolution, funding of buildings within a Heritage area cannot be funded with OSHF.

General Fund (GF)

The General Fund could be used to fund master plan components which are not considered a park use or an open space use. As an example, the proposed CSU extension center and security/medical building and a proportional share of related site improvements could constructed with General Funds.

Open Space Acquisition & Trail Development Fund (OSATD)

These funds could be utilized for construction of trails and features directly associated with trail development. Trail education facilities, shelters, restrooms, trail head and parking lot development are all examples of appropriate uses which can be funded with OSATD.

Other Funding Sources *(Generally required matching funds)*

Great Outdoors Colorado (GOCO)

GOCO funds includes Local Government Grants which can be used for parks, outdoor recreation and environmental education facilities and Open Space Grants which are primarily used for the acquisition of open space lands.

Scientific and Cultural Facilities District (SCFD)

A potential funding source for educational components such as the arboretum or windmill walk.

Private (P)

Privately donated funds represent other fund-raising efforts including naming rights.

Appendices

