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# ADAMS COUNTY

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## RIVERDALE REGIONAL PARK MASTER PLAN

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PREPARED FOR ADAMS COUNTY PARKS AND OPEN SPACE  
APRIL 2018



DESIGNWORKSHOP

# ACKNOWLEDGEMENTS

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*\*Note: "Adams County Regional Park and Fairgrounds" and "Riverdale Regional Park" are interchangeable within this document and reference the same site and terminology.*



Image credit: Adams County

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*Image credit: Adams County*

# GOALS

## **ADAMS COUNTY MISSION STATEMENT:**

*"To responsibly serve the Adams County Community with Integrity and Innovation."*

## **PARKS AND OPEN SPACE MISSION:**

*"To enhance the quality of life for residents by providing recreational, educational, and cultural opportunities through our system of parks, trails, open spaces, and facilities; and to preserve and protect the natural and cultural resources of the county for present and future generations."*

## **ADAMS COUNTY FAIR MISSION STATEMENT:**

*"The mission of the Adams County Fair is to provide a quality event for our guests and to enhance educational opportunities with an emphasis on youth and agriculture while uniting urban and rural communities in a time honored celebration."*

## **TECHNICAL ADVISORY COMMITTEE (TAC) VISION FOR SOUTH PLATTE RIPARIAN CORRIDOR:**

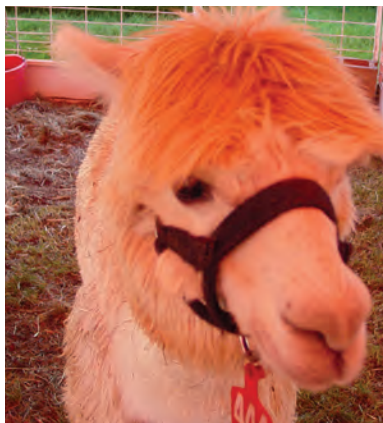
*"In the economic and ecological interest of Adams County, the Technical Advisory Committee (TAC) for the Regional Park and Fairgrounds Master Plan update has a vision of a healthy and continuous terrestrial and aquatic habitat along the South Platte River from 136th Avenue upstream to 120th Avenue Parkway and beyond. Attainment of this vision will provide a healthy river ecosystem and an unfragmented riparian corridor; thereby contributing to Riverdale Regional Park and promoting both recreational fishing and bird watching; activities that have a high economic benefit for the local economy."*

## DILEMMA

Riverdale Regional Park needs a sustainable and implementable site master plan to prioritize funding and management for the future development of the site. As both a regional park and event facility, competing interests exist. Ingress and egress for events pose a significant challenge, while regional growth pressures further complicate circulation around and to the site. Facilities need to be planned and managed to meet the evolving needs and activities of the local community while attracting visitors to the region. The site has increased by approximately 425 acres south of 124th Avenue and 61 acres north of 136th Avenue creating more space for use and management.

## THESIS

Create an environmentally sensitive master plan for Riverdale Regional Park that is implementable with funding options, serves multiple uses and users on a thriving site and responds to operations and maintenance in smart, low-intensive ways. Riverdale Regional Park will continue to serve the regional community, promote visitation and honor the County's agricultural legacy.



*Image credit (all): Adams County*

# THEMES

## 1 Enhance the Quality of Life through Recreation, Nature, Agriculture and Science

- Become a place where innovation, creativity and curiosity come together for all ages
- Develop regional partnerships to strengthen the park's offerings of educational, environmental and recreational services
- Develop a strong brand for the Regional Park and Fairgrounds, defining its intentions in the fields of Recreation, Nature, Agriculture and Science

## 2 Healthy and Continuous Habitat Corridors

- Provide healthy and continuous habitat corridors along the South Platte River, Brantner Gulch and other connected aquatic and terrestrial resources
- Support wildlife and habitat (birds, wildlife, pollinators, fish, riparian/aquatic)
- Become a refuge for wildlife as development pressures push them towards undeveloped areas
- Restoration activities should work to provide an unencumbered corridor of native trees and understory shrubs for bird habitat and migration
- Restoration activities should work to provide fish habitat and fish passage (where appropriate) in accordance with accepted best practices
- Promote recreational activities such as fishing, bird watching and passive nature experiences
- Utilize open space resources to treat runoff before it returns to the River

## 3 Trail Connectivity and Experiences

- Celebrate the connection of the Front Range Trail through the site
- Provide trail amenities
- Create an internal trail system that supports a variety of user types
- Use trail linkages to connect to other regional amenities

## 4 Community

- Serve Adams County residents
- Be right-sized to serve the community without endeavoring to grow too large
- Serve long-standing historical clients
- Remain affordable
- Be a fair of today – cater to the community
- Celebrate and cultivate diversity through programming

## 5 Agricultural Heritage

- Educate the public on food sources and growing practices
- Support and promote CSU Extension/4-H programming
- Highlight regional heritage connections to working and/or historic farms, dairies and agrarian sites
- Populate the Park with rotating displays that educate the public
- Reorganize, enhance and construct quality facilities for livestock and user groups
- Protect and maximize the water rights and stewardship of historically irrigated agricultural lands

# PROCESS

## PROJECT START UP AND INITIATION

## PROGRAMMING AND INVESTIGATION

SITE ANALYSIS  
TRAFFIC STUDY  
EXISTING PLAN REVIEW  
MARKET STUDY  
BENCHMARK STUDY  
FUNDING ANALYSIS

## STAKEHOLDER ENGAGEMENT

FOCUS GROUPS  
CITIZEN BOARD MEETINGS  
COMMUNITY MEETINGS  
WEBSITE

## SITE RECOMMENDATIONS

CONCEPT PLAN  
RECOMMENDATIONS  
FINAL MASTER PLAN



*Image credit: Adams County*

# SITE HISTORY

The Adams County Fair dates back to the early establishment of the County itself. The first “Adams County” Fair and Rodeo was held in October of 1904, but earlier, in 1888, regional fairs and rodeos were held during monthly Market Days at the old fairgrounds in Brighton. These events included space for exhibits, a grandstand for 500 people, a racetrack called Driving Park for horse and plow races, cattle and horse auction sales, a fine arts hall, stalls and more.

The first day of the fair was known as Tomato Day. A noon barbecue was followed by a tomato contest that was called the Battle of Brighton. Two teams lined up and faced each other in front of the grandstand. Each team member was given a box of ripe tomatoes and on command they disposed of the fruit as quickly as possible by throwing it at the opposing team and occasionally the spectators. Events at the early fair also included wild bronco riding, half-mile foot races, bicycle and motorcycle races, a mule race, horse races of various sorts and a baby contest.

In 1965, the old fairgrounds became too small, and the Adams County Board of County Commissioners elected to move the fair to the old Denver Poor Farm site and its present location.

The Denver Poor Farm, which was sold to the County by Denver in 1960 for \$176,500, included barns, corrals, dormitories, an icehouse, a dining hall and an administration building. The original deed included about 356 acres of land, 24 shares in the Old Brantner Ditch and 12 water shares in the Lower Clear Creek Ditch Company.

The Denver Poor Farm was located on John Henderson’s ranch, dating back to the 1860’s. It was named Henderson’s Island, as an island was formed when the South Platte River split into two branches. The site attracted people as a resort and later became the McCool Ranch before becoming the Denver Poor Farm. The Poor Farm was a home for convalescents, elderly, the sick and destitute.

Upon sale to Adams County, buildings and tunnels were demolished and rubble left in place. A condition of the sale was to build a 180 acre golf course, dedicate 60 acres to the fairgrounds, include a rack track, and use the remainder for a recreational park. The image above indicates an early plan, which also includes a secondary access point to the north of the site. The county excavated gravel from the property and sold it to help off-set the cost of the land. Gravel mining operations have resulted lakes on site and up and down the South Platte River corridor.



*Planning for the Adams County Fairgrounds*



*Adams County Fairgrounds*



*Image credit: Adams County*

# REVIEW OF PAST PLANS

This master plan update for the Riverdale Regional Park is necessary due to the expansion of county-owned lands surrounding the site, the changing needs of the Parks and Open Space Department, the shift in demographics, a change in neighboring uses and growth and development pressures in the surrounding area. This master plan will seek to provide a more balanced look at the fairgrounds and the park assets of the subject property.

Past master planning efforts for the park and fairgrounds should be recognized for accomplishing many of the goals and objectives while recognizing items that have not been completed but remain relevant to this plan update. Past plans reviewed included:

- 1999 Adams County Regional Park Master Plan
- 2008 Adams County Regional Park South and Northeast Areas Master Plan
- 2009 Adams County Regional Park Fairgrounds Master Plan

Additional planning efforts pertinent to the park and fairgrounds were reviewed for goals and objectives that impact, or have the potential to impact, the future use of the park. The following plans were reviewed to determine alignment with this plan update:

- 1997 South Platte River Heritage Corridor
- 2005 Riverdale Road Corridor Plan
- 2007 Colorado Front Range Trail Comprehensive Implementation Plan
- 2012 Adams County Open Space, Parks and Trails Master Plan
- 2012 Adams County Comprehensive Plan and 2015 Amendment

## 1997 SOUTH PLATTE RIVER HERITAGE CORRIDOR

This plan focused on a 17-mile stretch of the South Platte from Commerce City to Brighton, including the portion of the river through the Regional Park. The South Platte River Heritage Corridor Plan provided a strategic action plan for preserving and enhancing the natural, cultural and recreational qualities of the corridor.

Goals of the 1997 South Platte River Heritage Plan included:

- Complete the South Platte River Trail system and connect to the adjacent trail systems
- Demonstrate the potential for multi-purpose gravel mine restoration
- Gateway enhancements and stream corridor improvements to change the public image
- Protect natural lands and wildlife habitat and establish a riparian buffer along the river
- Preserve the rural character and key agricultural properties
- Expand recreational opportunities, especially at the Adams County Regional Park
- Develop environmental education and interpretation programs
- Foster community stewardship programs: Engage people in caring for the river

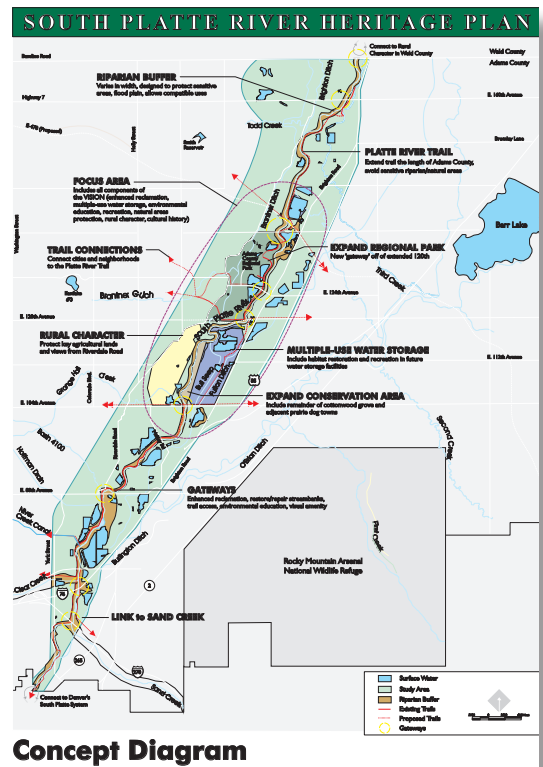
## 1999 ADAMS COUNTY REGIONAL PARK MASTER PLAN

The purpose of the 1999 Adams County Regional Park Master Plan was to provide guidance for suitable development, park and recreation improvements, prioritization and phasing. Properly-scaled growth and character of improvements were strong considerations during the crafting of this plan. An established list of park and fairground qualities and issues provided a foundation for the master plan and corresponding recommendations.

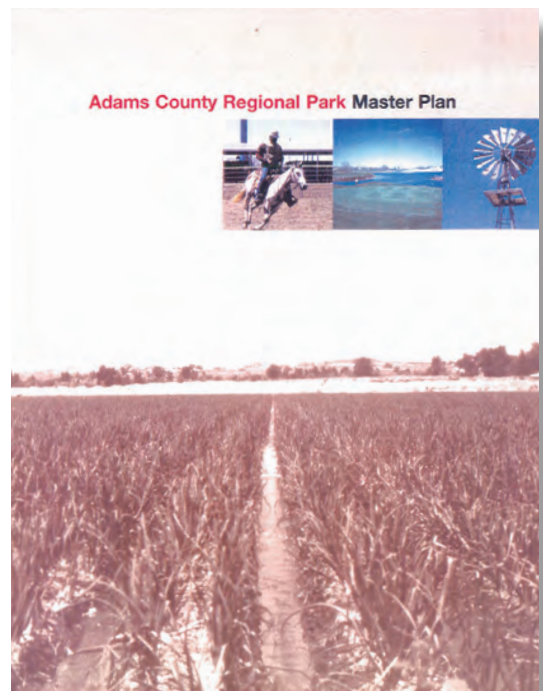
The goals of the 1999 plan include the following:

- Create a center for the county, devoted to heritage, cultural, and environmental experiences
- Focus on environmental based recreation (biking, hiking, canoeing, fishing, wildlife viewing)
- Preserve or enhance wildlife and natural resources
- Enhance the historic resource opportunities that reflect the culture of Adams County
- Respect the agricultural and ranching heritage
- Create a facility that responds to fair and stock related needs
- Minimize impacts to, or improve the golf facility

The major land use designations in this master plan recommends high-impact and active recreation areas in the north half of the site and cultural and natural areas to the south. The 1999 plan established “maintenance zones” or program areas such as the Development Area and Golf Course Area. This provided the framework for the master plan. This plan established the location of a future Visitor and Nature Center as well as a Historical Society/



1997 South Platte River Heritage Corridor Plan



1999 Adams County Regional Park Master Plan

Agricultural Heritage Center centralized in the southern portion of the site.

The goals for the fairgrounds area include the following:

- Spread out and move buildings as necessary to improve health, safety, human comfort, and relationships between existing uses
- Add needed facilities, including animal barns and provide an enlarged indoor arena
- Create a central, landscaped pedestrian spine with a plaza for events

The fairgrounds site plan is organized by a north-south pedestrian spine. The animal barns, the 4-H arena, and the rodeo stadium would all be located on the north end of the spine. Smaller exhibition buildings would all remain on the south end of the site. The indoor arena would anchor the center of the spine. Parking is located along the periphery of the fairgrounds area with clear access ways into the central pedestrian spine.

## **2005 RIVERDALE ROAD CORRIDOR PLAN**

Riverdale Road is categorized as a rural collector road. In 2005, most of Riverdale Road was a 2-lane road with a gravel shoulder, no curbs and drainage ditches. The corridor included about ten miles along the west side of the South Platte River from Colorado Boulevard, at 90th Avenue, north to State Highway 7, paralleling the Regional Park's western edge. The 2005 Plan is an amendment to the Adams County Comprehensive Plan that discusses issues specific to the South Platte River Valley, and as such relates to the South Platte Heritage Plan as well. The intent of the Riverdale Road Plan is 'to prevent urban growth and development from spoiling the natural and scenic beauty of this unique area of Adams County by providing a vision and implementation policies to guide future development and conservation efforts in the corridor.'

The plan set forth four general goals for the road corridor, followed by broad objectives and specific strategies for implementation. These goals included:

- Limit development and prioritize agricultural development
- Preserve the corridor by limiting urban or suburban scale development
- Design guidelines to reinforce the road's scenic corridor
- Enhance the corridor with signage and park improvements

## 2007 COLORADO FRONT RANGE TRAIL COMPREHENSIVE IMPLEMENTATION PLAN

The Front Range includes 14 counties, 15 major cities and many smaller towns and communities. The Colorado Front Range Trail (CFRT) follows closely along the eastern fringe of the Rocky Mountains in a north-south direction, running through some of the most rapidly growing areas in the state and serving 80% of the State population. The trail was 34% complete in 2007, leaving long segments of the trail incomplete or in need of maintenance and repairs. This Plan marks a five-year process for implementation of recommendations through collaborative efforts among Colorado State Parks, the CFRT Development Council and local stakeholders. The Plan identified 93 miles of planned trails and 488 miles of envisioned trails, when combined with existing segments, the CFRT trail system has the potential to total 876 miles served by 110 trailheads. The north and middle section of this trail system lies within Adams County; portions of the north section fall in the Regional Park. Priority CFRT segments in Adams County and in proximity to the Regional Park included:

- >1 mile planned section from E-470 south to existing section of Platte River Trail
- 5.1 mile planned section from trailhead on East 126th Ave. running S/SW to trailhead at 104th Ave.

## 2008 ADAMS COUNTY REGIONAL PARK SOUTH AND NORTHEAST AREAS MASTER PLAN UPDATE

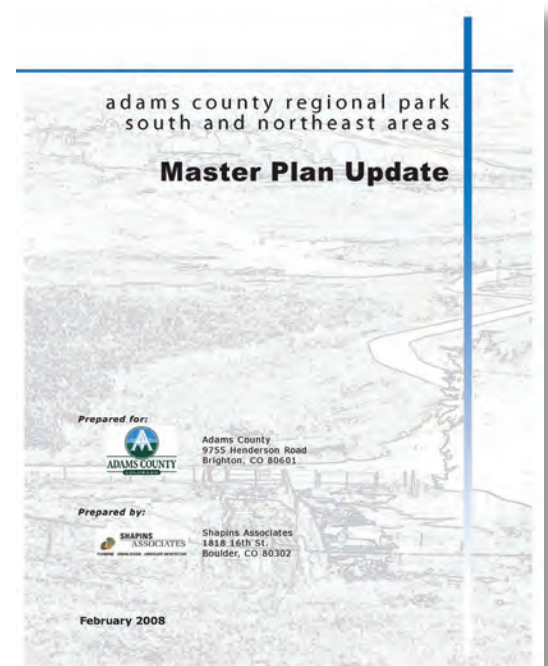
The South and Northeast Areas Master Plan Update from 2008 was written as a complement to the 2009 Regional Park Master Plan Update with a description and guide for future development of south of Henderson Road and north near the Fishing is Fun Pond (Debetz Pit). The master plan for the Regional Park focused heavily on the fair facilities, whereas this plan gives significant attention to recreational, educational and visitor experiences of the overall site. The plan introduced the areas south of Henderson Road into the park, planning for the future abandonment of the three large gravel pits into Mann Lakes 1-3. Park Boulevard, connecting 120th Avenue to Henderson Road, and the extension of the Colorado Front Range Trail were also planned for at this time. The second area of focus was the riparian corridor along the South Platte River.

The Plans Goals were:

- Provide a broad diversity of recreational and educational uses compatible to the plains ecosystem, including biking, hiking, non-motorized boating, fishing, wildlife viewing and environmental education
- Interpret the natural, cultural and historic resources of the site such as its agricultural and ranching heritage
- Create a "Plains Ecological Center," including a Nature Center for the county, devoted to the areas diverse heritage, culture and environment
- Enhance the health and diversity of the various plains habitats in the park, including riparian areas and prairie grasslands



**2007 Colorado Front Range Trail Implementation Plan**



**2008 South and Northeast Areas Master Plan Update**

- Promote sustainable environments
- Preserve and enhance wildlife habitats and other natural resources
- Utilize water aesthetically, sustainably and educationally

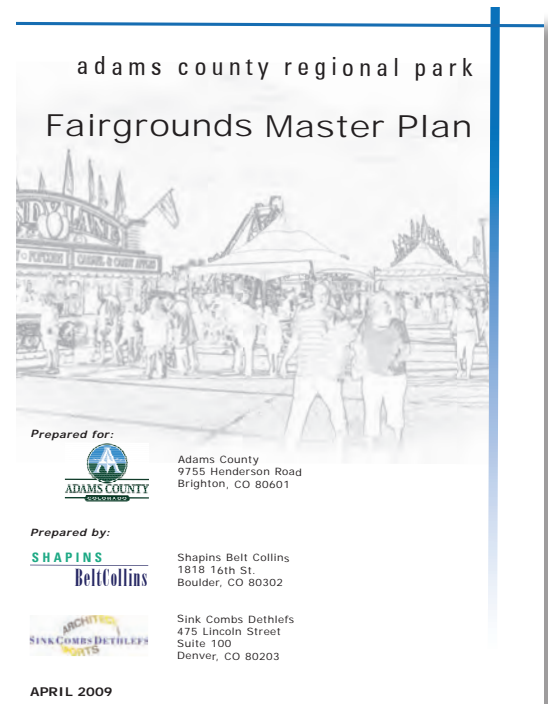
## 2009 ADAMS COUNTY REGIONAL PARK FAIRGROUNDS MASTER PLAN

The 2009 Adams County Regional Park Fairgrounds Master Plan built on the efforts of the 1999 plan and outlined an approach to provide quality recreation, education, and visitor experiences compatible with the intensive use and unique needs of equestrian and livestock users. The Plan primarily focused on the fairground facilities, or 69.2 acres, while facing many of the same challenges that are still of concern – inadequate ingress/egress and parking and the proximity of conflicting uses throughout the grounds.

The goals of the 2009 plan were stated as follows:

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

The siting and reorganization of facilities was proposed to improve the health, safety, comfort and relationships between existing and competing uses within the context of the Regional Park. An approach of restoring, renovating and rebuilding new facilities was adopted. The large animal facilities were proposed or maintained to the north-east portion of the facility area, while many of the structures in good condition remained situated to the south. Pedestrian circulation was oriented on a north-south spine to create some definition and organization. The plan also introduced the idea of bringing sustainable building practices and attributes into the site, like increasing energy efficiency, reducing waste and improving stormwater quality.



## 2009 Adams County Regional Park Fairgrounds Master Plan

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

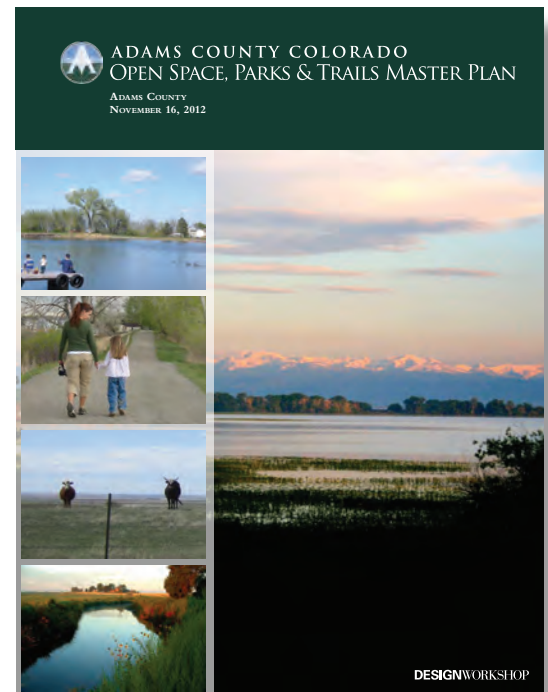
## 2012 ADAMS COUNTY, COLORADO, OPEN SPACE, PARKS & TRAILS MASTER PLAN

The 2012 Adams County Open Space, Parks and Trails Master Plan was an update to a 1998 plan. Its purpose is to guide the county in park, trail and open space project decision-making. The foundation of the plan is to promote the conservation of agricultural lands throughout the county, preserve and enhance important wildlife habitats and corridors, and protect and improve important natural and scenic resources.

As it pertains to the Regional Park and Fairgrounds, the master plan identified a priority to conserve land located between the Regional Park and Ken Mitchell Open Space as a sanctuary for both wildlife and humans. Regional trail connections to the park are also important to the plan. While the qualities of Riverdale Road were recognized as attractive to cyclists, the plan also called for a multi-use trail to parallel the road from the park to the City of Brighton's Ken Mitchell Open Space to the north. Closing gaps in the Front Range Trail, which have occurred, and planning for a Brantner Gulch trail alignment were additional trail recommendations.

Other relevant recommendations of the Adams County, Colorado Opens Space, Parks and Trails Master Plan included:

- Placing the Regional Park within nearby proximity to a Local Food Production District, as a means to celebrate the County's agricultural heritage. Refer to Riverdale Regional Park Master Plan Theme 5: Agricultural Heritage.
- Adding more informal interpretive educational elements and the development of a small nature center focusing on cultural and agricultural heritage.
- Working with CSU Extension to provide more environmental education showcasing best management practices for environmental restoration and conservation. Refer to Riverdale Regional Park Master Plan Theme 5: Agricultural Heritage.



**2012 Adams County, Colorado  
Open Space, Parks & Trails Master Plan**

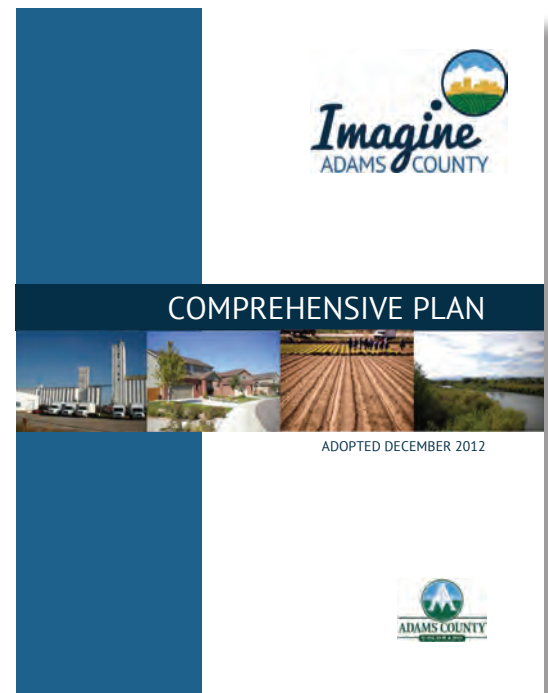
## 2015 ADAMS COUNTY COMPREHENSIVE PLAN AMENDMENT

The Adams County Comprehensive Plan provides a concise statement of the County's objectives for future development within unincorporated areas of the county and in municipal growth areas. This Plan desires to support Adams County in creating a more sustainable and resilient future. Adams County defines sustainability as a holistic approach to ensure economic viability, operational efficiency, environmental stewardship, and social responsibility.

The Comprehensive Plan identified ten priority mitigation projects, two of which immediately pertain to the Regional Park:

- Review funding options as well as storm shelter alternatives (retrofitting or new construction) to provide Safe Rooms at the Regional Park. The issue cited was the Adams County Regional Park did not contain a Safe Room. The park is the largest event center in unincorporated Adams County as well as the secondary location for the Alternate Care Facility. Rapid egress of citizens from the park is not possible due to roadway issues.
- In an effort to increase accessibility, the Comprehensive Plan also identified the priority for the park to develop, at a minimum, at least one alternative point of ingress and egress into the regional facility to ensure the safe movement of personnel, visitors and vehicles during an emergency event.

An additional, non-ranked priority relevant to the park was to investigate the implementation of a backup generator to help power the pump to the water supply. Multiple generators would be needed to run wells and pumps on site.



**2012 Adams County, Colorado  
Comprehensive Plan**



*Image credit: Adams County*

# EXISTING CONDITIONS & ANALYSIS

Riverdale Regional Park contains 1,197 acres of parklands on the west side of Adams County, just north of Denver. The park's location, situated at the southwest quadrant of Highway 470 and Highway 85, creates a very accessible park. The existing park consists of two 18-hole golf courses, a disc golf course, picnic areas, and the county fairgrounds at the core of the site. The fairgrounds account for 69.2 acres of the site. A number of buildings and facilities in varying conditions can be found within the fairgrounds. Recently, the regional park has expanded to acquire lands to the south adding approximately 425 acres, and the county has also added 61 acres to the north of 136th Avenue in 2017.

Over the past 20 years, the landscape surrounding the park has largely shifted from a low-density suburban area with ample open space to a much more developed and altered context. A visual survey of the surrounding landscapes show increased development and reduced open spaces largely along the major roadway corridors to the west and a lower density development to the east of the park. The Denver International Airport is one example of expanded development in the region. Between 1990 and 2000 its services and facility footprint grew rapidly. On the other extreme, gravel extraction activity along the South Platte River is resulting in reclaimed lakes along the riparian corridor. This evolution of the corridor is counter to comparable developed areas around rivers where floodplains and wetlands are minimized over time in the interest of development.

This section serves to describe the context and demographics surrounding Riverdale Regional Park and highlight on-site natural resources. It also inventories site programs and facilities, examines circulation and accessibility and opportunities for multi-modal improvements and details the variety of events that are hosted at the park. Finally, this section provides an assessment of existing facilities on-site. The existing conditions and analysis provide a comprehensive understanding of the park and implications of design and policy-level decisions.

# REGIONAL CONTEXT

## POPULATION

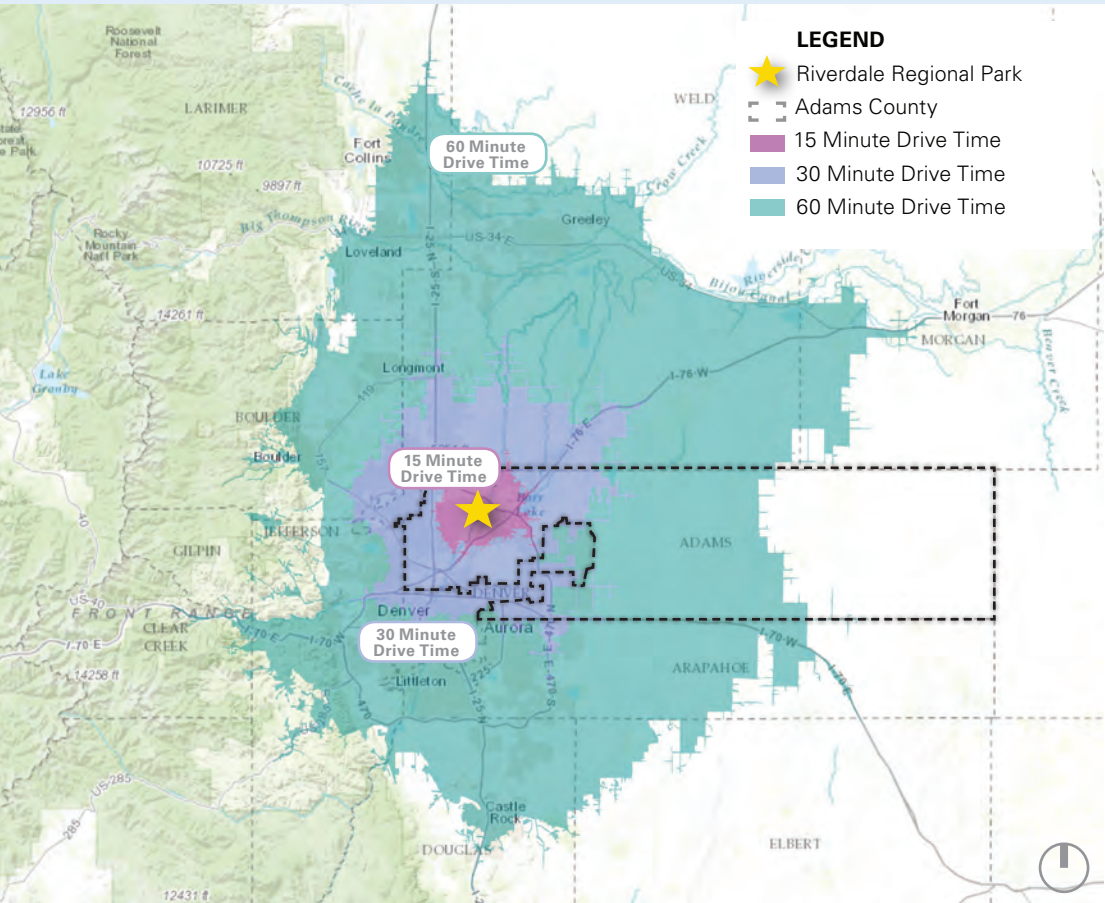
Populations are shifting surrounding the Adams County’s Riverdale Regional Park. Almost 900,000 people live within a thirty-minute drive from the site. (See Regional Drive Times.) Adams County has grown to a population of 483,041 people in 2016; increasing from 441,603 in 2010 and adding approximately 41,000 residents since the completion of the 2009 Riverdale Regional Park Master Plan. Between 2000 and 2010, Adams County’s population grew at a rate of 2.41% and is projected to continue at 1.77% between 2016 and 2021. Pockets of the strongest growth in Adams County are found in the southwest area near Denver, the northwest area of the county and areas about 10 miles to the southwest of the park toward the Denver International Airport. The western area of Adams County is generally

## ADAMS COUNTY QUICK FACTS

5TH MOST POPULOUS COUNTY IN  
COLORADO

Population (2010)	441,603
County seat	Brighton
Rainfall	16.9 in
Snowfall	44.2 in
Precipitation Days	75
Sunny Days	245
Elevation	5,084 ft

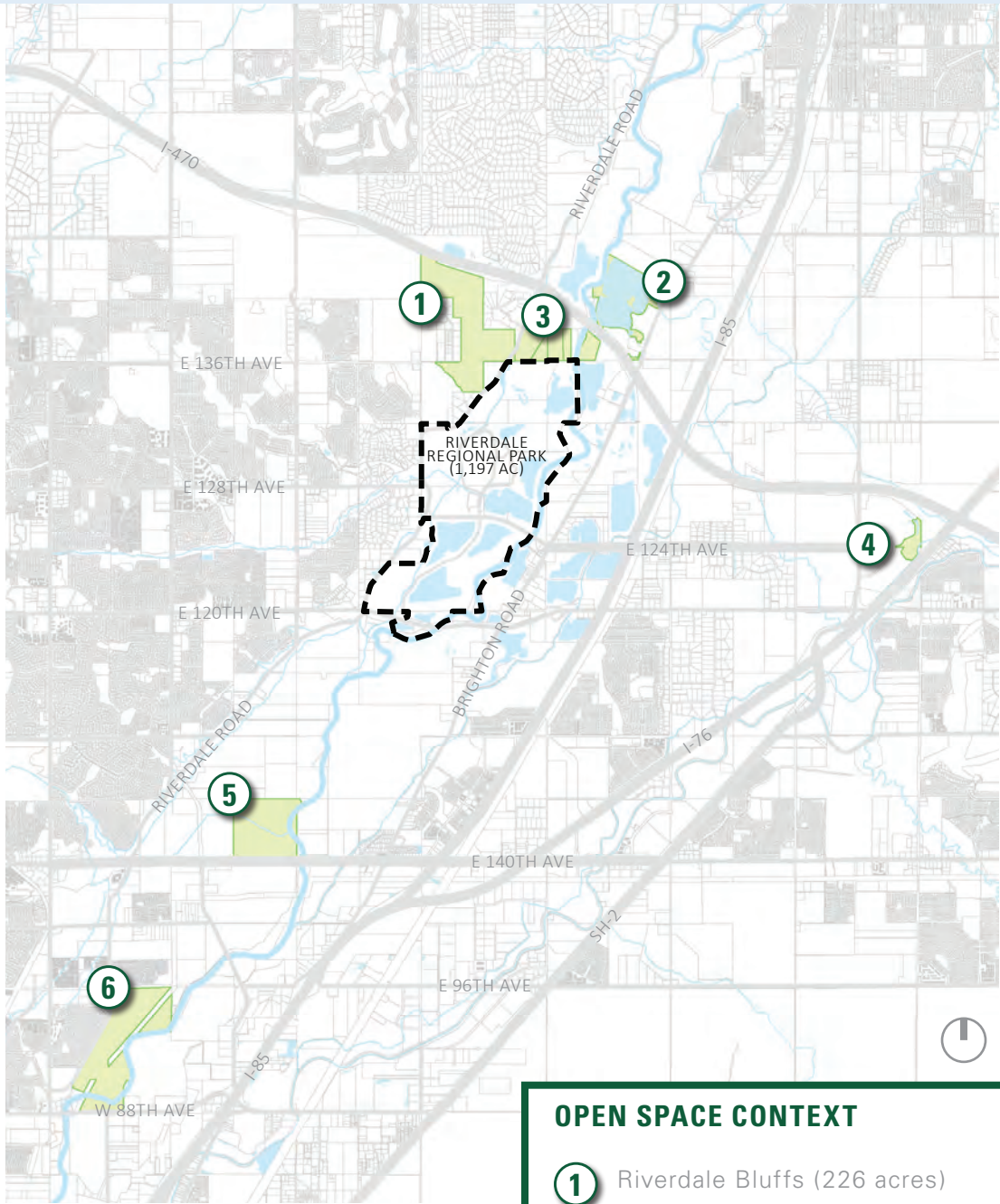
## REGIONAL DRIVE TIMES



Source: ESRI



OPEN SPACE CONTEXT



OPEN SPACE CONTEXT

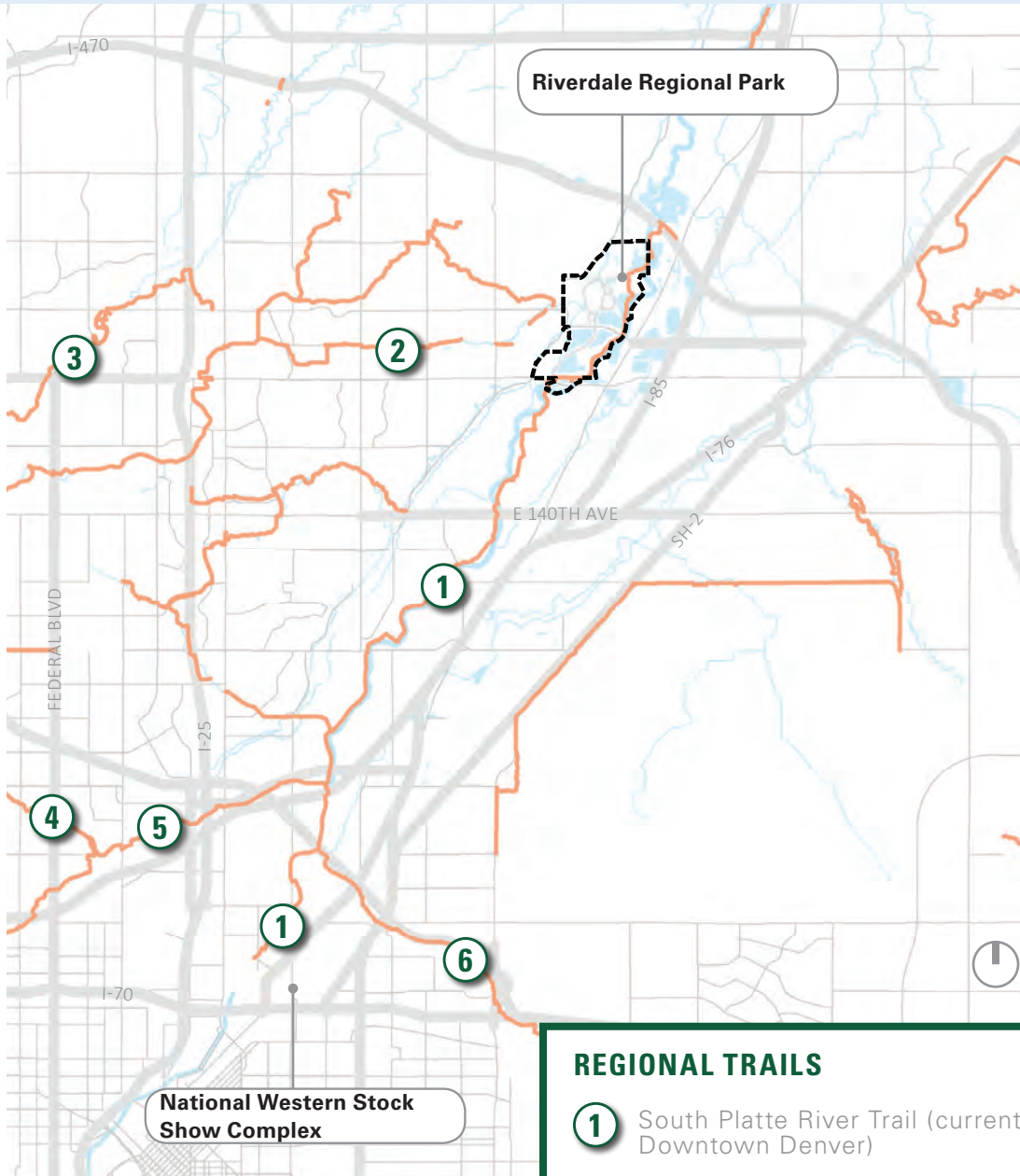
Much of the county-owned open space, including Riverdale Regional Park, is located along the South Platte River. At 1,197 acres, Adams County Regional Park is a much larger land area compared to other parks and open space located in the general vicinity. (See Open Space Context)

OPEN SPACE CONTEXT

- 1 Riverdale Bluffs (226 acres)
- 2 Willow Bay (174 acres)
- 3 Van Scoyk Parcels (61 acres)
- 4 Government Center Nature Park (19.5 acres)
- 5 Elaine T Valente Open Space (163 acres)
- 6 88th Avenue Open Space (227.7 acres)

Source: ESRI

## REGIONAL TRAIL SYSTEM



### REGIONAL TRAIL SYSTEM

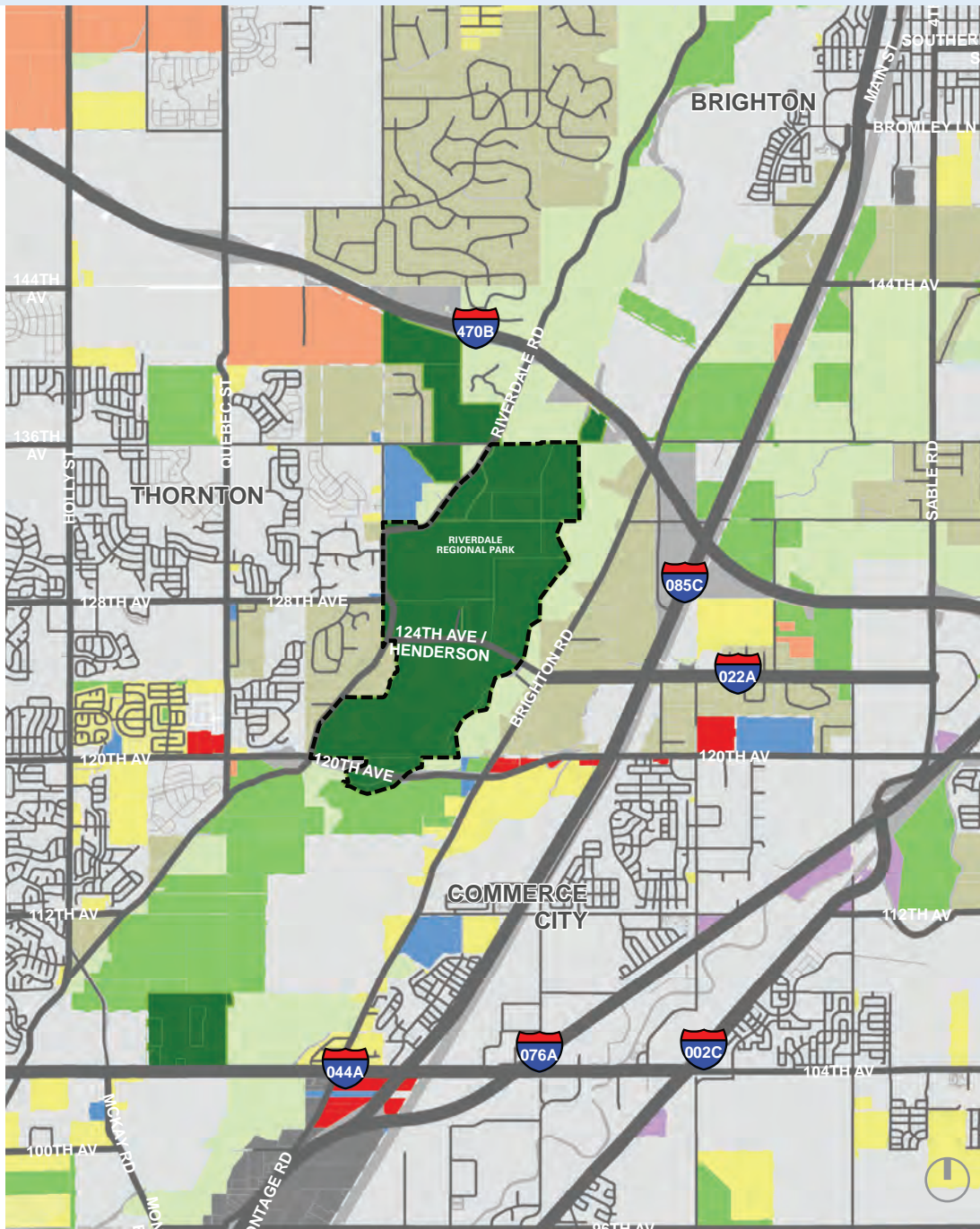
The existing regional trail network connects the neighborhoods to the west of the South Platte River to Riverdale Regional Park and the South Platte River Trail and river corridor. The popular South Platte River Trail connects the Denver community to the Regional Park and beyond. The South Platte River Trail overlaps with the planned Colorado Front Range Trail which will extend 876 miles from Wyoming to New Mexico when complete. (See Regional Trail System)

### REGIONAL TRAILS

- 1 South Platte River Trail (currently connects to Downtown Denver)
- 2 Brantner Gulch Trail
- 3 Big Dry Creek Trail
- 4 Little Dry Creek Trail (1.2 miles long)
- 5 Clear Creek Trail (9 miles long)
- 6 Sand Creek Trail

*Note: For more information see  
[www.adcgov.org/parks-trails](http://www.adcgov.org/parks-trails)  
[www.walkridecolorado.com/individual-trails/denver-metro/south-platte-river-trail-colorado](http://www.walkridecolorado.com/individual-trails/denver-metro/south-platte-river-trail-colorado)  
<http://cpw.state.co.us/aboutus/Pages/TrailsCFRT.aspx>  
Source: [adcgov.org/gisdata](http://adcgov.org/gisdata) "Trails SHP"*

## FUTURE LAND USE MAP



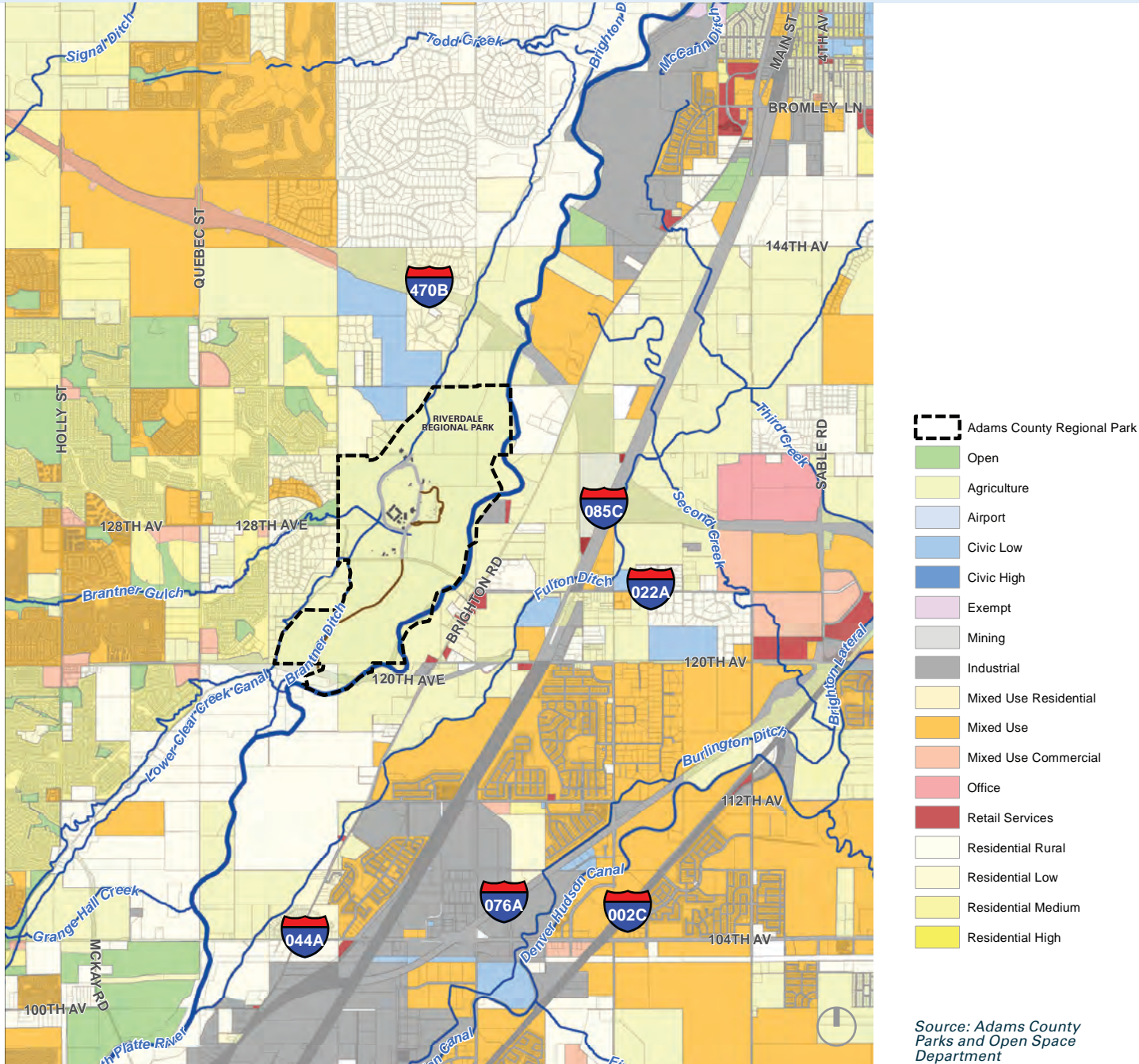
Source: Adams County  
Parks and Open Space  
Department

## LAND USE CONTEXT

Riverdale Regional Park is located within the context of a north to south green space corridor between Brighton Road and Riverdale Road. This band of green space is comprised of park space and agricultural areas. In addition, the South Platte River and a series of irrigation canals run through the green corridor. Immediately adjacent to the park and fairgrounds on the east and west

are residential neighborhoods including estate residential. Commercial areas are found along 120th Avenue and 104th Avenue. A large mixed-use area is located to the north along Highway 470. Employment areas can be found to the east of the park and fairground along I-76 and Highway 2. (See Future Land Use Map)

# ZONING MAP



## ZONING CONTEXT

The zoning around Riverdale Regional Park reveals much of the surrounding areas are zoned residential or mixed use. Rural residential areas dominate the area north of 470 and directly south of the park, while medium density homes can be found to the west of the park. Within the residential areas to the west, open spaces are distributed. Retail areas are fragmented along Brighton Road - to the

north in Brighton and to the east along 120th Avenue. This Zoning Map illustrates large land tracts used for industrial purposes to the north east and to the south of the park. Analyzing the zoning and the street grids, the areas to the west illustrate more dense development. These areas have the potential to connect to the park via multi-use paths by using the street grid and network of canals and green spaces. (See Zoning Map)

# NATURAL RESOURCES

## COLORADO ECOREGIONS

Colorado natural resources are organized by ecological regions, or ecoregions, by national and state entities including the US Environmental Protection Agency and Colorado Parks and Wildlife, among others. The ecoregions provide an ecological framework where each area identified generally contain similar ecosystems in type, quality, and quantity. The state of Colorado boasts a wide variety of ecoregions including arid canyons, alluvial valleys, woodland hills, and wetlands, among many others. By understanding the ecoregion context of Riverdale Regional Park, the best stewardship and ecosystem management strategies can be deployed.

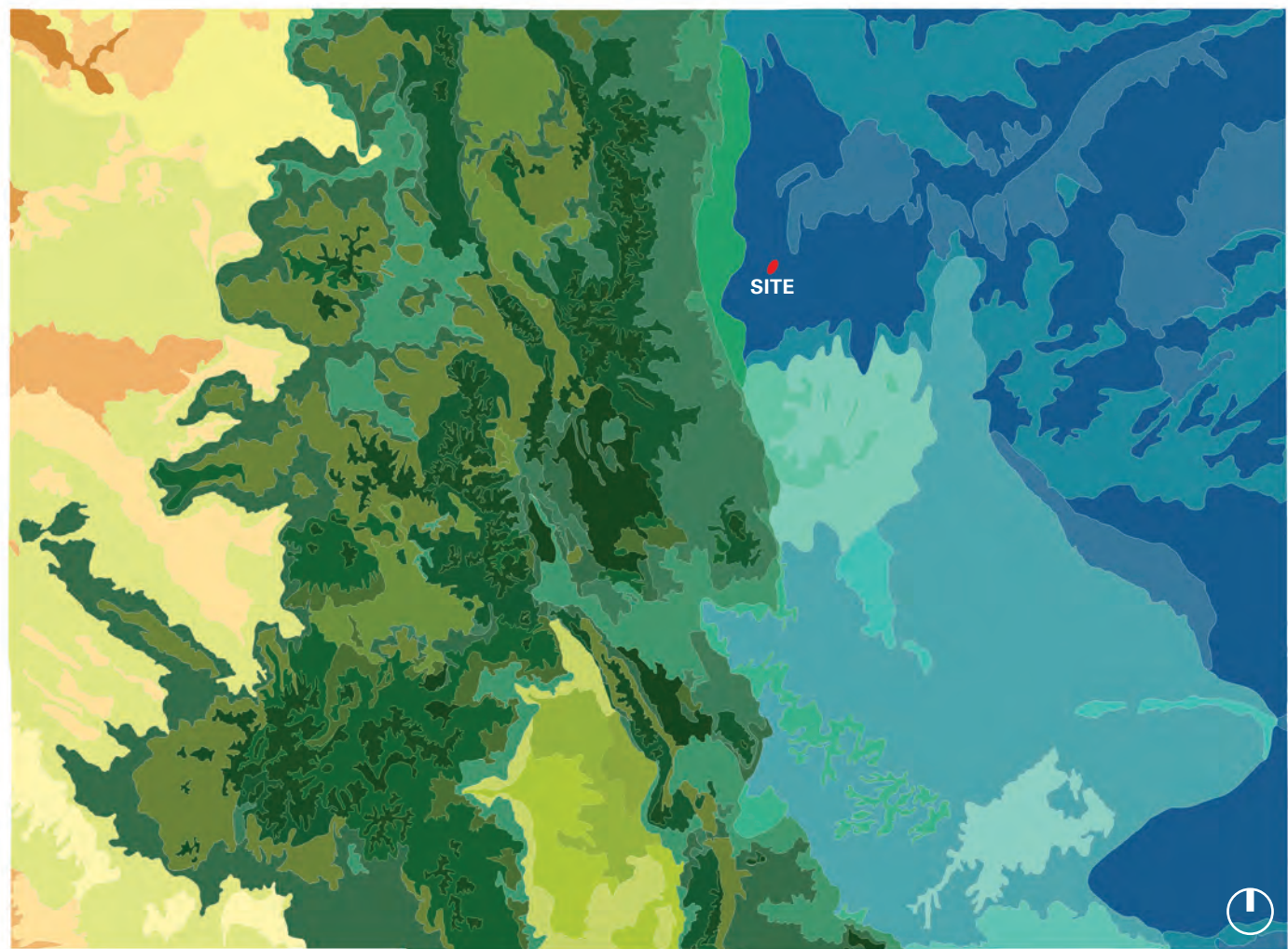
Riverdale Regional Park is located within the Flat to Rolling Plains ecoregion, within the larger High Plains category. Soils in this region are found to be silty with a veneer of loess. The landscape is dominated by dryland farming with irrigation systems. The main crop is winter wheat, however smaller farms of forage crops can also be found.

Situated within the context of High Plains, this area is higher and drier than the neighboring Central Great Plains to the east. To the north, the Northwest Great Plains are suitable for grasslands and grazing practices. Researchers consider grama-buffalo grass to be the best approximation of natural vegetation in this region. In addition to soil and vegetation resources found in this region, subsurface resources include gas and oil fields mainly located in the Denver Basin area. (See Adams County Typical Ecoregion Vista and State of Colorado Ecoregion Map)

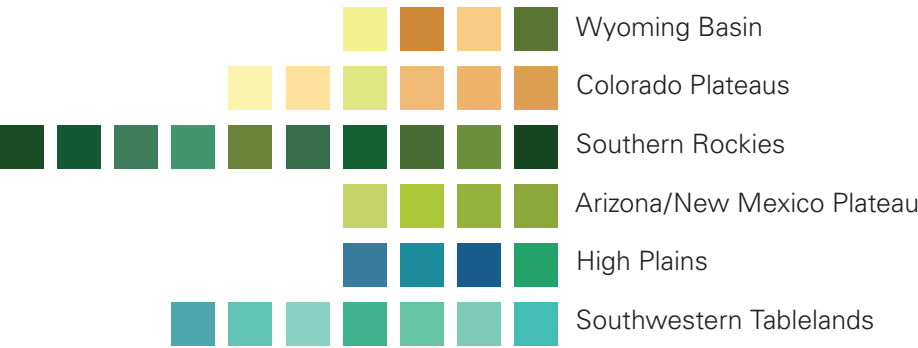
## ADAMS COUNTY TYPICAL ECOREGION VISTA



STATE OF COLORADO ECOREGION MAP



LEGEND



Source: Chapman, S.S. Griffith, G.E., Omernik, J.M., Price, A.B., Freeouf, J., and Schrupp, D.L., 2006, Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000)

## LAND COVER AND VEGETATION

A visual survey of the surrounding landscapes show increased development and reduced open spaces largely along the major roadway corridors to the west and a lower density development to the east of the park.

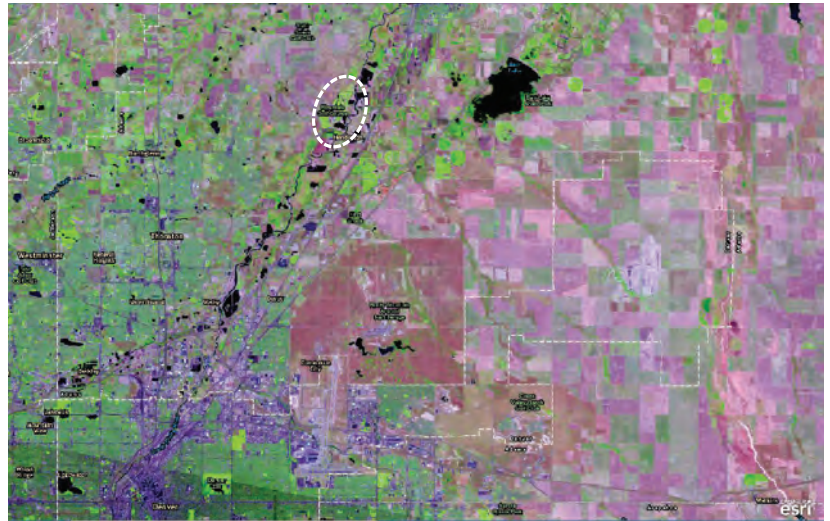
Land cover has changed notably over time across the region in the following ways:

- The Denver International Airport expanded its footprint after 1990
- Gravel activity has resulted in reclaimed lakes along the South Platte River
- Visible development pressures continue to expand along roadway corridors
- Reduction of agricultural lands/irrigated agricultural lands
- Expansive growth in Thornton, Brighton and Commerce City

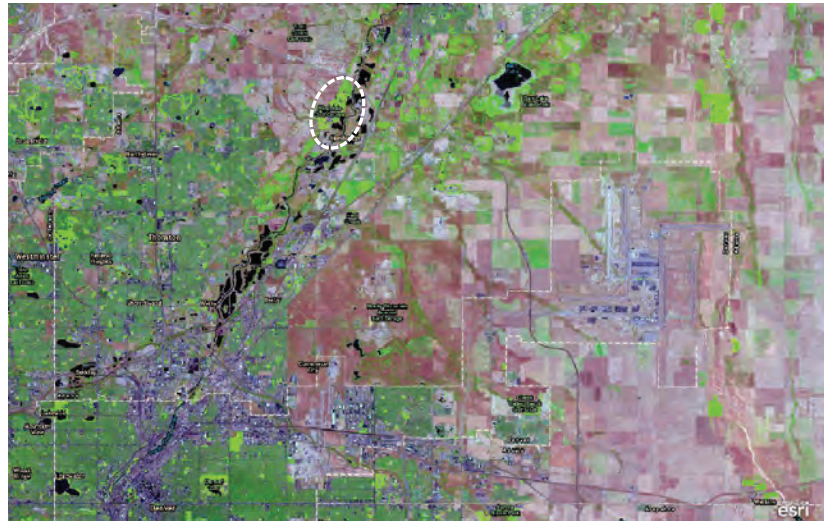
(See Land Cover Changes Over Time)

## LAND COVER CHANGES OVER TIME

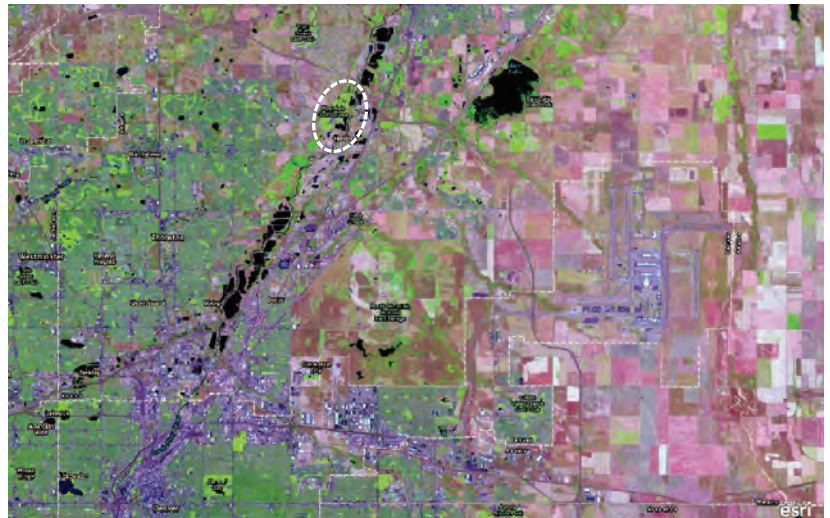
1990



2000



2010



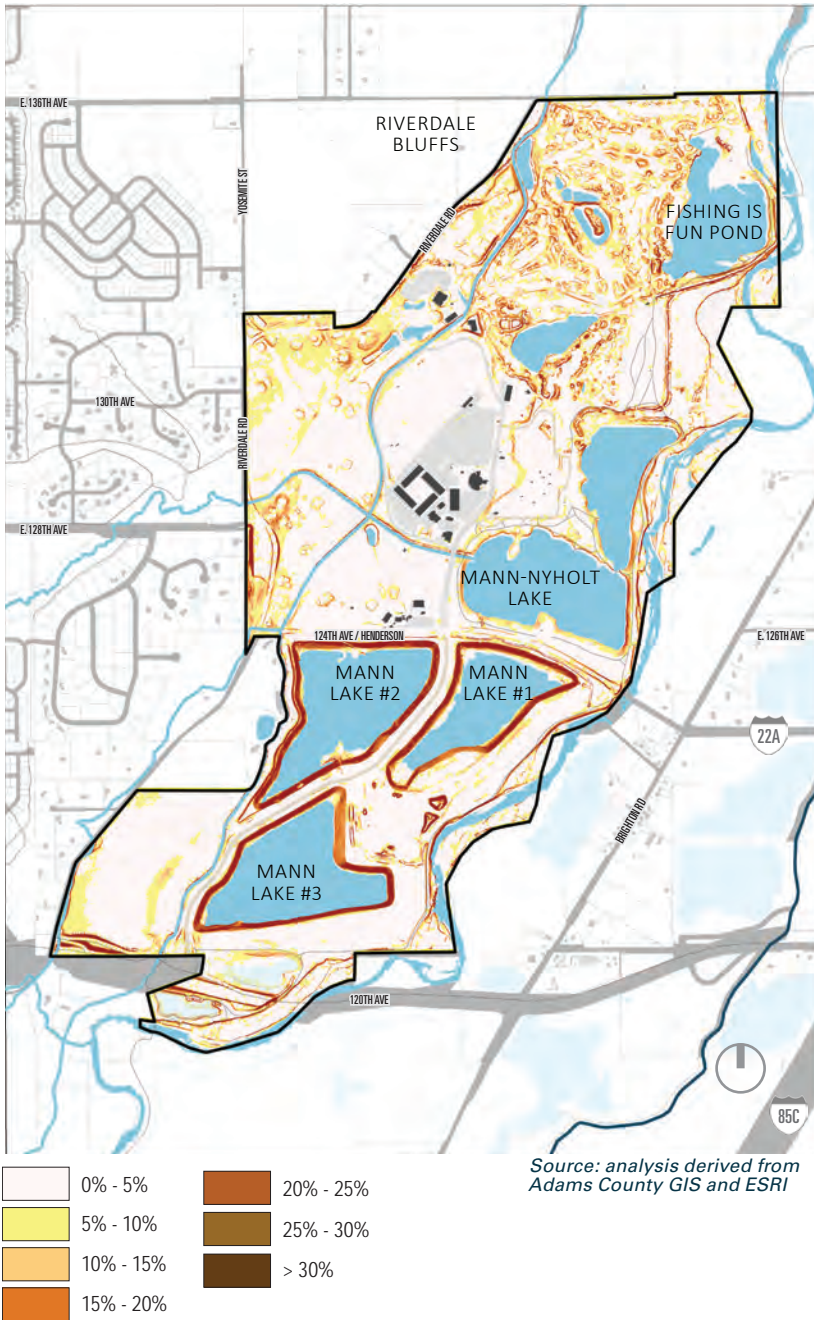
### LEGEND



Source: <http://www.esri.com/software/landsat-imagery/viewer>



SLOPE STUDY



SLOPES

The slopes study illustrates that the areas surrounding the fairgrounds are quite flat with less than five percent slope. Just to the west of the site, however, bluffs are present and create a drainage impact to the site via Brantner Gulch.

The lakes to the south of 124th Avenue are quite irregular in shape and have very steep embankments of 3:1. Lake 3 has slopes of 5:1 along the eastern shoreline to accommodate future proposed access.

The north of the site shows a collection of small landforms amongst the site’s two golf courses.

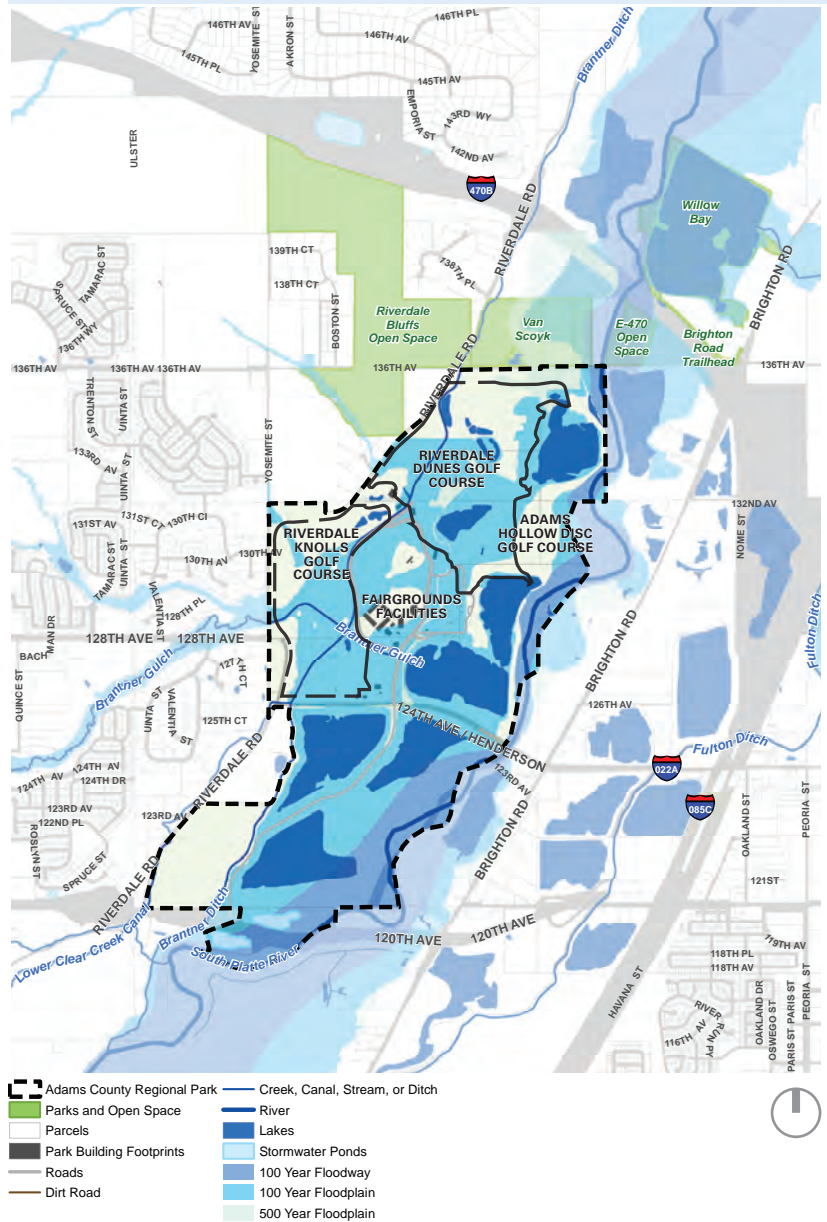
(See Slope Study)

## HYDROLOGY

Notable natural resource assets within the county are offered in Riverdale Regional Park – the South Platte River and the associated reclaimed gravel ponds as well as canals. Within the park, 1.88 miles of river and 233.1 surface acres of lakes and stormwater ponds are found. Historically, the bluffs west of Riverdale Road demarcated the banks of the South Platte River. Through agrarian and settlement practices, the river was channelized. Highlighting the water resources within this park as a conservation and a recreation amenity is a great opportunity for the future of the park. There is an opportunity to interpret the hydraulic history of the region through the presence of gravel and sand mining operations. The creation of these large pits along the South Platte have drawn water out of the river over time. The water resources on site function within a 100-year floodplain that covers most of the undeveloped areas around the site. The floodplain areas closest to the South Platte River, its riparian habitat and nearby ponds offer unique and attractive avian habitat. The attractive vegetative and natural features provide cover, nesting, roosting trees and more necessities supportive of bird-life. If restored and conserved in an effective way, the area has the potential to attract regional birding enthusiasts to the site. (See more: [www.audubon.org/important-bird-areas/south-platte-river-corridor](http://www.audubon.org/important-bird-areas/south-platte-river-corridor))

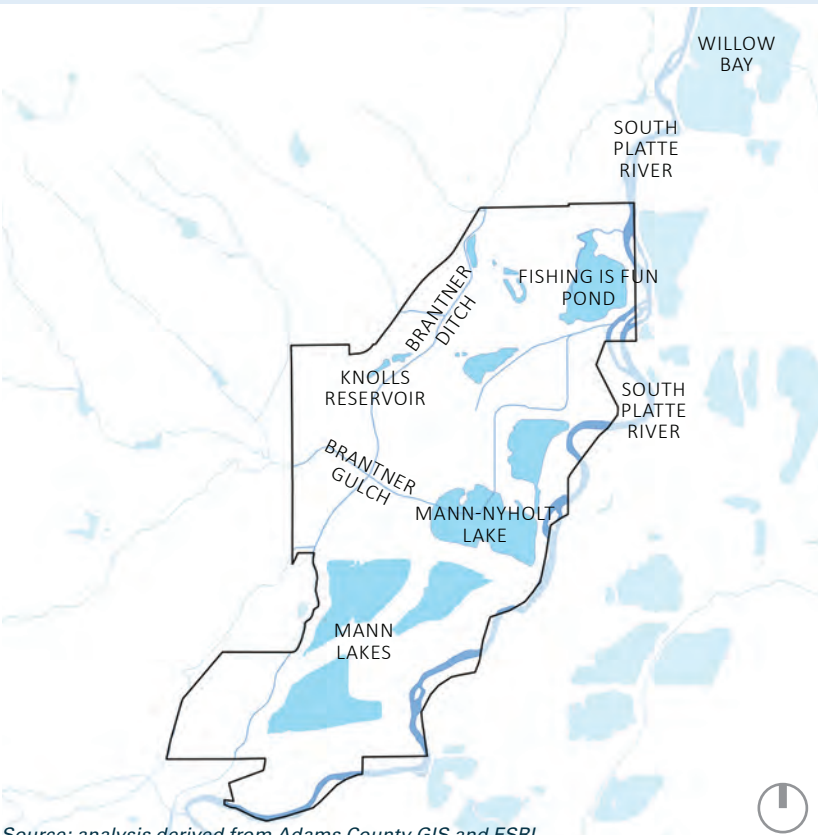
In addition to the river and the open water lakes, canals and ditches flow through the site as well – Brantner Gulch, Lower Clear Creek Ditch and Brantner Ditch. A Historic American Engineering Record describes Brantner Ditch, "...running through the... site, is a historic irrigation ditch running approximately twenty miles through Adams and Weld counties that dates to the mid to late 1800s. This represents one of the oldest irrigation systems along the South Platte River. Constructed by pioneer farmers as a means of irrigating crops, this resource is a remnant of the agricultural industry of the region and heritage of the site. The ditch was rerouted in the 1950s... through the site, in part to accommodate

## SITE WATER SYSTEM OVERLAY MAP



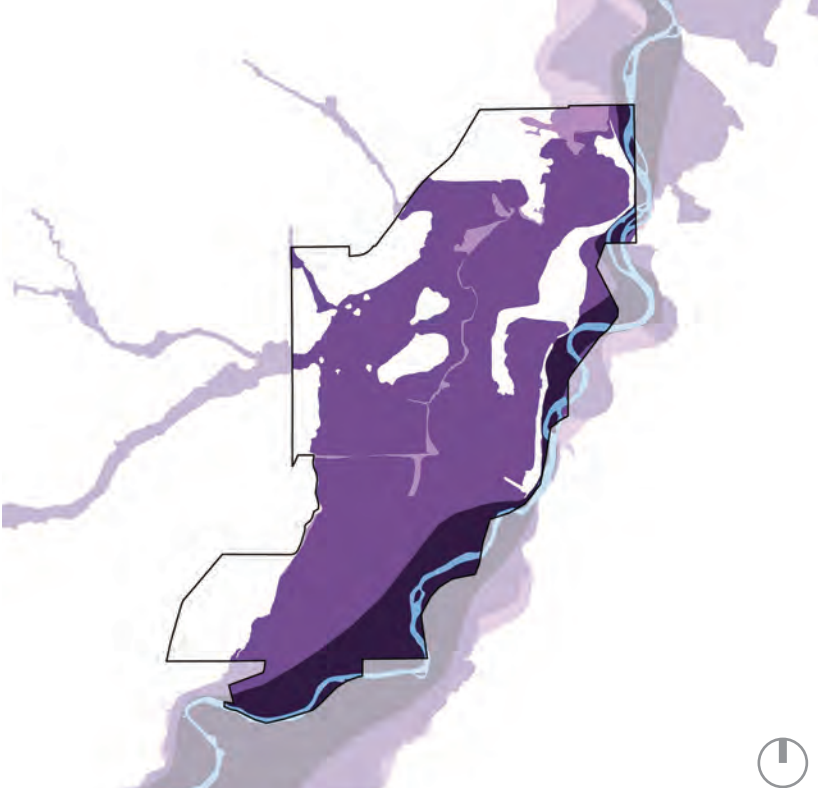
Source: Adams County Parks and Open Space Department

SITE WATER ELEMENTS MAP



Source: analysis derived from Adams County GIS and ESRI

SITE FLOODING MAP



Source: analysis derived from Adams County GIS and ESRI

the... golf course.” As a historic resource, the Brantner Ditch provides an opportunity for interpretation within the setting of the fairgrounds, describing the necessity of water for agriculture in the arid plains. Farmers that use the Brantner Ditch long ago noticed the riverbed lowering. The Brantner Ditch supported the area’s sugar beet economy between 1911 and 1950, and afterwards, crops such as corn, hay, alfalfa, grains and various vegetables. Truck farming was common along Riverdale Road, supported early on by Brighton’s Kuner Pickle Co. Plant.

(See Site Water System Overlay Map, Site Water Elements Map, and Site Flooding Map)

FLOODING IN 2013



Image credit: Adams County

LEGEND

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

## HABITAT

Riverdale Regional Park boasts large areas suitable for avian habitat due to the many water resources at the site. The northern areas of the site illustrate large areas suitable as foraging grounds for wild turkey as well as great blue heron and white pelicans. A consistent bald eagle range can be found in a narrow buffer along the South Platte River. The areas in the south of the site are less suitable for avian habitat and forage areas.

The northern areas at the site may pose some human and avian conflicts because this portion of the site is programmed with disc golf and golf areas as well as the fairgrounds. (See Habitat Map)

## VEGETATION AND LANDCOVER

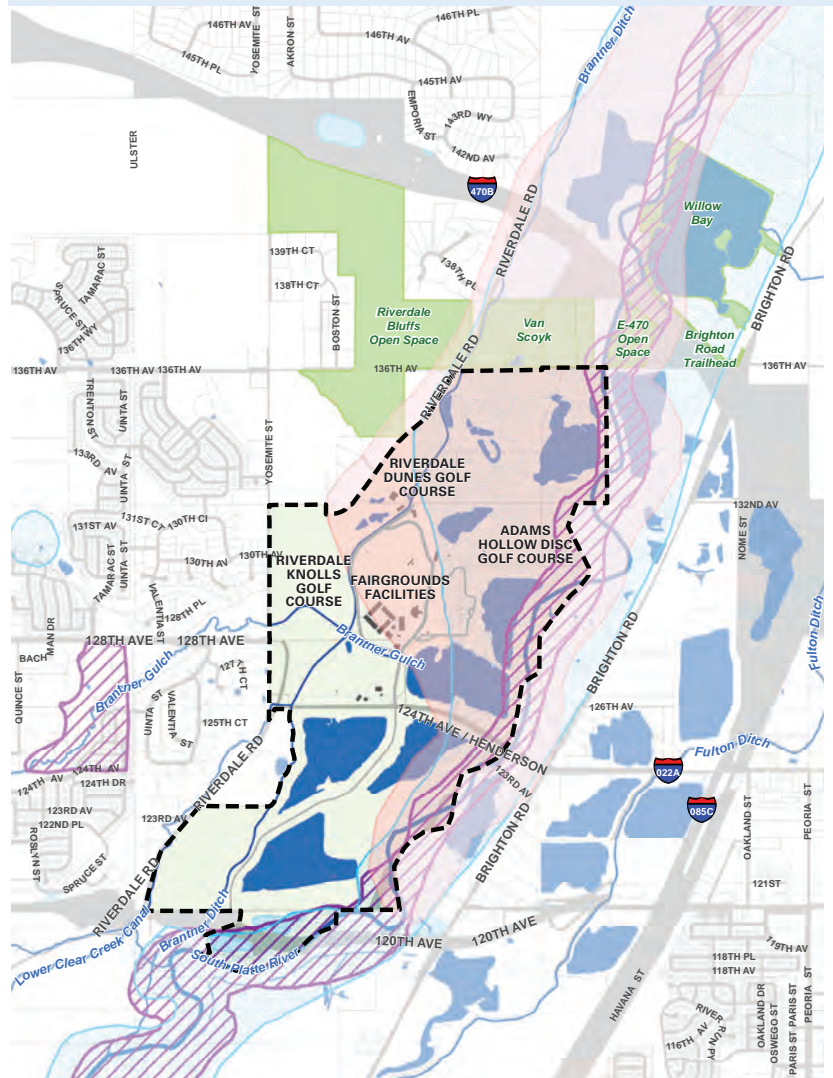
The fairgrounds and agriculture areas are man-made landcover types. Fairgrounds vegetation includes shade trees, manicured grassland and forbs for display. The agricultural area is dedicated space for cultivating grains including wheat, corn and millet.

Water-related landcover includes beach areas, riparian areas, the South Platte temporal, as well as open water. Beach areas are located along the lake edges within the Park. Beach vegetation include sedges, rushes, mesic grasses and cattails.

The riparian ecologies along the South Platte River are considered rare. Vegetation includes dense tree canopy and thick groundcover.

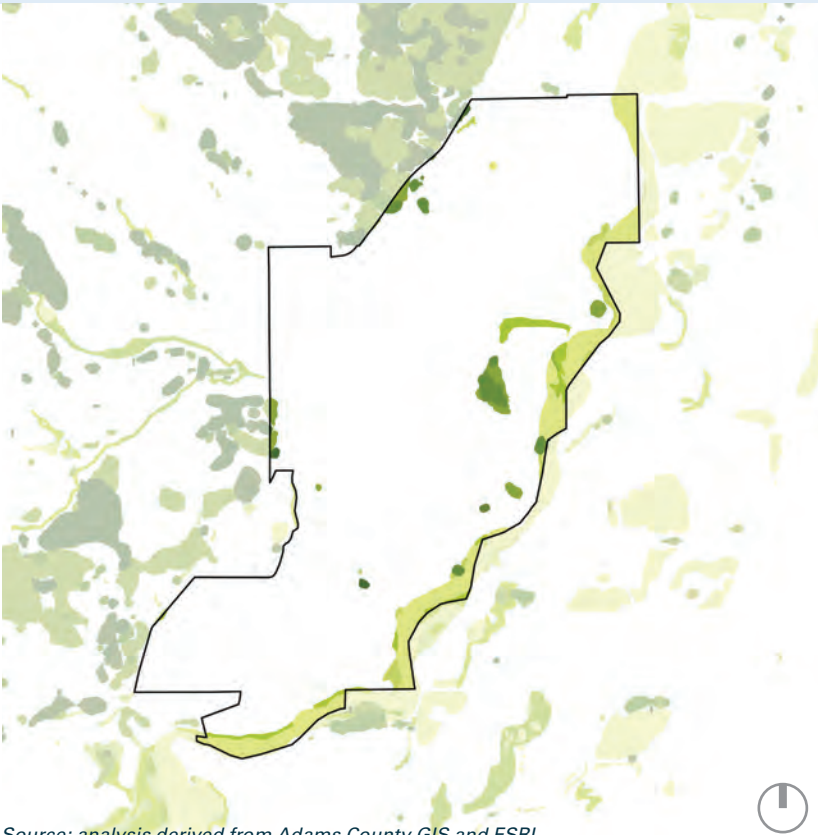
Adjacent to the riparian ecologies is a South Platte Temporal ecosystem, which is a more arid landscape in comparison. The landscapes found here are three of the least conserved native ecologies found in Colorado including shortgrass prairie, sandsage prairie and Southern Rocky Mountain pinyon-juniper woodland. (See Native Site Vegetation Map and Existing Site Landcover Map)

## HABITAT MAP

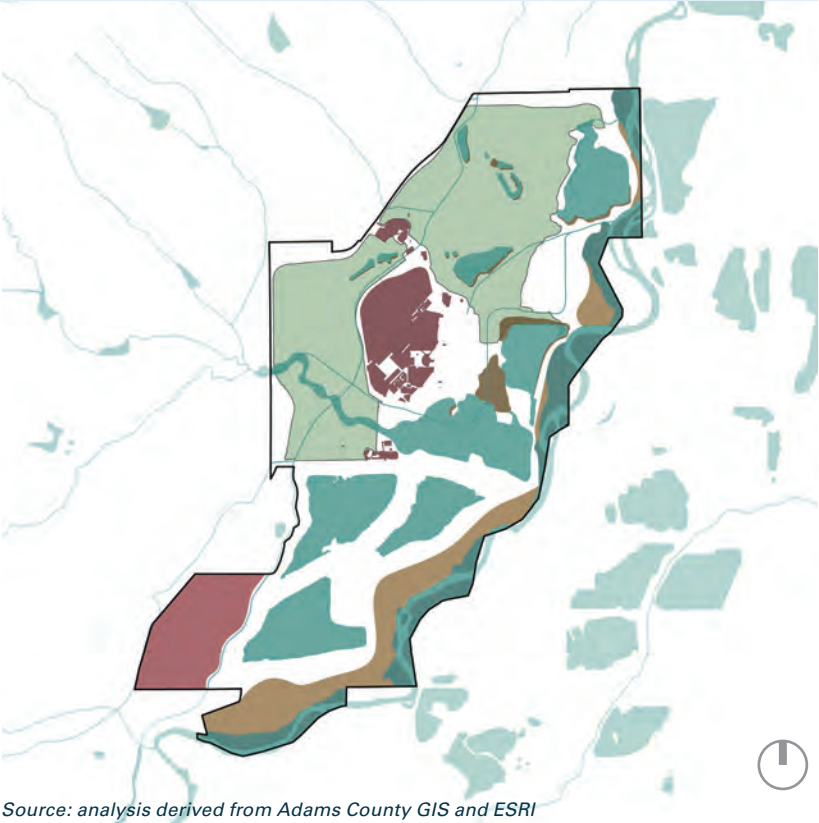


Source: Adams County Parks and Open Space Department and Colorado Parks and Wildlife

NATIVE SITE VEGETATION MAP



EXISTING SITE LAND COVER MAP



# SITE INVENTORY

## SITE PROGRAM AND FACILITIES

Riverdale Regional Park boasts two 18-hole golf courses. The Riverdale Knolls Golf Course to the west of the fairgrounds and Riverdale Dunes Golf Course to the north. Riverdale Knolls Golf Course is a traditional park-style layout offering municipal level play. As an alternative, Riverdale Dunes Golf Course, designed by Pete and Perry Dye is one of the top-rated golf courses in Colorado. This course offers a different golfing experience on a Scottish-style links course. The golf course also houses the Colorado Golf Hall of Fame.

A number of buildings and facilities exist at the fairground site and are in varying degrees of condition. The Administration Building, built in 2001, is 15,000 square feet and in good condition. The former Red Cross Building is a smaller 3,000 square feet structure and is the location of facility operations with a small meeting room, kitchen, shower and three restrooms. The Al Lesser Building is about 8,000 square feet with capacity for 250 people featuring a small food service area, PA system, and a portable stage platform. The Exhibit Hall has capacity for 800 to 1,000 people with space for 150 table top booths, a small

food service area, PA system, portable stage platform and power. The Waymire Dome has 11,000 square feet of exhibition space, various meeting rooms, and a commercial kitchen. The Sale and Show Barn is the location for various equestrian shows and sales and livestock auctions and offers seating for up to 200 people. Four livestock barns on site each offer between 40 and 150 stalls and are all about 25,000 square feet. The Arena and Grandstands are quintessential fairgrounds facilities with seating for up to 2,500 people, or 3,200 with additional bleachers. Approximately 6,000 people can be accommodated by using the arena floor for seating. Opportunities for this facility to be improved includes a reduced-maintenance solution for pens and chutes in addition to more storage solutions. In addition, the fairgrounds offer small 4-H arenas and a 13,000 square feet shop. Recently, the Indoor Arena, offering 36,100 square feet of exhibition space, was demolished. The facilities on the fairgrounds site will be assessed further for various opportunities to improve or enhance the structures. See Appendix B for more information regarding the Assessment of Existing Facilities.

## VIEW OF GRANDSTANDS

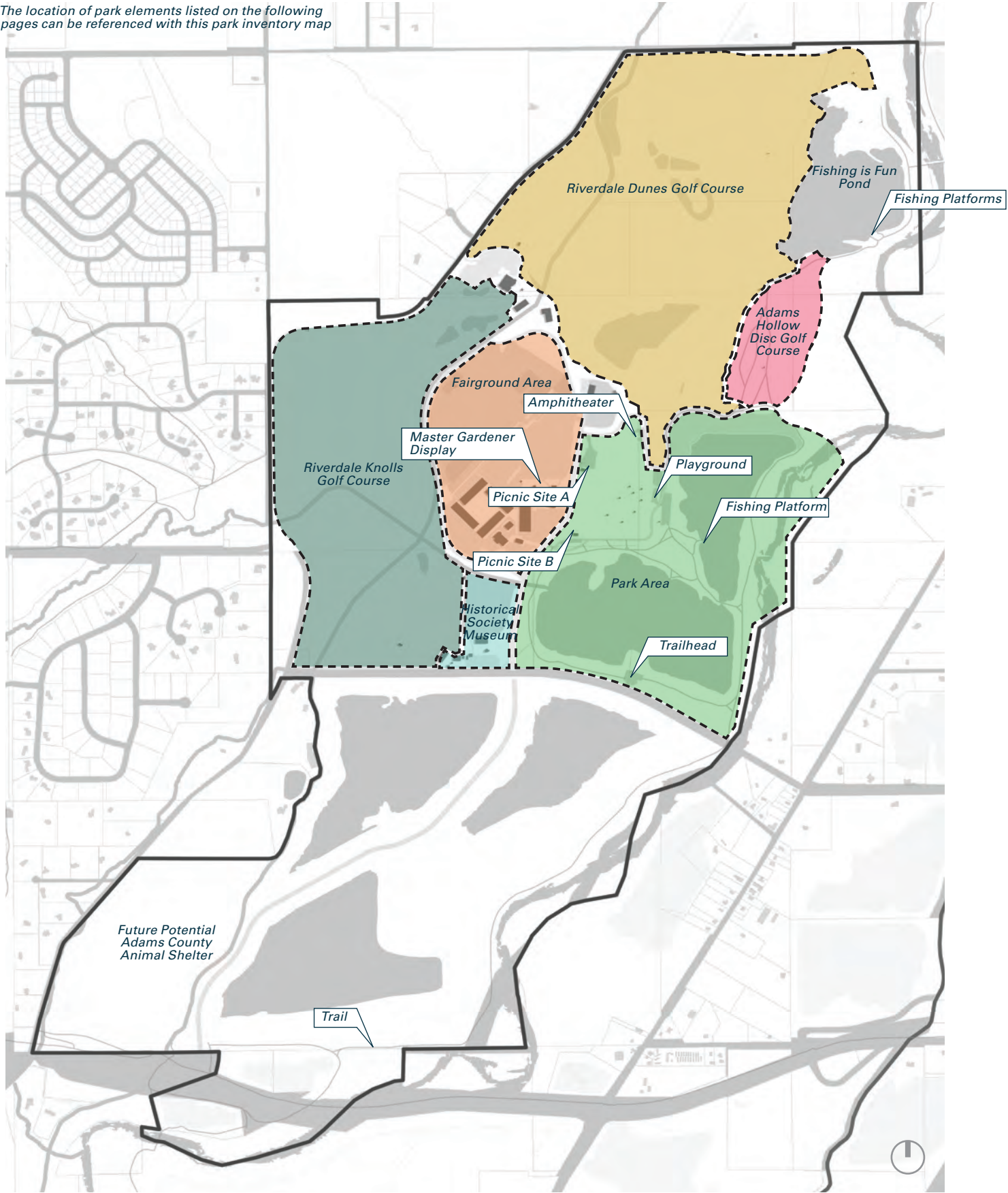


LAKE VISTA



PARK INVENTORY MAP

The location of park elements listed on the following pages can be referenced with this park inventory map





## FISHING PLATFORM

The Fishing is Fun Ponds are angling projects funded by the Department of Colorado Parks and Wildlife in order to improve angling opportunities in Colorado. The three platforms located at the Debetz pond are ADA accessible, and a fourth accessible platform exists at Mann-Nyholt Lake.



## RIVERDALE DUNES GOLF COURSE

Designed by Pete and Perry Dye as a Scottish-style links course, the Riverdale Dunes Golf Course is one of the top-rated golf courses in Colorado.



## RIVERDALE KNOLLS GOLF COURSE

This golf course is a traditional park-style layout offering municipal level play.



## ADAMS HOLLOW DISC GOLF COURSE

The Adams Hollow Disc Golf course is an 18 hole, 2 mile course appropriate for beginners and experts. This course is the Denver region's top-rated disc golf course. The course was originally installed in 2015 and renovated based on feedback in 2016. The course hosts state tournaments.



## PLAYGROUND

The playground is located to the east of the fairgrounds area. It is a modest size of about 13,000 square feet with equipment like slides, climbing features, and swings. The playground is over 18 years in age and is slated as an upcoming County project for replacement.



Image credit: Adams County

## PAVILIONS

The park contains two large pavilions (Picnic Site A and Picnic Site B) with 100-person capacities. All park pavilions require reservations for parties of 25 or greater. Electricity is available at each pavilion, and large pavilions include a potable water spigot. Picnic Site A and B have access to sand volleyball and horseshoe pits.



## MASTER GARDENER DISPLAYS

Two demonstration gardens are located outside the Waymire Building. The original display is a mature perennial garden located to the west of the Waymire. A more recent xeric garden is located to the north of the building, originally designed and installed in 2009. The garden was the recipient of the 2014 Golden Shovel Award



## AMPHITHEATER

The amphitheater is a concrete stage platform with lawn seating and floral displays. It has 1,000 amps of electrical service and analog phone pedestals.



## TRAILHEAD

The trailhead and associated parking lot located on Henderson Road leads visitors around the Mann-Nyholt Lake and beyond.



## PICNIC SHELTERS

A collection of 8 small picnic shelters are found in the park area. Each shelter is approximately 280 square feet with a 24-person capacity. The shelters are available on a first come first serve basis. Some shelters have nearby electrical pedestals.



## TRAILS

Three trails are located near the Park including Clear Creek Trail (9 miles long), Little Dry Creek Trail (1.2 miles long) and the Niver Canal Trail (1.8 miles long). The South Platte Trail extends for 18 miles and runs directly through the site. It overlaps with the Colorado Front Range Trail, planned to extend 876 miles from Wyoming to New Mexico when complete.



## VOLLEYBALL COURT

The sand volleyball courts are located at Picnic Sites A and B.



## PARK RESTROOMS

Park restrooms are simple port-o-lets or pit toilets located throughout the park.

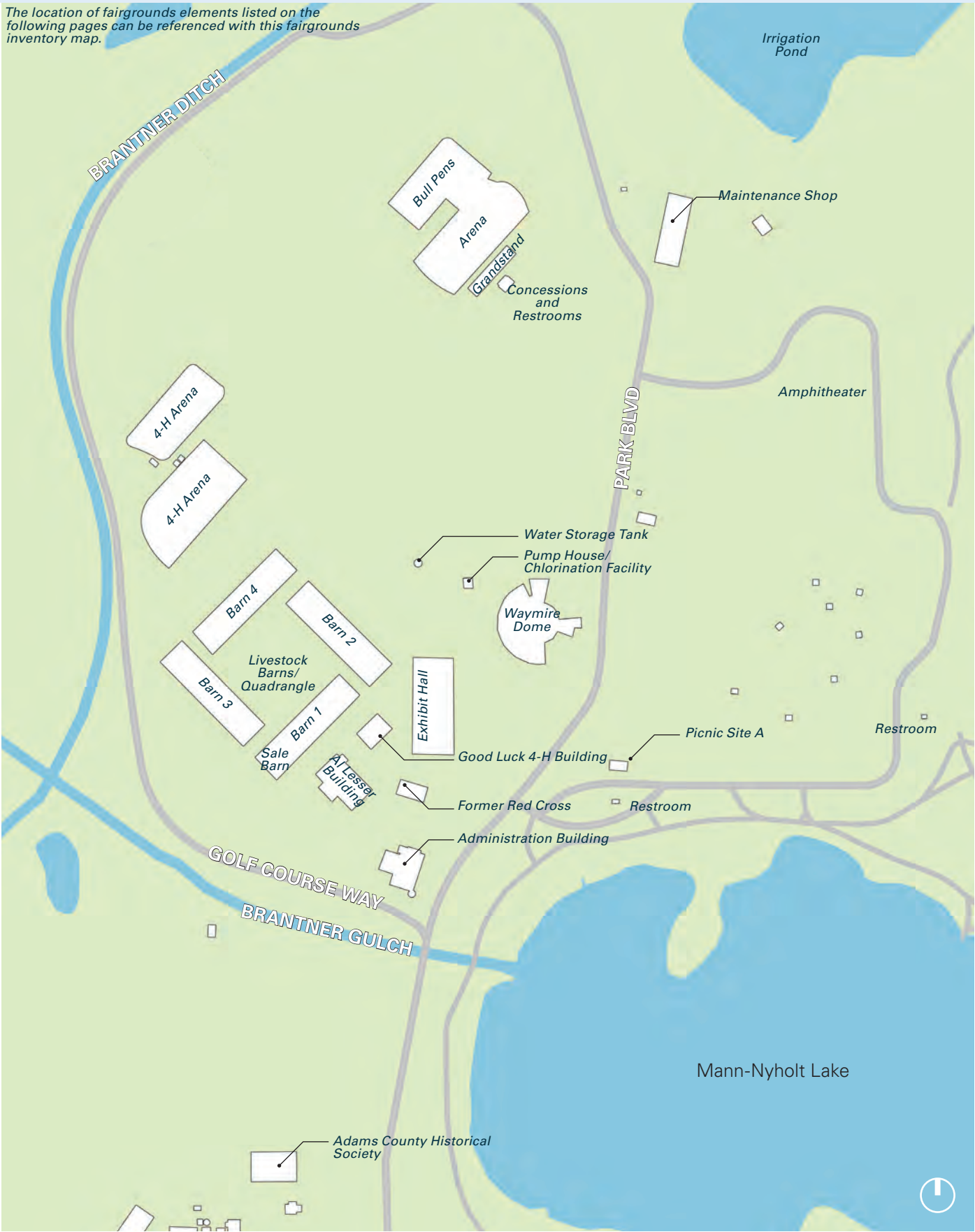


## HISTORIC MUSEUM

The Adams County Museum is a small campus featuring a museum, office, cultural center, replica one-room schoolhouse, replica 1930s Conoco Station, working Blacksmith Shop, a firehouse, restored 1887 two-story Victorian House, 1920 railroad caboose and the Hoffman Hall, which houses antique equipment and exhibits. Hoffman Hall was the formerly the clubhouse for the Riverdale Knolls Golf Course.



FAIRGROUNDS INVENTORY MAP



PARK STRUCTURES

Administration Building



Former Red Cross Building



Al Lesser Building



Good Luck 4-H Building



Waymire Dome



Exhibit Hall



Sale Barn



Grandstands Arena



Livestock Barns



4-H Arena



Amphitheater



Maintenance Building



Pumphouse/Chlorination Facility



Golf Course Clubhouse



# EVENTS

Riverdale Regional Park plays host to a variety of events with both a regional and far-reaching draw. The biggest annual event is the Adams County Fair, held the first week of August. Hosted on this site since the mid-1960s, the fair draws approximately 60,000-70,000 visitors annually, and an estimated 74,360 attended in 2017. Featuring 4-H and open class competitions, a midway, entertainment and an array of exhibits, the five-day event transforms the site.

Stars and Stripes is another annual tradition celebrating the 4th of July. This event features fireworks and entertainment, along with family-friendly activities and draws about 2,000 people in attendance. 2017 saw an estimated attendance of 6,500 people.

CSU Extension and 4-H hold an array of meetings, classes, banquets, practices, clinics, shows, livestock judging and events on the site.

Dog shows are popular at the venue, including Terry-All and Rocky Mountain Jack Russell Kennel Club events. Between 1,600 and 2,000 dogs may be shown for a given event. Terry-All typically holds events in January, April and October. Rocky Mountain Jack Russell Kennel Club holds events at the fairgrounds in May, June, July, August and October. Terry All has contributed to facility improvements, including concrete flooring in the Al Lesser Building.

Harley Troyer holds draft horse auctions at the Riverdale Regional Park because of the affordability, proximity of barns and arenas, and the ability to offer restroom facilities, kitchens and RV hook-ups. This has increased in size and has become a national draw.

Taylor Martin Truck Auction, First Gear Driving Academy and car shows take advantage of the site's many vast parking lots.

Craft Sales are the main fundraisers for the Historic Museum, held in the spring and around Christmas. They are held in the

Waymire Dome and Annex, Good Luck 4-H Building and Al Lesser. Swap meets and sales are also popular in the facilities.

Other events that have been held on the site in recent years include the Bill Pickett Rodeo, the Cinco De Mayo Festival hosted by La Tri-Color, 86.5 and Univision and Soul Festival by SJR Media Group.

Events hosted in the Regional Park include small scale concerts, Quinceaneras, family and company celebrations, running races, disc golf tournaments and more.

## PRIMARY EVENTS, OCCUR FREQUENTLY IN THE 2016 DAILY BOOKINGS LIST:

EVENT	TYPE	MONTH
Adams County Fair	Major Event	August
Stock Show	Major Event	January
Terry All Dog Show	Major Event	April
Soul Festival	Miscellaneous	August
First Gear Driving Academy	Miscellaneous	
Just Between Friends Kids Sale	Sales/Swap Meets	February, May, October
Taylor and Martin Sale (trucks)	Auctions/ Vehicle Shows	
Rocky Mountain Road Runners	Races/ Tournaments	
Sarnes Horse Auction	Fairgrounds Events	
Colorado Draft Horse Association Meeting	Fairgrounds Events	
True West Productions, Inc. Barrel Race	Fairgrounds Events	
Livestock Judging - Elizabeth Corrette	Fairgrounds Events	
Harley Troyer Auctions (horse and equipment)	Fairgrounds Events	April, July and October
Terry All Dog Show	Dog/Cat Shows	
Rocky Mountain Jack Russell Fun Day	Dog/Cat Shows	

## 2016 EVENTS, COMPLETE LIST

### Major Events

- Adams County Fair - August
- Stock Show - January
- Terry All Dog Show - April

### Rentals:

- Sweet Sixteens
- Quinceaneras
- Birthday Parties
- Baby Showers
- Weddings
- Graduation Parties
- Funerals
- Picnics – Family, church, company
- Family Reunions
- Anniversary Parties
- Sunday Services (Lutheran Church)
- Neighborhood Meetings

### Events (Misc)

- Adams County Historical Society Christmas Craft Bazaar - November and December
- Adams County Historical Society Spring Bazaar - April
- ICO Ceramic Show
- Soul Festival (SJR Media Group) - August

- First Gear Driving Academy
- School District 27J
- Prairie View High School Picnic
- Brighton Booster Club Crab Boil
- Prairie View High School Softball Dinner
- Legacy High School Football Banquet
- Northglenn Youth Football Dinner
- Brighton High School Football Dinner
- Horizon Football Dinner
- Eagle Ridge 2016 Graduation
- Cub Scouts
- Girl Scouts
- AC Republican Party
- Aurora Repeater Club
- Brighton Chamber
- Cactus Promotions
- Colorado Judicial Department staff retreat
- Cisec Meeting
- Colorado Contractors Association Career Days
- Colorado Romance Writers luncheon
- Young Marines Dinner
- Purple Circle
- Finance Casino Night



- Colorado Make it with Wool
- Elections
- SCA Non-Profit Education
- Angelman Syndrome Foundation
- Citizen Action for Safe Energy picnic
- Community Reach Center meeting
- National Wild Turkey Federation
- Muley Fanatic Foundation dinner
- Colorado Bully Love 2
- Etiquette Class
- Barn Hunt
- Tree Sale
- Mile High Branch AALAS meeting
- Brighton Bee Meeting
- The Exhibitors Association
- Stout Street Foundation Christmas Party
- North Metro Community Services luncheon
- Gaton Dance Recital
- Hmong New Year Celebration – Hmong American Association of Colorado
- Yang Wang Mang Association dinner
- Brighton Japanese American Dinner
- UPCI Meeting
- Metropolitan Denver-North Islamic Center

### ***Sales/Swap Meets***

- Just Between Friends Kids Sale – February, May, October
- Polar Bear Swap Meet
- Darling Doubles Sale
- October Swap Meet

### ***Auctions/Vehicle Shows***

- Taylor and Martin sale (Trucks)
- Rocky Mountain Fleet Management Vendor Show
- Colorado Motor Carriers Association (CMCA Rodeo)
- Bobcat of the Rockies

### ***Companies***

- Sitewise Meeting
- Colorado Telehealth Network Conference
- Sturgeon Electric Meeting
- Aggregate Industries US Back to Work Meeting
- United Power Annual Meeting
- Van Diest Supply Company
- High Plains Water
- Pizza Hut Meeting
- CDNC Picnic
- Waynes Electric
- MYR Group
- Artistic Automation



### ***Races/Tournaments***

- Rocky Mountain Road Runners 5k and 10k Race; Marathon Training Series
- Step For Life 5k Run
- Runs with Scissors
- Five Star 5K for Wellness
- Cross Country Clash Race
- Horizon High School Track Meet
- Hearts for Hearts 5K (Platte Valley Medical Center)
- Brighton High School/Prairie High School Cross Country
- Frisbee Golf Tournament
- PDGA Tournament
- Funnel Cake 5K

### ***Fairgrounds Events:***

- Stock Show
- Stalling – horse, cattle
- Open Riding (\$5/horse)
- Wild Wild West Simmental Sale
- Platte River Rabbit Fanciers
- Barnes Horse Auction
- Mile Hi Horse Association
- Colorado Draft Horse Association meeting
- Colorado Junior Rodeo Association

- Adams County High School Rodeo
- Colorado Rodeo & Gymkhana Club
- Little Britches Rodeo
- True West Productions, Inc. – Barrel Race
- Colorado Auctioneers Association
- National Convention of Al Khamsa Inc.
- Livestock Judging – Elizabeth Corrette
- Harley Troyer Auction (horse and equipment)
- Rocky Mountain Feather Fanciers

### ***Adams County***

- AC Team Ropers
- AC Royalty Competition
- AC Quilters
- AC Community Corrections
- AC Human Resources Employee Recognition Lunch, Picnic
- AC Sheriffs Award Banquet
- AC Parks Quarterly Staff Meeting
- AC Parks County Animal Response Training
- AC Fair – Queen Coronation
- AC Sustainability Recycling Event
- AC Sustainability Rain Barrel Workshop
- AC Aging Network Conference
- AC Head Start Program – Cultural Literacy Festival



Source: Adams County

- AC Open Space Advisory Board Meetings
- AC Sheriffs Search and Rescue Class
- AC Bar Association - AC Law Day
- AC Parks Emergency Training
- AC Sheriff's Office Fishing Derby
- AC Health and Wellness Family Fit Day
- AC Health and Wellness Destress Stretch Class
- AC Community and Economic Development Picnic
- AC Parks Holiday
- AC Sheriffs Graduation
- AC Social Services Foster Kids Party

#### ***Dog/Cat Shows:***

- Mountain Dog Sports
- Flyball Tournament
- Terry All Dog Show
- Irish Setter Club
- Rocky Mountain Jack Russell Fun Day
- The Boxer Club of Colorado
- Econ Cat Show
- Mile High Sporting Dog Fanciers
- Labrador Retriever Club
- Mile High Lure Coursing
- Mountain States Dog Training Club
- Colorado Kennel Club match

#### ***4-H***

- Rabbit Hopping
- Rabbit Judging
- Rabbit Tattoo Workshop
- Rabbit Workshop
- Rising Sun
- Monthly Meetings
- Bad to the Bone Dog Classes
- Cavy Club
- Front Range
- Sewing
- Creative Cooks
- Hunting and Outdoor Skills Workshop
- BarnBRATS Dog Project
- Kickin Country
- Community Service
- Horse Club meeting
- Working Ranch Horse
- Horse Clinic
- Horse Bowl
- Hippology
- Shooting Sports
- Livestock Judging
- Market Beef Tag in



- Easter Egg Hunt
- Cloverbud Adventure Camp
- Extravaganza
- Performing Arts
- Sheep and Goats
- Sheep Testing
- MQA
- Fashion Revue Meeting
- PQA
- Record Book
- Ag Day
- 5K Run
- Achievement Banquet
- Halloween Dance
- Extension Interviews
- Open Class Judging
- Northern Colorado Onion Variety Field Day
- Bee Club
- Chinese Delegation
- Livestock Task Force
- Food Safety
- Sheep Ultrasound

### ***CSU Extension***

- Wool
- Ram Tour
- Real Food Conference
- Pesticides Application Training
- Spring Gardening Classes
- Spring Kickoff
- Master Gardeners
- Master Gardeners Conference



# CIRCULATION AND ACCESSIBILITY

## INTRODUCTION

This narrative summarizes the existing transportation and traffic conditions and proposed improvements. Existing conditions are described for roadway infrastructure, vehicular access, site circulation, parking, topographic constraints and traffic for the Riverdale Regional Park. Proposed transportation plans are identified to address access, daily site circulation, event site circulation, event shuttle routes and parking.

## EXISTING CONDITIONS

### ACCESS AND ROADWAY INFRASTRUCTURE

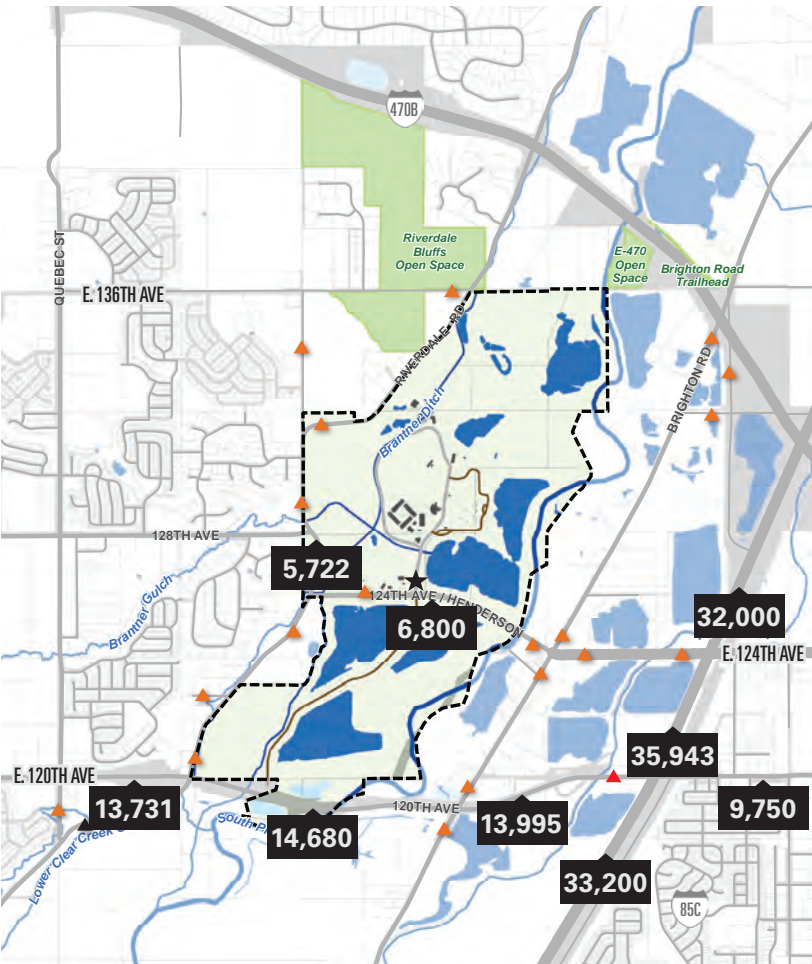
Riverdale Regional Park is currently accessed from Park Boulevard, which connects directly to Henderson Road (124th Avenue). Henderson Road is an east-west roadway extending from Riverdale Road to Sable Road, providing access to US 85 and Brighton Road east of the site. Other access points to the park include a connection through the Adams County Historic Society parking lot to Henderson Road and a service access at the north end of the park through the Riverdale Golf Course parking lot to Riverdale Road. Between Henderson Road and 120th Avenue, Park Boulevard continues as a dirt road but is not open to the public. During the Adams County Fair, which occurs annually in August, this segment of Park Boulevard is used for shuttle traffic.

The following is a list of the surrounding roadways that provide regional access for the park, their functional classification and general geometry.

#### Henderson Road

This road is a two-way, two-lane collector extending from Riverdale Road west of the park to Brighton Road east of the park. East of Brighton Road, the roadway continues as 124th Avenue to Sable Road. It provides access for Riverdale Regional Park, semi-rural residential, light-industrial uses and an elementary school. At Park Boulevard,

## 2016 TRAFFIC COUNTS - DAILY VEHICLES PER DAY



- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 to 15,000 vehicles per day
- ★ Main Park Entrance

EXISTING FAIRGROUNDS PARKING LOTS	SPACES
Dome - North Parking Lot	747
Dome - South Parking Lot	210
Dome - West Parking Lot	28
East side of Indoor Arena	21
West side of Indoor Arena	62
Administration Building - North Parking Lot	61
Administration Building - South Parking Lot	13
Lesser/ Sale Barn - South Lots	218
Good Luck/ North Lesser/ North Good Luck 4-H	20
Museum Lots	106
TOTAL	1,486

Parking demands exceed capacity six times per year including three times during the Fair and three times during Craft Shows.

Henderson Road widens to accommodate an additional eastbound lane and westbound right turn pocket. It is posted at 45 mph along through the Riverdale Regional Park.

**Riverdale Road**

This is a two-way, two-lane collector extending from 89th Avenue to State Highway 7. It generally follows the Platte River alignment in a northeast-southwest alignment. In the vicinity of the park, it provides access for semi-rural residences and the Riverdale Golf Course. It is posted at 40 mph in the vicinity of the park. The Riverdale Road Corridor Plan was completed in 2005 and provides development guidance specific to the corridor.

**120th Avenue**

This roadway is an east-west, four-lane principal arterial within Adams County. It runs from Broomfield to east of Denver International Airport and provides access for a variety of uses along its length. For regional access, 120th Avenue provides connections to I-25, I-76 and US 85. Curb returns have already been constructed for a future connection (Park Boulevard) in the vicinity of the site. Within the study area the posted speed limit is 50 mph.

**SITE CIRCULATION**

Riverdale Regional Park is accessed by Park Boulevard, which circulates in a two-way loop around the core of the park. Surface parking lots for the park access this loop road at stop-controlled driveways. The loop reconnects with Park Boulevard approximately 1,000 feet north of Henderson Road.

**TOPOGRAPHICAL CONSTRAINT**

The developed portion of Riverdale Regional Park lies north of Henderson Road, east of Riverdale Road. The South Platte River runs along the east side of the park, which is only crossed by Henderson Road and 120th Avenue in the vicinity of the site. Several lakes are scattered in the floodplain area adjacent to the river also inhibiting vehicular access. Riverdale Golf Courses, which include two 18-hole courses, border the park to the north west, which reduces

roadway connection opportunities in these directions.

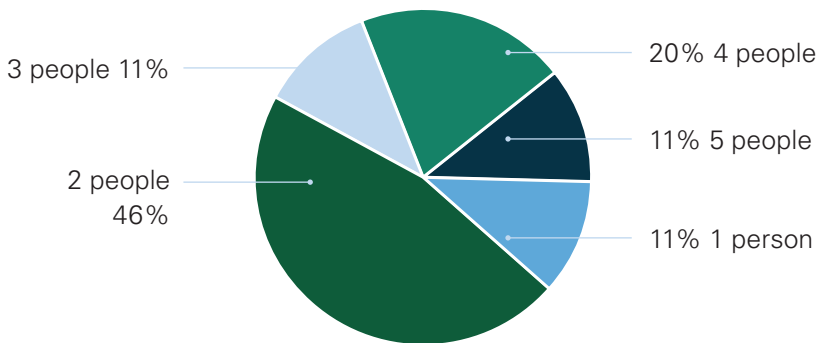
**PARKING**

Several asphalt-paved surface parking lots are located within the developed portion of Riverdale Regional Park. These paved lots serve the Waymire Dome, Arena and various buildings within the park. For daily use, these parking lots are vastly under utilized. However, for events, concerts, and the annual fair, these lots and a few dirt/gravel parking lots fill to capacity. Traffic counts were collected during the 2017 Adams County Fair on Friday, Saturday and Sunday (the peak three days of the fair). Based on the ingress and egress traffic each day, the peak parking demand for each day was 2,200 vehicles, 2,300 vehicles, and 2,800 vehicles respectively.

**TRAFFIC**

Traffic for Riverdale Regional Park is generally light and operates well within capacity of the roadways and intersections. For events, the one access for the park can experience lengthy delays and major congestion, especially during the annual fair and after concerts. Traffic counts were

**WHEN YOU COME TO THE FAIR OR ANOTHER LARGE EVENT, HOW MANY PEOPLE ARE IN YOUR CAR ON AVERAGE?**



*Results from public meeting and community survey.*

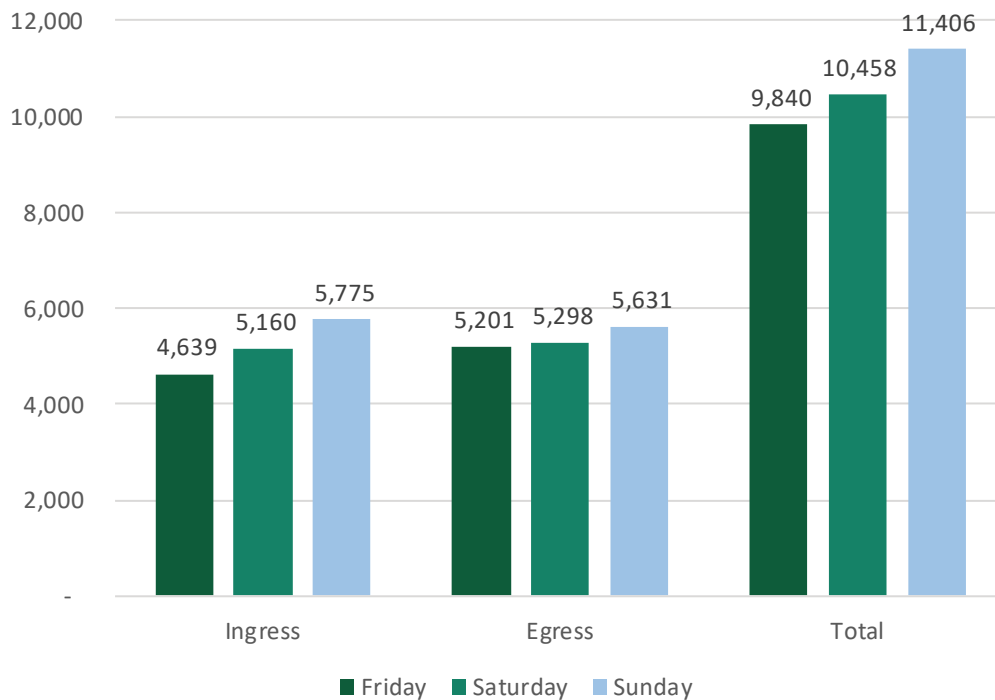
## TRAFFIC COUNTS WERE COLLECTED DURING THE 2017 ADAMS COUNTY FAIR

Friday, August 5 - 9:00 am to 1:00 am

Saturday, August 6 - 9:00 am to 1:00 am

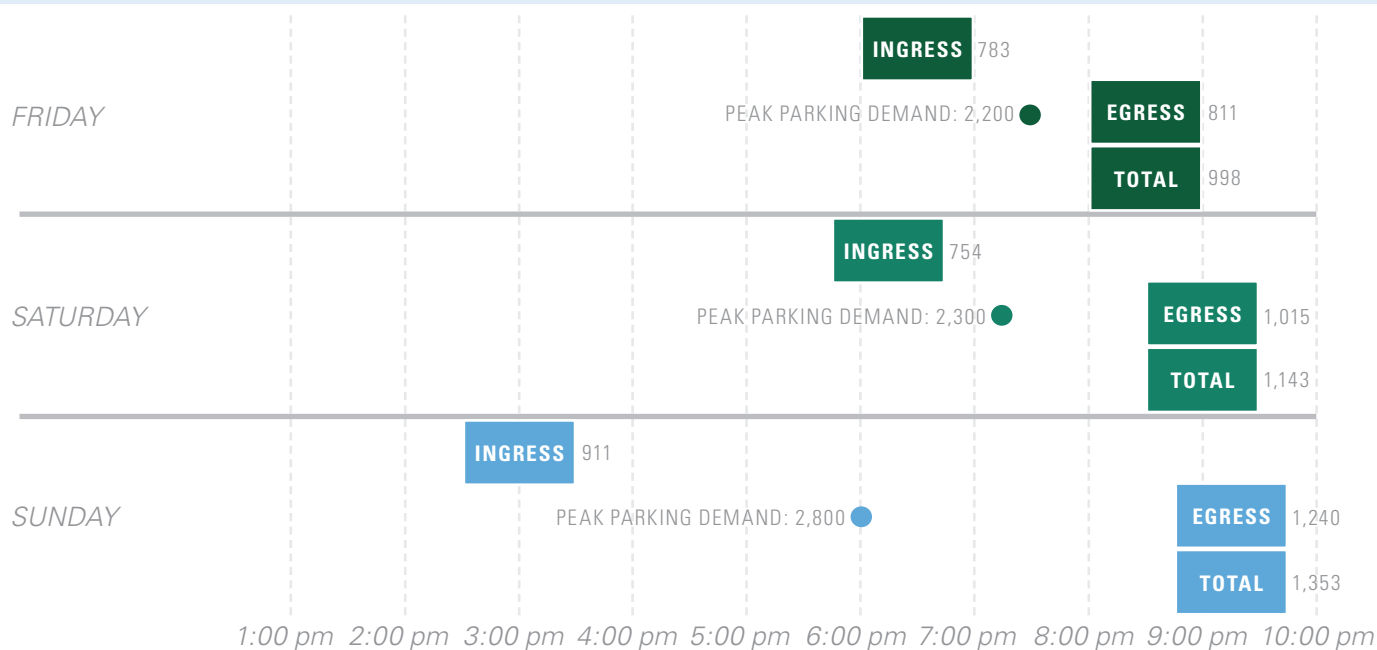
Sunday, August 7 - 9:00 am to 10:30 pm

### DAILY TRAFFIC FOR EACH 2017 FAIR DAY (DURING COUNT TIMES)



Source: Martin/Martin traffic counts (2017)

### PEAK HOUR TRAFFIC AND PEAK PARKING DEMAND FOR EACH 2017 FAIR DAY (DURING COUNT TIMES)

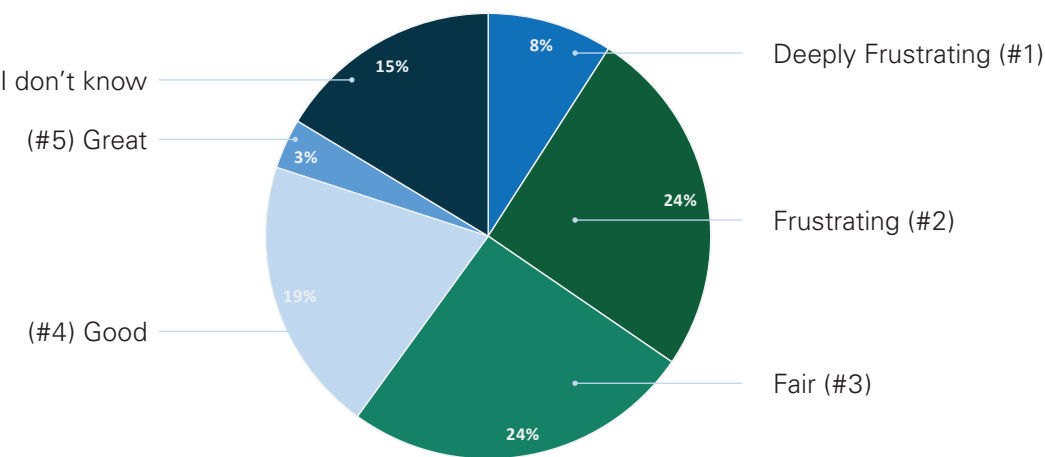


Source: Martin/Martin traffic counts (2017)

collected hourly during the fair at the ingress and egress points on Friday, Saturday and Sunday. The fair generates 10,000 to 12,000 trips per day during its peak attended days. With essentially one, two-lane roadway providing access to the fairgrounds, accessing the fair can be extremely congested with long wait time to enter and exit the park. A free shuttle service has been implemented in an attempt to alleviate on-site parking demands and traffic congestion. Parking on site costs \$10 during the fair, which was also implemented to encourage use of the free shuttle. East of

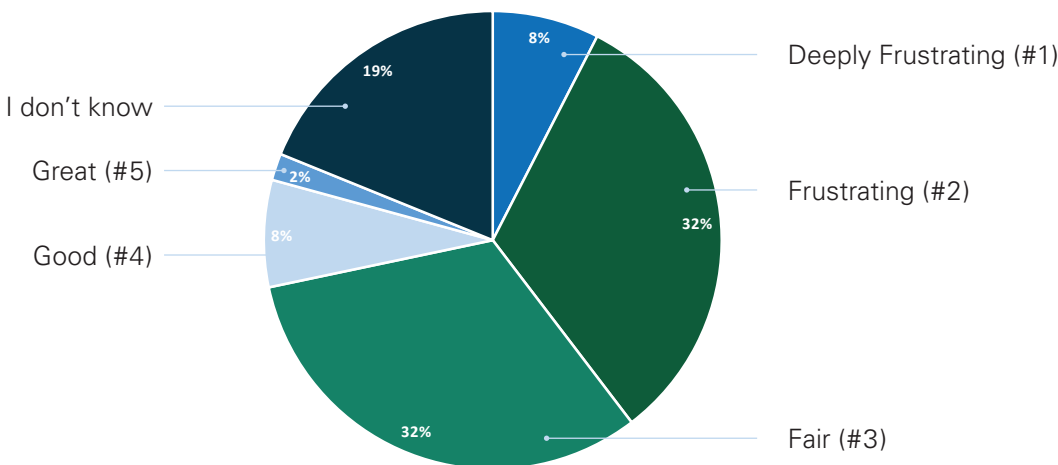
Park Boulevard, Henderson Road continues to Brighton Boulevard, which is all-way stop controlled intersection. Because of the volume of traffic through this intersection and the type of control, lengthy delays and congestion occur at this point as well. (See Daily Traffic for Each 2017 Fair Day and Peak Hour Traffic and Peak Parking Demand for Each 2017 Fair Day)

ON A SCALE OF 1-5, THE EXPERIENCE OF ARRIVING AT THE SITE DURING THE FAIR IS:



Results from 2017 public meeting and community survey.

ON A SCALE OF 1-5, THE EXPERIENCE OF LEAVING THE SITE DURING THE FAIR IS:



Results from 2017 public meeting and community survey.

## EXISTING AND PRIORITY TRAILS

Existing trails at the Regional Park are concentrated along the east boundary, following the South Platte River, around Mann-Nyholt Lake, and also to the south following 120th Avenue.

A network of neighborhood trails connect community members to the west to the Regional Park. The fairgrounds Tributary Trail and the Horizon Tributary Trail are both located west of the Park and north of 128th Avenue. An underpass connects at Riverdale Road and 128th Avenue, which provides a potential connection to Thornton.

High and medium priority future trail connections have been identified through past planning efforts. One future trail route bisects the Regional Park from east to west along 124th Avenue/ Henderson Road. Another future trail is planned to follow the Lower Clear Creek Ditch, connecting the community to the southwest of the Park to 124th Avenue/ Henderson Road. In addition, this trail connects existing neighborhood trails-Horizon Tributary Trail and Fairgrounds Tributary Trail-to the Regional Park at the 124th/ Henderson Road gateway.

### *Past Planning for Trails*

Several previous planning efforts document multiple trail recommendations for Adams County Regional Park. These recommendations have resulted in several successful trail projects while others remain as a priority.

In 1997, the South Platte River Heritage Plan established a goal to complete the South Platte River Trail system and connect to other adjacent trail systems. Within the Adams County Regional Park, the South Platte River Trails have been mostly completed in the southern portion of the park. Opportunities still exist to create linkages to Riverdale Bluffs Open Space to the northwest, E-470 Open Space to the northeast, and a connection to the neighborhoods to the west of the Park along the Brantner Gulch and/or 124th Avenue/ Henderson Road.

One of the goals of the Adams County Regional Park Master Plan of 1999 was

## EXISTING TRAIL CHARACTER

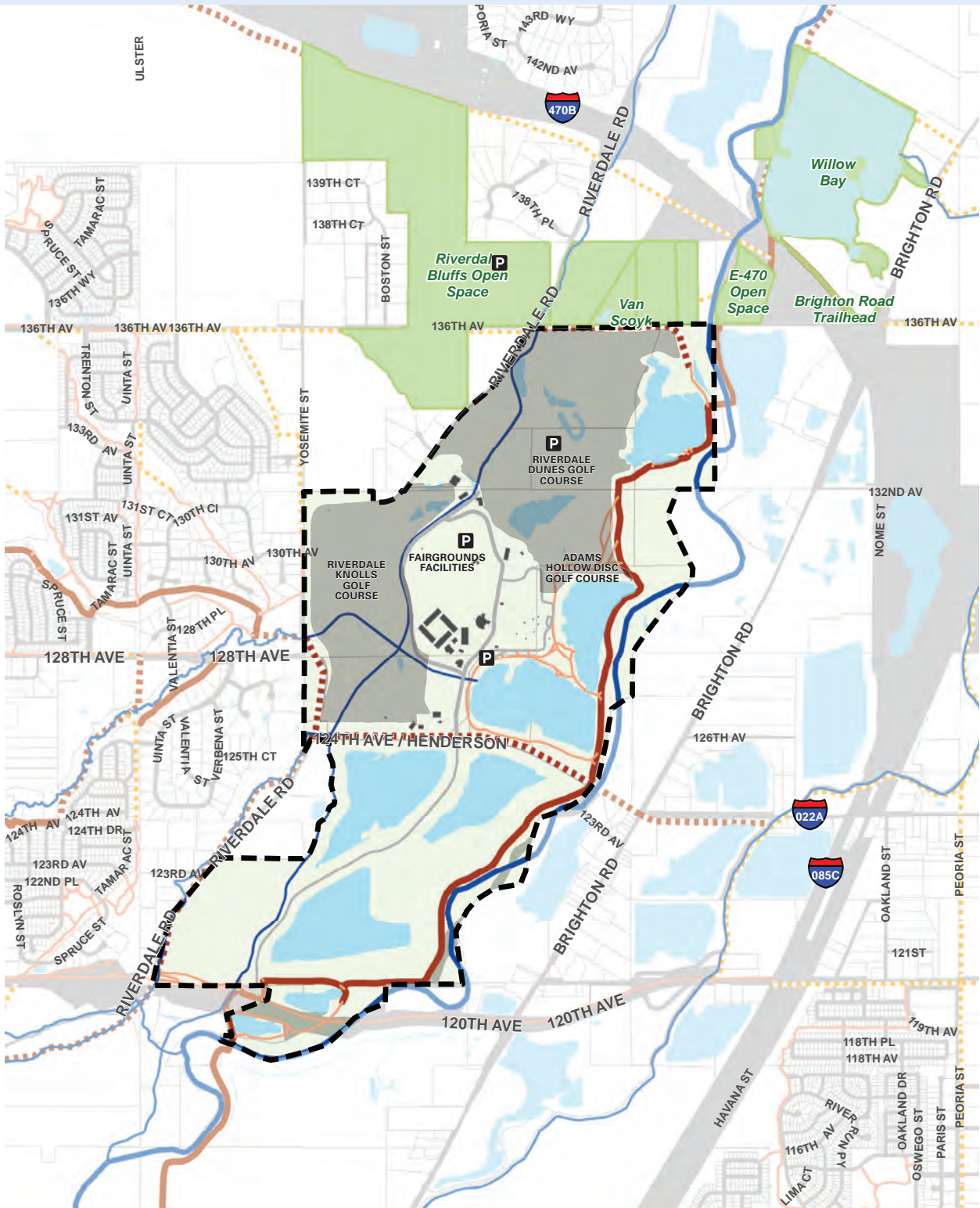


to focus on environmental-based recreation including biking, hiking, canoeing, fishing, and wildlife viewing. This plan mentions the importance of completing the South Platte River Trail as a regional multi-use path opportunity. A major gap identified in this plan was between the Fishing is Fun Pond and the Mann-Nyholt Lake. A preferred route located west of the River and giving the riparian area plenty of buffer was identified and since implemented.

In 2005, the Riverdale Road Corridor Plan offered several goals including to enhance the corridor with signage and Park improvements including the expansion and connection of the existing trail system. Specifically, this plan recommends providing linkage from the neighboring communities to the South Platte River. These linkages remain to be a priority.





The Adams County, Colorado, Open Space, Parks and Trails Master Plan document (2012) identified regional trail connections as an important aspect for the plan. Riverdale Road, considered attractive to cyclists, was highlighted as an opportunity for a multi-use trail alignment from the Park to the City of Brighton's Ken Mitchell Open Space to the north. This plan also considers the importance of closing gaps in the Front Range Trail, which have already been completed. In addition, an east to west trail alignment along the Brantner Gulch Trail was recommended. (See Existing and Proposed Trails Map)

EXISTING AND PROPOSED TRAILS MAP



Source: [adcgov.org/gisdata "Trails"](https://adcgov.org/gisdata/Trails) Oct. 25, 2017

LEGEND

- |   |  |
|---|--|
|  Regional Trail Existing |  Local Trail Existing |
|  Regional Trail Proposed |  Local Trail Proposed |



# COMMUNITY OUTREACH

Creating a shared vision for the future of the Riverdale Regional Park requires first ensuring broad representation in the input collected – from the community, stakeholders, staff, events, operations and maintenance, recreation groups, and more. The stakeholder engagement process included a series of stakeholder meetings, community public meetings, and online surveys. Stakeholder engagement activities were geared towards collecting feedback and input on recreation demands, facility demands, user expectations, park/fairgrounds identity, gap analysis, future demands, priorities and preferences. The following list summarizes the feedback:

- Agriculture plays an important role on this site and regionally; It will continue to be an important aspect for programming, character and heritage education
- Regional connections such as trails and water (lakes, river) link the site to a greater system
- Take care of the citizens first – this is a county facility for the community; The public worries about getting too big, whereas they want the facility to strive towards the “right,” or optimal size that serves the community
- The amphitheater is a desired asset, but under-utilized. Initiate “right size” programming to serve this community
- The site plays an important role in educating the public and Adams County citizens; Continue to make relevant connections to learning opportunities
- Traffic (ingress and egress) to the site is a serious issue
- Camping is desirable to support events with RV spaces and primitive tent camping for occasional children’s groups
- User groups miss the indoor arena and desire a facility to replace it

## OVERALL THEMES

The feedback that emerged from engagement activities were integral to the formulation of the four overall themes for this Master Plan:

1. Provide a healthy and continuous habitat corridor along the South Platte River and Brantner Gulch and other connected aquatic and terrestrial resources.
2. Agricultural heritage
3. Trail connectivity and experiences
4. Community

ENGAGEMENT TYPE	DATE(S)	PARTICIPANTS
Kick-Off Meeting	11/17/16	18
Focus Group Meetings	02/02/17	60
Community Meeting One	02/02/17	23
Online Survey One	02/02/17 to 03/24/17	103
Community Meeting Two	04/04/17	41
Online Survey Two	04/04/17 to 06/13/17	18
Community Meeting Three	10/12/17	30





## FOCUS GROUP MEETINGS

Following the data gathering stage of the project and concurrent to the site analysis review, known user group representatives were organized into focus groups. A day-long series of focus group meetings were held to encourage in-depth discussion of the strengths, weaknesses, opportunities and challenges; operations and maintenance needs; historic and cultural resources; event use and opportunities; economic and tourism implications; neighboring property relations; circulation and parking management of the park, fairgrounds and more. Meetings were held for one and a half hour durations and facilitated in a roundtable format.

Focus group topics included the following themes, developed with the County/Staff Advisory Panel:

- Events: Representatives from long-standing events and select vendors, equestrian/animal events, hispanic events, music/festival events
- Adams County Fair: Fair Organizers/Fair Advisory Board/Fair Superintendents/ 4-H
- Parks and Open Space: User groups/parent groups/disc golf groups/bike group/accessibility groups
- Trails and Natural Resources: South Platte River Trail
- Park Maintenance and Operations: Park staff and volunteers
- Traffic Management
- Safety/Emergency Management

### *Participating organizations in the focus group meetings included:*

- 4-H
- Adams County Fair
- Adams County Extension, Facility Operations, Open Space, Parks, Recreation, Risk and Safety, Sustainability and Transportation Departments, Adams County Historic Society and Museum, Adams County Agriculture Advisory Commission
- Arapahoe County Fairgrounds
- Bike Brighton
- City of Greeley
- City of Thornton
- Colorado Parks and Wildlife
- Colorado State University
- Jefferson County Fairgrounds
- South Adams County Water and Sanitation District (SACWSD)
- Harley Troyer Auctioneers
- Hyland Hills Park and Recreation District
- Todd Creek Village Metro District
- Urban Drainage and Flood Control
- United Power

## FOCUS GROUPS KEY FINDINGS

### *Natural Resources, Parks and Open Space, Trails*

- Lakes are an asset to the park for wildlife watching, fishing, and some potential for low impact recreation.
- Regional trail connections and future extensions make the park centralized for visitors as a trailhead and destination.
- Future ideas include a connection to a mountain bike park, various trail types (single track, multi-use, equestrian), and an arboretum.
- Environmental restoration is a goal within the park and river corridor and includes stormwater management, riparian area enhancement, habitat enhancement, water quality, and flood control.
- Buffers between differing and sometimes competing uses, such as the golf courses, are important.
- Educational programs and/or interpretive learning experiences are appropriate here (natural environment, demonstration gardens, agricultural heritage, Adams County Historic Society and Museum, Museum of Nature and Science, Denver Botanic Gardens, art, etc).

### *Events*

- The park's assets include location, proximity to lodging, and the natural setting.
- A broad variety of events are accommodated here, including quinceaneras, craft sales, the fair, and much more.
- A comparison with the facilities and performance of neighboring counties was held, including Weld, Jefferson, and Arapahoe Counties. Concessions, security, facility sizes, camping, access, parking management and operations were discussed.
- Groups that are exempt from paying for facility use are subject to being bumped for paid rental uses. These long-standing organizations would like dedicated spaces.

### *Partner Agencies*

- Assets include the park's centralized location, staff, and versatility that can occur here.
- Many long-standing events use the site and like the value they get from it. Users that are exempt and/or pay reduced rental fees include county departments, 4-H, and others, and are subject to being bumped for non-exempt users. In the future, the historical/long-standing clients should continue to be served as much as possible.
- More camping facilities for events with electrical hookups near event facilities, a new indoor building for animal events, and a welcoming gateway are desired.
- Traffic is an issue, and reimagining the park's "front door" was discussed to alleviate traffic. More emergency access points are warranted.
- Consider partners in sustainability and land management.
- A resurgence of the amphitheater is desired, but successful events need to be held first, including ease in access and parking. Right-sizing the venue and events is important so as not to try and compete out of the venue's capacity or to appear out of character with Adams County.
- Think about the fair for a diversity of users now and into the future.
- Consider how the facility can facilitate public health through food and beverage choices, connection to food sources, sun safety, and more.

### *Agriculture Groups*

- Connection to agricultural heritage is important through food preservation, farm-to-table, linkages to other local facilities and farmers, festivals, CSU Extension, and more.
- A Multi-Purpose building that functions as an indoor arena should cater to many user groups. A warm-up facility is also desired concurrent to that facility.

# COMMUNITY MEETINGS & SURVEYS

Community meetings and an online survey provided opportunities for stakeholders, site users, and the general public to provide input. The first meeting was an interest group meeting that introduced the project and reviewed the site analysis to the 4-H and CSU Extension groups. The first public meeting was an inclusive community open house where initial inventory and analysis was presented and feedback was requested on the needs and priorities of the master plan. The second community meeting, also a public open house, presented draft alternatives. The community meetings utilized keypad polling technology to determine real and perceived needs that began to prioritize recommendations and test the public’s interest in changing funding and revenue strategies and facility expansion. Following each of the community meetings, the keypad polling questions were also posted to an online community survey to reach a broader audience.

The complete survey results can be found in the Appendix of this document.

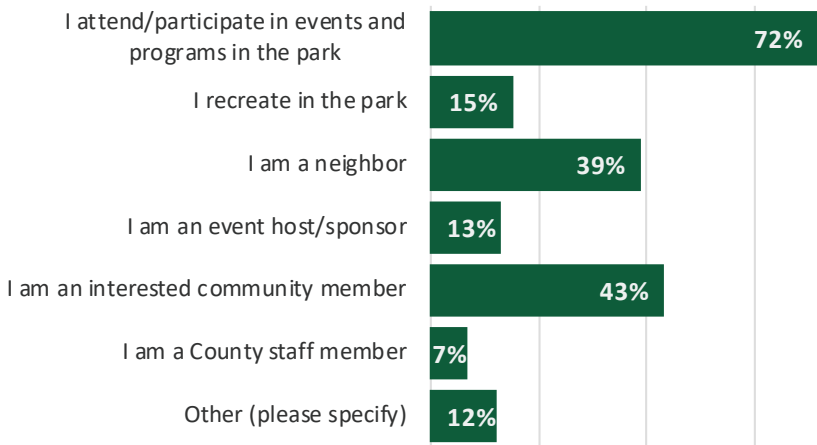
## PARTICIPANTS

Participation at the first community meeting held on February 2, 2017, and on the survey posted February 2, 2017 to March 24, 2017 totaled 126 individuals. The second community meeting, held April 4, 2017, attracted 41 participants. The corresponding survey posted online from April 4, 2017 to June 13, 2017, collected 18 responses for a total of 59 participants.

Most of the survey participants (74%) were between the ages of 31 and 60. About 40 percent of survey respondents report visiting Adams County Regional Park and Fairgrounds frequently - either daily (6%), weekly (14%), or monthly (19%).



## I AM INTERESTED IN THE FUTURE OF ADAMS COUNTY REGIONAL PARK AND FAIRGROUNDS BECAUSE:



*Note: Results combined from the Online Survey One, Public Meeting Two, and Online Survey Two. Respondents were invited to “select all that apply.” A total of 162 survey participants answered this question. The answer “I recreate in the park” was not an available choice during Online Survey One so 4 write-in answers indicating recreation activities were moved from the “Other” category to “I recreate in the park.”*

## WHY DO PEOPLE GO TO THE PARK?

The reason for visiting the park that resonated most (60%) with the participants was the sense of connecting to their community through attendance at large community events. Seventy percent of survey participants reported attending The Adams County Fair, the largest annual event. Other events that many survey participants attend that support a connection to community include the rodeos and equestrian events (50%), as well as craft fairs, bazaars, festivals and auctions or vehicle shows (45%).

Almost half of participants (45%) appreciate the connections to nature within the park and the ability to view wildlife and aquatic habitats. Park activities foster a sense of connection to nature including trails for walking and biking (57%), equestrian and horseback riding (38%) as well as picnicking (29%).

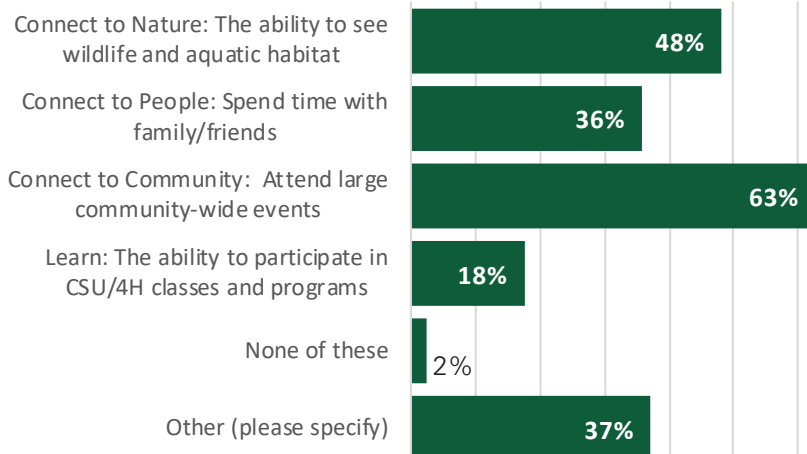
Write-in responses in the online survey indicate reasons for visiting the park. Forty-six percent of respondents wrote in the following top activities:

- Geocaching
- Bike Riding
- Fishing
- Walking
- Disc Golf
- Playground

Top reasons listed relating to participatory and community events included:

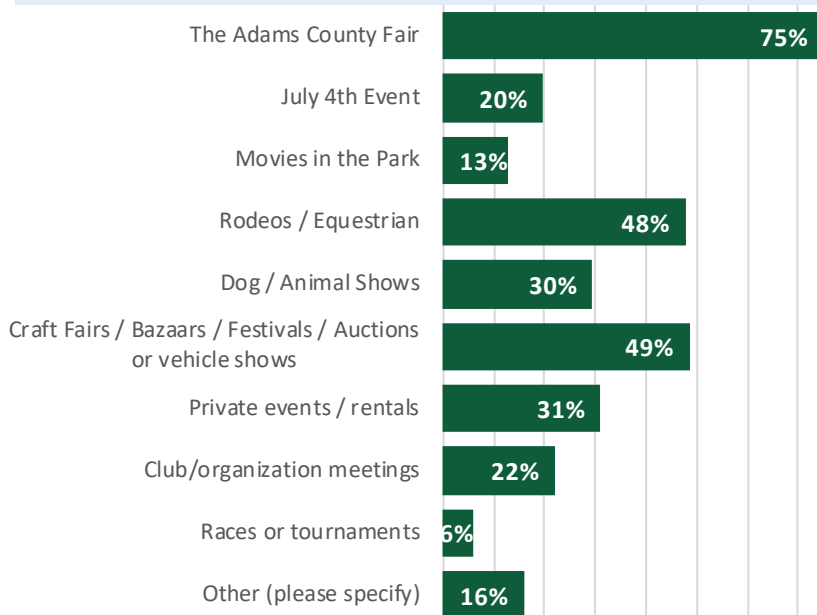
- Equestrian Events
- Barrel Racing
- Horse Shows
- Dog Shows

## THE REASON I GO TO ADAMS COUNTY REGIONAL PARK AND FAIRGROUNDS IS TO:



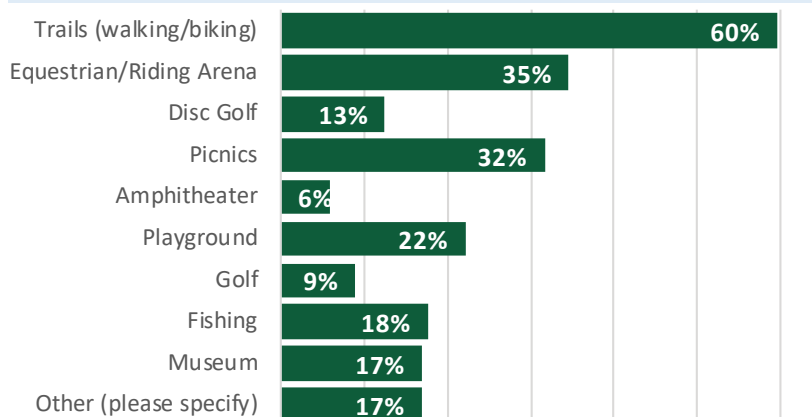
Note: results from the Online Survey One. Respondents were invited to "select all that apply."

## WHAT EVENTS OR PROGRAMS DO YOU ATTEND?



Note: results from the Online Survey One. Respondents were invited to "select all that apply."

## WHAT PARK ACTIVITIES DO YOU COME TO THE ADAMS COUNTY REGIONAL PARK AND FAIRGROUNDS FOR?



Note: results from the Online Survey One. Respondents were invited to "select all that apply."

## WHAT IMPROVEMENTS ARE NEEDED?

The surveys invited participants to indicate the park amenities and improvements that would be the most appreciated now and considering future demands.

Additional restrooms was the amenity that would be appreciated by 45 percent of survey participants. Following, trails and the trailhead for the South Platte River were identified. Covered pavilions and wildlife viewing areas closely followed with 29 percent of respondents. Thirty-five percent of participants indicated "other" and these were some of the most noted write-in responses:

- RV hookups and spaces
- Indoor or covered arena
- Trails

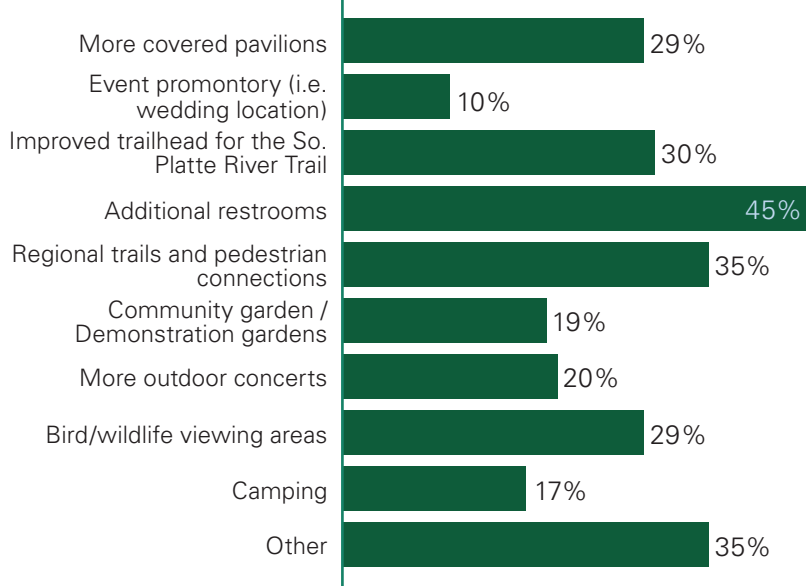
The responses for existing amenity improvements support some of the write-in answers above. Seventy percent of participants support building an indoor arena. Also, 32 percent indicate a need to address the camping facilities. Other popular ideas for updates include the grandstands and spectator areas, horse stalls, and the event center.

Adding new amenities and improving existing amenities will facilitate future events. For the new indoor arena or multi-purpose arena, the top two requested events are barrel racing and horse shows at 58 and 53 percent respectively. Other popular answers include dog shows, roping and bucking, and concerts.

Recreation facilities and trails further support the attractiveness and functionality of the park. In a previous question when asked about types of amenities and improvements, an improved trailhead for the South Platte River Trail, as well as regional trails and pedestrian connections, were indicated as preferences (30% and 35% respectively).

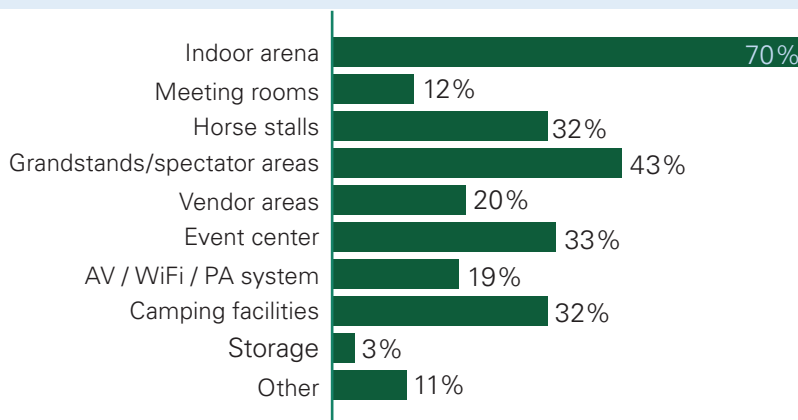
For recreation facilities, the survey participants indicated a dog park, water recreation and access, as well as a nature center or outdoor classroom as the top three items. However, 48 percent of

## WHAT TYPES OF AMENITIES OR IMPROVEMENTS WOULD YOU APPRECIATE IN THE PARK?



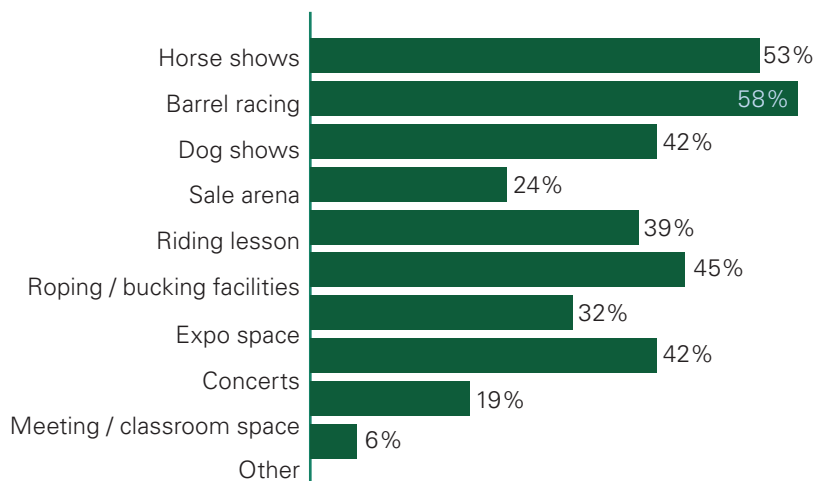
Note: results from the Online Survey One

## WHAT AMENITIES WOULD YOU LIKE TO SEE IMPROVED OR UPDATED TO MEET FUTURE DEMAND AND EXPECTATIONS?



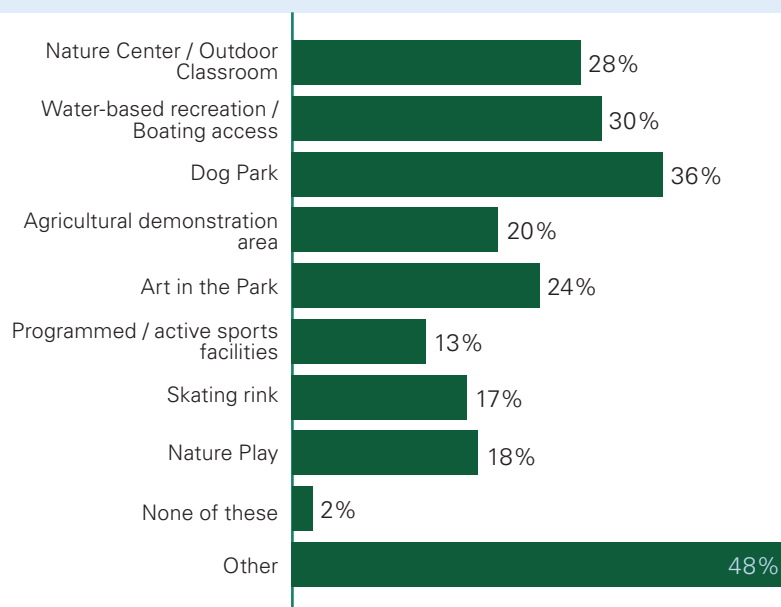
Note: results from the Online Survey One

## WHAT TYPES OF EVENTS WOULD YOU LIKE TO SEE IN A NEW INDOOR ARENA / MULTI-PURPOSE FACILITY?



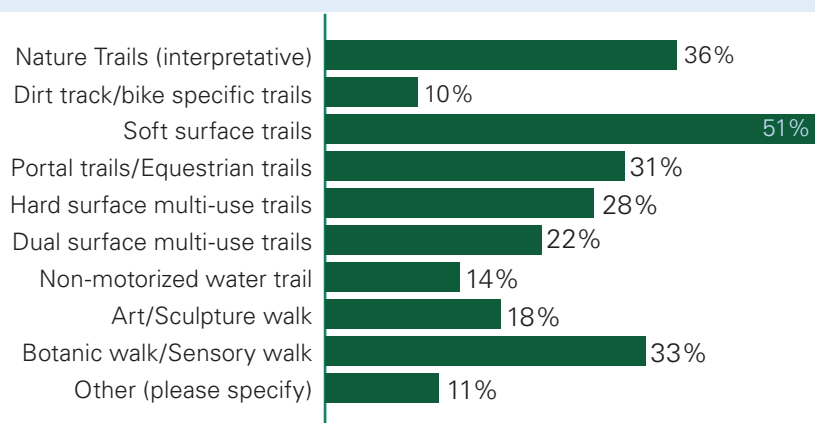
Note: results from the Online Survey One

## WHAT RECREATION FACILITIES WOULD YOU LIKE TO SEE WITHIN THE REGIONAL PARK?



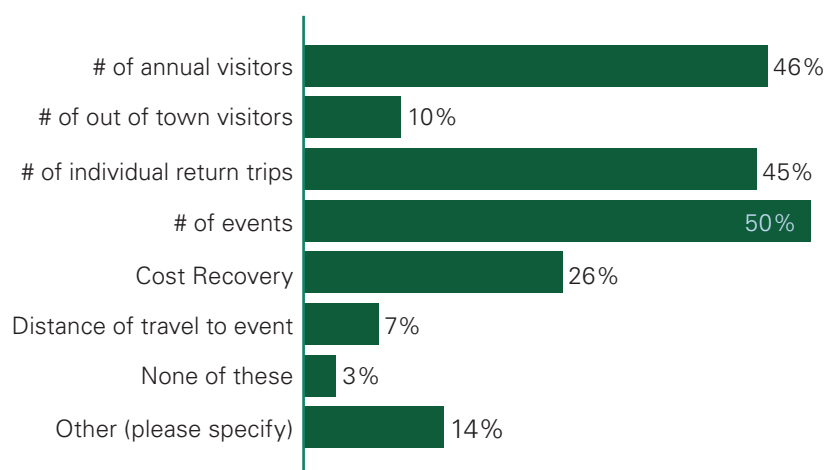
Note: results from the Online Survey One

## WHAT TRAIL TYPES WOULD YOU LIKE TO SEE PRIORITIZED IN THE REGIONAL PARK?



Note: results from the Online Survey One

## I BELIEVE THE MOST IMPORTANT MEASURE OF COMMUNITY SUCCESS IS:



Note: results from the Online Survey One

participants selected "other" and wrote in a response. The top responses were:

- an indoor arena
- bike paths and trails
- outdoor swimming in the lakes

Survey participants were given an array of trail types to choose from for prioritizing the trails at the park. The most selected trail type was soft surface trails at 51 percent. Other popular trails include nature trails, botanic or sensory walks and equestrian trails at 36, 33 and 31 percent respectively. Write in answers were provided by 11 respondents include:

- improving connections to the surrounding neighborhoods
- all of the above

In summary, survey participants are very repetitive about improvements to the indoor arena for events like horse shows and barrel racing, enhancement of existing trails and expansion of the trail network, and consideration for guest amenities like restrooms and the grandstands and spectator areas.

## MEASURE OF SUCCESS

Inviting the community to define their measure of success for the park and fairgrounds allows this plan to focus on the outcomes that are most important to them. The three most noted metrics of success were the number of events, the number of individual return trips and the number of annual visitors. However, a number of survey respondents chose to write-in ideas, such as:

- "Local community involvement"
- "Integration with the existing trail and park system"
- "Use of the grounds and facilities"
- "Attracting and nurturing people with diverse interests, backgrounds and abilities"

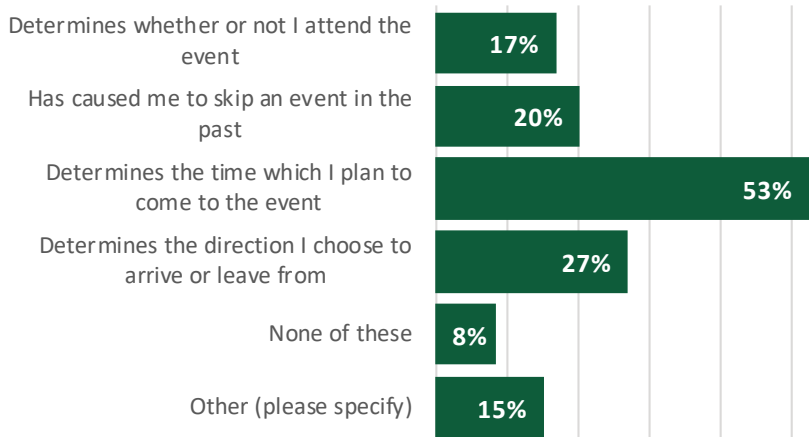
WHAT IS THE CIRCULATION AND ACCESS EXPERIENCE LIKE AT THE PARK?

One of the biggest opportunities for improving the park is access, parking, and circulation, especially during large events such as the fair. Many survey participants (32% to 40%) consider arrival and departure during the fair to be “frustrating” or “deeply frustrating,” while a smaller percentage (10% to 22%) consider this experience to be “great” or “good.” Fifty-three percent of survey participants say that traffic impacts will determine their arrival time to large events, while 27 percent of event-goers will consider their access routes based on traffic.

Some potential access and circulation solutions were touched upon in other survey questions. First, many survey participants indicated that when they travel to the fair or large event, only one or two people are in their car (21% say one person and 38% say two people). Another question asked participants to rank their preferences for event circulation. The top two options worth considering would introduce event shuttles from satellite parking lots either within the park or at another community location.

During the second community meeting, survey participants were invited to provide feedback regarding ingress and egress to the park. Forty-four percent of participants think it is a good idea to relocate the main park entrance to 120th Avenue instead of the existing main entrance at Henderson Road. Another popular response (39%) was to introduce a roundabout to slow traffic on Henderson Road/124th Avenue. Two other options are worth considering and further study for 32 to 34 percent of participants. One option is to add a secondary egress point in the south to Riverdale Road for event use and operations only. The final option is to tie an access point through the golf course parking lot.

THE ANTICIPATED TRAFFIC IMPACT OF LARGE EVENTS AT THE FACILITY:



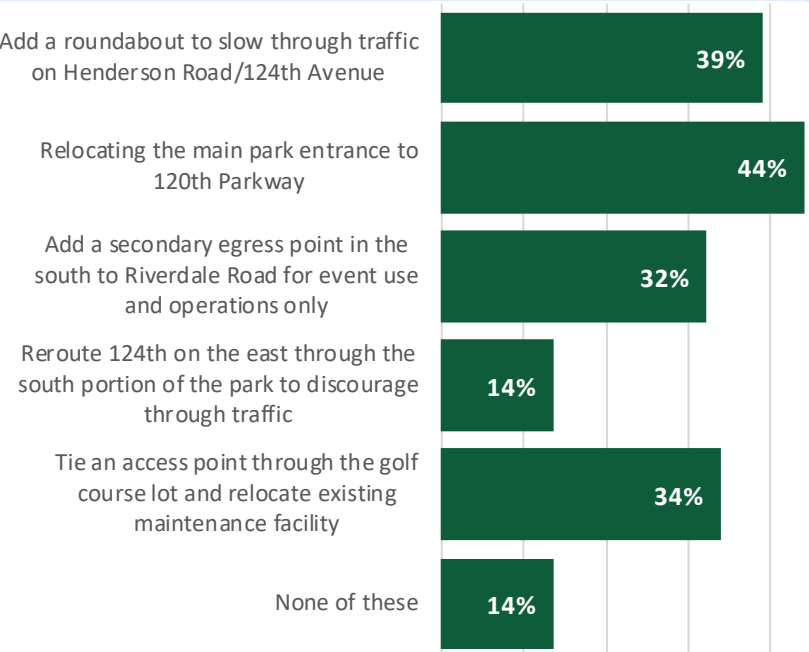
Note: results combined from Public Meeting Two and Online Survey Two (question 5)

PREFERENCES FOR EVENT CIRCULATION:

- 1 I would ride a free event shuttle from a satellite lot in the south portion of the site.
- 2 None of these
- 3 I would ride a free event shuttle from another community location (i.e. the new school)
- 4 I would pay \$10 to park close to the activity
- 5 I would pay \$20 to park close to the activity
- 5 I don't know
- 6 I would be willing to pay more than \$20 for VIP access

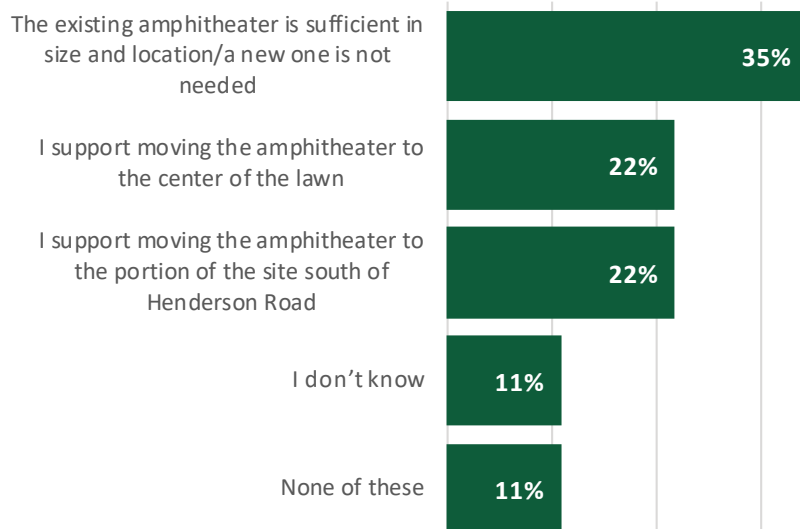
Note: results combined from Public Meeting Two and Online Survey Two (question 7)

WHEN IT COMES TO ADDRESSING INGRESS AND EGRESS, WHICH OF THE FOLLOWING DO YOU SUPPORT:



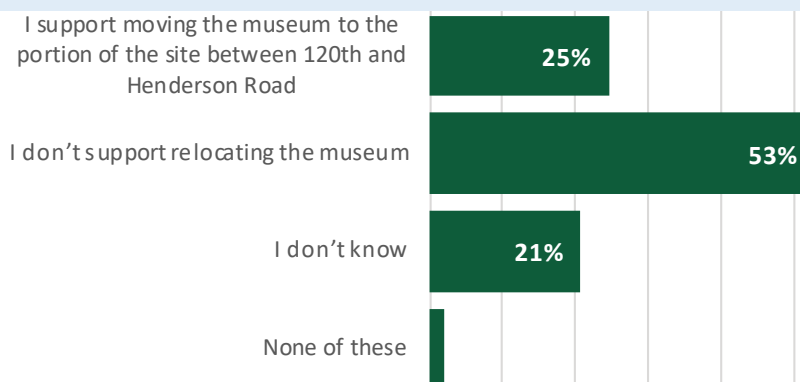
Note: results combined from Public Meeting Two and Online Survey Two (question 11)

## AMPHITHEATER, SELECT ONE:



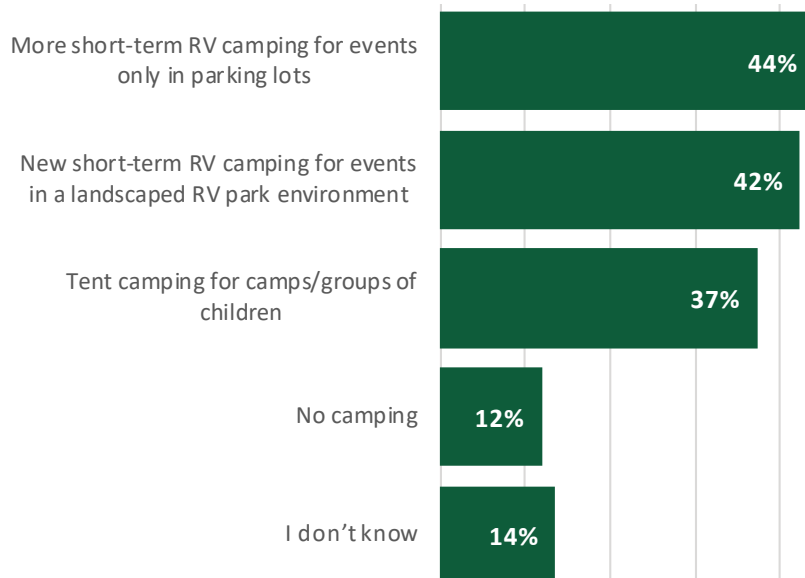
Note: results combined from Public Meeting Two and Online Survey Two (question 9)

## MUSEUM, SELECT ONE:



Note: results combined from Public Meeting Two and Online Survey Two (question 10)

## WHAT TYPE OF CAMPING WOULD YOU SUPPORT ON THE SITE:



Note: results combined from Public Meeting Two and Online Survey Two (question 8)

## FAIRGROUNDS FACILITIES

Survey participants were asked for their feedback on fairgrounds facilities and camping facilities.

The existing amphitheater is supported by 35 percent of participants as sufficient in size and location. The next two options are each supported by 22 percent of participants. One option is to move the amphitheater to the center of the lawn as explored in early alternatives and the other option is to move the amphitheater to the south portion of the site between 120th Avenue and Henderson Road.

The majority of survey participants do not support relocating the museum (53%).

For camping facilities, many survey participants support:

- More short-term RV camping for events only in the parking lots (44%)
- New short-term RV camping for events in a landscaped RV park environment (42%)
- Tent camping for camps and groups of children (37%)

The complete public polling results can be found in Appendix H.

MASTER PLAN PREFERENCES

A main objective of the second public meeting and the second survey was to evaluate preferences for a Riverdale Regional Park master plan.

In preparation of this meeting, the Design Workshop team prepared two master plan alternatives.

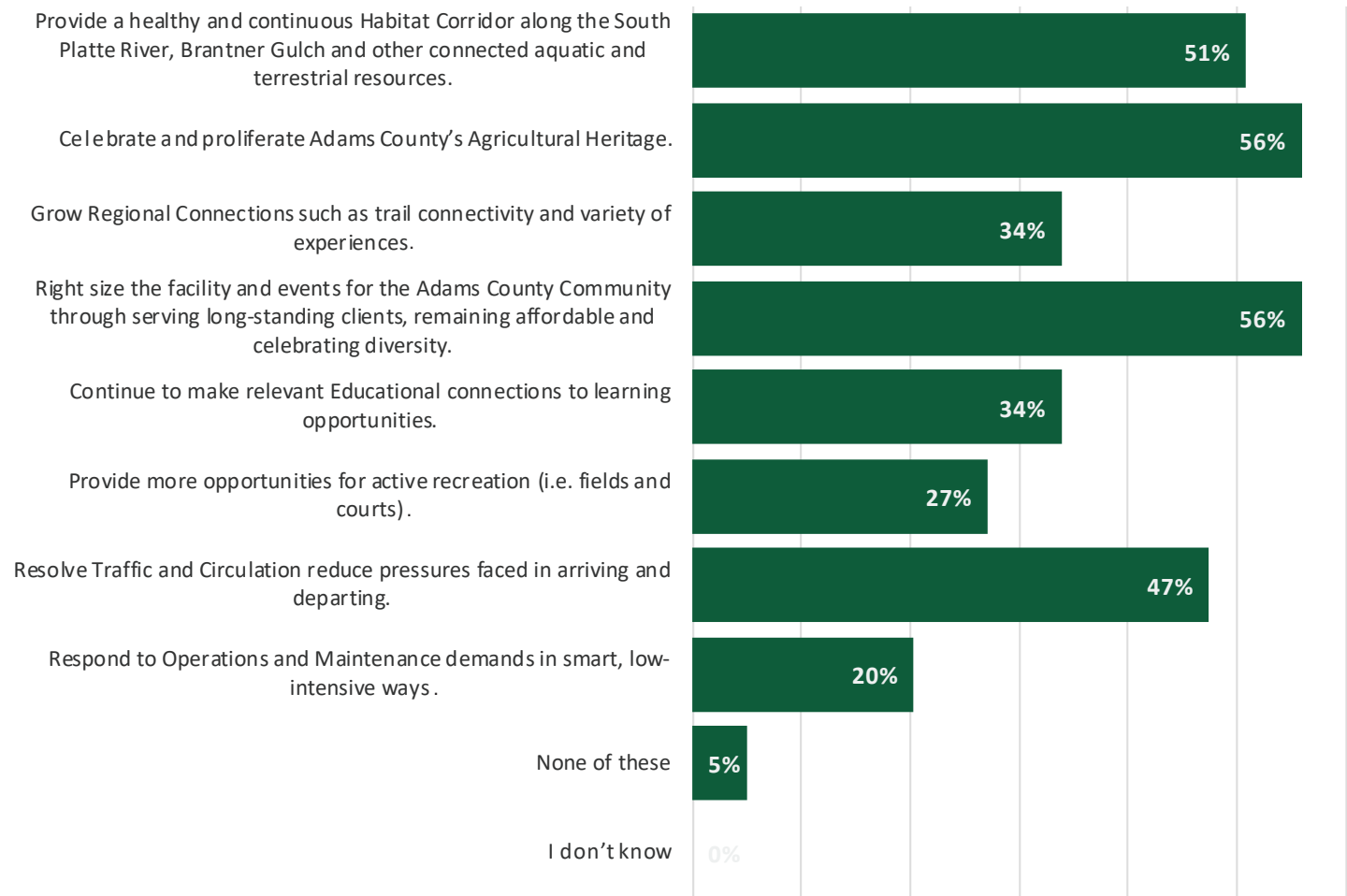
For master plan themes, four ideas surfaced as favored by survey participants:

- Provide a healthy and continuous habitat corridor along the water bodies on site and the South Platte River
- Celebrate and proliferate Adams County’s agricultural heritage
- “Right size” the facility and events for the Adams County community

- Resolve traffic and circulation to reduce pressure faced in arriving and departing

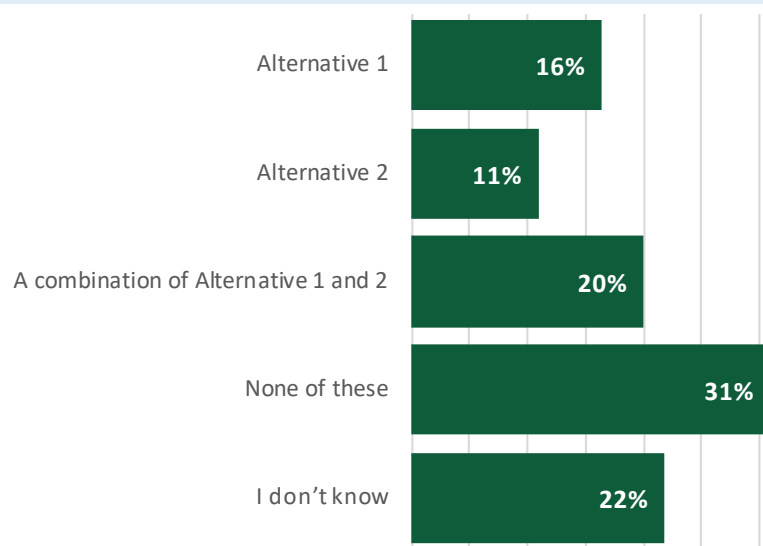
When participants were asked to identify a master plan preference between the two alternatives, no answer surfaced as the strongest. Between the two options, alternative one was a slight preference over alternative two (16% and 11% respectively). However, a larger portion (20%) of participants indicated a preference for ideas in the two alternatives to be combined. A higher portion of participants indicated “none of these” (31%) but many also indicated “I don’t know” (22%).

WHAT SHOULD THE OVER ARCHING THEMES OF THE MASTER PLAN INCLUDE:



Note: results combined from Public Meeting Two and Online Survey Two (question 2)

## WHICH ALTERNATIVE DO YOU PREFER:



*Note: results combined from Public Meeting Two and Online Survey Two (question 12)*

## OVERALL STAKEHOLDER ENGAGEMENT

The first stakeholder meeting was valuable to gather insights from a diverse group of experts in different areas such as natural resources, events, partner agencies and agriculture.

The first public meeting and first online survey opportunity helped shape the priorities for developing master plan alternatives and defining success.

The second public meeting and second online survey focused on feedback regarding access and circulation and two master plan alternatives.



*Image credit: Adams County*

# MARKET ASSESSMENT

The purpose of the Master Plan is to explore various options for renovating and re-purposing existing facilities at the Adams County Fairgrounds (fairgrounds) as well as constructing new public use facilities. Crossroads Consulting Services LLC (Crossroads) was retained to focus on specific market and economic factors as part of the Master Plan. Our role is to assist the Project Team by preparing analysis and observations as well as providing specific subject matter support. While our team members will contribute specific analysis related to the Master Plan, Adams County (County) will maintain total responsibility for management decisions pertaining to this engagement.

This deliverable focuses on the market assessment. Research tasks completed by Crossroads as part of the market assessment included, but were not limited to, the following:

- Participated in stakeholder meetings/interviews including representatives from the County, management and staff at the fairgrounds, existing facility user groups, community leaders, among others
- Analyzed select market attributes
- Reviewed the supply of existing and planned facilities in the area
- Analyzed historical facility use of the existing assets on the site based on available information provided by management
- Reviewed program attributes and operating data from various competitive/ comparable facilities
- Reviewed industry trends that may impact future operations of the fairgrounds
- Obtained feedback from a select number of existing users of the fairgrounds regarding future programmatic needs
- Summarized potential market-related strengths, challenges/ threats, and opportunities associated enhanced/new facilities at the fairgrounds
- Identified recommended physical improvements based on potential market opportunities

# LOCAL MARKET CONDITIONS

Because general market conditions impact the operations of public assembly facilities such as the fairgrounds, this section profiles select market characteristics including demographic statistics, area employment, accessibility, hotel market, area attractions and climate.

## DEMOGRAPHIC AND ECONOMIC STATISTICS

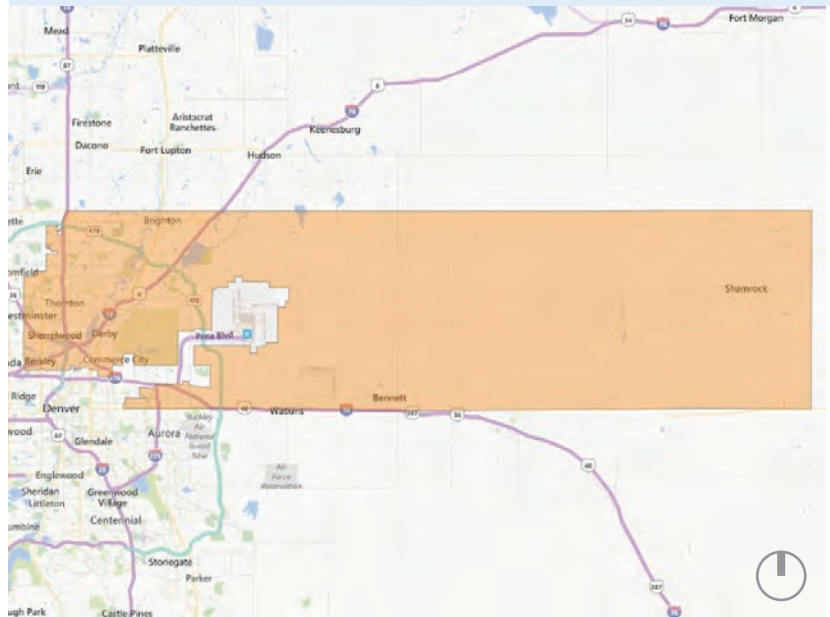
Demographic and economic indicators are pertinent to evaluating market opportunities for several reasons. Factors such as demographic/economic conditions, the vibrancy of the area immediately surrounding a facility, and overall destination appeal to both event promoters/producers and attendees can all impact a facility's overall competitiveness within the broader marketplace.

Depending on the scope and nature of the event, the fairgrounds draws from both residents and out-of-town attendees. Local, civic-based events tend to draw from a relatively close geographic area while larger events/shows/competitions draw from a broader radius, defined here as the secondary market.

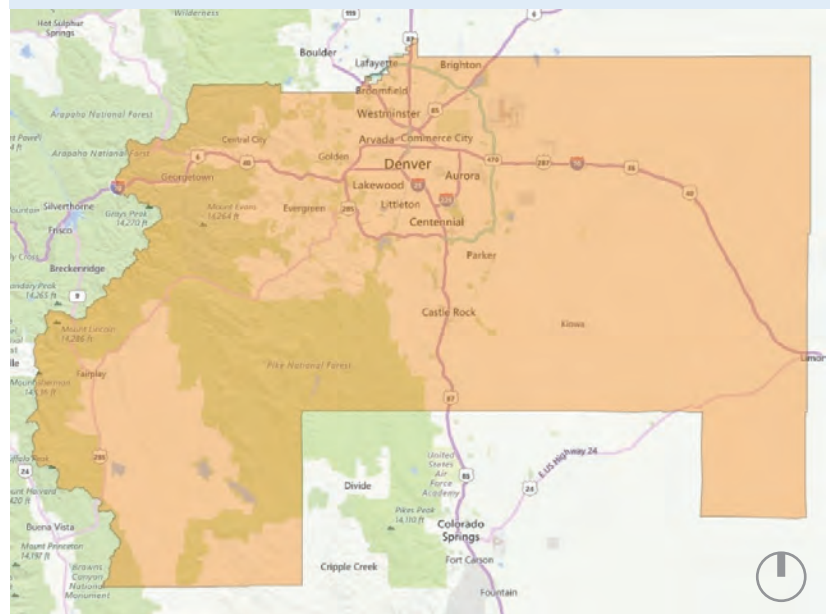
Event promoters/producers typically consider several factors when deciding where to host their events. The importance that event promoters/producers place on each of these factors differs depending on the type of event. For instance, local events may place more importance on the accessibility of the venue to exhibitors and attendees from surrounding communities. Many event promoters/producers for sports/entertainment events consider factors such as population, age distribution and income characteristics to be important when selecting markets to host their events while event producers for equine/livestock events may place more emphasis on accessibility, the type and quality of facilities provided and surrounding infrastructure (e.g., hotels, restaurants, attractions, retail, etc.).

For purposes of this analysis, the primary market is defined as Adams County and the secondary market is defined as the Denver Metro Area. As a point of reference, the Denver Metro Area includes the following counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park. (See Map of Adams County and Map of Denver Metro Area.)

MAP OF ADAMS COUNTY (PRIMARY MARKET)

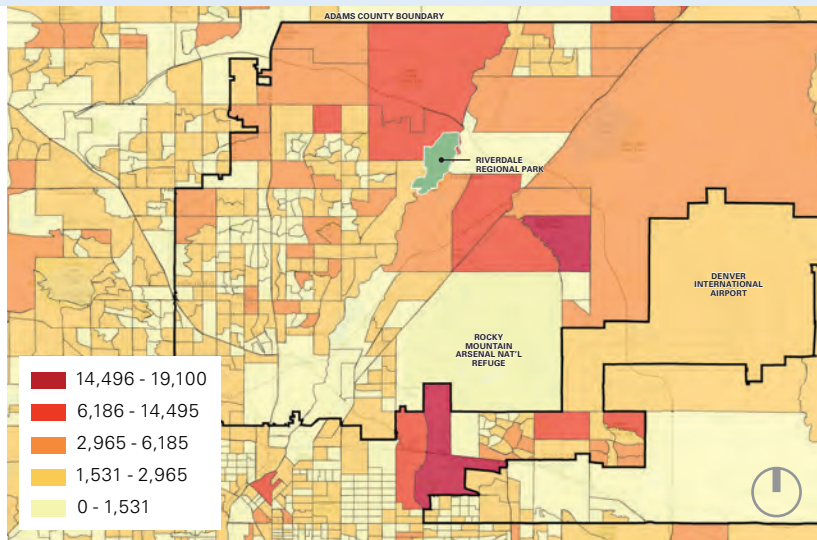


MAP OF DENVER METRO AREA (SECONDARY MARKET)

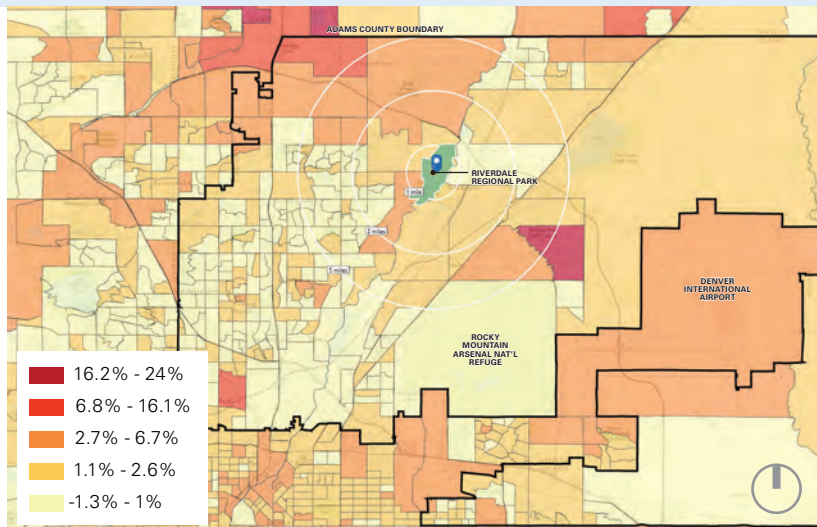


Source: Claritas

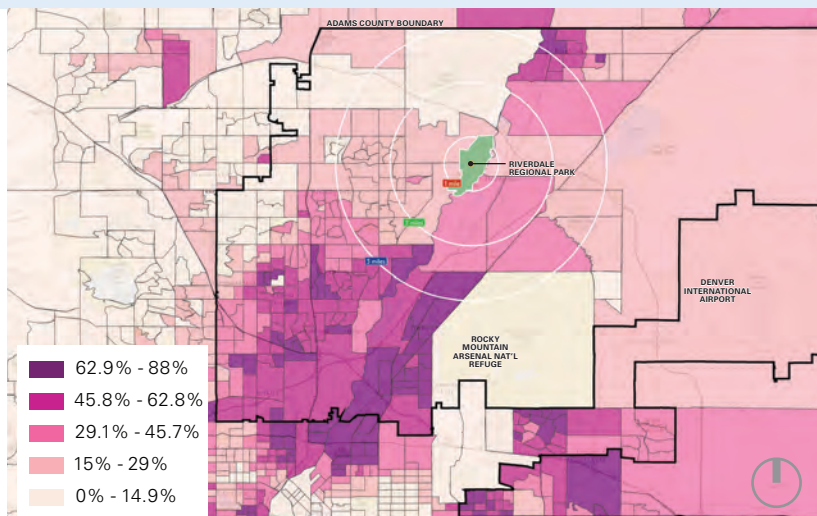
## 2021 POPULATION BY BLOCK GROUP MAP



## 2016-2021 POPULATION GROWTH RATE MAP



## HISPANIC POPULATION BY PERCENT MAP



Source: Esri Online

The following summarizes key demographic statistics for the primary market based on data supplied by Claritas, a Nielsen company that provides current and projected U.S. demographics based on U.S. Census figures.

## POPULATION

Population serves as a base from which events at the fairgrounds draw attendance and other forms of support. In 2017, the population of the primary market is estimated to be approximately 506,500 and is projected to increase by 8.4% from 2017 to 2022. The secondary market has an estimated population of 2.9 million and has a similar projected growth rate (8.1%) to the County during the next five years. These projected growth rates for the primary and secondary markets are higher than that for the State (7.1%) and the U.S. (3.8%) during the same period. (See 2021 Population by Block Group Map and 2016-2021 Population Growth Rate Map.)

## AGE DISTRIBUTION

Analysis by age group is helpful since certain events are targeted toward consumers who fall within specific age categories. In 2017, approximately 43% of residents in both the primary and secondary markets are within the ages of 25 and 54, a demographic that typically has disposable income to spend on admission to events and other entertainment options. More than one-quarter (27%) of the population in the County is under 18 years old, the primary age range for 4-H activity. The median age in the County is 33.9 years old which is younger than that for the Denver Metro Area (37.0 years old), the State (37.2 years old), and the U.S. (38.2 years old).

## INCOME

Income offers a broad measurement of spending potential for a specific population because it indicates the general ability of individuals or households to purchase a variety of goods and services including admission to events and participation in various competitive activities (e.g., 4-H shows, equine/livestock shows, etc.). The 2017 median household income is \$62,800

in the County. As a point of reference, the median household income level is 4% lower than that for the State (\$65,100) and 9% higher than that for the U.S. (\$57,500). Approximately 41% of the households in the County have income levels of at least \$75,000 compared to 46% in the Denver Metro Area, 43% in the State and 38% in the U.S.

### ETHNICITY

In 2017, approximately 51% of the population in the County is classified as White. In addition, approximately 39% of the population in the County is classified as Hispanic/Latino which suggests an opportunity to program unique cultural events at the fairgrounds. (See Hispanic Population By Percent Map)

### SUMMARY

For comparative purposes, the table that follows summarizes key demographic/ economic characteristics for the County as well as for the State of Colorado and the U.S.

### AREA EMPLOYMENT

The employment base of the surrounding area provides a potential target market for events and financial support for the fairgrounds, particularly at any enhanced/ new facilities. Area employers may utilize the facility for various events. In addition, advertising/sponsorship opportunities and ticket sales are typically dependent on the size and composition of the area employment base.

The following table shows the top employers in Adams County. With approximately 6,550 employees, the University of Colorado Hospital is the largest single private, non-retail employer in the County followed by Children's Hospital. Other major employers include United Parcel Service and Sturgeon Electric.

Per the U.S. Bureau of Labor Statistics, the non-seasonally adjusted unemployment rate for the County was 2.7% in March 2017, which was slightly higher than that for the Denver Metro Area (2.4%) and State of

### TOP PRIVATE NON-RETAIL EMPLOYERS IN ADAMS COUNTY (SEPTEMBER 2016)

EMPLOYER	TOTAL EMPLOYEES	% OF TOTAL
University of Colorado Hospital	6,550	33%
Children's Hospital	5,250	27%
United Parcel Service	2,680	14%
Sturgeon Electric	1,270	6%
ADS Alliance Data Systems	840	4%
Shamrock Foods	800	4%
SROriginals	790	4%
Centura St. Anthony's Hospital North	790	4%
Platte Valley Medical Center	650	3%
<b>TOTAL</b>	<b>19,620</b>	<b>99%</b>

*Notes: Sorted in descending order by total employees. Excludes governmental entity employers.  
Source: Adams County Economic Development, Inc.*

### UNIVERSITY OF COLORADO HOSPITAL



*Image credit: UC Health*

## SUMMARY OF KEY DEMOGRAPHIC/ECONOMIC CHARACTERISTICS

CATEGORY	GEOGRAPHIC AREA			
	ADAMS COUNTY	DENVER METRO	COLORADO STATE	US
<b>POPULATION</b>				
2000 Population	348,500	2,179,300	4,301,300	281,421,900
2010 Population	441,600	2,543,500	5,029,200	308,745,500
2017 Population	506,500	2,897,700	5,591,700	325,139,300
2022 Projection	548,800	3,131,200	5,987,100	337,393,100
Growth rate (2000-2010)	26.7%	16.7%	16.9%	9.7%
Growth rate (2010-2017)	14.7%	13.9%	11.2%	5.3%
Projected growth rate (2017-2022)	8.4%	8.1%	7.1%	3.8%
<b>AGE DISTRIBUTION</b>				
Under 18 years old	27%	24%	23%	23%
18 - 24 years old	9%	9%	10%	10%
25 - 34 years old	15%	15%	15%	13%
35 - 44 years old	15%	14%	13%	13%
45 - 54 years old	13%	14%	13%	13%
55+ years old	21%	25%	27%	29%
<b>MEDIAN AGE</b>	33.9	37.0	37.2	38.2
<b>HOUSEHOLD INCOME DISTRIBUTION</b>				
Less than \$25,000	16%	16%	18%	22%
\$25,000 to \$49,999	24%	20%	22%	23%
\$50,000 to \$74,999	20%	17%	18%	17%
\$75,000 to \$99,999	15%	13%	13%	12%
\$100,000 to \$149,999	16%	17%	16%	14%
\$150,000 or more	10%	16%	14%	12%
<b>2017 MEDIAN HOUSEHOLD INCOME</b>	\$62,800	\$70,200	\$65,100	\$57,500
<b>2017 AVERAGE HOUSEHOLD INCOME</b>	\$78,700	\$95,800	\$88,400	\$80,900
<b>POPULATION BY SINGLE RACE CLASSIFICATION</b>				
White	51%	64%	68%	61%
Hispanic/Latino	39%	23%	22%	18%
Black	3%	5%	4%	12%
Other races	7%	7%	6%	9%

Source: Claritas.

Colorado (2.5%) but lower than that for the U.S. (4.6%) during the same month.

## ACCESSIBILITY

Accessibility, particularly via highway, is typically an important factor to the overall success of fairgrounds and other multi-use complexes. The method that event promoters/producers use to select venues to host their event is partially based on ease of access to a market for attendees. In addition, the location and accessibility of a facility relative to the population base can impact its marketability for certain types of events.

## HIGHWAY ACCESS

Because of its location outside of Denver, the County benefits from access to multiple major highways and interstates. As shown in the following map, area highway access is provided by E-470, Interstate 76 and U.S. Highway 85.

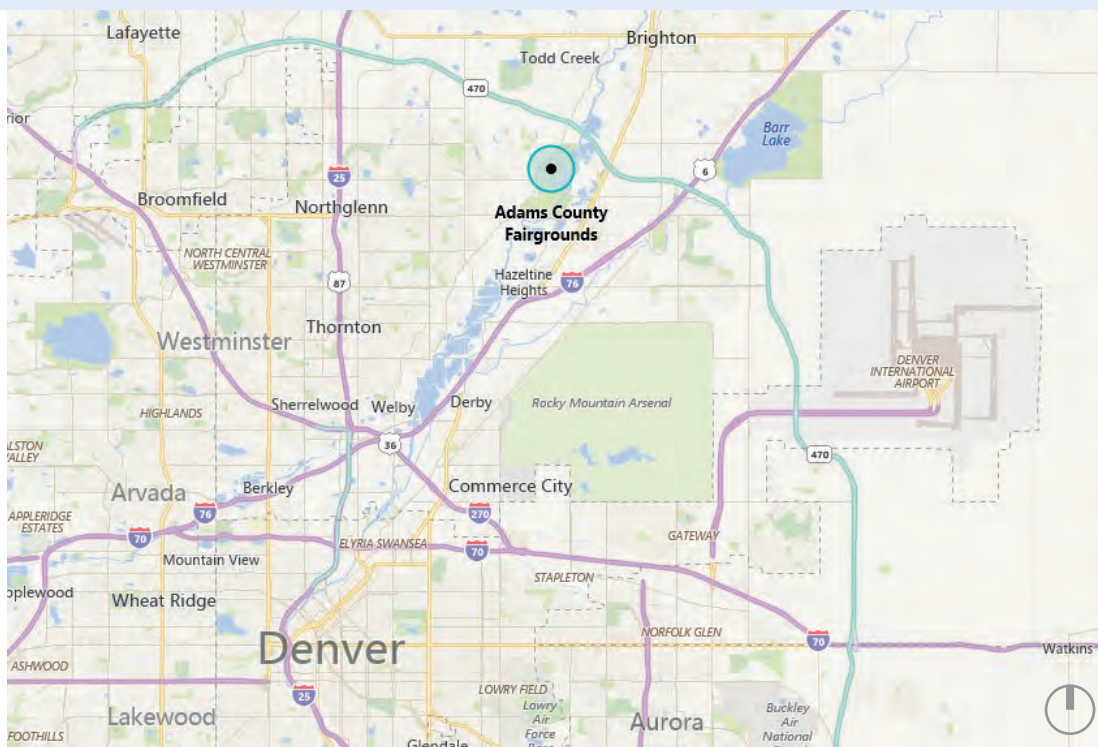
While there are several major highways in the area, local access to the fairgrounds is a challenge. There is only one primary entrance to the Regional Park and the surrounding roads are often stressed. It

can be challenging for the fairgrounds to host large-scale events due to the demand they have on local roads as well as parking constraints on-site. (See Highway Access Map)

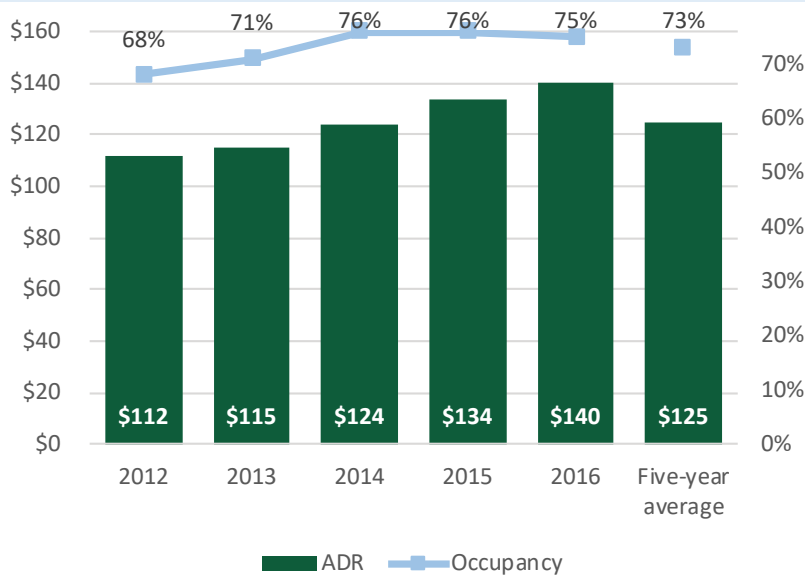
## AIR ACCESS

Proximate, convenient air access can be advantageous in accommodating the needs of event promoters/producers and VIPs, such as performers and judges, that require fly-in service. In terms of commercial air access, the County is primarily serviced by the Denver International Airport, which is the main hub for Frontier Airlines and Great Lakes Airlines as well as the 4th largest hub for United Airlines. In addition, Denver is the fastest-growing market for Southwest Airlines. In 2015, there were approximately 26.3 million passenger enplanements at the Denver International Airport which ranked 6th among commercial service airports in the U.S. The Federal Aviation Administration (FAA) defines passenger enplanements as domestic, territorial and international passengers who board an aircraft in scheduled and non-scheduled service of aircraft.

## HIGHWAY ACCESS MAP



## TRENDS IN ADR AND OCCUPANCY AT DENVER AREA HOTELS



Source: Rocky Mountain Lodging Report.

## HOTEL MARKET

The diversity, supply and availability of hotel rooms proximate to the fairgrounds can play a role in attracting events that draw overnight attendees.

### HOTEL SUPPLY

As shown in the following table, there are approximately 460 rooms in Brighton. The closest hotels to the fairgrounds are approximately five miles away. This hotel supply is supplemented by hotels in the Denver Metro Area that offer approximately 45,000 hotel rooms with multiple brands and price points. However, the majority of these rooms are outside the desired driving distance of most attendees

In addition to the hotel supply in Brighton, there is the Barr Lake RV Park which is located approximately five miles from the fairgrounds. This RV park offers a total of 108 RV sites - 90 offer full-service hookups and 18 only have electric and water. There are 11 additional campsites that do not have hookups. Barr Lake RV Park's charges \$30 per day for RV hookups. This supply of RV

## HOTEL SUPPLY IN BRIGHTON

PROPERTY	NUMBER OF ROOMS	DISTANCE FROM THE FAIRGROUNDS (MILES)
Holiday Inn Express Suites Denver Northeast - Brighton	88	8
Fairfield Inn & Suites Denver Northeast/Brighton	78	5
Hampton Inn Denver Northeast Hotel	76	5
Candlewood Suites Denver Northeast - Brighton	72	8
Best Western Brighton Inn	58	5
Comfort Inn Brighton	52	5
Super 8 Brighton	37	5
<b>TOTAL IN BRIGHTON</b>	<b>461</b>	
Westminster	602	
Thornton	480	
Northglenn	366	
<b>TOTAL OTHER ADJACENT TO I-25</b>	<b>1,448</b>	

Notes: Sorted in descending order by number of rooms.  
 Rooms outside of Brighton represent only those located adjacent to I-25  
 All profiled properties and rooms are located within 10 miles of the fairgrounds.  
 Sources: Hotels.com; secondary research.

## HOTEL SUPPLY NEAR I-25 - NORTHGLENN, THORNTON, AND WESTMINSTER

PROPERTY	NUMBER OF ROOMS	DISTANCE FROM THE FAIRGROUNDS (MILES)
<b>I-25 AND 120TH AVE</b>		
Ramada Plaza Northglenn/ Denver North	235	7
DoubleTree by Hilton Hotel Denver - Thornton	134	7
La Quinta Inn Denver Northglenn	131	7
Cottonwood Suites Westminister	130	8
Super 8 Westminister Denver North	116	7
Extended Stay America - Denver - Westminister	103	8
Econo Lodge Thornton	100	7
Holiday Inn Express & Suites Denver North - Thornton	85	7
Fairfield Inn & Suites Denver North/ Westminister	82	7
Hampton Inn Denver Thornton	78	7
Quality Inn & Suites Denver North - Westminister	77	7
<b>SUBTOTAL</b>	<b>1,271</b>	
<b>I-25 AND 144TH AVE</b>		
Courtyard by Marriot Denver North/ Westminister	94	10
Candlewood Suites Denver North - Thornton	83	10
<b>SUBTOTAL</b>	<b>177</b>	
<b>TOTAL</b>	<b>1,448</b>	

*Note: Sorted in descending order by number of rooms.  
Sources: Hotels.com; secondary research.*

hookups augments the 22 spaces offered at the fairgrounds and can be used as overflow for large events when the demand exceeds the fairgrounds' RV capacity. Barr Lake is typically full during the spring, summer and fall months with long-term campers.

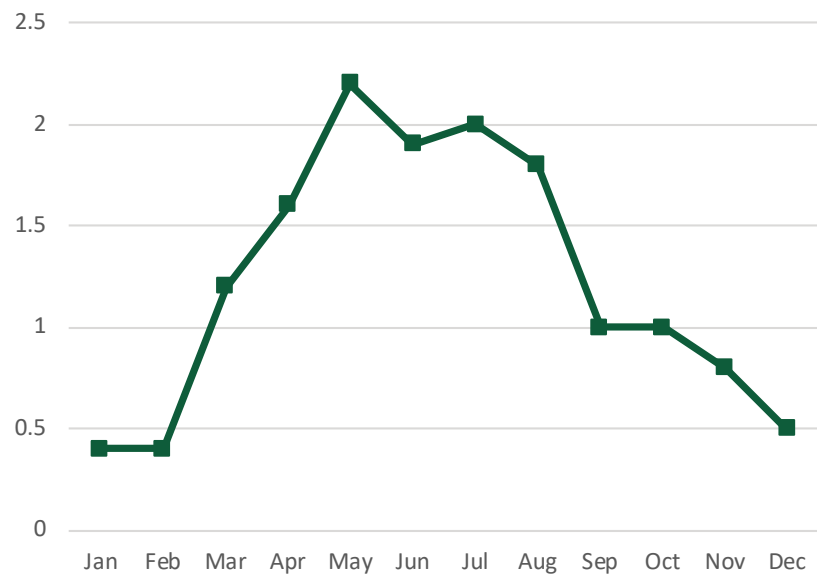
While farther from the fairgrounds, there are additional hotel accommodations along the I-25 corridor in the cities of Thornton, Northglenn, and Westminister. These cities offer a variety of properties, with 13 hotels located off of I-25 that offer approximately 1,450 rooms. There are two additional hotels in the planning stages on 120th Avenue and a new Hilton Garden Inn being developed on 144th Avenue. This additional supply can be beneficial to events at the fairground as most of these hotels are located within 10 miles of the complex,

which previously conducted market research suggests is within reasonable driving distance for attendees to travel between the host facility and their hotel.

### HOTEL DEMAND

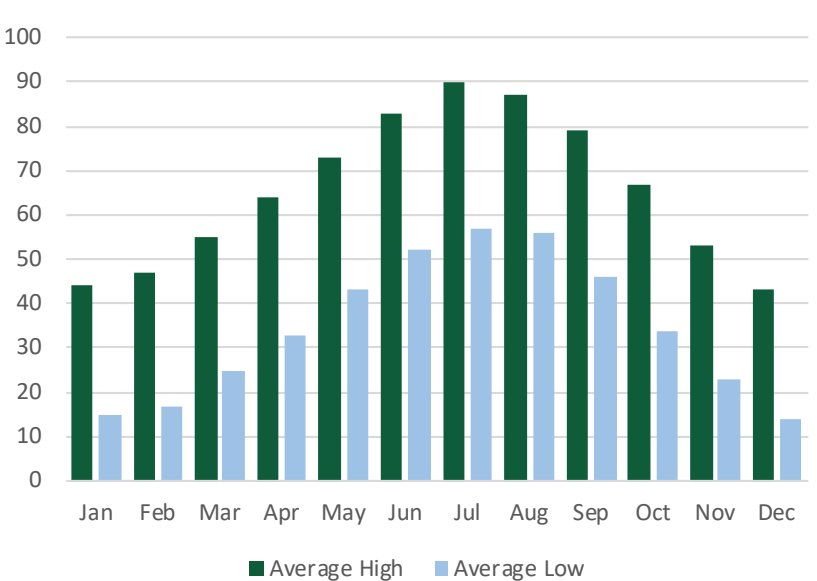
As a point of reference, the following graph illustrates recent trends in average daily rate (ADR) and occupancy at Denver area hotels. ADR steadily increased from 2012 through 2016, experiencing an aggregate increase of \$28 during the profiled five-year period. Occupancy increased in 2013 and 2014 and remained consistent in 2015 before realizing a slight decrease in 2016.

**AVERAGE PRECIPITATION BY MONTH IN ADAMS COUNTY:**



Source: weather.com

**AVERAGE TEMPERATURES BY MONTH (HIGH AND LOW) IN ADAMS COUNTY:**



Source: weather.com

**AREA ATTRACTIONS**

Another factor that event promoters/producers consider when selecting a location for their event is the availability of nearby cultural, recreational, retail and entertainment options. These activities are important for times when attendees are not at event-related functions. This can also factor into an attendee’s decision whether to bring family and friends as well as how long they will stay at the destination. Popular attractions in the County include, but are not limited to, the following:

- Barr Lake State Park
- Bird Conservancy of the Rockies
- Rocky Mountain Arsenal National Wildlife Refuge
- Webster Lake and E. B. Rains, Jr. Memorial Park
- Croke Reservoir
- Dick’s Sporting Goods Park
- Comanche Crossing Historical Society and Museum
- Water World
- Star K Ranch
- Various festivals
- Local golf courses

**CLIMATE**

Climate is a factor in site selection, particularly for outdoor events, as it can impact seasonality, programming opportunities, usage levels and economics. Average high temperatures in the County range from the 40s during the winter to the 80s during the summer.

The County’s peak precipitation generally occurs from April to August and is under 1.5 inches the remainder of the year. Late spring through early fall are popular times of the year for certain outdoor events which aligns with the County’s highest levels of precipitation. This can negatively affect outdoor events, particularly when combined with the floodplains at the fairgrounds.

# OVERVIEW OF FAIRGROUNDS OPERATIONS

To assist the County with its long-term planning efforts for the fairgrounds, this section provides a general overview of its operations which serves as a baseline for the market assessment.

## GENERAL OVERVIEW AND MISSION

The fairgrounds is owned and operated by the County and overseen by the Adams County Commissioners comprised of five elected officials. The fairgrounds are one component of the Parks & Open Space Division of the County whose mission is “to enhance the quality of life for residents by providing recreational, educational, and cultural opportunities through our system of parks, trails, open spaces, and facilities and to preserve and protect the natural and cultural resources of the County for present and future generations.” The Open Space Board is made up of seven members appointed by the Adams County Commissioners.

One of the major annual events hosted at the fairgrounds is the Adams County Fair (Fair). Its mission is “to provide a quality event for our guests and to enhance educational opportunities with emphasis on youth and agriculture while uniting urban and rural communities in a time-honored celebration.” The Fair is overseen by the County Fair Board, comprised of five appointed members.

## RENTAL POLICIES

Facilities at the fairgrounds are rented on a first come, first serve basis with the exception of events having a historical date which is obtained when an organization holds the same event utilizing the same facilities during the same time frame for two consecutive years.

Events are categorized as commercial, non-profit, and County Government. Commercial events are held by private persons or

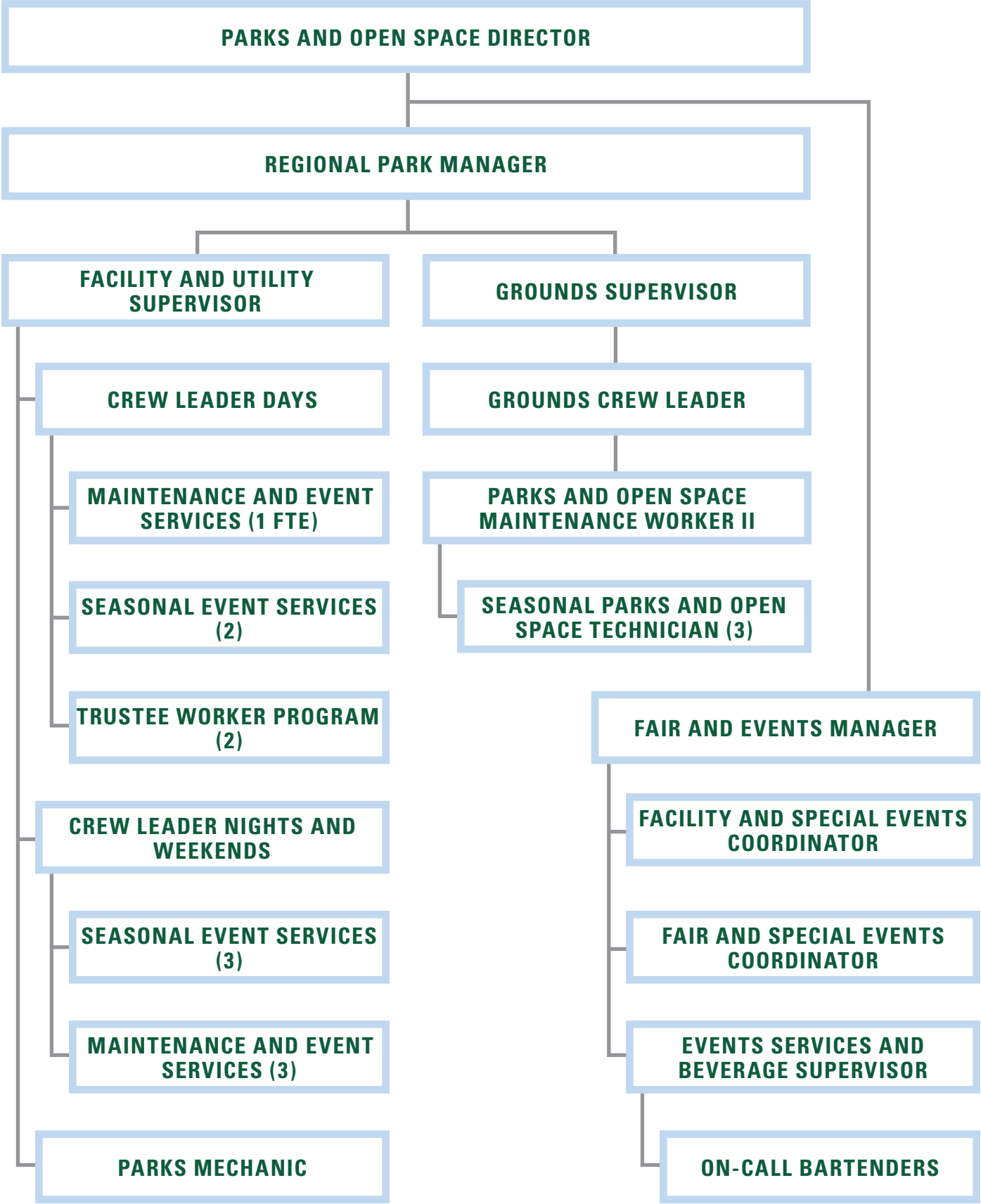
for-profit organizations. Non-profit events are held by an organization, association or entity that is registered with the Secretary of State’s office as a non-profit organization. County Government events are those held by Adams County Government departments and agencies using facilities for official County business or programs. CSU Extension and 4-H events are subject to the same rules as County Government events. CSU Extension is assessed an annual fee to receive this classification. These events are subject to the following rules:

- Tenants may not assess a fee to participants except as necessary to reimburse the tenant for costs of materials
- If used, the tenant must clean the kitchen
- Events will be scheduled Monday through Thursday from 7 AM – 10 PM. Events scheduled outside this time frame will be assessed the lowest non-profit rate available
- Events shall not be scheduled on holidays
- Events should be held in the Rendezvous Rooms, former Red Cross Building or Parks Meeting Rooms, when possible
- Paying events may cancel non-paying County Government events outside of a 30-day window prior to the event

## ORGANIZATIONAL STRUCTURE

Permanent, full-time staffing plans can vary based on several factors such as management’s philosophy of maintaining event-related personnel as full-time or part-time staff. Staffing levels are also dependent on the extent to which a facility utilizes contract services versus providing services such as security, food & beverage, janitorial cleaning and event labor in-house. Determining what services to provide in-house versus outsourcing is typically a question of which option provides the best competitive advantage for a facility relative to its core mission and to the cost/benefit of providing a specific service. One such example is when the fairgrounds became the provider of alcohol at all events starting in 2015. (See Fairgrounds Organizational Structure)

FAIRGROUNDS ORGANIZATIONAL STRUCTURE



*Note: The table above does not include Golf Course Operations*  
*Source: Facility Management*

## HISTORICAL UTILIZATION

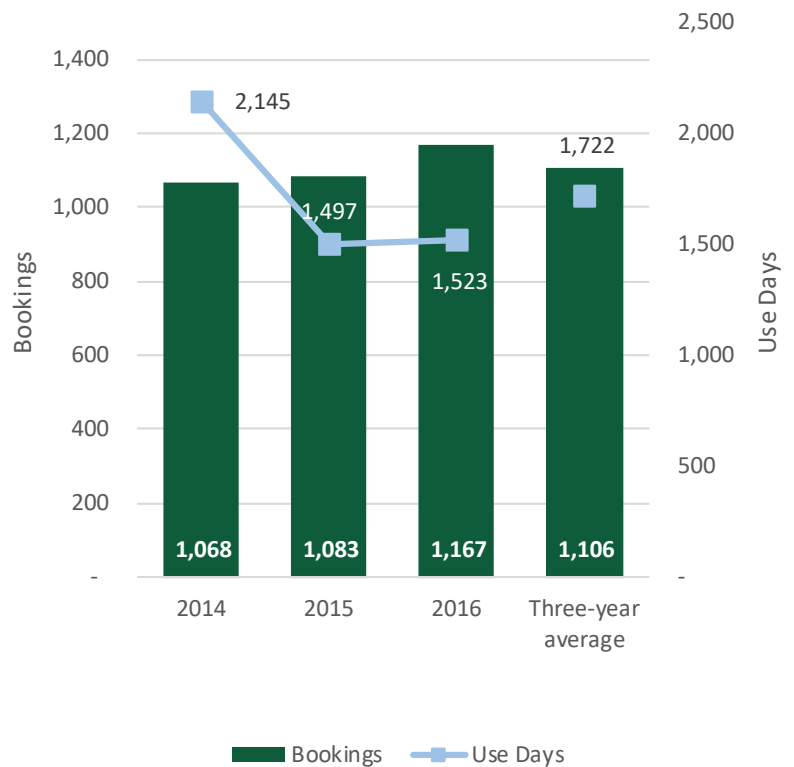
The fairgrounds hosts a diverse set of event activity including the Fair, 4-H activities, agricultural and animal events, community events, and various banquets, parties, Quinceaneras and weddings. In addition, the fairgrounds rents stalls and picnic pavilions as well as RV and camping spaces. This section profiles utilization trends at the fairgrounds for the last three calendar years (2014–2016) which helps identify future market demand opportunities.

As shown in the following graph, the total number of bookings and attendance at the fairgrounds increased each year from 2014 to 2016. During the profiled period, the fairgrounds averaged approximately 1,100 bookings and 1,700 use days per year. A booking accounts for each building or space rental, regardless of the amount of time the space was booked. For example, a meeting room may be booked by one event for multiple days, resulting in one booking whereas a meeting room could be booked by multiple events in one day, resulting in multiple bookings. Analyzing bookings and event activity by type can identify trends in usage and attendance. The following table summarizes activity by booking type during the profiled three-year period.

4-H activity includes meetings, classes, banquets, practices, clinics, shows, livestock judging and various other activity. As shown, 4-H activity accounted for the highest number of bookings each of the last three years. 4-H activity also generated the most total use days in 2015 and 2016. Although most 4-H bookings only last one day and have relatively low attendance, they contribute to local youth development, as well as general economic activity to the County.

Meetings, conferences, and classes accounted for the second highest number of bookings during the profiled period. These events averaged more than 100 attendees per booking and drew the second most attendees of any event type. Most of these events last one day per use and utilize a variety of event spaces including the Waymire Dome, former Red Cross Building,

## SUMMARY OF EVENT ACTIVITY AT THE ADAMS COUNTY FAIRGROUNDS (2014-2016)



Source: Facility Management.

Parks Meeting Rooms and the Al Lesser Building.

RV and Camping rentals averaged the highest number of use days during the profiled period which was primarily attributable to approximately 900 use days in 2014. However, a policy change in 2015 discontinued public camping. Campers are now only allowed if they are associated with an event. As such, total use days in 2015 and 2016 are more reflective of current operations. RV & Camping rentals generate revenue for the fairgrounds and generally require less staff labor than other types of bookings.

Pavilion and Picnic rentals increased each year during the profiled period and accounted for approximately 8% of overall attendance. The fairgrounds' setting within the Regional Park helps draw people to utilize these facilities and offers additional activities for picnic and event attendees.

## ADAMS COUNTY FAIRGROUNDS - SUMMARY OF ACTIVITY

BOOKINGS	2014	2015	2016	THREE-YEAR AVERAGE	% OF TOTAL (3 YR AVG)
4-H	384	359	370	371	34%
Meetings, Conferences, Classes	113	124	117	118	11%
RV & Camping Rentals	171	109	69	116	10%
Pavilion & Picnic Rentals	71	106	160	112	10%
Food and Social Functions	90	111	119	107	10%
Other	108	99	100	102	9%
Equine	76	109	106	97	9%
Animal, Agriculture, and Livestock	33	25	50	36	3%
Community Events	14	34	56	35	3%
Stalling Rentals	7	5	17	10	1%
Concerts & Festivals	1	2	2	2	0%
<b>TOTAL</b>	<b>1,068</b>	<b>1,083</b>	<b>1,166</b>	<b>1,106</b>	<b>100%</b>
USE DAYS	2014	2015	2016	THREE-YEAR AVERAGE	% OF TOTAL (3 YR AVG)
4-H	449	393	380	407	24%
Meetings, Conferences, Classes	139	160	136	145	8%
RV & Camping Rentals	892	245	159	432	25%
Pavilion & Picnic Rentals	71	106	160	112	7%
Food and Social Functions	129	158	159	149	9%
Other	212	148	157	172	10%
Equine	101	136	137	125	7%
Animal, Agriculture, and Livestock	73	67	88	76	4%
Community Events	43	60	94	66	4%
Stalling Rentals	35	22	49	35	2%
Concerts & Festivals	1	2	2	2	0%
<b>TOTAL</b>	<b>2,145</b>	<b>1,497</b>	<b>1,521</b>	<b>1,721</b>	<b>100%</b>

*Note: Sorted in descending order by three-year average bookings.*

*Attendance numbers are rounded to the nearest hundred.*

*Not all percentages will total 100% due to rounding.*

*Source: Facility Management.*

Food/social functions include banquets, weddings, birthday parties, baby showers, reunions, graduation parties, celebrations and Quinceaneras. This type of activity averaged 107 bookings and 149 use days at the fairgrounds (excluding the Fair) during the profiled period. In 2016, there were 26 Quinceaneras, most of which had hundreds of attendees and generally utilized the Exhibit Hall, Al Lesser Building or the Waymire Dome.

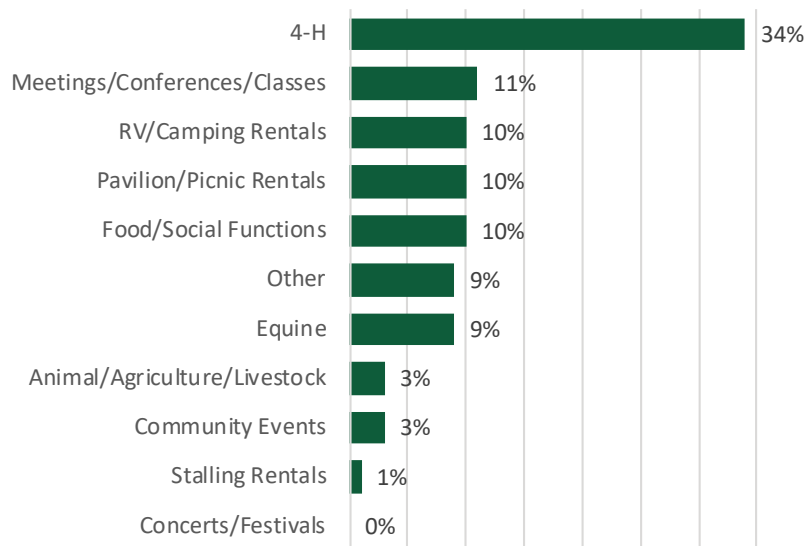
Other event activity held at the fairgrounds includes driving academies and sporting events such as fishing derbies, frisbee golf and races such as 5K's, marathon training and cross-country events. Many of these events utilized parking lots, open spaces and other facilities throughout the campus.

Equine and other animal, agricultural and livestock bookings accounted for a significant portion of activity at the fairgrounds during the profiled period. Historically, a large portion of this activity occurred at the Indoor Arena, until it was demolished in March 2016. Although the fairgrounds has been able to retain much of this activity in the short-term by moving these events to other facilities, this approach does not serve as a viable, long-term solution.

Although community events, such as bazaars, swap meets and graduations, accounted for a relatively low number of total bookings and total use days, they averaged the third highest total attendance during the profiled period. These events also account for the highest average attendance per booking. Community events are an important part of the fairgrounds' business and help to support its mission.

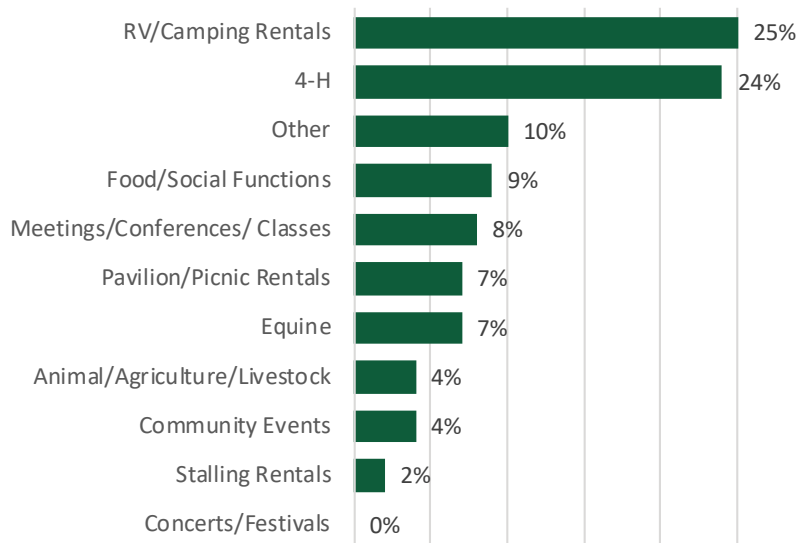
The fairgrounds is home to several large annual events such as the Adams County Historical Society Christmas Craft Bazaar, Polar Bear Swap Meet, Hmong New Year Celebration, Brighton Japanese American Association Dinner, Taylor and Martin Truck Auctions, Harley Troyer Auctions and the Terry All Dog Shows. Several of these events attracted thousands of attendees and utilized multiple facilities such the

## TOTAL BOOKINGS - THREE-YEAR AVERAGE



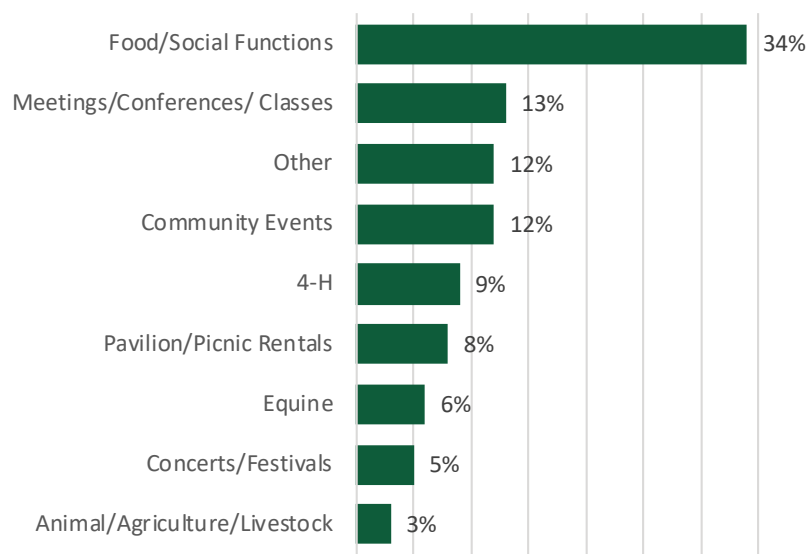
Source: Facility Management.

## TOTAL USE DAYS - THREE-YEAR AVERAGE



Source: Facility Management.

## TOTAL ATTENDANCE - THREE-YEAR AVERAGE



Source: Facility Management.

Exhibit Hall, Waymire Dome and/or Al Lesser Building to accommodate their events.

On average, 4-H activity accounted for 34% of total bookings over the last three years.

Although RV/camping rentals averaged 25 percent of total use days over the last three years, this metric will decrease in future years based on the policy change previously discussed. 4-H activity accounted for 24 percent of total attendance during the profiled three-year period.

On average, food/social functions averaged 34% of total attendance from 2014 to 2016. This type of activity typically requires exhibit and/or banquet space and can be financially profitable business for a facility.

Event activity statistics further illustrate how diverse the event mix is at the fairgrounds and suggest that any enhanced/new facilities should be multi-purpose in nature.

## VIEW OF ADAMS COUNTY FAIR IN THE EVENING



Image Credit: Adams County

Further analysis of event activity shows trends by facility/event space utilized. The Waymire Dome, Exhibit Hall and Al Lesser Building have consistently been most utilized facilities at the fairgrounds. Rentals of the former Red Cross Building generally used all four meeting rooms simultaneously. In addition, prior to its demolition, the Indoor Arena hosted a significant amount of event activity.

# SUPPLY OF COMPETITIVE AREA FACILITIES

From a supply perspective, the fairgrounds operates in a highly competitive environment and faces competition from multiple facilities throughout Colorado which serve as alternate locations for event promoters/producers to host their events. The degree to which existing area facilities adequately meet the needs of target markets is an important aspect to consider when evaluating the potential demand for any enhanced/new facilities at the fairgrounds. Facility size, geographic location, program elements, configuration, age, market focus and date availability are factors that impact how competitive or complementary facilities are, and may be in the future. While this section provides an overview of select area venues that are similar in nature to the fairgrounds, it is not meant to be an all-inclusive inventory of facilities.

The following facilities were selected to be profiled based on input from the client as well as factors such as program elements, primary uses, and geographic proximity to the fairgrounds:

- Bella Sera Event Center in Brighton
- Island Grove Regional Park in Greeley
- Jefferson County Fairgrounds
- Boulder County Fairgrounds
- Arapahoe County Fairgrounds
- The Ranch in Larimer County
- Douglas County Fairgrounds & Events Center
- National Western Stock Show Complex in Denver

The pages that follow provide a description of each facility.

## BELLA SERA EVENT CENTER - BRIGHTON, COLORADO:



*Image credit: thebellasera.com*

Located in Brighton, the Bella Sera Event Center is the closest competing facility to the fairgrounds. The facility is primarily utilized for holiday parties, weddings and Quinceaneras. The Event Center features two ballrooms, one of which can hold 260 guests in a banquet setting. The two rooms can be combined to accommodate up to 300 guests. The facility offers rental packages that can be customized and provide one-stop shopping to best meet each user's needs. In 2016, the venue hosted approximately 130 events.

## ISLAND GROVE REGIONAL PARK - GREELEY, COLORADO:

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Events Center Great Hall	58,200	8,280	Exhibit
Events Center Conference Room	1,300	100	Meeting
Exhibit Hall, Great Hall, Kitchen	24,200	2,100	Exhibit
Exhibit Hall Meeting Room	1,700		Meeting
4-H Building Great Hall	6,600	475	Exhibit
4-H Building Meeting Room	1,300		Meeting
Bunkhouse	1,500	75	Meeting
Rock House	1,440	50	Meeting
<b>TOTAL MEETING</b>	<b>7,240</b>		
<b>TOTAL EXHIBIT</b>	<b>89,000</b>		
<b>ARENAS</b>			
Arena and Grandstands	63,755	9,000	Outdoor Arena
Warm-up Arena	8,400		
Saddle Club	35,400	Bleacher	Outdoor Arena
Warm-up Arena	20,160		
<b>BARNES</b>			
Livestock Building	30,000		
Arena and Grandstands		150	
<b>TOTAL</b>		<b>150</b>	
<b>ADDITIONAL FACILITIES</b>			
Pavilion	9,180	500	
East Pavilion	450	80	
RV Spaces		300	

Island Grove Regional Park in Greeley consists of 168 acres. The facility is owned by the City of Greeley and Weld County and is primarily operated by the City of Greeley. The park hosts a diverse range of event activity that attracts over 600,000 visitors annually. The largest event held at the park is the Greeley Stampede which lasts nearly two weeks and attracts between 200,000 and 250,000 visitors each summer. The Greeley Stampede features rodeos, live music, a demolition derby and a parade, among other activities. Other notable events held at the park include the Weld County Fair, Colorado Farm Show, The Tribune Home and Garden Show, Greeley Blues Jam, and the Rocky Mountain Regional Volleyball tournament.

In addition to the facilities listed in the previous table, the park is home to a splash park and bathhouse as well as multi-purpose fields. These facilities, which are primarily used by the community, were updated approximately 10 years ago. In 2016, the City of Greeley released a Master Plan for the park that included a 15-year planning process. Recommended new facilities in the Master Plan include an RV park, a multi-use building, a dog park and a Stampede Museum and Western Art Gallery.



Source: [poudretrail.org](http://poudretrail.org)

## JEFFERSON COUNTY FAIRGROUNDS - GOLDEN, COLORADO:

Located in Golden, the Jefferson County Fairgrounds opened in 1955 and encompasses approximately 110 acres. The facility is owned and operated by Jefferson County. The fairgrounds hosts approximately 1,200 events 430,000 users per year. One of the primary events is the JeffCo Fair & Festival which is held for four days each August. The venue also hosts rodeos, horse shows, conventions/trade shows, meetings, picnics, dog shows, community events and RV rallies. In addition, the fairgrounds has a partnership with the Westernaires, a youth-precision drill team with more than 1,000 local youth participants.

The Jefferson County Fairgrounds realizes annual revenues of approximately \$500,000, a significant portion of which comes from RV and camping rentals. According to management, the 50 RV spaces are more than 85% occupied from April through October and the facility is looking to add 10 cabins.

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Exhibit Halls	10,440	700	Exhibit
• North Kitchen	310		
• South Kitchen	310		
Green Mountain Conference Rooms (A&B)	820 each	50 each	Meeting
Green Mountain Conference Rooms (C&D)	260 each	16 each	Meeting
Restroom and Concession Building			
<b>TOTAL MEETING</b>	<b>2,160</b>		
<b>TOTAL EXHIBIT</b>	<b>10,440</b>		
<b>ARENAS</b>			
Event Center	20,500	400	Indoor Arena
Livestock Arena	2,800	350	Sale/Show Arena
Pole Barn*	6,000		Covered Arena
Rodeo Arena			Outdoor Arena
Silver Spur Arena			Outdoor Arena
Table View Arena	21,500	100	Outdoor Arena
<b>BARNES</b>		<b>STALLS</b>	
Horse Stalls		155	
Pole Barn*		53	
<b>TOTAL</b>		<b>208</b>	
<b>ADDITIONAL FACILITIES</b>			
Picnic Pavilion	4,000	300	
RV Spaces		50	

Note: \*The Pole Barn is accounted for twice in this summary.

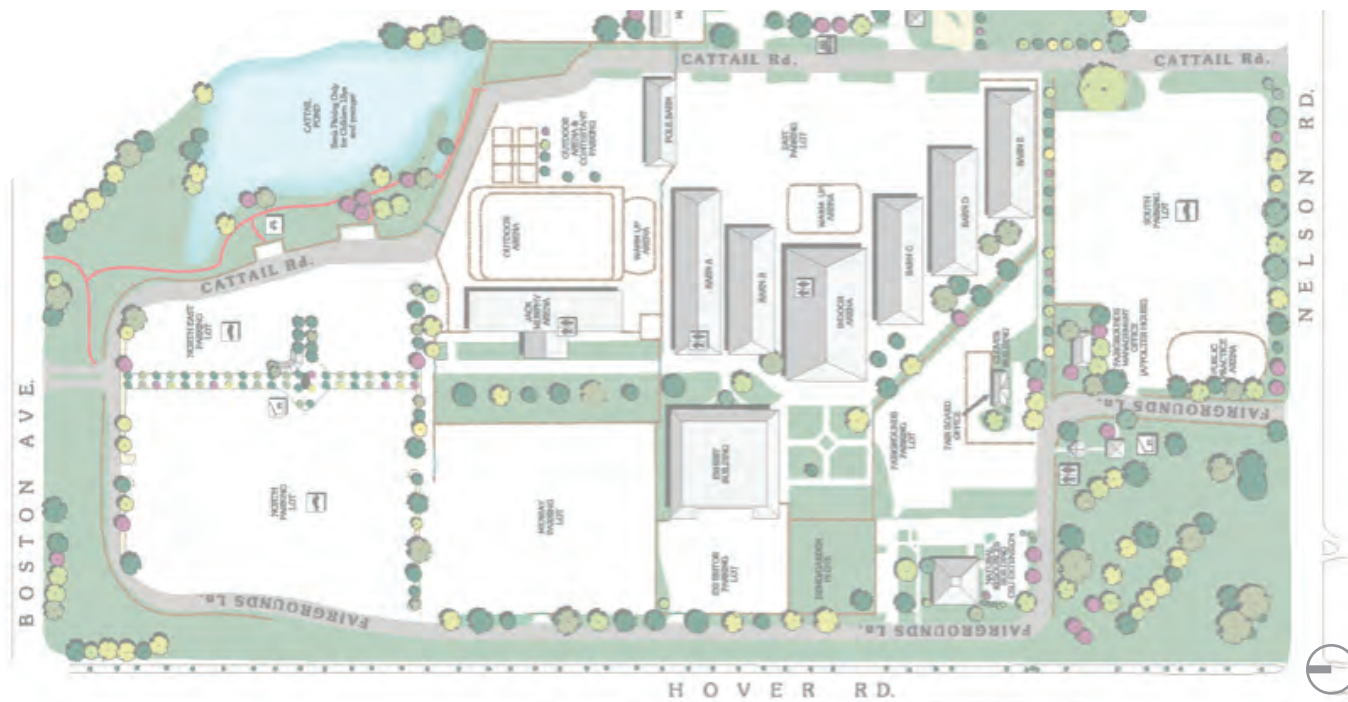


Image credit: denver.org

## BOULDER COUNTY FAIRGROUNDS - LONGMONT, COLORADO:

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Exhibit Building	40,000	3,000	Exhibit
Fairgrounds Meeting Room	600		Meeting
Clover Club Meeting Room	750		Meeting
<b>TOTAL MEETING</b>	<b>1,350</b>		
<b>TOTAL EXHIBIT</b>	<b>40,000</b>		
<b>ARENAS</b>			
Indoor Arena	16,920	1,300	Indoor Arena
• Warm-up Arena	9,000		
Outdoor Arena	54,000	5,500	Outdoor Arena
• Warm-up Arena			
Public Practice Arena			Outdoor Arena
<b>BARNs</b>			
		<b>STALLS</b>	
A	18,750		250
B	15,000		500
C	15,000		
D	15,000	35	
E	15,000	87	
Pole Barn		49	
<b>TOTAL</b>		<b>171</b>	<b>750</b>
<b>ADDITIONAL FACILITIES</b>			
Picnic Shelter	1,600	40	
RV Spaces		56	

The Boulder County Fairgrounds is located on approximately 80 acres. The fairgrounds, which is owned and operated by Boulder County, features the Exhibit Building, Indoor Arena and various barns and the rest of the campus consists of outdoor facilities. The complex is home to the Boulder County Fair, Livestock Show & Rodeo, an annual 10-day event held in the summer. The Boulder County Fair, Livestock Show & Rodeo is the oldest fair in Colorado and the 150th annual fair will occur in 2019. The fairgrounds hosts approximately 220 major events each year and in total, draws approximately 350,000. Event activity includes trade shows, fairs, rodeos, animal and livestock shows, meetings and picnics. The facility offers 100 campsites, 56 of which have full-service RV hookups. The campgrounds allow public camping for up to 14 days at a time. The fairgrounds are also home to the weekly Saturday Longmont Farmers Market which features live music and children's activities. The Boulder County Fairgrounds recently applied for funding to conduct a Master Plan.

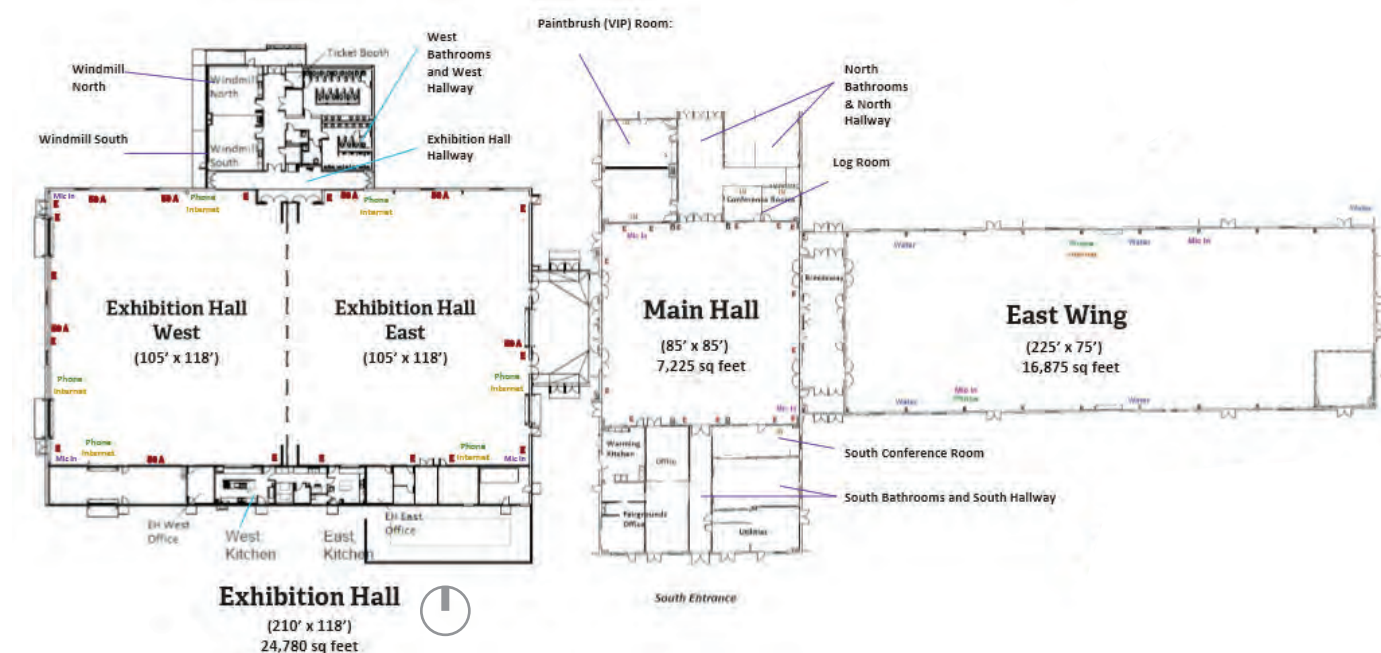


Source: bouldercounty.org

## ARAPAHOE COUNTY FAIRGROUNDS - AURORA, COLORADO:

The Arapahoe County Fairgrounds in Aurora encompasses 236 acres. The fairgrounds holds the three-day Arapahoe County Fair each summer. In 2015, the fair attracted approximately 20,000 people. Additional event activity includes conferences and tradeshow, sporting events, animal shows, festivals and receptions. The fairgrounds has a new 24,870 square foot Exhibition Hall which is divisible into two sections. The building also features conference rooms and a warming kitchen. The complex utilizes Energy Management Funds and has been moving towards having “green” facilities.

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Exhibition Hall	24,870	1,600	Exhibit
Exh Hall East Sm Conf Room	170	10	Meeting
Exh Hall West Sm Conf Room	170	10	Meeting
Windmill North	480		Meeting
Windmill South	480		Meeting
Main Hall	7,230	400	Exhibit
Paintbrush/VIP Conference Room	1,010	35	Meeting
Conference Room	400	15	Meeting
East Wing	16,880	750	Exhibit
Log Room	350	15	Meeting
<b>TOTAL MEETING</b>	<b>3,060</b>		
<b>TOTAL EXHIBIT</b>	<b>48,980</b>		
<b>ARENAS</b>			
Covered Arena	36,000	900	Outdoor Arena
Rodeo Arena	42,000		Outdoor Arena



Source: [ArapahoeCountyEventCenter.com](http://ArapahoeCountyEventCenter.com)

## THE RANCH - LOVELAND, COLORADO:

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
First National Bank - Exhibit Space	36,000	800	Exhibit
First National Bank - Meeting Space	2,900		Meeting
• Kitchen			
McKee Building - Exhibit Space	12,500	300	Exhibit
McKee Building - Meeting Space	5,950		Meeting
• Kitchen			
<b>TOTAL MEETING</b>	<b>8,850</b>		
<b>TOTAL EXHIBIT</b>	<b>48,500</b>		
<b>ARENAS</b>			
Budweiser Events Center		7,200	Commercial Arena
Ranch-Way Feeds	45,000	1,000	Indoor Arena
• Warm-up Arena	9,000		
Roundup Arena	28,800	100	Outdoor Arena
Longhorn Arena	28,800	100	Outdoor Arena
<b>BARNs</b>			
Pavilion 1	48,000	180	
Pavilion 2	48,000	180	
<b>TOTAL</b>		<b>360</b>	

Opened in 2003, The Ranch Events Complex encompasses approximately 240 acres. The complex is owned and operated by Larimer County, with the exception of the Budweiser Events Center which is managed by Spectra Venue Management. The Budweiser Events Center hosts the Colorado Eagles of the ECHL and the Colorado Crush of the Indoor Football League. The Ranch holds more than 2,000 events a year including the Larimer County Fair & Rodeo which is a five-day event that draws more than 90,000 attendees. Event activity at The Ranch includes meetings, conferences and tradeshows, equine shows, livestock events, 4-H and community activity, weddings, banquets and sporting events.

Larimer County is currently conducting a Master Plan to design the future outlay of the campus and plan for the next 20 years of operation.



Source: [budweisereventscenter.com](http://budweisereventscenter.com)

DOUGLAS COUNTY FAIRGROUNDS AND EVENTS CENTER - CASTLE ROCK, COLORADO:

Located in Castle Rock, the Douglas County Fairgrounds consists of approximately 45 acres and is owned and operated by Douglas County. The fairgrounds is home to the Douglas County Fair & Rodeo, a four-day event that drew more than 35,000 attendees in 2015. The Douglas County Fairgrounds & Events Center has more than 2,000 bookings a year including festivals, banquets, trade shows, concerts, sporting events and meetings as well as equine and other animal shows. The fairgrounds is currently planning multiple improvements including changes to kitchens, upgrading their security systems and adding permanent pens.

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Events Center - Exhibit Hall	29,070	3,380	Exhibit
Events Center - Conference Rooms	3,300	220	Meeting
• Kitchen			
Kirk Hall	4,800	280	Meeting
• Kitchen			
CSU Extension Building Room 1	790	55	Meeting
CSU Extension Building Room 2	660	45	Meeting
TOTAL MEETING	9,550		
TOTAL EXHIBIT	29,070		
Witman - Lowell Pavilion	7,200	250	Show Pavilion
Multi-Purpose Barn	10,100	100	Multi-Purpose
ARENAS			
Indoor Arena	31,860	2,010	Indoor Arena
• Warm-up Arena	15,000		
Outdoor Arena	40,500	2,800	Outdoor Arena
• Warm-up Arena	15,000		
BARNES		STALLS	
Large Animal Barn		150	
Brown Horse Barn		64	
Green Horse Barn		28	
TOTAL		242	

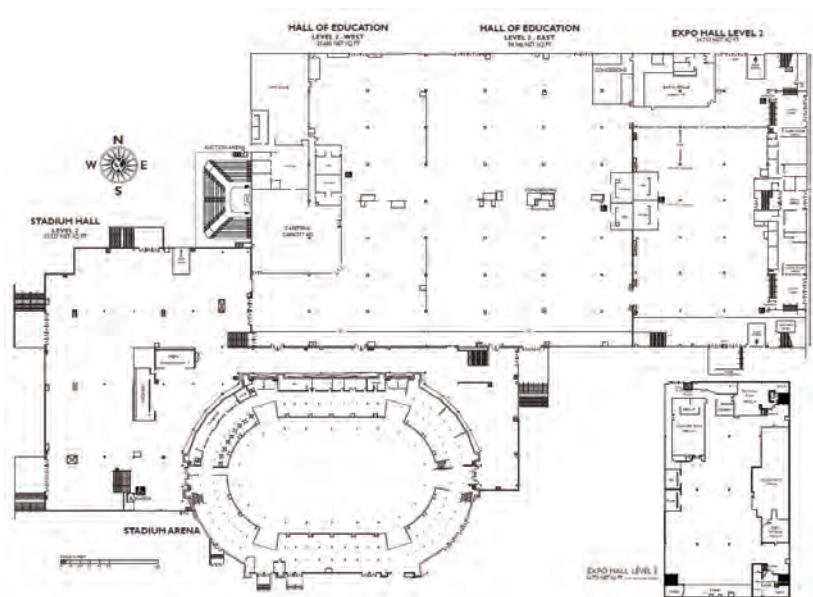


Source: xxx

## NATIONAL WESTERN STOCK SHOW COMPLEX - DENVER, COLORADO:

FACILITY	SQUARE FOOTAGE	SEATING CAPACITY	TYPE OF SPACE
Expo Hall	34,730		Exhibit
Hall of Education - West	35,680		Exhibit
Hall of Education - East	59,350		Exhibit
Stadium Hall	33,530		Exhibit
Hall of the West	24,000		Exhibit
Coors Art Room	2,820	150	Meeting
Centennial Room	1,990	150	Meeting
NW Club	3,600	250	Meeting
<b>TOTAL MEETING</b>	<b>8,410</b>		
<b>TOTAL EXHIBIT</b>	<b>187,290</b>		
<b>ARENAS</b>			
Events Center	45,000	7,280	Indoor Arena
Stadium Arena	25,000	5,200	Indoor Arena
• Warm-up Arena			
<b>BARNs</b>			
<b>TOTAL</b>		<b>800</b>	

The National Western Stock Show Complex is in Denver and encompasses nearly 100 acres. The Western Stock Show Association currently owns and operates the Complex but is planning to transition ownership of the asset to the City and County of Denver. The Complex's largest event is the National Western Stock Show & Rodeo. This 16-day event attracted more than 680,000 attendees in 2015 and is home to the nationally recognized Denver Stock Show. The Master Plan, which was released in 2014, recommended an eight-phase complex overhaul that could take up to 10 years to complete. One of the recommended new additions is a 10,000-seat arena with a 140' X 260' show ring that can host commercial and sporting events and locker rooms, restaurants, and premium seating. Additional recommended facilities include a 350,000 square-foot Exhibition Hall, a new Livestock Center and Stockyards, and an Equestrian Center which would feature two arenas and four warm-up arenas. The Master Plan also calls for a partnership with Colorado State University that would feature an Equine Sport Medicine Facility, Community Outreach Clinic, and Clinical Trials Center.



Source: National Western Complex

# SUMMARY OF MARKET FINDINGS

The purpose of the market assessment is to provide analysis and observations related to the existing facilities and opportunities for enhanced/new facilities as well as to assist in prioritizing future facility needs from a market perspective; not to provide a detailed, stand-alone evaluation for each project component under consideration as part of the master planning effort. For instance, while we obtained direct feedback from multiple stakeholders including representatives from Adams County, the fairgrounds and various users regarding the conditions of existing facilities to meet their future needs and programmatic requirements, we did not conduct a comprehensive survey of potential users of enhanced/new facilities. The remainder of this section summarizes the key findings related to the market assessment.

Several common factors appear to impact the success of similar facilities including, but not limited to, the following:

- Demographic/economic attributes
- Accessibility to/from the facility and overall ingress/egress throughout the site
- Focused short and long-term operating objectives of the facility
- Management team with experience and relationships with event producers in target market segments
- Strong recognizable brand identity
- Proactive and strategic marketing efforts from multiple partners
- Building program elements, amenities and supporting infrastructure that appropriately accommodate the desired target market(s) and provide a unique guest experience
- Providing a well-designed, safe, and flexible facility with the required equipment to efficiently accommodate simultaneous events
- Modern technology in support of event production and patron expectations such as WiFi access throughout facilities and/or the complex

- Inventory of, and proximity to, supporting amenities such as hotels, restaurants, retail and entertainment establishments
- Affordability/value of rental packages
- Type/amount of activity and related revenue streams
- Cost containment of operating expenses
- Ability to attract capital investment

## COMPETITIVE MARKET ASSESSMENT

It is our understanding that the driving forces of any enhanced/new facilities at the fairgrounds include, but are not limited to: accommodating diverse, year-round event activity for residents and visitors; regaining lost events; retaining and growing existing events, particularly those that previously utilized the Indoor Arena that was demolished in March 2016; attracting incremental new events; supporting agricultural-related businesses; as well as generating operating revenue to help offset operating expenses.

Market factors that may influence the type and amount of event activity at any enhanced/new facilities at the fairgrounds include local demographic/economic attributes, accessibility, hotel supply and availability, the supply of competitive area facilities, broader industry trends as well as the existing base of business.

Because activity at the fairgrounds primarily consists of local events, attributes such as population and income statistics, are important factors when assessing potential demand for enhanced/new facilities. The strength of a market's ability to attract events and attendees is partially attributable to its population base and demographic composition as well as its accessibility. In addition, a market's infrastructure in terms of the supply, diversity, and proximity of hotels, restaurants and retail establishments also impacts its ability to attract non-local events and to capture visitor spending that generates economic and fiscal impacts.

The County has several favorable market attributes relative to attracting multiple,

diverse demand generators including a fast-growing, young, ethnically diverse population base with discretionary income to spend participating, attending and/or hosting events. The proximity of commercial air access from the Denver International Airport is a benefit for people who require fly-in service.

At a macro level, the County is accessible from multiple highways and interstates. However, vehicular accessibility to the fairgrounds site is currently a challenge which would be further exacerbated with enhanced/new facilities that would increase the amount of event activity. As such, addressing the current ingress and egress to the fairgrounds is an important aspect of the Master Plan.

Other market challenges including the relatively small employment base in the County and low unemployment rate may impact the ability to find affordable labor to support increased activity at enhanced/new facilities. The number of proximate hotels is a limiting factor for events that require overnight attendees. While the supply of RV spaces at the fairgrounds and at nearby parks is viewed as a positive for some events, other events require hotel accommodations for their attendees. Weather and existing floodplains on the site can be a detriment to both outdoor activities and sheltering for disasters.

The degree to which existing area facilities adequately meet current and anticipated future needs of a community is an important aspect to consider when evaluating the potential demand for enhanced/new facilities. From a supply perspective, the fairgrounds operates in a highly competitive environment and faces competition from multiple facilities throughout the Denver Metro Area and the State.

Several area facilities including the Island Grove Regional Park, the National Western Stock Show Complex, and The Ranch have completed or are in the process of evaluating the merits of renovating/expanding/modernizing existing assets and/or developing new facilities to better serve

their constituents and further enhance their market position.

The fairgrounds currently offers multiple facilities which allows it to host a diverse set of events and serve the local community. The location of the fairgrounds within the Adams County Regional Park Complex offers a unique setting to event producers and attendees. In addition, the site size allows for expansion.

In general, the age, condition, dated aesthetics and lack of modern amenities at some of the existing facilities at the fairgrounds limit their marketability to certain user groups. Other programmatic constraints include the layout/configuration and relatively limited amount of flexible space. Another disadvantage at the existing fairgrounds is the lack of connectivity between like facilities such as arenas and barns or meeting and banquet spaces. Facilities around the U.S. are being designed or renovated to provide a campus-style setting that features zones of similar event activity along with the appropriate supporting infrastructure.

The demolition of the Indoor Arena negatively impacted date and space availability for users as well as the amount and type of space that some groups are utilizing. Although fairgrounds staff has been able to relocate some of this activity to other facilities, a long-term solution is needed.

In addition, fairgrounds staff cited increased demand for the use of large open spaces for events such as truck auctions and sales. These events are currently utilizing the parking lots at the fairgrounds which impacts the number of available parking spaces for use at other events held at the Regional Park. Recently, Verizon 'Oath' was held on site, a large event that selected the site due to its vast open areas that could be used to transform the park into their ideal event campus.

Consistent with its mission, the primary event activity at the fairgrounds includes 4-H, food/social functions, and meetings/conferences as evidenced by historical event activity previously presented. These

market niches are consistent with the County's Parks & Open Space Division's mission "to enhance the quality of life for residents by providing recreational, educational, and cultural opportunities through our system of parks, trails, open spaces, and facilities; and to preserve and protect the natural and cultural resources of the County for present and future generations."

Agriculture is important to the history of both Adams County and the State of Colorado. According to the United States Department of Agriculture (USDA), in 2015, net farm income totaled nearly \$1.5 billion and cash receipts totaled nearly \$7.4 billion. Colorado ranks in the top 10 states for production of various crops including barley, potatoes and wheat, as well as for livestock including cattle/calves and sheep/lambs. The State produced a record high 3.75 billion pounds of milk in 2015. In addition, there was a 6% increase in the inventory of cattle and calves in Adams County in 2016 over the prior year.

4-H plays a significant role in Colorado and involves more than 6.5 million youth throughout the Country and has 45 million alumni. Adams County 4-H reached more than 15,000 youth in 2016 and has approximately 500 members between the ages of 5 and 18, which ranks 4th among counties in Colorado. A large portion of the agricultural-related event activity at the fairgrounds is through 4-H and CSU Extension programs. This event activity serves specific community needs and plays an important role in the development of local youth. The County features 23 4-H clubs and offered approximately 130 workshops in 2016. Adams County 4-H offers more than 60 different 4-H projects that are divided into more than 225 divisions. The most popular projects in County are shooting sports, small animals and horse related activities. Additional activity includes agriculture, livestock, food production, crafts, wood working, photography, robotics, and rocketry, among others.

The fairgrounds hosts a number of agricultural-related activities including 4-H, various clinics, livestock sales and shows, as well as dog events. It will be important for the fairgrounds to continue to provide facilities and resources to service this significant industry.

## RECOMMENDED PHYSICAL IMPROVEMENTS

Any enhanced/new facilities should fulfill the community's needs, capitalize on market niche opportunities and related programming, complement existing assets, and accommodate multiple demand segments. In addition, future physical improvements should address existing constraints/deficiencies and incorporate modern building and patron amenities.

Market research indicates that demand exists for both new construction and enhancements to existing facilities currently located at the fairgrounds. From a market perspective, the highest priority is for a new multi-purpose, climate-controlled arena with a modest number of fixed seats that is flexible enough to be used for multiple event types. This facility should be constructed and operated in a manner that allows it to be affordable to users.

The next priority for development should focus on replacement of or renovating/ repurposing/ expanding/modernizing existing assets including the Exhibit Hall, Al Lesser Building, and the Waymire Dome as well as constructing new multi-purpose expo space to better accommodate meeting/banquet business.

Based on the research conducted for this assessment, the following outlines market-driven programmatic improvements.

A combination of renovation, expansion, and relocation of existing assets and construction of new facilities would allow the fairgrounds to better meet its mission of serving the community by increasing and broadening programming opportunities and further diversifying the user base. Developing a critical amount of flexible, multi-purpose space under one roof in conjunction with creating a campus-style setting will yield more synergies among assets and be consistent with industry trends and users' expectations. Strategically planning for large, open-space areas, either grass or paved, would increase the fairgrounds' ability to host additional outdoor event activity that produces revenue.

## RECOMMENDED PROGRAMMATIC IMPROVEMENTS:

### ***New Multi-Purpose Facility and Related Support Elements***

- 150' X 250' climate-controlled arena with a concrete floor (with dirt and associated storage located on-site) and seating ranging from 1,500 to 2,500 that can accommodate multiple event types
- Attached warm-up/staging area (minimum of 80' X 125') connected to the main arena under the same roof – ideally proximate to the main show arena and stalls
- An additional covered multi-purpose arena that can be utilized for a variety of event activity
- At least one open outdoor arena with lighting and limited bleacher seating and reviewing stand
- Replacing/modernizing existing livestock barns that can accommodate a minimum of 400 12' X 12' temporary stalls that can also be reconfigured as smaller pens
- Support elements including, show offices, concessions areas, restrooms, breakout meeting rooms and limited expo space for vendors
- Space to accommodate possible future expansion including multiple additional arenas as warranted by market demand

### ***Grandstands***

- Seat 3,000 in covered bleachers for outdoor events
- Be flexible enough to host concert, rodeo or motor sport events
- Include a plaza to be located outside of the Grandstands for pre/post event activities
- Have easy in/out loading for performers
- Locate toilet building with showers nearby Grandstand seating
- Locate concession building with VIP deck nearby plaza
- Provide storage under grandstands

### ***Multi-Purpose Expo Space***

- Total of between 40,000 and 50,000 SF of divisible, flexible multi-purpose space (ideally contiguous and column-free)
- Six (6) to eight (8) meeting rooms that could accommodate various configurations and capacities and potentially be combined to form a junior ballroom.
- A stage for performances
- This space should be flexible in nature and include amenities such as upgraded technology and a higher level of finishes in order to maximize marketability and profitability
- Commercial kitchen that could potentially double as an educational component
- Adequate storage space
- This space is intended to supplement the existing Exhibit Hall (which is assumed to be renovated/enhanced) and could potentially replace or be integrated into the existing Waymire Dome

### ***Amphitheater/Outdoor Stage***

- Amphitheater with a capacity of between 2,000 and 3,000
- Potentially expandable to 5,000 to 6,000 with lawn seating if available based on site location
- If the Grandstands are enhanced/replaced, they could potentially be used to host larger concert/festival and outdoor public show activity (e.g., large equipment show)
- Outdoor stage with a limited permanent structure and required supporting infrastructure (e.g., electric, restrooms, green room etc.) that could be used for special events, festivals, and community uses as well as to augment Fair activities
- Ideally, these type facilities would be relocated out of the floodplains to a more centralized location that could be used for Fair and non-Fair entertainment which serves both commercial and community needs



*Image credit: Adams County*

# BENCHMARK STUDY

The benchmark study assessed Riverdale Regional Park compared to other similar facilities. This study evaluates five different facilities, including Adams County, in the topics of site, facilities, events, and finances. The facilities include:

- Riverdale Regional Park
- Boulder County Fairgrounds
- Mesa County Fairgrounds
- Douglas County Fairgrounds
- Evergreen State Fairgrounds

Two additional facilities were assessed as comparable regional facilities considered in the evaluation. These facilities include:

- Island Grove Regional Park
- The Ranch Events Complex

# BENCHMARK STUDY

Appendix G (page 270) provides completed questionnaire forms containing great detail into the venue strengths and weaknesses, facility components, operations, finances, marketing and more. (See Benchmark Study Location Map for benchmark facilities and the Benchmark Study Facility Comparisons Table.) The following is a summary from all the venues of the key considerations that are relevant for Riverdale Regional Park:

## EVENTS/RENTAL POTENTIAL

- Events that are growing in popularity include:
  - STEAM Fest (Science, Technology, Entrepreneurship, Arts and Making)
  - Drones
  - Dog Shows/Events
  - Hemp Events
  - Off-Grid Symposiums/Tiny Home Shows
- Hispanic Concerts and Events such as Quinceaneras are in high demand in the venues due to surrounding demographics.
- Equine events show an increase demand in some markets, but are decreasing in others.
- Small to medium scale concerts are in demand. These are often paired with

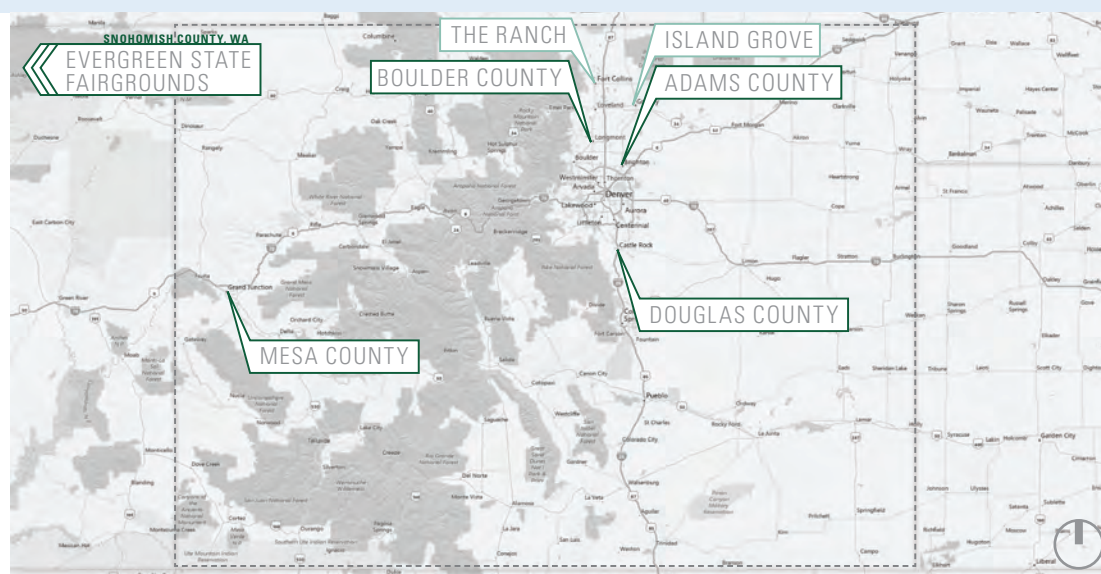
brew festivals or other food festivals. Some facilities recognize this gap in concert venues, while others find it hard to compete with other regional venues.

- Small outdoor/adventure festivals are gaining in popularity
- There is a demand for truck sale events.
- Dog shows and events are very popular in the region.
- Circuses are decreasing in popularity and number.
- Corporate weekday event locations are in demand.
- Banquet facilities are in demand.
- Craft and Home Shows are popular.

## IN DEMAND AMENITIES/SERVICES

- Multi-purpose facilities that fill the needs of indoor arenas while playing host to a broad range of other flexible events are in great demand.
- Improved stalling is of great importance to users. Biohazard mitigation and animal safety are significant.
- Many facilities show demand for improved/newer grandstands.
- Upgraded certified kitchens/commissaries for commercial food preparation and classes and for support of multi-day event users.
- Picnic Shelters/Pavilion Rentals
- Outdoor multi-purpose open flexible spaces (truck sales, tractor shows, etc.)

## BENCHMARK STUDY LOCATION MAP



Source: Bing map

### Benchmark

#### Facilities:

- Riverdale Regional Park
- Boulder County Fairgrounds
- Mesa County Fairgrounds
- Douglas County Fairgrounds
- Evergreen State Fairgrounds

### Other Facilities

#### Considered:

- The Ranch
- Island Grove

## BENCHMARK STUDY FACILITY COMPARISONS TABLE

SITE	ADAMS COUNTY	BOULDER COUNTY	MESA COUNTY	DOUGLAS COUNTY	EVERGREEN STATE	ISLAND GROVE	THE RANCH EVENTS COMPLEX
Total Property Acres	1,197	83	100	45	196	168	244
Facility Core Acres	69.2	75	na	45	170	150	202
Park Acres	1,127.8	2	na	0	26	25	42
<b>FACILITIES</b>							
Grandstand Complex Seats	3,700	5,000	3,500	2,801	5,500	9,000	na
Grandstand Complex Renal Rate	\$105-\$775	\$40-\$440	\$150-\$1,800	na	\$2,000	na	na
Grandstand Age	45+ years	39	50+ years	na	50	38	na
Barns	4	5	3	5	9	1	0
Stalls	377	122	229	144+	268	150	300
Stalls - Small Animals/Other	90	750	na	na	345	na	na
Outdoor Arena	2	4	2	1	5	4	2
Covered Arena	0	0	2	0	0	0	0
Indoor Arena	0	1	0	1	1	0	1
Indoor Arena Rental Rates	0	\$100-\$500	na	\$500-\$1,000	\$2,000	na	\$0
Expositions Space (SF)	61,229	47,212	5,600	29,070	33,600	118,000	220,500
Meeting Space	7,467	1,316	4,600	9,550	17,520	with above	25,000
Restrooms (stand alone)	na	2	2	0	6	2	0
Concessions	2	3	na	2	8	2	2+
RV Camping Spaces	22	56	10	na	36	350	60
RV Revenue	Event-based	\$200,000	na	na	\$141,794	\$30,000	\$57,505
Parking (spaces)	8,000	1,546	1,306	na	5,040	6,000	2,500
Pavilions	2 <sup>1</sup>	1	2+	0	2	2	0
<b>EVENTS</b>							
Number of Private Events/Year	554	na	na	na	250	na	na
4-H Events/Year	463	na	na	na	600	na	na
Government Events/Year	40	na	na	na	10	na	na
Non-Profit Events/Year	461	na	na	na	120	na	na
Commercial Events/Year	428	na	na	na	345	na	na
Total Events/Year	1,946	na	500+	2,000	1,325	na	na
<b>FINANCES</b>							
Annual Operating Expenses	\$1,178,000	\$400,000	\$375,000	\$1,374,000	\$4,520,330	\$1,867,500	\$8,721,467
Annual Revenue	\$2,697,000	\$347,000	\$125,000	\$349,000	\$5,246,422	\$1,025,500	\$10,238,430
Cost Recovery Goals	40%	na	na	25%	10%	60%	15%

Note regarding Island Grove's site acreage: The facility core area and the park area features some overlaying uses at Island Grove.

<sup>1</sup> Riverdale Regional Park has 10 total pavilions, but only the two large pavilions are rentable and described here.

- The proximity of lodging and/or camping plays an important role in larger shows and bookings.

## TRENDS IN FACILITIES

- Multi-purpose facilities that address many user groups and provide flexibility in event hosting.
- Facilities tend to be organized in a campus setting, and exhibitors and users desire covered proximity that prevents them from exposure to inclement weather. Other shows want to be indoors to limit the potential of poor weather at event times.
- There is a growing need and popularity in outdoor vendor spaces for food truck courts, etc.
- Zero Waste/Waste Stream Reduction: initiation of recycling, composting and animal waste reduction.
- Energy efficiency measures.
- BioHazard/Communicable Disease amongst animals is a big deal, and has an impact on types of events that will come to a given facility. Biosecurity planning is important.
- Electronic Ticketing provides a greater level of accuracy in understanding visitation numbers. It also helps in tracking who is visiting the website, etc. and the user demographics. After initiation of such a system, one facility discovered that its previously held thoughts on numbers was significantly inaccurate.
- Social media is having an impact on facilities and events, from marketing to visitation.
- Campground/RV Parking
  - Boulder County Revenue from Camping = \$192,000/year
  - Evergreen State Revenue from Camping = \$141,794/year; investing \$700,000 in RV facilities to increase use for general recreation, travelers on U.S. Highway 2, and to promote winter skiing.
- Other activities offered
  - Automobile Racetrack (Evergreen State)
  - BMX Bike Park (Mesa County)
  - Arboretum (Mesa County)
  - Public Park (Adams County, Mesa County)

- Museums (Adams County, Evergreen State)

## RENTAL POLICIES:

- Many facilities prioritize historical events (+ 2 years of activity). Some historical events have diminished in attendance and popularity, but maintain a low rate and take up space that cannot be leased to another group. This does not leave a great deal of availability for new events.
- Finding the right balance of for-profit versus nonprofit can be a challenge when addressing cost recovery goals. Most venues have different rates charged for commercial versus community events.
- County government agencies can often use the facilities for events and activities without charge.

## FUNDING SOURCES:

- Snohomish County code allows Evergreen State Fairgrounds to operate as a semi-enterprise, where they keep the money they make. This allows the management to build business models and charge people for use according to the model.
- Foundations that fundraise
- Partnerships with for-profit entities
- County budgets - property tax/sales tax, facilities tax
- Grants - Great Outdoors Colorado, Open Space Tax (Fund) and other potential grants (SCFD, Gates Foundation, USDA, Land and Water Conservation Fund, etc.)

## EVENTS THAT ARE TURNED AWAY AT SOME VENUES

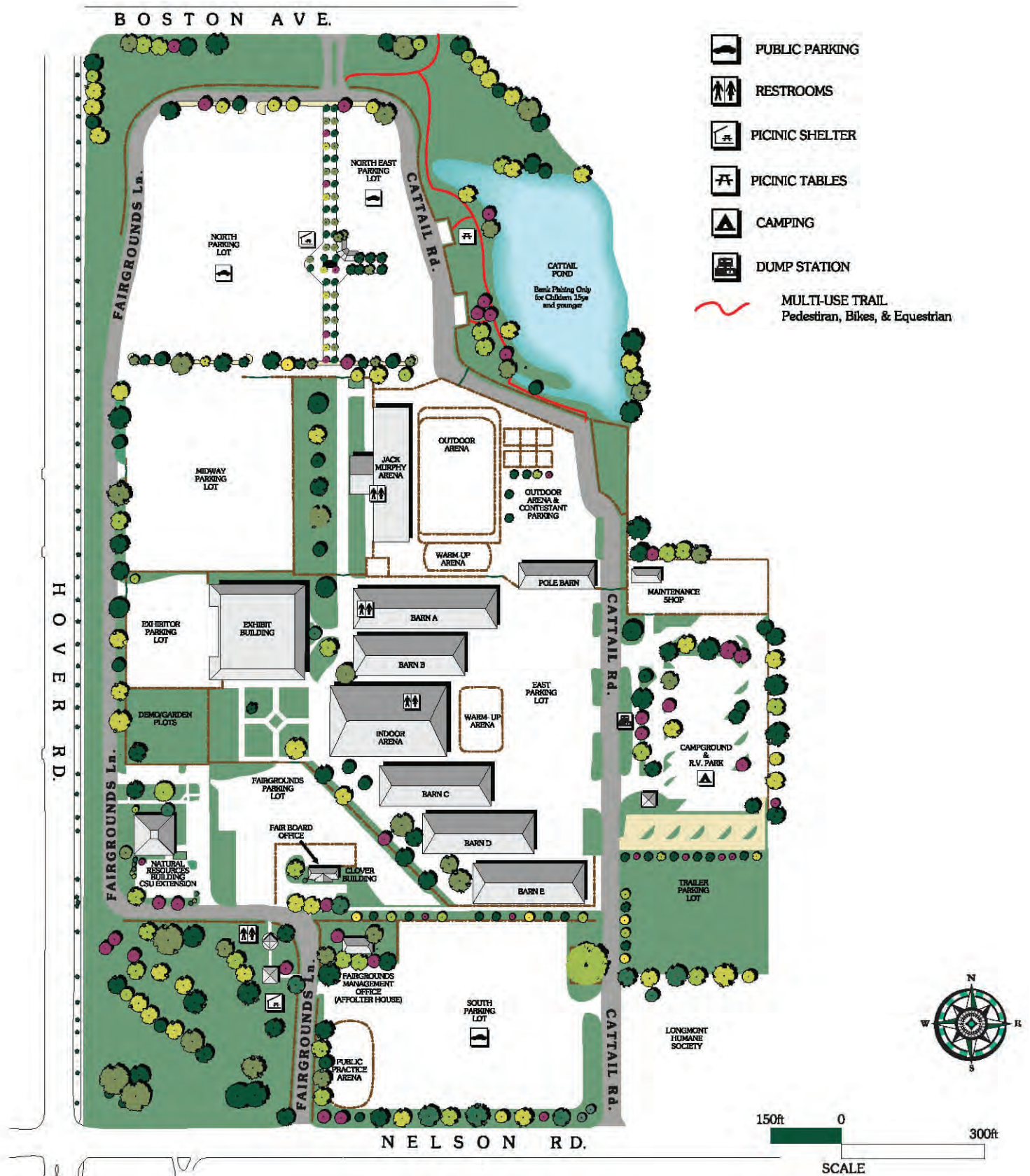
- Steer Tailing
- Quinceaneras – alcohol issues, trash and overtime for staff
- Marijuana symposiums (legalities associated with)
- Gambling activities such as horse racing
- Circuses
- Rave Parties

ADAMS COUNTY FACILITIES



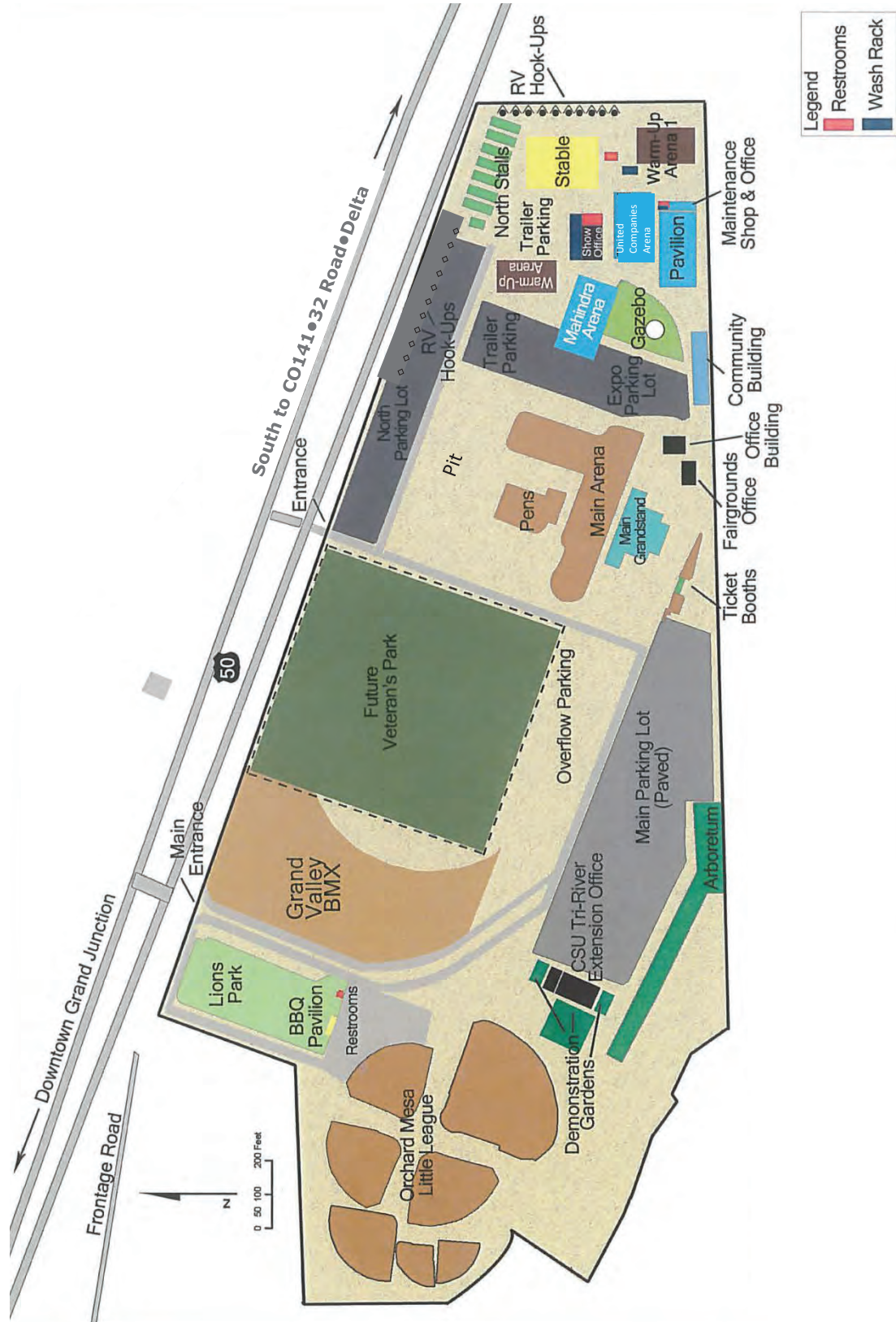
Source: Google Earth Image

## BOULDER COUNTY FACILITIES



Source: <https://www.bouldercounty.org/open-space/fairgrounds/>

MESA COUNTY FACILITIES



Source: Mesa County Fairgrounds at Veterans Memorial Park 2017 Event Holders Guide

## DOUGLAS COUNTY FACILITIES



Source: [www.douglascountyfairandrodeo.com](http://www.douglascountyfairandrodeo.com)

## EVERGREEN STATE FACILITIES



### EVERGREEN EQUESTRIAN PARK

- 100 The Arena: Horse Shows
- 100 The Arena: Rodeo (September 2-4)
- 101 Covered Arena
- 102-103 Horse Barns
- 105-106 Horse Barns
- 109-111 Outdoor Rings
- 112 Practice Arena

### PUBLIC SERVICES & FAIR OPERATIONS

- 100 Rodeo Ticket Sales (Sept. 2-4, 2 hours before show)
- 201 West Gate Entrance, Will Call / Pass Booth
- Grandstand Tickets Available at Any Gate
- 201 Lost and Found
- 300 Speedway Office
- 403 VIP Cabin
- 405 Administration
- 407 Emergency Service Center: Sheriff, First Aid, Lost Persons
- 602 East Gate Entrance

### EXHIBITS & DISPLAYS

- 260 Snohomish Co. Agriculture Display: Farmer For a Day, Food Contests
- 402 Shannahan Cabin
- 404 Indian Longhouse
- 418 Chainsaw Carvers
- 500 Display Hall:
  - Baking
  - Crafts
  - Food Preservation
  - General Ag
  - Floral/Master Gardener
  - Photo
  - Handspinning
  - 4-H Building: Arts, Cats, Home Ec, Science
  - 511 FFA / Horticulture
  - 611 Western Heritage Center
  - Interactive Museum
  - 638 Antique Tractors

### GRANDSTAND & ENTERTAINMENT

- 205 Grandstand Stage & Auto Racing
- 210 Great American Petting Zoo
- 408 GASCAR Crazy Animal Races
- 409 Lumberjack Show
- 418 Aztec Indian Dancers
- 514 Courtyard Stage

### COMMERCIAL BUILDINGS

- 200 Grandstand Building
- 400 Commercial Building

### CARNIVAL - BUTLER AMUSEMENTS

- 290 - 291 Main Carnival
- 690 Kiddleland Carnival

### ANIMALS

- 210 Great American Petting Zoo
- 408 GASCAR Crazy Animal Races
- 501 Cat Display
- 512 Swine Arena
- 513 Swine Barn
- 600 Beef Barn
- 604 Dog, Rabbit, Poultry, Cavies
- 606 Judging Arena
- 607 Sheep Barn
- 608 Pygmy Goat Barn
- 609 Dairy Goat Barn
- 610 Dairy Barn, Shrine Museum and Milking Parlor
- 614 Beef Judging Arena
- 644 Water Fowl
- 651 Llamas and Alpacas

Source: <https://www.evergreenfair.org/documentcenter/view/645>

ISLAND GROVE FACILITIES



Source: <https://mobilervng.com/camping-in-colorado-island-grove-regional-park-23152>

The map shows a large, circular event venue. At the top, Interstate 25 runs horizontally. Frontage Road runs along the top edge of the venue. To the left, a Hotel is situated. The central area is dominated by a large green field, likely for equestrian events. Surrounding this field are several buildings and parking areas. The Budweiser Events Center is a prominent white building with a red roof. To its left are the North Hall and South Hall. To its right are the East Pavilion and West Pavilion. Further right is the Maintenance Building. Various parking lots are labeled: Lot A, Lot B, Lot C, Lot D, Lot E, Lot F, and Lot G. There are also several gates labeled Gate 1 through Gate 6. A large area of RV parking is located on the right side of the map. The map includes a legend for terrain types (Garden Soil, Dryland Grass, Gravel, Dirt, Concrete, Pavement) and a legend for fence types (Chain Link Fence, Wrought Iron Fence, Buck Fencing, Restrooms, Handicap Parking, Main Entrance). The map also shows the location of the Main Entrance and the North Entrance.

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*Image credit: Adams County*

# FINANCIAL ASSESSMENT

Primary objectives of the Master Plan include, but are not limited to, assessing the fairgrounds from a physical and operational perspective and providing a financial analysis of the recommended improvements. A complex's physical state relative to its competitive supply has an impact on its marketability, resulting financial performance, and return on investment. This section summarizes the estimated impact to financial operations of the recommended Master Plan relative to a baseline. The capital improvement costs are discussed in the Phasing chapter of this document.

## OVERVIEW OF HISTORICAL FINANCIAL OPERATIONS

The Regional Park and Fairgrounds' financial activity is split into two budgets:

- Regional Complex
- Fair and Special Events

Prior to 2016, a third budget existed for operations of the fair which was merged to form the Fair & Special Events budget. For purposes of this analysis, the Regional Complex and Fair & Special Events budgets have been combined to represent the fairgrounds' aggregate financial operations. Given the recent changes in financial reporting as well as the combination of all budgets for purposes of this report, some line items may not be comparable from year to year, particularly those related to the fair.

In addition, there is a separate budget for Grounds Maintenance at the Regional Park that is used to cover the maintenance of the 1,200+ acre site including the golf course, museum and various other structures not associated with the fairgrounds. This budget was excluded from this analysis in order to more accurately portray operations of the fairgrounds.

The table that follows summarizes operating revenues and operating expenses for the fairgrounds for the last five years. The 2017 Budget is also presented as this serves as the baseline for the estimated impact to future financial operations of the fairgrounds.

In 2016, the fairgrounds experienced a 26 percent increase in operating revenues and an 18 percent decrease in operating expenses which improved the Complex's expense coverage ratio from 29 percent in 2015 to 44 percent in 2016. During the profiled period, the fairgrounds required an average annual operating subsidy of approximately \$1.6 million. As a point of reference, many fairgrounds and event complexes realize an operating deficit and rely on public support for operations.

Both fair revenues and expenses experienced a large increase in 2015, which was primarily attributable to the fair featuring an increased caliber of talent. By

contrast, both line items decreased by 10 percent and 50 percent, respectively, from 2015 to 2016.

Food and beverage revenues increased significantly in 2016 when the Fairgrounds became the sole provider of alcohol at its events.

Costs for personnel services steadily increased from 2012 to 2015 before experiencing a larger increase (21%) in 2016 as a result of adding staff. Operating and maintenance expenses experienced a 159 percent increase in 2016 which was a result of the combination of the Fair and Special Events budgets when some Fair Expenses were distributed to this category. Utilities expenses have fluctuated significantly during the profiled period due to changes

## FAIR EVENTS



Image credit: Adams County

## RIVERDALE REGIONAL PARK - HISTORIC FINANCIALS

OPERATING REVENUES	2012	2013	2014	2015	2016	FIVE-YEAR AVERAGE	2017 BUDGET
Fair Revenues	\$376,000	\$366,000	\$425,000	\$560,000	\$503,000	\$446,000	\$551,000
Rental	\$351,000	\$327,000	\$356,000	\$345,000	\$378,000	\$351,000	\$375,000
Food and Beverage	\$8,000	\$8,000	\$9,000	\$12,000	\$259,000	\$59,000	\$344,000
Other Revenues	\$22,000	\$26,000	\$71,000	\$20,000	\$38,000	\$35,000	\$77,000
<b>TOTAL OPERATING REVENUES</b>	<b>\$757,000</b>	<b>\$727,000</b>	<b>\$861,000</b>	<b>\$937,000</b>	<b>\$1,178,000</b>	<b>\$892,000</b>	<b>\$1,347,000</b>
OPERATING EXPENSES							
Personnel Services	\$848,000	\$890,000	\$898,000	\$923,000	\$1,114,000	\$935,000	\$1,318,000
Fair Expenses	\$453,000	\$473,000	\$592,000	\$947,000	\$475,000	\$588,000	\$360,000
Capital Outlay	\$5,000	\$244,000	\$332,000	\$1,010,000	\$148,000	\$348,000	\$0
Operating and Maintenance	\$124,000	\$128,000	\$132,000	\$201,000	\$520,000	\$221,000	\$505,000
General and Administrative	\$101,000	\$95,000	\$101,000	\$103,000	\$388,000	\$158,000	\$459,000
Utilities	\$199,000	\$234,000	\$204,000	\$30,000	\$29,000	\$139,000	\$25,000
Repairs and Maintenance	\$83,000	\$179,000	\$258,000	\$58,000	\$23,000	\$120,000	\$19,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,813,000</b>	<b>\$2,243,000</b>	<b>\$2,517,000</b>	<b>\$3,272,000</b>	<b>\$2,697,000</b>	<b>\$2,508,000</b>	<b>\$2,686,000</b>
REQUIRED OPERATING SUBSIDY							
<b>REQUIRED OPERATING SUBSIDY</b>	<b>(\$1,056,000)</b>	<b>(\$1,516,000)</b>	<b>(\$1,656,000)</b>	<b>(\$2,335,000)</b>	<b>(\$1,519,000)</b>	<b>(\$1,616,000)</b>	<b>(\$1,339,000)</b>

Notes: The financial reporting method was changed in 2016. Line items are sorted in descending order by the Five-Year Average.  
Source: Facility Management.

in which County Department is responsible for utility consumption at the various parts of the Regional Park. In 2015, the utilities expense line item decreased to \$30,000 and is expected to remain consistent with this level in the future. General & administrative expenses increased significantly in 2016 which was partially due to event related accommodations made when the Indoor Arena closed.

As a point of reference, the 2017 Budget does not include several large-scale events that have been held at the fairgrounds or are scheduled to occur in 2017. These events are estimated to have a positive impact on the bottom-line which would further decrease the fairground's required operating subsidy.

The fairgrounds receives funding from multiple sources but is primarily funded

by the Adams County General Fund. In addition, the Parks and Open Space Department receives funding from the Conservation Trust Fund (CTF). These funds are generated through the Colorado Lottery and distributed to local parks and recreation providers for open space and land acquisition, equipment purchases, facility development, park maintenance and renovation or restoration of local facilities.

The Parks and Open Space Department receives a portion of the 0.25 percent Adams County Open Space Sales Tax, which can be used for land acquisition, parks, renovation, trail building, and other projects but is also eligible for both indoor and outdoor fairgrounds facilities. This tax is distributed in two ways:

- To each local jurisdiction in a share proportionate to revenue generation and

- Through a competitive grant program. The Adams County Open Space Sales Tax is set to sunset in 2026.

## GENERAL ASSUMPTIONS

Crossroads developed a hypothetical, order-of-magnitude analysis that compares the estimated impact to operating revenues and operating expenses (before depreciation, debt service and taxes) for the proposed Master Plan to a baseline which is defined as the 2017 Budget.

The financial estimates and related assumptions are based on information from primary and secondary sources including, but not limited to, historical operations, general market attributes, input from existing/potential users and area stakeholders, data on competitive/comparable facilities as well as input from facility management. This analysis is also based on certain hypothetical assumptions pertaining to operations of the fairgrounds and related financial assumptions provided by and agreed to by management. The accompanying analysis was prepared for internal use by Adams County for its planning efforts related to future operations of the fairgrounds and should not be used or relied upon for any other purpose including financing of the project.

The following outlines general assumptions used in this analysis:

- The recommended improvements outlined in this Master Plan, including individual program area enhancements as well as general site upgrades, are implemented
- The fairgrounds' current operating strategies will remain in place
- The fairgrounds will continue to be owned and operated by Adams County
- The terms of major third-party agreements remain consistent
- Facility management will continue to have established contacts and strong relationships with State and regional event promoters/producers
- The fairgrounds is aggressively marketed by facility management and other appropriate third parties such as area destination marketing organizations

## REGIONAL PARK EVENTS



*Image credit: Adams County*

- A high level of quality customer service is maintained
- No significant changes occur in the competitive marketplace
- No major economic fluctuations or acts of nature occur that could adversely impact the fairgrounds business, area employment, or disposable income
- Amounts are presented in 2017 dollars and reflect a stabilized year of operations

It should be noted that these assumptions are preliminary in nature and will continue to be refined as decisions related to the Master Plan recommendations and other operating characteristics continue to evolve.

After additions/renovations, complexes typically experience a “ramp up” period to a stabilized level of activity which occurs for several reasons. For instance, some groups that book their event years in advance may not want to risk that construction is delayed and not completed in time for their event. In addition, some groups may choose to let management “fine tune” its operations before hosting an event at a new/renovated facility. However, it is important to recognize that the overall utilization at any complex is typically dependent on several factors (e.g., market size; accessibility; nearby amenities; size, configuration and quality of the facilities offered; effectiveness of the management team in booking the facility; date availability; cost, etc.) and is rarely consistent. As such, the financial estimates presented herein represent a stabilized year of operations which is anticipated to occur approximately three years subsequent to completion of construction.

## ESTIMATED IMPACT TO THE FAIRGROUNDS' OPERATIONS

Based on the recommended improvements presented within this Master Plan, it is anticipated that both event activity and total attendance at the fairgrounds will increase. However, it should be noted that based on the competitive environment in which the fairgrounds operates, this business will continue to focus primarily on local events that serve the needs of the community. The addition of a new multi-purpose facility will likely result in an increase in animal, agricultural and livestock as well as equine events. The new multi-purpose expo space will allow the fairgrounds to host more meetings, conferences and classes as well as food and social functions. Based on projections by management, Riverdale Regional Park attracts approximately 320,000 attendees per year which is estimated to increase by approximately 20 percent to 385,000 a stabilized year after the recommended improvements are implemented. The projected increase is attributable to new fairgrounds activity and is not a direct correlation with the new south park area. The addition and expansion of facilities will allow the fairgrounds to increase event activity as well as attendance, which should result in increased rental revenues as well as associated ancillary revenues such as food & beverage sales. However, it is important to note that an increase in activity does not always have a direct correlation to financial performance.

Changes to operating expenses include additional staff, increased utilities due to the increased square footage of buildings and increased event activity, as well as increased operations and maintenance costs

due to additional activity at the fairgrounds. No changes were made to fair revenues and expenses as the fair is anticipated to experience minimal change based on the recommended improvements.

As previously mentioned, the fairgrounds' 2017 Budget was used as a baseline for this analysis but does not include several large-scale events that were booked after the 2017 Budget was completed that are anticipated to positively impact the bottom-line in future years (assuming they become repeat business). Changes were made to baseline revenue and expense line items to reflect estimated future performance. The following table compares the estimated operating revenues and operating expenses for the fairgrounds in a stabilized year of operations assuming the recommended Master Plan improvements are implemented to the baseline (2017 Budget). As shown, the fairgrounds is anticipated to experience an increase to both operating revenues and expenses which will yield a lower operating subsidy.

## FUNDING STRATEGY

Research was conducted regarding the sources of funding that have been used for similar facilities. The purpose of the analysis is not to produce a financing plan for facility development, but rather to discuss certain financing vehicles, as well as public and private revenue sources that could potentially be utilized to fund the project.

Throughout the United States, event complexes and other public assembly facilities have used a variety of financing techniques and sources of funding to construct their venues. This section of the

## FINANCIAL ESTIMATES FOR RECOMMENDED MASTER PLAN

CATEGORY	BASELINE - 2017 BUDGET	ESTIMATE WITH MASTER PLAN	% CHANGE
Operating Revenues	\$1,347,000	\$1,567,000	16.3%
Operating Expenses	\$2,686,000	\$2,779,000	3.5%
<b>REQUIRED OPERATING SUBSIDY</b>	<b>(\$1,339,000)</b>	<b>(\$1,212,000)</b>	<b>9.5%</b>

Notes: Excludes Capital Outlay. The table above excludes the grounds maintenance budget for the regional park.

report presents a description of traditional financing instruments and funding sources used to fund other similar facilities. Each of these financing options impact the owner differently, as each will have its own cost structure, tax implications and cash flow considerations. Although the various alternatives presented in this section represent the most commonly used forms of financing, not all of them may be appropriate for the County and the fairgrounds. Local and State laws, fiscal sources and debt issuance capacity of governmental entities for bonding purposes all influence the ability to use any one of these financing methods or funding sources.

Public assembly facilities have been traditionally financed with a variety of public and private funds. Recent projects have increasingly sought to capitalize on private funding to assist in the overall financing plan. However, in many instances, the primary source of underwriting for debt service on construction is still derived from public sources.

## **FINANCING INSTRUMENTS**

This section summarizes traditional financing instruments. These financing instruments may or may not be applicable to financing the proposed enhancements at the fairgrounds.

### ***General Obligation Bonds***

Historically, many public assembly facilities have been financed by general obligation bonds issued by city, county or state governments. General obligation bonds are backed by a pledge of ad valorem taxes of the issuer. Since the tax base and taxing authority of the government are pledged to the repayment of the bonds, these bonds typically have the lowest interest of all forms of bond financing. Interest rates vary depending on the existing bond indebtedness and credit rating of the public-sector entity. One disadvantage of using general obligation bonds is that the overall bond capacity for the issuing municipality is reduced. General obligation bonds issued by a city, county or by some state governments have to be coordinated with other government financing plans and

typically require voter approval through a public referendum.

### ***Revenue Bonds***

Revenue bonds are special obligations secured by one or more defined revenue sources. Most public assembly revenue bonds are based on a pledge of a dedicated revenue source such as facility revenues, hotel occupancy tax, admission tax, food and beverage tax, sales and use tax or other special assessments. The use of special purpose tax levies represents a means by which capital costs may be linked with recurring benefits and is typically directed at those sectors of the local economy which directly benefit from the facility(s) such as hotel room night stays, ticket sales, food, and/or alcohol sales. One of the primary advantages of revenue bonds is that the issue need only pledge specific revenues and not the full faith and credit of the issuer. However, because of this, revenue bonds can require a higher interest rate than general obligation debt.

### ***Tax Increment Funding***

Tax increment or tax allocation bonds are secured by a pledge of net increases in property and/or sales and use tax resulting from the development of an area within a defined development district. The success of this type of financing is dependent upon a development district being established and a strong market driven development atmosphere that would provide a constant source of new privately owned and financed projects within the district. This technique can be particularly useful in addressing infrastructure improvements needed for the construction of facilities. Often these “tax increment financing districts” are created in “blighted” areas.

### ***Certificates of Participation***

Another funding alternative is the use of Certificates of Participation (COPs). Unlike general obligation or revenue bonds, this financing method does not legally pledge government money to pay the annual debt service. Under this method, COP holders are repaid through an annual lease appropriation by the sponsoring government agency. Because this agency does not

legally commit taxpayers over a long-term, funds can be obtained without voter approval. Further, COPs are not subject to many other statutory requirements applicable to bonds, including interest rate limitations, election requirements, competitive sales requirements, semi-annual or fixed-rate interest payment requirements. Consequently, a government agency can react quickly to favorable financial market conditions and structure a deal in a timely manner. On the other hand, because no funds are legally pledged beyond annual appropriations, COPs typically have a higher cost of debt in comparison to traditional bond issuances. A COP holder's primary recourse upon default is the value of the asset (i.e., the facilities).

## FUNDING SOURCES

Funding sources can usually be defined as one of two types: one-time and recurring. The most common one-time source of funding is a grant or cash contribution. However, most funding sources are recurring in nature and include, but are not limited to, the following:

- Surplus revenue or designated operating revenues
- Lodging tax
- Food and beverage tax
- Special taxes (e.g., admission or ticket tax)
- Community development tax
- Ad valorem tax
- Sales and use tax
- State and local appropriations
- Governmental grants
- Tax increment revenues

These represent common means of funding sources for construction of/projects at public assembly facilities. Traditionally, these sources are paid into a fund account or are in some way dedicated or committed to the retirement of annual debt incurred through a particular financing medium.

A portion of the sources outlined above represent fiscal sources under the control of local and/or state government. Most facilities developed by local and/or state

governments rely on fiscal sources such as sales tax, hotel occupancy tax, admissions tax, food and beverage tax, or various redevelopment rebates. Increasingly, local governments have been able to capitalize on special funding that may require approval at the state level (e.g., changes in taxes imposed, rebates for collections within local jurisdictions or amounts on existing taxes) to assist in their project. In some instances, this may require approval of the State Legislature.

## POTENTIAL FUNDING SOURCES

The following were identified as potential funding sources for the proposed improvements to the fairgrounds.

- Adams County Open Space Sales Tax Competitive Grant Program
- Bonds
- Capital Construction Fee
- Capital Facilities Sales Tax
- Conservation Trust Fund (CTF)
- Great Outdoors Colorado (GOCO)
- Public Land Dedication Fees
- Scientific and Cultural Facilities District (SCFD) Funds
- Stormwater Utility Fee

In addition to the funding sources identified above, management should actively pursue grant opportunities at all levels. Because the proposed improvements to the fairgrounds could support agriculture, land management, and community development, as well as make the complex more energy efficient, there are a variety of organizations that offer grants that could be used to help fund these projects. These may include the Gates Foundation, USDA, Land and Water Conservation Fund and more. In addition, funding for a portion of the construction costs and/or ongoing operating requirements could potentially be addressed by private donations/endowments.

Many other communities contemplating similar development projects have noted the importance of harnessing multiple partners, leveraging Federal/State monies and private capital to create a viable funding plan. As the long-term development and funding

plan progresses, it will be important to consider both the advantages and potential restrictions of any funding partnerships. As the Master Plan continues to evolve, all potential funding sources should be evaluated and potentially pursued.

## ECONOMIC AND FISCAL BENEFITS

Although not estimated as part of this analysis, the fairgrounds' operations also generate qualitative and quantitative benefits for the County including, but not limited to:

- Drawing visitors to the fairgrounds that support area businesses
- Providing program elements to accommodate agricultural related activities such as youth development, 4-H and animal shows
- Improving the overall quality of life to area residents
- Enhancing the region's image as a destination by providing a variety of amenities to accommodate diverse audiences
- Adding to the overall vibrancy and livability of the community
- Increasing economic and fiscal impacts for the County

Quantitative economic and fiscal benefits that are generated from operations of the fairgrounds include direct spending, indirect/induced spending, employment, and personal earnings as well as increased tax revenues for the local municipalities, special districts, Adams County and the State. Direct spending consists of both spending from the operations of the fairgrounds as well as spending by attendees at area businesses on items such as lodging, restaurants, recreation, shopping and transportation.

Recommended Master Plan improvements are envisioned to place the fairgrounds in a stronger position to attract more events and, as a result, more overnight attendees. This event activity could include multi-day events such as festivals, conferences/tradeshows and agricultural/equine events. While difficult to quantify these potential benefits at this stage of the planning process, implementing the Master Plan recommendations could increase the economic impact associated with on-going operations of the fairgrounds over current levels. In addition, spending by these incremental overnight visitors on items such as hotel stays, restaurants, and shopping is often taxable and, as such, the County would benefit from increased tax revenues.

## OVERALL SUMMARY

The proposed Master Plan improvements represent an opportunity to better position the fairgrounds for future operations. Developing the proposed improvements will place the fairgrounds in a better position to effectively compete in a changing environment as well as accommodate residential needs. Once all Master Plan improvements have been implemented, it is estimated that the fairgrounds would reduce its required operating subsidy by approximately 10% in a stabilized year. These improvements could be funded through multiple sources including local fees, taxes, funds and various grants. In addition to the impact on the facility's financial operations, these improvements could increase economic and fiscal contributions to the local economy.





*Image credit: Adams County*

# MASTER PLAN

The master plan is a culmination of public, stakeholder and staff input. The site plan stitches together all of the adjacent county land holdings which have been acquired, creating immense opportunities for the Regional Park and visitors. This section describes the future development goals of the Riverdale Regional Park, summarizing desirable uses and facilities. The themes that follow are the guiding principles that formed the master plan and remain paramount throughout.

## MASTER PLAN THEMES

### Enhance the Quality of Life through Recreation, Nature, Agriculture and Science

- Become a place where innovation, creativity and curiosity come together for all ages
- Develop regional partnerships to strengthen the park's offerings of educational, environmental and recreational services
- Develop a strong brand for the Regional Park and Fairgrounds, defining its intentions in the fields of Recreation, Nature, Agriculture and Science

### Healthy and Continuous Habitat Corridors

- Provide healthy and continuous habitat corridors along the South Platte River, Brantner Gulch and other connected aquatic and terrestrial resources
- Support wildlife and habitat (birds, wildlife, pollinators, fish, riparian/aquatic)
- Become a refuge for wildlife as development pressures push them towards undeveloped areas
- Restoration activities should work to provide an unencumbered corridor of native trees and understory shrubs for bird habitat and migration
- Restoration activities should work to provide fish habitat and fish passage (where appropriate) in accordance with accepted best practices
- Promote recreational activities such as fishing, bird watching and passive nature experiences
- Utilize open space resources to treat runoff before it returns to the River

### Trail Connectivity and Experiences

- Celebrate the connection of the Front Range Trail through the site
- Provide trail amenities
- Create an internal trail system that supports a variety of user types
- Use trail linkages to connect to other regional amenities

### Community

- Serve Adams County residents
- Be right-sized to serve the community without endeavoring to grow too large
- Serve long-standing historical clients
- Remain affordable
- Be a Fair of today – cater to the community
- Celebrate and cultivate diversity through programming

### Agricultural Heritage

- Educate the public on food sources and growing practices
- Support and promote CSU Extension/4-H programming
- Highlight regional heritage connections to working and/or historic farms, dairies and agrarian sites
- Populate the Park with rotating displays that educate the public
- Reorganize, enhance and construct quality facilities for livestock and user groups
- Protect and maximize the water rights and stewardship of historically irrigated agricultural lands

# MASTER PLAN OVERVIEW

The plan has been organized in the following pages for more detailed description notated as Regional Park North, Regional Park South, the Fairgrounds and Water Resources.

The goal of the northern portion of the park remains to accommodate large events at the fairground facilities, as well as support heavy weekend use and activities. A focus on the structures identifies how best to plan for the maintenance and/or renovation of existing facilities and where to accommodate growing needs in new facilities. The master plan analyzed the existing buildings and facilities and provides recommendations for their treatment within the “Assessment of Existing Facilities” in the Appendix B.

The southern portion of the park is anchored by day use amenities and passive recreational opportunities. The master plan diagram describes these critical use relationships.

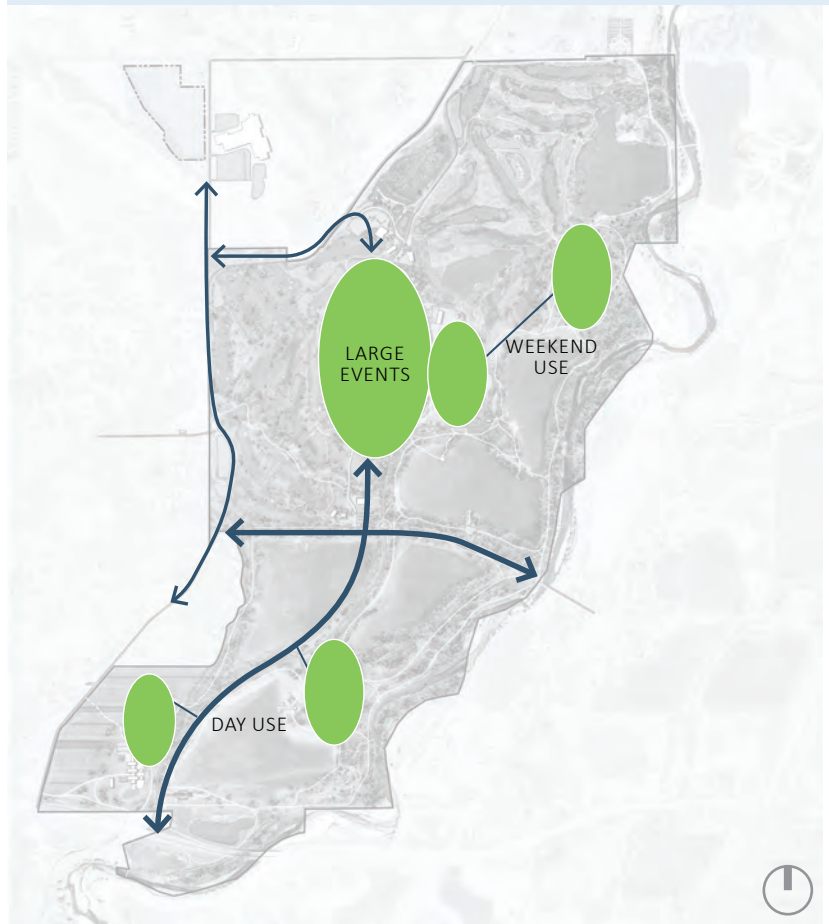
This master plan does not include future planning for the Riverdale Knolls Golf Course or the Riverdale Dunes Golf Course. The Adams County Historical Society and Museum areas were also not studied in detail for this effort.

For more information, refer to Appendix C for Previous Plan Concepts and Appendix D for Concept Development.

## MASTER PLAN LEGEND

- ① Fairgrounds
- ② Riverdale Knolls Golf Course
- ③ Riverdale Dunes Golf Course
- ④ Adams Hollow Disc Golf Course
- ⑤ Adams County Historical Society and Museum
- ⑥ Mann Lakes and Nature/Science Center
- ⑦ Animal Shelter/ Cultural Facility
- ⑧ Agricultural Programming
- ⑨ Future Roadway Connection

## MASTER PLAN DIAGRAM



RIVERDALE REGIONAL PARK MASTER PLAN



# REGIONAL PARK SOUTH

The southern park area features amenities for day visitors and strives to be a destination for visitors to spend many hours. Mann Lakes #1, #2 and #3, trails, a proposed Nature and Science Center, adventure playground, bike course and water access will activate the use of this portion of the park.

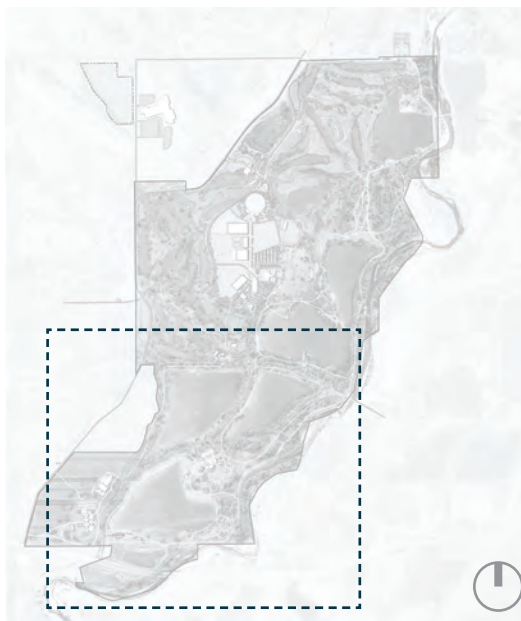
The new Adams County Animal Shelter is planned, and adjacent to these facilities is land allotted for future cultural facilities such as a Butterfly Pavilion, Botanic Garden Facility, or library. The main park entrance relocates to 120th Avenue, leading visitors north through the site.

The Adams County Regional Park hosted a campground facility in years past in the proximity of the current Adams Hollow Disc Golf Course. Management of the site proved troublesome, as campers set up more permanent accommodations than what was intended, conflicts with golfers occurred, lighting was problematic, accessibility was an issue, wildlife conflicts existed and the South Platte River Trail (now CFT) has since come to extend through the site. These factors all lead to the disassembly of the campground.

The public process indicated a desire to have the ability to provide camping opportunities, primarily for groups of children, on the site. This is currently allowed with administrative permission to those user groups and is considered in this master plan.

The following will introduce each amenity proposed for the southern park area.

## REGIONAL PARK SOUTH LOCATION



## NATURE CENTER



*Image credit: San Antonio Express-News (Urban Ecology Center at Phil Hardberger Park)*

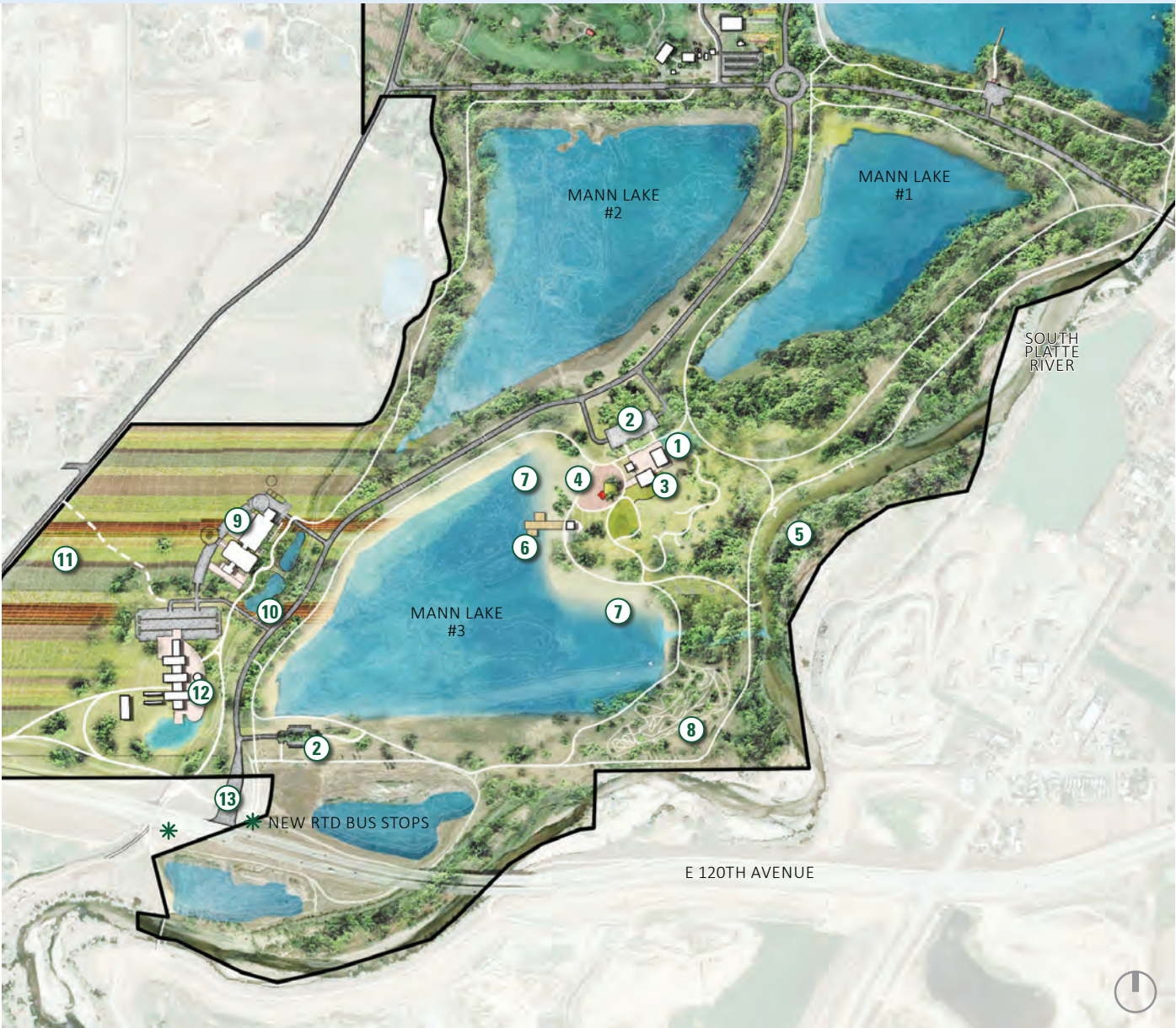
## REGIONAL PARK SOUTH RECOMMENDATIONS

### *Nature/Science Center*

- Establish a Nature/Science Center that will also function as a site welcome center
- Provide rotating displays and interpretive information on the region's ecological systems and more
- Provide a space for a small outdoor classroom or amphitheater
- Provide a restroom and pavilion combination facility

*Note: Recommendations are summarized in Appendix A.*

REGIONAL PARK SOUTH



**SOUTH PARK LEGEND**

- |                         |                           |                            |
|-------------------------|---------------------------|----------------------------|
| ① Nature/Science Center | ⑥ Pier                    | ⑪ Agricultural Programming |
| ② Parking/ Trailhead    | ⑦ Water Recreation Access | ⑫ Cultural Facility        |
| ③ Restroom              | ⑧ Bike Course             | ⑬ Main Park Entrance       |
| ④ Adventure Play        | ⑨ Animal Shelter          |                            |
| ⑤ River Access          | ⑩ Water Quality Ponds     |                            |

## NATURE/SCIENCE CENTER

The Nature/Science Center area is the hub of activity in the southern portion of the park. This area is envisioned to include such amenities as an educational facility, outdoor classroom, an adventure playground and water access on Mann Lake #3.

The Nature/Science Center is envisioned to be a research hub for the Adams County Parks system as well as a node for natural systems education for students and learners of various ages.

The concept of the Nature/Science Center may be a building with welcome and park support services, a pavilion with space for group gatherings, a kiosk with educational displays and perhaps a living wall demonstration. Rotating displays might include the educational interpretation of water systems, agrarian history, wildlife, plants, etc.

## WATER RECREATION AREA

Improvements to water quality and the edge conditions of Mann Lake #3 may allow the opportunity for additional water-based programming at the park. If appropriate water quality parameters are met, visitors could possibly have access to a public beach, pier and access point for small non-motorized watercraft such as belly boats, paddle boats, canoes, kayaks and stand up paddle boards.

Lakes #1 and #2 are slated to remain fenced to keep visitors away from the water. Visually, berming and trail alignment should be explored to allow a vantage point over the water while maintaining no access to the lakes. Berming may not be feasible due to floodway conflicts, but it should be studied further as a visual screening method. It is encouraged that Lakes #1 and #2 provide for bird and wildlife habitat as appropriate and possible. Fish habitat is not likely within Lakes #1 and #2 due to the intended use of the lakes for water storage and release into the South Platte River.

## NATURE/SCIENCE CENTER AREA DETAIL



## NATURE CENTER AREA LEGEND

- ① Nature/Science Center
- ② Parking
- ③ Restroom
- ④ Adventure Play
- ⑤ River Access
- ⑥ Pier
- ⑦ Water Recreation Area

## BIKE COURSE

A BMX bike course, or pump track, is proposed to provide skill development for park users. Pump tracks are gaining in popularity throughout the state and region. A beginner course is envisioned for youth and cyclists new to the sport with potential for some intermediate skill development. The distinct setting between the South Platte River and Mann Lake #3 will offer a memorable experience. In addition, this site can help prepare and link cyclists for future nearby trail opportunities, as has been proposed by some stakeholders at the Riverdale Bluffs area. Spoils from the Brantner Gulch, Mann Lakes, Animal Shelter and/or other nearby project could be used here to create the topography needed for land formation. Berming may create some challenges due to floodway conflicts and should be studied further to insure improvements do not impede flood flows.

## ADVENTURE PLAYGROUND

An adventure playground is conceived in proximity to the Nature/Science Center, water access and other adventure facilities in the Regional Park South. Concepts for the playground could include nature play, sensory vegetation, challenge/team building obstacles and messy play for imaginative interaction with nature. Adventure playgrounds have grown in popularity because they offer both active and creative opportunities integrated for users of all ages.

The adventure playground at the Nature/Science Center area will offer active-play structures for climbing and challenging physical abilities. The physically-demanding play equipment is balanced with flexible building blocks for exploration that fosters creativity and cooperation among children.

Also appropriate for this play location would be an educational water play area that would engage children and visitors in shallow water and sand play that could illustrate stream processes, the watershed, agrarian practices and more. The interactive and fun play features would provide a sensory experience while telling compelling stories of the Regional Park and Adams County. The playground should provide ample ADA accessible opportunities for all users to enjoy.

## BIKE COURSE



Image credit: Singletracks.com  
(Valmont Bike Park)

## ADVENTURE PLAYGROUND



Image credit: divisare.com (Erect Architecture)

## REGIONAL PARK SOUTH RECOMMENDATIONS

### *Lake 3 Water Recreation Area (subject to favorable water quality)*

- Introduce non-motorized boating recreation to Lake 3 and include an access ramp and docking areas
- Incorporate public access and pier facilities if water quality allows
- Coordinate with Colorado Parks and Wildlife to establish aquatic habitats prior to completion of Lake 3
- Introduce fishing to Lake 3 and provide accessible fishing docks, annual stocking and signage.

### *Bike Course*

- Introduce a BMX bike course or pump track for skill development

### *Adventure Playground*

- Integrate a nature play area into the park

*Note: Recommendations are summarized in Appendix A.*

## FUTURE CULTURAL AMENITIES

The goal to “enhance the quality of life through recreation, nature, agriculture and science” comes together on the south-west corner of the site. This area is reserved for cultural facilities and community partnerships that promote curiosity, innovation, creativity and education through a campus of supporting facilities. This location provides visibility and easy access from 120th Avenue. The facilities will be designed to accommodate water quality ponds that filter runoff before re-entering the South Platte River watershed. A future connection to Riverdale Road may be necessary for local traffic and emergency access.

## ANIMAL SHELTER

An animal shelter facility is planned along Park Boulevard and across from Mann Lake #3, west of Brantner Ditch. The animal shelter will provide veterinary, boarding and shelter services. Planning work for the Animal Shelter is occurring separately, but concurrent to this park master plan.

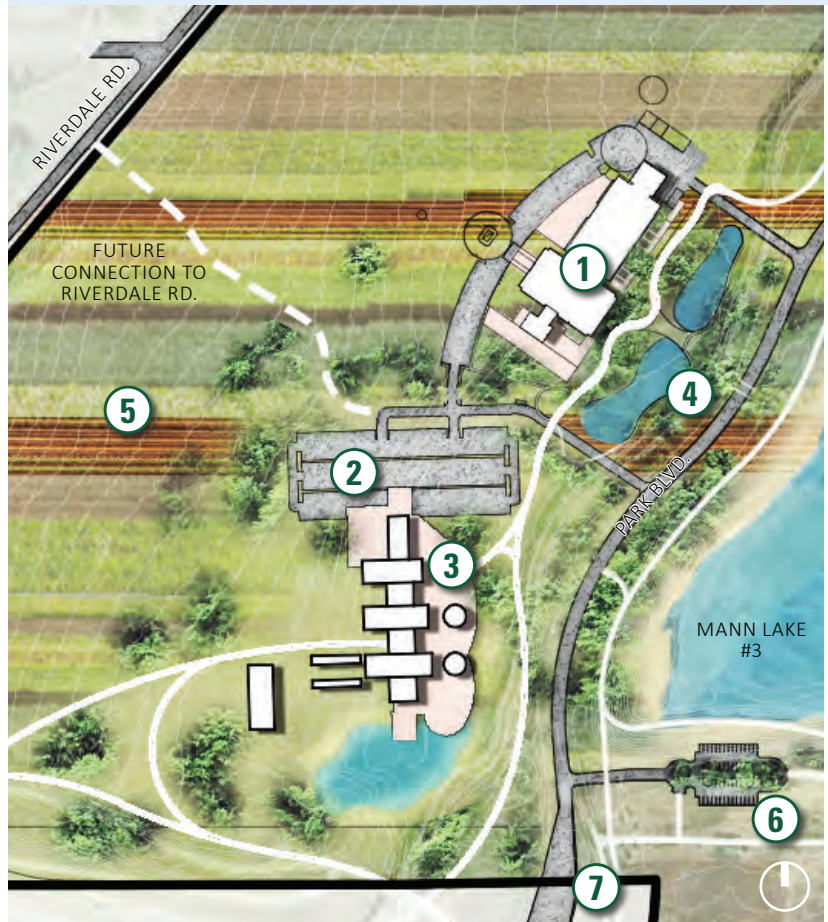
## DOG PARK

A fenced dog park facility area was explored with the proposed animal shelter. It was decided that a dog park would not accompany the shelter. Therefore, if a future dog park is found to be desirable to the community, suitable locations within the Regional Park or alternative areas should be explored. A dedicated dog park area will bring regular users to the facility and can support activities being carried out with dog show events and their organizers.

## AGRICULTURAL PROGRAMMING

Existing agricultural fields in the southern parcel will be utilized for demonstration gardens. During the growing season, the colorful fields will greet park visitors at the main park entrance along East 120th Avenue. These will be programmed utilizing local partnerships.

## CULTURAL AMENITIES



### CULTURAL AMENITIES LEGEND

- ① Animal Shelter
- ② Cultural Facility Shared Parking
- ③ Cultural Facility
- ④ Water Quality Ponds
- ⑤ Agricultural Programming
- ⑥ Trailhead Parking
- ⑦ Primary Park Entrance

## PARTNERSHIPS

Developing the Regional Park as a hub for recreation, nature, agriculture and science benefits the strength of a diversity of current and future partnerships. These may include the Denver Museum of Nature and Science, Denver Botanic Gardens, Anythink Library, Adams County Historical Society, Bird Conservancy of the Rockies, Colorado Master Gardeners, Colorado State University Extension, 4-H, Gaylord Rockies, City of Thornton, Commerce City and Brighton.

### *School Partnerships*

The proximity of the new Riverdale Ridge High School and Quist Middle School provide a greater opportunity to share the resources and mission of the park with students and educators. Similarly, other school partnerships should be promoted, such as 27J, Brighton School District, Adams 12 and Brighton Charter Schools, to benefit from the services provided at the Regional Park and Fairgrounds. Science, Technology, Engineering, Art and Math (STEAM) programs are becoming increasingly popular with schools, and a demand for space is becoming apparent within the fairground facilities. There is a great opportunity to develop educational partnerships to facilitate STEAM programming within the park.

Similarly, the Riverdale Regional Park could be a meaningful partner with schools in providing a platform for nature education on plant communities, water systems, wildlife and fisheries, and more. Recreational outlets also provide a resource for schools, from trails to ropes courses to boating.

### *Public-Private Partnerships*

Public-private partnerships provide an opportunity for private partners to operate concessions or services within the Regional Park and Fairgrounds while assuming responsibility, providing staff and creating opportunities for specialized programming. Public-private partnerships may provide funding, operation, programming, concessions, services, materials, management and more. A separate study should be undertaken by the county to explore the potential of incorporating a range of partnership opportunities.

Examples of a public-private partnerships that may be successful within Riverdale Regional Park would be a high ropes or adventure course facility operator; a promotor for events held at the amphitheater and/or grandstands; dog show or advocate groups funding a dog park or facilities; a local volunteer group fundraising for play spaces for children; recreation providers holding programs on the site; the disc golf community organizing to provide maintenance, expansion or programming on the site; and programs such as Vets to Farmers utilizing a portion of the site. A cultural facility that could provide a civic amenity may request land to lease and has a mission that is compatible with the park. This might include natural or cultural facilities and educational facilities.

Today, the CSU Extension, 4-H, Tri-County Health, Colorado Parks and Wildlife, and Todd Creek all have partnerships with the Adams County Parks and Open Space Department.

## PARTNERSHIP OPPORTUNITIES



Image credit: [tinyhouseblog.com](http://tinyhouseblog.com)



Image credit: [makerbolder.com](http://makerbolder.com) (STEAM Fest)

## REGIONAL PARK SOUTH RECOMMENDATIONS

### *Partnerships*

- Foster regional collaboration and partnerships with non-profit and for-profit entities
- Partner with the Schools to offer STEAM and other educational programming

### *Agricultural Programming*

- Tell the story of the site's agrarian past through agricultural demonstration fields

*Note: Recommendations are summarized in Appendix A.*

# REGIONAL PARK NORTH

The northern portion of the park is defined by the fairgrounds situated between the Riverdale Knolls Golf Course to the west and the Riverdale Dunes Golf Course to the northeast. Additionally, a disc golf course is located between the Fishing is Fun Pond to the north and the Mann-Nyholt Lake to the south. No improvements are planned to the golf courses or the disc golf course in this master plan.

The park area east of the fairgrounds will be significantly enhanced with a combination of improvements to existing facilities such as the playground and new park features like a ropes course.

The following sections will provide additional descriptions and information about each park recommendation.

## REGIONAL PARK NORTH LOCATION



### NORTH PARK LEGEND

- 1 Expanded Maintenance Facility
- 2 Amphitheater
- 3 Expanded Playground
- 4 Open Space and Shelters
- 5 Pavilions
- 6 Ropes Course
- 7 Fishing Pier
- 8 Water Crossing
- 9 Brantner Gulch Project
- 10 Adams County Historical Society and Museum
- 11 Agriculture Demonstration Area
- 12 Special Event Access Route
- 13 Brantner Gulch (Historic Stream) Restoration

REGIONAL PARK NORTH



## SHELTERS AND RESTROOMS

Future pavilions should accommodate a range of party sizes, from small gatherings to larger events. The pavilions provide an opportunity to integrate architectural consistency to the vision at Adams County Regional Park. Pavilions are adaptable to a range of materials. Wood structures are generally perceived as warm and natural, while steel or concrete structures, through careful design and quality construction, can be equally compelling and memorable.

As the park improves existing amenities, introduces new amenities and creates a more connected network of roads and trails, basic services must be considered. Currently, the available restrooms are located within other buildings on site. A more decentralized approach to restrooms, drinking fountains and food and beverage retail will encourage people at the site to linger longer throughout the day. Where water and sewer services aren't possible, san-o-lets and composting toilets can fulfill the park needs.

A designated space for weddings and events is desired along the waterfront. This pavilion should include adequate parking, access to power, quality restrooms and areas for loading/unloading.



## PAVILION ARCHITECTURAL CHARACTER



Image credit: polygon.com



Image credit: Muse Architects



Image credit: dom.ngs.ru



Image credit: [scottcountyiowa.com/conservation/scott-county-park/campgrounds/pine-grove-campground](http://scottcountyiowa.com/conservation/scott-county-park/campgrounds/pine-grove-campground)

## SHELTERS AND PAVILIONS RECOMMENDATIONS

- Add one (1) large pavilion near the existing playground area. The pavilion should be located in proximity to parking, power connections and restrooms
- Designate one large pavilion at the peninsula for Mann-Nyholt Lake. This pavilion should be designed and used for celebratory events, like weddings. The pavilion should be located in proximity to parking, areas for loading, power connections and restrooms.

Note: Recommendations are summarized in Appendix A.

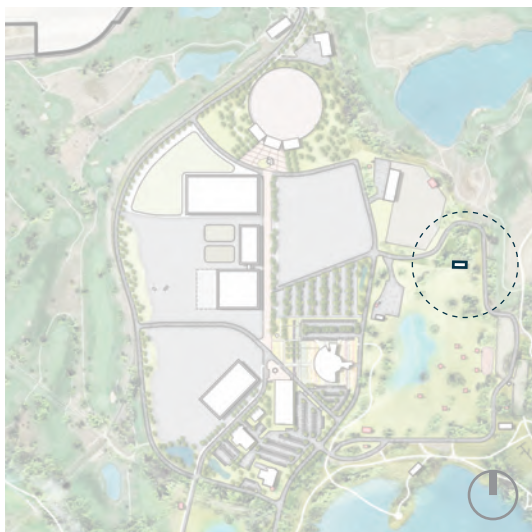
## AMPHITHEATER

Exploration into the existing amphitheater for this master plan and the potential for the facility to host more successful events into the future yielded some key takeaways. The location of the stage, the existing utilities in place and loading and service area that abuts the stage are generally desirable. However, through public comment, it was noted that the facility is not used to its fullest potential and that the facility would be better rotated to maximize the efficient use of the lawn. There is a desire for the county to host more small to medium scale performances. It is assumed that larger event may occur within the Grandstands. In order to attract performers and the audience, some upgrades to the facility are proposed.

As the focal point for a performance venue, the stage cover at an amphitheater provides a great design opportunity to draw attention to the facility. Often modern in appearance with a column-free stage area, these structures can be softened using wood, lighting, and graphics. As the backdrop for productions, the back wall requires careful thought as well.

From a site standpoint, great sight lines, ease of access, comfortable seating areas, and great acoustics are necessities.

In 2015, Colorado University students explored design concepts for the amphitheater. Concepts are available through the county.



## AMPHITHEATER ARCHITECTURAL CHARACTER



*Image credit: tms-team.lt/galerija.html*



*Image credit: mccluskeyeng.com (Centennial Park Entertainment Stage)*

## AMPHITHEATER DESIGN CONCEPTS FROM COLORADO UNIVERSITY STUDENTS, 2015



*Image credit: Colorado University students*

## AMPHITHEATER RECOMMENDATIONS

- Increase the seating capacity at the amphitheater to 2,000 and 3,000 people
- Introduce an outdoor stage with a limited permanent structure and required supporting infrastructure (water, lighting, internet, electric) that could be used for special events, festivals and community uses as well as to augment fair activities.
- Include human comfort elements at the amphitheater such as shade, nearby restrooms, drinking water, etc.
- Rotate the orientation of the amphitheater to north-south to accommodate greater seating efficiency

*Note: Recommendations are summarized in Appendix A.*

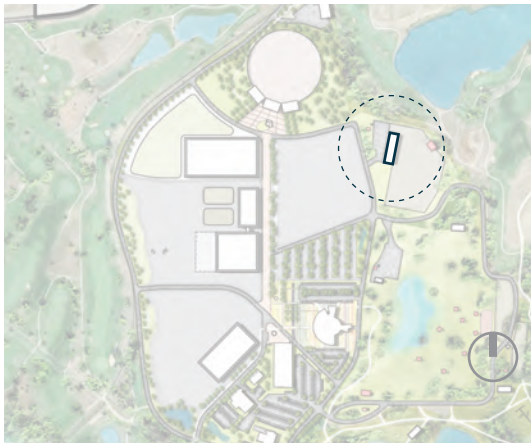
## MAINTENANCE FACILITY

The architectural character of maintenance structures includes utilitarian and highly functional elements. Large roof heights and garage doors are commonly found in maintenance building architecture. Besides design elements, a simple material palette will allow these buildings to convey their purpose. The maintenance structures can be integrated with the rest of the park character by employing the use of materials that are found in other new or renovated buildings.

Future maintenance facility considerations should seek to raise the building out of the floodplain. New or renovated structures need to assign better storage capabilities and provide the ability to store hazardous chemicals properly. The maintenance facility should also explore and integrate energy efficiencies, such as solar power, natural light and building orientation to capitalize on passive solar. Employee amenities such as showers should also be considered.

As new maintenance facilities develop, or the old renovates, the indoor shop areas should be provided with a floor drain connected to a sand/oil separator prior to discharging into the sanitary sewer in order to reduce negative impacts to water quality. In addition, any outdoor areas should have similar drain systems.

The expanded maintenance facility will benefit the park maintenance team as they work toward operational efficiencies, obtaining new equipment and anticipate other maintenance needs for the future of the park.



## MAINTENANCE STRUCTURES ARCHITECTURAL CHARACTER



*Image credit: jordanconstructionco.com*



*Image credit: hooverbuildings.net/projects/agricultural/hougar-farms*



*Image credit: pinterest.com*

## MAINTENANCE FACILITY RECOMMENDATIONS

- Expand the maintenance facility to provide more functional space and storage
- Seal the existing building for water penetrations and weather insulation
- Add designated office work stations
- Integrate energy efficiencies into the building system

*Note: Recommendations are summarized in Appendix A.*

## AGRICULTURAL HERITAGE

Educating the public on food sources and growing practices remains a hallmark of the importance of this site to the residents of Adams County. Opportunities exist to support and promote CSU Extension programming and highlight regional connections to working farms, dairies and agrarian sites. This can be done in a variety of ways.

### DEMONSTRATION SITES

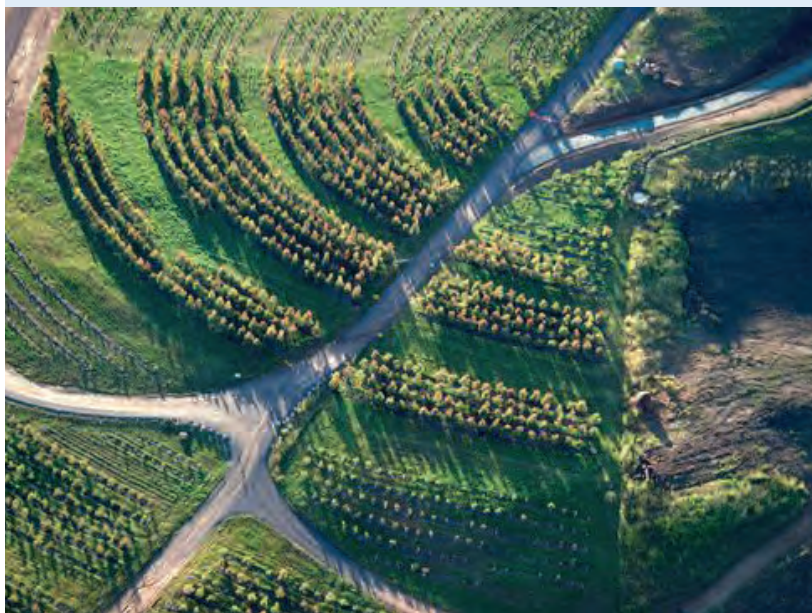
A demonstration garden is proposed in the north of the Regional Park, above 136th Avenue. This parcel of land will advance the park's commitment to agricultural heritage and education. The mix of production gardens has the potential to form enjoyable public gardens throughout the growing season that educate visitors on food sources and growing practices. As a demonstration garden, community supporting agriculture could also be organized with partner agencies to provide local produce for subscribers or local food banks or service programs. Other opportunities for the gardens include xeriscape demonstrations, children's sensory gardens, forest management, tree or plant nurseries, etc. This could support and promote CSU Extension programming or other regional nonprofit partners.

### INTEGRATION OF HISTORIC MUSEUM

Despite being the welcoming iconic entry feature, the Adams County Historic Museum is currently disjointed from the rest of the Regional Park. The master plan proposes to create a front for the museum facing into the park and allowing the cross movement of visitors to either site.

Another means to integrate the mission of the museum and the Adams County Historic Society is to populate the park with rotating displays of agricultural implements or other historic artifacts that interpret the local history.

## AGRICULTURE DEMONSTRATION



*Image credit: John Golling*



*Image credit: lopezislandkitchengardens.wordpress.com*

## AGRICULTURAL HERITAGE RECOMMENDATIONS

- Incorporate a demonstration garden north of 136th Avenue
- Integrate the historic museum into the site by creating a secondary front onto the park. Coordinate with the Brantner Gulch Project to protect from flooding.
- Rotate displays of agricultural implements and historic artifacts that interpret the local history throughout the park
- Protect water sources including wells and ditch rights
- Celebrate agricultural heritage with a Cultural Trail loop

*Note: Recommendations are summarized in Appendix A.*

## RECREATION FACILITIES

### EXPANDED PLAYGROUND

The existing park playground is nearing 20 years in age and is recommended for replacement. A new playground can expand within the existing footprint, as this popular component is important to the adjacent uses of picnic pavilions, the amphitheater, fair facilities and more. An adventure playground is proposed in the south portion of the regional park. As such, the replacement playground here in the north should accommodate different play experiences. The playground to the south may want to be constructed prior to upgrading the existing playground.

A more traditional playground is envisioned with play pieces that appeal to multiple age groups and physical abilities. Inclusive playgrounds are in high demand, providing opportunities for children of different physical and mental capabilities to interact in a safe and stimulating setting for all. In addition, multi-generational play features are also popular and should be considered in this location. These provide opportunities for children and parents or care-givers to participate in play activities together.

The playground should consider a theme relevant to the Regional Park and Adams County, such as imaginative agriculture (i.e. tractors, barns, haybales) or imaginative natural features (i.e. climbing boulders, vegetation, animals, tree houses).

### ROPES COURSE

As a means to expand opportunities for the fairground facilities to host more corporate events and retreats, and also to introduce more recreational opportunities into the park that appeal to a range of users, a ropes course is proposed near Mann-Nyholt lakes. Ropes courses are used for team building and leadership exercises and for personal challenge and fun within a safe and supervised setting. They may be a combination of high ropes course challenges (requiring safety harnesses and hands-on supervision such as zip-lining, repelling and climbing), and low ropes courses that typically offer team challenges at or close to grade for team-building. A second party lease would likely be required to operate the ropes course.

### ROPES COURSE



*Image credit: bccymca.org/boc/facilities-meals/challenge-courses*

### FISHING PIER



*Image credit: Adams County*

## RECREATION FACILITIES RECOMMENDATIONS

- Replace the playground
- Incorporate a ropes course to support opportunities for corporate events and retreats, along with the recreation appeal of visitors
- Connect park visitors to Mann-Nyholt Lake better through artful crossing structures and/or platforms that also would be desirable for hosting celebratory events such as weddings
- Introduce shade to the volleyball courts area with a tree planting strategy or a shade structure

*Note: Recommendations are summarized in Appendix A.*

## WATER CROSSING



Image credit: johnpawson.com



Image credit: [landscapeaustralia.com/articles/saltwater-coast-1/#img=3](https://landscapeaustralia.com/articles/saltwater-coast-1/#img=3)

## FISHING PIER

Accessible fishing platforms exist around the “Fishing is Fun” pond and on Mann-Nyholt. Colorado Parks and Wildlife support the integration of ADA accessible fishing piers in order to increase public access and angling opportunities within the state. This includes providing accessible means to participate in the sport for individuals with mobility limitations as well as the general public. Additional fishing piers have been indicated within the master plan and should all similarly be designed to meet accessibility standards.

## WATER CROSSING

Mann-Nyholt Lake currently resembles two separate lakes despite their connectivity. The master plan proposes to create more engagement with the lakes through the inclusion of a water crossing structure. The crossing, located at the northwest edge of the southern water body would bring visitors into a peninsula with an overlook and pavilion. This would be an ideal location for a celebratory event such as a wedding and is close to other park facilities. It would also function for wildlife watching and could enhance trail events and activities.

## WATER ELEMENTS



Image credit: [hintonchamber.com](https://hintonchamber.com)

# FAIRGROUNDS

## AREA VISION

The fairgrounds area has been reconfigured according to facility replacement needs, phasing strategies and care in creating memorable and functioning spaces for visitors and events. The arrangement prioritizes the organization of structures along a central pedestrian spine oriented north to south along an existing utility corridor. The spine terminates at the new Grandstands. As possible, structures are moved further north and west to avoid some floodplain impacts.

Compatible and complementary uses are grouped together for ease in programming and to reduce opportunities for conflicts. The exposition and educational facilities generally remain to the south amongst the existing Administration Building, Exhibit Hall and Waymire Dome. Active animal-focused facilities gravitate to the north with a series of proposed indoor, outdoor and covered arenas, stalling and the Grandstands.

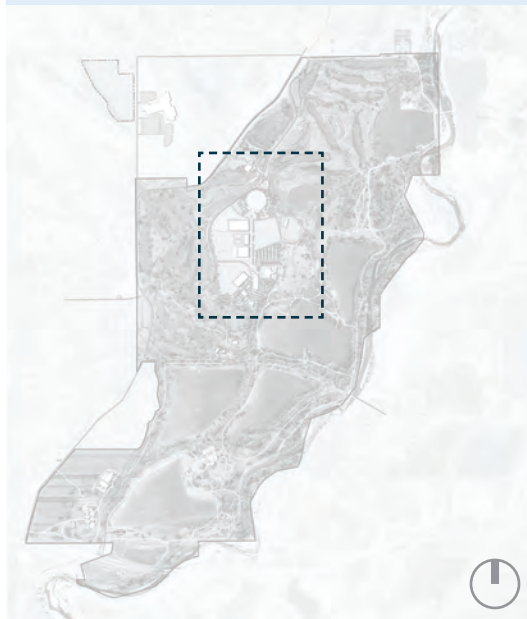
The master plan seeks to embrace the Regional Park North into the functioning of the fairground facilities during event times. The expanse of lawn and amphitheater provides great opportunities to grow the fair to the east and provide a diversity of experiences, drawing people into lawn and shaded spaces.

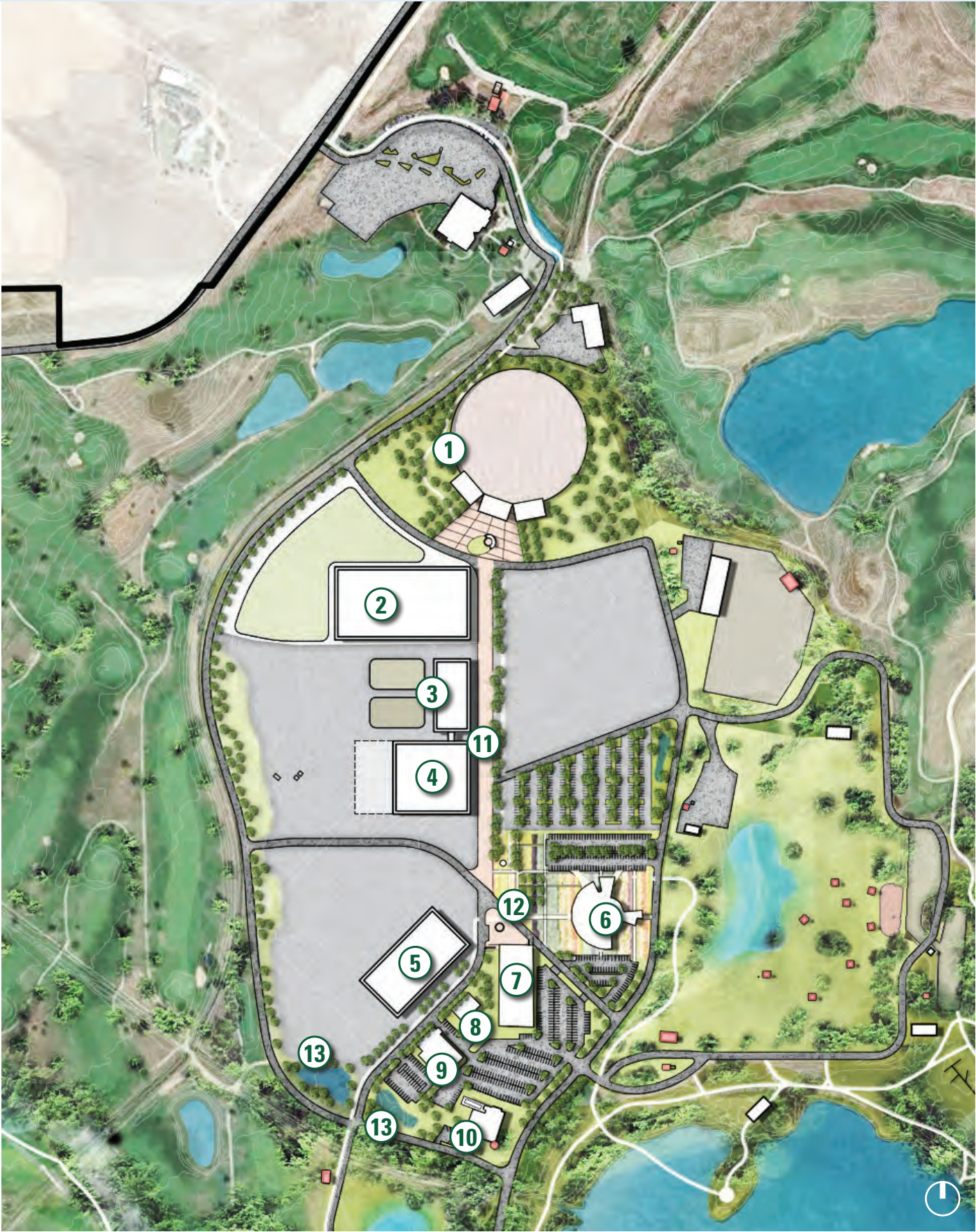
The following sections will further introduce each structure and major element within the fairgrounds campus.

### FAIRGROUNDS LEGEND

- ① Grandstands
- ② Stalling Building
- ③ Covered Arena and Outdoor Arena
- ④ Multi-Purpose Facility
- ⑤ Expo Building
- ⑥ Waymire Dome
- ⑦ Exhibit Hall
- ⑧ Good Luck 4-H Building
- ⑨ Al Lesser Building
- ⑩ Expanded Administration Building
- ⑪ Pedestrian Spine
- ⑫ Shuttle Drop-Off
- ⑬ Water Quality/Detention Ponds

### FAIRGROUNDS AREA LOCATION





FAIRGROUNDS LOOP BIRDS EYE OVERVIEW



## GRANDSTANDS

For most fair and rodeo venues, the grandstand is less than memorable. After all, the event should be the focus. Rodeo grandstands have a distinct design opportunity in the sun shade/weather canopy that usually extends above the seats. This feature can be expressed in wood, PVC, teflon, steel, canvas or a combination of materials.

The facility should:

- Seat 3,000 in covered bleachers for outdoor events
- Be flexible enough to host concert, rodeo or motor sport events
- Include a plaza to be located outside of the grandstands for pre/post event activities
- Have easy in/out loading for performers
- Locate toilet building with showers nearby grandstand seating
- Locate concession building with VIP deck nearby plaza
- Provide storage under grandstands



## GRANDSTANDS ARCHITECTURAL CHARACTER



*Image credit: engenium.co.nz/projects/stadiums*



*Image credit: istockphoto.com*



*Image credit: archiexpo.com/prod/fabritec-structures/*

## GRANDSTANDS RECOMMENDATIONS

- Construct new 3,000 seat Grandstands and concession area
- Include a structure housing restrooms, ticketing and concessions
- Incorporate a rental space that can serve the Grandstands, or, that is accessible from the park side for private event rentals

*Note: Recommendations are summarized in Appendix A.*

## STALLING BUILDING

Stall buildings are synonymous with livestock for many fair-goers. Architecturally, their scale and repetition are assets. Traditional forms and materials reinforce the legacy of agriculture and ranching.

The plan calls to replace the existing stalling barns with a single stalling building to accommodate a minimum of 400 12' X 12' portable stalls. Recommendations include:

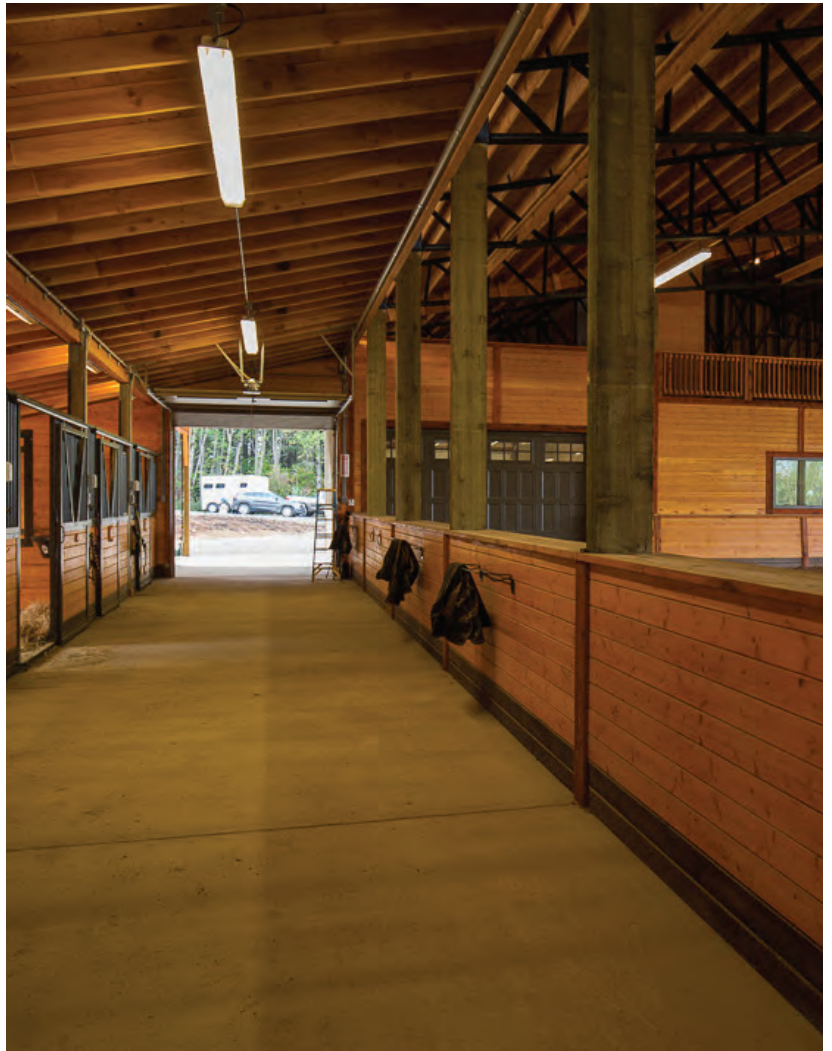
- Building shall have four (4) foot high knee walls minimum constructed of concrete or masonry and open sided to roof above
- Building layout should have a column grid to accommodate reconfiguration into smaller 5x5 or 5x10 pens or open ties
- Ideally locate to have a covered connection to covered arena
- Other support elements shall be located in stalling building such as space for tack, wash racks, show offices, restrooms/showers
- All floor drains, including wash racks and indoor floor drains, shall drain into the sanitary sewer to eliminate stormwater pollution. Wastewater from stalls should also be collected and rerouted to the sanitary sewer.



## STALLING BUILDING ARCHITECTURAL CHARACTER



*Image credit: dcstructures.com*



*Image credit: dcstructures.com*

## STALLING BUILDING RECOMMENDATIONS

- Remove existing stalling buildings and construct a new stalling facility
- Consider the use of portable stalls to adjust the stall sizes as needed

*Note: Recommendations are summarized in Appendix A.*



Image credit: Classic Equine Equipment

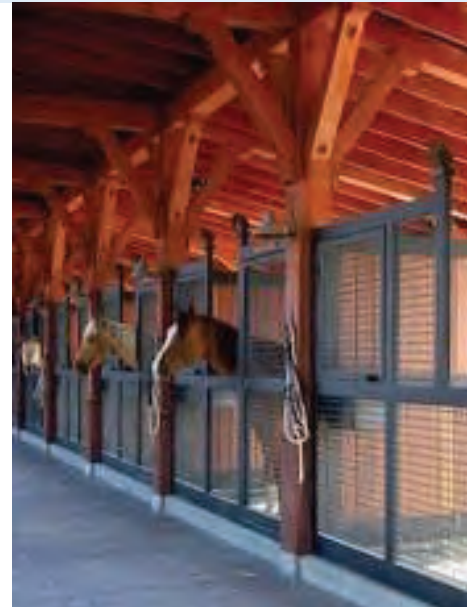
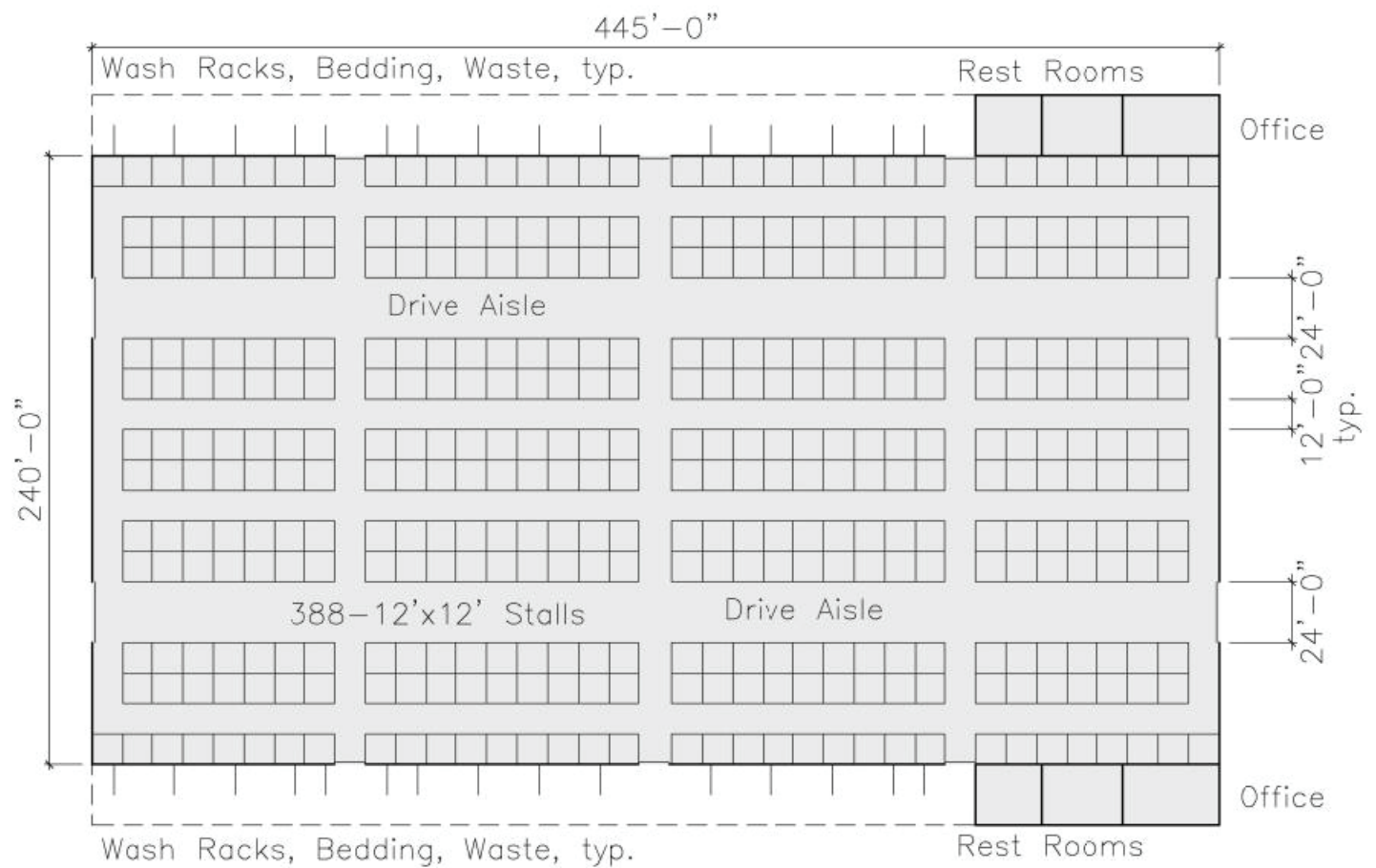


Image credit: Classic Equine Equipment

## STALLING BUILDING FLOOR PLAN



## MULTI-PURPOSE FACILITY

Multi-purpose facilities and indoor arenas are similar in nature to expo buildings. They are usually large and feature a straightforward circulation plan. However, with their size and height, they can often dominate a fairground campus. Public entries and support areas often offer opportunities to introduce a friendlier scale and greater architectural detail.

The plan calls for a 52,000 SF building with 150' X 250' multi-purpose performance arena with a concrete floor (with dirt storage located nearby for events requiring a dirt floor). Support elements should include the following:

- Show offices, concessions areas, restrooms and limited expo space for vendors
- Building shall be steel framed metal building type with four (4) foot high minimum concrete or masonry knee walls
- Include collapsible bleacher seating ranging from 1,500 to 2,500 that can accommodate multiple event types
- Multi-purpose space should have a source of natural light either through a clerestory or skylight system
- Include radiant heating around perimeter, gravity air ventilators on roof, and air movement with large barn fans
- Provide adequate load-in/out overhead doors around perimeter
- The multi-purpose building roof shall extend (additional 32,000 SF) to an open sided covered area to that shall include enough space for staging or performance (minimum of 80' X 125')



- The covered arena shall provide lighting, fan ventilation, bleacher seating and a reviewing stand. This shall be connected to the multi-purpose space – ideally for covered loading/unloading.
- Seating capacity in the covered arena is anticipated at 200 for use as a warm-up facility. If additional seating is desired in order to use the facility as a secondary performance arena, then seating capacity can be up to 500.
- Provide WiFi and PA system
- Stalls should include separation for animals to minimize agitation and also decrease the potential transfer of disease. Box stalls are typically best for equine, but a portable stall system that considers this separation can also accommodate these needs.
- All floor drains shall drain into the sanitary sewer to eliminate stormwater pollution



Image credit: bestofvegas.com



Image credit: arsenalsteel.com



Image credit: aiachicago.org

## MULTI-PURPOSE FACILITY RECOMMENDATIONS

- Add a multi-purpose facility (52,000 SF) to meet the needs and demands of site users and should include a climate-controlled arena that is flexible for use by multiple events
- Attach a covered arena to the multi-purpose facility for expansion of warm-up facilities and shared structural and support efficiencies

*Note: Recommendations are summarized in Appendix A.*

MULTI-PURPOSE FACILITY ARCHITECTURAL CHARACTER



Image credit: dutchmasters.on.ca



Image credit: chickensmoothie.com

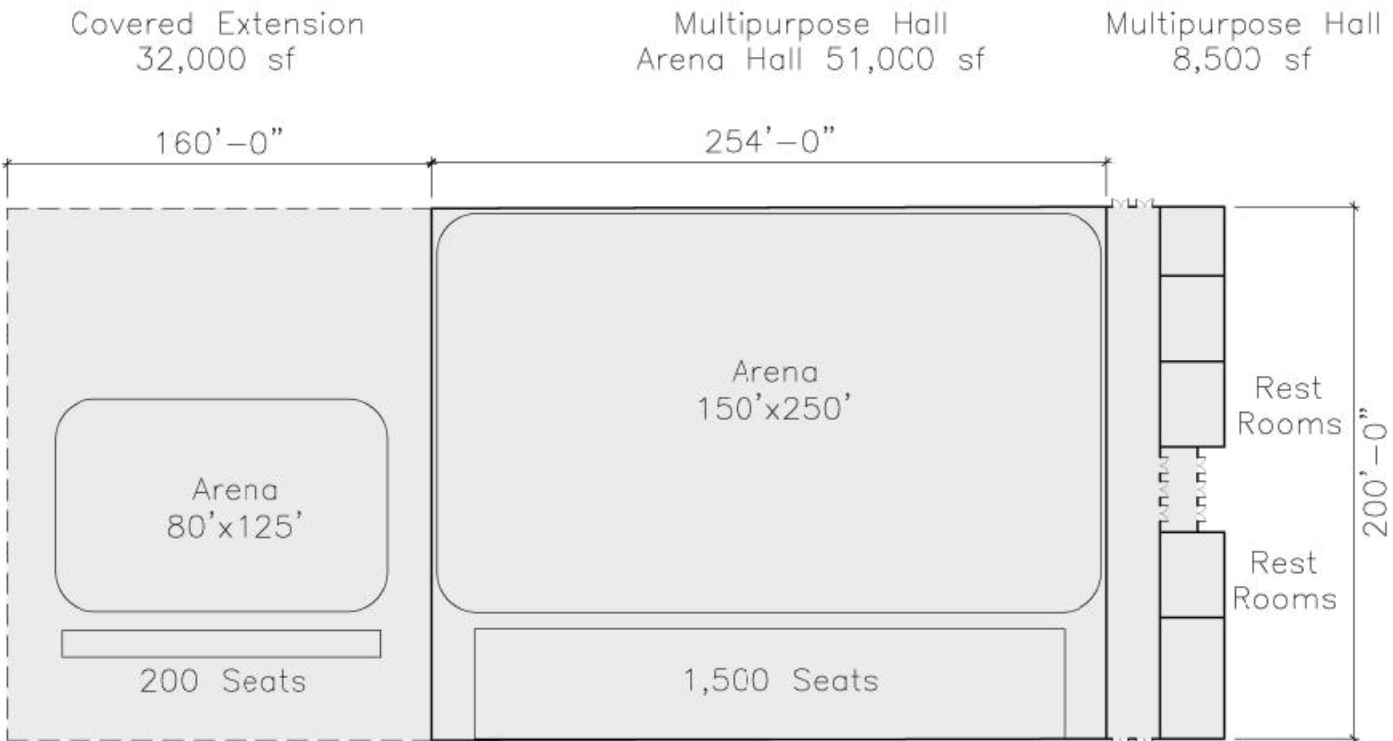


Image credit: nolancc.com



Image credit: oblhc.com

MULTI-PURPOSE FACILITY FLOOR PLAN



Source: KO Architects

## ARENAS

Covered arenas may be the simplest of fair and equestrian buildings. From an architectural perspective, the simplicity of the structure can contribute character to the fairgrounds campus. By grouping them carefully, the spaces between these simple buildings can be functional and an important component of the outdoor experience at a fair.

Provide an additional covered arena facility (29,000 SF) nearby the extended covered arena with the Multi-Purpose Facility that can be utilized for a variety of event activity, and include the following features:

- Ideally locate to have a covered connection to the multi-purpose building
- Provide lighting, fan ventilation, perimeter IR heating, bleacher seating for 200 and a reviewing stand
- Provide fencing around perimeter of arena
- Provide WiFi and PA system
- Building shall be steel framed metal building type, open sided. If desired, curtains could be dropped on the sides facing prevailing winds where not otherwise protected by adjacent structures or vegetation.
- All floor drains shall drain into the sanitary sewer to eliminate stormwater pollution



Provide two additional open arenas with lighting and bleacher seating for 100 each and a shared reviewing stand.

- Provide fencing around perimeter of arenas. Fencing specifications should be stalling panels as indicated in the adjacent imagery.

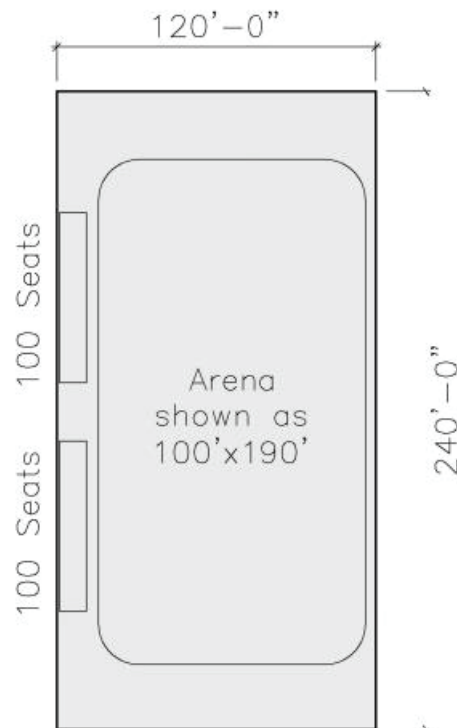
Use "Classic Panels," like the fence on the left for the outdoor warm-up, covered and open arenas. Use "Classic Panels-Half Sheeted" for the large indoor arena in the multi-purpose facility, as illustrated in the image on the right (See fencing images to below).

## FENCING



Source: [www.manufacturing.com](http://www.manufacturing.com)

## COVERED ARENA ARCHITECTURAL FLOOR PLAN



Source: KO Architects

## COVERED ARENA ARCHITECTURAL CHARACTER



Image credit: ...



Image credit: mccarch.com

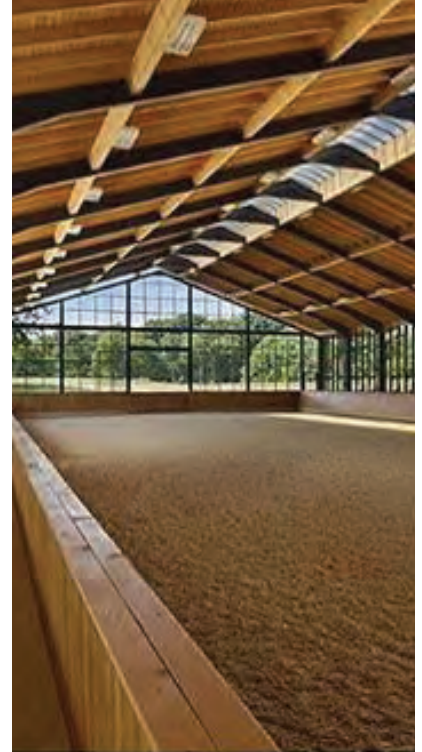


Image credit: fiolnabigwood.com



Image credit: directindustry.es



Image credit: pinterest.com



Image credit: dcstructures.com

## ARENA RECOMMENDATIONS

- Add two outdoor arenas in proximity to stalling and the multi-purpose facility
- Add lighting to new arenas to extend the use of the facilities
- Add one covered arena (29,000 SF) in proximity to the multi-purpose facility

Note: Recommendations are summarized in Appendix A.

## EXPO BUILDING

The workhorse for most fairgrounds is the expo building, which must be efficient, cost-effective and durable. Pre-engineered metal building systems are the typical approach for Expo Buildings. With thoughtful use of materials, window placement, detailing, and scale, these large, simple buildings can present as welcoming architecture.

Recommendations for an Expo Building include the following:

- Total of 50,000 SF of divisible, flexible multi-purpose space (ideally contiguous and column-free); with concrete floor
- Six (6) to eight (8) meeting rooms that could accommodate various configurations and capacities and potentially be combined to form a junior ballroom
- Include moveable walls to reconfigure rooms
- Modern technological and audio/visual/ internet capabilities
- Include support space for restrooms, show office, storage and pre-function activities
- Commercial kitchen that could potentially double as an educational component
- This space is intended to supplement the existing Exhibit Hall (which is to be renovated/enhanced) and Waymire Dome (refurbished)
- Rustic agricultural architectural character to tie into existing buildings
- Ample natural light
- Include a permanent stage for use by 4-H and others

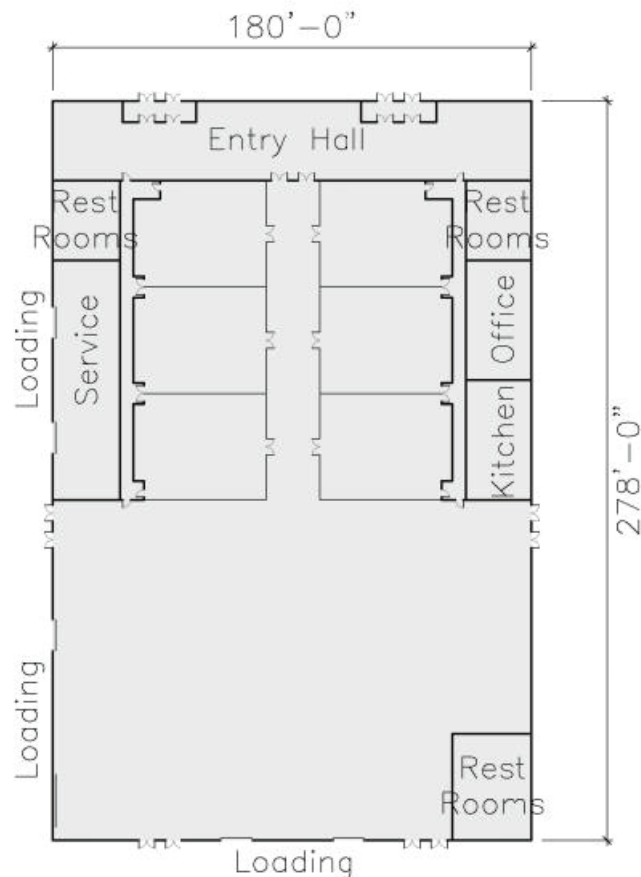


## EXPO BUILDING ARCHITECTURAL CHARACTER



*Image credit: Jensen Architects*

## EXPO BUILDING FLOOR PLAN



*Source: KO Architects*

## EXPO BUILDING RECOMMENDATIONS

- Add an Expo Building (50,000 SF) of divisible flexible space

*Note: Recommendations are summarized in Appendix A.*

## EXPANDED ADMINISTRATION BUILDING

Given its prominence, the Administration Building is important in establishing the architectural character of the fairgrounds.

The Administration Building receives an addition within this master plan, providing more space for meeting rooms and conference space. As such, the building should be equipped with modern technological and audio/visual/internet capabilities. Access to natural light and well lit spaces is important to the spaces. It should be noted that significant utilities exist within the line of expansion, and will need to be studied and/or relocated with future expansion.

## ADMINISTRATION BUILDING ARCHITECTURAL CHARACTER



Image credit: ecadinc.us

## EXISTING SILO FEATURE



## ADMINISTRATION BUILDING RECOMMENDATIONS

- Expand the Administration Building to accommodate additional meeting and conference room space

## OTHER FAIRGROUND STRUCTURE RECOMMENDATIONS

### *Al Lesser Building*

- Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses
- Add fire sprinklers to improve overall flexibility and life safety of the building
- Add an automatic overhead door and opener

### *Exhibit Hall*

- Relocate the attached shower/restroom facility to a more functional and less public location
- Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses
- Update finishes

### *Waymire Dome*

- Replace the roof
- Assess potential to mitigate noisy mechanical equipment in rental spaces

### *Former Red Cross Building*

- Reconfigure interior to serve one main purpose – either public meeting spaces or facility offices

*Note: Recommendations are summarized in Appendix A.*

## PEDESTRIAN SPINE

A pedestrian spine runs north-south and concentrates pedestrians along the main thoroughfare through the facilities for event times. The spine terminates at the iconic new Grandstands to the north. The treatment of this spine should favor the pedestrian, including site amenities such as benches, trash receptacles, water stations, and the like, as well as shade, electrical hookups for vendors, wayfinding signage, human-scaled lighting, art, and more. During non-event times, this thoroughfare should allow vehicles to circulate through the site.

Showcasing sustainable practices is appropriate along the pedestrian spine. Pervious pavers and semi-permeable pavements reduce peak flow stormwater runoff during warm months while also promoting geothermal exchange that may minimize the need for snow removal during winter months. Other elements like LED lighting features and rain garden displays further emphasize the importance of sustainable practices with the potential for protecting natural resources and improving the bottom line.

The pedestrian spine, or main thoroughfare that organizes the fairgrounds core, provides an ideal place for vendors, food trucks, tents and outdoor events to take place. Fitting the spine with electrical connections and dispersed water hook-ups will allow flexible staging for a range of uses. This space could serve as a weekly market or incubator for food trucks and/or restaurateurs.

## GATHERING SPACES

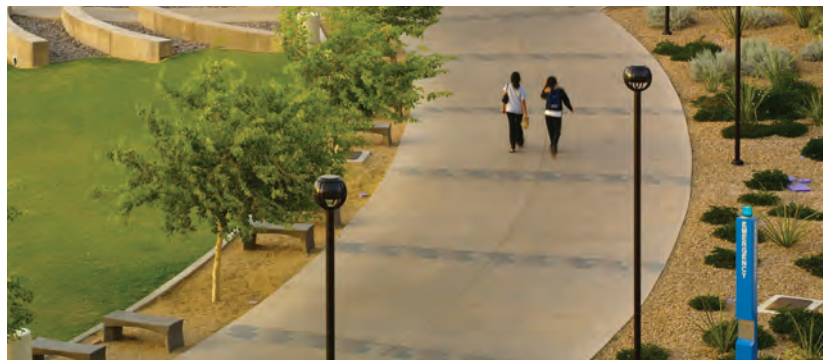
Gathering spaces are dispersed through the facility core and focused upon the pedestrian spine. A plaza west of the Waymire Dome and north of the Exhibit Hall creates opportunities for events to spill out, or staging of activities during fair time. The main plaza is located to the north at the entry to the Grandstands. This location, and its proximity to the Midway lot, would draw visitors through the entire fairground facility during the fair.

## VIEW OF PEDESTRIAN SPINE



*Image credit: KO Architects*

## PEDESTRIAN SPINE CHARACTER



## PEDESTRIAN SPINE AND GATHERING SPACES RECOMMENDATIONS

- Orient new buildings along a pedestrian spine with gathering spaces to be used during special events
- Install electrical connections and water hook-ups along the Pedestrian Spine as infrastructure to support vendors and food trucks

*Note: Recommendations are summarized in Appendix A.*

# SITE DESIGN AND PLACE-MAKING

## VISITOR HEALTH

Health opportunities were explored with stakeholders, including the topics of healthy eating, access to drinking water, recreation, wayfinding and visitor safety.

Tri-County Health was identified as a willing partner with the fair, and would provide input into concession options, vending machine alternatives and education on food choices and accessibility. Events should maintain improved access to water fountains and filling stations. Additional filtration for water stations could enhance the water quality for visitors.

Promote the concepts of sun safety through signage and free product partnerships during events. Event signage can help remind visitors to apply and reapply sun protections, wear sunglasses, hydrate, or take relief in shady areas. Product partnerships provide a way to share products like sunglasses or sunscreens with visitors.

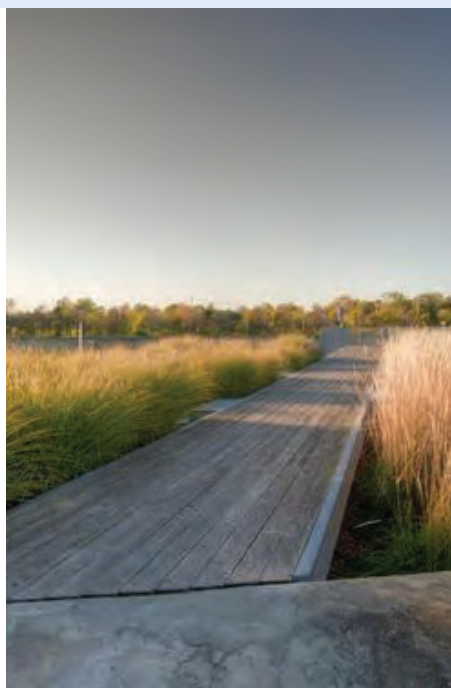
## SITE DESIGN AND PLACE-MAKING RECOMMENDATIONS

### Visitor Health

- Introduce healthy food and beverage options at the Park vending machines and concessions stations
- Partner with Tri-County Health for the County Fair as a strategy to promote healthy living to the fairgoers
- Implement a series of water stations to provide access to drinking water for visitors and dogs recreating throughout the park, especially along trails
- Introduce a park wayfinding system with supplemental information about health such as distance to destination, minutes to walk to destination, and/or calories burned during walk to destination
- Promote the concepts of sun safety through signage and free product partnerships during events
- Develop a preferred list of event caterers that align with the agricultural heritage at the park and fairgrounds by offering farm-to-table menu selections

*Note: Recommendations are summarized in Appendix A.*

## PLACE-MAKING CHARACTER



*Image credit: Janet Rosenberg and Studio*



*Image credit: Dan Ballard via Flickr*

## LANDSCAPING

The park's assets in a great lawn, mature trees, meadows and a diversity of landscape typologies are great. The lawn provides flexible space for both everyday park uses and events and event staging. Future landscaping goals should seek to bolster the ability of the lawn east of the facilities to support expanded use. Bioswales, rain gardens and stormwater detention areas can be incorporated into areas of higher development to help filter runoff and improve stormwater quality.

Maintaining a good portion of the site with native grasses, sedges, forbs, meadow and riparian planting is important to limit the intensity of maintenance and irrigation and maintain the naturalized character that promotes an experience of being in nature while close to the city.

Successional planting and forestry management should also be a priority. The park could host a tree nursery on site in order to maintain the long-term park character, transplanting species yearly to places in need. Currently, the site has approximately 116 ash trees which will require replacement in time. Tree diversity can be planned for in a nursery and used to mitigate future conditions that may arise.

In addition, the facility core requires a great deal of parking. As possible, trees should be strategically planted within and around the parking areas to reduce heat island effect and contribute to the comfort of park visitors.

Adjacent site uses that are not as compatible with one another should incorporate a vegetated buffer for screening, as well as utilize spoils from nearby and on-site projects to create topographical berming. An example is between the golf courses and the rest of the site.

Pollinators, such as butterflies, bees and other insects, are invaluable to Colorado's agricultural and native ecosystems. As such, during the 2017 session, the Colorado State Assembly has designated the I-76 corridor as a "Pollinator Highway." The intent is to provide healthy and diverse habitats for

## SITE DESIGN AND PLACE-MAKING RECOMMENDATIONS

### Landscaping

- Initiate an on-site tree nursery as part of the forest management strategy. A significant number of ash trees exist on site and will need to be protected or replaced. A nursery can serve as a good resource for replacement plant material.
- Incorporate vegetated buffers between conflicting uses, such as between the fairground and event core and the adjacent golf courses
- Support the I-76 Pollinator Highway by providing plant communities recommendations and explore partnership opportunities

*Note: Recommendations are summarized in Appendix A.*

## LANDSCAPING CHARACTER



## SIGNAGE CHARACTER



*Image credit: G-Squared*

pollinators during three seasons of flowering within native-plant communities, supporting foraging, nesting, breeding and migration. The Riverdale Regional Park will supplement the intents and efforts of the Pollinator Highway by emphasizing native plant communities that act as attractants for pollinators, among other wildlife species.

### SIGNAGE

Creating a distinct character for the Adams County Fairgrounds has benefits for recognition and connection to place. A branding strategy could emerge through a combination of design guidelines for architecture in addition to a well-designed signage and wayfinding system. With so many facilities requiring replacement or improvements, and with a need for an updated wayfinding system, coordinating these two objectives will result in a memorable sense of place.

Announcing the Regional Park and Fairgrounds to visitors arriving for the first time, as well as notifying passersbys of upcoming events is a critical first step in the signage program. The existing electronic sign located on Highway 85 should be relocated to direct visitors to the new main park entrance at 120th Avenue. Additionally, all vehicular and trail gateways into the park should be marked with iconic features such as archways and signage, welcoming visitors in and establishing some orientation through directional wayfinding.

Park branding begins with advertising campaigns that reach to a greater regional population including billboards, social media, media advertisement and more. The entry arrival that includes signage and gateway features takes the first step in defining an easily recognizable first impression. It is continued through the guests' experience on-site, with the generous use of logos on consistent wayfinding and signage.

Park signage should be incorporated with a range of hierarchy. This includes wayfinding and directional signs, internal circulation signs, interpretive panels, banners, instructional signage, amenity markers or identification signs and more. The branding platform must be sensitive and appropriate to the site's natural conditions and visitor's experience. Directional signage amongst the fairground core is appropriate in greater amounts than within the passive natural areas, which should be limited to smaller trail signs and interpretive panels. The design must be timeless and implemented with durable materials that can withstand extreme sun exposure and environmental conditions of Adams County. The signage program must consider value, maintenance and adaptability for the future so that it can be easily added to or replaced.

The signs that represent Riverdale Regional Park must be innovative and deliberate with colors, fonts, logos and material selections that are authentic to the place.

## SITE FURNISHINGS

Site furnishing such as benches, bicycle racks and trash/recycling receptacles should be standardized and made of hearty materials that can withstand intense sun, heat, moisture and cold temperatures such as pre-cast concrete. It is important that the entire Regional Park share a language of materials and aesthetic character, while variations in color or detailing may occur between park sectors, such as the fairgrounds, the trail/nature preserve and the overall park. Trash and recycling receptacles should comply with wildlife safety, preventing animals from foraging within or causing injury.

## ART

Using “Artfully Adams,” the 2017 Arts and Culture Master Plan, as a guide, implement an “art in the park” program that brings art to park visitors of various quality and scale. This includes arts and culture activities, events and displays promoting the Regional Park as a arts and culture destination. Art can be displayed along trails and within the framework of new facilities. Public art displays demonstrate the importance of the arts to the County and helps in place-making. The facilities also promote cultural events, concerts and festivals. Work with the Scientific and Cultural Facilities District (SCFD) to fund projects, as well as apply a percent of development project fees to fund art in public places. “Artfully Adams” is available online here: [www.adcogov.org/cultural-affairs-0](http://www.adcogov.org/cultural-affairs-0).

## VETERANS MEMORIAL

A veterans Memorial to honor Adams County service persons can be incorporated in the fairgrounds core area as improvements and new facilities are introduced. The scale and design will be decided upon at a later time.

## LIGHTING

Upgrade lighting to fixtures with greater footcandles to limit the number of poles and decrease obstacles within parking areas. Increase energy efficiency through LED technology to reduce costs. Utilize solar or other energy efficiency methods to provide power to lighting fixtures.

## LIGHTING CHARACTER



## SITE DESIGN AND PLACE-MAKING RECOMMENDATIONS

### Signage

- Create an educational signage system that provide information and displays regarding the historic and natural character at the Park
- Replace or relocate the primary entrance sign located on Highway 85 to direct visitors to the new main park entrance at 120th Avenue
- Mark the gateways into the park with iconic gateway features
- Recruit a marketing and branding consultant to refine the brand, messaging and outreach strategy for the park

### Art

- Encourage an “art in the park” program that brings art to park visitors of various quality and scale

### Lighting

- Upgrade parking lot fixtures with greater footcandle spreads to limit number of poles, and higher energy efficiencies to reduce energy costs over time
- Incorporate pedestrian level lighting for added pedestrian safety in high trafficked areas
- Transition to LED lighting fixtures
- Balance the priorities for public safety and dark sky values with lighting solutions

### Emergency Management

- Ensure a high level of modern technology available to aid in communications (WiFi, PA system, warning alarms)
- Identify locations on site to shelter in place
- Regularly update and review a site emergency plan with staff and volunteers
- Separate animals to minimize the potential transfer of disease

*Note: Recommendations are summarized in Appendix A.*

Balance the priorities for public safety and dark sky values with lighting solutions. Incorporate pedestrian-scaled lighting along the pedestrian spine of the facility core and other areas determined to require additional pedestrian safety in evening hours.

The International Dark-Sky Association identifies five major tenants to achieve dark sky lighting successfully:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

## EMERGENCY MANAGEMENT

The fairgrounds and its public facilities hosts animals and livestock during natural emergencies in the region, such as wildfires. The facility will continue to function in a way to provide these vital services. Flooding poses other regional risks, and due to its location within the South Platte River floodplain, the fairgrounds is not appropriate for use during emergencies in instances of flooding.

Future safety concerns should ensure a high level of modern technology available to aid in communications, from WiFi to PA system upgrades and site warning alarms.

Locations within structures that are appropriate for sheltering during events should be identified and signed for site users. A site emergency plan should be updated regularly and reviewed with staff and volunteers.

Animal safety is another concern. Stalls should include separation for animals to minimize the potential transfer of disease.

## WASTE MANAGEMENT

Solid waste management planning is needed at the facility, particularly as the site expands uses to the south. A solid waste plan should be developed considering existing facilities, proposed new facilities in the north and the expansion of use to the south. Once hydrologic modeling is completed after the Brantner Gulch project is implemented, areas for solid waste collection, composting, etc. should be re-examined. The Maintenance Shop and compound would offer an ideal location if conditions allow in the future.

# WATER RESOURCES

The immense water resources found within the parkland provide great opportunities for site ecology, education and interpretation, recreation and a celebration of the site's natural assets. The South Platte River, the many lakes captured from previous gravel pit operations and future plans to reroute Brantner Gulch make up this network of water resources. The master plan seeks to enhance these amenities, providing healthy and continuous habitat corridors and connections for aquatic and terrestrial resources, promoting recreational opportunities such as non-motorized boating and fishing where appropriate and responsibly treating runoff before it exits the site.

## ECOLOGY

Adams County Regional Park supports a host of wildlife such as birds, pollinators, fish, mammals and more. As development pressures encroach into the area, the park is able to provide a refuge for many of these species. The opportunity exists to promote birding, fishing and passive nature experiences through the maintenance and enhancement of riparian edges, diversity in vegetation and the careful consideration of the locations of conflicting uses. Riparian restoration demonstration areas can educate visitors about the diversity of the system.

Restoration activities should work to provide fish habitat and fish passage where appropriate in accordance with accepted best practices. Aquatic management will be necessary to ensure that species such as carp do not compromise the habitat of other fish. Continued partnership with Colorado Parks and Wildlife will ensure healthy fish habitat and allow fishing in more of the site's ponds. In addition, alluvial flow and settlement will become evident in the lakes, and nutrient loading remains a concern.

## EXISTING SITE WATER RESOURCES



*Image credit: 5280.com/2014/11/the-slow-rebirth-of-south-platte-river/*

## BRANTNER GULCH RESTORATION



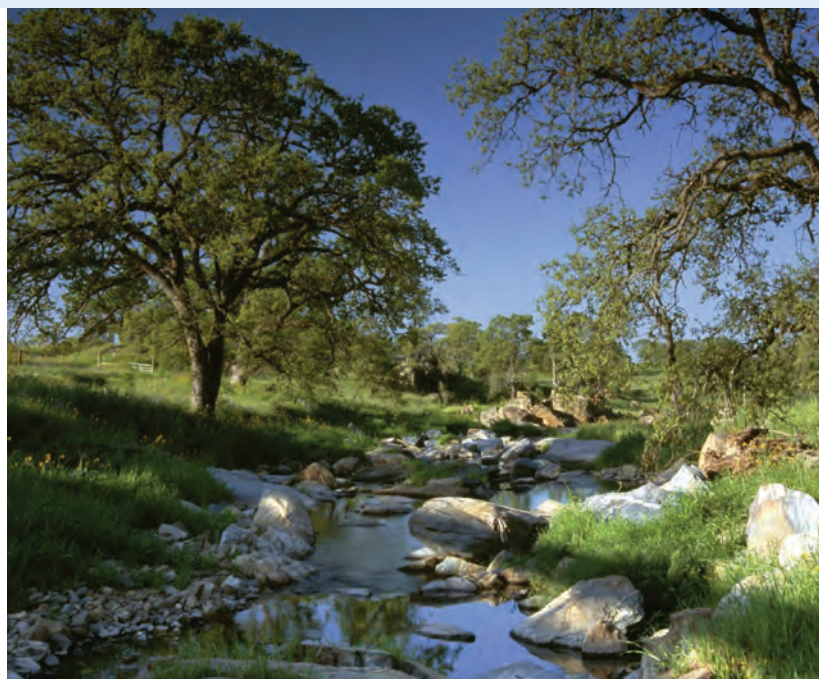
## CONNECTIONS

Restoration activities should work to provide an unencumbered corridor of native trees and understory shrubs for bird habitat and migration. Utilizing the South Platte River Corridor, but also systematically connecting the lakes through channels to the river will increase the habitat potential and diversity.

## RECREATION

The river, canals and lakes provide an opportunity to introduce water more recreation to the site. Stand up paddle boarding, kayaking, belly boating and similar non-motorized activities have proven to be a popular recreation activity in the area. Lake #3 and Mann-Nyholt could support these activities with adequate access and “put in” and “take out” infrastructure. A water course connection could traverse all the way to Willow Bay, going up the South Platte River and traversing down through the ponds with only short portages. A waterway trailhead could be installed at Willow Bay. Summer workshop training could be accommodated within the site.

## RESTORED CHANNEL CHARACTER



*Image credit: miriadna.com*

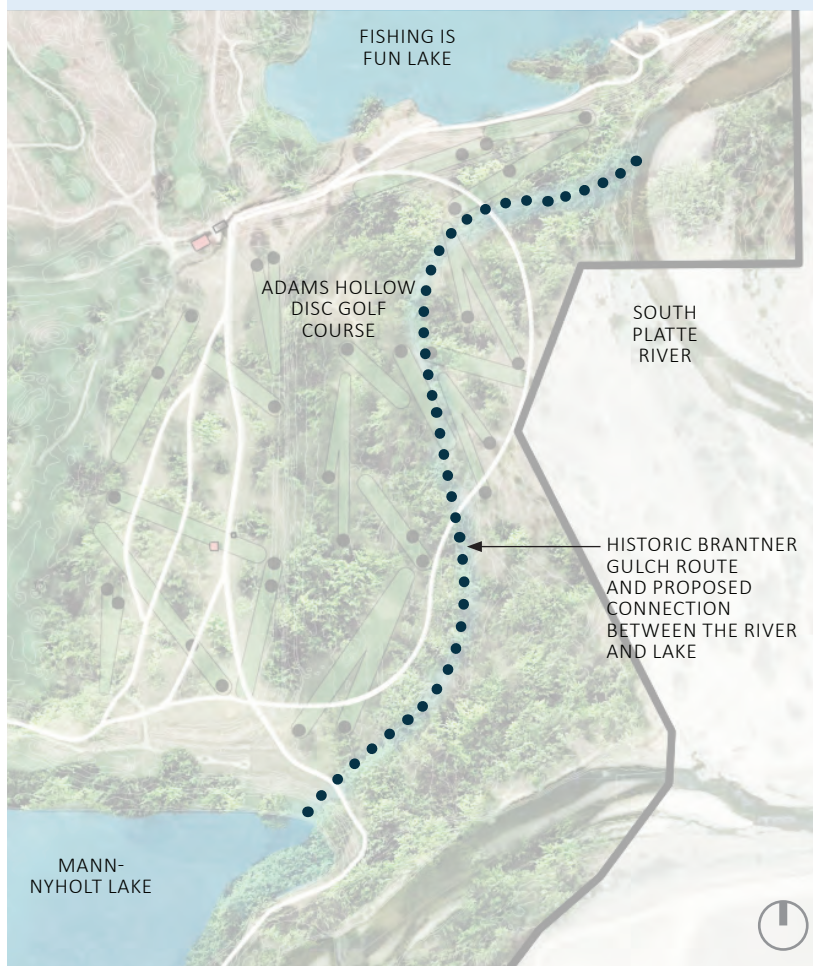
## BRANTNER GULCH PROJECT

The Brantner Gulch project is being studied and conducted by the Urban Drainage and Flood Control District to stabilize the health and water quality of the Brantner Gulch and reduce damage and velocity in the area during flood events. Future plans will improve the performance of the drainageway and provide an opportunity to create an amenity for park users, through a trail alignment and educational interpretation.

## HISTORIC BRANTNER GULCH (HISTORIC STREAM)

A dried up meander along the South Platte River once contained the Brantner Gulch. Restoring the channel and its vegetation would serve as a water quality project and provide an opportunity to carry recreationalists along a path from the river to Mann-Nyholt Lake. In order for this to occur, water will be fed from Mann-Nyholt Lake and re-routed in the historic meander to the South Platte River. The hydrology of this proposed use will need to be studied in further detail in order to determine flow rates, water course design and hydrologic conditions required for recreational uses.

## HISTORIC BRANTNER GULCH MAP (HISTORIC STREAM)



## WATER RESOURCES RECOMMENDATIONS

- Incorporate bioretention facilities in parking lots in landscaped areas, medians, and roundabouts (Refer to EPA's "Green Parking Lot Resource Guide" to understand the benefits of a sustainable approach as well as specific design and material considerations)
- Introduce green infrastructure demonstration projects at the entrance to high-profile buildings, such as a visitor center. Facilities to consider include: rain gardens, pollinator gardens, permeable/porous pavements, and green roofs.
- Create multiple partnerships with elected officials, stormwater utility manager, water regulatory agency, or the department of conservation or natural resources as a means to implementing and maintaining green infrastructure projects. Other ideas for partnerships include CSU Extension, Audubon Society or local watershed groups.
- Explore the feasibility of a connected water trail utilizing the South Platte River, lakes and a small portage
- Educate visitors of the natural processes of the site through interpretative signage or messaging
- Work with local partners, such as Colorado Parks and Wildlife, to establish and maintain healthy fish habitat within the site
- Establish a water buffer protocol around park water assets where artificial fertilizers and pesticides are restricted

*Note: Recommendations are summarized in Appendix A.*

## STORMWATER STRATEGIES

Numerous options are available to mitigate and purify stormwater. The following are some strategies that can be integrated into the future improvements at the park and fairgrounds.

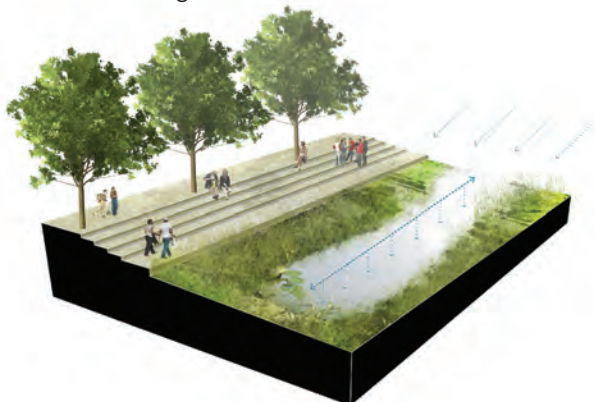
### RAIN GARDEN

A rain garden captures stormwater in small vegetated basins where water is mitigated, filtered and infiltrated.



### WATER QUALITY BASIN

This strategy captures a larger volume of stormwater compared to the rain gardens. These are vegetated basins that mitigate water and allow for infiltration.



### PERMEABLE PAVEMENT

Permeable pavement is a stormwater strategy that can be employed nearly anywhere pedestrian pavement is located. This technology allows stormwater to filter through the pavement, collect within a buried reservoir before overflowing to traditional stormwater infrastructure.



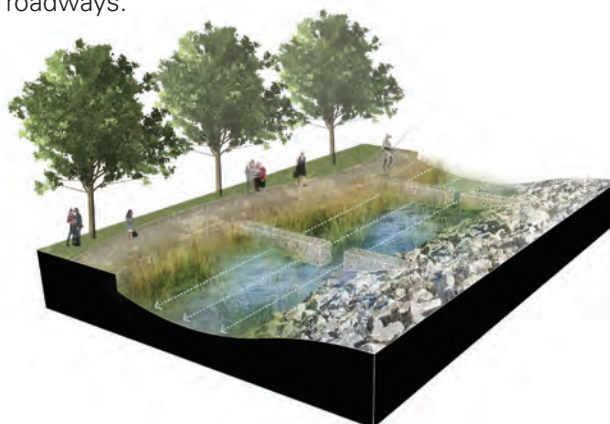
### GREEN ROOF

A green roof offers many benefits including pollinator habitat, energy efficiency gains and stormwater mitigation.



### BIOSWALE

This linear vegetated basin conveys stormwater. This strategy is effective as an element alongside walkways or roadways.



## WATER BUFFERS

Buffers are good practice along water bodies. The benefits of buffer areas include the protection of riparian and aquatic habitats and the promotion of water quality when native vegetation is present. Regulatory buffers may restrict building and development in close proximity of the water.

According to the Adams County Development Standards and Regulations document (August 15, 2017; page 4-179), minimum setback and buffers are indicated as follows:

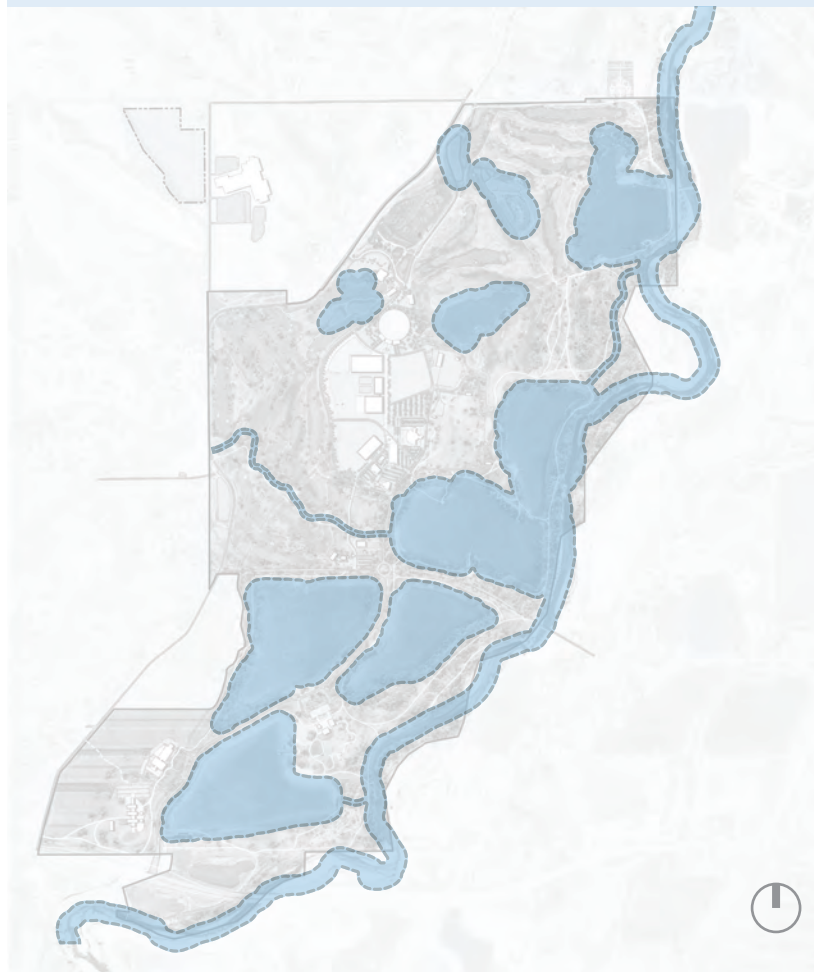
- Rivers: minimum 150 feet
- Streams: 50 to 150 feet
- Natural Lake and Ponds: 50 to 150 feet
- Wetlands: minimum of 50 feet

According to a “Planner’s Guide to Wetland Buffers for Local Governments” (2008), the concept that wetland buffer areas serve different functions is considered. Buffer distance recommendations are as follows:


- Sediment and phosphorous removal: 100 to 160 feet
- Nitrogen removal: 100 to 160 feet
- Wildlife protection: 100 to 300 feet, up to 1,000 feet depending on species

Although it is recommended that the Riverdale Regional Park transition away from using artificial fertilizers, and pesticides entirely, the water buffer diagram illustrates areas where these materials should be avoided.

## WATER BUFFER DIAGRAM



### LEGEND

-  Water buffer area (150 feet buffer for South Platte River and lakes, 50 feet buffer for streams)



# VEHICULAR ACCESS AND PARKING

## ACCESS CIRCULATION

The park master plan has four (4) vehicular park entrances - north from 120th Avenue; north or south from 124th Avenue; and emergency access through the Riverdale Golf Course parking lot, from Riverdale Road.

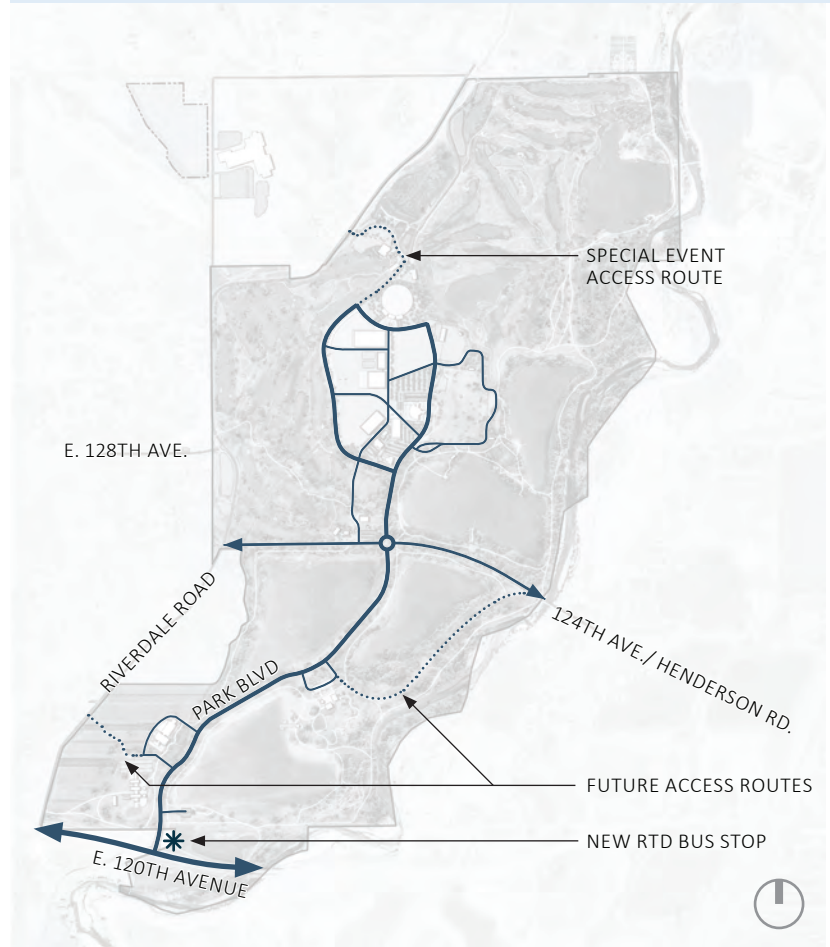
Future plans intend for the modification of the existing 124th and Highway 85 intersection to be a right-in and right-out turning motion. This will have a great impact on the existing traffic patterns on 124th Avenue, and supports the main park access point moving to 120th Avenue. The 120th Avenue intersection is defined as the future main regional park gateway and will have a traffic signal to facilitate the regional park traffic. A strong north-south access road, Park Boulevard, provides a visitor experience through the park, slowing traffic and engaging the visitor with the park.

A roundabout is introduced at the intersection of Henderson Road and Park Boulevard to slow traffic on 124th Avenue, effectively improving traffic flow and reducing faster speeds of travel through the center of the park. The reduction of vehicular speed will increase the safety and comfort of park users traversing across 124th Avenue and Park Boulevard, and it will also change the character of 124th Avenue from a bisecting through-way to a park road.

Per the US 85 Planning and Environmental Linkage (PEL) Study, the connection of 124th Avenue at US 85 is recommended to be closed in the future. A grade-separated interchange is recommended for the intersection of 120th Avenue & US 85, which will accommodate US 85 access for drivers that historically have used 124th Avenue. With the closure of 124th Avenue at US 85, the volume of traffic accessing the park via Henderson Road/124th Avenue will reduce significantly as well.

A connection is developed through the golf course parking lot for secondary ingress/egress for emergency personnel and

## ACCESS CIRCULATION DIAGRAM



## CIRCULATION AND PARKING RECOMMENDATIONS

- Establish a new vehicular ingress/egress point for emergency personnel and maintenance at the golf course
- Create a roundabout on Henderson Road to slow traffic through the park
- Accommodate parking through a series of reconfigured and new parking lots
- Introduce a shuttle route for events, with a drop-off located centrally to the fairground facility area
- Create a partnership with the new 27J high school (Riverdale Ridge) and middle school (Quist Middle School) to the north for shared parking during events
- Impose a higher parking fee to encourage visitors to utilize the free shuttle satellite parking lots. On site parking fees should be increased incrementally through an experimental process to determine the right fee structure to discourage on site parking while not discouraging visitation. Promotional material and website information can be utilized to communicate to the general public of the free shuttle parking lots prior to patrons visiting the park during large events. Deploy event signage to provide adequate wayfinding on event days.

*Note: Recommendations are summarized in Appendix A.*

maintenance. VIP attendees may also be accommodated here. This access point will serve to relieve some of the traffic pressures during large events. Additionally, an event-time only route is envisioned west of the historic museum for shuttle access. This alignment will need to be coordinated with the future Brantner Gulch project

With more access points and a viable connection to 120th Avenue, daily and event traffic is anticipated to be accommodated more efficiently than existing conditions.

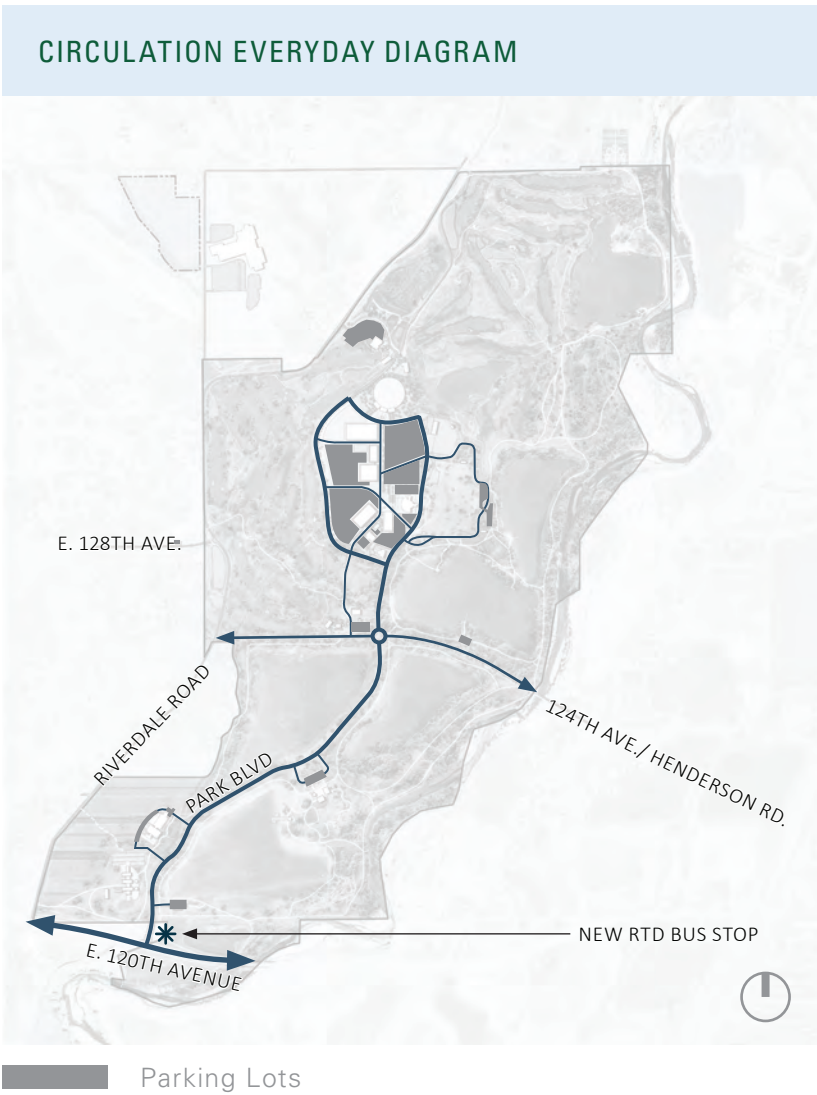
### CIRCULATION EVERYDAY

Vehicular circulation within the park is organized with a north to south corridor, Park Boulevard, bisected by the east to west corridor, 124th Avenue/Henderson Road.

The expansion of Park Boulevard south of Henderson Road allows for north to south circulation through the park to 120th Avenue and provides access to new day-use park areas and a proposed animal shelter and other future cultural facilities.

The fairgrounds area features an outer loop road that provides access to the parking lots situated along the periphery. An additional access between Henderson Road and the fairgrounds is proposed west of the existing Historic Society.

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



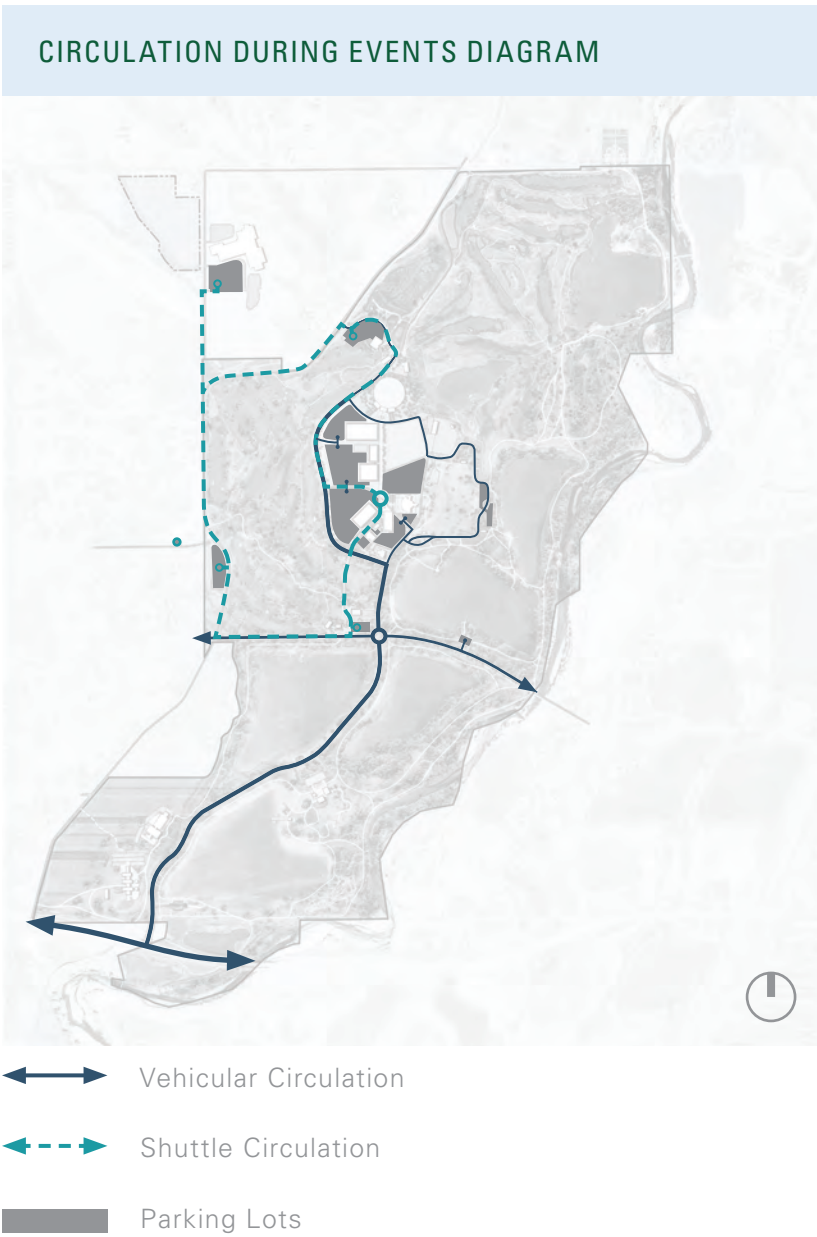
EVERYDAY PARKING	EXISTING	PROPOSED
Animal Shelter	na	120
Trailhead Parking (120th)	na	44
Nature/Science Center Parking	na	90
Historical Society Parking	106	100
Trailhead Parking (124th/Henderson)	25	25
Mann-Nyholt Lake	75	75
Golf Course Parking Lot	310	247
124th Ave./ Henderson Road On-street Parking	na	241
Fairgrounds Loop	2,409	3,143
TOTAL	2,925	4,085

# CIRCULATION DURING EVENTS

During events, circulation is slightly altered in order to provide a larger area within the fairgrounds without vehicular conflicts.

The major access in the North Park follows Park Boulevard with a primary route to the west of the fairgrounds, where many parking opportunities are available. The secondary route around the fairgrounds extends toward the existing playground area and then connects back to Park Boulevard just to the south of the Grandstands.

Satellite parking lots and a convenient event shuttle further defines event circulation. Event parking is proposed to increase in the fairgrounds area. Approximately 1,200 free parking spaces will be provided off site at several nearby parking lots, including the proposed Riverdale Ridge High School along Yosemite Street and the Quist Middle School west of the high school, the West Event Lot, 128th & Riverdale, the Historical Society parking lot and the Riverdale Golf Course parking lots. These lots will be served with several shuttles along a looped shuttle route that runs along Riverdale, Henderson Road and along the western edge of the fairgrounds.



EVENT PARKING LOTS	TOTAL
Fairgrounds Loop Parking Lots	2,293
Historical Society Parking Lot	100
Trailhead Parking (124th/Henderson)	25
Mann-Nyholt Lake Parking Lot	75
Golf Course Parking Lot	390
High School Parking Lot	400
West Event Parking Lot	315
128th Parking Lot	13
124th Ave./ Henderson Road On-street Parking	241
TOTAL	3,852

# SHUTTLE ROUTES

The proposed Riverdale Ridge High School to the north offers the largest satellite parking lot with 400 parking spaces, and the future adjacent middle school, Quist, will increase that amount. The golf course clubhouse can accommodate 390 vehicles during non-peak golfing times.

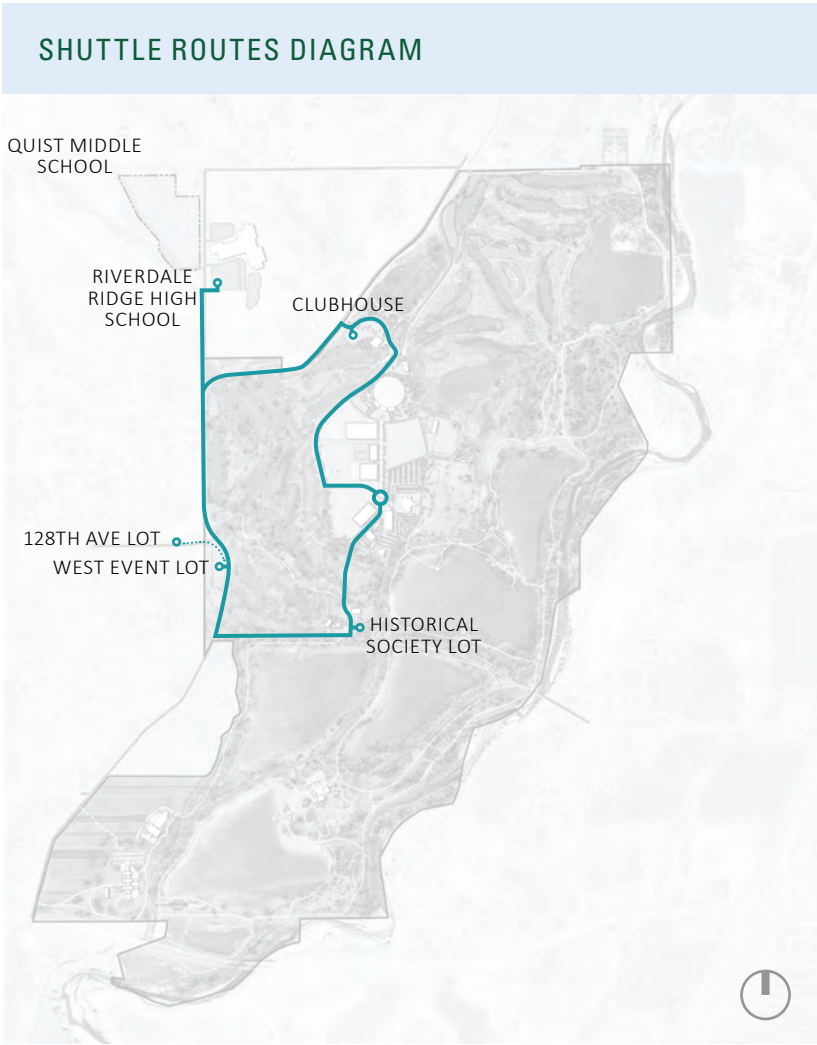
The West Event Lot is only open during large fairgrounds event. This grass surfaced parking lot offers approximately 315 parking spaces. Just to the south of the fairgrounds, the Historical Society and Museum invites up to 100 vehicles to park.

These satellite parking lots are served by the event shuttle, but some visitors might opt to walk or bicycle to the fairgrounds.

The loop is planned to route through the fairgrounds to satellite parking lots to the south, west, and north. This short loop would ideally route every 10 to 15 minutes during peak event times so that the convenience of the satellite parking lots is appealing for event guests.

The parking capacity of the fairgrounds during events is increased by 1,218 parking spaces by adopting this strategy.

These shuttle lots will be much closer compared to the existing shuttle lots utilized during the fair today, resulting in a shorter shuttle ride and reduced wait time. The shuttle route will be predominantly separated from the general vehicular traffic accessing the fairgrounds. The drop-off for the shuttle, which currently occurs at the Historical Society parking lot (a long walk from the core of the fairgrounds) will be shifted to a more centralized location near the fairgrounds entrance. The Museum lot may serve rideshare programs such as UBER or LYFT as those services become increasingly more popular.



SHUTTLE PARKING LOTS	TOTAL
High School Parking Lot	400
Golf Course Parking Lot	390
Historical Society Parking Lot	100
West Event Parking Lot	315
128th Ave Parking Lot	13
TOTAL	1,218

*Note: Quist Middle School is also a good candidate for a shuttle parking lot agreement when construction is complete.*

## RV PARKING PLAN

### EVENT RV CAMPING

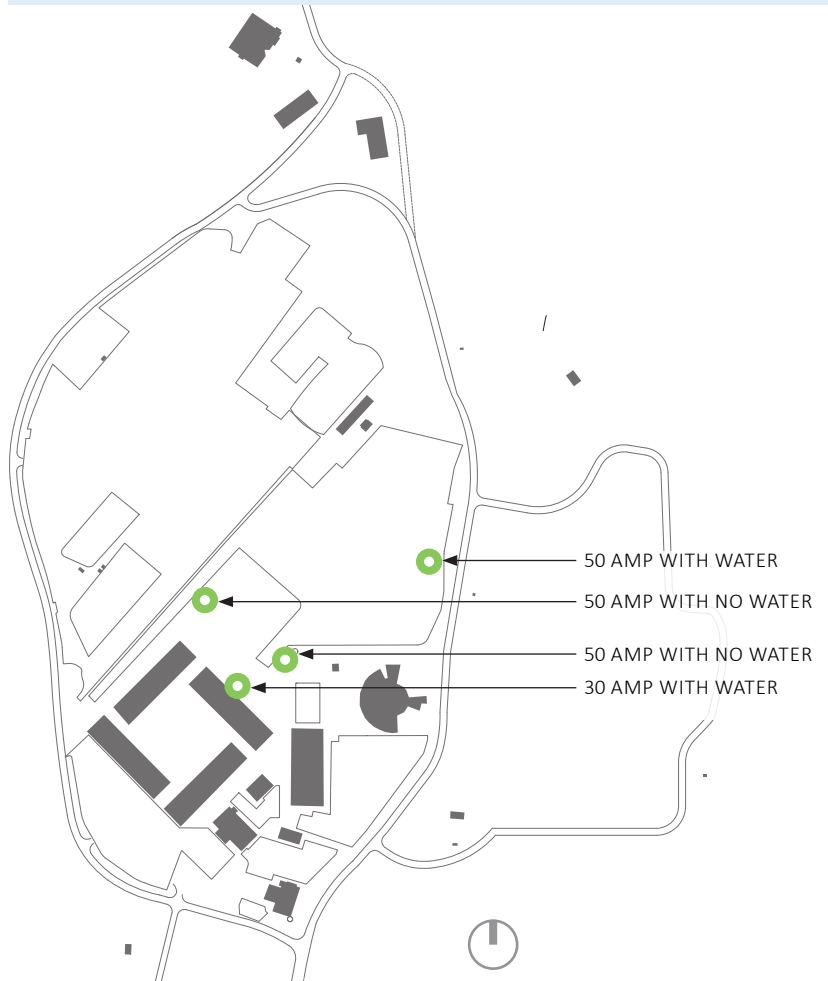
RV parking for event attendees is popular, particularly amongst the fair and dog show events. A formalized RV Park was explored, but stakeholders and staff preferred to expand the accommodations that are available today – providing hookups along the perimeter of parking areas in close relationship to the facilities that host the events the attendees are there for, such as arenas and stalling. A past formalized campground within the park raised challenges and didn't necessarily appeal to the event users. The ability for event attendees to stay on-site at a reasonable cost makes the demand for hosting events and renting facilities greater. Where possible, sites should front onto grass and have access to shade for a more comfortable experience. Water and electrical hookups should be provided for each dedicated site and a centralized sewer dump station to be managed and maintained by Adams County Parks and Open Space staff should be considered. A dump station location should be sited out of the 100-year floodplain and easily connect to the sanitary sewer line. In the future, depending on floodplain modeling, individual sewer hook-ups for sites may be considered.

### RV CAMPING RECOMMENDATIONS

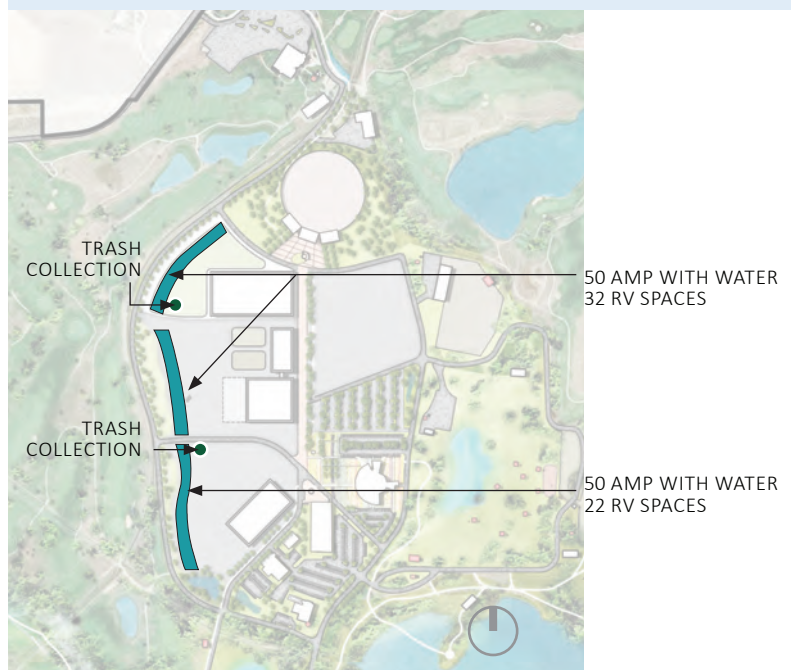
- Accommodate RV camping in parking lots with the provision of electrical and water hookups and fronting onto grass where possible

*Note: Recommendations are summarized in Appendix A.*

### EXISTING RV LOCATIONS



### PROPOSED RV LOCATIONS



# TRAILS

Located in the 5th fastest growing county in the state of Colorado, Adams County Regional Park must become a pedestrian and bicycle destination for the surrounding communities and the greater Front Range to encourage pedestrian connectivity at a regional level.

## REGIONAL TRAIL LINKAGES

### SCHOOL ROUTES

As adjacent regional destinations come to fruition, such as the new 27J High School (Riverdale Ridge) to the north of the site projected to open in 2018, and a new middle school (Quist Middle School) adjacent to the high school in 2020, trail connections through the Regional Park will become increasingly important for the safe travel of bicyclists and pedestrians. Safe Routes to School (SRTS) is a grant program administered by CDOT that can provide funds to support education and infrastructure connecting children and the community to schools.

### REGIONAL AND OPEN SPACE CONNECTIONS

The Adams County Open Space Master Plan identifies a trail link to the Riverdale Regional Park/South Platte River Trail from the Glen Eagle open space to the west.

Bike lanes are planned on both 128th Ave. and 136th Ave. that will be implemented over time as roads are resurfaced. The re-engineering of Brantner Gulch calls for a widened bridge to accommodate a bike path in an underpass beneath Riverdale Road. The trail system in this area will also be extended as new development comes along. Riverdale Bluffs Open Space and Barr Lake provide opportunities for greater regional connections.

### TRAILHEADS

The South Platte River Trail runs through the Riverdale Regional Park, creating an opportunity to support trail users and draw them into the county facility. A formalized trailhead would provide dedicated parking

and bicycle and pedestrian amenities such as signage, shade/shelter, water filling station, bicycle repair station, bicycle racks, trash/recycling receptacles, etc. Potential locations for trailheads are indicated in the Bike and Pedestrian Trails Diagram. The promotion of the South Platte River Trail and its related facilities would educate visitors to its existence and possibly promote increased use of the trail system during peak event times. For equestrian trail use, parking for trailers is already prominent and accommodated by the function of the fairground facilities.

Trailheads should include gateway enhancements to promote the overall trail system as an amenity and educate users to the corridor and its natural resources and enhancements that have been made. The South Platte River Heritage Corridor Plan identifies a key principle for guiding the plan to be “Changing the Public Image: Gateway Enhancements and Stream Corridor Improvements.” These should be located along the overall corridor at major junctions as a visual and educational amenity.

## SITE TRAILS

### TRAIL RECOMMENDATIONS

#### *Trails*

- Introduce trail entrances with trailhead amenities such as signage, shade and seating at Thornton, 120th, and 136th as access points to welcome pedestrians and cyclists to the Park
- Introduce a trail entrance from the new 27J high school (Riverdale Ridge) and middle school (Quist Middle School) to the north as an opportunity to bring additional youth to the park and provide access from a potential community satellite parking lot for park visitors interested in a park-and-bike approach to events like the Fair.
- Implement portal trails with signage and design character that exposes the agricultural themes and history
- Consider connections to future Adams County parcels, such as adjacent reclaimed gravel operations, Willow Bay, Riverdale Bluffs Open Space, and Ken Mitchell Open Space

#### *Interior Park Trails*

- Introduce a series of heritage trails of various lengths as way to provide active living and educational opportunities

#### *Accessibility*

- Make all trails ADA accessible using acceptable surface materials and grading. Clearly sign routes and distances for park visitors.

*Note: Recommendations are summarized in Appendix A.*

The overall pedestrian circulation of the park is envisioned as a sequential system of loops which increase in mile increments. A comprehensive signage and wayfinding system will provide guidance throughout the entirety of this pedestrian system.

The main sequential loops, numbered one through four, will be paved 10-foot wide trails with an adjacent 4 feet of soft surface for runners and equestrians. Loops one and two will be lit to provide for evening use during months of shorter daylight.

The Cultural Trail, encircling the entirety of the park, is envisioned as a 10-foot wide paved, destination loop for pedestrians, cyclists and equestrians. Through use of interactive signage and wayfinding, this trail will guide visitors through the cultural story of Adams County while connecting to internal park amenities, adjacent communities and the South Platte River and South Platte Trail, a regional connecting trail. These multi-modal trails will widen the appeal of the park, making it a true destination within Adams County.

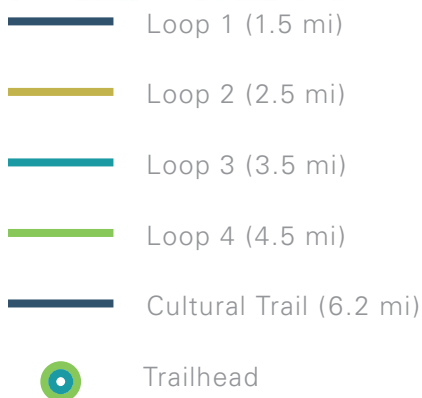
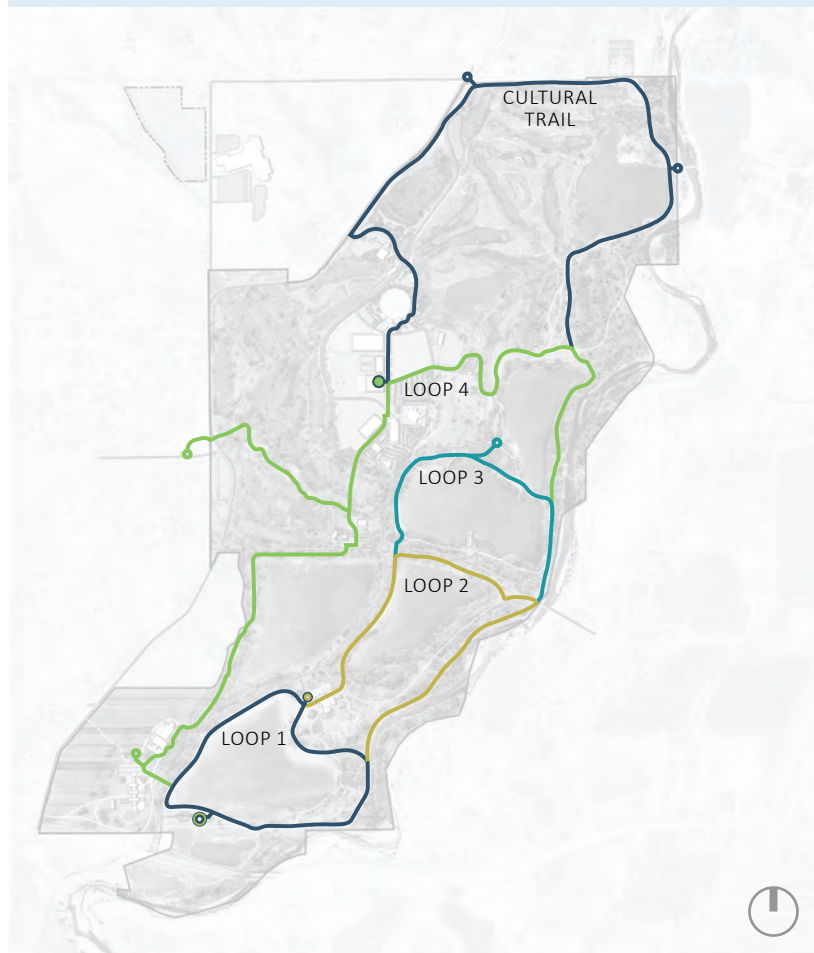
## BIKESHARE OPPORTUNITIES

Bike share programs are becoming increasingly popular across the nation and can provide multiple benefits, including reducing auto dependency and associated greenhouse gas emissions, reducing parking pressures and increasing the overall well-being and physical health of participants. A bike share program is proposed within the Riverdale Regional Park, providing an opportunity to move people through the large site, to reduce event pressures and to provide a handy means for recreation and trail use within the site. A private operator may minimize up front costs and allow the county to enter into a test-pilot program to test feasibility and staffing needs. The program would experience greater success with the collaboration of a broader regional program.

## BICYCLE PARKING

Bicycle parking spaces should be provided at a rate of at least 5% of parking spaces per the Adams County Development Code. Spaces should be located within

## BIKE AND PEDESTRIAN TRAILS DIAGRAM



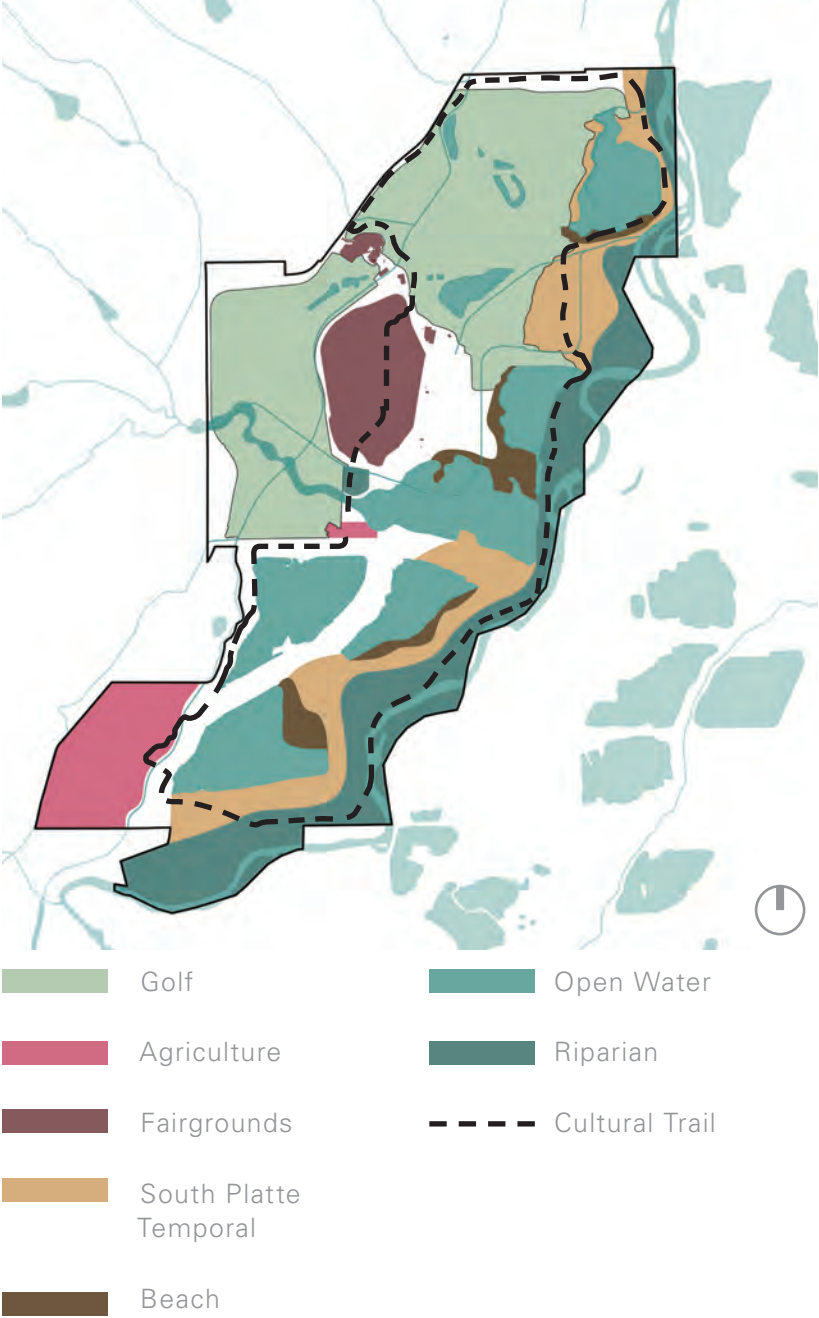
## TRAIL RECOMMENDATIONS (CONT)

### Trails

- Embark on a bikeshare pilot test at the Regional Park scale and understand community-scale bikeshare opportunities.
- Provide bicycle parking spaces at a rate of at least 5 percent of the vehicular parking spaces in close proximity to building entrances, trailheads and park amenities.

*Note: Recommendations are summarized in Appendix A.*

SITE PROGRAM WITH CULTURAL TRAIL OVERLAY



proximity of building entrances, and where possible, be sheltered by adjacent roof eaves. Bike facilities including bicycle racks, water stations and repair stations should be located at trailheads and other park destinations along the site's trail system.

CULTURAL TRAIL

An experiential loop through the park, the Cultural Trail will immerse visitors in the historical, cultural and natural narratives of Adams County. By walking visitors through transects of flora and fauna which relate to different programmatic elements of the site, the trail will reveal and interpret multiple distinct historical and cultural conditions found within the park. Interactive signage and wayfinding will allow users to discover these distinct conditions. Sensory details, such as the deliberate curation of scented plants, textures, art and more should be considered with trail implementation to provide a broader range of experiences for children and individuals with disabilities.

## FLORA AND FAUNA TRANSECTS

### *Fairgrounds*

A man-made inland ecology, the fairground area is an introduced perennial grassland and forbland. This consists mainly of seasonally present, livestock type fauna and tree species intended to provide a high canopy.

### *Agriculture*

Another man-made ecology, agriculture in Adams County is compromised mainly of wheat, corn and millet which, predominantly, attract crows and grackles.

### *Beach Edge*

Beach ecologies line the lakes of the park and offer a collection of species rare to Colorado. The flora species present here include sedges, rushes, mesic grasses and cattails. These lower growing flora species are complemented by fauna species such as herons, skinks and snakes.

### *Riparian*

Rare riparian ecologies exist along the South Platte River and provide a dense, deciduous tree canopy and thick groundcover. This allows for a diverse collection of fauna ranging from semi-aquatic species to land mammals and birds.

### *Open Water*

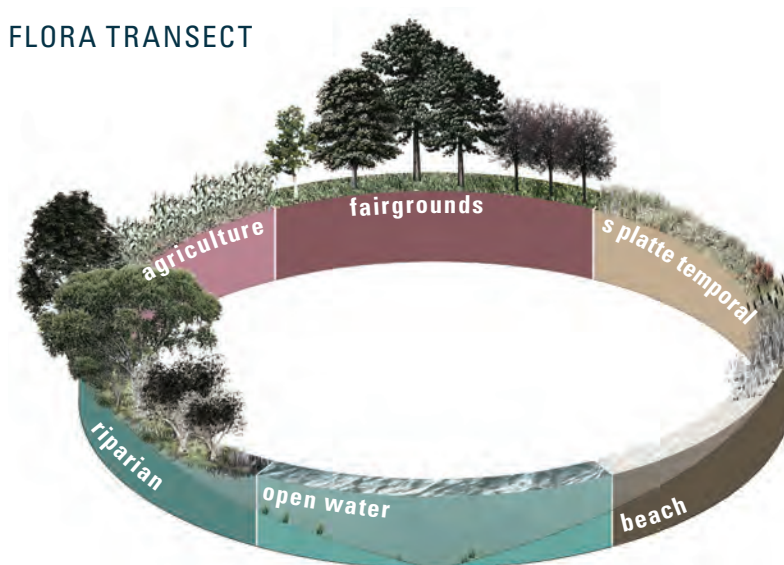
The collection of lakes and open areas of the South Platte River provide differing open water conditions within the park. Open water lake ecologies include black crappie, black bullhead, bass and bluegill. Open water river ecologies include common carp, white sucker, minnow and shiner species.

### *South Platte Temporal*

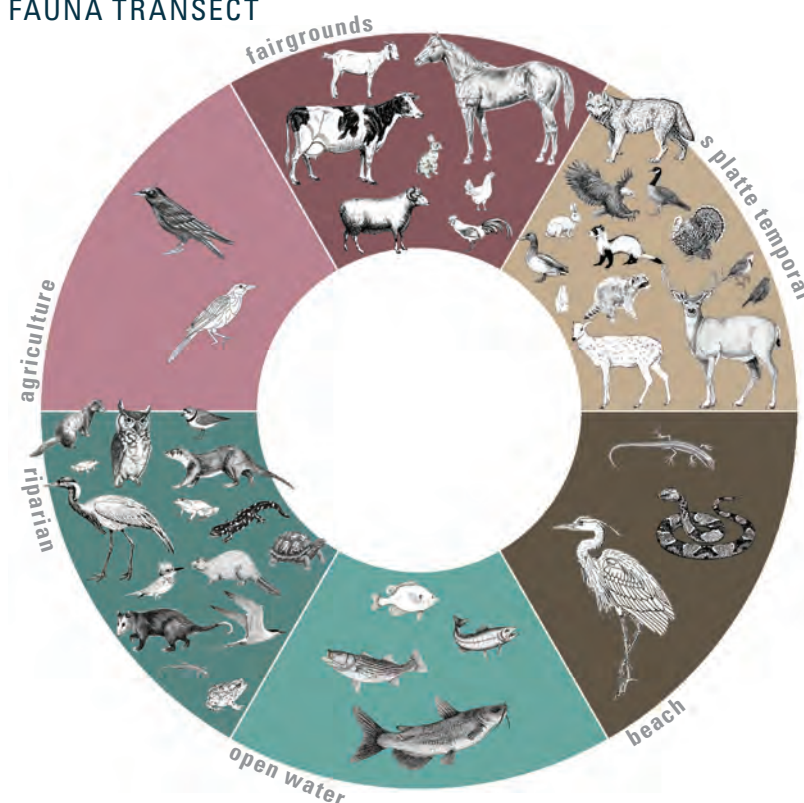
These areas of the park consist of shortgrass prairie, sandsage prairie and Southern Rocky Mountain pinyon-juniper woodland, three of the least conserved native ecologies in Colorado. A more arid landscape, the flora species supported here include blue grama grass, sagewort, yucca and a variety of native perennial wildflowers. These areas support a large variety of mammal and bird species including coyote, mule deer, raccoon, ferret, bald eagle, eastern cottontail, wild turkey and geese.

## CULTURAL TRAIL CONCEPT DIAGRAMS

### FLORA TRANSECT

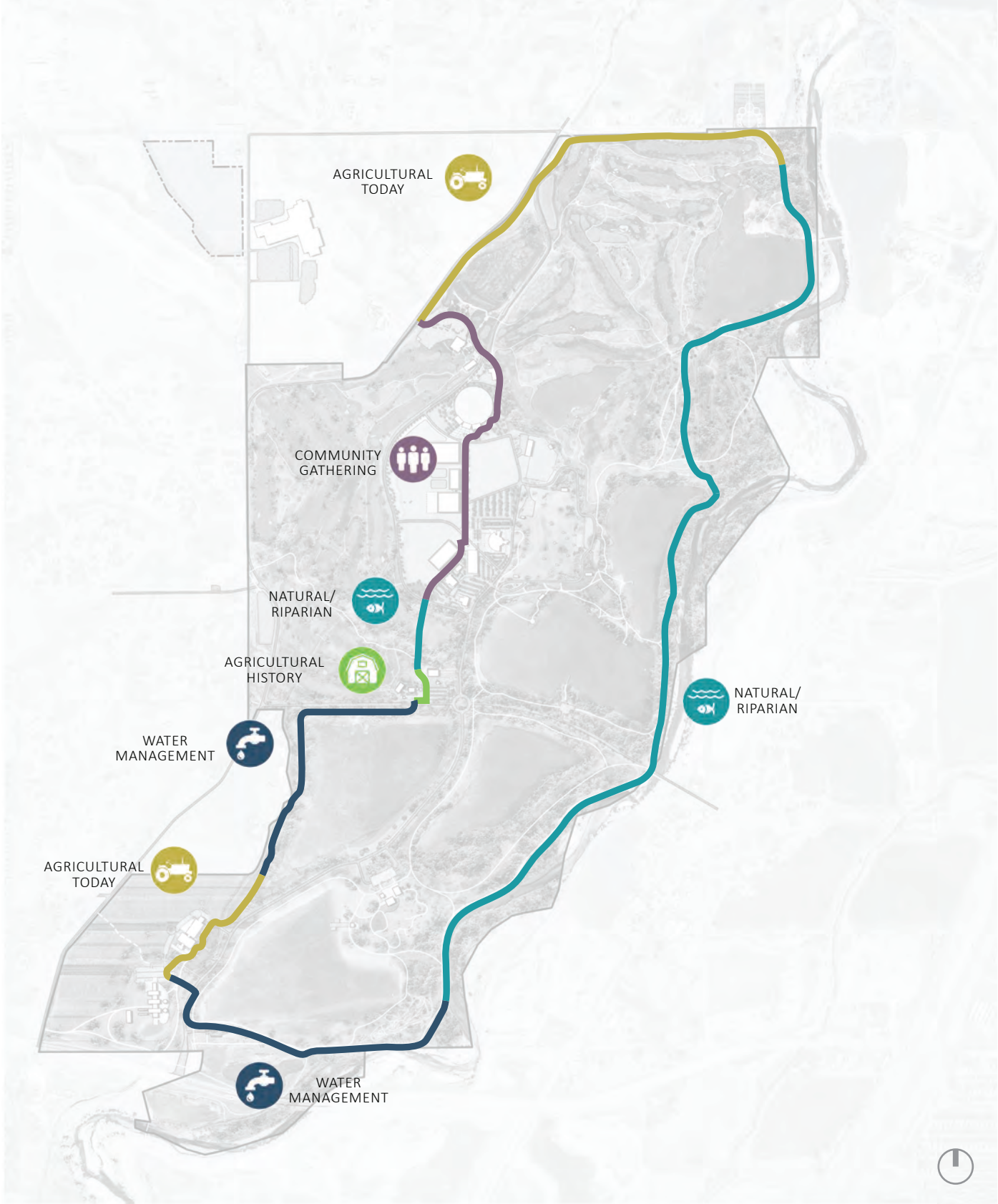


### FAUNA TRANSECT



Source referenced: Rondeau, R., K. Decker, J. Handwerk, J. Siemers, L. Grunau, and C. Pague. 2011. The state of Colorado's biodiversity. Prepared for The Nature Conservancy by the Colorado Natural Heritage Program, Colorado State University, Fort Collins, Colorado.

CULTURAL TRAIL ROUTE



AGRICULTURE TRAIL SEGMENTS



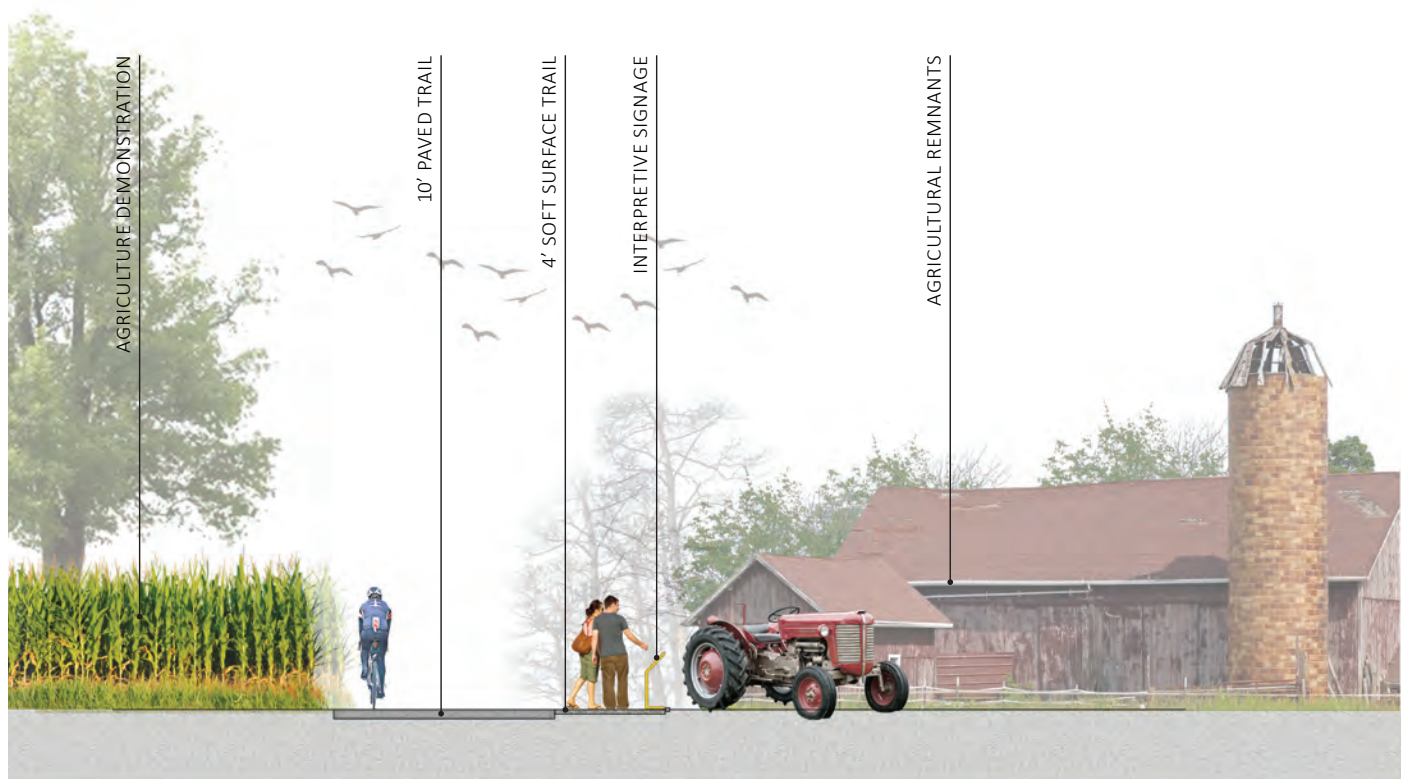
AGRICULTURAL HISTORY

This trail segment will pass through the Adams County Historical Society and Museum which walks visitors through decades of county history. A system of interactive signage and wayfinding will pay homage to the agricultural and cultural history of the park. Topics may include crop management, truck farms, grazing dairy operations, Kuner Pickle Company regional influence, Japanese-American farms after World War II, hand labor, historic Americana, historic crops such as the sugar beet explosion in early 1900s and more.



AGRICULTURAL TODAY

These segments of trail will walk users through a dynamic system of wayfinding and interactive signage which will comment on current dominant crops and agricultural practices in Adams County. This system of communication will also illustrate the story of conservation easements within the county. In future, the northern agricultural trail segment will connect users to an agricultural demonstration garden which will coordinate with agricultural schools and industry leaders to educate the public on new agricultural techniques and practices. Interpretation may focus on crop irrigation, machinery, conservation easements, current crops (wheat, corn, millet, livestock), demonstration garden for modern ag technologies and more.



WATER MANAGEMENT TRAIL SEGMENTS



WATER MANAGEMENT

Adams County Regional Park sits within the High Plains of Colorado, specifically, the flat to rolling plains ecoregion. These are the highest and driest plains in the nation, meaning water management plays a crucial role in providing fresh water to all user types. This trail segment’s narrative will be told through signage and wayfinding elements designed to walk visitors through the story of water in this ecoregion, the use and ownership of the lakes within the park, western water law, watersheds, floodways, water quality, water consumption and the importance of maintaining a clear floodway through the park. Partnerships in educating the public may include South Adams County Water and Sanitation District and Todd Creek.



NATURAL/ RIPARIAN TRAIL SEGMENTS



NATURAL/ RIPARIAN

The diversion of water for agriculture has made natural riparian conditions extremely rare along the South Platte River. These trail segments will make this rare ecology accessible to visitors by offering river access in multiple locations. Interactive signage will also be provided to demonstrate the significance of human manipulation of the river as well as the importance of these ecologies in water quality. Interpretation along the riparian corridor may include water quality, historic water ecologies, economic development of the South Platte River and more.





COMMUNITY GATHERING

Originating at the golf clubhouse, this segment of the trail will walk visitors through the historical and cultural significance of the fairgrounds. The main pedestrian thoroughfare of the grounds will be bookended by event spaces designed to emphasize the celebratory nature of fair events. Signage through this trail segment will illustrate the history of the fairgrounds and communicate the importance of community gathering venues in what was once a small agricultural community in Adams County. Organizations such as 4-H, which have significant ties to maintaining this small agricultural community, will continue to have their offices on-site. The trail segment may interpret fairground history, small agricultural communities, current Americana and more.



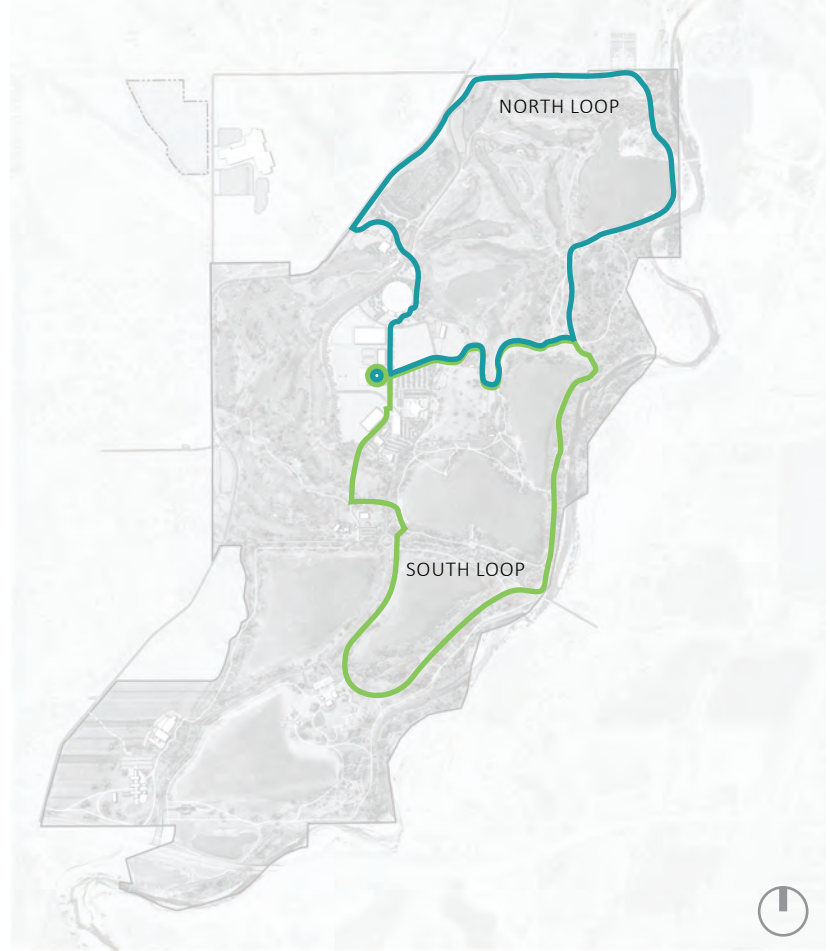
## EQUINE TRAILS

All county-managed trails are open to equestrian use. Since a great deal of park visitors participate in equestrian activities, designated equestrian trails will provide separated four (4) foot to six (6) foot soft surface trails of gravel or decomposed granite. It is recommended that these trails avoid shared use with cyclists and in situations where these uses are shared, a physical barrier be provided to separate these modes, or, trails are designated for equestrian use on certain days of the week. The system of equestrian loops originates at the fairgrounds for ease of access to fair participants and facilities and will be suitable for warm up and low speed riding.

A greater regional equine trail concept includes the connection of the fairgrounds to the National Western Stock Show in Denver. The Adams County Fairgrounds provides a great opportunity to stage, support, and board animals in relative proximity to the Denver site, which is approximately 15 miles away. The South Platte River Trail corridor creates this linkage, however, additional soft surfacing adjacent to the existing trail is desirable for equine use.

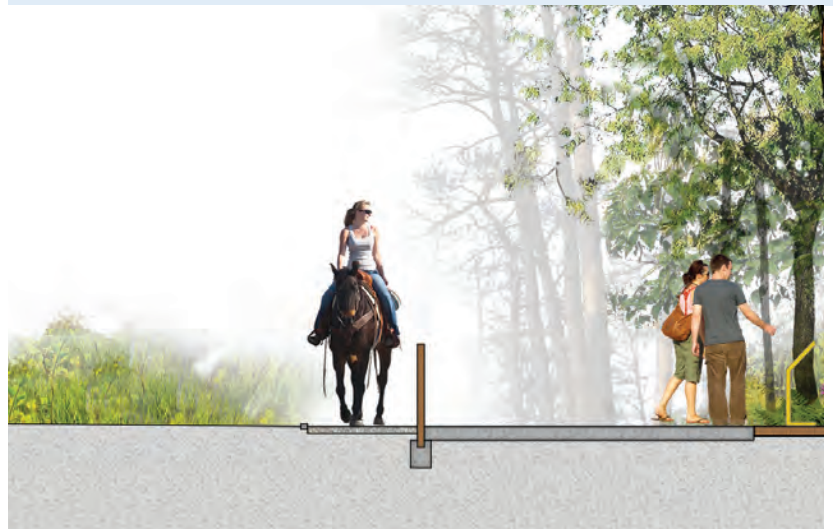
The US Forest Service recommends some considerations for planning and designing equestrian trail facilities. The park and fairgrounds have the opportunity to establish a policy regarding horse manure that may allow horse waste in designated areas, require owners to pick up and pack out, or may offer composting containers. In order to prevent potential noxious weed introductions, the park and fairgrounds can adopt a policy requiring trail stock to be fed certified weed-free straw and feed for a minimum of three days prior to a trail ride. Trail stock users should park in designated areas so the waste will not disturb other trail users. Another concept is to provide a short trail separation between stock riders and other trail users for the first half mile as a way to further reduce conflicts between stock manure and other trail users.

### EQUINE TRAILS DIAGRAM

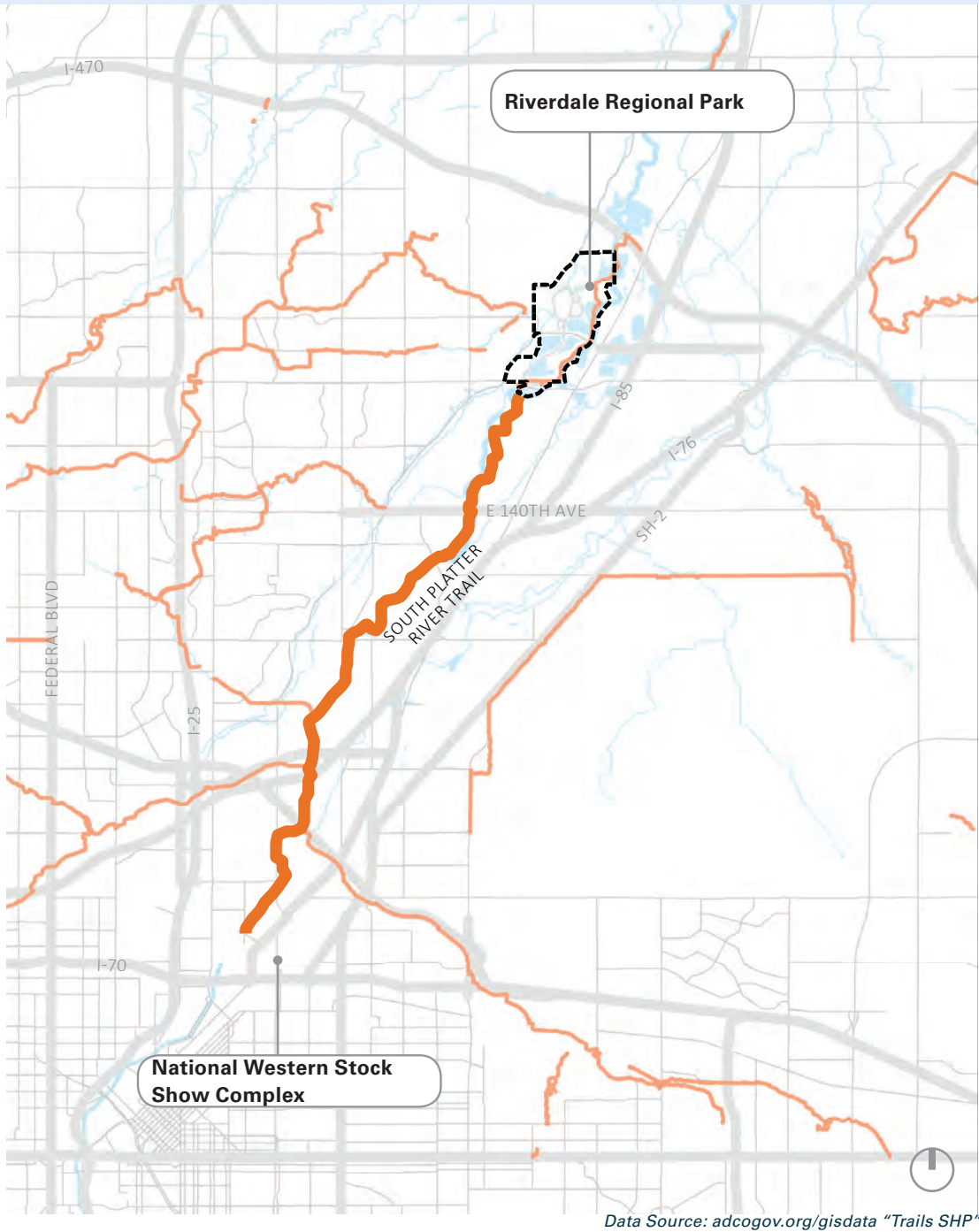


- North Loop (3.1 mi/ 5 km)
- South Loop (3.1 mi/ 5 km)
- Trailhead

### PORTAL TRAIL



CONNECTION TO THE WESTERN STOCK SHOW



# UTILITIES AND DRAINAGE STRATEGIES

This narrative summarizes the existing utility infrastructure at the Adams County Regional Park, lists potential constraints that should be considered for future redevelopment, and summarizes utility infrastructure that is estimated to be required to support Master Plan improvements.

This narrative is not intended to be all inclusive; rather, it is intended to provide an overall summary of the existing utility infrastructure in and around the site, and potential utility constraints for the master plan development. In many cases, the sizes of the existing utilities are unknown. Therefore, the master plan effort reviewed general routing of utilities but did not include delivery or capacity analysis of either the existing or proposed systems. Proposed sizing was estimated based on the available information on the existing system.

In addition, water, sanitary, storm and communication facilities do not exist within the Park south of Henderson Road (120th). Therefore, utility review is focused on the facilities located north of Henderson Road and referred to as “North Utilities”. Utilities to the south of Henderson Road will need to be evaluated based on proposed developments.

Currently, multiple sites are under consideration for development south of Henderson Road including the Adams County Animal Shelter and the Butterfly Pavilion. The Animal Shelter has developed scenarios to provide water and sanitary service for its own site under a separate contract. With the possibility of additional development of the Butterfly Pavilion and others, shared utility approaches should also be studied as information on the developments becomes available.

## SITE DESCRIPTION

The Adams County Regional Park is in Unincorporated Adams County. Adams County Fairgrounds is bounded by the South Platte River on the east, 120th Parkway on the south, Riverdale Road on the west and E-470 on the north.

The fairgrounds contain a wide variety of facilities including the Waymire Building (dome), CSU Extension Service Offices, indoor arena, outdoor arenas, barns, stalls and the exhibition hall. There are several known underground utilities on and adjacent to the Adams County Regional Park site that serve the functions of the existing building and the surrounding community. (See Existing North Utilities Plan and Existing South Utilities Plan)

Water resources on site include various lakes, the Brantner Ditch, Brantner Gulch, Clear Creek and the South Platte River.

## UTILITY INFRASTRUCTURE

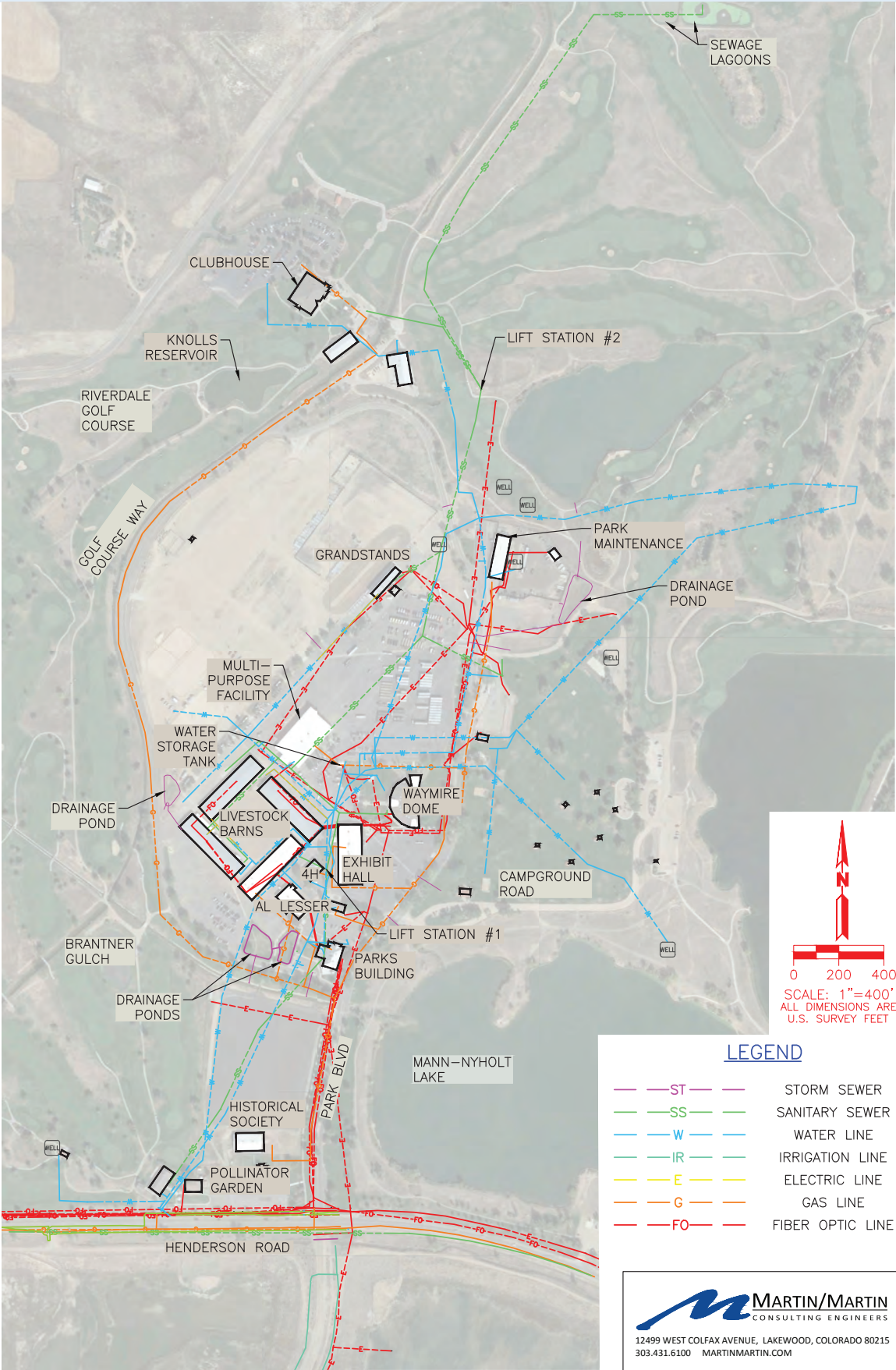
The existing utility infrastructure was compiled in ArcGIS using various utility maps, images, as-builts, Geographic Information System (GIS) files and AutoCAD files provided by Adams County as well as the Colorado Department of Water Resources (DWR) Well Permit Search website<sup>[1]</sup>. This data was then exported to AutoCAD and was used to create the existing utilities plan exhibits shown (Existing North Utilities Plan and Existing South Utilities Plan). As noted, sizing and materials are unknown in many cases.

### UTILITY RECOMMENDATIONS

- Relocate sanitary sewer line as needed within the facility core
- Add a new sanitary main line to the proposed buildings at the north end of the site
- Reroute domestic water lines to provide service to new structures as required, particularly to proposed buildings at the north end of the site
- Reroute gas distribution line as required to provide service to new structures
- Reroute electrical distribution as required to provide service to new structures
- Reroute and construct new fiber optic main line as required to provide service to new structures

*Note: Recommendations are summarized in Appendix A.*

EXISTING NORTH UTILITIES PLAN



Source: Martin-Martin

EXISTING SOUTH UTILITIES PLAN



The existing utility layout was then combined with the Master Plan to determine possible utility conflicts. For example, existing utilities underneath buildings which are going to be demolished (shown on Proposed North Utilities Plan and the Proposed South Utilities Plan as utilities to be abandoned) as well as utilities under proposed buildings (shown on the Proposed North Utilities Plan and the Proposed South Utilities Plan as utilities to demolish and be removed). Potential new utilities which are going to be needed to service the new buildings are included in the Proposed Utility Exhibits.

The following summarizes existing infrastructure and potential utility updates which are estimated to be needed to accommodate the Adams County Regional Park Master Plan:

### **SANITARY SEWER**

Gravity sewer mains convey collected wastewater to the two existing sanitary sewer lift stations. Lift Station # 1 is located near the Expo Hall and lift station # 2 is located approximately 400 feet northeast of the proposed Grandstands. Collected wastewater is then pumped through a ductile iron pipe (DIP) force main (portions of which are PVC due to repairs) to existing wastewater lagoons located approximately 2,000 feet north of the lift station. The lagoons are owned and maintained by Adams County. In the future (projected by the county to occur in the 4th quarter of 2018), wastewater will be pumped from lift station # 2 to the Metro Wastewater Reclamation District (MWRD) South Platte interceptor adjacent to Riverdale Road and conveyed to their North Treatment Plant.

Based on existing flow data for the sanitary lift stations from the County, the average day flow for a peak month is approximately 12,000-14,000 gal/day (approx. 25 gpm for a peak hour assuming a 5.0 peaking factor). Per correspondence with Nathan Worker at Jacobs on November 21, 2017, the Site Location approval from the State of Colorado for Lift Station # 2 dated November 27, 2012 indicates a peak hour design flow of 347 gpm, which is

approximately 7 times larger than the current measured flows.

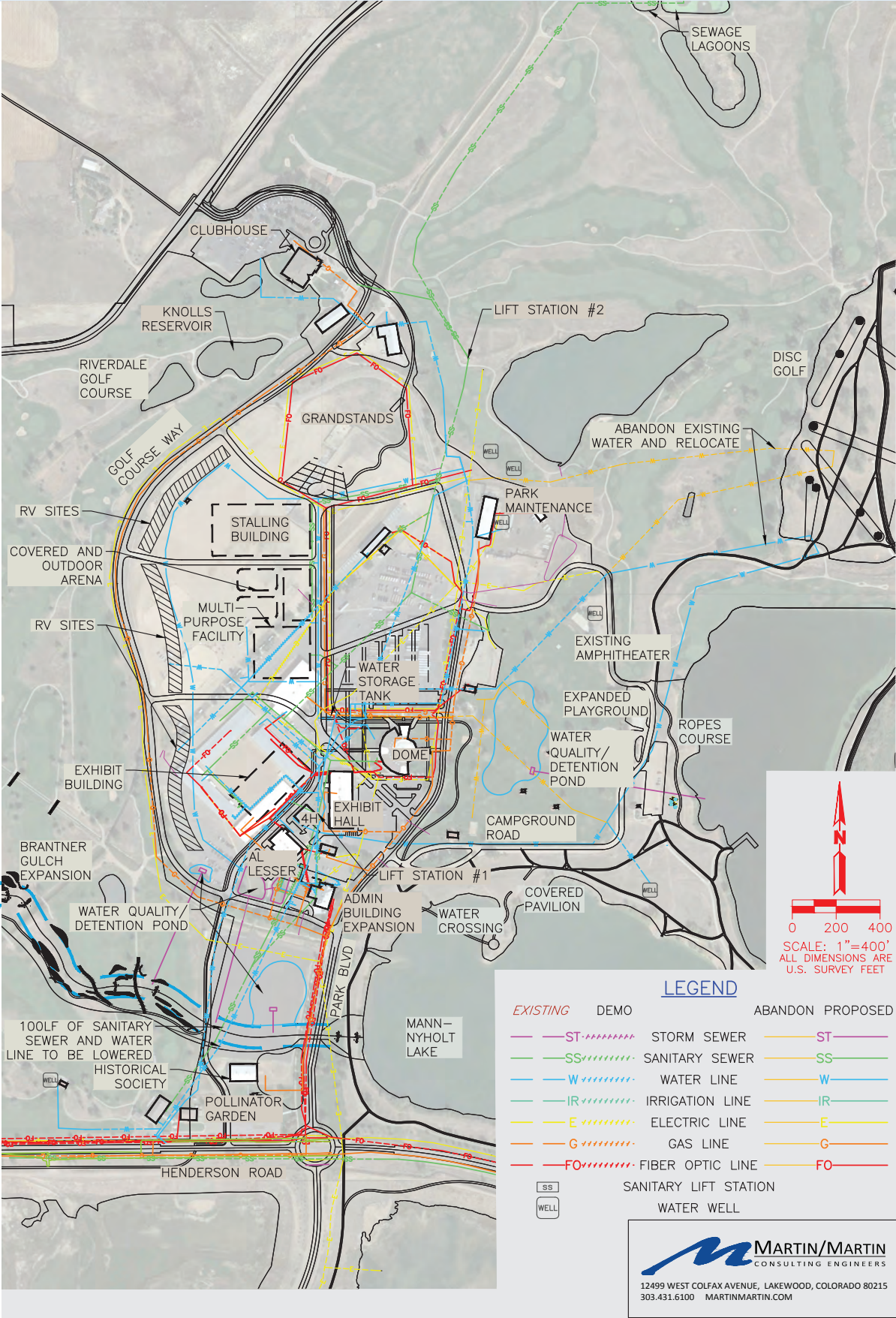
Using a commercial design flow of 1,000 gallons/acre/day for the "core" area to be redeveloped (core area: area of buildings to remain = approximately 75 acres) translates to 75,000 gpd average day flow x 2.5 peak factor = 187,500 gpd. Adding the existing flows to remain (approx. 10,000-12,000 gpd), is on the order of the approved lift station # 2 flow of 200,000 gpd. An area to be redeveloped of 75 acres is a conservative estimate. In addition, based on the current measured flows, 1,000 gpd/acre is also a conservative estimate. However, projected flows should be verified at the time of development to ensure adequate lift station capacity.

There are several 8-inch clay-tile gravity sanitary sewer mains running through the fairgrounds which provide sanitary service to the existing buildings. To extend the service life of the piping, the clay-tile lines could be slip lined. The lines were video recorded and are in good shape. A cost allowance to slip line the pipes is included in the utility cost estimate. The proposed parks building expansion conflicts with the current path of a sanitary main and the main will need to be relocated because of the expansion.

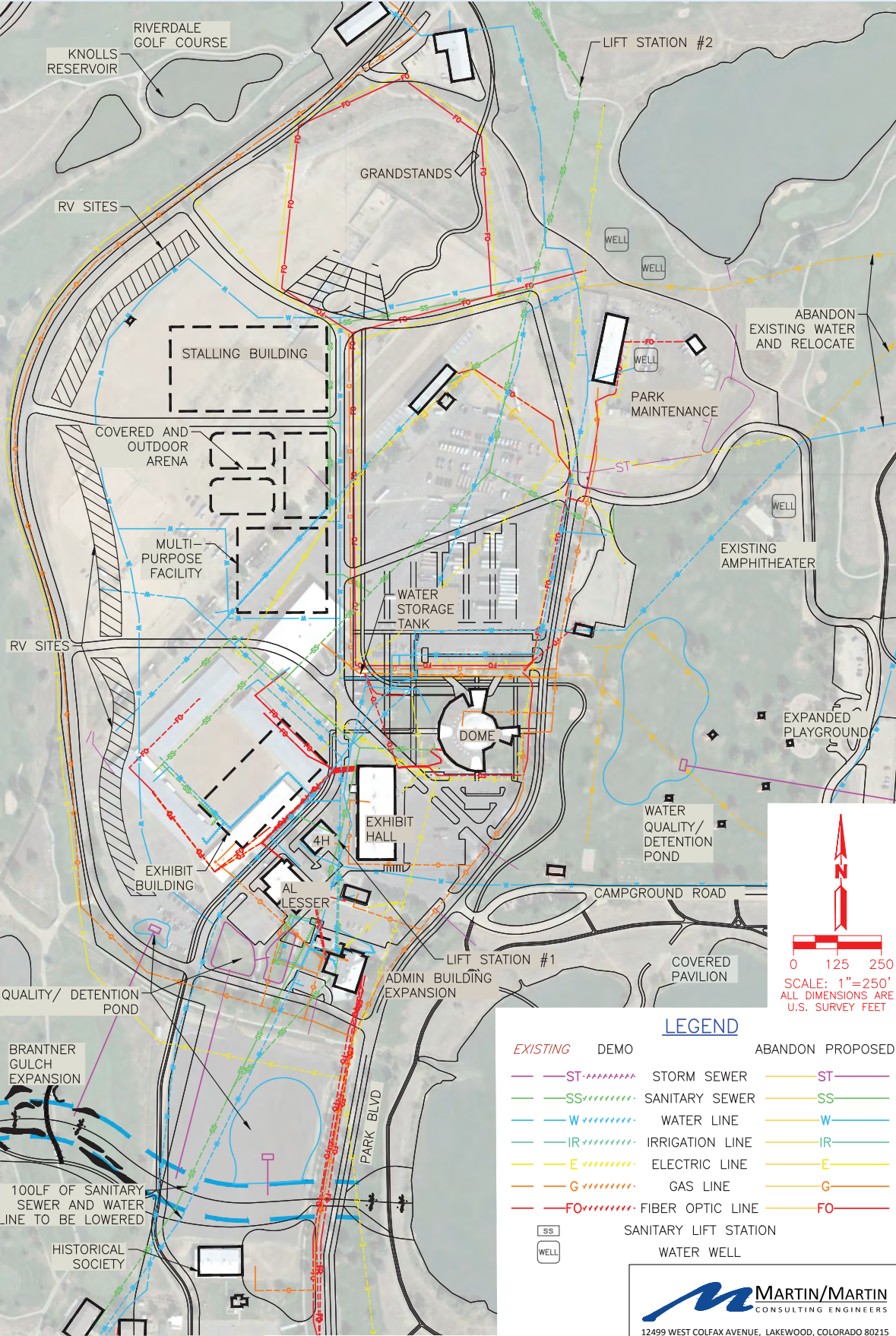
Existing sanitary lines will service the new exhibit hall and multi-purpose facility, but a new sanitary main line will need to be built to service the remaining proposed buildings towards the northern end of the site (see Proposed North Utilities Plan). Existing sanitary lines which will not be required for the proposed development will be abandoned in place.

The master plan includes a series of RV campsites on the west side of the site. As described in a previous section of this report, in lieu of individual sewage hook-ups for each RV site, a sanitary dump station is envisioned. Since a majority of the Park site is within the 100-year floodplain, the dump station will need further study to place it outside of the floodplain and to locate it in a serviceable location out of the mainstream areas. An allowance for an 8-inch service

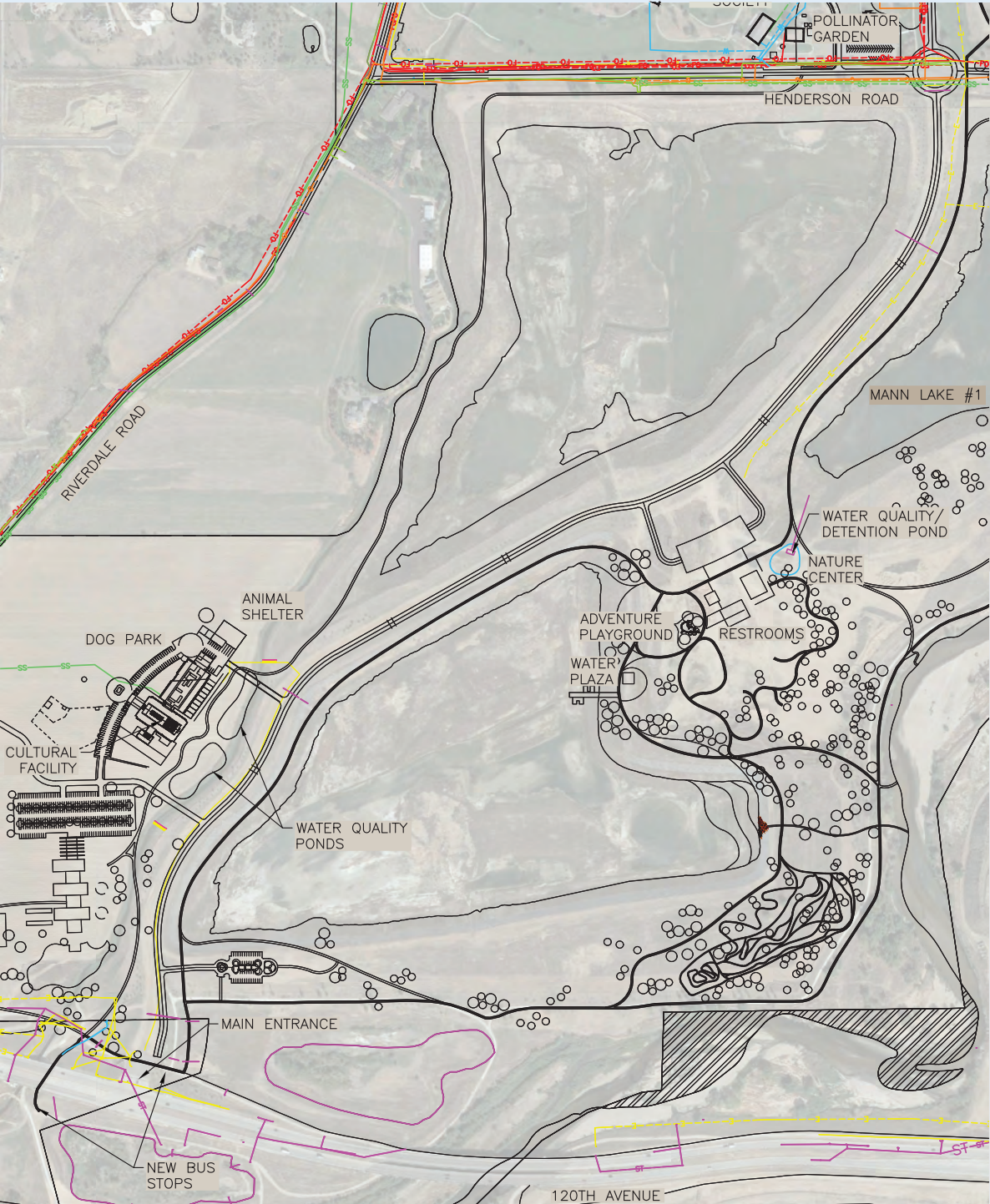
PROPOSED NORTH UTILITIES PLAN



PROPOSED NORTH UTILITIES PLAN - CORE ENLARGEMENT

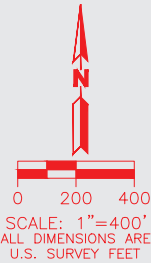


PROPOSED SOUTH UTILITIES PLAN



LEGEND

EXISTING	DEMO	ABANDON	PROPOSED
ST	ST	ST	ST
SS	SS	SS	SS
W	W	W	W
IR	IR	IR	IR
E	E	E	E
G	G	G	G
FO	FO	FO	FO
SS			
WELL			



NOTE:

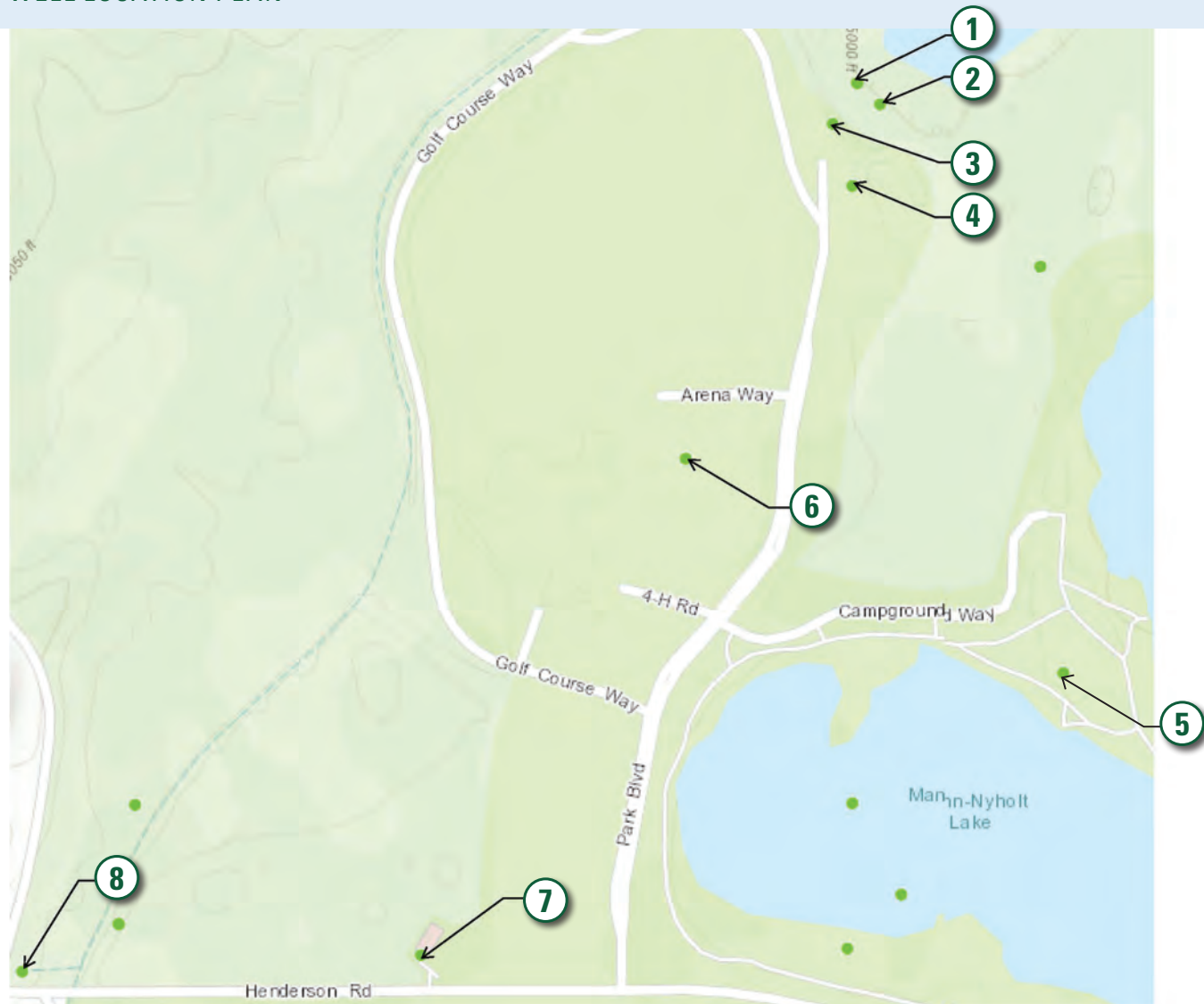
1. ANIMAL SHELTER UTILITIES ARE PROPOSED AS PART OF A SEPARATE PROJECT AND DO NOT EXIST AT THIS TIME.



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

Source: Martin-Martin

## WELL LOCATION PLAN



MAP NUMBER	WELL PERMIT NUMBER	WELL NAME	PERMITTED GPM <sup>(1)</sup>	PRODUCTION GMP <sup>(2)</sup>	USE	SUPPLY AREA
1	20007-F	Shallow Golf Course Well	853	Unknown/ Abandoned	Irrigation	Golf Course
2	57956-F	Shallow Golf Course Well	853	Unknown/ Abandoned	Irrigation	Golf Course
3	49856-F	Alluvial Well	190	Unknown	Irrigation	Golf Course Pond for Knolls Course
4	34083-F	Maintenance Shop Well	100	29	Municipal	Maintenance Shop
5	64012-F	Amphitheater Well	15	18	Municipal	Mann-Nyholt Lake
6	43231-F	Waymire Well	3.75	0	Municipal	Move to Abandon
7	43230-F	Museum/Clubhouse Well	30	39	Municipal	Potable Water Supply
8	20008-F-R	School House Well	19.5	4.5	Municipal	Potable Water Supply
Totals				90.5		

### Notes:

(1) The Colorado Division of Water Resources (DWR) Permit Research Viewer was used as the source for the Permitted GPM.

(2) Production GPM were provided by Adam's County. Daily Maximum Production is 130,320.

## 2013 FLOOD AT RIVERDALE REGIONAL PARK



*Image credit: Adams County*

line to serve the RV dump station is included in the estimated costs.

A preliminary proposed sanitary sewer system for the Adams County Animal Shelter (south of Henderson Road) currently includes a lift station and 4-inch force main. The force main would tie into Metro Waste Water's South Platte Interceptor at 128th and Riverdale Road which ultimately discharges to the new North Metro plant located on US 85 and County Line Road on the northern side of Brighton. As the design for other sites south of 124th Ave progress, they could either tie into the Animal Shelter lift station (re-sizing may be necessary) or provide their own force main and lift station. Typically, the regional authority (DRCOG, Denver Regional Council of Governments) advocates for shared lift station facilities where possible.

### DOMESTIC WATER

Water is supplied to the Adams County Regional Park from various wells located on site. Based on information provided by Adams County, the average potable water demand for the site is 4.8 million gallons per year. The combined potable and non-potable usage for the site is, on average, 137,000 gallons per day which is also based on information provided by Adams County.

There are 6 existing wells on site according to the Colorado Division of Water Resources. Three of the wells are used for irrigation, two are for municipal uses, and one is an alluvial well (See Well Location Plan). Each well house will include a generator as requested by the county for redundant power sources.

The main source of potable water on site is from two operating municipal wells which produce approximately 130,000 gpd per the County. Water from the wells are piped directly to the water treatment and storage facility near the Waymire Dome. The system includes two 20,000 gallon buried steel tanks as well as a 100,000 gallon elevated storage tank. Water enters the system through raw water lines is then chlorinated and is held in the two 20,000 gallon steel tanks for additional contact time. The water is then pumped out of the underground tanks into the elevated storage tank where it is gravity fed to the operating system. A generator would also be provided for back-up existing power for the pump station associated with the buried water tanks as part of the Master Plan. To provide water supply for the master planned development, a new well is anticipated to need to be drilled.

The system is currently disinfecting through chlorination. Based on coordination with county personnel, this configuration allows for adequate water treatment and disinfection contact time. They report that the site experienced an improvement in water quality from these recently implemented improvements.

There is an 8-inch water line which provides service to the Historical Society Museum and is in the path of the proposed Parks building expansion. This water line will need to be removed from the area underneath the proposed building and relocated to continue serving the Museum.

A portion of the service lines providing service to the current animal barns can be abandoned and the portion of the service lines underneath the proposed exhibit hall will need to be removed. There is also a service line providing service to the existing grandstands which conflicts with proposed buildings. The portion of this line located under the proposed multi-purpose facility and covered arena will need to be removed and the remaining lengths can be abandoned.

A new 8-inch main line including 6-inch fire hydrant laterals will need to be built to service the proposed buildings towards the north. The main lines will run through the middle of the site and along the west side of the proposed stalling building, open arena, covered arena and multi-purpose facility (See Proposed North Utilities Plan). The main line will be connected to the existing water line running along the east side of the site. The new water lines will include approximately ten (10) new fire hydrants and may require additional water storage to meet fire flow demands.

Required water demands and fire flows will be dependent on proposed building construction and total square footage. A rough estimate of total required volume is based on Greater Brighton Fire District criteria north of 124th Avenue and North Metro criteria south of 124th Avenue. This includes domestic demand as well as fire flow reserves. Using 1,651 gpd/acre for (commercial/industrial) domestic demand for approximately 83 acres (core area) and an industrial peaking factor of 1.32

results in 180,000 gpd. Commercial fire flow would typically require 2,500 gpm for two hours resulting in 300,000 gallons. However, since this is a somewhat rural setting with limited water availability, it is anticipated that a reduction in fire storage would be granted similar to the animal shelter site to the south. Therefore, total required storage is estimated to be 330,000 gallons (180,000 gallons domestic plus 150,000 gallons for fire). To provide this additional water storage, a new 200,000 gallon elevated or buried tank is included in the cost estimate with an associated pump station. Based on the existing measured sanitary flows, the Brighton criteria is estimated to be conservative for the Regional Park future demands. Tank and pump sizing would need to be studied at the time of building design. An allowance for a second 150,000 gallon water tank and pump station are included in the cost estimate in the event that the full fire storage is required.

Water to the existing disc golf is planned to be removed and replaced based on the County's desire to route the line under the service road. The rerouting will include multiple water service lines to the east playground and amphitheater that will be relocated due to the proposed water quality and detention pond east of the fairgrounds. For this reason and to avoid routing the water line under the golf course, see the Utility Exhibits for the new loop of the waterline which will allow previously serviced amenities in that area of the site to continue to be serviced.

A preliminary proposed water system for the Adams County Animal Shelter (south of Henderson Road) currently includes a well for water supply and storage tanks for fire suppression. As the design for other sites south of 124th Ave progress, they could either tie into the Animal Shelter well (sizing/available water production would need to be confirmed), or provide their own well and storage tanks. A water loop connecting to an existing City of Brighton water line in Henderson Road or to City of Thornton water at 120th and Quebec may also be considered.



## **ELECTRICAL DISTRIBUTION**

The electrical provider for the site is United Power. The main electrical lines run along the east side of the site with service lines providing electricity to the existing buildings. Main electrical lines will need to be built through the middle of the site, connecting to the existing lines on the east side and running along the east side of the proposed buildings. The new lines will also need to extend north around the Grandstands to provide electricity to this area.

There is currently an electrical service line providing electricity to the existing Grandstands which can be abandoned in the area where there are no proposed buildings over the top of it. A portion of this line needs to be removed where it runs underneath the proposed multi-purpose facility and covered arena. Refer to the Proposed North Utility Plan for approximate proposed routing of lines.

The need for new transformers or upgrade to the electrical will need to be reviewed at the time of design.

## **FIBER OPTIC DISTRIBUTION**

The telecommunications provider for the site is Century Link. Fiber optic lines are dispersed throughout the site. The fiber optic lines providing service to the existing animal shelter barns can be abandoned where new buildings are not going to be built over the top of existing lines, and removed where new buildings are proposed. A section of the fiber optic line serving the Parks building will need to be removed to accommodate the expansion and the existing line will be connected to the expansion.

Main fiber optic lines will need to be built through the middle of the site, connecting to the existing lines on the east side of the site and running along the east side of the proposed buildings. The new lines will also need to extend north around the Grandstands to provide communications to this area (see Proposed North Utility Plan). An additional allowance for lines to provide SCADA (Supervisory Control and Data Acquisition) for the wells, tanks, pump stations and lift station is also included.

## **PUBLIC ADDRESS SYSTEM**

In addition, the county reports that the copper pair wires serving the public address (PA) system need to be replaced. An allowance of lineal footage of line is included in the cost estimate based on the length of known fiber optic lines shown on the North Utility Exhibit to the north of Henderson Road.

## **DRAINAGE**

### **EXISTING FLOODPLAIN**

Except for the agricultural fields and the Brantner Ditch on the western edge of the site, almost all the site is located within the 100-year flood plain of the South Platte River or Brantner Gulch. There is less than two feet of elevation gain from the upper banks of the South Platte River to Riverdale Road. However, a levee, which was built along the east side of the site restricts some floodwaters onto the site.

The site is classified by the Federal Emergency Management Agency (FEMA) as being a Zone X because the levee protects this area from a 1% annual chance of flooding. This is modeled in the Flood Insurance Rate Map (FIRM). Consequently, portions of the area west of the levee do not benefit from seasonal flooding and vegetation has been negatively affected.

### **FLOODPLAIN REGULATIONS**

An Adams County floodplain use permit is the only authorization under which a structure may be erected, moved, placed or altered within the flood control overlay zone district; fill may be placed within the flood control overlay zone district; materials or equipment may be stored or processed within the flood control overlay zone district; or a channel of a watercourse may be changed within the flood control overlay zone district.

The lowest floor, including basement for all new non-residential construction or substantial improvement (more than 50% of market value) of any non-residential structure shall be: (1) elevated at least two (2) feet above the base flood elevation (BFE); or (2) floodproofed so that all portions of the structure less than two (2) feet above the base flood elevation, including the attendant utility and sanitary facilities, are watertight.

Walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

A conditional letter of map revision (CLOMR) shall be obtained for all proposed stream alteration activity that increases the established BFE more than 0.00 vertical feet or decreases the established BFE more than 0.3 vertical feet.

In areas with an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase the established BFE more than 0.00 vertical feet or decrease the established BFE more than 0.3 vertical feet, a letter of map revision (LOMR) showing such changes shall be obtained to accurately reflect the changes on FEMA’s regulatory floodplain map for the stream reach.

Encroachments within the floodway are prohibited, including: fill, new construction, substantial improvements, and other development, unless certification by a

registered professional engineer is provided demonstrating the cumulative effect of the proposed development. When combined with all other existing and anticipated development, encroachment does not result in any increase in the base flood elevation (“no-rise”).

**WATER QUALITY AND DETENTION**

Storm water quality and detention storage will need to be provided for new improvements. Non-pervious surfaces should be minimized when possible while redeveloping the Park to minimize the amount of storage required. Where possible, green infrastructure should be used such as rain gardens, bioswales, and storm water wetlands to promote detention and infiltration of runoff from the site. For example, the pond just to the south of the fairgrounds is planned to include wetlands to integrate with the surrounding habitat. Depending on the phasing of improvements, alternative water quality and detention approaches can be considered. Where denser development occurs (e.g. the core area), use of pervious pavers or rain gardens may be considered but will also carry additional construction costs.

**APPROXIMATE DETENTION/WATER QUALITY BASIN LOCATIONS IN THE NORTH PARK**



**DETENTION BASIN DETAILS**

- 1** Required detention basin volume: 10.4 acre-ft  
Assumed depth: 3 feet  
Basin dimensions: 200 feet by 755 feet  
Zone of impact dimensions: 232 feet by 787 feet
- 2** Required detention basin volume: 2.9 acre-ft  
Assumed depth: 3 feet  
Basin dimensions: 209 feet by 209 feet  
Zone of impact dimensions: 241 feet by 241 feet

[1] “Directory of Plans Matrix.” Martin/Martin, Inc. Dated January 1, 2017. Last updated September 7, 2017.

[2] Adams County Development Standards and Regulations, “Chapter 9 – Storm Drainage Design and Stormwater Quality Regulations.” December 16, 2014. Accessed August 2017.

[3] Urban Drainage and Flood Control District, “Criteria Manual.” Volumes 1, 2, and 3. Revised March 2017. Accessed August 2017

Proposed drainage will generally follow existing drainage patterns. At the fairgrounds (north), stormwater, which falls on the northern area of the site, drains to the east, and stormwater which falls on the southern portion of the site flows south and south east. The site was divided into a north core and south core to estimate stormwater flows. At the Adventure playground/Nature Center south of 124th Ave., stormwater drains to the north east towards Mann Lake #1.

Typically, an open pond is the most cost efficient approach where land is available. Therefore, master plan estimated costs include open ponds. Rough sizing and possible locations for open pond water quality and detention basins are shown in the Utility Exhibits. The water quality and detention ponds shown on the Utility Exhibits are sized for 100-year detention plus water quality volumes for purposes of the Master Plan to allow adequate area for the ponds. However, since a majority of the site is within the 100-year floodplain, the ponds will be inundated during the 100-year storm event (if the floodplain remains as shown) and the ponds will function for the smaller storm events. For the proposed buildings to be constructed, however, the floodplain will need to be modified and the pond design can be coordinated with this effort (re: Floodplain Regulations section of this report). At that time, a decision can be made about where the best location for the ponds will be to meet water quality and 100-year runoff detention requirements. (See Approximate Detention/Water Quality Basin Locations in the North Park)

### ***Basis of Design***

The criteria used for the drainage design are the Adams County Development Standards and Regulations, Chapter 9: Storm Drainage Design and Stormwater Quality Regulations dated December 16, 2014, as well as Volumes 1-3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Drainage Manual which were revised in March of 2017<sup>[2][3]</sup>.

### ***Water Quality Capture Volume (WQCV)***

Proposed imperviousness was estimated for the north and south core areas based on the proposed site plan and are summarized in Appendix E. The recommended imperviousness percentages for a range of surfacing are shown in UDFCD Table 6-3 (Volume 1, Chapter 6, Page 8) and were used to estimate the imperviousness of these areas. The overall imperviousness for the north and south cores were then used to estimate the WQCV using Equation 3-1 provided by UDFCD (Volume 3, Chapter 3, Page 5).

### ***Detention Basin Criteria***

Detention volumes were estimated using Equation EDB-1, Extended Detention Basins in UDFCD Volume 3. These estimates are included in Appendix E for both the north and south cores.

# LAND ACQUISITION

A land acquisition study was conducted for areas adjacent to or contiguous with the Regional Park and Fairgrounds in order to consider prioritization for the expansion of county-owned lands in the future as opportunities arise. The recommendations were based on three tiers of prioritization and associated attributes. See the Land Acquisition Map for a summary of potential acquisitions.

Tier One facilities exhibit traits of being contiguous to the park, undeveloped or minimally developed, and they fill in gaps between the park and physical boundaries such as roads (Riverdale Road and E470) and the South Platte River. Two parcels are owned by Henderson Aggregate, a gravel extraction site with long-term land use and the potential for reclamation. It is also adjacent to the existing Adams Hollow Disc Golf Course and could provide opportunities for future expansion of the course. The Spano land holdings, adjacent to Riverdale Road to the south portion of the site, largely contain farmland, which is compatible with the future planning of the regional park. However, the property does contain some intense development already

and a continued relationship with the land owner to maintain the rural character of Riverdale Road and the regional park should be maintained. Some marginal land is also identified along the South Platte River with limited access and that can help fill in gaps between the Regional Park and the river. One smaller sliver of land is not identified with an owner and should be studied further for potential ease in acquisition.

Tier Two parcels appear as donuts within existing county-owned land and are minimally developed today, but existing residential sites do exist. Finally, Tier Three parcels provide some adjacency opportunities for future acquisition consideration, but have obstacles such as separation by the river.

Other factors that weigh into potential for acquisition include ease of access, development pressures from surrounding uses, developability of the land, itself, and perceived ease in acquisition/ownership characteristics. The connection of County-owned parcels helps to create contiguous corridors that experience more efficiency in maintenance and oversight, better habitat connectivity and more interconnected recreational opportunities.

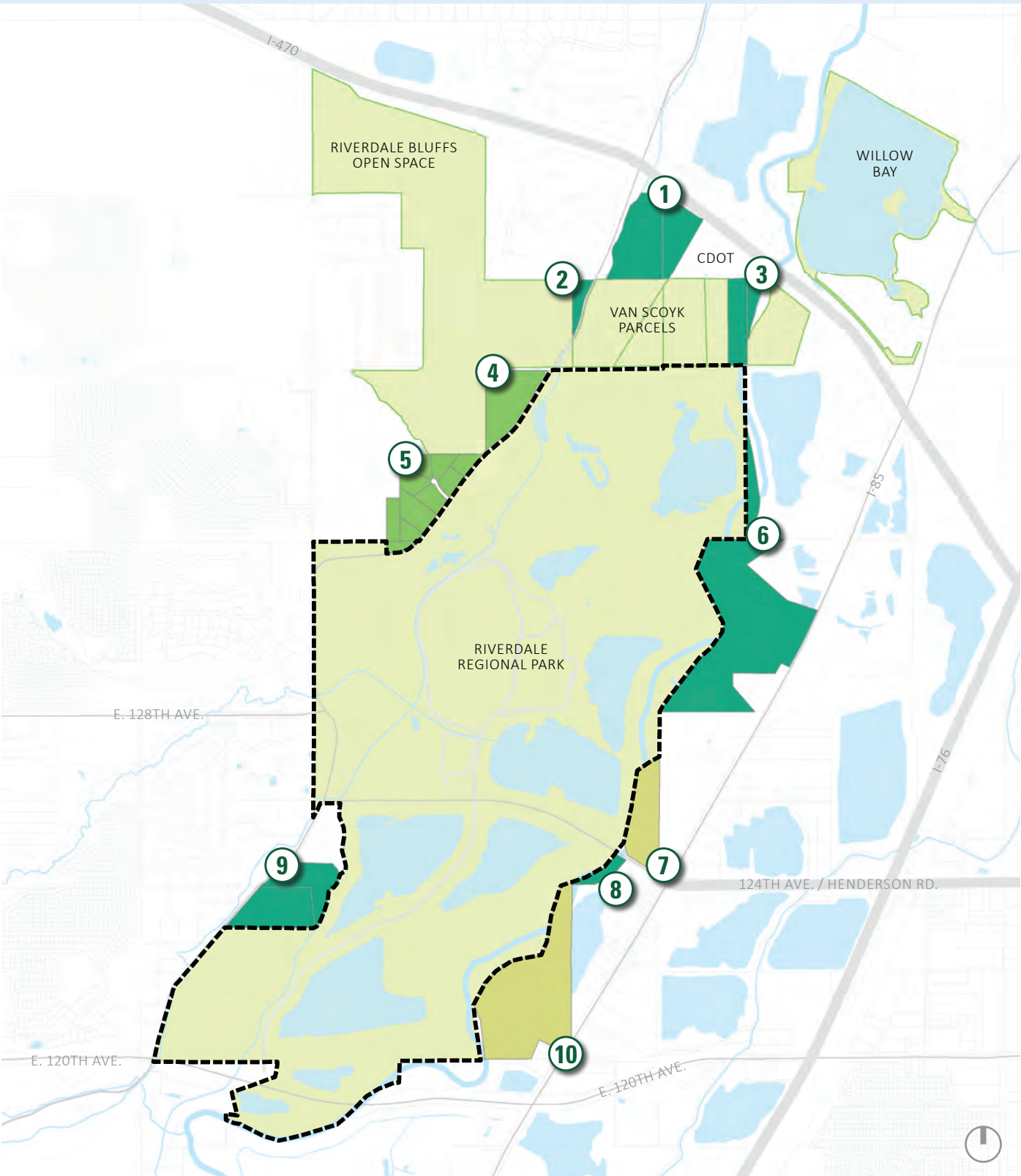
## LAND ACQUISITION ATTRIBUTES

- Parcels that are contiguous
- Parcels that fill gaps in ownership
- Ownership by an extraction industry
- Undeveloped Land
- Ownership undefined, marginal but contiguous
- Connection and access
- Property ownership
- Long-term use
- Development pressure/developability
- Perceived ease in acquisition

## LAND ACQUISITION SUMMARY

Map ID	Current Ownership	Priority for Acquisition	Acreage
1	Dill (2 parcels)	Tier 1	26.68
2	Gallegos	Tier 1	2.79
3	Falcon Resources (2 parcels)	Tier 1	14.06
4	LRK LLC	Tier 2	14.66
5	Applehanz Subdivision (10 parcels)	Tier 2	26.91 (approx)
6	Henderson Aggregate LTD	Tier 1	78.09
7	Kroll	Tier 3	14.04
8	Unidentified ROW or Easement	Tier 1	12.35 (approx)
9	Spano (2 parcels)	Tier 1	25.93
10	Asphalt Specialties	Tier 3	52.44
			<b>267.95</b>

LAND ACQUISITION MAP



LEGEND

- Existing County-Owned Parks Lands
- Tier 1 Acquisition
- Tier 2 Acquisition
- Tier 3 Acquisition

# PARK ACCREDITATIONS AND CERTIFICATIONS

Riverdale Regional Park has the opportunity to achieve recognition and elevate standards through the process of applying for various accreditations and certifications programs. Although these programs may incur an initial expense, many will offer education-related resources and/or result in cost savings over time. The recognition will serve as a vehicle to educate the community about the park's core value system that showcases sustainability and land stewardship. In addition, Adams County has the potential to leverage the recognition from some of the following programs when pursuing additional funding mechanisms. The following is a compilation of park accreditations and certifications that are most aligned with the themes established for the park.

## COMMISSION FOR ACCREDITATION OF PARK AND RECREATION AGENCIES (CAPRA)

CAPRA accredits park and recreation agencies for excellence in operation and service. This accreditation helps parks achieve their goals while sending a message that the park system is aligned with current industry best practices. As a method to determine the level of quality each park system is delivering, the parks are independently evaluated and compared to established benchmarks.

CAPRA accreditation involves three distinct phases including: development of the agency self-assessment report, the on-site evaluation, and the Commission's review and decision. After initial accreditation, the process is repeated every five years with the expectation that the parks will improve their evaluation each cycle.

The CAPRA website identifies the benefits for participating in CAPRA include "...the

potential for external financial support and savings to the public, external recognition of a quality governmental service, increased efficiency and evidence of accountability, identifies areas of improvement by comparing an agency against national standards of best practice..."

## ARBNET ACCREDITATION - ARBORETUM

ArbNet offers four levels of accreditation to recognize arboreta at various degrees of development, capacity, and professionalism. The first level of accreditation requires the most approachable criteria and is appropriate for lands at the scale of golf courses, college campuses, zoos, private estates, or towns. Participants in the program are encouraged to improve their accreditation level over time eventually reaching level four, which are "world-renowned tree-focused institutions."

## AUDUBON PROGRAM – AUDUBON COOPERATIVE SANCTUARY PROGRAM FOR GOLF

"This program is an award-winning education and certification program that helps golf courses protect our environment and preserve natural heritage of the game of golf." The Standard Environmental Management Practices developed by Audubon International provide the framework for golf courses to achieve natural areas and wildlife habitats, improved efficiency, and minimized harmful impacts. The resources at Audubon International will provide guidance for golf course officials complete site assessment in the areas of: environmental planning, wildlife and habitat management, chemical use reduction and safety, water conservation, water quality management, and outreach and education. Potential results from participating include improved environmental performance and community relations, reduced liability, reduced expenses, and improved conservation of our natural resources.

Note that a companion program at Audubon International called Audubon Cooperative Sanctuary Program is also available for other landscapes besides golf.

### **SUSTAINABLE SITES RATING SYSTEM – OPEN SPACES, STREETSCAPES AND PLAZAS, EDUCATIONAL/ INSTITUTIONAL**

The Sustainable SITES program certifies projects that protect and enhance the natural cycles of ecosystem benefits that our landscapes provide such as carbon sequestration and flood mitigation. The program focuses on performance measures rather than prescribing solutions to ensure each project achieves results through creative thinking and innovative ideas. The point system allows each project to be certified at the level most aligned with project goals – from SITES Certified all the way to SITES Platinum.

### **TRUE ZERO WASTE CERTIFICATION**

The TRUE Zero Waste certification system helps facilities quantify their performance and find additional ways to improve their progress toward zero waste. This program can be implemented simply by adding recycling bins and fostering a zero-waste culture. The potential benefits of TRUE Zero Waste Certification include: reducing greenhouse gases, managing risk, reducing litter and pollution, reinvesting resources locally and creating green jobs.

### **NATIONAL WILDLIFE FEDERATION'S GARDEN FOR WILDLIFE CERTIFICATION**

This program helps people restore habitat and wildlife populations to our cities, towns and neighborhoods. The National Wildlife Federation has recognized over 200,000 spaces representing 1.5 million acres as Certified Wildlife Habitats in suburban yards, schools, campuses, corporate properties, farms, parks and more.

Colorado state affiliate participates:  
Colorado Wildlife Federation

Colorado sites certified: Denver Zoo  
Pollinator Pathway and Denver Botanic  
Gardens – Chatfield Farms

### **MILLION POLLINATOR GARDEN CHALLENGE**

A campaign to register a million public and private gardens and landscapes to support pollinators.

## **ACCREDITATIONS AND CERTIFICATIONS RECOMMENDATIONS**

- Pursue CAPRA accreditation
- Initiate the process for arboretum status
- Pursue one of the many certifications and accreditations from Audubon Society programs, such as the Audubon Cooperative Sanctuary Program for Golf
- Consider ways that the Sustainable Sites rating system can be employed during the site-specific planning and design process for various rebuilding efforts
- Pursue True Zero Waste Certification at the Fairgrounds area, the Cultural Facility area, as well as other areas with concentrated activity at the site
- Participate in the National Wildlife Federation's Garden for Wildlife program
- Submit existing and proposed pollinator gardens for the Million Pollinator Garden Challenge

*Note: Recommendations are summarized in Appendix A.*

# SUSTAINABILITY CONCEPTS

Riverdale Regional Park has an opportunity to adopt a sustainability value system that is showcased in the landscape and the built environment and promoted through educational programming and park and facility operations. By employing sustainable practices at the park and fairgrounds, potential benefits may be enjoyed by Adams County, park and fairgrounds staff and the local community in the categories of the park’s bottom line, the built and natural environment, and human health and wellbeing. Potential benefits include energy-related cost savings, attractiveness for future funding, reduced incidents of flooding, improved and expanded habitat, improved indoor and outdoor air quality, reduced potable water consumption and a more informed local community learning from the example set at their Regional Park and Fairgrounds.

## ENERGY RESOURCES

A renewable energy strategy provides clean power to the site. Renewable energy fosters a number of benefits including the reduction to annual energy expenditures, community education opportunities and reduced carbon emissions.

- Introduce solar arrays on new and existing buildings where feasible
- Introduce geothermal systems if feasible
- Introduce wind turbines if not in significant conflict with sensitive avian habitat or view corridors
- Introduce biomass fuel production through use of animal waste, food waste, etc.
- Research and remain open to new technologies, such as methane-powered lighting fixtures

### WHAT IS AN INDICATOR?

Indicators are tracking tools to allow for monitoring progress toward otherwise lofty goals. By employing the use of indicators, efforts can be better monitored and successes can be clearly communicated.

## MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:

ENERGY RESOURCE INDICATORS	DESIRED TREND
Annual energy production generated from on-site solar arrays	increase
Annual energy production generated from on-site geothermal systems	increase
Annual energy production generated from on-site wind turbines	increase
Number of gallons of biomass fuel produced on-site	increase
Carbon emissions offset from the use of biofuels	increase

## MAINTENANCE AND OPERATIONS

Prioritize fuel-efficient equipment and low-impact operations. By adopting this practice, a number of benefits can be anticipated such as reduced annual fuel expenditures, community education opportunities, and reduced carbon emissions.

- Replace high-fuel consumption grounds equipment and replace with low-emitting, fuel-efficient and/or biofuel vehicles
- Replace high-fuel consumption equipment and replace with low-emitting fuel-efficient and/or biofuel equipment
- Reduce the incidence of idling amongst grounds equipment or park visitors by posting informative signage about the impacts of idling and by defined staff practices
- Utilize central irrigation controls for precise watering and water use conservation

## GREEN INFRASTRUCTURE

Expand and enhance green infrastructure stormwater management within the park. Stormwater BMPs (best management practices) promote a natural water cycle. Water is slowed and detained, filtered with vegetation and infiltrated to replenish the ground water supply.

- Preserve and maintain the on-site tree nursery
- Replace buried stormwater infrastructure with surface stormwater BMP systems that promote detention and infiltration such as rain gardens, bioswales, and stormwater wetlands
- Conserve existing vegetated and permeable surfaces
- Replace some impermeable surfaces (such as parking lots) to a permeable pavement or grass-pave system
- Prevent erosion by utilizing a native vegetation approach
- Encourage green roof systems for new construction on at least 25% of the roof surface

## MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:

### MAINTENANCE AND OPERATIONS INDICATORS

Number of low-emitting fuel efficient and/or biofuel grounds equipment	increase
Percentage of low-emitting fuel efficient and/or biofuel grounds equipment	increase
Number of roadways and parking lots with signage discouraging idling	increase
Gallons of water required for irrigation	decrease

### GREEN INFRASTRUCTURE INDICATORS

Annual native tree production at tree nursery	increase
Surface acres of stormwater infrastructure	increase
Gallons of stormwater runoff detained, infiltrated and prevented with on-site stormwater BMPs	increase
Acres of existing permeable surfaces conserved	increase
Acres of vegetation serving as erosion control	increase
Square feet of green roof area on site	increase

*Sustainability Concepts, Cont.*

**COMMUNITY ENGAGEMENT AND EDUCATION**

Sustainability does not stop at the borders of the park. By educating the surrounding community and providing a venue for the community to come together, sustainability values and investments will reach a larger audience. This supports the mission of the purposed of this facility as well as the partnership and mission of the CSU Extension.

- Introduce a series of adult education classes that focus on various sustainability topics
- Introduce a series of youth education classes that focus on various sustainability topics
- Install interpretive educational signage concurrently with sustainability investments (solar arrays, rain gardens, permeable pavements, etc.)
- Forge partnerships within the surrounding community to help coordinate sustainability events and investments
- Forge partnerships with environmental artists to create temporary or permanent art installations that promote sustainability

**BUILDING PRACTICES**

Adopt green building practices in order to improve the energy efficiency, reduced carbon emissions, and create healthier indoor environments for park employees and visitors.

- Establish a retrofitting schedule for park facilities to improve insulation
- Establish a retrofitting schedule for park facilities to improve energy efficiency through replacing appliances, HVAC systems, and lighting systems

**MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:**

COMMUNITY ENGAGEMENT AND EDUCATION INDICATORS	
Number of environmental events annually	increase
Number of nodes with interpretive educational signage	increase
Number of public/private partnerships that promote sustainable practices	increase
Number of community members reached through education events	increase
Number of classes	increase
BUILDING PRACTICES INDICATORS	
Number of buildings on-site with improved insulation	increase
Number of buildings on-site with improved energy efficiency appliances	increase
Number of buildings on-site with improved HVAC systems	increase
Number of buildings on-site with improved lighting systems (LED)	increase
Number of buildings on-site with low-flow plumbing, fixtures, water stations, and bottle fillers	increase
Number of LEED or Energy Star certified buildings	increase
Number of buildings on-site committed to natural and environmentally-friendly supplies and cleaning products	increase
Percent of new construction materials either reclaimed materials or materials with recycled content	increase

- Establish a retrofitting schedule for park facilities to improve water efficiency
- Adopt energy efficiency standards for new construction such as LEED or Energy Star rated
- Transition building cleaning supplies to natural and environmentally-friendly products

## WASTE PRACTICES

Reduce landfill waste generated on the site.

- Continue to provide commingled recycling dumpsters for site users
- Continue to offer special recycling events such as electronic-waste recycling days
- Continue to provide special event recycling bins and collection for on-site or off-site events
- Introduce water bottle filling stations
- Install educational signage communicating ideas about landfill waste and recycling/composting benefits

## LAND MANAGEMENT

Adopt responsible natural land management practices.

- Increase tree canopy cover on site
- Increase acres of native and regionally appropriate species
- Increase acres of native understory species areas
- Manage and remove invasive vegetation species
- Adopt an integrated pest management approach
- Reduce use of unnatural pesticides and herbicides

## MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:

WASTE PRACTICES INDICATORS	
Number of compartmental recycling receptacles	increase
Pounds of materials recycled from the site's collection receptacles	increase
Number of special events recycling receptacles deployed	increase
Number of water bottle filling stations/Number of plastic bottles mitigated	increase
Number of signage nodes dedicated to landfill/recycling/composting education	increase

LAND MANAGEMENT INDICATORS	
Percent of canopy cover on site	increase
Acres of native and regionally appropriate species	increase
Acres of native understory species areas	increase
Acres of invasive species removed	increase
Acres of turf managed with sustainable practices	increase
Acres of landscape managed with an integrated pest management approach	increase

## Sustainability Concepts, Cont.

### WILDLIFE

Protect and enhance wildlife diversity and habitats.

- Convert lawn and pavement areas to native vegetation habitat areas
- Assess and restore existing habitats that provide adequate vegetative cover and corridor connections
- Increase the number of habitat types on site (if feasible and appropriate)
- Prevent pet waste litter on site
- Establish on-leash, off-leash, and no pet areas based on habitat sensitivity
- Locate high-intensity activities at a distance from sensitive habitats
- Introduce educational signage communicating habitat types and species
- Establish receptacles for fishing waste such as line, hooks, and bait as a strategy to reduce litter and reduce conflicts with wildlife

### FISHING LINE DISPOSAL RECEPTACLE



Image credit: ncbs.ifas.ufl.edu

## ACTIVE LIFESTYLES

Support active lifestyles at the fairgrounds and park. Communities embracing active lifestyles promote sustainability through reducing the dependence on the automobile and healthy/local eating habits.

- Maintain and complete gaps in existing trail network on the site
- Determine locations for portal trails to provide safe and multi-modal access to the site from all the surrounding communities
- Increase bicycle parking racks on the site
- Forge partnerships to establish local and healthy food-related events at the site
- Commit to supporting and purchasing local and healthy food for fairgrounds and parks events
- Introduce demonstration gardens, agriculture displays, and permaculture installations at the site
- Forge a partnership to host bicycle events, bicycle maintenance education programs and/or bicycle building programs
- Prohibit smoking or limit smoking to designated areas

## MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:

### WILDLIFE INDICATORS

Acres of land area determined to be moderate or high-quality habitat	increase
Acres of land area restored as habitat	increase
Number of habitat types located at the park	maintain
Number of pet waste disposal receptacles at the park	increase
Acres of land dedicated as “no dog” areas or “on-leash” areas	maintain or increase
Number of habitat and park-use conflicts on the site	decrease
Number of signage nodes dedicated to habitat and species information	increase
Number of lakes with no reports of invasive aquatic species, such as Zebra mussels, Quagga mussels, and Bryozoan mussels	maintain or increase
Number of fishing nodes with fishing waste receptacles	increase

### ACTIVE LIFESTYLE INDICATORS

Miles of trails on site	increase
Number of trail connections (portal trails) to the surrounding communities	increase
Number of healthy and/or local food-related events	increase
Number of bicycle-related events	increase
Number of trail race events	increase
Acres of demonstration gardens or agricultural/permaculture displays	increase
Acres of park where smoking is prohibited	increase

WATER RESOURCES

Water is an exciting natural resource at Riverdale Regional Park. The diversity of natural and created water elements is quite impressive. Good green infrastructure practices will support this resource and ensure its protection for generations to come. A green infrastructure approach offers numerous benefits including recreation value, aesthetics, social and environmental equity, reduced maintenance, water quality and habitat value.

- Incorporate bioretention facilities in parking lots in landscaped areas, medians and roundabouts
- Introduce green infrastructure demonstration projects at the entrance to high-profile buildings, such as a visitor center. Facilities to consider include: rain gardens, pollinator gardens and green roofs
- Utilize playing fields and open lawn areas for detention storage
- Commit to using permeable pavements in parking stalls, overflow parking areas and walkways
- Introduce water conservation fixtures such as central control irrigation, waterless urinals, and low flow faucets
- Disconnect gutter downspouts from stormwater systems by allowing rainwater to be directed to landscaped areas
- Strategically remove some curb areas as a way to allow stormwater to flow from impervious surfaces into landscaped areas
- Create multiple partnerships with elected officials, stormwater utility manager, water regulatory agency or the department of conservation or natural resources as a means to implementing and maintaining green infrastructure projects. Other ideas for partnerships include the Audubon Society or local watershed groups.
- Leverage funding opportunities using three strategies:
  - Water providers can fund infiltration-based green infrastructure projects that recharge groundwater supplies
  - Stormwater utility companies could potentially fund projects that slow runoff from impervious areas

MEASURING PROGRESS TOWARD SUSTAINABILITY GOALS:

WATER RESOURCES INDICATORS	
Surface acres of bioretention and detention facilities on site	increase
Number of green infrastructure demonstration projects	increase
Surface area of permeable pavements on site	increase
Gallons of potable water consumed annually	decrease
Percentage of stormwater downspouts disconnected from subsurface stormwater infrastructure	increase
Number of water-related partnerships created	increase
Water resources-related funding partnerships created	increase
Number of educational signage nodes communicating green infrastructure benefits	increase

- Watershed and Environmental groups are eligible for grant funding to implement green infrastructure projects
- Develop a memorandum of understanding for each partnership created in order to clearly define roles and responsibilities for green infrastructure projects, especially regarding maintenance and repairs
- Amend compacted soils to improve infiltration
- Include educational signage (in English and Spanish) to explain the green infrastructure facilities and the benefits they provide
- Refer to Urban Drainage and Flood Control District for resources regarding stormwater management and flood control



*Image credit: Adams County*

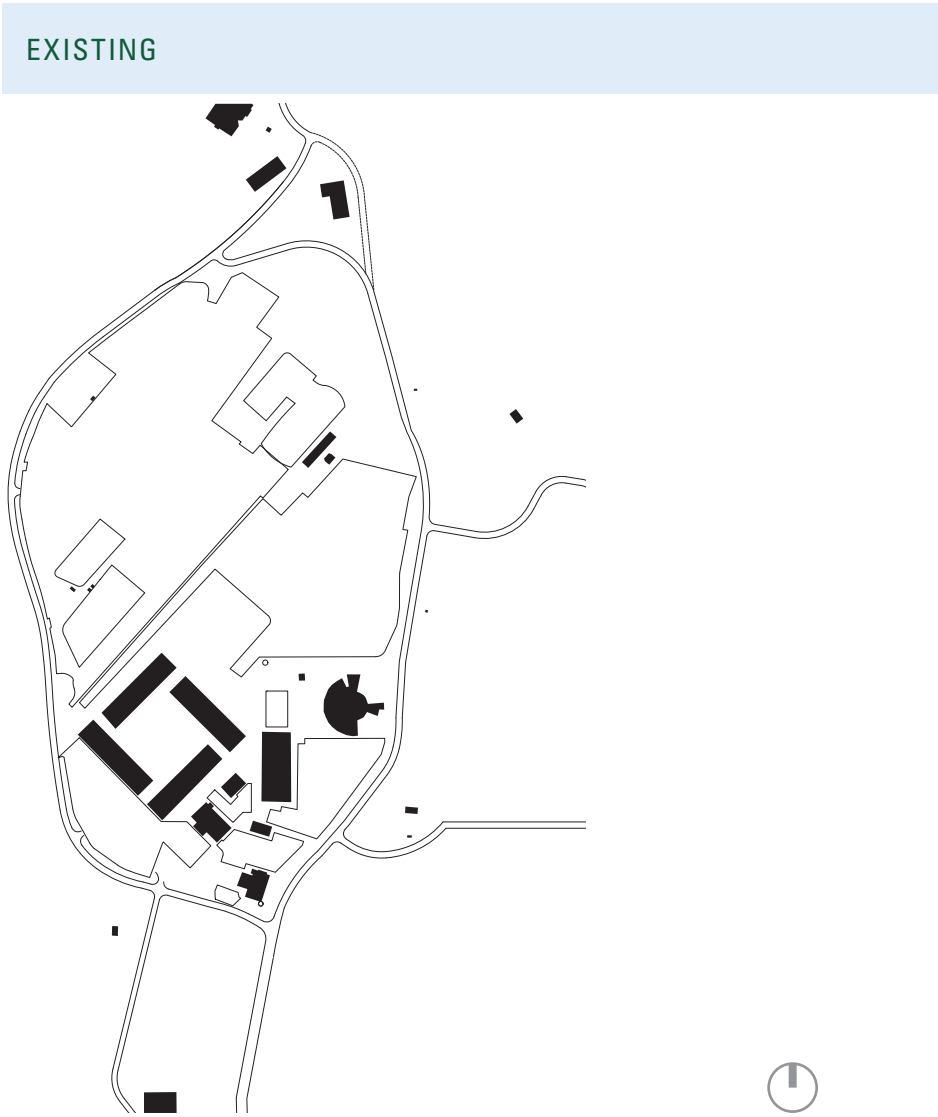
# PHASING

The following section articulates an approach for phasing improvements for the Regional Park and Fairgrounds. Considerations in defining phasing include: cost efficiencies, continuing operations during construction, and revenue-generating features.

Improvement projects are described and organized in the following section under two separate categories - the fairground facilities and the regional park.

# FAIRGROUNDS FACILITIES

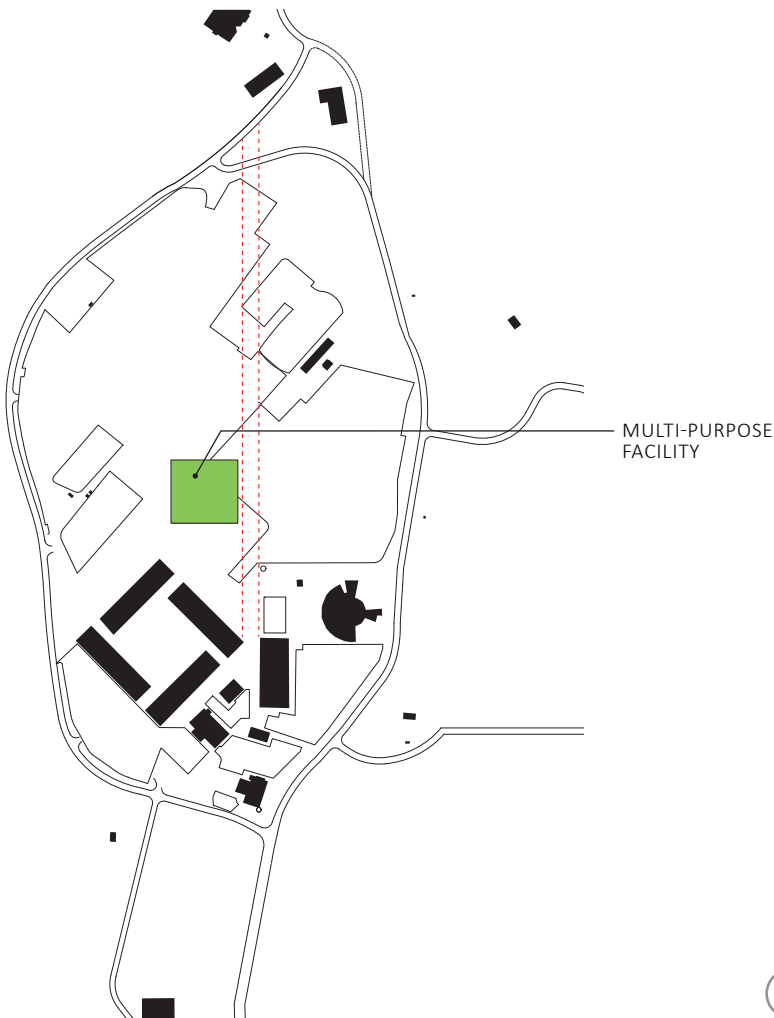
The phasing plan within the fairground facility area follows an approach of updating the campus while allowing for adequate function during events throughout each phase and maintaining current operations to the greatest extent possible. Old facilities will remain functional until replacement facilities are in place. The following phasing plan outlines a sequence of events that places importance on near-term improvement needs, but it also recognizes that efficiencies in construction, funding opportunities and/or other influences may require certain projects to occur at another point sequentially.



EXISTING PARKING SUMMARY		
Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lots (existing)	2,409	1,573
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,409</b>	<b>1,816</b>
<b>SHUTTLE ROUTE PARKING</b>		
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>NA</b>
<b>Total Vehicle Parking</b>	<b>2,409</b>	<b>1,816</b>
<b>Total RV Parking</b>	<b>0</b>	<b>0</b>

*Note: an additional 100 event parking spaces located at the trailhead at 124th/Henderson (25 spaces) and Mann-Nyholt Lake (75 spaces). These lots are not on the shuttle route but could serve some attendees.*

PHASE 1



PHASE 1

The first phase of construction in the fairground facility core introduces a new Multi-Purpose Facility. User groups and stakeholders have indicated a need for a facility to replace the Indoor Arena that was demolished. This facility will provide additional flexible space that fills today’s rental gaps. Interim access is provided through existing paved lots.

PHASE 1 PARKING SUMMARY

<i>Parking</i>	<i>Everyday Total</i>	<i>Event Total</i>
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lots (existing)	2,343	1,816
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,343</b>	<b>1,816</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>747</b>
<b>Total Vehicle Parking</b>	<b>2,343</b>	<b>2,563</b>
<b>Total RV Parking</b>	<b>0</b>	<b>0</b>

LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

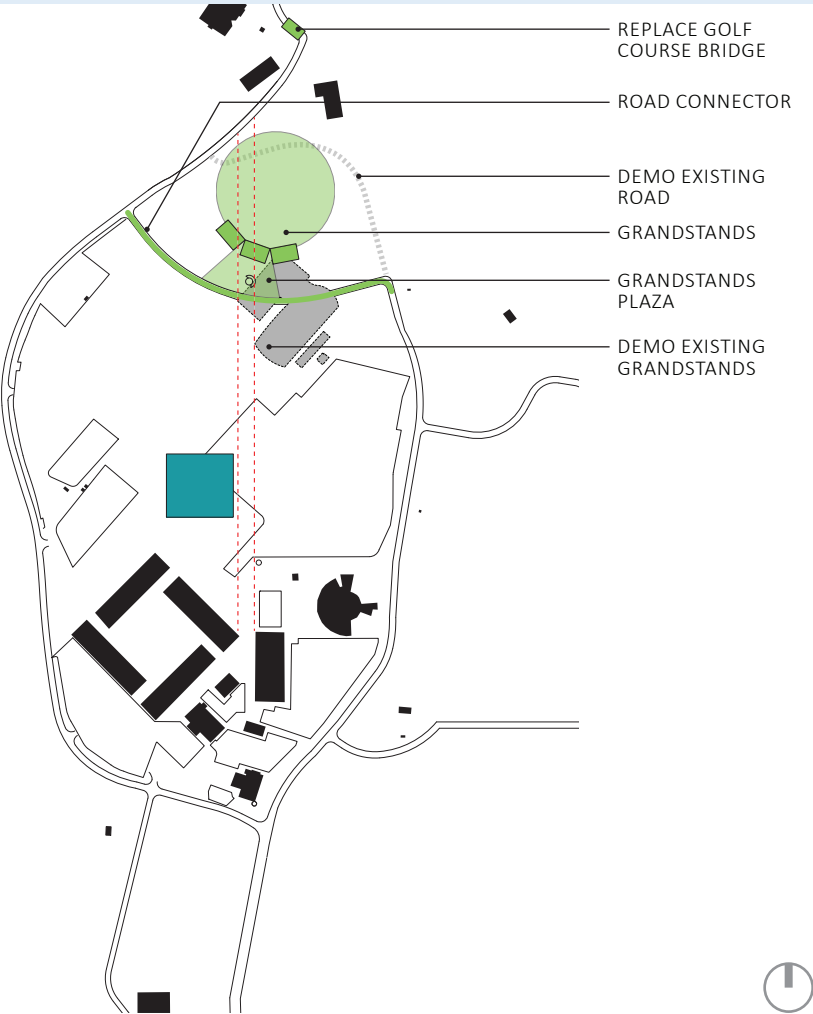
PHASE 2

Phase 2 embarks on the construction of the new Grandstands. The Grandstands will anchor the north end of the fairgrounds and will require rerouting of the loop road. The bridge to the golf course should be engineered for vehicular traffic and replaced at this time to open another route through the site during high volume traffic times. Once the existing Grandstands are demolished, the site will free up space for subsequent building phases.

LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

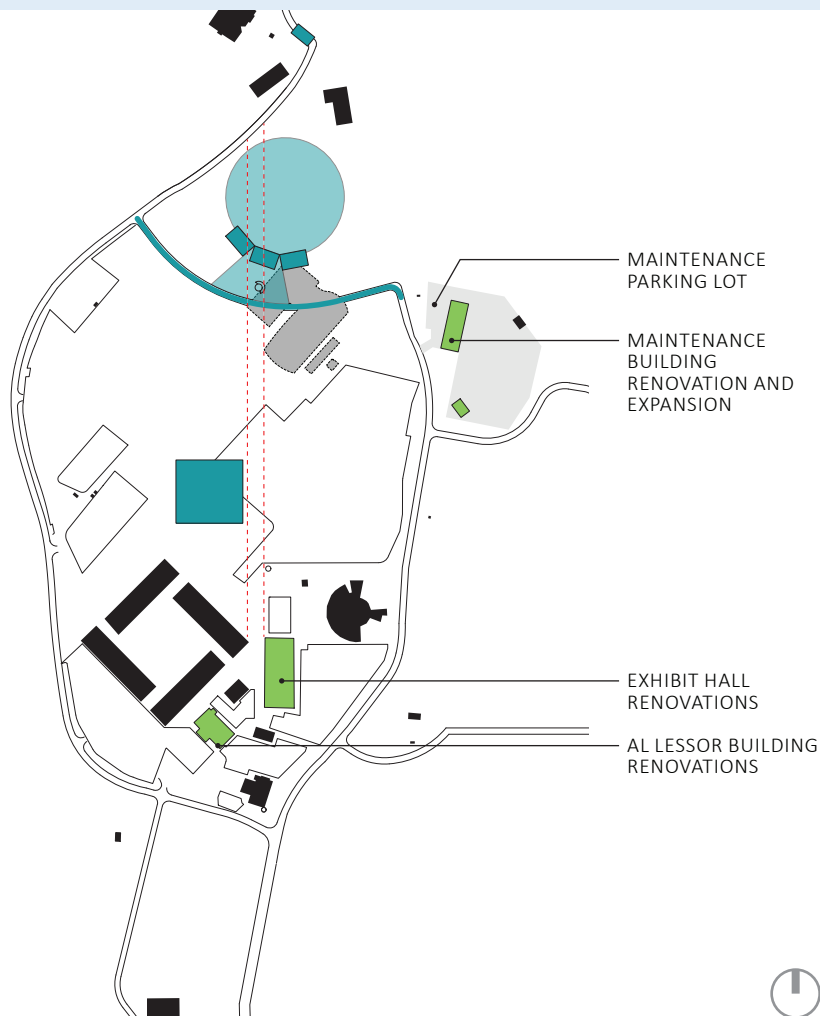
PHASE 2



PHASE 2 PARKING SUMMARY

Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lot (existing)	2,155	1,628
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,155</b>	<b>1,628</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>747</b>
<b>Total Vehicle Parking</b>	<b>2,155</b>	<b>2,375</b>
<b>Total RV Parking</b>	<b>0</b>	<b>0</b>

## PHASE 3



## PHASE 3

The parks maintenance facility is in need of repairs and expansion. As the park continues to add additional amenities, the need to expand and renovate the maintenance facility becomes greater. The maintenance facility needs to remain functional during the expansion phase. The facility should be evaluated for expansion potential versus new construction, although new construction is anticipated at this time. These maintenance site improvements should begin in Phase 3.

Improvements to the existing Exhibit Building and Al Lesser Building should also be included in this phase to maintain their usefulness to facility users. These include relocating the attached shower/restroom facility to a more functional and less public location and updating finishes for the Exhibit Building, and adding fire sprinklers and an automatic overhead door and opener for the Al Lesser Building. Both structures should have overhead power added to increase electrical access and supply.

## PHASE 3 PARKING SUMMARY

Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lots (existing)	2,155	1,628
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,155</b>	<b>1,628</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>747</b>
<b>Total Vehicle Parking</b>	<b>2,155</b>	<b>2,375</b>
<b>Total RV Parking</b>	<b>0</b>	<b>0</b>

## LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

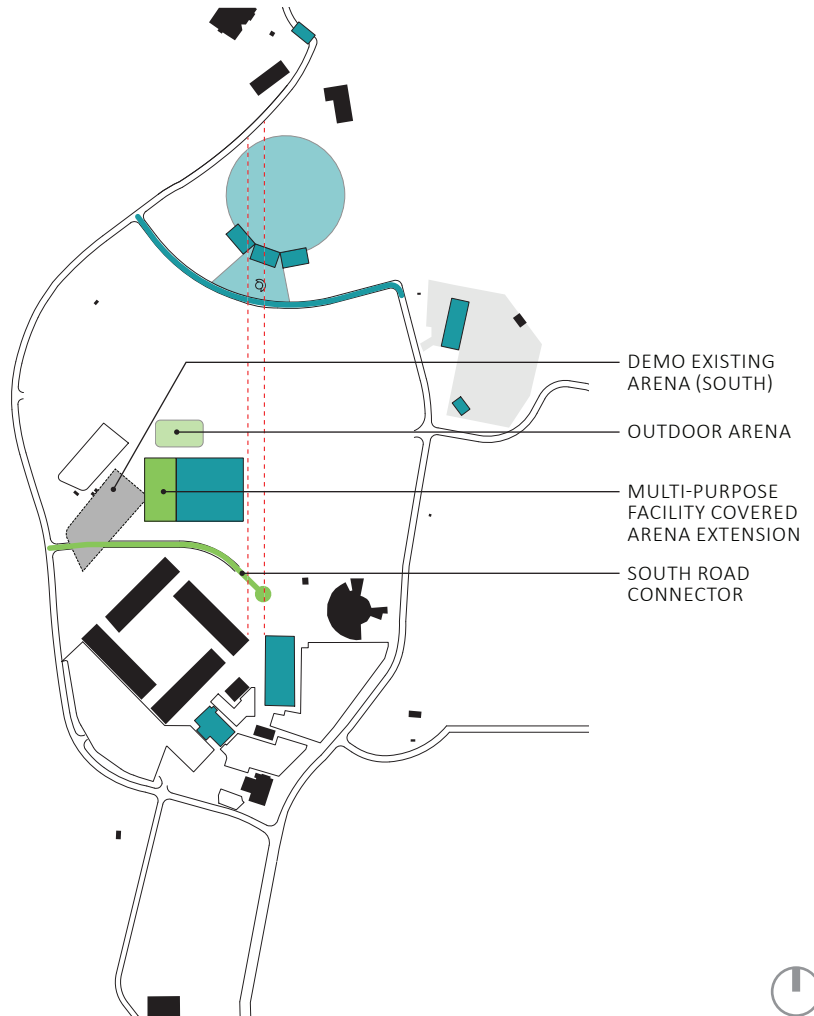
*Note: an additional 100 event parking spaces located at the trailhead at 124th/Henderson (25 spaces) and Mann-Nyholt Lake (75 spaces). These lots are not on the shuttle route but could serve some attendees.*

*Parking at 124th Ave/ Henderson Road on-street parking and parking at Quist Middle School will also be available in the future.*

## PHASE 4

The proposed Multi-Purpose Facility includes shared construction efficiencies in attaching a covered arena. This should be studied further to understand the extent of construction efficiencies, budget efficiencies and funding mechanisms to determine if the extension could be built at the same time as the main facility or if a two-phase approach should be taken with the covered arena added on at a later time. The master plan conceives that the expansion will occur sequentially in a separate phase. At the time when the expansion is triggered, the existing south outdoor 4-H arena will need to be removed for construction of the building's extension. For this reason, a new outdoor arena should be constructed in order to maintain all 4-H functions. Finally, an access road to link to the entire Multi-Purpose Facility should be established to formalize link all of the new facilities to the main core.

## PHASE 4



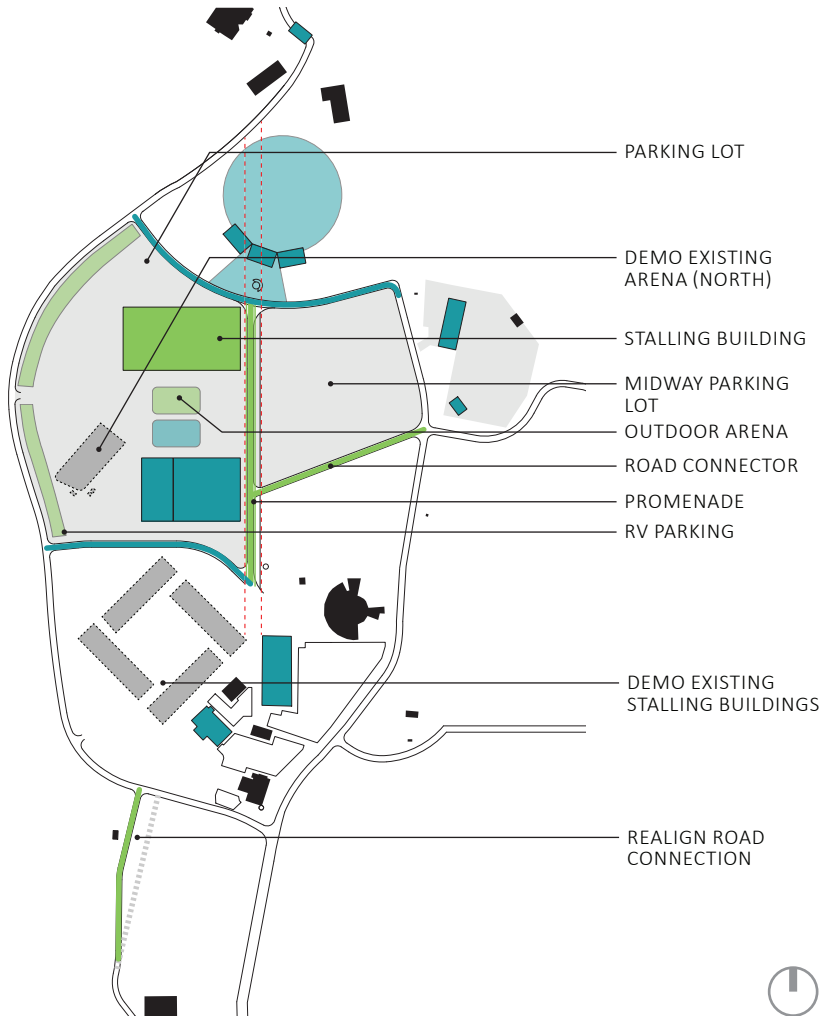
### LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

## PHASE 4 PARKING SUMMARY

<i>Parking</i>	<i>Everyday Total</i>	<i>Event Total</i>
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lot (existing)	2,155	1,628
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,155</b>	<b>1,628</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>747</b>
<b>Total Vehicle Parking</b>	<b>2,155</b>	<b>2,375</b>
<b>Total RV Parking</b>	<b>0</b>	<b>0</b>

## PHASE 5



## PHASE 5

The fifth phase will construct a new stalling barn and the second outdoor arena to replace the existing north 4-H arena that will be demolished during this phase of work.

Some key circulation routes will also be the focus of this phase. A framework to the campus will be initiated with a strong north to south spine that can serve vehicles during the typical days and pedestrians only during events. Phase 5 includes the completion of the parking lot to the west of the stalling barn, multi-purpose facility and arenas, which also creates the platform for the addition of RV parking spaces along the perimeter of the lot with hookup stations. The midway parking lot and connector road to the east is also added during Phase 5, as well as a formalized road connection to the south of the core fair facilities to provide a shuttle route and relief valve during event times.

### PHASE 5 PARKING SUMMARY

Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lot (existing)	771	771
New Parking Lots	900	900
New Midway Parking Lot	850	used for Fair
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,521</b>	<b>1,671</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>747</b>
<b>Total Vehicle Parking</b>	<b>2,521</b>	<b>2,418</b>
<b>Total RV Parking</b>	<b>32</b>	<b>32</b>

### LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

*Note: an additional 100 event parking spaces located at the trailhead at 124th/Henderson (25 spaces) and Mann-Nyholt Lake (75 spaces). These lots are not on the shuttle route but could serve some attendees.*

*Parking at 124th Ave/Henderson Road on-street parking and parking at Quist Middle School will also be available in the future.*

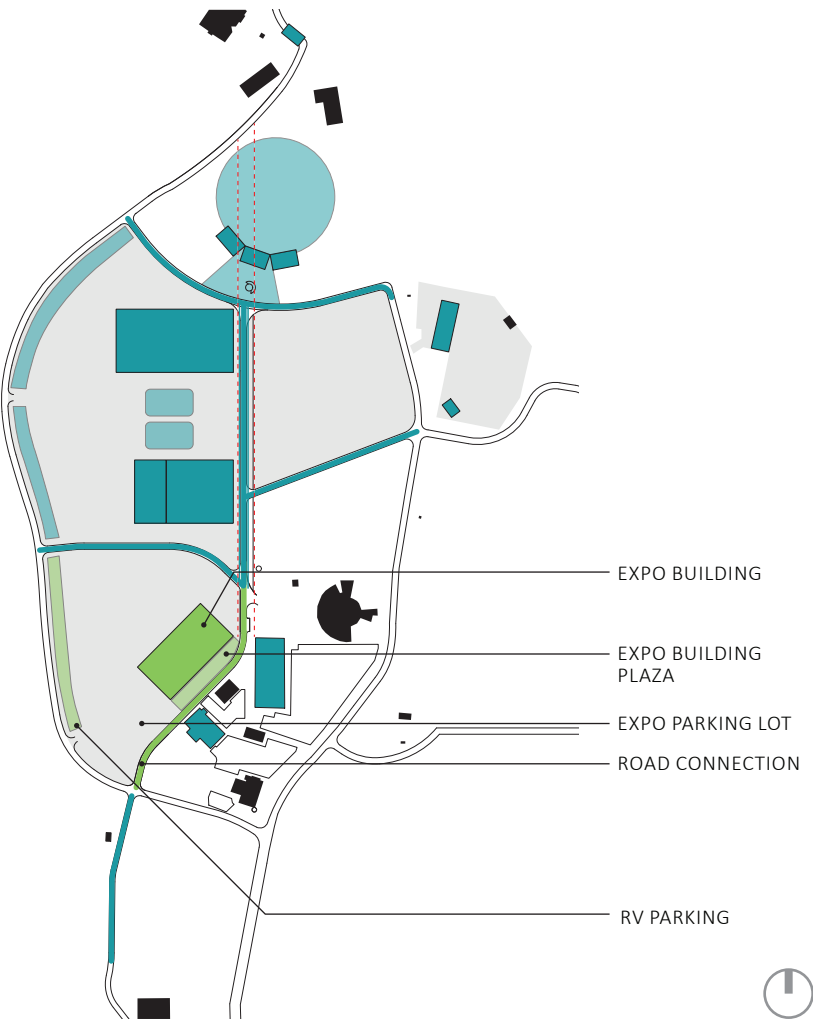
PHASE 6

Phase 6 introduces an Expo Building at the south end of the spine. A new road connector provides improved circulation through the facility campus. With the removal of the old stalls during Phase 5, the parking lot to the west of the Expo Building can now be renovated and RV spaces added.

LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

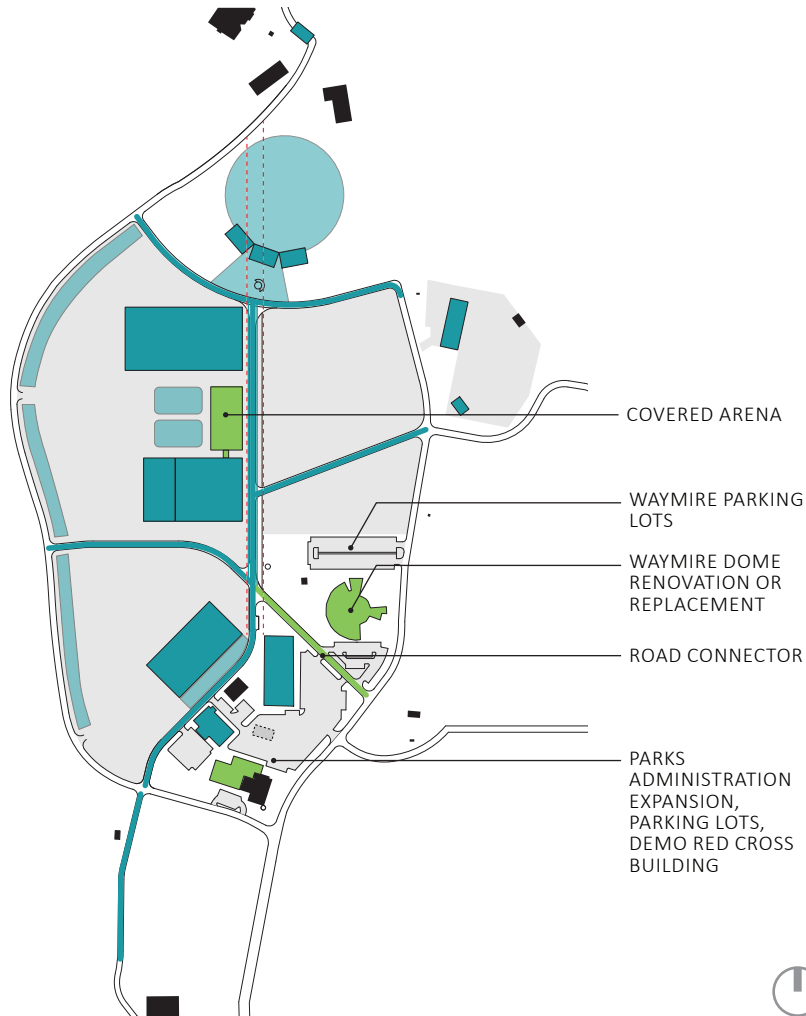
PHASE 6



PHASE 6 PARKING SUMMARY

Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
Parking Lot (existing)	552	552
New Parking Lots	2,400	1,550
New Midway Parking Lot	850	used for Fair
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>2,952</b>	<b>2,102</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
West Event Lot		315
128th Ave Parking Lot		13
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>1,075</b>
<b>Total Vehicle Parking</b>	<b>2,952</b>	<b>3,177</b>
<b>Total RV Parking</b>	<b>54</b>	<b>54</b>

## PHASE 7



## PHASE 7

Phase 7 includes the future improvements as needed, such as the construction of a second covered arena along the north end of the central spine, expansion of the Administration Building, demolition of the Red Cross Building, replacement or additional renovation of the Waymire Dome and reorganization of the parking and circulation routes around these facilities.

### PHASE 7 PARKING SUMMARY

Parking	Everyday Total	Event Total
<b>FAIRGROUNDS LOOP PARKING</b>		
New Parking Lots	2,293	2,293
New Midway Parking Lot	850	used for Fair
<b>Vehicle Parking in Fairgrounds Loop</b>	<b>3,143</b>	<b>2,293</b>
<b>SHUTTLE ROUTE PARKING</b>		
High School Parking Lot		400
Golf Course Parking Lot		247
Historical Society Parking Lot		100
West Event Lot		315
128th Ave Parking Lot		13
<b>Vehicle Parking on Shuttle Route</b>	<b>NA</b>	<b>1,075</b>
<b>Total Vehicle Parking</b>	<b>3,143</b>	<b>3,368</b>
<b>Total RV Parking</b>	<b>54</b>	<b>54</b>

### LEGEND

- Existing, no change
- Current Phase
- Demolition
- Roadway Demolition
- New Building
- New Parking
- Utility Easement

*Note: an additional 100 event parking spaces located at the trailhead at 124th/Henderson (25 spaces) and Mann-Nyholt Lake (75 spaces). These lots are not on the shuttle route but could serve some attendees.*

*Parking at 124th Ave/Henderson Road on-street parking and parking at Quist Middle School will also be available in the future.*

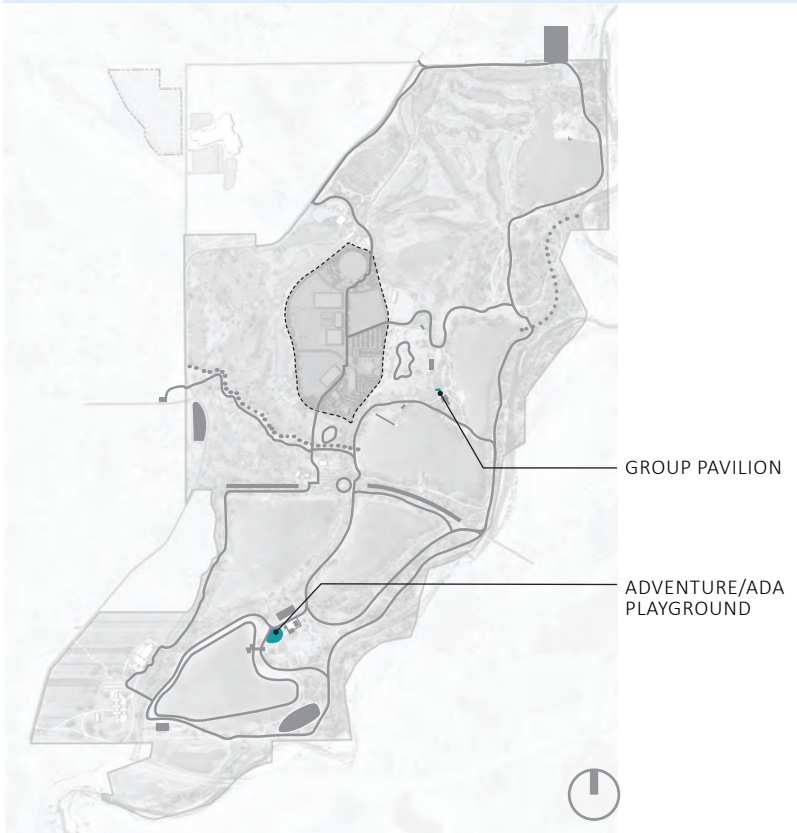
# REGIONAL PARK

The phasing for the regional park improvements follows a logic guided by budgetary considerations and the thoughtful introduction of public amenities. As varying funding sources become available, some phases may be implemented earlier.

## PHASE 1

The first phase includes adding an adventure and ADA accessible playground to the south parcel and introduces a new group pavilion in the north parcel.

## PHASE 1



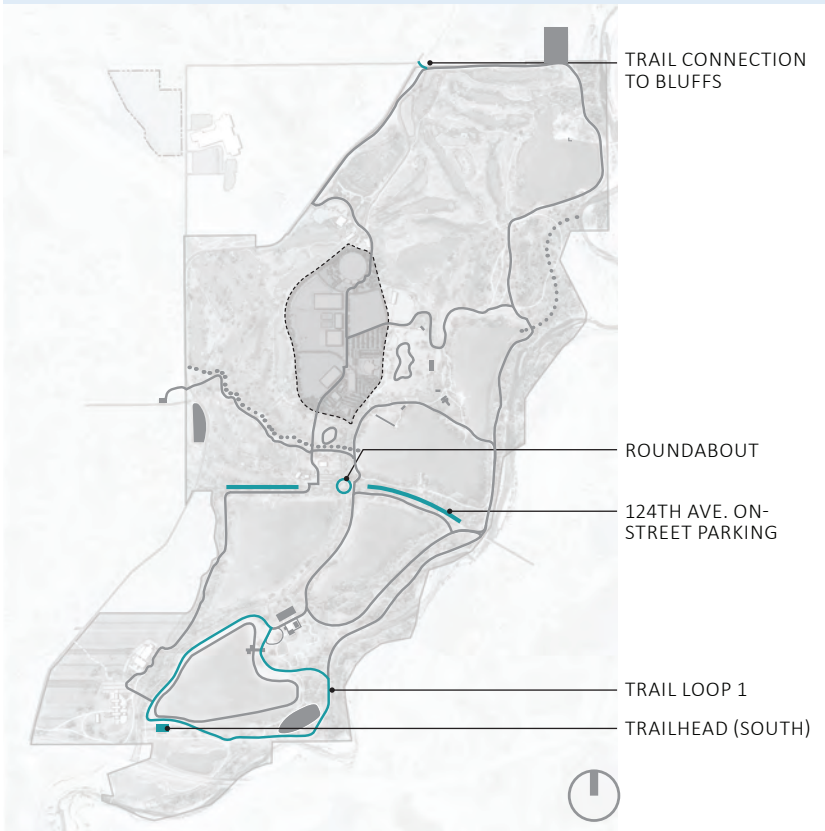
## PHASE 2

Phase 2 begins to establish more user activity in the South Park with a one-and-a-half-mile trail and trailhead parking located adjacent to 120th Parkway. An existing trail section runs through this location providing immediate connection opportunities. This phase should begin to add more general park infrastructure improvements to the south parcel, such as irrigation, utilities, revegetation and landscape establishment.

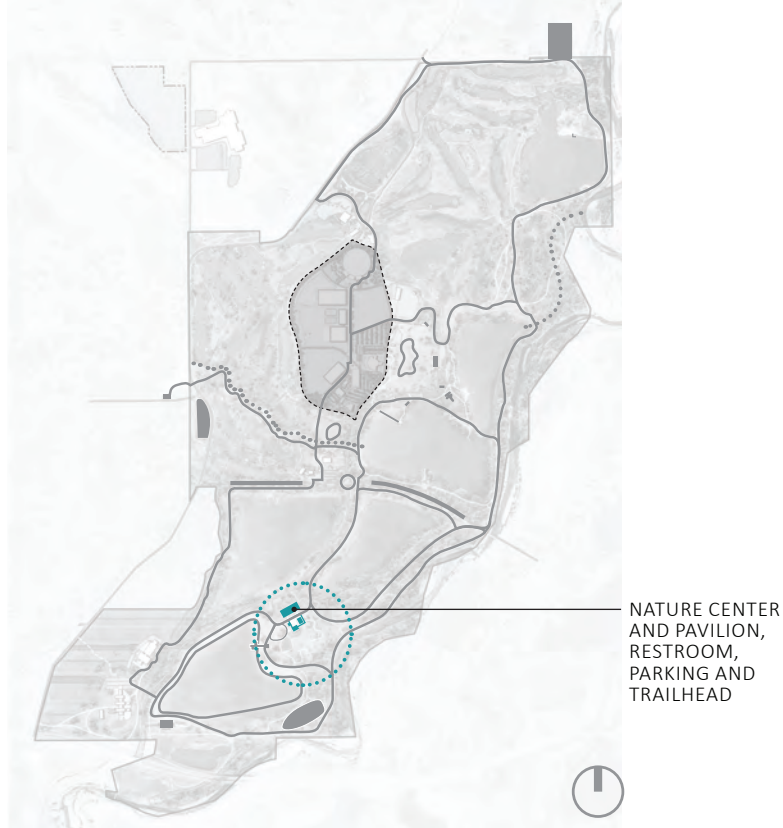
The phase also introduces a roundabout at Park Boulevard and 124th Avenue to provide fluid ingress and egress through the park and redirect the main entrance to 120th Parkway. Along with the roundabout improvement, on-street parking is proposed to occur on 124th Avenue.

It is anticipated that a trail connections will need to be made to the Bluffs area early in the development process.

## PHASE 2



### PHASE 3

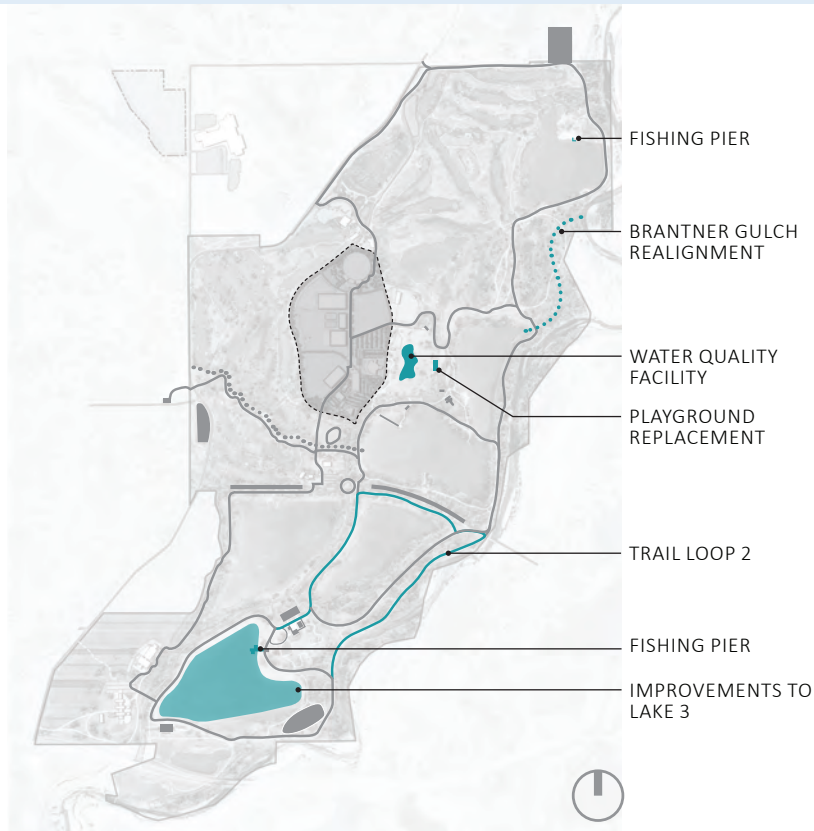


### PHASE 3

Phase 3 continues to expand the south parcel's programming with a Nature Center, pavilion and restroom facility. Included with this new hub is a trailhead parking lot, irrigation and landscaping/revegetation needed to re-establish the site.

It is assumed that the extension of Park Boulevard, connecting 120th Parkway to 124th Avenue, will occur with the construction of the Animal Shelter, and that it will be in place prior to providing further amenities in the south section of the park. This phase is contingent on that roadway being in place.

### PHASE 4



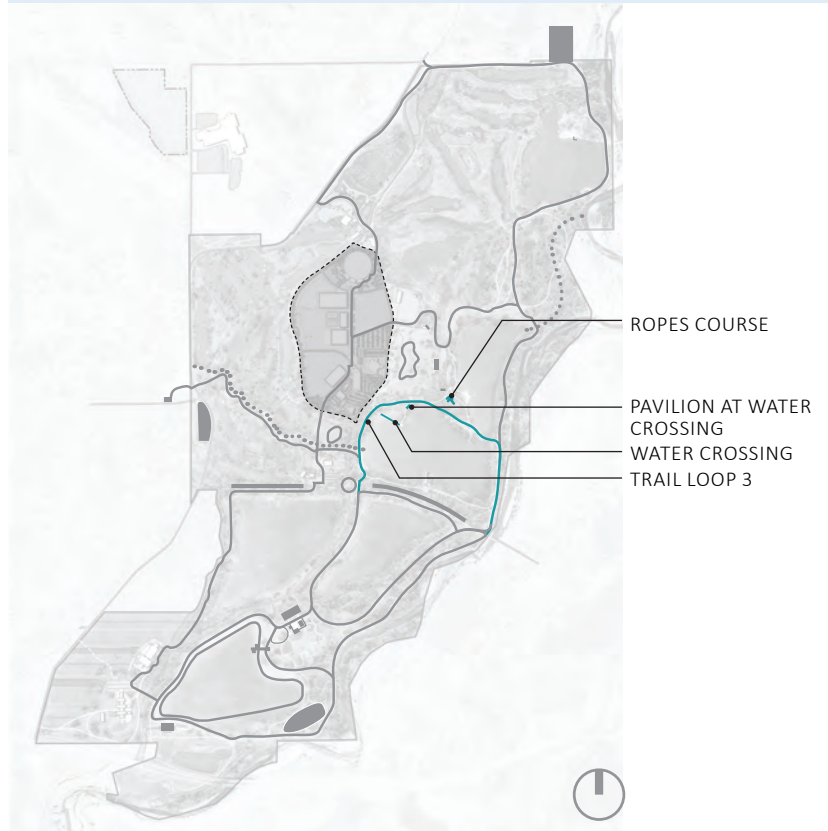
### PHASE 4

In the north park, the Brantner Gulch restoration along the South Platte River serves as a water quality pilot project and recreational amenity. A intermittent water quality facility is located within the great lawn to serve recent development projects within the fairground core facility area. Also during Phase 4, the new trail system is extended with a second loop in the south parcel, along with improvements to Lake 3 and replacement of the existing north playground.

## PHASE 5

The fifth park phase includes a bridge at Mann-Nyholt Lake and an additional pavilion for celebrations. The pavilion will provide an additional rental facility and will be highly desirable due to its scenic location. Also in Phase 5 is a high ropes course that will provide team building opportunities and help to leverage the facilities for corporate and conference events. The park trail system grows further with Trail Loop 3, effectively connecting the south park to the fairgrounds loop.

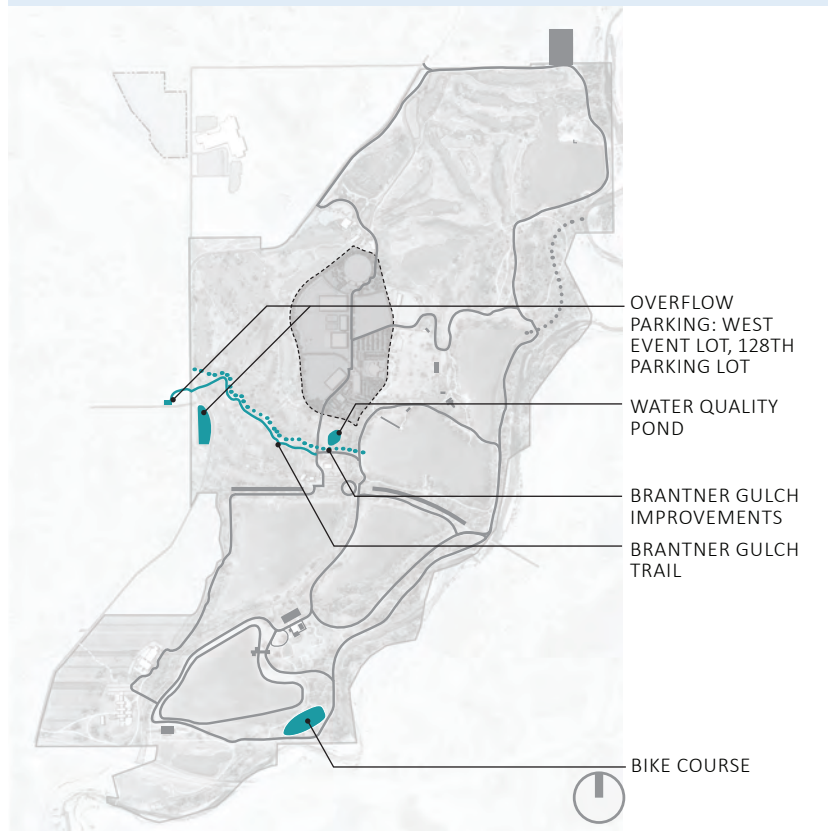
## PHASE 5



## PHASE 6

The Brantner Gulch project is being studied and conducted by the Urban Drainage and Flood Control District to stabilize the health and water quality of the Brantner Gulch and reduce damage and velocity in the area during flood events. The implementation of this project will serve these goals, as well as incorporate a trail connecting to the adjacent neighborhoods to the west.

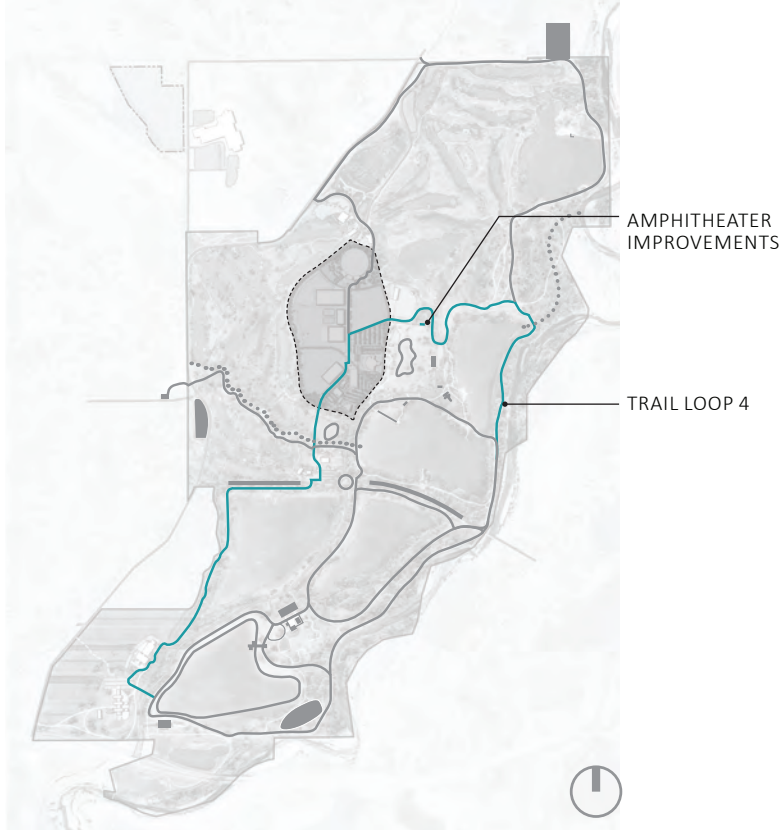
## PHASE 6



The dirt spoils from the Brantner Gulch project should be used on site to create a bike course as a new recreational program element with the potential to attract new user groups to the park.

This phase should include overflow parking lots on Riverdale Road and on 128th Avenue, as the Brantner connection provides ease in accessing the site during events.

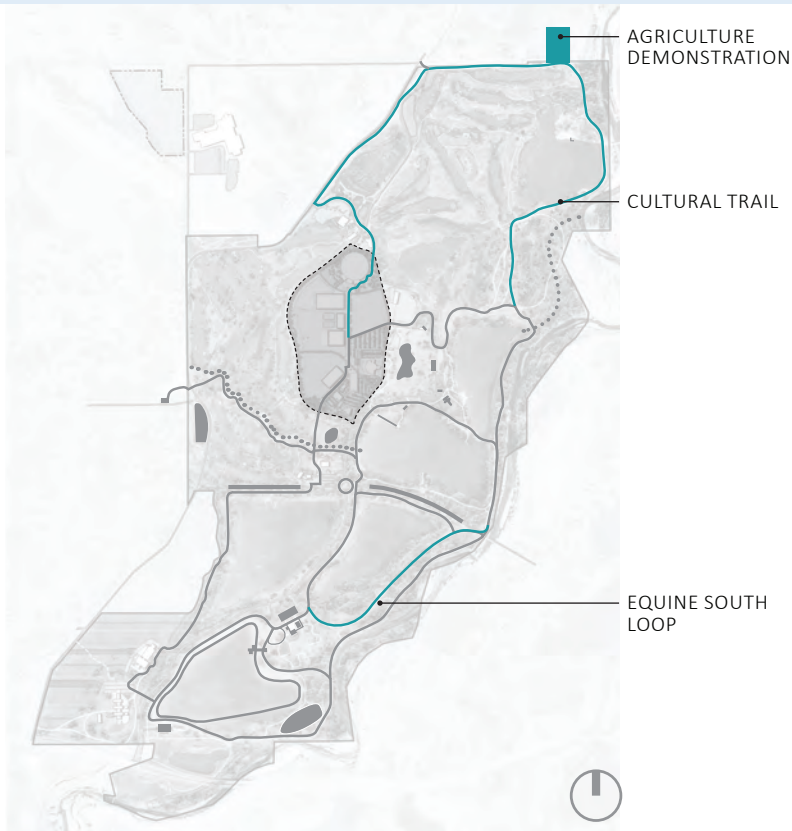
## PHASE 7



## PHASE 7

Phase 7 sees the extension of the trail system to include Loop 4 and amphitheater improvements.

## PHASE 8



## PHASE 8

During the final phase, a completed trail network will fully provide pedestrian and bicycle access to all of the 1,197 acres of the park. The final trail connections completed in this phase include a South Loop for horseback riding, Trail Loop 4 and the completion of the ten-kilometer interpretive Cultural Trail. In addition to trail connections, an agricultural demonstration area will be featured on the northern boundary of the park.



*Image credit: Adams County*

# APPENDIX

- Appendix A: Recommendations Summary
- Appendix B: Assessment of Existing Facilities
- Appendix C: Previous Plan Concepts
- Appendix D: Concept Development
- Appendix E: Civil Utility Documents
- Appendix F: Cost Estimate
- Appendix G: Benchmark Study Worksheets
- Appendix H: Public Polling Results

# APPENDIX A

## RECOMMENDATIONS SUMMARY

### REGIONAL PARK SOUTH

<i>Nature Center</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Establish a Nature Center that will also function as a site Welcome Center.			
Provide rotating displays and interpretive information on the region's ecological systems and more.			
Provide a space for a small outdoor classroom or amphitheater.			
Provide a restroom and pavilion combination facility.			
<i>Lake 3 Water Recreation Access (subject to favorable water quality)</i>			
Introduce non-motorized boating recreation to Lake 3 and include an access ramp and docking areas.			
Incorporate public access and pier facilities if water quality allows.			
Coordinate with Colorado Parks and Wildlife to establish aquatic habitats prior to completion of Lake 3.			
Introduce fishing to Lake 3 and provide accessible fishing docks, annual stocking and signage.			
<i>Bike Course</i>			
Introduce a BMX bike course or pump track for skill development.			
<i>Adventure Playground</i>			
Integrate a nature play area into the park.			
<i>Partnerships</i>			
Foster regional collaboration and partnerships with non-profit and for-profit entities.			
Partner with the schools to offer STEAM and other educational programming.			
<i>Agricultural Programming</i>			
Tell the story of the site's agrarian past through agricultural demonstration fields.			

## REGIONAL PARK NORTH

<i>Shelters and Pavilions</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Add one (1) large pavilion near the existing playground area. The pavilion should be located in proximity to parking, power connections and restrooms.			
Designate one large pavilion at the peninsula for Mann-Nyholt Lake. This pavilion should be designed and used for celebratory events, like weddings. The pavilion should be located in proximity to parking, areas for loading, power connections and restrooms.			
<i>Amphitheater</i>			
Increase the seating capacity at the amphitheater to between 2,000 and 3,000 people.			
Introduce an outdoor stage with limited permanent structure and required supporting infrastructure (water, lighting, internet, electric) that could be used for special events, festivals, and community uses as well as to augment fair activities.			
Include human comfort elements at the amphitheater such as shade, nearby restrooms, drinking water, etc.			
Rotate the orientation of the amphitheater to north-south to accommodate greater seating efficiency.			
<i>Maintenance Facility</i>			
Expand the maintenance facility to provide more functional space and storage.			
Seal the existing building for water penetrations and weather insulation.			
Add designated office work stations.			
Integrate energy efficiencies into the building system.			
<i>Agricultural Heritage</i>			
Incorporate a demonstration garden north of 136th Avenue.			
Integrate the historic museum into the site by creating a secondary front onto the park. Coordinate with the Brantner Gulch Project to protect from flooding.			
Rotate displays of agricultural implements and historic artifacts that interpret the local history throughout the park.			
Protect water sources including wells and ditch rights.			
Celebrate agricultural heritage with a Cultural Trail loop.			
<i>Recreation Facilities</i>			
Replace the playground.			
Incorporate a ropes course to support opportunities for corporate events and retreats, along with the recreation appeal of visitors.			
Connect park visitors to Mann-Nyholt Lake better through artful crossing structures and/or platforms that also would be desirable for hosting celebratory events such as weddings.			
Introduce shade to the volleyball courts area with a tree planting strategy or a shade structure.			

## FAIRGROUNDS AREA VISION

<i>Grandstands</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Construct new 3,000-seat Grandstands and concession area.			
Include a structure housing restrooms, ticketing and concessions.			
Incorporate a rental space that can serve the Grandstands, or, that is accessible from the park side for private event rentals.			
<i>Stalling</i>			
Remove existing stalling buildings and construct a new stalling facility.			
Consider the use of portable stalls to adjust the sizes as needed.			
<i>Multi-Purpose Facility</i>			
Add a multi-purpose facility (52,000 SF) to meet the needs and demands of site users and should include a climate-controlled arena that is flexible for use by multiple events.			
Attach a covered arena to the multi-purpose facility for expansion of warm-up arena facilities and shared structural and support efficiencies.			
<i>Arenas</i>			
Add two outdoor arenas in proximity to stalling and the multi-purpose facility.			
Add lighting to new arenas to extend the use of the facilities.			
Add one covered arena (29,000 SF) in proximity to the multi-purpose facility.			
<i>Expo Building</i>			
Add an Expo Building (50,000 SF) of divisible flexible space.			
<i>Administration Building</i>			
Expand the Administration Building to accommodate additional meeting and conference room space.			
<i>AI Lesser Building</i>			
Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses.			
Add fire sprinklers to improve overall flexibility and life safety of the building.			
Add an automatic overhead door and opener.			
<i>Exhibit Hall</i>			
Relocate the attached shower/restroom facility to a more functional and less public location.			
Increase electrical access and supply by adding an overhead power grid for drop-downs for exhibit uses.			
Update finishes.			

<i>Waymire Dome</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Completed</i>
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Replace the roof.

Assess potential to mitigate noisy mechanical equipment in rental spaces.

### ***Former Red Cross Building***

Reconfigure interior to serve one main purpose – either public meeting spaces or facility offices.

### ***Livestock Barns***

Replace the livestock barns with flexible stalling per current industry practices and standards for ventilation, proximity of adjacent animals, surfacing, access, etc.

### ***Pedestrian Spine and Gathering Spaces***

Orientate new buildings along a pedestrian spine with gathering spaces to be used during special events.

Install electrical connections and water hook-ups along the Pedestrian Spine as infrastructure to support vendors and food trucks.

## **SITE DESIGN AND PLACE-MAKING**

### ***Visitor Health***

Introduce healthy food and beverage options at the Park vending machines and concessions stations.

Partner with Tri-County Health for the County Fair as a strategy to promote healthy living to the fairgoers.

Implement a series of water stations to provide access to drinking water for visitors and dogs recreating throughout the park, especially along trails.

Introduce a Park wayfinding system with supplemental information about health such as distance to destination, minutes to walk to destination, and/or calories burned during walk to destination.

Promote the concepts of sun safety through signage and free product partnerships during events.

Develop a preferred list of event caterers that align with the agricultural heritage at the Park and Fairgrounds by offering farm-to-table menu selections.

### ***Landscaping***

Initiate an on-site tree nursery as part of the forest management strategy. A significant number of Ash trees exist on site and will need to be protected or replaced. A nursery can serve as a good resource for replacement plant material.

Incorporate vegetated buffers between conflicting uses, such as between the fairground and event core and the adjacent golf courses.

Support the I-76 Pollinator Highway by providing plant communities recommendations and explore partnership opportunities.

<i>Signage</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Create an educational signage system that provide information and displays regarding the historic and natural character at the Park.			
Replace or relocate the primary entrance sign located on Highway 85 to direct visitors to the new main park entrance at 120th Avenue.			
Mark the gateways into the park with iconic gateway features.			
Recruit a marketing and branding consultant to refine the brand, messaging and outreach strategy for the Park.			
<i>Art</i>			
Encourage an “art in the park” program that brings art to park visitors of various quality and scale.			
<i>Lighting</i>			
Upgrade parking lot fixtures with greater footcandle spreads to limit number of poles, and higher energy efficiencies to reduce energy costs over time.			
Incorporate pedestrian level lighting for added pedestrian safety in high trafficked areas.			
Transition to LED lighting fixtures.			
Balance the priorities for public safety and dark sky values with lighting solutions.			
<i>Emergency Management</i>			
Ensure a high level of modern technology available to aid in communications (WiFi, PA system, warning alarms).			
Identify locations on site to shelter in place.			
Regularly update and review a site emergency plan with staff and volunteers.			
Separate animals to minimize the potential transfer of disease.			

## WATER RESOURCES

<i>Water Resources</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Completed</i>
Incorporate bioretention facilities in parking lots in landscaped areas, medians, and roundabouts. (Refer to EPA's "Green Parking Lot Resource Guide" to understand the benefits of a sustainable approach as well as specific design and material considerations.)			
Introduce green infrastructure demonstration projects at the entrance to high-profile buildings, such as a visitor center. Facilities to consider include: rain gardens, pollinator gardens, permeable/porous pavements, and green roofs.			
Create multiple partnerships with elected officials, stormwater utility manager, water regulatory agency, or the department of conservation or natural resources as a means to implementing and maintaining green infrastructure projects. Other ideas for partnerships include CSU Extension, Audubon Society or local watershed groups.			
Explore the feasibility of a connected water trail utilizing the South Platte River, lakes and a small portage.			
Educate visitors of the natural processes of the site through interpretative signage or messaging.			
Work with local partners, such as Colorado Parks and Wildlife, to establish and maintain healthy fish habitat within the site.			
Establish a water buffer protocol around park water assets where artificial fertilizers and pesticides are restricted.			

## CIRCULATION AND PARKING

<i>Circulation and Parking</i>
Establish a new vehicular ingress/egress point for emergency personnel and maintenance at the golf course.
Create a roundabout on Henderson Road to slow traffic through the park.
Accommodate parking through a series of reconfigured and new parking lots.
Introduce a shuttle route for events, with a drop-off located centrally to the fairground facility area.
Create a partnership with the new 27J high school (Riverdale Ridge) and middle school (Quist Middle School) to the north for shared parking during events.
Impose a higher parking fee to encourage visitors to utilize the free shuttle satellite parking lots. On site parking fees should be increased incrementally through an experimental process to determine the right fee structure to discourage on site parking while not discouraging visitation. Promotional material and website information can be utilized to communicate to the general public of the free shuttle parking lots prior to patrons visiting the park during large events. Deploy event signage to provide adequate wayfinding on event days.
<i>RV Camping</i>
Accommodate RV camping in parking lots with the provision of electrical and water hookups and fronting onto grass where possible.

## TRAILS

<i>Trails</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Introduce trail entrances with trailhead amenities such as signage, shade and seating at Thornton, 120th, and 136th as access points to welcome pedestrians and cyclists to the Park.			
Introduce a trail entrance from the new 27J high school (Riverdale Ridge) and middle school Quist Middle School) to the north as an opportunity to bring additional youth to the park and provide access from a potential community satellite parking lot for Park visitors interested in a park-and-bike approach to events like the Fair.			
Implement portal trails with signage and design character that exposes the agricultural themes and history.			
Consider connections to future Adams County parcels, such as adjacent reclaimed gravel operations, Willow Bay, Riverdale Bluffs Open Space, and Ken Mitchell Open Space.			
Embark on a bikeshare pilot test at the Regional Park scale and understand community-scale bikeshare opportunities.			
Provide bicycle parking spaces at a rate of at least 5 percent of the vehicular parking spaces in close proximity to building entrances, trailheads, and park amenities.			
<i>Interior Park Trails</i>			
Introduce a series of heritage trails of various lengths as way to provide active living and educational opportunities.			
<i>Accessibility</i>			
Make all trails ADA accessible using acceptable surface materials and grading. Clearly sign routes and distances for park visitors.			

## UTILITIES

<i>Utilities</i>	<i>Phase</i>	<i>Date Scheduled</i>	<i>Date Complete</i>
Relocate sanitary sewer line as needed within the facility core.			
Add a new sanitary main line to the proposed buildings at the north end of the site.			
Reroute domestic water lines to provide service to new structures as required, particularly to proposed buildings at the north end of the site.			
Reroute gas distribution line as required to provide service to new structures.			
Reroute electrical distribution as required to provide service to new structures.			
Reroute and construct new fiber optic main line as required to provide service to new structures.			

## ACCREDITATIONS AND CERTIFICATIONS

### *Accreditations and Certifications*

Pursue CAPRA accreditation.			
Initiate the process for arboretum status.			
Pursue one of the many certifications and accreditations from Audubon Society programs, such as the Audubon Cooperative Sanctuary Program for Golf.			
Consider ways that the Sustainable Sites rating system can be employed during the site-specific planning and design process for various rebuilding efforts.			
Pursue True Zero Waste Certification at the Fairgrounds area, the Cultural Facility area, as well as other areas with concentrated activity at the site.			
Participate in the National Wildlife Federation's Garden for Wildlife program.			
Submit existing and proposed pollinator gardens for the Million Pollinator Garden Challenge.			

# APPENDIX B

## ASSESSMENT OF EXISTING FACILITIES

The facilities at the Riverdale Regional Park were developed in the mid to late twentieth century. Although these buildings fulfill the wide array of needs associated with a variety of user groups the regional park hosts, they are in large part reflective of the limited resources often available to fairgrounds for capital development. Constructed of cost-effective building systems, the structures often feature pre-engineered steel structural systems with metal panel roofing and siding. Surfaces are typically durable, spartan and relatively low in maintenance. Likewise, mechanical systems provide a base level of services, primarily heating with large indoor unit heaters. Given this model of development, some of the facilities have remained serviceable over the years but are now showing the deterioration and limits that a span of nearly 50 years will bring.

One of the general concerns about these facilities includes the limitations of power. Although the main power grid was recently replaced, it is important to get better service to each building in addition to the drop down cables currently in place. The facilities have been altered in recent years by the removal of the indoor arena and the completion of extensive renovations to the Waymire Dome.

### WARM UP PIT AT THE OUTDOOR GRANDSTANDS



*Image credit: Sink-Combs*

## EXHIBIT HALL

The Exhibit Hall is a one-story structure with a footprint of roughly 25,000 square feet. The footprint is divided into one large (main) multi-purpose space and one smaller multi-purpose space, each with loading access through overhead sectional doors. Amenities include restrooms, limited storage, and one food preparation area. The regional park's main tele/data hub was relocated in 2008 from the Annex Building into a space at the northwest corner of the Exhibit Hall. The Annex was part of the Original Waymire Dome Building, which was demolished. The Exhibit Hall consists of a layout of 100 feet by 200 feet seating about 800 people or 150 table top booths arranged in 10 by 10 foot sections. Utilizing the north end of the Exhibit Hall, approximate 80 10x10 booths could be set up. The carrying capacity for the facility is 1,450.

A small addition on the west side of the building includes two restrooms with shower facilities that are predominantly meant to serve users from the outside.

### *Structural System:*

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

### *Mechanical System:*

The mechanical system is a combination of two systems. A conventional forced air system provides ventilation and evaporative cooling from roof-mounted units through a simple and reasonably noisy duct system. One of the mechanical units is in need of replacement. The evaporative cooling is moderately successful. Suspended gas-fired unit heaters provide heat.

### *Electrical System:*

Lighting was updated in 2015. Power outlets are located around the perimeter of the floor at the rate of one duplex outlet per bay. Power is also available through a limited number of drop cords from ceiling outlets.

## INTERIOR EXHIBIT HALL



Image credit: Sink-Combs

### ***Exterior Enclosure:***

The exterior finishes have been upgraded to include a stone base and external insulation and finish system (EFIS) surface. New timber entry canopies have also been added to the east (main) and west entries. With the new canopy entries, it appears some are not fully finished as the underneath side of the roof is plywood. The roof is a conventional metal panel roof system typical of pre-engineered metal buildings. Large overhangs add scale and depth to the facades as well as provide shade and weather protection. Batt insulation at the walls and roof is exposed on the interior with the exception of the lower walls that are covered by metal liner panels to approximately 12 feet above the floor.

### ***Interior Finishes/Environment:***

The floor is bare concrete. The restroom/kitchen areas are painted concrete block. The smaller multi-purpose space has an acoustical lay-in ceiling, but the tiles are pillowing, apparently due to periodic high levels of moisture. For the main exhibit hall, the exposed structural elements are painted. Although it is a clear span space, clear heights below the structure ranging from 12 feet at the sides to 16 feet at the center generally feel low for the size of the main exhibit space. Windows on the exterior wall offer the ability to supplement the lighting with natural light. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space. The garage doors in and out of most of the site buildings are the main way to move livestock, items at show, and anything at a large scale. The main pedestrian doors were replaced in 2017.

The wall between the multi-purpose rooms features a wide overhead sectional door that allows the two rooms to either be separated or semi-contiguous. This solution offers limited acoustical separation of the two spaces. The restrooms and food service area are located within one corner of the large multi-purpose space, which may, on occasion, limit the functionality of the space.

## CONDITION OF EXISTING PANELING ON WALLS



*Image credit: Sink-Combs*

## EXISTING STRUCTURAL FRAMING AND CEILING



*Image credit: Sink-Combs*

**Life Safety:**

Exiting appears sufficient for the size of the space. The existing fire sprinkler system is critical to the types of uses the building experiences, but the system is not externally monitored.

**Comments/Needs:**

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

**Current Condition:**

The Exhibit Hall was originally built in the late 1960s and today is used for livestock events, car shows, and many other events. The insulation was replaced under the standing seam roof in 2017.

While the Exhibit Hall does provide some drop down electrical power, it would be nice to be better equipped in the space for multiple users. The restrooms provided are ADA accessible, making it an adequate space to rent although the finishes are out of date. The current facility holds a large back-of-house area that provides storage for chairs, tables, and other events that take place in the space. The back-of-house storage consists of a lay-in acoustical tile ceiling with fluorescent light fixtures evenly spaced. Swamp coolers have been added within the last ten years. The county is budgeting the replacement of the insulation underneath the standing seam roof. Around back on the Exhibit Hall consists of an exterior patio with picnic tables.

**BACK OF HOUSE STORAGE AREA****STORAGE AREA FOR CHAIRS AND TABLES****RESTROOMS IN THE EXHIBIT HALL**

Image credit (all): Sink-Combs

**EXPOSED PLYWOOD AT CANOPY**

## WAYMIRE DOME BUILDING

The Waymire Dome is one of the largest buildings on site at 22,478 square feet. It was recently renovated in 2008. The concrete dome structure is fire sprinklered and consists of a 10,500 square foot rotunda space, the largest and most frequently used space in the building. This space can hold 500 for dinner/dance and 1,000 for a concert. The building consists of a meeting room that is 93 feet by 32 feet as well as three Rendezvous Rooms ranging from 1,025 square feet to 925 square feet. The meeting room can hold about 170 people while two of the Rendezvous Rooms can hold 56 people and 58 people respectively. The Rendezvous Rooms are rented out for a variety of events which include meetings, church services, and small weddings. Some conflicts do arise in hosting concurrent events due to the proximity of the large Dome Grand Hall to the meetings rooms.

The Waymire building floors have been discussed as another major renovation item for this building, about 11,000 SF. Since the 2008 renovations, the restrooms are now fully up to code. The women's restroom consists of nine stalls and five lavatories. The men's restroom consists of eleven fixtures and three lavatories. Waterless urinals were added to the mens room in 2008 to reduce water use. IT equipment

## EARLY IMAGERY OF THE WAYMIRE BUILDING



*Image Credit:  
"Adams County Colorado, A Centennial History: 1902-2002."  
Albin Wagner  
Donning Company Publishers, 2002*

## EXTERIOR VIEW OF THE MAIN ENTRY



*Image credit: Sink-Combs*

## INTERIOR RENOVATED CORRIDOR SHOWING NEW STAINED STRUCTURAL MEMBERS AND INTERIOR FINISHES

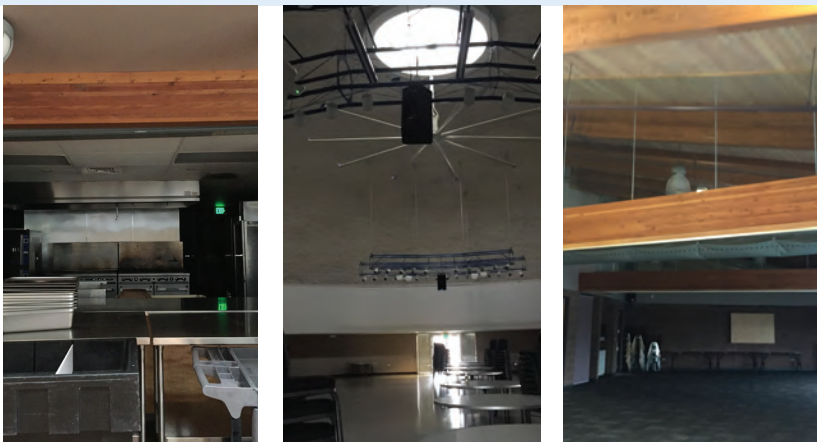


has also been a major improvement in the building. The space is equipped for a PA system with ordinary power, lighting, heat and/or conditioning. The space has WiFi unlike the other buildings on the grounds which run off of a limited coverage by an antenna. The 3,310 square foot interior corridor/lobby has been renovated to provide new entry canopies for the North, South, and West entries. One of the improvements of the corridor space consists of a full commercial kitchen for concessions.

The structural system is in good condition. The exterior of the building has been renovated to provide a new entry porch and new staining to both interior and exterior timber structural members. In 2008 when the renovations took place, not all of the elements for renovation of the Dome were achieved. The roof appears to be designed as a shingled roof with no vents. Although the roof is a high priority item, the cost for replacement will come at a great expense, nearly \$1 million. Since the Dome building is the highest rental unit used on site, it is important to keep this structure in good condition.

The mechanical equipment has gotten many recent complaints for being too noisy. With the new system implemented, it blows too loud when in use and provides too much noise in the maintenance, staff, and partitioned multipurpose space. The audio capabilities of the dome seem to be in good working condition. A suspended track provides lighting as well as speakers for the dome. The dome provides one skylight in the center of the rotunda giving natural light to the space. Air ventilation pipes can be seen on the sides of the rotunda.

## NEW COMMERCIAL KITCHEN, TRACK SOUND SYSTEM, RENDEZVOUS ROOMS



*Image credit (all): Sink-Combs*

## GRANDSTANDS

The Grandstand is comprised of several components. The main grandstand is 145 feet by 358 feet and can be split into two arenas, the first being 145 feet by 218 feet and the second 140 feet by 280 feet. The main seating area is an open air steel seating structure that faces the outdoor rodeo arena. It seats approximately 3,400-3,600 including the portable bleacher seats. The portable bleacher seats, each section seating about 100 people, are used to bring up the seat count in the facility. Seating capacity has been increased by adding individual bleacher seating sections in front of the main grandstand as well as to the north and south. The seating is covered by a roof with structural columns that fall within the seating area, creating obstructed sight lines for the upper seats. The bleacher seating is aluminum. Storage areas have been created beneath the seating area. The 1,110 square foot restrooms and concessions building is located in an out building to the east of the grandstand.

### ***Structural System:***

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

building is in need of a new roof, as many of the shingles are deteriorating.

### ***Mechanical System:***

The Grandstand requires no mechanical system. The Grandstand Concessions building has electric baseboard heat, minimal ventilation and a walk-in cooler that requires maintenance in order to keep operational in the future.

### ***Electrical System:***

Lighting is provided by incandescent fixtures mounted to the underside of the structural roof system. The outdoor arena is lit by pole-mounted fixtures, a Musco Lighting Package installed in 2010. The power distribution system has proven problematic in recent years, creating unexpected outages for the crow's nest and/or portable stage. The current PA system addresses the seating area via roof-mounted speakers. If a new PA system is deemed necessary in the current location of the Grandstands in the future, the new lighting is able to support the weight of speakers.

### ***Exterior Enclosure:***

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

## EXISTING GRANDSTANDS



Image credit: Sink-Combs

### ***Interior Finishes/Environment:***

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

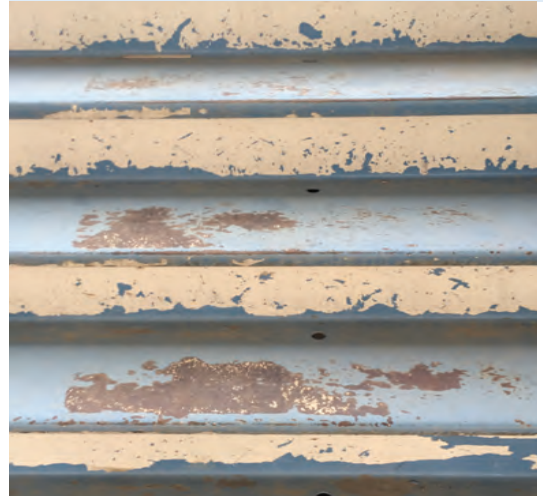
### ***Comments/Needs:***

The Grandstand represents mixed circumstances. The main grandstand structure is adequate in the most basic of terms, but requires some serious considerations for its long-term use. Large issues such as its orientation and insufficient restrooms and concessions suggest that the venue should be replaced with a more appropriate structure that would serve its users better. Replacing the Grandstand could also create shelter for all seats, not just those in the main Grandstand.

### ***Current Condition:***

The restroom building at the Grandstand is in need of a new roof and has noted major settling issues. The Grandstand remains structurally in good condition although with its western facing conditions, in the summer, would benefit from new paint. The metal seams of the Grandstand roof are weathering leaving air gaps and rust. Renovations to the Grandstands in 2010 have provided accessible wheelchair seating and ramps. The exterior stairway leading to the roof of the Grandstand appears to be structurally stable although over time has rusted over and become poor in quality. Exposed cross bracing on the exterior of the Grandstand may be of concern as to why it is located so high and not resisting lateral forces closer to the ground level. The restroom building currently does not provide enough fixtures for the amount of visitors to the space. The concession side of this building currently has a screen covering the window for protection from weather, bugs, and exposure. The overhead coiling door and bug shield should be replaced with something new and more functional for the facility such as an air curtain that meets Colorado Department of Public Health and Environment (CDPHE) and Tri-County Health Department standards.

### **WEATHERING ON STAIRS**



### **WEATHERING ON UNDERNEATH OF SIDE ROOF**



### **EXAMPLE OF DETERIORATION BETWEEN SEAMS IN ROOF**

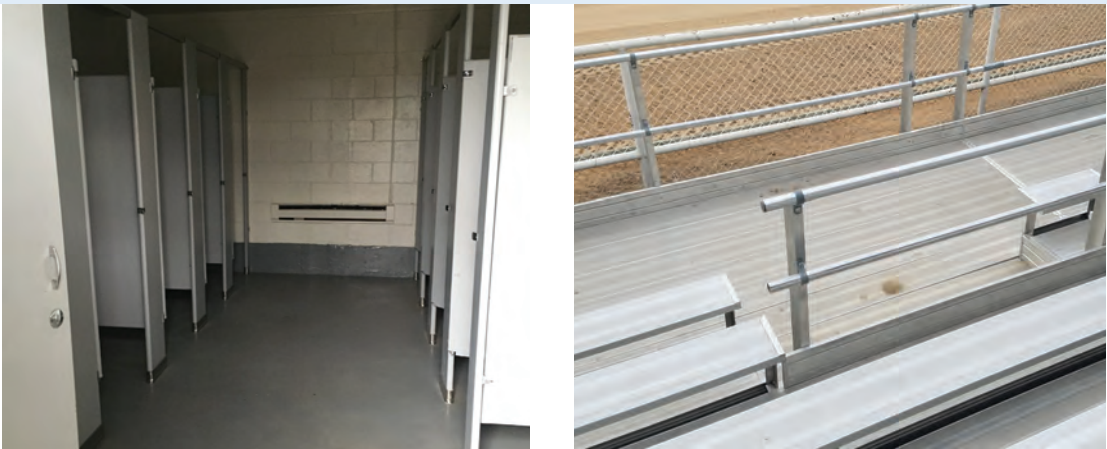


*Image credit (all): Sink-Combs*

RESTROOM AND CONCESSIONS BUILDING



RESTROOM INTERIOR AND ADA SPACES AT BLEACHERS



ADDITIONAL BLEACHER SEATS



Image credit (all): Sink-Combs

## AL LESSER BUILDING

The Al Lesser building is an 8,500 square foot multi-use building designed primarily for meetings and exhibits. Similar to the Exhibit Hall, it is a very functional building and offers one of the better environments within the Regional Park complex. At 68 feet by 125 feet, it is significantly smaller than the Exhibit Hall. The Al Lesser building can seat about 250 people. The facility is a multi-use facility that hosts many events those being weddings, quiceaneras, corporate events, and trade shows. Amenities include a small service/catering food service area and restrooms. A small shower facility is attached to the northwest corner of the building with exterior access only. A storage area has been added to the south side of the building. The storage area is currently holding chairs and tables for events that take place in the space. The storage area seems a bit small for the size of the space but is currently sufficient.

### *Structural System:*

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

### *Mechanical System:*

The mechanical system is a conventional rooftop forced air system providing ventilation and evaporative cooling through a simple duct system. Relief vents augment the ventilation system. Heat is provided by three suspended gas-fired unit heaters. Electric baseboard heaters provide heat in the restrooms.

### *Electrical System:*

Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Power outlets are located around the perimeter of the floor at the rate

## INTERIOR VIEW OF AL LESSER ALSO SHOWING YELLOW DRAINING STRIP THAT COULD BE REMOVED



Image credit (all): Sink-Combs



of one duplex per bay. There are also two 220V outlets, enhancing the flexibility in use of the space. However, with the amount of events that use this space, the amount of electrical access is limited. Supply should be able to run to both sides of the room. Currently, a drop down cord is provided on both sides of the room for quick setup access for events as well as the PA system.

#### ***Exterior Enclosure:***

The exterior finishes have been upgraded to include the stone base and stucco walls recently adopted to tie facilities together. The roof is standing seam metal panels. The walls are covered by fiberglass reinforced panels (FRP). The restrooms are located outside the facility and are limited in convenience for access.

#### ***Interior Finishes/Environment:***

The floor is bare concrete. The restroom/ kitchen wall surfaces are FRP panels. The exposed structural elements are painted. Although the environment is generally positive, the garage door service entries emphasize the functional nature of the space.

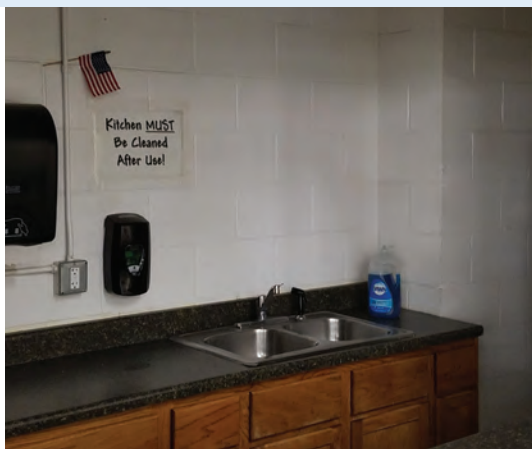
#### ***Life Safety:***

Similar to the Exhibit Hall, fire sprinklers could improve the overall flexibility and life safety of the building. Accessibility for the disabled is generally good.

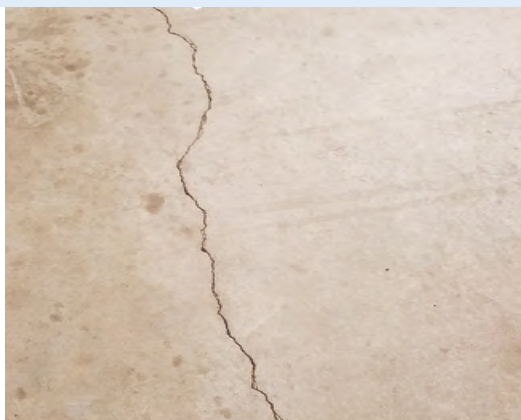
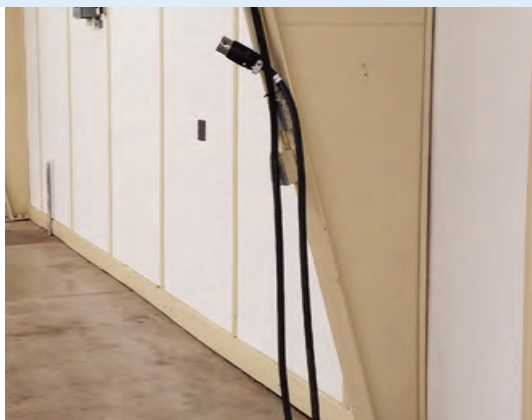
#### ***Comments/Needs:***

The Al Lesser Building represents a nice complement to the Exhibit Hall in providing a smaller venue of similar quality. Potential improvements would include adding DX

## **FOOD SERVICE AREA**



## **ELECTRICAL CORDS AND CRACKED FLOORING**



*Image credit (all): Sink-Combs*

## INTERIOR RESTROOMS



## OVERHEAD WEATHER STRIPPING



*Image credit (all): Sink-Combs*

cooling and incorporating an overhead power grid for drop-downs for exhibit uses. Within the fairgrounds, the exterior accessed showers are definitely needed and desirable, but not essential to the function of the Al Lesser Building.

### ***Current Condition:***

The Al Lesser Building's insulation was replaced in 2017. Structurally, the building was replaced about 21 years ago. Thus, there are a few cracks in the concrete flooring that may need to be investigated for repair. Drains were originally provided in the flooring to spray down the space after animal use. However, the current drains are too small for the space, and now that the building is primarily used as a rented space for parties, the drains are no longer needed. The small food service area is maintained for use during catering events. The food service area is very limited in space and size making it difficult for individuals to cater in this narrow area. The food service area would benefit from more space with upgrades to the fixtures and a better area for serving. While the structure appears to be in good condition, the paint is peeling on the underside of the structure and would benefit from new paint. One concern of staff is since the overhead coiling doors are used so frequently that the lack of weather stripping prevents easy access for loading and unloading into the space. The doors are usually propped open during show times making it a hassle to deal with. For these reasons, an automatic overhead door and opener should be installed with weather stripping.

## LIVESTOCK BARN

The Livestock Barns provide an essential amenity to the fairgrounds. Configured to surround a central multi-use outdoor space, known as the Quadrangle, the four barns are simple, but effective. The Livestock Stalls are a combination of permanent and portable systems. The buildings, with the exception of the Sale Barn, are open air structures. Two of the barns have permanent stalls, which are small by contemporary standards. Staff would prefer all stalls to be portable in two of the barns and permanent in the other two. The barns share parking with the AI Lesser building consisting of 218 spaces.

The Sale Barn is about 5,184 square feet and can seat about 200 people. The barn includes a small primary sale ring with surrounding bleacher seating. The sale ring is used for equestrian shows and sales as well as livestock auctions. The sale ring has a PA system for use during auctions and other events and has a roof-mounted evaporative cooler. An indoor multi-use area is used for general gathering, sale functions, and other needs related to livestock sales. The barns are complemented by an outdoor

wash stall area adjacent to Barn 4. Barn 1 is a 22,850 square foot space while Barns 2, 3, and 4 are 28,000 square feet. Barn 2 and 4 consist of removable stalls which require a longer set up time depending on the event and number of animals. Barn 1 and has about 40 stalls and Barn 3 has 147 equestrian box stalls.

### ***Structural System:***

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

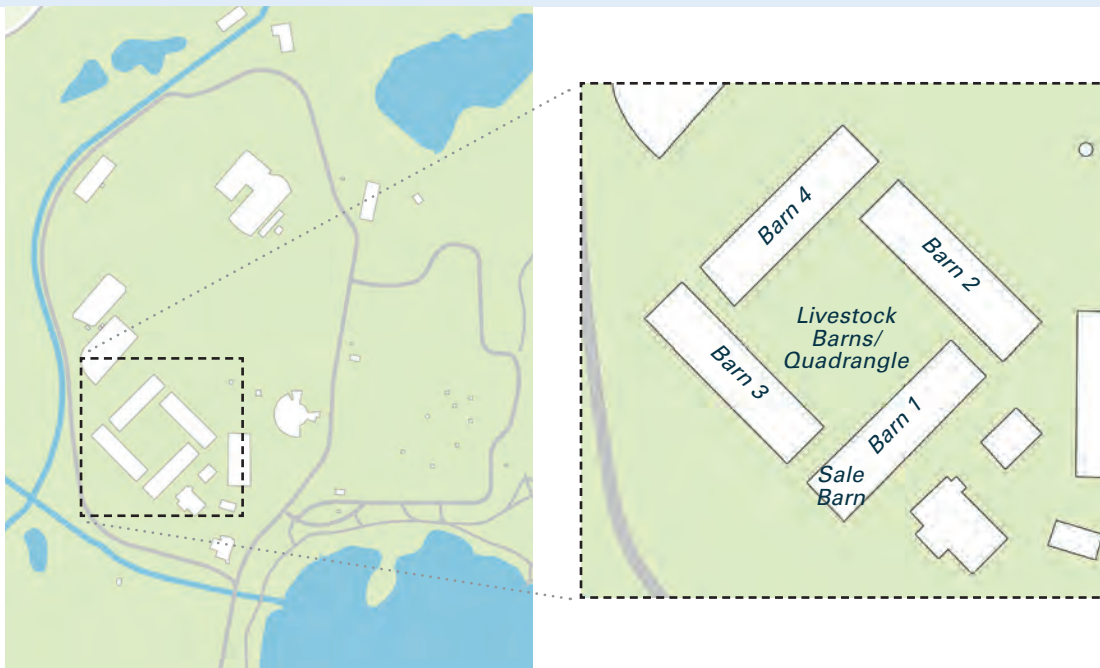
### ***Mechanical System:***

The Livestock Barns have no mechanical system. The Sale Barn has evaporative coolers that are roof mounted.

### ***Electrical System:***

Within the Livestock Barns, lighting is provided by incandescent fixtures mounted to the underside of the structural system. Limited power is available within the animal barns. The Sale Barn has incandescent lighting and reasonably adequate power.

## BARN LOCATION



## OUTDOOR BARN WITH REMOVABLE STALLS



## LIMITED AREA FOR SET UP AND STORAGE INSIDE THE BARN



Image credit (all): Sink-Combs

### *Interior Finishes/Environment:*

The floors are dirt throughout with added pea gravel in the seating area and wood chips in the show ring. The exposed structural elements are painted.

### *Comments/Needs:*

For their use, the Livestock Barns offer a reasonable and effective component of the fairgrounds. They are old, nearing approximately 50 years in age, which raises some issues. They are somewhat isolated from the other livestock-oriented components of the fairgrounds and are surrounded by asphalt, which is problematic. Two of the barns have permanent sidewalls which can limit ventilation, causing animals to overheat on hot summer days. The barns occupy prime publicly accessible real estate within the fairgrounds. There may be advantages to relocating or recreating these same amenities in a better location.

## QUADRANGLE BETWEEN BARNs



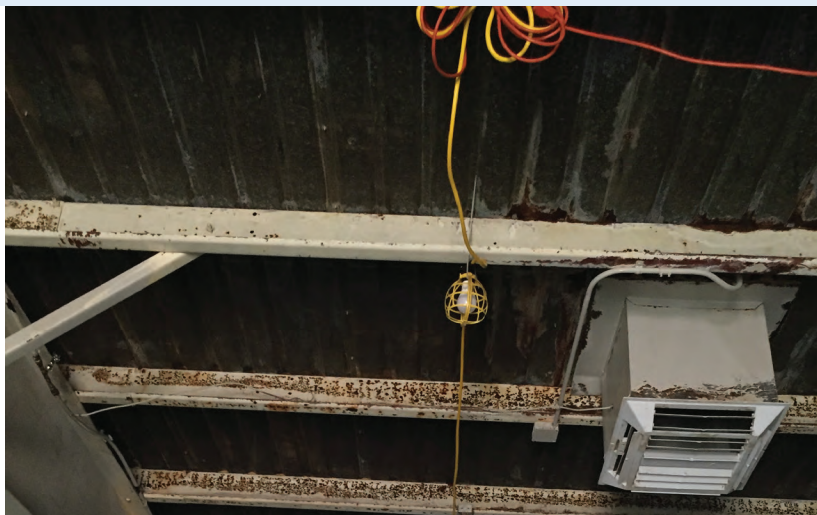
*Image credit: Sink-Combs*

### ***Current Condition:***

The barns are in adequate condition, however, power is a major issue. There are limited spots where outlets are available causing wiring to be run to new locations on columns. Due to the hot summer days, ventilation in the barn has become an issue. Lighting is old, and finding replacement bulbs for the existing incandescent light fixtures has become a challenge. Temporary wood coverings have been provided for winter conditions which then are removed in the summer. Providing vents in the ridges would help provide cooling in the barn. The tongue and groove wood siding has started to deteriorate, warp, and cause cracking in the wood. Therefore, the siding has large exposed gaps. Makeshift pieces of wood have been reapplied to the siding to cover up some of these large gaps. Plywood panels have been installed to keep out winter weather and then removed in the summer to make the space less hot. The

barn, without permanent stalls, require a lot of set up and take down for events. The seam of the roof is starting to rust and needs replacement. Deterioration in the roof has exposed the cracking and splitting of joints. After removing the spray insulation on the Sale Barn, the barn was power washed leaving behind yellow staining on the exterior. Structurally, the purlins in the Sale Barn overtime have become damaged causing them to become thinner than their normal structural size. The exterior could use a light coat of paint since it has oxidized over time. The maintenance of the Sale Barn requires a lot of water usage to spray down and keep the dirt floor maintained. The barns have an antenna for wifi but the range is very limited and therefore could benefit from improvements.

VIEW OF THE DETERIORATION OF THE PURLINS



EXPOSED PLYWOOD PANELS TO KEEP OUT WINTER CONDITIONS, REMOVED IN SUMMER FOR VENTILATION



*Image credit (all): Sink-Combs*

VIEW OF BARN STALLS



THE TONGUE AND GROOVE WOOD SIDING IS DETERIORATING



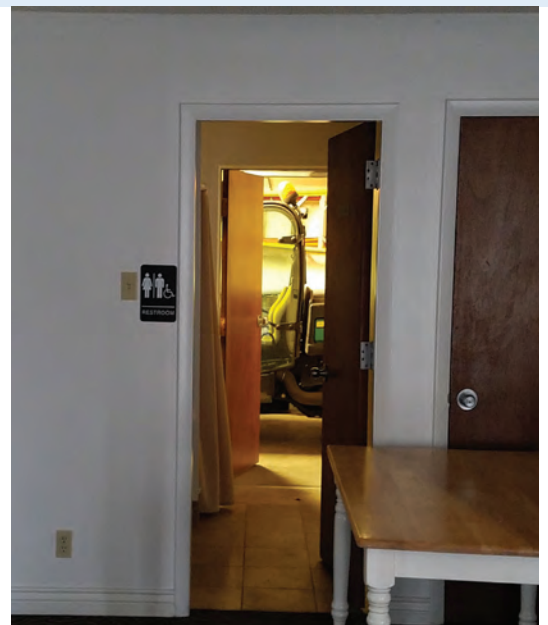
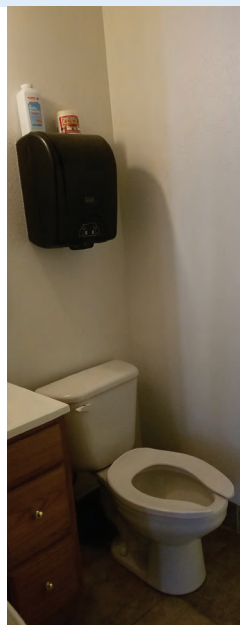
## FORMER RED CROSS BUILDING

The former Red Cross Building primarily serves as a meeting space that is rented for 4-H Club gatherings and other groups that do not require a large space. The building is 3,000 square feet consisting of two meeting rooms, three restrooms and a small kitchenette. It also houses offices for staff as well as a garage that houses outdoor maintenance supplies. Future needs would allow for a separate public meeting space from these current office spaces. The space has two air conditioning units which are in working condition. The building has about 20 parking spaces. The space has been kept in good condition.

## EXTERIOR CONDITIONS AT THE FORMER RED CROSS BUILDING



## INTERIOR VIEWS OF KITCHENETTE, SINGLE TOILET AND MEETING SPACE



*Image credit (all): Sink-Combs*

## ADMINISTRATION BUILDING'S LANDMARK SILO TOWER



## ENTRY LOBBY AND SILO STAIRCASE



## DOWNSTAIRS MEETING ROOM



## KALLWALL SYSTEM AND SILO STAIRCASE



Image credit (all): Sink-Combs

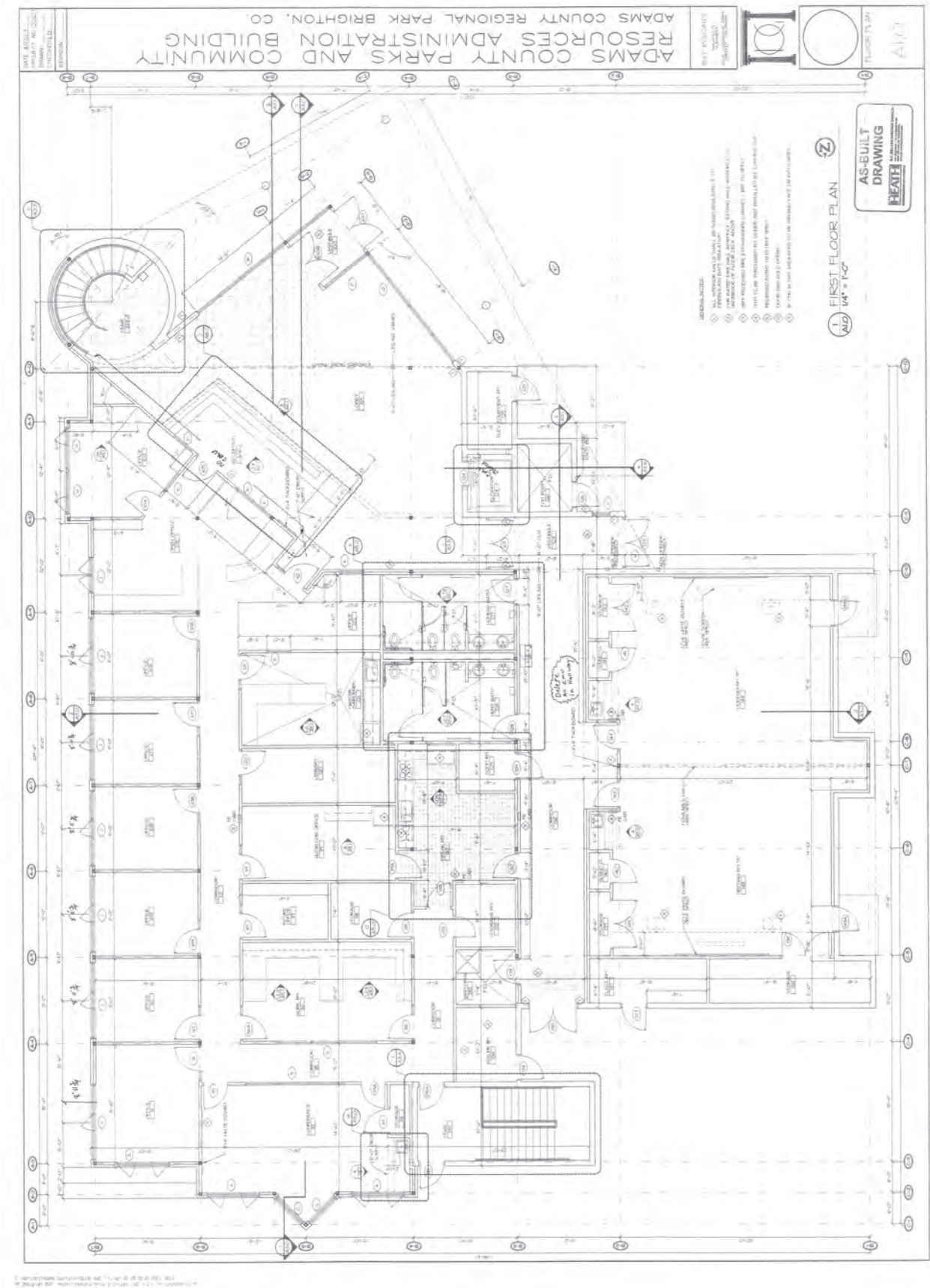
## ADMINISTRATION BUILDING

The Administration Building houses Adams County Parks and Colorado State University (CSU) Extension administrative offices.

The Administration Building is a two story structure designed by Loren Bley and Associates. The building has a footprint of 15,185 square feet. Construction was completed in 2002 at a cost of \$2.7 million. The site was originally the location of the caretakers house. The main entry occurs off the parking lot on the side of the building. Amenities on the first floor include the main lobby, reception, a series of offices, and meeting space for CSU Extension. Amenities on the second floor include spaces for facility reservations, private offices, open cubicles, a conference room and a lab for the horticulture group.

The first floor contains an entry sequence with a large reception and lobby space consisting of travertine flooring mixed with carpet. The carpet on both the main level and upper level has just been replaced. The downstairs has a main hallway connecting two conference rooms that are divided by a folding partition wall. These rooms are too small for the meetings they house and when using the partition wall it closes off the spaces making it not functional. This room has problems with the background noise from the HVAC distribution. They have lowered the velocity of the system to make this system quieter and interfere less with their meetings. The main problem throughout the whole building is the lack of storage space. Storage for each administrative office is not provided making spaces that were previously assigned as electrical closets and janitor closets sacrificed for use as storage. The Janitor has a metal cabinet placed in the hallway to store supplies since the janitor closet is being used for storage. The mop sinks on both floors are in accessible due to the way the space was laid out. The downstairs contains a men and women's restroom with three fixtures in each room. These restrooms are ADA compliant. One nice feature they enjoy about the downstairs is the break room and copy room are individual spaces.

ADMINISTRATION BUILDING FLOOR PLANS



Source: Adams County



On the first floor they also have an existing library which they now use for storage. This library is not needed anymore since everything the Extension does is electronic. The master gardener offices are downstairs with their own sink and fridge area for horticulture use.

Entering the main lobby there is an air draft because of the vestibule and HVAC system. The vestibule doors often get stuck in the wrong direction forcing the air to not travel correctly. Moving from the lobby you reach the concrete staircase up to the second floor. The current use of the Kallwall is not recommended as it leaks and is not being used properly as an exterior material. Due to the frequent water leaks from the Kallwall system, the concrete walls were getting stained and too much water exposure. Thus, they decided to tile the Silo area to prevent water damage.

The well water used on site has a high pH and is fairly 'hard.' This can be detrimental to piping, appliances and the like. The boiler and hot water tanks were just recently replaced for the first time.

### ***Exterior Enclosure:***

The exterior finishes consist of concrete block and textured concrete "siding" around the silo. The roof elements are made of standing seam metal roof. The main roof of prefabricated metal windows appears to be in good condition. The clerestory windows do not wrap around the circular silo feature since they appear more as square punched openings and thus have been filled with caulking and other barriers to help keep moisture out.

### ***Interior Finishes/Environment:***

The floor throughout the facility is carpet. The bathrooms have tile and the lobby consists of travertine tile with the rest of the surrounding area in carpet. Most rooms consist of simple paint and carpet with minimal other decorative features. Windows on the exterior wall offer the ability to supplement the lighting with natural light. Some offices that face interior to the space lack access to natural light.

## **UPSTAIRS HORTICULTURE LAB**



*Image credit: Sink-Combs*

CONFERENCE ROOM



PRIVATE OFFICE



CONDITION AT STAIRCASE WITH TILE AND EXPOSED CONCRETE



Image credit (all): Sink-Combs

OPEN CUBES WORKSPACE



## 4-H BUILDING EXTERIOR



*Image credit: Adams County*

### **GOOD LUCK 4-H**

The Good Luck 4-H club building was not included in this assessment as it is an in-holding and the park does not own that building. The building is owned by Good Luck 4-H Educational and Recreational Association. The first lease was in 1971 and was later renewed for 20 years in 1995, and again in 2015. The current lease expires in 2035.

The structure was constructed between 1970 and 1971 and is approximately 80'x50', or 4,000 square feet. The facility has one large open room and a kitchen, restrooms, and associated storage used by the Good Luck 4-H Club.

## MAINTENANCE SHOP

The Maintenance Building consists of several components including a welding shop, mechanics bay, offices, and a parks bay/storage area. Right now the building holds too many components making it crowded and overwhelming with crammed storage. Behind the Maintenance Shop consists of overflow storage as well. Outdoor equipment is fenced in around back. WiFi in the building is very limited in use, an antenna provides range but is limited. The building also houses a pesticide storage area for the park.

### ***Structural System:***

The structure is a pre-engineered steel system. The standing seam roofing system is supported by metal girts spanning between the primary framing members. The walls are framed in a similar manner with metal panel liners in some places while others are simple wood panels that have

been painted. The structure seems to be in good condition although wear and tear on

the insulation has allowed moisture and rain to get into the space.

### ***Mechanical System:***

There are a few portable air units that provide cooling inside the shop. The garage doors remain open most of the time to provide natural ventilation. Heat is provided by suspended heating units.

### ***Electrical System:***

Lighting is provided by zoned fluorescent fixtures mounted to the underside of the structural system. Currently drop down cords are provided in all spaces for access. However with the amount of machinery and tools required in each space, it would be nice to have more standardized outlet locations. The building has a public address (PA) system, that is connected to the entire park. The system is old and should be replaced.

## EXTERIOR VIEW OF THE MAIN ENTRY



Image credit: Sink-Combs

### ***Exterior Enclosure:***

The roof is standing seam metal panels. The exterior consists of metal yellow panels that appear to be damaged and dented in several

areas possibly by equipment or weather. The garage doors have just recently been repaired. However, the exterior trim around these doors reflect the high usage and are in need of replacement. The exterior panels around the trim also show complete exposure to the elements. The wall paneling has been removed revealing the interior insulation.

### ***Interior Finishes/Environment:***

The floor is bare concrete. The exposed structural elements are painted. While some walls contain metal liner panels, others are wood that has been painted. The general condition of these is poor. The pillow insulation both on the walls and ceilings has deteriorated and become full of dirt, debris and water from weather. One of the main complaints of the shop was the deterioration of the insulation and that these major gaps provide an entry point for water creating leaking in the space. Another complaint was where there is no insulation, wind bursts create dirt and debris floating in the space.

### ***Current Condition:***

The Mechanical Shop is a very functional space but is mainly overcrowded by the lack of storage. The Welding Room has its own equipment stacked among the walls with limited storage space. Two of the bays in the shop are for the mechanics. In this space they store tires, equipment, and machinery. The concrete floors reflect the wear and tear of the space from overuse. In between the mechanics bay and the park bay is a series of offices. The offices have about five computer spaces with overhead fluorescent light strips. The break room is combined in this space with a microwave and fridge set up on a table in the back room. The office space consists of a few tables set up with chairs but no formal designated offices.

## **WELDING SHOP**



## **MECHANICS BAY AND LIFT**



*Image credit (all): Sink-Combs*

Off of this room is another small hallway leading to three more formal offices. The facility only houses one restroom to serve all the spaces. The hallway contains an ice machine and small wash station. The last bay consists of the park storage and maintenance supplies. Staff takes advantage of the overhead crawl space by using it as another storage area. A plywood staircase leads to this storage area. In this bay, they hold a small locked area for tools and other large equipment. They have three overhead garage doors which are used frequently. There is only one set of cabinetry for storage. Beyond that, things are stacked against the walls. The whole Maintenance Building could benefit from better storage and organization. It would be more beneficial to have staff offices separate from the loud machinery spaces and confined current conditions.

The exterior also has a video surveillance sign making prevalent that security is a concern for the shop. Around back is a dirt area with other tools and larger machinery. This space is surrounded by a locked fence. The Maintenance Shop has limited parking spaces in front, but provides an asphalt driveway to and from the other necessities of the park.

### CRAWL SPACE USED FOR EXTRA STORAGE



Image credit (all): Sink-Combs

### METAL PANEL COMING APART



### DETERIORATION OF INSULATION AND ELECTRICAL ACCESS



### DENTED EXTERIOR PANELLING



### OFFICE SPACE

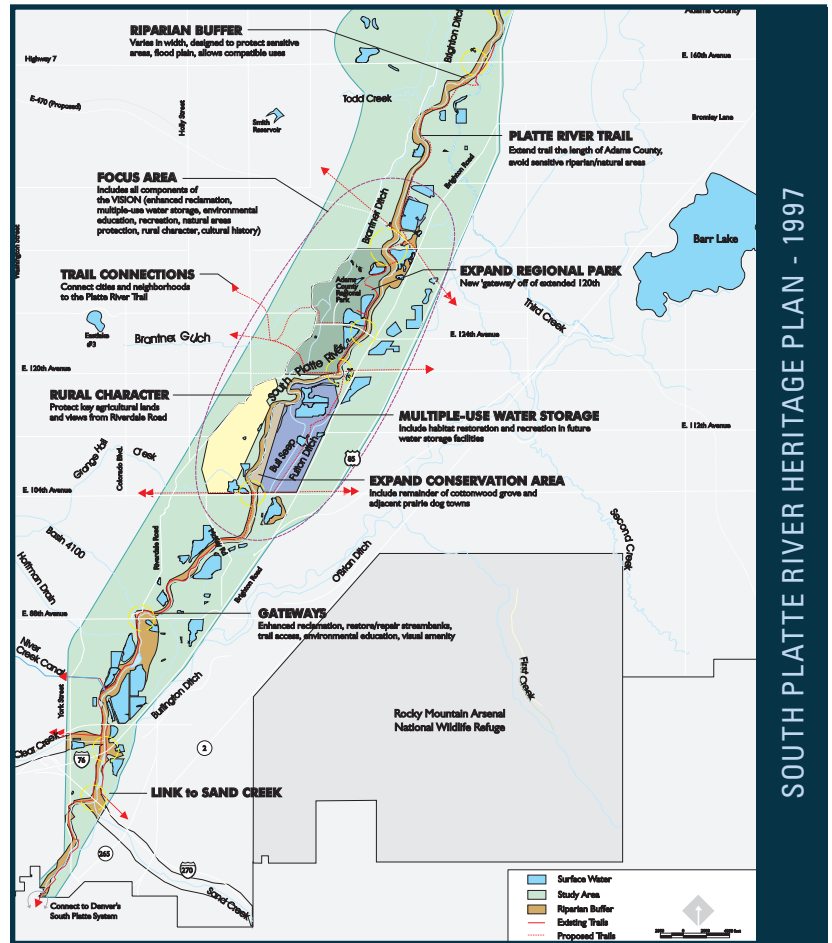


# APPENDIX C

## PREVIOUS PLAN CONCEPTS

### SOUTH PLATTE RIVER HERITAGE PLAN - 1997

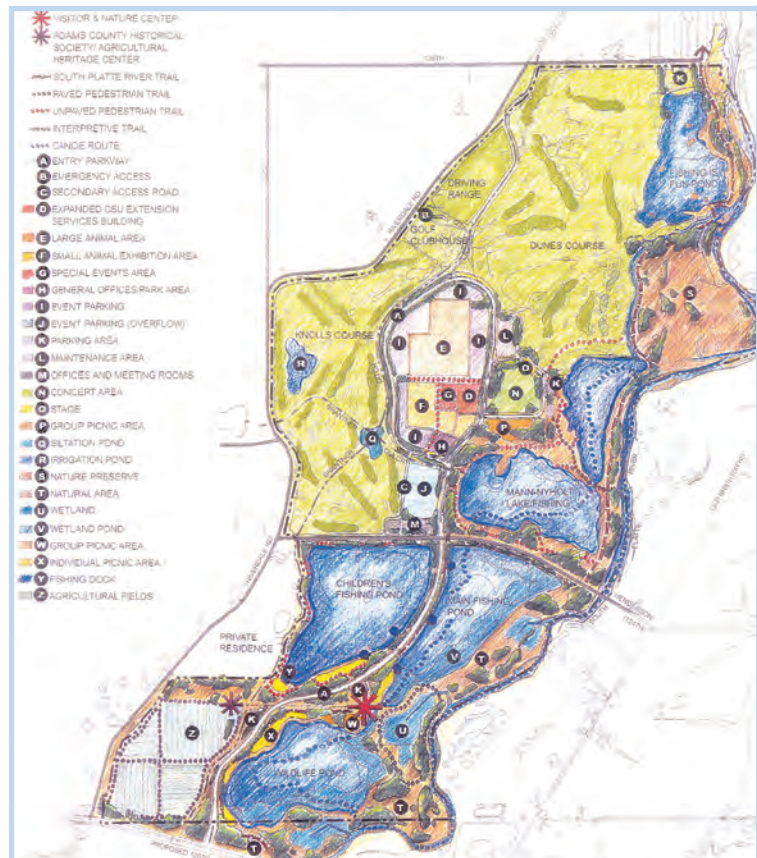
- New gateway off of extended 120th Avenue
- Brantner Gulch trail connection
- Enhanced reclamation, environmental education, recreation, natural areas protection, rural character, cultural history



SOUTH PLATTE RIVER HERITAGE PLAN - 1997

### FAIRGROUNDS PLAN -1999

- Emergency access through golf course
- Day use programming at the south including visitor/nature center
- Entry parkway from 120th Avenue
- Maintenance of main core loop road



FAIRGROUND PLAN - 1999

## SOUTH AND NORTHEAST AREAS PLAN - 2008



## SOUTH AND NORTHEAST AREAS MASTER PLAN UPDATE -2008

- Planning for recreational facilities
- Inclusion of interpretive and educational opportunities
- Designate a central core area between the lakes in the south
- Provide more natural, less maintained areas on the outer edges of the site
- Promote native vegetation
- Address lake health with aerators that are sculptural
- Park Blvd to be an attractive linkage
- Incorporate traffic calming measures
- Promote the agricultural heritage
- Revitalize the Nature Preserve through the reintroduction of Brantner Gulch
- Buffer natural areas from the golf course
- Extend the South Platte River Trail

## FAIRGROUND PLAN - 2009



## FAIRGROUNDS PLAN -2009

- Strong pedestrian spine
- Midway located on east side of fairgrounds site
- Integration of programmed landscaped spaces into the core of the fairgrounds operations
- Vegetated buffer around
- Stormwater treatment to west

# APPENDIX D

## CONCEPT DEVELOPMENT

The concept development phase was an iterative process. Staff, stakeholders and community members had opportunities to respond to the ideas being generated at various milestones.

### STAFF REVIEW OF INITIAL CONCEPTS

The first two alternatives were presented to Staff and looked to achieve the following:

- Locate cultural resources to south parcel
- Two circulation options - one loop close to existing and one radial
- Location of amphitheater
- Location of recreation facilities



ALTERNATIVE 1 - STAFF REVIEW



ALTERNATIVE 2 - STAFF REVIEW

## ALTERNATIVE 1 - APRIL 4, 2017 PUBLIC MEETING



## FEBRUARY 2, 2017

The February 2, 2017 meetings included stakeholder interviews and an open house. The guidance provided by these groups included the following key takeaways:

- Locate the amphitheater close to the midway.
- Create a sense of arrival at all entrances.
- Ensure that the park and fairgrounds can still operate during phasing.
- Create a strong connection to the South Platte River.

## APRIL 4, 2017

The first two alternatives presented to the public occurred on April 4. Approximately 40 participants provided feedback. The lessons from these plans were as follows:

- Prioritize an indoor arena in order to meet the demands of the future.
- Introduce additional restrooms.
- Locate a dog park where it will be compatible.
- Plan for improvements to trails and trailheads.
- Introduce soft surface trails.

## ALTERNATIVE 2 - APRIL 4, 2017 PUBLIC MEETING



# APPENDIX E

## CIVIL UTILITY DOCUMENTS

### DRAINAGE IMPERVIOUSNESS ESTIMATE

Sub-basin A is the North area and Sub-basin B is the South area.

**PROJECT INFORMATION**

PROJECT NAME:	Adams County Master Plan
PROJECT NO:	16.1116
DESIGN BY:	MJK
REVIEWED BY:	PJS
JURISDICTION:	
REPORT TYPE:	
DATE:	



JURISDICTIONAL STANDARD	C2	C5	C10	C100	% IMPERV
LANDSCAPE	0.00	0.00	0.00	0.00	2%
ROOF	0.00	0.00	0.00	0.00	90%
PAVED	0.00	0.00	0.00	0.00	100%
DRIVES AND WALKS	0.00	0.00	0.00	0.00	90%

TOTAL SITE COMPOSITE						
----------------------	--	--	--	--	--	--

SUB-BASIN	SURFACE CHARACTERISTICS	AREA	COMPOSITE RUNOFF COEFFICIENTS				PERCENT IMPERVIOUSNESS
		(ACRES)	C2	C5	C10	C100	
1	DRIVES AND WALKS	19.56	0.74	0.77	0.80	0.85	90%
	ROOF	6.58	0.74	0.77	0.80	0.85	90%
	PAVED	36.42	0.83	0.86	0.87	0.89	100%
	LANDSCAPE	21.12	0.01	0.05	0.15	0.49	2%
SUB-BASIN COMPOSITE		83.68	0.58	0.63	0.67	0.78	72.1%

SUB-BASIN	SURFACE CHARACTERISTICS	AREA	COMPOSITE RUNOFF COEFFICIENTS				PERCENT IMPERVIOUSNESS
		(ACRES)	C2	C5	C10	C100	
2	DRIVES AND WALKS	0.41	0.74	0.77	0.80	0.85	90%
	ROOF	6.44	0.74	0.77	0.80	0.85	90%
	PAVED	11.45	0.83	0.86	0.87	0.89	100%
	LANDSCAPE	2.90	0.01	0.05	0.15	0.49	2%
SUB-BASIN COMPOSITE		21.20	0.68	0.72	0.75	0.83	83.3%

## NORTH WATER QUALITY ESTIMATE

### Required Water Quality Volume:

Detention Sizing Method: **WQCV**

NRCS Hydrologic Soil Group: **C & D**

$$WQCV = a \times (0.91i^3 - 1.19i^2 + 0.78i)$$

\*Figure EDB-2, UDFCD (V.3), Chapter 4, Page S-73

$$\text{LEED WQCV} = (0.5) \times \left[ \frac{WQCV}{0.43} \right]$$

\*UDFCD (V.3), Chapter 2, Page SQ-24

$$EURV_A = 1.1 \cdot (2.0491 \cdot i - 0.1113)$$

$$EURV_B = 1.1 \cdot (1.2846 \cdot i - 0.0461)$$

$$EURV_{C/D} = 1.1 \cdot (1.1381 \cdot i - 0.0339)$$

\*Equations SO-11 - SO-13, UDFCD (V.2), Chapter 10, Page SO-12

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

a = Constant Dependent on Drain Time (Typically a=1.0 40-Hr Drain Time)

i = Percent Imperviousness

$$i = \boxed{72.1\%}$$

$$\text{WQCV} = \boxed{0.285} \text{ (watershed inches)}$$

$$\text{Required Storage} = \left[ \frac{WQCV}{12} \right] \times (AREA) \times 1.2$$

\*UDFCD (V.3), Chapter 4, Page S-69

$$\text{Required Storage} = \left[ \frac{EURV}{12} \right] \times (AREA)$$

\*UDFCD (V.3), Chapter 2, Page SQ-24

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

Area = Contributing Watershed Area (Acres)

$$\text{Area} = \boxed{83.68} \text{ (acres)}$$

$$\text{Required Storage} = \boxed{2.3836} \text{ (ac-ft)}$$

SOUTH WATER QUALITY ESTIMATE

Required Water Quality Volume:

Detention Sizing Method: **WQCV**

NRCS Hydrologic Soil Group: **C & D**

$$WQCV = a \times (0.91i^3 - 1.19i^2 + 0.78i)$$

*\*Figure EDB-2, UDFCD (V.3), Chapter 4, Page S-73*

$$\text{LEED WQCV} = (0.5) \times \left[ \frac{WQCV}{0.43} \right]$$

*\*UDFCD (V.3), Chapter 2, Page SQ-24*

$$EURV_A = 1.1 \cdot (2.0491 \cdot i - 0.1113)$$

$$EURV_B = 1.1 \cdot (1.2846 \cdot i - 0.0461)$$

$$EURV_{C/D} = 1.1 \cdot (1.1381 \cdot i - 0.0339)$$

*\*Equations SO-11 - SO-13, UDFCD (V.2), Chapter 10, Page SO-12*

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

a = Constant Dependent on Drain Time (Typically a=1.0 40-Hr Drain Time)

i = Percent Imperviousness

i = **83.3%**

WQCV = **0.350** (watershed inches)

$$\text{Required Storage} = \left[ \frac{WQCV}{12} \right] \times (AREA) \times 1.2$$

*\*UDFCD (V.3), Chapter 4, Page S-69*

$$\text{Required Storage} = \left[ \frac{EURV}{12} \right] \times (AREA)$$

*\*UDFCD (V.3), Chapter 2, Page SQ-24*

Where:

WQCV = Water Quality Capture Volume (Watershed Inches)

Area = Contributing Watershed Area (Acres)

Area = **83.68** (acres)

Required Storage = **2.9288** (ac-ft)

## NORTH 100-YEAR DETENTION BASIN ESTIMATE

### Required Volume Calculation

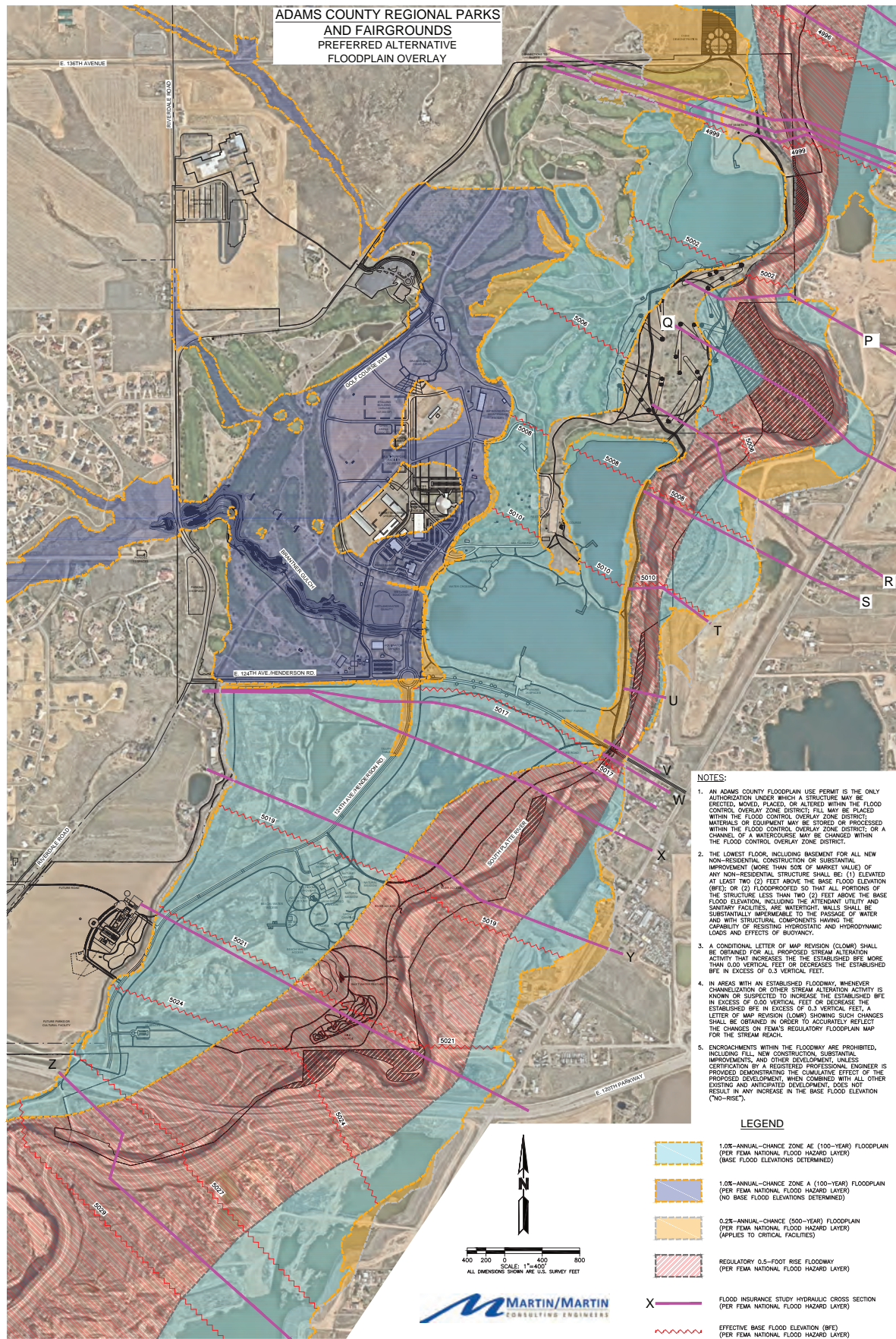
Selected BMP Type =	EDB	
Watershed Area =	83.68	acres
Watershed Length =	2,700	ft
Watershed Slope =	0.007	ft/ft
Watershed Imperviousness =	72.10%	percent
Percentage Hydrologic Soil Group A =	21.5%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	78.5%	percent
Desired WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	Brighton - City Hall	
Water Quality Capture Volume (WQCV) =	1.986	acre-feet
Excess Urban Runoff Volume (EURV) =	6.271	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	3.894	acre-feet
5-yr Runoff Volume (P1 = 1.11 in.) =	5.631	acre-feet
10-yr Runoff Volume (P1 = 1.38 in.) =	7.282	acre-feet
25-yr Runoff Volume (P1 = 1.8 in.) =	10.266	acre-feet
50-yr Runoff Volume (P1 = 2.17 in.) =	12.792	acre-feet
100-yr Runoff Volume (P1 = 2.58 in.) =	15.894	acre-feet
500-yr Runoff Volume (P1 = 3.68 in.) =	23.826	acre-feet
Approximate 2-yr Detention Volume =	3.661	acre-feet
Approximate 5-yr Detention Volume =	5.310	acre-feet
Approximate 10-yr Detention Volume =	6.550	acre-feet
Approximate 25-yr Detention Volume =	8.147	acre-feet
Approximate 50-yr Detention Volume =	9.099	acre-feet
Approximate 100-yr Detention Volume =	10.408	acre-feet

## SOUTH 100-YEAR DETENTION BASIN ESTIMATE

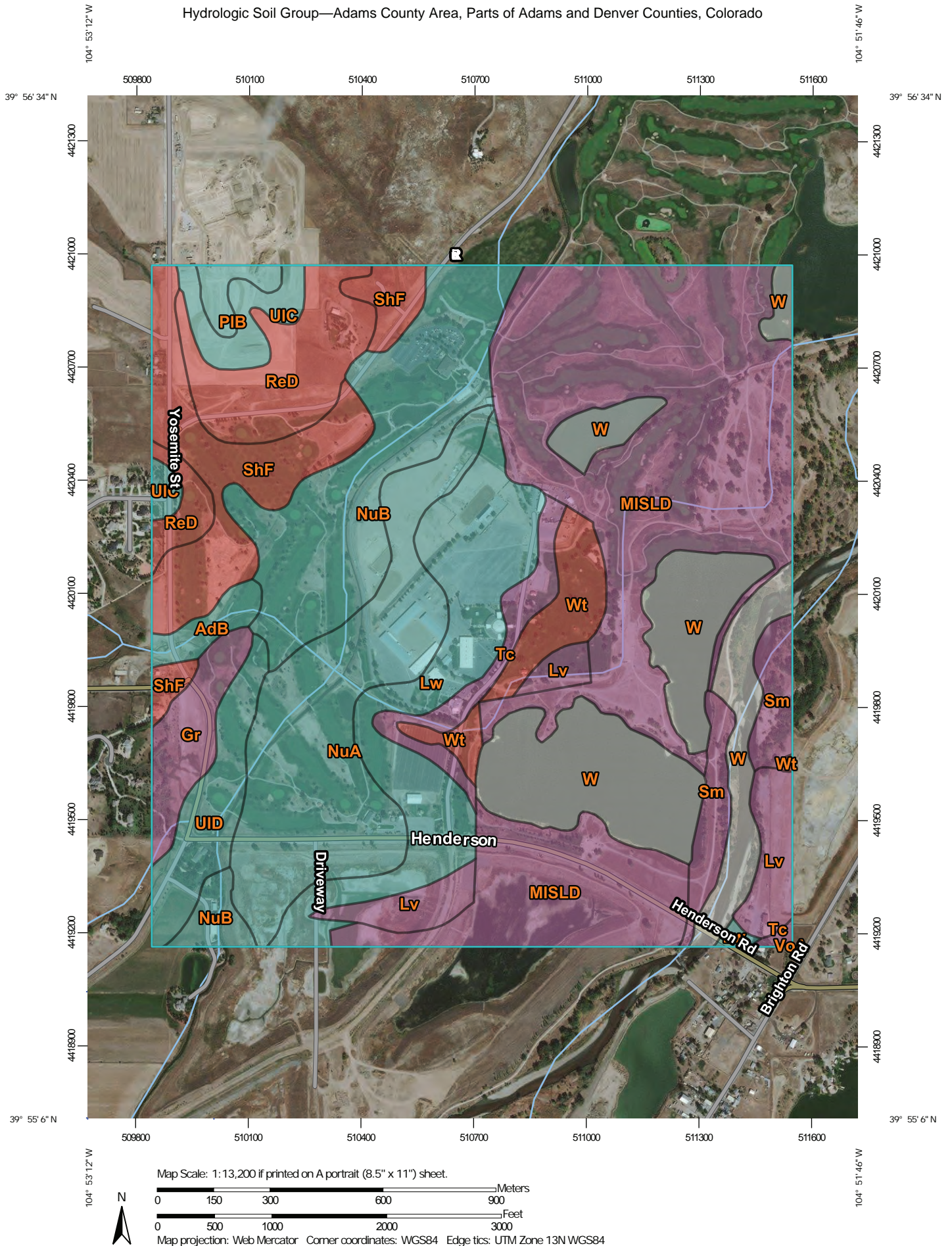
### Required Volume Calculation

Selected BMP Type =	EDB	
Watershed Area =	21.20	acres
Watershed Length =	1,300	ft
Watershed Slope =	0.005	ft/ft
Watershed Imperviousness =	83.30%	percent
Percentage Hydrologic Soil Group A =	21.5%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	78.5%	percent
Desired WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	Brighton - City Hall	
Water Quality Capture Volume (WQCV) =	0.618	acre-feet
Excess Urban Runoff Volume (EURV) =	1.871	acre-feet
2-yr Runoff Volume (P1 = 0.83 in.) =	1.168	acre-feet
5-yr Runoff Volume (P1 = 1.11 in.) =	1.653	acre-feet
10-yr Runoff Volume (P1 = 1.38 in.) =	2.103	acre-feet
25-yr Runoff Volume (P1 = 1.8 in.) =	2.876	acre-feet
50-yr Runoff Volume (P1 = 2.17 in.) =	3.528	acre-feet
100-yr Runoff Volume (P1 = 2.58 in.) =	4.321	acre-feet
500-yr Runoff Volume (P1 = 3.68 in.) =	6.369	acre-feet
Approximate 2-yr Detention Volume =	1.099	acre-feet
Approximate 5-yr Detention Volume =	1.559	acre-feet
Approximate 10-yr Detention Volume =	1.931	acre-feet
Approximate 25-yr Detention Volume =	2.391	acre-feet
Approximate 50-yr Detention Volume =	2.661	acre-feet
Approximate 100-yr Detention Volume =	2.984	acre-feet

PREFERRED ALTERNATIVE FLOODPLAIN OVERLAY




# Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils




#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 13, Sep 22, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 20, 2015—Oct 15, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Adams County Area, Parts of Adams and Denver Counties, Colorado (CO001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdB	Arvada loam, 0 to 3 percent slopes	C	7.1	0.9%
Gr	Gravelly land-Shale outcrop complex	A	17.2	2.3%
Lv	Loamy alluvial land, gravelly substratum	A	24.9	3.3%
Lw	Loamy alluvial land, moderately wet	C	65.1	8.5%
MISLD	Gravel pits	A	201.5	26.4%
NuA	Nunn clay loam, 0 to 1 percent slopes	C	84.8	11.1%
NuB	Nunn clay loam, 1 to 3 percent slopes	C	78.7	10.3%
PIB	Platner loam, 0 to 3 percent slopes	C	5.3	0.7%
ReD	Renohill loam, 3 to 9 percent slopes	D	39.5	5.2%
ShF	Samsil-Shingle complex, 3 to 35 percent slopes	D	52.8	6.9%
Sm	Sandy alluvial land	A	19.6	2.6%
Tc	Terrace escarpments	A	15.5	2.0%
UIC	Ulm loam, 3 to 5 percent slopes	C	14.5	1.9%
UID	Ulm loam, 5 to 9 percent slopes	C	22.9	3.0%
VoA	Vona sandy loam, 0 to 1 percent slopes	A	0.0	0.0%
W	Water		95.9	12.5%
Wt	Wet alluvial land	D	19.5	2.5%
<b>Totals for Area of Interest</b>			<b>764.6</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# APPENDIX F

## COST ESTIMATE

### STATEMENT OF PROBABLE BUDGET

This is a probable construction cost budget prepared for the Adams County Fairgrounds Master Planning for use in determining construction costs for multiple building expansions as defined in the companion documents. Any opinions of price, probable project costs or construction costs by Design Workshop and our team of consultants represent our best judgment and are furnished for general guidance. We make no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

### Regional Park Budget per Phase

Phase 1	\$477,987
Phase 2	\$999,825
Phase 3	\$5,117,081
Phase 4	\$1,634,500
Phase 5	\$1,503,716
Phase 6	\$1,131,596
Phase 7	\$1,310,794
Phase 8	\$4,831,776

### Fairgrounds Area Budget per Phase

Phase 1	\$20,044,613
Phase 2	\$4,808,394
Phase 3	\$5,069,745
Phase 4	\$4,733,715
Phase 5	\$21,662,362
Phase 6	\$14,007,330
Phase 7	\$6,263,109

Demolition	Area	Units	Cost/Unit	Cost	Phase
Remove Red Cross Building	3,000	SF	\$3.00	\$9,000.00	7
Remove Stalling Buildings	106,850	SF	\$0.85	\$90,822.50	5
Demo existing south arena	50,334	EA	\$0.20	\$10,066.80	4
Demo existing north arena	33,868	EA	\$0.20	\$6,773.60	5
Renovations					
Minor Improvements Waymire Dome Building	22,478	SF	\$20.00	\$449,560.00	7
Minor Improvements Exhibit Building	25,000	SF	\$20.00	\$500,000.00	3
Minor Improvements Al Lesser Building	8,000	SF	\$20.00	\$160,000.00	3
New Facilities					
New Expo Building	50,000	SF	\$130.00	\$6,500,000.00	6
Administration Building - Expansion	3,000	SF	\$160.00	\$480,000.00	7
Multi-Purpose Facility	52,000	SF	\$250.00	\$13,000,000.00	1
Multi-Purpose Facility - Expansion	32,000	SF	\$90.00	\$2,880,000.00	4
Covered Arena	29,000	SF	\$80.00	\$2,320,000.00	7
Open Warm-up Arenas 1-south (1 @ 18,000SF ea)	18,000	SF	\$10.00	\$180,000.00	4
Open Warm-up Arenas 2-north (1 @ 18,000SF ea)	18,000	SF	\$10.00	\$180,000.00	5
Stalling Building	107,000	SF	\$100.00	\$10,700,000.00	5
Grandstand					
Bleacher Seating (3,000 seats)	18,000	SF	\$65.00	\$1,170,000.00	2
Concessions and Toilets - tuck under building	6,000	SF	\$180.00	\$1,080,000.00	2
Ticketing Buildings (2 @ 500 SF)	1,000	SF	\$90.00	\$90,000.00	2
Amphitheater					
Restroom	1,500	SF	\$250.00	\$375,000.00	7
Stage Covering (Tensile)	1	EA	\$190,000.00	\$190,000.00	7
Expanded Maintenance Building	14,000	SF	\$110.00	\$1,540,000.00	3
Large Pavilion (at playground)	1	EA	\$110,000.00	\$110,000.00	1
Large Pavilion (at Mann Nyholt)	1	EA	\$110,000.00	\$110,000.00	5
Large Pavilion (Mann Lake #3)	1	EA	\$110,000.00	\$110,000.00	3
Nature Center (Mann Lake #3)	7,500	SF	\$250.00	\$1,875,000.00	3
Restroom - toilet/shower/picnic (Mann Lake #3)	4,000	SF	\$180.00	\$720,000.00	3
Golf Course Bridge (duplicated in Engineer's estimate)	1,800	SF	\$350.00	\$630,000.00	2
Facility Core Improvements					
Grandstand Plaza	33,000	SF	\$4.50	\$148,500.00	2
Main North/South Promenade	24,800	SF	\$4.50	\$111,600.00	5
Expo Hall Plaza	13,000	SF	\$4.50	\$58,500.00	6

## Parking

RV Hook-ups-North	32	EA	\$5,000.00	\$160,000.00	5
RV Hook-ups-South	22	EA	\$5,000.00	\$110,000.00	6
Facility Core Parking Lots					
Midway Parking Lot	329,000	SF	\$8.00	\$2,632,000.00	5
West Parking (north)	21,000	SF	\$8.00	\$168,000.00	5
West Parking (south)	302,000	SF	\$8.00	\$2,416,000.00	6
Waymire Parking - reconfigured	41,000	SF	\$6.00	\$246,000.00	7
Expo/Waymire Parking - reconfigured	65,150	SF	\$4.00	\$260,600.00	7
Admin/Expo Parking - reconfigured	74,200	SF	\$4.00	\$296,800.00	7
Maintenance Lot	136,000	SF	\$8.00	\$1,088,000.00	3
North Parking Lots					
West Event Lot (dirt)	102,000	SF	\$3.00	\$306,000.00	6
128th Ave. Trailhead (dirt)	6,800	SF	\$3.00	\$20,400.00	6
124th Ave.On-Street	30,000	SF	\$8.00	\$240,000.00	2
South Parking Lots					
Lake 3 Nature Center Parking Area	36,400	SF	\$8.00	\$291,200.00	3
120th Parkway Trailhead Parking	22,300	SF	\$8.00	\$178,400.00	2

## Roadways

Grandstand South Connector (see Engineer's estimate)					2
Demo north Grandstand Connector (see Engineer's estimate)					2
South of Multipurpose Facility Connector (see Engineer's estimate)					4
South of Midway Connector (see Engineer's estimate)					5
Realign Road across Brantner (see Engineer's estimate)					5
Road Connection east of Expo Building (see Engineer's estimate)					6
Road Connection south of Waymire (see Engineer's estimate)					7
Roundabout (see Engineer's estimate)					2

## Trails

Cultural Trail	259,776.00	SF	\$9.00	\$2,337,984.00	8
South Loop Trail	47,520.00	SF	\$9.00	\$427,680.00	8
Loop 1	23,760.00	SF	\$9.00	\$213,840.00	2
Loop 2	15,840.00	SF	\$9.00	\$142,560.00	4
Loop 3	63,360.00	SF	\$9.00	\$570,240.00	5
Loop 4	31,680.00	SF	\$9.00	\$285,120.00	7
Connection to Bluffs	1,800.00	SF	\$9.00	\$16,200.00	2

## Park Features

North Park					
Mann Nyholt Lake - bridge	1	LS	\$85,000.00	\$85,000.00	5
Ropes Course	1	LS	\$210,000.00	\$210,000.00	5
Existing Playground Reconstruction	1	LS	\$350,000.00	\$350,000.00	4
Educational Agriculture Plot	184,000	SF	\$2.00	\$368,000.00	8
Fishing Pier (2)	2	EA	\$55,000.00	\$110,000.00	4
South Park					
Lake 3 Improvements	1	LS	\$225,000.00	\$225,000.00	4
Bike Park	1	LS	\$175,000.00	\$175,000.00	6
Adventure Playground	1	LS	\$200,000.00	\$200,000.00	1
Lake Core Plaza	43,000	SF	\$7.50	\$322,500.00	3
Water Quality Facility-North (duplicated in Engineer's estimate)	1	LS	\$465,000.00	\$232,500.00	4
Water Quality Facility-South (duplicated in Engineer's estimate)	1	LS	\$465,000.00	\$232,500.00	6
Construction Subtotal				<b>\$60,702,346.90</b>	
General Conditions	8%			\$4,856,187.75	
Subtotal				<b>\$65,558,534.65</b>	
Fees and Development Costs	10%			\$6,555,853.47	
Subtotal				<b>\$72,114,388.12</b>	
Contractor Overhead & Profit	8%			\$5,769,151.05	
Subtotal				<b>\$77,883,539.17</b>	
Contingency	15%			\$11,682,530.87	
Subtotal				<b>\$89,566,070.04</b>	
3 Years Inflation	4.5%			\$4,030,473.15	
Probable Construction Cost Total				<b>\$93,596,543.19</b>	

Project: **Adams County Regional Park - Master Plan**

Date: **11/21/2017**

Location: **Adams County Regional Park**

Project No.: **16.1116**

Subject: **Master Plan Utilities and Bridge**

Prepared By: **M. Kiel**

Client: **Adams County**

Checked By: **P. Sullivan**

**Note:** Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
	<b>Demolition Site Preparation</b>				
	<b>Bridge</b>				
1	Remove Existing Bridge	LS	1	\$20,000.00	<b>\$20,000.00</b>
	<b>Erosion Control</b>				
2	Erosion Control <sup>(1)</sup>	Acre	72	\$10,000.00	<b>\$720,000.00</b>
	<b>Streets and Parking</b>				
	<b>Asphalt</b>				
3	Remove Asphalt	SF	550,000	\$3.75	<b>\$2,061,675.00</b>
	<b>Utility Removal</b>				
	<b>Electric</b>				
4	Remove Electric lines	LF	350	\$16.00	\$5,600.70
5	Abandon Electric Lines	Allowance	1	\$15,000.00	\$15,000.00
				<b>Electric Subtotal</b>	<b>\$20,600.70</b>
	<b>Fiber Optic</b>				
6	Remove Fiber optic lines	LF	750	\$16.00	\$12,001.50
7	Abandon Fiber optic lines	Allowance	1	\$25,000.00	\$25,000.00
				<b>Fiber Optic Subtotal</b>	<b>\$37,001.50</b>
	<b>Gas</b>				
8	Remove gas lines	LF	0	\$16.00	\$0.00
9	Abandon gas lines	Allowance	1	\$15,000.00	\$15,000.00
				<b>Gas Subtotal</b>	<b>\$15,000.00</b>
	<b>Water</b>				
10	Remove 1" Service	LF	1000	\$15.00	\$15,000.00
11	Abandon Water Lines	Allowance	1	\$25,000.00	\$25,000.00
				<b>Water Subtotal</b>	<b>\$40,000.00</b>
	<b>Sanitary Sewer</b>				
12	Abandon Sanitary Lines	Allowance	1	\$25,000.00	\$25,000.00
				<b>Sanitary Subtotal</b>	<b>\$25,000.00</b>

<b>Remarks:</b> (1) Includes areas of demolition as well as areas where there are proposed buildings and roads (2) Utility costs does not include relocation of Branter Gulch					
	Cost of Items:				\$2,939,300.00
	25%		Contingencies:		\$734,800.00
	Subtotal:				\$3,674,100.00
	30%		Misc. Fees		\$1,102,200.00
<b>TOTAL:</b>					<b>\$4,776,300.00</b>

*The opinions of probable construction costs provided herein are made on the basis of Martin/Martin, Inc.'s qualifications. Martin/Martin, Inc. has no control over the costs or availability of labor, materials, equipment, the Contractor's methods of determining prices, or over competitive bidding or market conditions. These preliminary opinions represent Martin/Martin, Inc.'s best judgment as a design professional familiar with the construction industry and makes no warranty, express or implied, that proposals, bids, or the construction cost of the work will not vary from the opinions of probable construction costs. This opinion is not intended to be used by the Client for budget or pro forma statements.*

Project: Adams County Regional Park - Master Plan

Date: 11/21/2017

Location: Adams County Regional Park

Project No.: 16.1116

Subject: Master Plan Utilities and Bridge

Prepared By: M. Kiel

Client: Adams County

Checked By: P. Sullivan

**Note:** Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
----------	------------------	-------	----------	------------	-----------

	<b><u>Utility Removal and Relocation</u></b>				
	<b><u>Electric</u></b>				
1	Remove	LF	0	\$16.00	\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>
	<b><u>Fiber Optic</u></b>				
2	Remove	LF	0	\$16.00	\$0.00
				<b>Subtotal</b>	<b>\$0.00</b>
	<b><u>Gas</u></b>				
3	Remove	LF	280	\$16.00	\$4,480.56
4	Relocate	LF	220	\$57.00	\$12,540.00
				<b>Subtotal</b>	<b>\$17,020.56</b>
	<b><u>Water</u></b>				
5	Remove 8" Main	LF	140	\$28.00	\$3,920.00
6	Remove 6" Fire Hydrant Lateral	LF	170	\$28.00	\$4,760.00
7	Relocate 8" Main	LF	270	\$120.00	\$32,400.00
8	Relocate 6" Fire Hydrant Lateral	LF	110	\$80.00	\$8,800.00
				<b>Water Subtotal</b>	<b>\$49,880.00</b>
	<b><u>Sanitary Sewer</u></b>				
9	Remove Force Main	LF	160	\$28.00	\$4,480.00
10	Relocate Force Main	LF	270	\$68.00	\$18,360.00
				<b>Sanitary Subtotal</b>	<b>\$22,840.00</b>
<b>Remarks:</b>				Cost of Items:	\$89,700.00
		25%		Contingencies:	\$22,400.00
				Subtotal:	\$112,100.00
		30%		Misc. Fees	\$33,600.00
<b>TOTAL: \$145,700.00</b>					

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Project: **Adams County Regional Park - Master Plan**  
Location: **Adams County Regional Park**  
Subject: **Master Plan Utilities and Bridge**  
Client: **Adams County**

Date: **11/21/2017**  
Project No.: **16.1116**  
Prepared By: **M. Kiel**  
Checked By: **P. Sullivan**

**Note:** Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
	<b><u>New Utilities and Bridge</u></b>				
	<b><u>Bridge</u></b>				
1	New Bridge <sup>(1)</sup>	SF	1800	\$350.00	\$630,000.00
				<b>Subtotal</b>	<b>\$630,000.00</b>
	<b><u>North Water Quality and Detention Basins</u></b>				
2	Earthwork	CY	30000	\$10.00	\$300,000.00
3	Outlet Structure	EA	4	\$15,000.00	\$60,000.00
4	Piping	LF	1050	\$100.00	\$105,000.00
				<b>Subtotal</b>	<b>\$465,000.00</b>
	<b><u>South Water Quality and Detention Basins</u></b>				
5	Earthwork	CY	600	\$10.00	\$6,000.00
6	Outlet Structure	EA	1	\$15,000.00	\$15,000.00
7	Piping	LF	500	\$100.00	\$50,000.00
				<b>Subtotal</b>	<b>\$71,000.00</b>
	<b><u>New Utility Lines</u></b>				
	<b><u>Electric</u></b>				
8	Mains	LF	7200	\$50.00	\$360,000.00
9	Laterals	LF	515	\$50.00	\$25,750.00
				<b>Subtotal</b>	<b>\$385,750.00</b>
	<b><u>Fiber Optic</u></b>				
10	Mains	LF	4000	\$63.00	\$252,000.00
11	Laterals	LF	400	\$63.00	\$25,200.00
12	Replace for PA System (allowance)	LF	5000	\$63.00	\$315,000.00
13	SCADA Lines	LF	5000	\$63.00	\$315,000.00
				<b>Subtotal</b>	<b>\$907,200.00</b>
	<b><u>Gas</u></b>				
14	Mains	LF	1600	\$57.00	\$91,200.00
15	Laterals	LF	535	\$57.00	\$30,495.00
				<b>Subtotal</b>	<b>\$121,695.00</b>
	<b><u>Water<sup>(4)</sup></u></b>				
16	8" PVC	LF	7500	\$120.00	\$900,000.00
17	Fire Hydrant Assembly	EA	8	\$7,875.00	\$63,000.00
18	6" Fire hydrant lateral	LF	70	\$80.00	\$5,600.00
19	4" Services	LF	4600	\$65.00	\$299,000.00
20	2" Services	LF	860	\$45.00	\$38,700.00
21	Connect to Existing	EA	4	\$2,625.00	\$10,500.00

22	Utility Potholing	EA	4	\$2,625.00	\$10,500.00
23	Small Generators	EA	6	(see note 4)	
24	Large Generators	EA	2	(see note 4)	
25	Water line lowering for Brantner Gulch Expansion	LF	200	\$150.00	\$30,000.00
26	Well	LS	1	\$500,000.00	\$500,000.00
27	Water Storage Tank - 1	GAL	200,000	\$10.00	\$2,000,000.00
28	Water Storage Tank - 2	GAL	150,000	\$10.00	\$1,500,000.00
29	Pump Station - 1	LS	1	\$500,000.00	\$500,000.00
30	Pump Station - 2	LS	1	\$500,000.00	\$500,000.00
				<b>Water Subtotal</b>	<b>\$6,357,300.00</b>
	<b>Sanitary Sewer</b>				
31	6" PVC	LF	145	\$68.00	\$9,860.00
32	8" PVC	LF	1400	\$75.00	\$105,000.00
33	8" PVC for Dump Station (allowance)	LF	1500	\$75.00	\$112,500.00
34	Dump Station	EA	1	\$10,000.00	\$10,000.00
35	Service Lines	LF	400	\$68.00	\$27,200.00
36	Manholes	EA	8	\$6,300.00	\$50,400.00
37	Connect to Existing	EA	3	\$1,260.00	\$3,780.00
38	Sanitary line lowering for Brantner Gulch Expansion	LF	200	\$100.00	\$20,000.00
39	Existing pipe slip lining	LF	1000	\$50.00	\$50,000.00
				<b>Sanitary Subtotal</b>	<b>\$388,740.00</b>

**Remarks:**

(1) The proposed bridge is estimated to be 36 ft wide and 50 ft span/length including two way traffic and sidewalks on each side and includes an allowance for architectural enhancements.

(2) Utility costs do not include paving

(3) Utility cost does not include water or sanitary for area south of 124th

(4) Utility cost does not include relocation of Brantner Gulch

(5) Estimated genrator costs will need to be solicited from an electrical engineer following sizeing data on existing wells and pumps

(6) Dump station includes manhole type structure, signs, valves, and appurtenances.

		Cost of Items:	\$9,326,700.00
25%		Contingencies:	\$2,331,700.00
		Subtotal:	\$11,658,400.00
30%		Misc. Fees	\$3,497,500.00
		<b>TOTAL:</b>	<b>\$15,155,900.00</b>

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**Project:** Adams County Regional Park - Master Plan

**Date:** 11/21/2017

**Location:** Adams County Regional Park

**Project No.:** 16.1116

**Subject:** Master Plan Utilities and Bridge

**Prepared By:** M. Kiel

**Client:** Adams County

**Checked By:** P. Sullivan

**Note:** Any opinions of price, probable project costs or construction costs rendered by Martin/Martin, Inc. represent its best judgment and are furnished for general guidance. Martin/Martin, Inc. makes no warranty of guarantee, either expressed or implied as to the accuracy of such opinions as compared to bid or actual costs.

Item No.	Item Description	Units	Quantity	Unit Price	Item Cost
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	<b><u>Paving</u></b>				
	<b><u>North</u></b>				
1	Asphalt	TON	75,500	\$120	\$9,060,000.00
2	Curb and Gutter	LF	30,000	\$25.00	\$750,000.00
3	Subgrade Preparation	SF	360,000	\$2.50	\$900,000.00
	<b><u>South</u></b>				
4	Asphalt	TON	1,100	\$120	\$132,000.00
5	Curb and Gutter	LF	1,380	\$25.00	\$34,500.00
6	Subgrade Preparation	SF	16,600	\$2.50	\$41,500.00
<b><u>Remarks:</u></b>		Cost of Items:			\$10,918,000.00
		25%		Contingencies:	\$2,729,500.00
		Subtotal:			\$13,647,500.00
		30%		Misc. Fees	\$4,094,300.00
<b>TOTAL:</b>					<b>\$17,741,800.00</b>

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## SUMMARY

Description	Cost
Demolition Site Preparation	\$ 4,776,300.00
Utility Remove and Replace	\$ 145,700.00
New Utilities and Bridge	\$ 15,155,900.00
New Paving	\$ 17,741,800.00
TOTAL	\$ 37,819,700.00



# APPENDIX G

## BENCHMARK STUDY WORKSHEETS

### BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Adams County, Colorado**

#	Question	Adams County	Your Agency																												
<b>Property</b>																															
1	Age of Park	Acquired in 1960 – Buildings were constructed in the 1960's (approx. 1967-1969)																													
2	Owner/Operator	Adams County																													
3	Total annual visitors in 2016	<ul style="list-style-type: none"> <li>Private Events: 79,134</li> <li>4H Events: 12,700</li> <li>Adams County Government: 41,520</li> <li>Non-Profits: 75,154</li> <li>Commercial: 95,023</li> <li>Adams County Fair: 60,000-70,000</li> </ul>																													
4	Property Acres	<table border="1"> <tr> <td>Total Property Acres</td> <td>Facility Core Acres</td> <td>Park Acres (if applicable)</td> </tr> <tr> <td>1,210.82</td> <td>124,850 SF/Facilities 70 Acres Fair Core</td> <td>19 Park Core</td> </tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)	1,210.82	124,850 SF/Facilities 70 Acres Fair Core	19 Park Core	<table border="1"> <tr> <td>Total Property Acres</td> <td>Facility Core Acres</td> <td>Park Acres (if applicable)</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)																			
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5	Event Facilities Use  (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and	<p>Grand Stand Complex</p> <table border="1"> <tr> <td># of seats</td> <td>Year built</td> </tr> <tr> <td>3700 (w/ temp bleachers)</td> <td>Late 1960's</td> </tr> </table> <p>Condition: Poor</p> <p>Annual Events Held (# and type):</p> <p>Months of use:</p>	# of seats	Year built	3700 (w/ temp bleachers)	Late 1960's	<p>Grand Stand Complex</p> <table border="1"> <tr> <td># of seats</td> <td>Year built</td> </tr> <tr> <td></td> <td></td> </tr> </table> <p>Condition:</p> <p>Annual Events Held (# and type):</p> <p>Months of use:</p>	# of seats	Year built																						
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	other information you feel is relevant)	<p>Rental fees:</p> <table border="1"> <tr> <td>Commercial</td> <td>\$775/day; \$910/night</td> </tr> <tr> <td>Adult Non-Profit</td> <td>\$330 (high demand day)</td> </tr> <tr> <td>Adult Non-Profit</td> <td>\$200 (low demand day)</td> </tr> <tr> <td>Youth Non-Profit</td> <td>\$190 (high demand day)</td> </tr> <tr> <td>Youth Non-Profit</td> <td>\$105 (low demand day)</td> </tr> </table> <p>Includes watering and harrowing of the arena once a day; 110 Power, ordinary lighting and heat; PA system and announcer's booth; one maintenance person on duty.</p> <p>Excludes security, arena set up, concession area and optional equipment.</p> <p>Comments:</p>	Commercial	\$775/day; \$910/night	Adult Non-Profit	\$330 (high demand day)	Adult Non-Profit	\$200 (low demand day)	Youth Non-Profit	\$190 (high demand day)	Youth Non-Profit	\$105 (low demand day)	<p>Rental fees:</p> <p>Comments:</p>																		
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Additional Meeting Spaces		Additional Meeting Spaces																													
Name	Size	Name	Size																												
Good Luck 4H	4467 SF																														
Red Cross Building	3,000 SF; 2 meeting rooms	Condition/Age: Facilities contained within: Frequency and types of use: Rental fees: Comments:																													
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6	List the amenities available on the premises (for	<ul style="list-style-type: none"> <li>WIFI (Free/Included)</li> <li>Ordinary power and heat (Free/Included)</li> <li>PA Systems (Free/Included)</li> </ul>																																									

	facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> <li>• Watering and Harrowing in arenas (Included)</li> <li>• Tables/Chairs (Included)</li> <li>• Maintenance Staff on duty (Included)</li> <li>• Security (Additional Cost)</li> <li>• Basic Set Up (Included)</li> <li>• Extensive Set Up (Additional Cost) Operator/Equipment</li> <li>• Bleachers, Stage, Portable Concession Stand (Additional Cost)</li> </ul>																			
7	List the amenities available on the premises (for recreation or other non-facility uses)	<ul style="list-style-type: none"> <li>• Adams Hollow Disc Golf Course</li> <li>• Playground</li> <li>• Pavilions</li> <li>• Fishing Lakes</li> <li>• Two golf courses</li> <li>• Trails</li> <li>• Historic Museum</li> <li>• Horseshoe/Volleyball</li> <li>• Amphitheater</li> </ul>																			
<b>Programs/Events</b>																					
7	Number of events/meetings per year	<ul style="list-style-type: none"> <li>• Private Events: 554</li> <li>• 4H Events: 463</li> <li>• Adams County Government: 40</li> <li>• Non-Profits: 461</li> <li>• Commercial: 428</li> </ul>																			
8	Main annual events and attendance size	Adams County Fair (68,000) Stars and Stripes 4 <sup>th</sup> of July Festival (2,000) Stock Show Terry All Dog Show (approx. 4,000-6,000)																			
9	Rental fee structure. Please provide a rental																				
	rate document. Include the hourly rates for labor.																				
11	Do you program/create events? (yes/no)																				
12	Do you market for outside promoters (yes/no)	The Fair is marketed by Adams County Public Information Office																			
13	Do you co-promote events?																				
<b>Operations/Staffing</b>																					
14	Governing Board	<table border="1"> <tr> <td>Is there a governing board?</td><td># members</td><td>elected or appointed?</td></tr> <tr> <td>Fair Board</td><td>5</td><td>Appointed</td></tr> <tr> <td>Open Space Board</td><td>7</td><td>Appointed</td></tr> <tr> <td>County Commissioners</td><td>5</td><td>Elected</td></tr> </table>	Is there a governing board?	# members	elected or appointed?	Fair Board	5	Appointed	Open Space Board	7	Appointed	County Commissioners	5	Elected	<table border="1"> <tr> <td>Is there a governing board?</td><td># members</td><td>elected or appointed?</td></tr> <tr> <td></td><td></td><td></td></tr> </table>	Is there a governing board?	# members	elected or appointed?			
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15	Full time equivalent staff (please provide a flow chart if available)	FTE: 16; flow chart available 6-8 part-time seasonal 8-10 on-call bartenders																			
16	Part time equivalent staff	Approximately six to eight part-time seasonal staff members at the Regional Park and Fairgrounds.																			
17	# volunteer hours	Volunteers outside of the Fair = 17,152 Fair related volunteer Hours = 7,224 Jail Crew – approx. 50 weeks / year, 1,200 hours annually.																			
18	Partnership agencies with an on-site presence	Good Luck 4-H Club CSU Extension Riverdale Golf Adams County Historical Society																			

<b>Finances</b>			
19	Total annual operating expenses (maintenance)	Labor (admin + maintenance): Contracted Services: Insurance: Adams County is self-Insured General & Administrative: Utilities: The Park pays for a proportion and Facilities pay for some Building, Equipment & Grounds: Other Expenses:	
20	Total annual revenue	Total annual revenue: \$1,178,000 Rent income: \$370,000 Food and beverage: \$12,500 Merchandise: N/A Advertising/sponsorships: Only for the Fair Surcharges and fees: \$23,500 Security Fees Parking: Only collected for the Fair Donations: N/A RV/camping: Included under rent income	
21	Cost recovery goals	Working towards 40% cost recovery from 5012 and 5010; Annual Operating Revenues in 2016 was \$2,697,000	
22	Operating budget sources (approximate percentage)	General Fund 100% (we typically achieve about a 33% cost recovery)	
23	Donation sources (facility foundation, in-kind contributions, or gifts)	None – Other Than the Adams County Fair CSU Extension did get a \$1,000,000 endowment. The Adams County Historical Society receives donations, but operate separately.	
24	Types of lease agreements	County users are typically rent free (this includes the Fair as well). Adams County 4-H pays a \$5,000 / year flat fee for use of facilities with minimal set-ups. Water Storage	
		lease agreement IGA with Todd Creek Village Metro District and South Adams County Water and Sanitation District.	
25	Methods employed for funding capital projects	General fund dollars, open space fund dollars, open space grant program, and some augmentation with Conservation Trust and/or grants.	
<b>Other Information</b>			
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> <li>• Smaller-scale Hispanic concerts.</li> <li>• The draft horse auction has increased and it is a national draw.</li> <li>• Horse auctions, in general, is decreasing.</li> <li>• Increased demand for truck sale events.</li> <li>• Decrease in number of circuses.</li> </ul>	
27	What about your location or setting attracts events?	Regional agricultural heritage, Hispanic Events such as Quinceaneras, etc. are popular because of demographics, airport proximity.	
28	What differentiates your venue from other regional venues?	Customer Service, Affordability/Inclusion of amenities with rental fees; History, Size of Park and Facilities, Location, proximity to: DIA, lakes, S. Platte River and Colorado Front Range Trail.	
29	What are your goals for facility improvements/ additions?	Better efficiency, sustainability, and rustic agricultural feel for facilities.	
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	Historical events get priority (events that have been held for more than two (2) years in a row on a specific date).	
31	Roughly what percentages of your	90% local 8% regional and +/- 2% of current events have a national draw.	

	events have a local, regional or national draw? What locations do you draw from primarily?		
32	What types of events do you turn away because they are not a good fit for your venue, and why?	<ul style="list-style-type: none"> <li>• Steer Tailing.</li> <li>• Horse racing and other activities that invite gambling.</li> </ul>	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	<ul style="list-style-type: none"> <li>• Concerts- there is a challenge in shutting down all the other venues on site to host a critical mass for a concert.</li> <li>• Equestrian events.</li> <li>• Corporate weekday events.</li> </ul>	
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Rental banquet facilities for events such as Quinceaneras and Hispanic Concerts have been in demand and have brought in a large percentage of revenues.	
35	Are there services and amenities that you would like to add to your offerings?	<ul style="list-style-type: none"> <li>• Indoor Arena</li> <li>• Improved grandstand arena(s)</li> <li>• Larger stalls</li> <li>• Improved ventilation systems</li> <li>• Larger exhibition hall / event center</li> <li>• Additional large picnic shelter(s)</li> <li>• Additional trails (soft surface)</li> </ul>	
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	Energy efficiency, waste recovery and waste-stream reduction.	

Please provide the following as able and possible:

1. Detailed summary of events and attendance by event type and space used
2. Summary financial statement outlining major revenue and expense line items
3. Copy of current operating budget
4. Summary of services that management contracts out to third parties (e.g., maintenance, landscaping, etc.)
5. Booking policy
6. Organizational chart
7. Total Construction and Project Cost – original and any recent renovation/expansion costs
  - % public funding
  - % private funding
  - Of public funds, where did they come from? (e.g., grant, bond issue, etc.)
  - If bonds were issued – were they general or revenue bonds?
  - Are there dedicated taxes to the *repayment of the bonds* (e.g., admissions tax, hotel tax)?
  - Are there dedicated tax revenues to the *on-going operations* of the facility?



## BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Boulder County, Colorado**

#	Question	Adams County																		
<b>Property</b>																				
1	Age of Park	The Boulder County Fairgrounds opened in this location in 1978 the property was acquired in 1976.																		
2	Owner/Operator	Boulder County																		
3	Total annual visitors in 2016	Unfortunately I do not have it broke down. We estimated 350,000 to 380,000 visitors in 2016 Over 100,000 attended the Fair. This does include Boulder County Government usage.																		
4	Property Acres	<table border="1"> <tr> <td>Total Property Acres</td><td>Facility Core Acres</td><td>Park Acres (if applicable)</td></tr> <tr> <td>83 Acres</td><td>75 +/-</td><td>2 +/-</td></tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)	83 Acres	75 +/-	2 +/-												
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<b>Facilities</b>																				
5	Event Facilities Use  (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p>Grandstand Complex Also our Outdoor Arena</p> <table border="1"> <tr> <td># of seats</td><td>Year built</td></tr> <tr> <td>5000</td><td>1978</td></tr> </table> <ul style="list-style-type: none"> <li>Condition: Fair</li> <li>Annual Events Held (# and type): 45 - Equestrian, Demo Derby, Truck and Tractor Pull and Rodeo</li> <li>Months of use: Summer, April to Sept./Oct. 6 to 7 months Dependent on weather.</li> </ul> <p>Rental fees:            County Youth Non-Profit \$40.00 - Kitchen \$25.00            County Adult Non-Profit \$175.00 – Kitchen \$50.00            Non-County Non Profit \$220.00 – Kitchen \$60.00            Commercial \$440.00 – Kitchen \$75.00</p> <p>Comments:            The “Kitchen” is only a space to sell premade food, small hand sink and one regular kitchen sink. Counter in the middle.</p>	# of seats	Year built	5000	1978														
# of seats	Year built																			
5000	1978																			
		<p>We provide one Two work ups and watering, one or two staff members depending on schedule and day. Announcer Booth and 50 stall pole barn. 110 power limited. We do not set up or provide security and they are required to provide a “Parking Manager”. Has bucking chutes, steer/calf roping pens and boxes. Holding pens and Semi loading dock.</p> <p>Barns</p> <table border="1"> <tr> <td>Type of barn</td><td>Size</td><td># of stalls</td></tr> <tr> <td>Barn-A</td><td>7,212 Sq. Ft interior 18,750 Sq. Ft. total</td><td>250 Small Animal Pens</td></tr> <tr> <td>Barn-B</td><td>15,000 Sq. Ft.</td><td>500 Small Animal Pens</td></tr> <tr> <td>Barn-C</td><td>15,000 Sq. Ft.</td><td>Open/cattle</td></tr> <tr> <td>Barn-D</td><td>15,000 Sq. Ft.</td><td>Half open &amp; 35 Stalls</td></tr> <tr> <td>Barn-E</td><td>15,000 Sq. Ft.</td><td>87 Stalls</td></tr> </table> <p>Condition/Age: Fair/Adequate leaky roofs here and there.</p> <p>Frequency of Use:            Interior of Barn-A is event space and used 280 times a year, very popular building because it is cost effective and not too big.            Barn-B 25 days annually.            Barn-C 35 days annually.            Barn-D used during most horse events 150 to 200 times a year.            Barn-E 150 times annually approx.</p> <p>Rental fees:            Barn-A Cnty YNP - \$70.00 same with pens                  Cnty ANP - \$150.00 \$205.00 w/pens                  NCntyNP - \$200.00 \$270.00 w/pens                  Commercial \$400.00 \$555.00 w/pens            Barn-B Cnty YNP - \$45.00                  Cnty ANP - \$150.00                  NCntyNP - \$200.00                  Commercial \$400.00            Barn-C Cnty YNP - \$45.00 if rented w/ Indoor Arena (IA)\$25.00                  Cnty ANP - \$157.00 w/IA \$50.00                  NCntyNP - \$220.00 w/IA \$60.00</p>	Type of barn	Size	# of stalls	Barn-A	7,212 Sq. Ft interior 18,750 Sq. Ft. total	250 Small Animal Pens	Barn-B	15,000 Sq. Ft.	500 Small Animal Pens	Barn-C	15,000 Sq. Ft.	Open/cattle	Barn-D	15,000 Sq. Ft.	Half open & 35 Stalls	Barn-E	15,000 Sq. Ft.	87 Stalls
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	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Commercial \$375.00 w/IA \$100.00</p> <p>Barns D and E are leased, they come with the Arena's but we do charge per stall. \$8 if you muck to the isle and \$13 if we clean.</p> <p>Comments:</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>Outdoor Arena</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 5px;"> <tr> <td style="width: 50%;">Number of Arenas</td> <td style="width: 50%;">Lighting (Y/N)</td> </tr> <tr> <td>4 – Main, two warm up and one Public.</td> <td>Yes except for Public</td> </tr> </table> <p>Condition/Age: 39 good condition</p> <p>Frequency and types of use: 42 days, Equestrian, Rodeo, Demo Derby and Truck and Tractor Pull</p> <p>Rental fees:</p> <p>Outdoor Arena/Grandstands – Cnty YNP – \$40.00 Kitchen \$25.00</p> <p style="padding-left: 40px;">Cnty ANP - \$175.00 kitchen \$50.00</p> <p style="padding-left: 40px;">NCNP - \$220.00 Kitchen \$60.00</p> <p style="padding-left: 40px;">Commercial \$440.00 Kitchen \$75.00</p> <p>Comments:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p><b>Indoor Arena</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 5px;"> <tr> <td style="width: 100%;">Number of Arenas</td> </tr> <tr> <td>1</td> </tr> </table> <p>Condition/Age: 39 yrs, Fair needs a new roof, Leaks.</p> <p>Frequency and types of use: 271 days Equestrian and Dogs</p> <p>Rental fees:</p> <p>Indoor Arena – Cnty YNP - \$55 heat \$100 per day if requested</p> <p style="padding-left: 40px;">Cnty ANP - \$175.00 Heat \$100 per day</p> <p style="padding-left: 40px;">NCNP - \$220.00 Heat \$100 per day</p> <p style="padding-left: 40px;">Commercial - \$500.00 Heat \$100.00</p> </div>	Number of Arenas	Lighting (Y/N)	4 – Main, two warm up and one Public.	Yes except for Public	Number of Arenas	1						
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4 – Main, two warm up and one Public.	Yes except for Public												
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1													
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p>Comments: The IA has a Kitchen but we rarely rent it due to public health standards needing to be met. We also have an office and announcer booth.</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p><b>Exhibition/Exposition Buildings</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 5px;"> <tr> <th style="width: 20%;">Building Name</th> <th style="width: 15%;">Size (SF)</th> <th style="width: 25%;">Size of main space</th> <th style="width: 40%;">Number of meeting rooms</th> </tr> <tr> <td>Exhibit Building</td> <td>40,000</td> <td>30,000 SF</td> <td>1</td> </tr> <tr> <td>Barn-A</td> <td>7,212</td> <td>Main 74x78 Foyer 60x24</td> <td>None</td> </tr> </table> <p>Condition/Age: 39 yrs, good cond.</p> <p>Facilities contained within: EB has restrooms and a commercial kitchen. One meeting room and storage rooms. Barn-A has small restrooms.</p> <p>Frequency and types of use: EB 234 days Barn-A 276 days</p> <p>Both hold various events some include: Craft Shows, Antique, Auctions, Home and Garden, Dog Shows, Art shows, Quilt Shows, Gun Shows, etc.</p> <p>Rental fees:</p> <p>Exhibit Building – Cnty YNP - \$110.00 Kitchen \$60.00</p> <p style="padding-left: 40px;">Cnty ANP - \$400.00 Kitchen \$75.00</p> <p style="padding-left: 40px;">NCNP - \$500.00 Kitchen \$100.00</p> <p style="padding-left: 40px;">Commercial – 1000.00 Kitchen \$125.00</p> <p>Barn-A -</p> <p style="padding-left: 40px;">Cnty YNP - \$70.00 same with pens</p> <p style="padding-left: 40px;">Cnty ANP - \$150.00 \$205.00 w/pens</p> <p style="padding-left: 40px;">NCntyNP - \$200.00 \$270.00 w/pens</p> <p style="padding-left: 40px;">Commercial \$400.00 \$555.00 w/pens</p> <p>Comments:</p> </div>	Building Name	Size (SF)	Size of main space	Number of meeting rooms	Exhibit Building	40,000	30,000 SF	1	Barn-A	7,212	Main 74x78 Foyer 60x24	None
Building Name	Size (SF)	Size of main space	Number of meeting rooms										
Exhibit Building	40,000	30,000 SF	1										
Barn-A	7,212	Main 74x78 Foyer 60x24	None										

#### Additional Meeting Spaces

Name	Size
Fairgrounds Meeting Room	572 SF
Clover Club Room	744 SF

Condition/Age: 39 yrs, Good Condition for both.

Facilities contained within: Fairgrounds Mtg Room has a kitchenette.

Frequency and types of use: Fairgrounds mtg rm 106 times annually  
Clover Club Room 155 times annually

Rental fees: Cnty YNP \$5 per hour \$25 max  
Cnty ANP \$10 - \$50 max  
NCNP \$10 - \$60 max  
Commercial \$15 - \$75 max

Comments:

#### Restrooms (stand alone)

# stalls	# of locations	Public access, yes/no
2	Picnic Shelter	No

Condition/Age:

Comments:

#### Concessions (total)

Name	Size
3	Unsure 20 x 20?

Condition/Age: All 39 yrs, EB good, OA poor, IA poor

Frequency of use: EB 82 times annually

IA and OA rarely get used.

Rental fees: Listed above under Exhibit Building

- The OA kitchen is listed above as well.

- IA is the same as the OA 25, 50, 60 and 75

Comments:

#### Camping/RV Hookups

Acres of property	Style of camping served	Annual revenue \$
2?	RV and Campers only no tents	\$200,000.00

# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
56 water/elec.	\$25 / Night	\$15 /night for one service	\$10 dry camping

What is included in terms of power, water, sewer/dump station?

- We have a dump station \$10 per visit or comes with a site.

Is there a camp facility (i.e. bathhouse) and what does it include?

- We have a restroom and shower facility and a 30 hour a week host.

Frequency of use:

- Heavily used from April to October. We close the restroom and shower facility from November to March.

Adequacy of Amount Offered:

Comments/Amenities Offered:

#### Parking

Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)
North Lot	833	414,104	10	Non paved
South Lot	360	237,000	10	Non-Paved
Midway Lot EB	353	143,500	20	Non-paved

Average Event Parking Rate:

		<p>Charge for N. Lot – Cnty YNP - \$60          Cnty ANP - \$275          NCNP - \$345          Comm. - \$650</p> <p>South Lot -          Cnty YNP - \$30          Cnty ANP - \$75          NCNP - \$95          Comm. - \$400</p> <p>Midway – Comes with Exhibit Building Lease</p> <p>Other Uses that occur within lots: Driver Training, Carnival and exercises for Bio-terrorism POD training.</p> <p>Comments:</p>									
		<p>Pavilions/covered seating</p> <table border="1"> <thead> <tr> <th>Pavilion Name</th><th>total number</th><th>user capacity</th><th>condition</th></tr> </thead> <tbody> <tr> <td>Picnic Shelter</td><td>1</td><td>40</td><td>Fair</td></tr> </tbody> </table> <p>Condition/Age: Fair          Frequency of use: April – Oct.          Rental fees: Y \$50                          AN \$75                          NCNP \$100                          Commercial \$300          Comments: Picnic Shelter total grounds 400 x 400</p>	Pavilion Name	total number	user capacity	condition	Picnic Shelter	1	40	Fair	
Pavilion Name	total number	user capacity	condition								
Picnic Shelter	1	40	Fair								
<b>Amenities</b>											
6	<p>List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment</p>	<ul style="list-style-type: none"> <li>• WIFI will be free when installed, currently none.</li> <li>• Ordinary power heat free</li> <li>• Arena work ups, 2 free additional \$50.00 hr</li> <li>• Tables \$5 each, Chairs 0.50 Each</li> <li>• Staff on duty included</li> <li>• Security must be obtained if required, additional cost</li> <li>• No set up or take down, event sets up and takes down</li> <li>• Portable Bleachers \$15.00 each</li> <li>• Kitchens available for additional, please see above</li> </ul>									
7	<p>List the amenities available on the premises (for recreation or other non-facility uses)</p>	<ul style="list-style-type: none"> <li>• Picnic Shelter</li> <li>• Cattail Pond Youth Fishing Pond 16 and under.</li> <li>• Volleyball Court</li> <li>• Horseshoe Pit</li> <li>• Trail connection to regional trails</li> </ul>									
<b>Programs/Events</b>											
8	<p>Number of events/meetings per year</p>	<p>We do not have this broken down as of yet.</p>									
9	<p>Main annual events and attendance size</p>	<p>Boulder County Fair and Livestock Show 100,000          Flatirons Kennel Club All Breed Dog Show ?          SteamFest 5,000 to 6,000</p>									
10	<p>Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.</p>	<p>Please see attached manual</p>									
11	<p>Do you program/create events? (yes/no)</p>	<p>No</p>									
12	<p>Do you market for outside promoters (yes/no)</p>	<p>Our Fair Board does this but are a 501 C 3 Non-Profit organization that contracts with us like any other event.</p>									
13	<p>Do you co-promote events?</p>	<p>No</p>									
<b>Operations/Staffing</b>											
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Is there a governing board?	# members	elected or appointed?									
County Commissioners	3	Elected									
POS Advisory Committee	7	Appointed									

15	Full time equivalent staff (please provide a flow chart if available)	My position Manager 1 Scheduling Coordinator 1 FTE Maintenance Technicians 5
16	Part time equivalent staff	.75, 30 per week Technician 1 Seasonal Position 1
17	# volunteer hours	Two volunteer projects annually, approximately 12 hours Jail Crew regular basis
18	Partnership agencies with an on-site presence	CSU Extension

### Finances

19	Total annual operating expenses (maintenance)	Labor (admin + maintenance): \$400,000 includes spot bonus, merit, and insurance. Contracted Services: CEF, Waste Removal, Fire Inspection Insurance: Boulder County is self-Insured General & Administrative: Operating budget is \$116,588.00 Utilities: Facilities, Building Services pays Building, Equipment & Grounds: Other Expenses:
20	Total annual revenue	Total annual revenue: \$347,000.00 Rent income: Food and beverage: N/A Merchandise: N/A Advertising/sponsorships: Surcharges and fees: Parking: Donations: N/A RV/camping: \$192,000.00
21	Cost recovery goals	None set, personally working to improve with 5 year plan.
22	Operating budget sources	CEF requests and operating budget no percentage

	(approximate percentage)	
23	Donation sources (facility foundation, in-kind contributions, or gifts)	None
24	Types of lease agreements	See manual
25	Methods employed for funding capital projects	Open Space funds a small amount when requested Capital Requests if granted

### Other Information

26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> <li>• Dog events are prominent</li> <li>• Equine events are down slightly</li> <li>• SteamFest is rising (makers fair type)</li> </ul>
27	What about your location or setting attracts events?	Close proximity to Boulder, Ft Collins and Estes Park
28	What differentiates your venue from other regional venues?	Customer Service and Affordability.
29	What are your goals for facility improvements/ additions?	Master Plan
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	Historical events get priority, same as Adams. It can be an issue however. Some event have diminished but still get the same venue and a low rate when larger groups would like to lease the space.
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	Unsure, mostly local

32	What types of events do you turn away because they are not a good fit for your venue, and why?	Steer tailing as well. Abuse Quinceaneras – Alcohol issues and trash, overtime Marijuana Symposiums – legalities
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Campground Table and Chair Rental
35	Are there services and amenities that you would like to add to your offerings?	Better parking Improved grandstand stands or more Indoor arenas Enclosed barns Better stalls and pens, bucking chutes Large fans Better lighting Improved/updated buildings / venues
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	"We are a zero waste facility" or as close as we can be. STEAM Fest or Maker Fair Events K-9 events Technical Events, drones etc. Hemp events not necessarily Marijuana. Off grid symposiums

## BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Mesa County, Colorado**

#	Question	Adams County												
<b>Property</b>														
1	Age of Park	1940's												
2	Owner/Operator	Mesa County, Colorado - owner												
3	Total annual visitors in 2016	100,000+/-												
4	Property Acres	Lions Park – 2 acres Grandstands Complex – 10 acres Total – 100 acres												
<b>Facilities</b>														
5	Event Facilities Use  (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p><b>Grandstand Complex</b></p> <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>Grandstands Complex</td> <td>10 acres</td> <td>3,000-3,500 General Admission</td> </tr> <tr> <td>Grandstands Outdoor Rodeo Arena</td> <td>250' x 125' groomed, 567' long</td> <td></td> </tr> <tr> <td>Grandstands Lobby Ticket Booths</td> <td>5,600 SF</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Condition: poor</li> <li>Annual Events Held (# and type):</li> <li>Months of use:</li> <li>Rental fees: Grandstands Outdoor Rodeo Arena: \$150 M-Th; \$250 F-Su; \$200 deposit, no stadium/restrooms Grandstands Complex - daytime: \$1,000 base rate, or 10% of ticket sales, whichever is greater; \$2,000 deposit Grandstands Complex - night: \$1,800 base rate, or 10% of ticket sales, whichever is greater; \$2,000 deposit; second night, etc. is \$1,200. Grandstands Lobby (Seasonal): \$125 M-Th; \$225 F-Su; \$150 deposit Motorized events require additional fees</li> <li>Comments:</li> </ul>		Size	Capacity	Grandstands Complex	10 acres	3,000-3,500 General Admission	Grandstands Outdoor Rodeo Arena	250' x 125' groomed, 567' long		Grandstands Lobby Ticket Booths	5,600 SF	
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		<div>Indoor Arena</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Number of Arenas</td> </tr> <tr> <td style="height: 20px;"></td> </tr> </table> <ul style="list-style-type: none"> <li>• Condition/Age:</li> <li>• Frequency and types of use:</li> <li>• Rental fees:</li> <li>• Comments:</li> </ul>	Number of Arenas															
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<p><b>Amenities</b></p>																																					
6	<p>List the amenities available on the premises (for facilities) (free or for charge). Examples include</p>	<p>Does not include security, ambulance/EMT, ushers, announcers, ticket takers, clean-up crew, portable toilets, etc. Some can be provided for an additional fee:</p> <p>Available for fee:</p> <ul style="list-style-type: none"> <li>• Portable Ticket Booth \$150</li> <li>• 20'x40' white canopy \$500 (includes rental/set/strike)</li> </ul>																																			

	equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> <li>• Portable sound system (Community Bldg or Pavilion) \$20 per use</li> <li>• Banner Placement at Marquee (2 wks in advance) \$30 (banner provided by event holder)</li> <li>• Pedestrian Fencing \$2 per section</li> <li>• Stage (8" riser, varying size) \$25 set up fee</li> <li>• Mesa County Sheriff's Deputies per rate of the Mesa County Sheriff's Office</li> <li>• Holding Pen Fee \$100</li> <li>• Additional Stall Set Up-- Pavilion —additional stalls (beyond the maximum 12 stalls) requested to be set up in Pavilion, will be charged on a per stall fee and a mandatory stall fee will apply; stall usage must comply with shaving &amp; cleaning requirements.</li> <li>• Portable Power System</li> <li>• Equestrian: grooming, watering/working, panel set-up/tear down; lighting</li> <li>• Tables, chairs, trash cans, pedestrian fencing</li> <li>• Digital marquee to advertise, no additional fee</li> </ul>						
7	List the amenities available on the premises (for recreation or other non-facility uses)	Grand Valley BMX Arboretum Arboretum Amphitheater Demonstration Gardens Orchard Mesa Little-League						
<b>Programs/Events</b>								
8	Number of events/meetings per year	500+/- over 295 days						
9	Main annual events and attendance size	Mesa County Fair – 52,000 (5 day show) Monster Truck Show – 2,500 (each of 2 nights) Circus – 1,500 (each of 4 nights)						
10	Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.	<ul style="list-style-type: none"> <li>• Staff Rate (<i>per man, 1 hour min.</i>) \$30/hour</li> <li>• Overtime Rate (<i>per man, 1 hour min.</i>) \$45/hour</li> <li>• Holiday Rate (<i>per man, 1 hour min.</i>) \$60/hour</li> <li>• Ushers/Parking Attendants \$15/hour</li> <li>• Cleaning \$25/hour</li> </ul>						
11	Do you program/create events? (yes/no)	Only the Mesa County Fair						
12	Do you market for outside promoters (yes/no)	County provides information for digital marquee, event telephone hotline, event schedule on website, distribution to local and regional chamber of commerce						
13	Do you co-promote events?							
<b>Operations/Staffing</b>								
14	Governing Board	<table border="1"> <tr> <td>Is there a governing board?</td><td># members</td><td>Elected or Appointed?</td></tr> <tr> <td>Yes</td><td>7 Up to 16</td><td>Appointed Non-voting</td></tr> </table>	Is there a governing board?	# members	Elected or Appointed?	Yes	7 Up to 16	Appointed Non-voting
Is there a governing board?	# members	Elected or Appointed?						
Yes	7 Up to 16	Appointed Non-voting						
15	Full time equivalent staff (please provide a flow chart if available)	Fairgrounds Manager, Crew Manager, Crew Technician, Event Coordinator, and Administrative Assistant (5)						
16	Part time equivalent staff	Crew Staff (1)						
17	# volunteer hours	Jail and Community Service Fair Volunteers						
18	Partnership agencies with an on-site presence	Tri-River Extension Mesa County 4-H Grand Valley BMX						
<b>Finances</b>								
19	Total annual operating expenses (maintenance)	\$375,000 average (3 years)						
20	Total annual revenue	\$125,000 average (3 years)						

21	Cost recovery goals	The Fairgrounds is supported by financing approved by the County Commissioners. To remain even with cost vs expense would be a goal, however we do operate at a loss as our revenues for 2016 give away 4H & Youth & Extension Office Programs
22	Operating budget sources (approximate percentage)	\$354,000 (down 20% from 2016 due to budget cuts)
23	Donation sources (facility foundation, in-kind contributions, or gifts)	
24	Types of lease agreements	
25	Methods employed for funding capital projects	GoCo Grants, Sales Tax, Property Tax - apply through commissioners based on our 6yr CIP Plan
<b>Other Information</b>		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	Fair attendance decreased in 2016 due to what we think are the following reasons: Pokemon 2016 (we did not have any Pokemon stops), CDOT construction immediately in front of Fairgrounds at our Main Entrance, CDOT accessibility hindered by construction on Highway 50 which affected main arteries to the Fairgrounds, Election Year typically reduces the amount of disposable income that the average individual usually will spend. Fairgrounds is experiencing difficulty in attaining Grandstand events as Grand Junction continues to increase alternative venues and public events are competing for attendees and the same dollar.
27	What about your location or setting attracts events?	
28	What differentiates your venue from other regional venues?	Our staff makes the biggest difference from other venues, we have a strong customer service pleasing attitude. Our covered arena equestrian dirt is some of the best in the state and has a reputation for its quality, because of this, we are getting more ropings, barrel races, shows and events especially in our (Mahindra) covered arena.
29	What are your goals for facility improvements/ additions?	See master plan: upgrades to infrastructure (irrigation, utilities, access, flood protection); replace grandstands, park improvements, expanded parking, stall barns, new covered arena, new show office and restroom pavilion, expanded RV sites, indoor event arena.
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	
32	What types of events do you turn away because they are not a good fit for your venue, and why?	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	I see abundance and more competition being created i.e. Montrose County Covered Arena and the Garfield County Fairground facilities. Our advantage is that we also have 34 RV spaces on property to serve our shows.
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	by far the Mahindra Arena with related stall & RV use
35	Are there services and amenities that you would like to add to your offerings?	See 29 above.
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	



## BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Douglas County, Colorado**

#	Question	Adams County																										
<b>Property</b>																												
1	Age of Park																											
2	Owner/Operator	Douglas County																										
3	Total annual visitors in 2016	36,000 for Fair																										
4	Property Acres	Total Property Acres 45	Facility Core Acres	Park Acres (if applicable)																								
<b>Facilities</b>																												
5	Event Facilities Use  (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p><b>Grandstand Complex</b></p> <ul style="list-style-type: none"> <li>See Indoor and Outdoor Arenas</li> </ul> <p><b>Barns</b></p> <table border="1"> <thead> <tr> <th>Type of barn</th> <th>Size</th> <th># of stalls</th> </tr> </thead> <tbody> <tr> <td>Large Animal Barn</td> <td></td> <td>50+</td> </tr> <tr> <td>Horse Barns w/ Outdoor Arena (2)</td> <td></td> <td>94</td> </tr> <tr> <td>Small Animal Barn</td> <td></td> <td>NA</td> </tr> <tr> <td>Multi-Purpose Barn</td> <td></td> <td>NA</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Condition/Age:</li> <li>Frequency of Use:</li> <li>Rental fees:            Large Animal Barn – Commercial Standard: \$500            Large Animal Barn – Commercial Adjusted: \$375 + surcharges            Large Animal Barn – Community: \$250 + surcharges            Multi-Purpose Barn – Commercial Standard: \$200            Multi-Purpose Barn – Commercial Adjusted: \$150 + surcharges            Multi-Purpose Barn – Community: \$100 + surcharges         </li> <li>Comments:</li> </ul> <p><b>Outdoor Arena</b></p> <table border="1"> <thead> <tr> <th>Number of Arenas</th> <th>Lighting (Y/N)</th> </tr> </thead> <tbody> <tr> <td>Outdoor Arena (1) 135' x 300'</td> <td>Y</td> </tr> <tr> <td>Warm-up Arena w/ Outdoor Arena</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Condition/Age:</li> <li>Frequency and types of use:</li> <li>Rental fees:            Commercial Standard: \$500            Commercial Adjusted: \$375 + surcharges            Community: \$250 + surcharges         </li> <li>Comments:            Two horse barns with two wash racks, 94 stalls. Grandstands seat 2,441 w/ metal bleachers adding 360 people.            Sand base arena watered and harrowed once daily before event begins            Warm-up arena approximately 100' x 150'            Rodeo equipment: Six (6) bucking chutes, roping chute, strip chute            92 horse stalls (approximately 10' x 10')            Additional 150 stalls available on a per stall rental basis            Livestock holding pens with loading/unloading ramp and water troughs            Office (8' x 14') with dedicated phone line            Announcer's booth equipped with PA system (cordless mic, CD/Cassette)            Covered grandstand – 2441 seats            Two sets metal bleachers – 360 seats            Outdoor arena lights are available and are billed at an hourly rate         </li> </ul> <p><b>Indoor Arena</b></p> <table border="1"> <thead> <tr> <th>Number of Arenas</th> </tr> </thead> <tbody> <tr> <td>Indoor Arena (1); 118' x 280'</td> </tr> </tbody> </table>				Type of barn	Size	# of stalls	Large Animal Barn		50+	Horse Barns w/ Outdoor Arena (2)		94	Small Animal Barn		NA	Multi-Purpose Barn		NA	Number of Arenas	Lighting (Y/N)	Outdoor Arena (1) 135' x 300'	Y	Warm-up Arena w/ Outdoor Arena		Number of Arenas	Indoor Arena (1); 118' x 280'
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Warm-up Arena w/ Outdoor Arena																												
Number of Arenas																												
Indoor Arena (1); 118' x 280'																												

- Condition/Age:
- Frequency and types of use:
- Rental fees:  
Commercial Standard: \$1,000  
Commercial Adjusted: \$750 + surcharges  
Community: \$500 + surcharges
- Comments:  
Heated, swamp cooled facility  
Sand base arena watered and harrowed once daily before event begins  
Outdoor warm-up arena approximately 100' x 150'  
92 Horse stalls (approximately 10' x 10')  
Additional 150 stalls available on a per stall rental basis  
Rodeo Equipment: bucking chutes, roping chute, strip chute  
Livestock holding pens with loading/unloading ramp and water troughs  
Announcer's Booth equipped with PA system (cordless mic, CD/Cassette)  
Office / ticket sales windows with dedicated phone lines  
2005 Spectator Seats  
Restrooms with Showers  
Full Service Concession area with interior and exterior serving windows

#### Exhibition/Exposition Buildings

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Events Center	29,000 SF		2
Whitman – Lowell Pavilion			

- Condition/Age:
- Facilities contained within:
- Frequency and types of use:
- Rental fees:  
Events Center - Commercial Standard: \$1,500  
Events Center - Commercial Adjusted: \$1,125 + surcharges  
Events Center - Community: \$800 + surcharges  
Events Center - Conference Room: \$30/Hour; \$25/Hour; \$15/Hour  
Pavilion - Commercial Standard: \$100  
Pavilion - Commercial Adjusted: \$75 + surcharges

- Comments:  
29,066 sq. ft. total space  
40' x 20' Portable Stage  
Telephone/data/power connections  
Public Address System with background music capabilities  
Vehicular access for loading and unloading  
Shower/locker – restrooms  
Show/Ticket Office  
Private dressing rooms  
Sealed concrete floor  
Acoustically treated walls

#### Additional Meeting Spaces

Name	Size
Kirk Hall	5,480 SF
CSU Extension Building (conference room)	

- Condition/Age:
- Facilities contained within:
- Frequency and types of use:
- Rental fees:  
Kirk Hall Commercial Standard: \$300  
Kirk Hall Commercial Adjusted: \$225 + surcharges  
Kirk Hall Community: \$150 + surcharges  
CSU Extension Building Conference Room - Commercial Standard: \$50  
CSU Extension Building Conference Room - Commercial Adjusted: NA  
CSU Extension Building Conference Room - Community: \$25
- Comments:  
Kirk Hall: attached patio, full service kitchen, seating for up to 280 people

#### Restrooms (stand alone)

# stalls	# of locations	Public access, yes/no	
<ul style="list-style-type: none"> <li>Condition/Age:</li> <li>Comments:</li> </ul>			
Concessions (total)			
Name	Size		
<ul style="list-style-type: none"> <li>Condition/Age:</li> <li>Frequency of use:</li> <li>Rental fees:</li> <li>Comments:</li> </ul>			
Camping/RV Hookups			
Acres of property	Style of camping served	Annual revenue \$	
# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
		\$30/night	
What is included in terms of power, water, sewer/dump station? Electrical and Water			
Is there a camp facility (i.e. bathhouse) and what does it include?			
<ul style="list-style-type: none"> <li>Frequency of use:</li> <li>Adequacy of Amount Offered:</li> <li>Comments/Amenities Offered:</li> </ul>			

Parking				
Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)
<ul style="list-style-type: none"> <li>Average Event Parking Rate:</li> <li>Other Uses that occur within lots:</li> <li>Comments:</li> </ul>				
Pavilions/covered seating				
Pavilion Name	total number	user capacity		
<ul style="list-style-type: none"> <li>Condition/Age:</li> <li>Frequency of use:</li> <li>Rental fees:</li> <li>Comments:</li> </ul>				

Amenities				
6	List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security,	Event holders must provide all security, ushers, announcers, ticket takers, clean-up crew and other personnel necessary to conduct the activities described in the Rental Agreement		
		Arena Lights – Outdoor Arena only	Commercial	Community
		Articulating Boom with Operator	\$30.00 per hour	\$15.00 per hour
		AV Equipment (TV-VCR, Overhead Projector, LCD projector)	\$50.00 per hour	\$25.00 per hour
		Bleacher Drapes 4 sections	\$25.00 to \$50.00 each	\$15.00 to \$25.00 each
		Chairs (unless included in room rental)	\$100.00 per section	\$50.00 per section
			\$1.00 each per event	\$.50 each per event

	kitchen rental, audio visual equipment	Camlock Electrical Hookup – Events Center only Electrical pull down / data lines / phone lines Facilities Management Employee Labor Fees Fork Lift with Operator Loader with Operator Midway Office Pipe and Drape (Black: 8 ft. tall x 150ft. length) Portable Bleachers 5 row – seats 50 10 row – seats 100 RV Hookup (electrical and water) Stage – Platform type six — 4'x8' sections Stage – Portable trailer type (various sizes up to 40' x 20') Stall (10' x 10') Tables (unless included in room rental) Ticket Booth (portable) Tractor / Harrow with Operator Water Truck with Operator	\$100.00 per camlock \$25.00 each per event \$40.00 per hour \$35.00 per hour \$35.00 per hour \$25.00 per day \$250.00 per event \$20.00 per event \$40.00 per event  \$30.00 per night \$100.00 per event  \$300.00 per day  \$12.00 per day \$5.00 each per event \$50.00 per event \$50.00 per hour \$50.00 per hour	\$50.00 per camlock \$12.50 each per event \$20.00 per hour \$17.50 per hour \$17.50 per hour \$12.50 per day \$125.00 per event \$10.00 per event \$20.00 per event  \$15.00 per night \$50.00 per event  \$150.00 per day  \$6.00 per day \$2.50 each per event \$25.00 per event \$25.00 per hour \$25.00 per hour
7	List the amenities available on the premises (for recreation or other non-facility uses)	Playground Bandstand Adjacency to recreation/ballfields		
<b>Programs/Events</b>				
8	Number of events/meetings per year	2,000/year		
9	Main annual events and attendance size	Douglas County Fair – this is the only one that is a “County” event – 2016 attendance 36,000		
10	Rental fee structure. Please provide a rental rate document.	Received		
	Include the hourly rates for labor.			
11	Do you program/create events? (yes/no)	Only Fair		
12	Do you market for outside promoters (yes/no)	Only Fair		
13	Do you co-promote events?	Only Fair		
<b>Operations/Staffing</b>				
14	Governing Board	N/A		
15	Full time equivalent staff (please provide a flow chart if available)	9 Full-Time FTE's		
16	Part time equivalent staff	1 30-Hour Temp		
17	# volunteer hours	200 – for Fair		
18	Partnership agencies with an on-site presence	N/A		
<b>Finances</b>				
19	Total annual operating expenses (maintenance)	2016 - \$1,374,000		
20	Total annual revenue	2016 - \$349,000		
21	Cost recovery goals	25%		
22	Operating budget sources	County Tax		

	(approximate percentage)	
23	Donation sources (facility foundation, in-kind contributions, or gifts)	N/A
24	Types of lease agreements	N/A
25	Methods employed for funding capital projects	This is handled through the budget review process. County tax
<b>Other Information</b>		
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	Trends have for the most part remained the same, as many events return each year. This leaves us with little availability for a lot of new events. We seem to be getting more requests for Craft/Home Shows and larger events through the various groups.
27	What about your location or setting attracts events?	We have a great location between Colorado Springs and Denver and are right off a main highway.
28	What differentiates your venue from other regional venues?	We have multiple use – Event Hall, Conference Rooms, Barns, Arenas, as well as multi-use buildings.
29	What are your goals for facility improvements/ additions?	Most our full use buildings are newer. We would like to do some improvements/changes to our older structures.
30	What are your primary events that you give priority compared to others? Which events provide you the greatest financial return?	We usually give priority to returning event holders – so this does not change much. Multiple day larger events that charge participant or ticket fees. This could be animal related events to home shows.
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	We do not track our events based on that criteria. I do know that some our animal events attract people from other states.
32	What types of events do you turn away because they are not a good fit for your venue, and why?	For the most part we not turn away events, but have found that we are not a good fit for circuses or events that exceed our capacity. We do have exclusions: raves, marijuana related.
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	Not that I am aware of.
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Indoor Arena, Exhibit Hall – both for multiple use.  Horse events with participant, ticket fee.
35	Are there services and amenities that you would like to add to your offerings?	Additional stalls.
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	We are in the process of some facility upgrades to include: linked sound systems, security cameras.



## BENCHMARK ANALYSIS – DATA COLLECTION FORM

Benchmark agency: **Evergreen State Fairgrounds, Snohomish County, Washington**

#	Question	Adams County																																		
<b>Property</b>																																				
1	Age of Park	Acquired 1948 – First buildings 1948																																		
2	Owner/Operator	Snohomish County																																		
3	Total annual visitors in 2016	<ul style="list-style-type: none"> <li>Private Events: 32,000</li> <li>4-H Events: 21,283</li> <li>Snohomish County: 3,200</li> <li>Non Profits: 6,200</li> <li>Commercial: 262,687</li> <li>Evergreen State Fair: 342,631</li> </ul>																																		
4	Property Acres	<table border="1"> <tr> <td>Total Property Acres</td> <td>Facility Core Acres</td> <td>Park Acres (if applicable)</td> </tr> <tr> <td>193</td> <td>170</td> <td></td> </tr> </table>	Total Property Acres	Facility Core Acres	Park Acres (if applicable)	193	170																													
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193	170																																			
<b>Facilities</b>																																				
5	Event Facilities Use  (please provide info regarding, use, size, frequency of use, amenities, condition-poor to excellent, and other information you feel is relevant)	<p><b>Grandstand Complex</b></p> <table border="1"> <tr> <td># of seats</td> <td>Year built</td> </tr> <tr> <td>5,500</td> <td>1967</td> </tr> </table> <p>Condition: Good Annual Events Held (# and type): Used as a NASCAR Speedway, Months of use: 12 Rental fees: Private company manages under contract</p> <p>Comments: Arena \$2,000 Commercial Building \$900 Longhouse \$425 4-H Building \$825</p>	# of seats	Year built	5,500	1967																														
# of seats	Year built																																			
5,500	1967																																			
		<p>Pavilion \$825 Event Center \$2,250 Barns \$250</p> <p><b>Barns</b></p> <table border="1"> <tr> <td>Type of barn</td> <td>Size</td> <td># of stalls</td> </tr> <tr> <td>Equestrian 102</td> <td>12,960</td> <td>60</td> </tr> <tr> <td>Equestrian 103</td> <td>12,960</td> <td>60</td> </tr> <tr> <td>Equestrian 105</td> <td>16,000</td> <td>74</td> </tr> <tr> <td>Equestrian 106</td> <td>16,000</td> <td>74</td> </tr> <tr> <td>Sheep Barn 607</td> <td>13,050</td> <td>140</td> </tr> <tr> <td>Goat Barn 609</td> <td>6,450</td> <td>100</td> </tr> <tr> <td>Pygmy Goat</td> <td></td> <td>80</td> </tr> <tr> <td>Dairy Barn 610</td> <td>15,834</td> <td>80</td> </tr> <tr> <td>Swine Barn 513</td> <td>6,396</td> <td>85</td> </tr> </table> <p>Condition/Age: Fair to adequate looking to replace some of the facilities Frequency of Use: monthly use for different shows Rental fees: \$250 Comments: Equestrian area can be rented by stall</p> <p><b>Outdoor Arena</b></p> <table border="1"> <tr> <td>Number of Arenas</td> <td>Lighting (Y/N)</td> </tr> <tr> <td>5</td> <td>y</td> </tr> </table> <ul style="list-style-type: none"> <li>Condition/Age: Good condition/1980s</li> <li>Frequency and types of use: Weekly</li> <li>Rental fees: \$250 - \$350</li> <li>Comments: Size and cost vary</li> </ul>	Type of barn	Size	# of stalls	Equestrian 102	12,960	60	Equestrian 103	12,960	60	Equestrian 105	16,000	74	Equestrian 106	16,000	74	Sheep Barn 607	13,050	140	Goat Barn 609	6,450	100	Pygmy Goat		80	Dairy Barn 610	15,834	80	Swine Barn 513	6,396	85	Number of Arenas	Lighting (Y/N)	5	y
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Number of Arenas	Lighting (Y/N)																																			
5	y																																			

**Indoor Arena****Number of Arenas**

1

Condition/Age: Good/1970

Frequency and types of use: weekly

Rental fees: \$2,000

Comments: High use facility 57,190 SF

**Exhibition/Exposition Buildings**

Building Name	Size (SF)	Size of main space	Number of meeting rooms
Event Center	33,600	33,000	

- Condition/Age: Good/ 2011
- Facilities contained within: Restroom
- Frequency and types of use: weekly
- Rental fees: \$2,250
- Comments: New high use facility

**Additional Meeting Spaces**

Name	Size
4-H Building	15,120
Longhouse	2,400

- Condition/Age: Good to fair/1948 to 1984
- Facilities contained within: restrooms
- Frequency and types of use: weekly for commercial use
- Rental fees: \$825.
- Comments:

**Restrooms (stand alone)**

# stalls	# of locations	Public access, yes/no
142	6	yes

- Condition/Age: good 1980 - 2001
- Comments: Upgrading restrooms to improve ADA access

**Concessions (total)**

Name	Size
Grandstands	1,000
Equestrian	400
Equestrian	100
Outside	200
Outside	200
Outside	200
Outside	240
Commercial	600

Condition/Age: good/ 1948 to 1980

Frequency of use: weekly

Rental fees: NA

Comments: Under private contracts

**Camping/RV Hookups**

Acres of property	Style of camping served	Annual revenue \$
6	RV & tent	\$141,794

# full-service hook-ups	Full-service Fee	# partial-service hook-ups	Partial service Fee
36	\$30	\$25	\$20

		<p>What is included in terms of power, water, sewer/dump station?</p> <ul style="list-style-type: none"> <li>30 amps we have a dump station WiFi</li> </ul> <p>Is there a camp facility (i.e. bathhouse) and what does it include?</p> <ul style="list-style-type: none"> <li>2 restrooms with showers</li> </ul> <p>Frequency of use: daily</p> <p>Adequacy of Amount Offered: Working to improve</p> <p>Comments/Amenities Offered:</p> <ul style="list-style-type: none"> <li>Investing around \$700,000 in RV Improvements</li> </ul>																														
		<p>Parking</p> <table border="1"> <thead> <tr> <th>Lot Name</th><th>Number of Stalls</th><th>Total square footage of lot(s)</th><th># days at capacity annually</th><th>Paved (P)/ Non-Paved (NP)</th></tr> </thead> <tbody> <tr> <td>Red Lot</td><td>3,120</td><td></td><td>24</td><td>NP</td></tr> <tr> <td>White Lot</td><td>450</td><td></td><td>24</td><td>NP</td></tr> <tr> <td>Blue Lot</td><td>430</td><td></td><td>24</td><td>NP</td></tr> <tr> <td>Green Lot</td><td>800</td><td></td><td>24</td><td>Np</td></tr> <tr> <td>Inside lots</td><td>240</td><td></td><td>160</td><td>Paved</td></tr> </tbody> </table> <p>Average Event Parking Rate:</p> <ul style="list-style-type: none"> <li>\$5 - \$10</li> </ul> <p>Other Uses that occur within lots:</p> <ul style="list-style-type: none"> <li>Fire truck practice</li> </ul> <p>Comments:</p>	Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)	Red Lot	3,120		24	NP	White Lot	450		24	NP	Blue Lot	430		24	NP	Green Lot	800		24	Np	Inside lots	240		160	Paved
Lot Name	Number of Stalls	Total square footage of lot(s)	# days at capacity annually	Paved (P)/ Non-Paved (NP)																												
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Green Lot	800		24	Np																												
Inside lots	240		160	Paved																												
		<p>Pavilions/covered seating</p> <table border="1"> <thead> <tr> <th>Pavilion Name</th><th>total number</th><th>user capacity</th><th>condition</th></tr> </thead> <tbody> <tr> <td>Small Stage</td><td></td><td>400</td><td>poor</td></tr> <tr> <td>Grandstand</td><td></td><td>5,500</td><td>poor</td></tr> </tbody> </table> <p>Condition/Age: poor/ 1967</p> <p>Frequency of use: weekly</p> <p>Rental fees: Private contract</p> <p>Comments:</p>	Pavilion Name	total number	user capacity	condition	Small Stage		400	poor	Grandstand		5,500	poor																		
Pavilion Name	total number	user capacity	condition																													
Small Stage		400	poor																													
Grandstand		5,500	poor																													

Amenities		
6	List the amenities available on the premises (for facilities) (free or for charge). Examples include equipment, internet access, caterers, security, kitchen rental, audio visual equipment	<ul style="list-style-type: none"> <li>WIFI (Free/Included)</li> <li>Ordinary power and heat (Free/Included)</li> <li>PA Systems (Free/Included)</li> <li>Watering and Harrowing in arenas (Included)</li> <li>Tables/Chairs (Additional Cost)</li> <li>Maintenance Staff on duty (Included)</li> <li>Security (Additional Cost)</li> <li>Basic Set Up (Included)</li> <li>Extensive Set Up (Additional Cost) Operator/Equipment)</li> <li>Bleachers, Stage, Portable Concession Stand (Additional Cost)</li> </ul>
7	List the amenities available on the premises (for recreation or other non-facility uses)	<p>NASCAR speedway</p> <p>Western Heritage Museum</p> <p>Totem Pole collection</p>

Programs/Events		
8	Number of events/meetings per year	<ul style="list-style-type: none"> <li>Private Events: 250</li> <li>4-H Events: 600</li> <li>Snohomish County Government: 10</li> <li>Non-Profits: 120</li> <li>Commercial: 345</li> </ul>
9	Main annual events and attendance size	<p>Evergreen State Fair 342,631</p> <p>Speedway Events NASCAR &amp; Drifting 80,000</p>
10	Rental fee structure. Please provide a rental rate document. Include the hourly rates for labor.	

11	Do you program/create events? (yes/no)	Equestrian Event and Cinco De Mayo		
12	Do you market for outside promoters (yes/no)	Facebook and website		
13	Do you co-promote events?	Tourism and partners		
<b>Operations/Staffing</b>				
14	Governing Board	Is there a governing board?	# members	elected or appointed?
		Fair Board	11	Appointed
15	Full time equivalent staff (please provide a flow chart if available)	FTE: 12 6 part-time seasonal 320 seasonal including fair		
16	Part time equivalent staff			
17	# volunteer hours			
18	Partnership agencies with an on-site presence	4-H FFA NASCAR/Washington Quarter Midget Association Western Heritage Museum		
<b>Finances</b>				
19	Total annual operating expenses (maintenance)	Total \$4,520,330		
20	Total annual revenue	Total annual revenue \$5,246,422 Building \$232,670 Food Concessions \$113,851 Sponsorships \$242,252		
		Parking \$623,111 RV \$141,794		
21	Cost recovery goals	100% Exceeding expenses by \$726,092 in 2016		
22	Operating budget sources (approximate percentage)	\$4,600 Fair is self-supported		
23	Donation sources (facility foundation, in-kind contributions, or gifts)	\$40,000		
24	Types of lease agreements	Speedway lease agreement \$130,000 per year Food Concessions \$113,851		
25	Methods employed for funding capital projects	Fairgrounds profits go toward capital improvements, State Grants, Real Estate Excess Tax		
<b>Other Information</b>				
26	From your perspective, what programs/ services/ trends have seen increasing or decreasing demand in your facility in the past several years?	<ul style="list-style-type: none"> <li>• Increase in facility rentals</li> <li>• Growth in equestrian</li> <li>• Increased racing</li> </ul>		
27	What about your location or setting attracts events?	Regional agricultural heritage, Hispanic Events such as Quinceaneras, etc. are popular because of demographics.		
28	What differentiates your venue from other regional venues?	Amount of parking and outdoor space		
29	What are your goals for facility improvements/ additions?	Build new 50,000 square foot commercial event facility New covered equestrian arena		
30	What are your primary events that	State Fair		

	you give priority compared to others? Which events provide you the greatest financial return?	
31	Roughly what percentages of your events have a local, regional or national draw? What locations do you draw from primarily?	80% State Fair and equestrian events draw from Seattle north, Canada, Oregon
32	What types of events do you turn away because they are not a good fit for your venue, and why?	
33	Do you see any gaps in the venue space provided in the region or types of events hosted?	Quality music venue
34	What are the most in-demand services and amenities that you offer? Which bring the biggest financial return?	Rental banquet facilities for events such as Quinceaneras and Hispanic Concerts have been in demand and have brought in a large percentage of revenues.
35	Are there services and amenities that you would like to add to your offerings?	Upgrade facilities for BioSecurity issues and emergency management
36	What are the trends or innovations in venue facilities that you think would be wise to consider?	Upgrade facilities for BioSecurity issues and emergency management



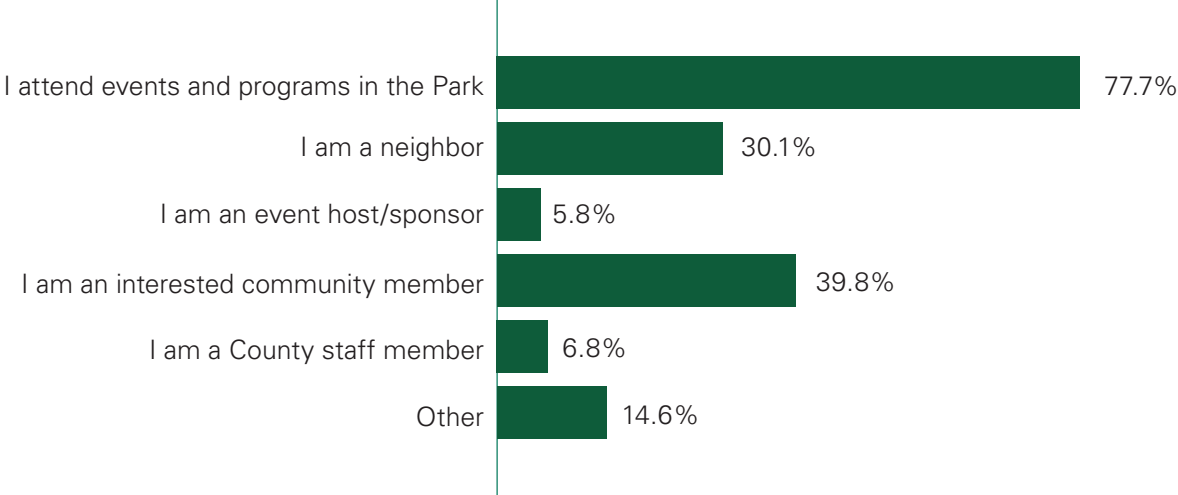
# APPENDIX H

## PUBLIC POLLING RESULTS

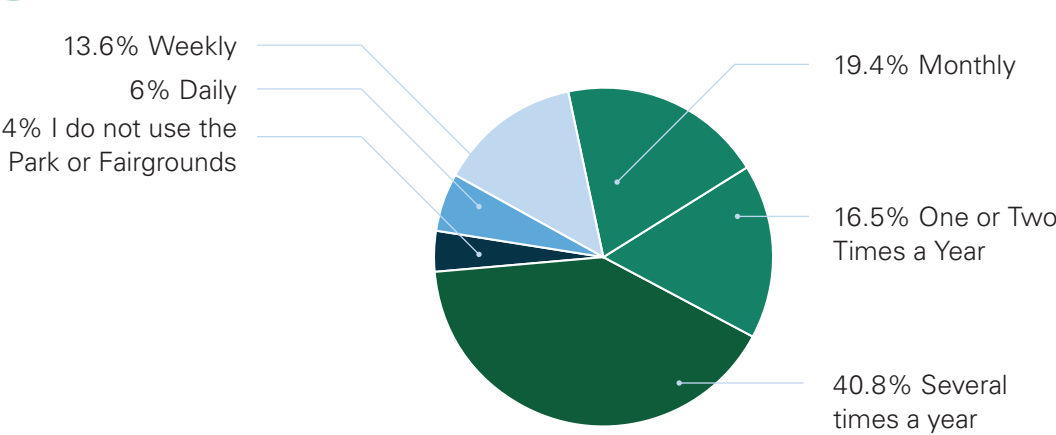
### ONLINE SURVEY ONE

NUMBER OF ONLINE SURVEY PARTICIPANTS: 103

**1** *I am interested in the future of Adams County Regional Park and Fairgrounds because:*



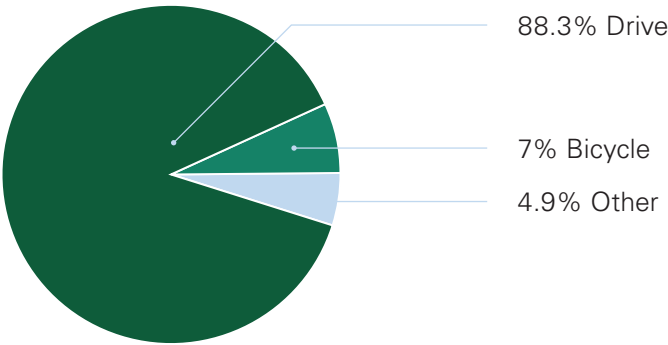
**2** *How often do you visit the Adams County Regional Park and Fairgrounds?*



3

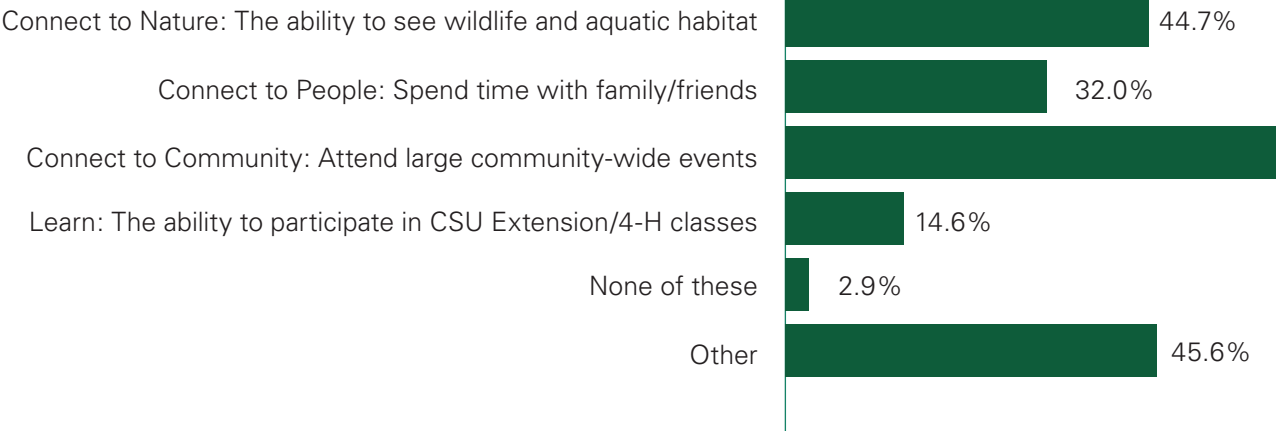
*How are you most likely to get to the Park and Fairgrounds?*

Note that no survey participants indicated “walk” as their method of travel.



4

*The reason I go to Adams County Regional Park and Fairgrounds is to:*

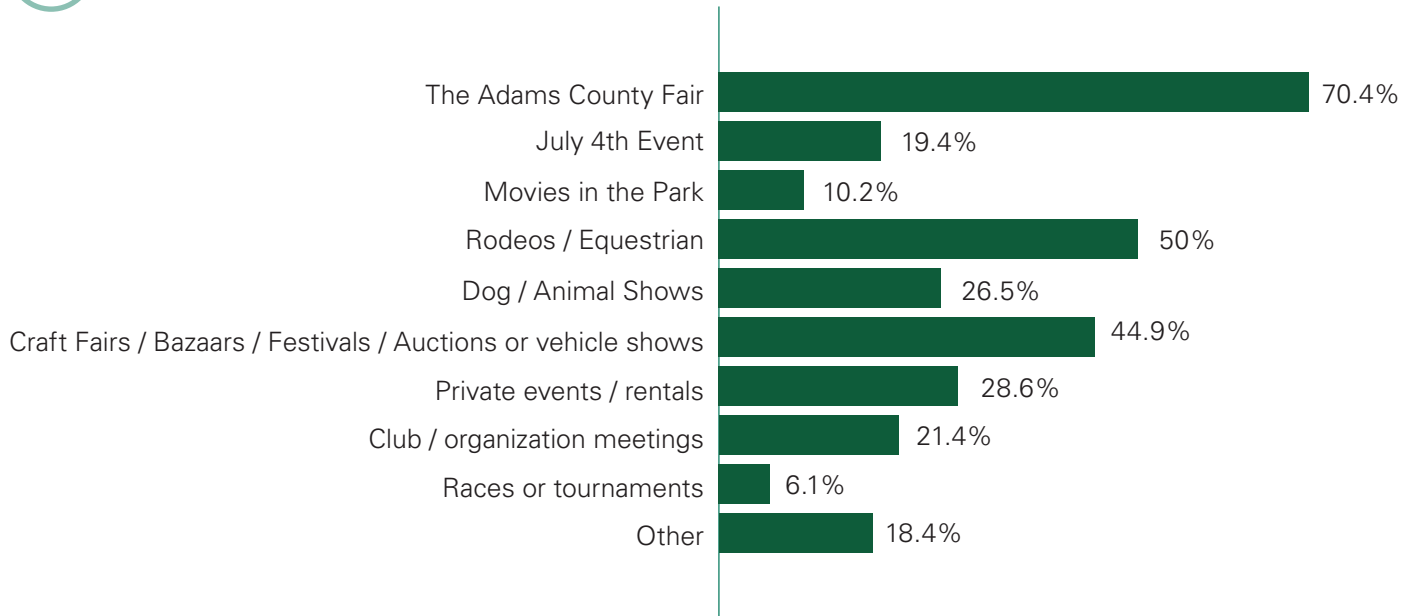


- TO RECREATE (other)
1. Geocaching
  2. Bike Riding
  3. Fishing
  4. Walking
  5. Disc Golf
  6. Playground

- TO PARTICIPATE (other)
1. Equestrian Events
  2. Barrel Racing
  3. Horse Shows
  4. Dog Shows

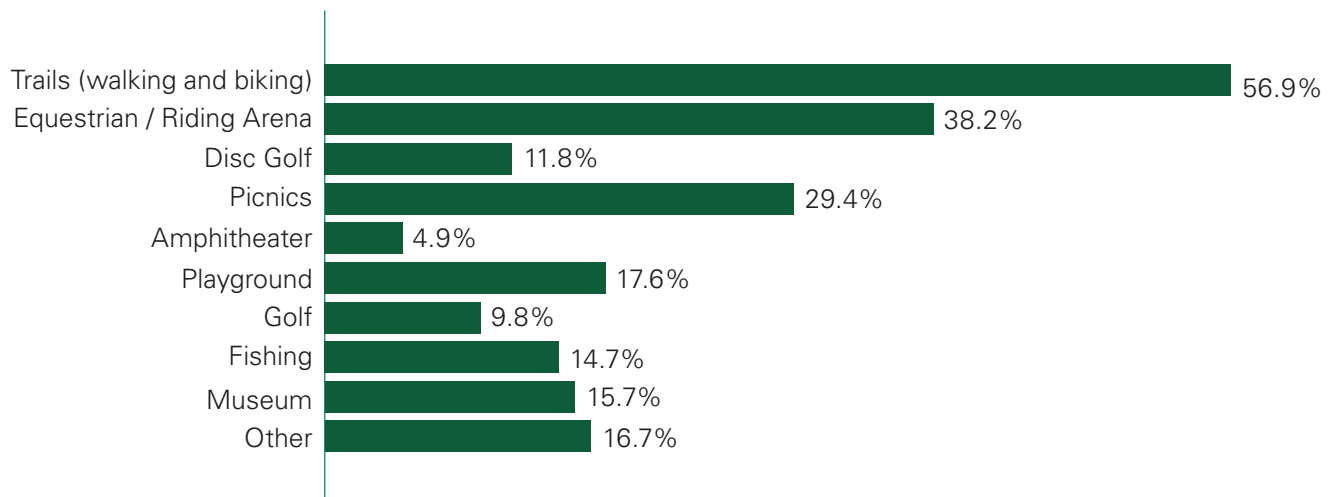
5

*What events or programs do you attend:*



6

*What park activities do you come to the Adams County Regional Park and Fairgrounds for?*

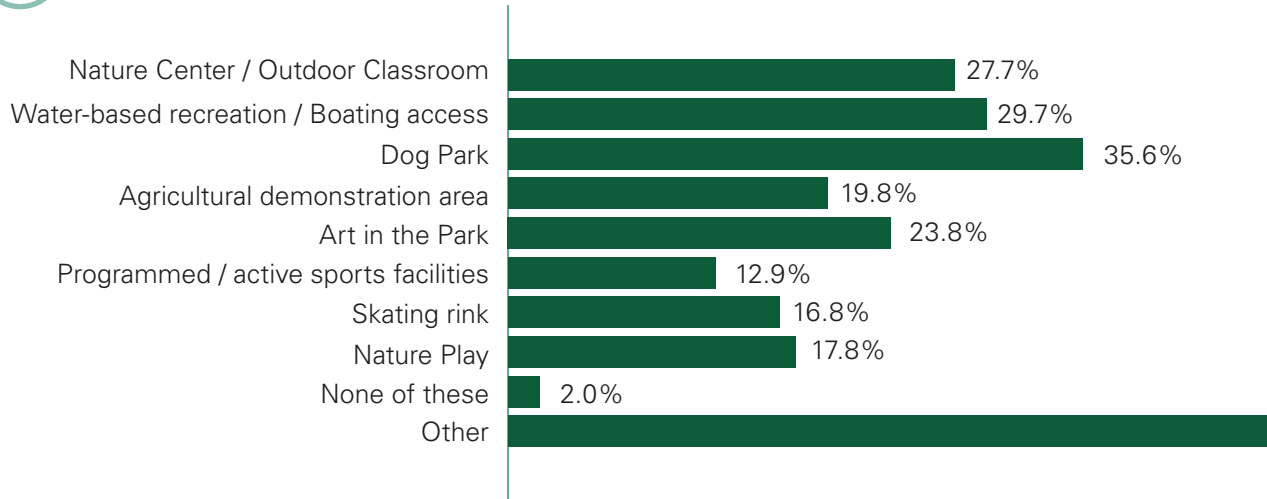


Other (please specify):

1. Horseback Riding
2. Running
3. Swimming in the river
4. Cycling
5. Walking

7

*What recreation facilities would you like to see within the Regional Park?*

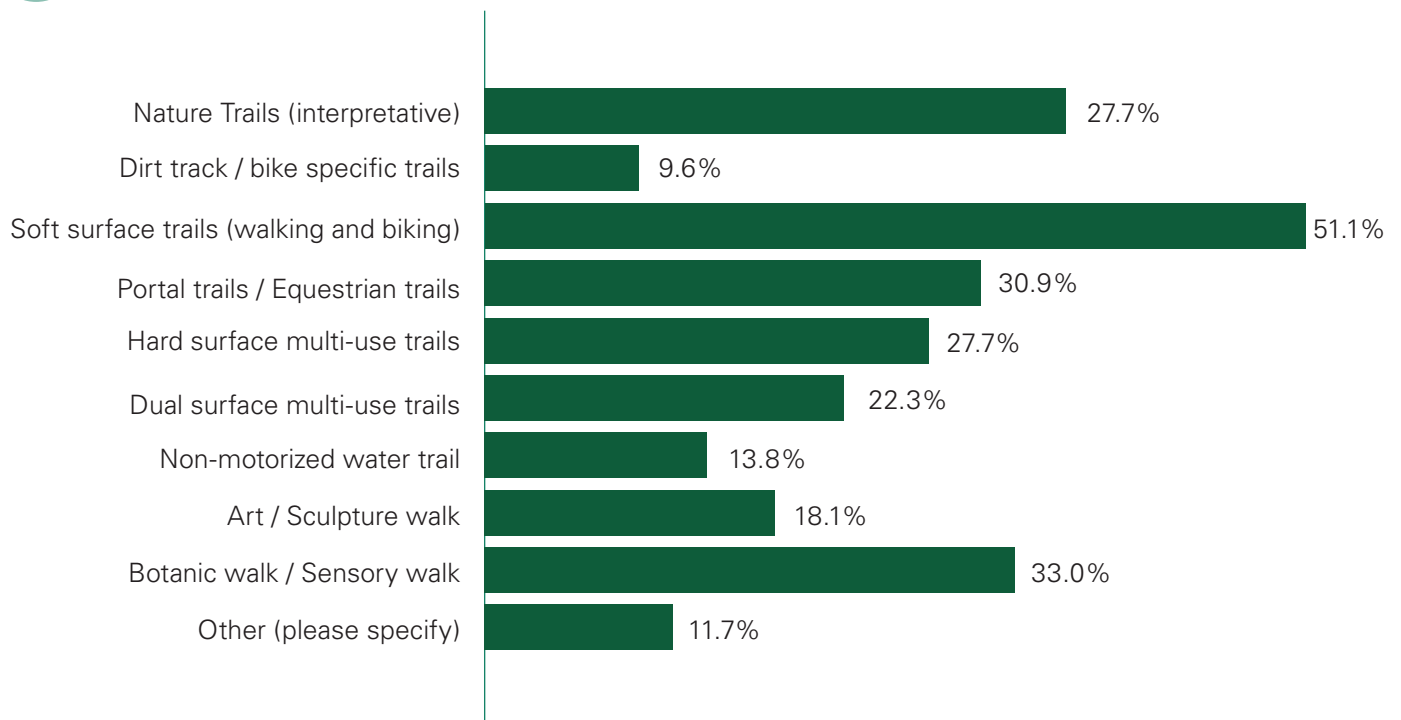


Other (please specify):

- |   |                                  |
|---|----------------------------------|
| 1. More bike paths that connect with the regional paths | 6. Specialty lakes for fishing   |
| 2. Ice Rink   | 7. Dog park                      |
| 3. Disc golf course expansion                           | 8. Stand Up Paddle Boarding      |
| 4. The ability to swim in the lake                      | 9. Bike park                     |
| 5. Wildlife and bird watching                           | 10. Hiking trails                |
|   | 11. Competition dock diving area |

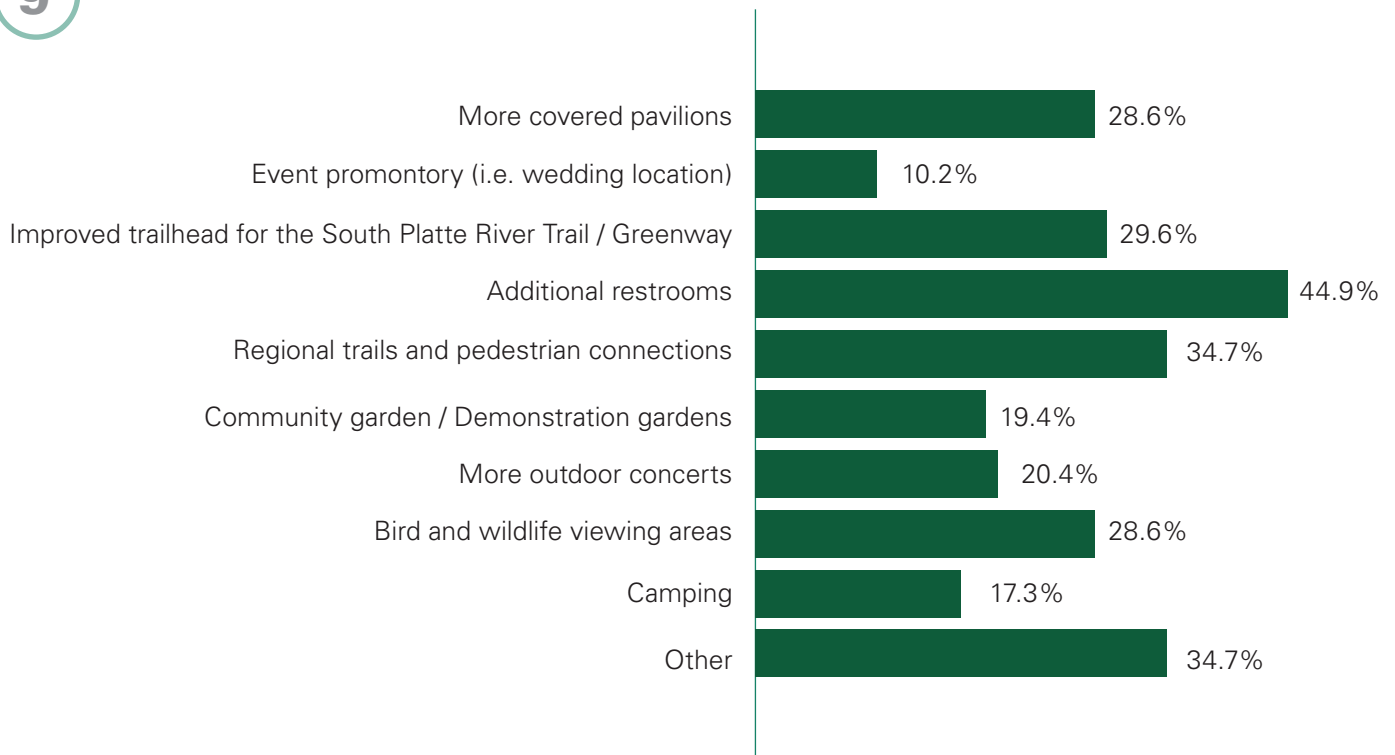
8

*What trail types would you like to see prioritized in the Regional Park?*



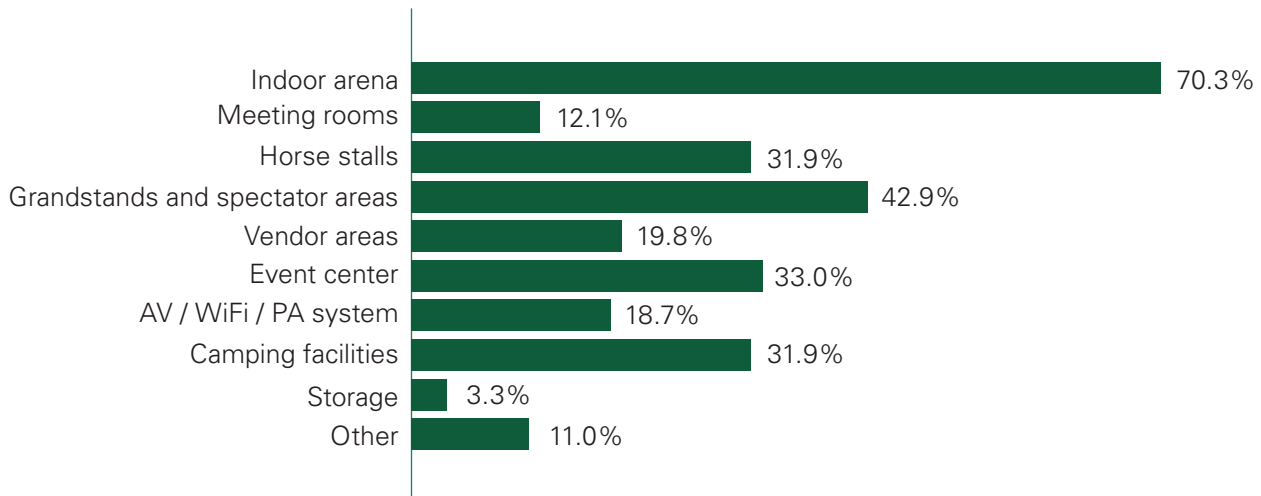
9

*What types of amenities or improvements would you appreciate in the park?*



10

*What amenities would you like to see improved or updated to meet future demand and expectations of the Fairground Facilities?*

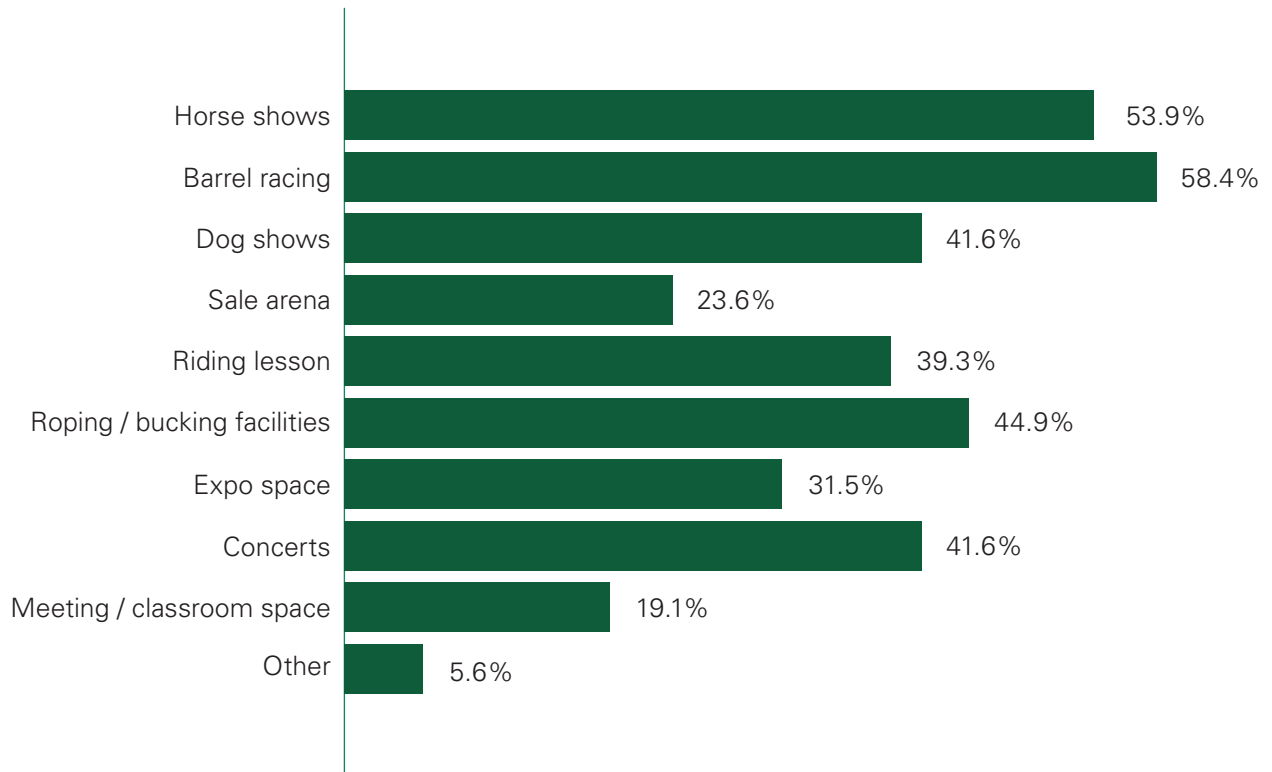


Other (please specify):

1. Drinking fountains
2. Restrooms
3. Parking
4. Attention to accessibility for hearing impaired

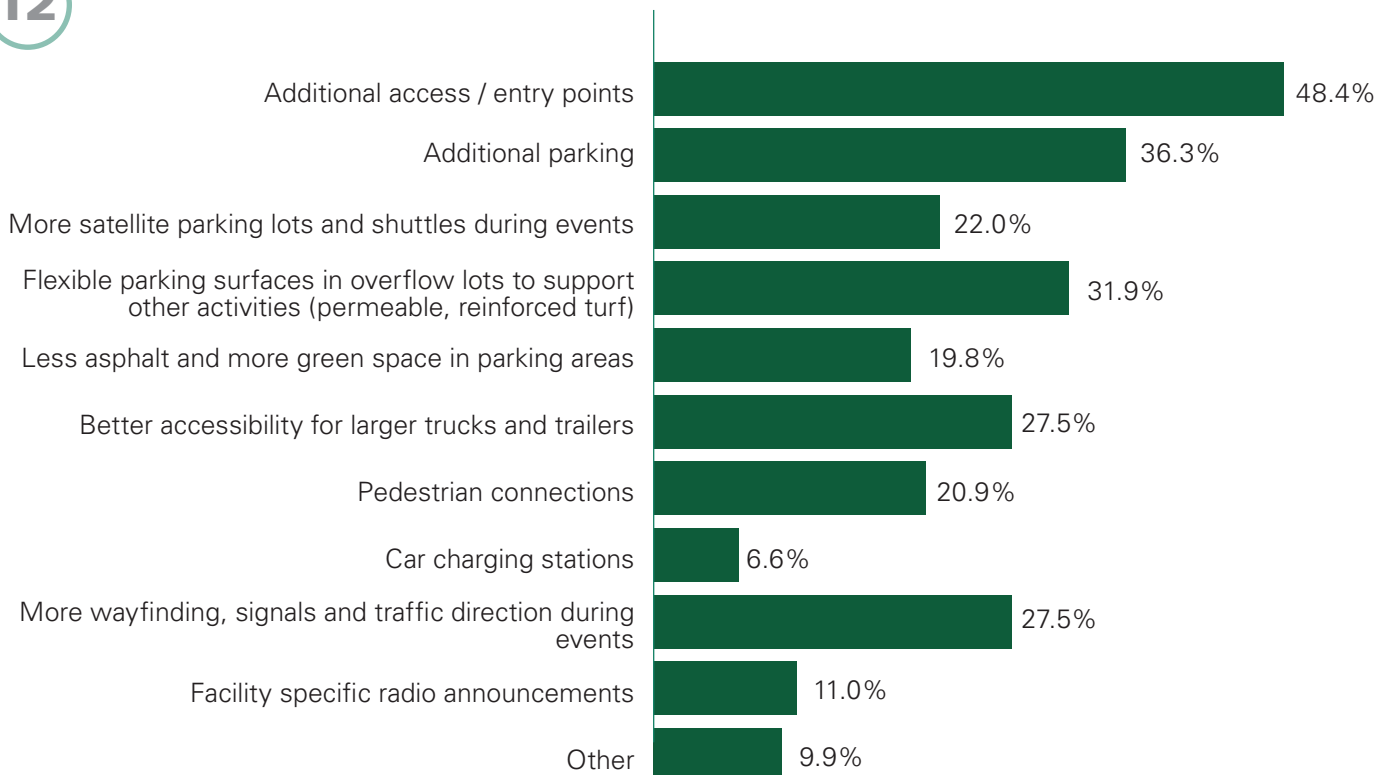
11

*What types of events would you like to see accommodated in a new indoor arena / multi-purpose facility?*



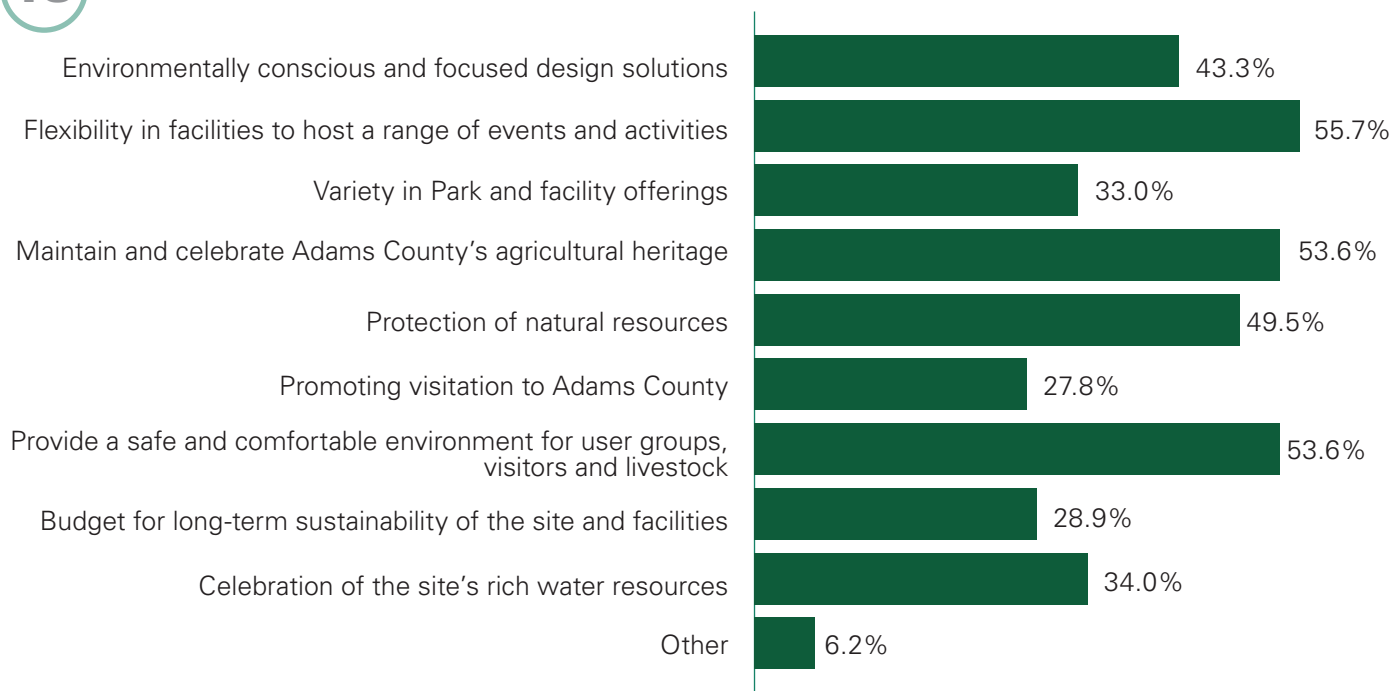
12

*What should the priorities be for improving vehicular access / circulation?*



13

**What should the themes of the master plan include?**

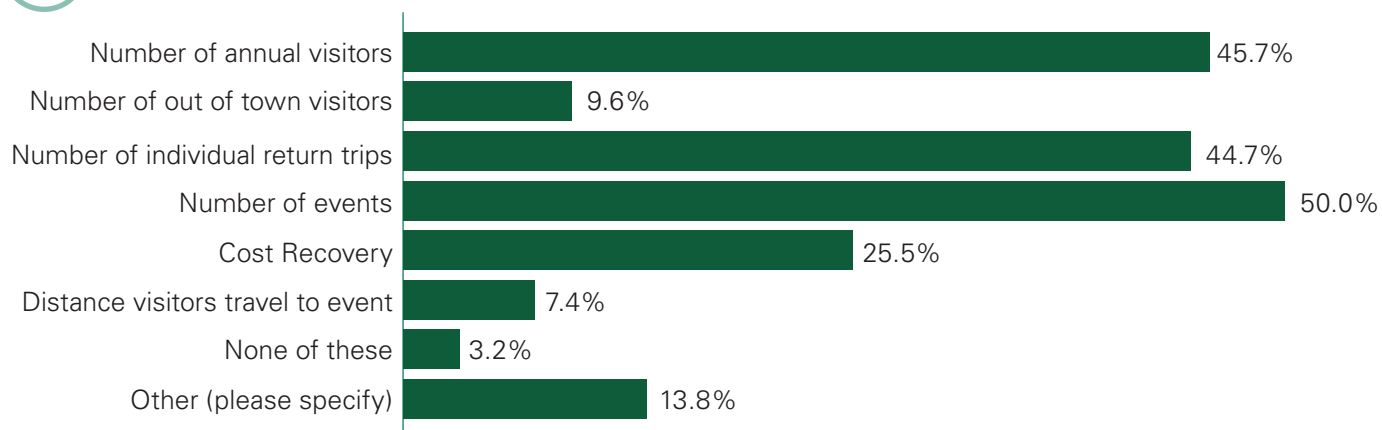


Other (please specify):

1. Maintain the agricultural feel and heritage of the site
2. Support 4-H
3. Economic sustainability
4. Universal design to promote and appreciate diversity

14

**I believe the most important measure of community success for the Adams County Regional Park and Fairgrounds is:**



Other (please specify):

1. How well our civic leaders maintained the land and heritage from overuse and over-commercialization
2. Local community involvement
3. Prestige as a destination for area fisherman, bikers, and nature lovers
4. Integration with existing trail and park system
5. Enhancing the agricultural heritage of Adams County and Colorado
6. Participation of the younger community so they can fully understand and participate as adults in our community
7. Community cohesiveness
8. Actual use of the grounds and facilities
9. Promote youth education in agriculture
10. How much people enjoy the space
11. Events that impact youth and the community
12. Attracting and nurturing people with diverse interests, backgrounds and abilities

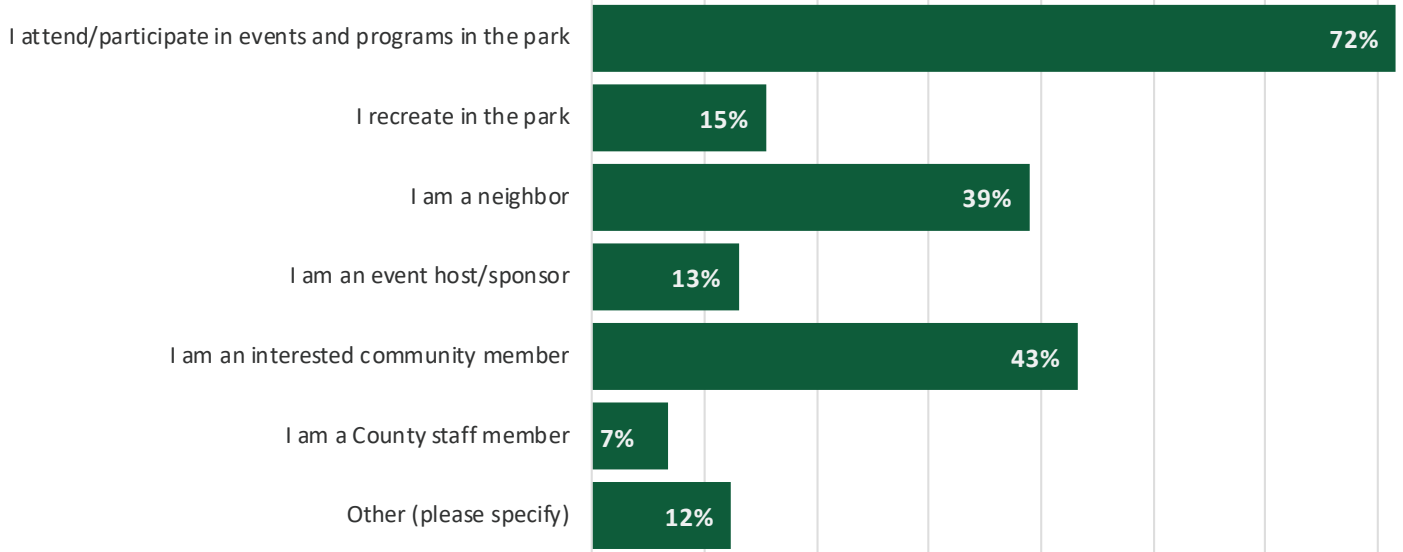
## PUBLIC MEETING TWO AND ONLINE SURVEY TWO

NUMBER OF KEYPAD POLLING PARTICIPANTS (04/04/17): 41

NUMBER OF ONLINE SURVEY PARTICIPANTS (04/04/17 TO 06/13/17): 18

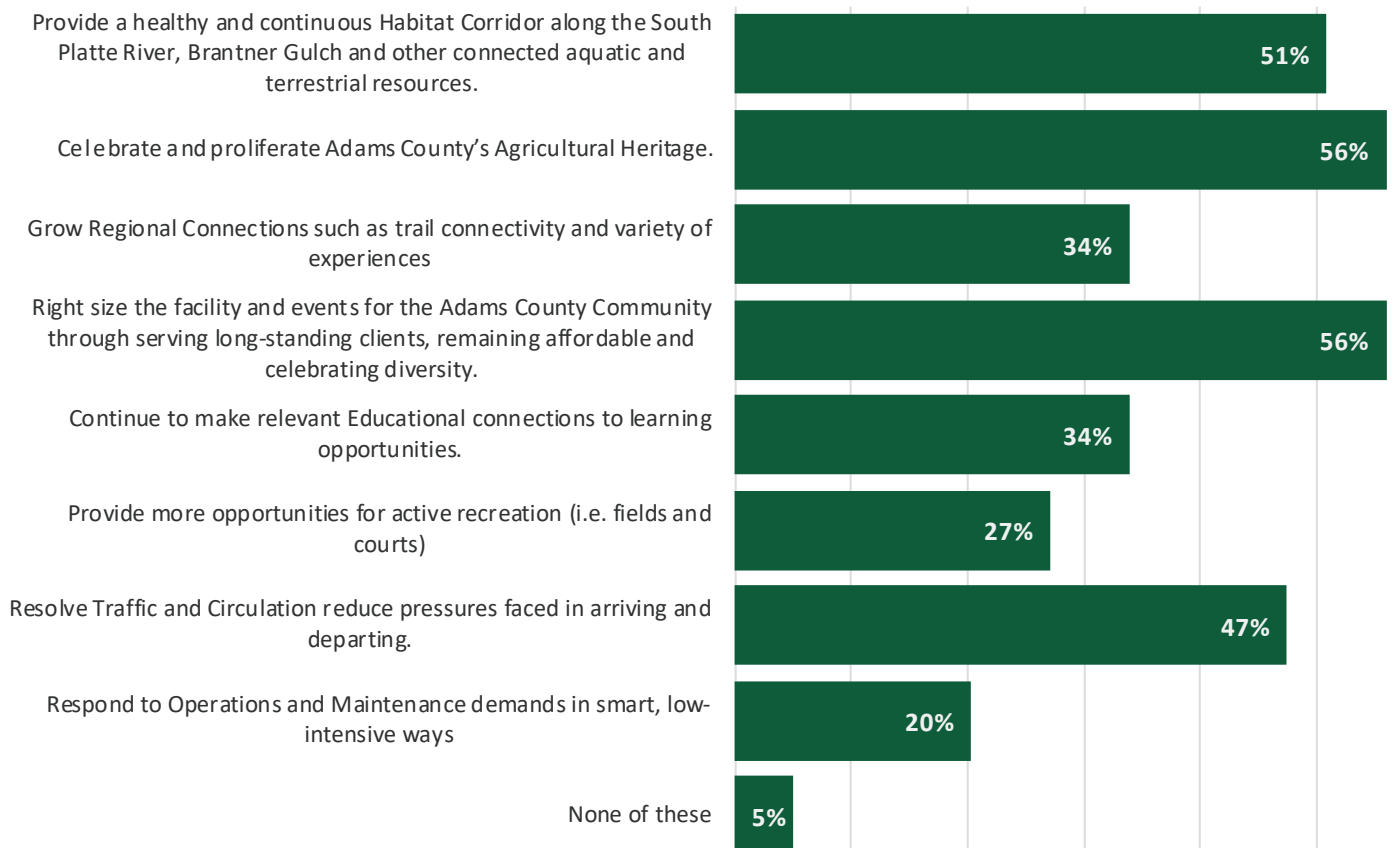
1

*I am interested in the future of Adams County Regional Park and Fairgrounds because:*



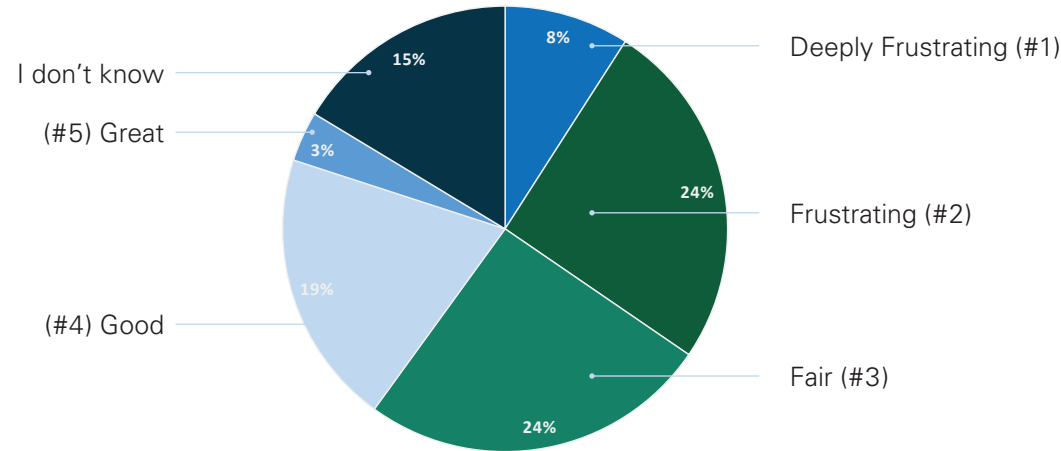
2

*What should the over arching themes of the master plan include?*



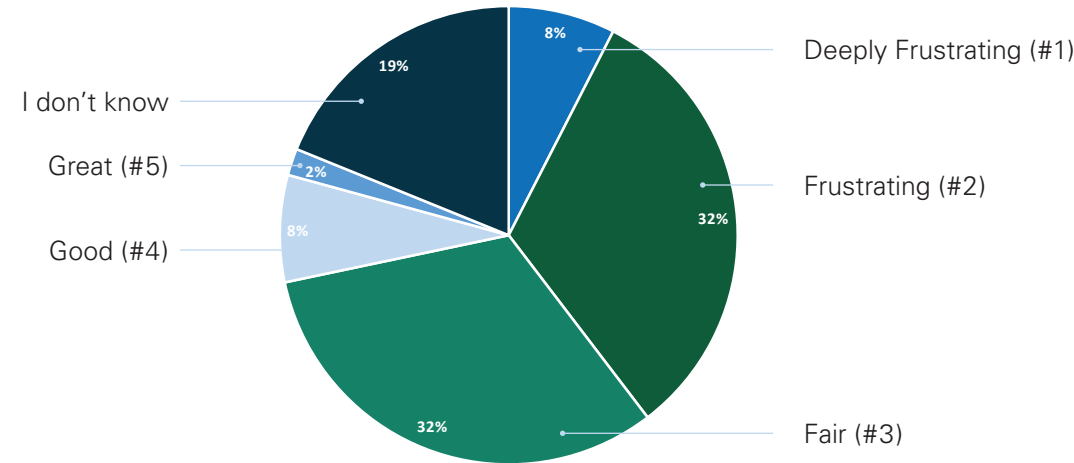
3

On a scale of 1-5, the experience of arriving at the site during the Fair is:



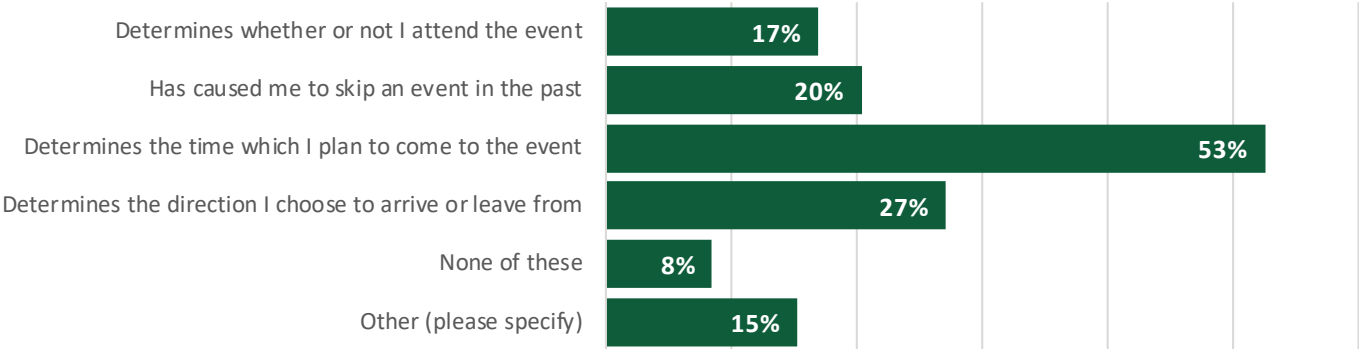
4

On a scale of 1-5, the experience of leaving the site during the Fair is:



5

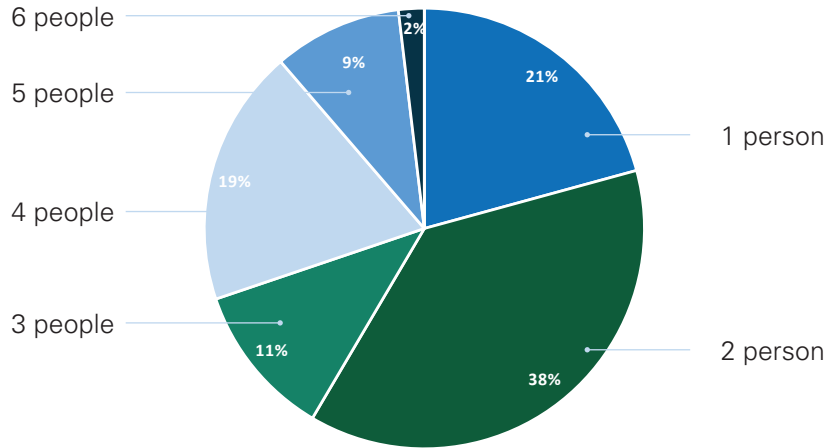
The anticipated traffic impact of large events at the facility:



6

*When you come to the Fair or another large event, how many people are in your car on average?*

Note that no survey participants indicated 6 or more people as their response.



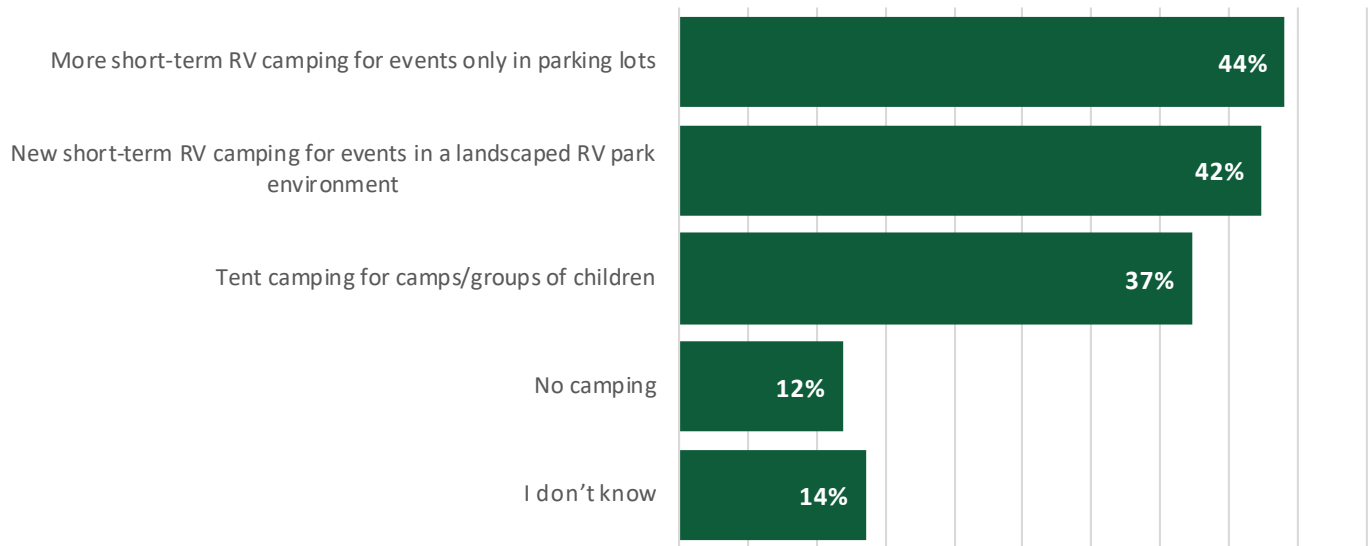
7

*Please rank your top three preferences on event circulation:*

- 1 I would ride a free event shuttle from a satellite lot in the south portion of the site.
- 2 None of these
- 3 I would ride a free event shuttle from another community location (i.e. the new school)
- 4 I would pay \$10 to park close to the activity
- 5 I would pay \$20 to park close to the activity
- 5 I don't know
- 6 I would be willing to pay more than \$20 for VIP access

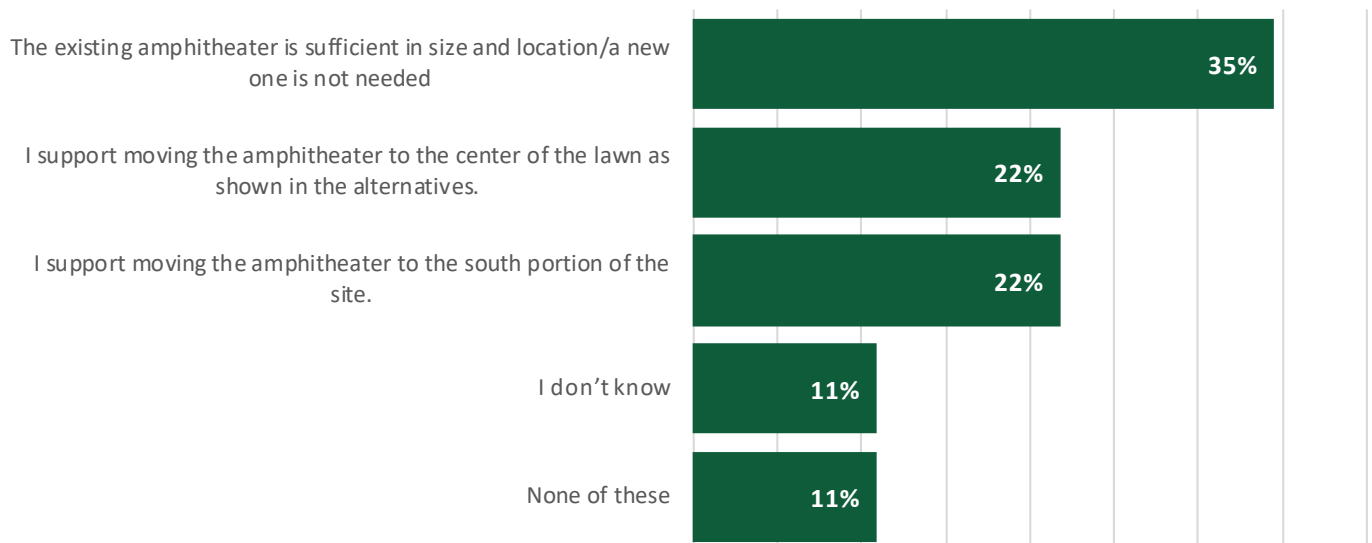
8

*What type of camping would you support on the site?*



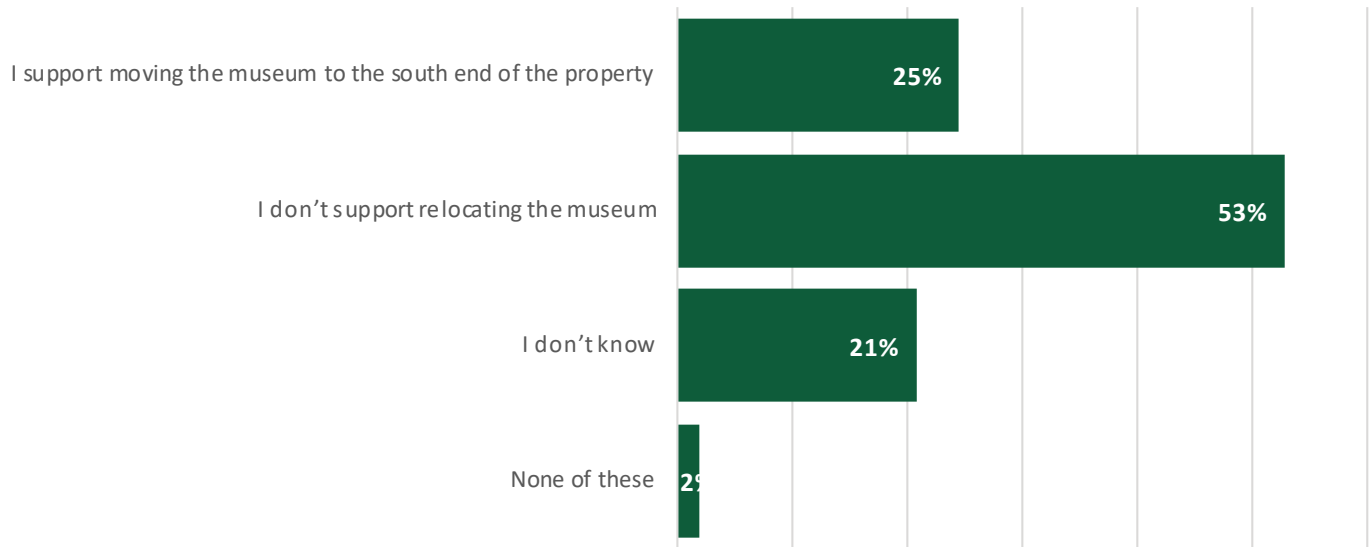
9

*Amphitheater, select one*



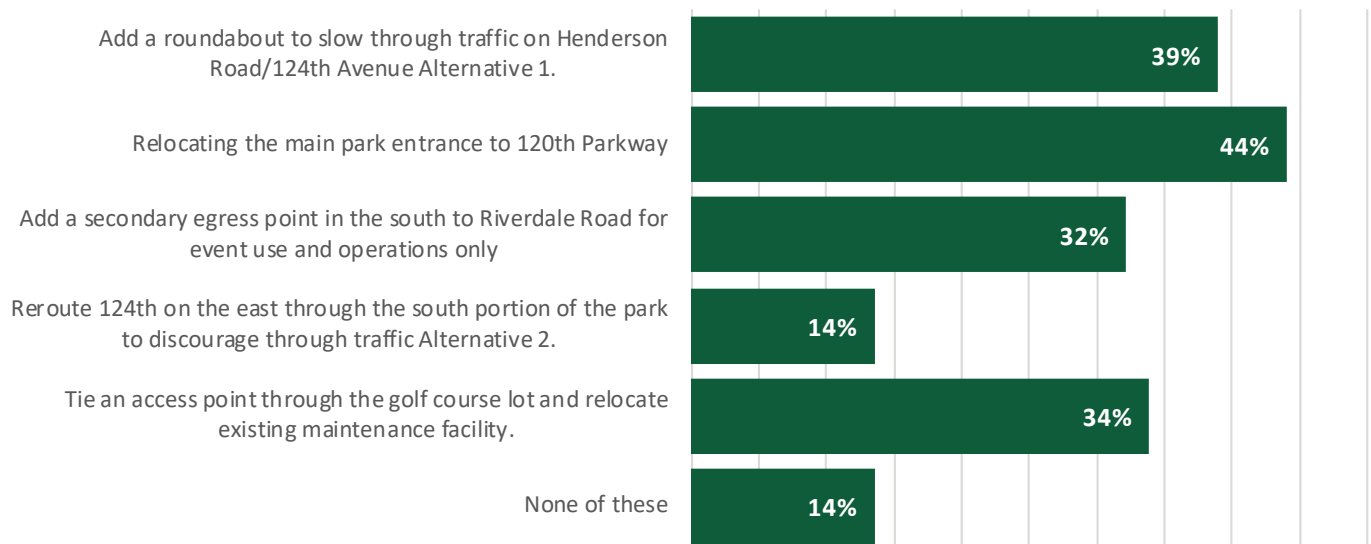
10

*Museum, select one*



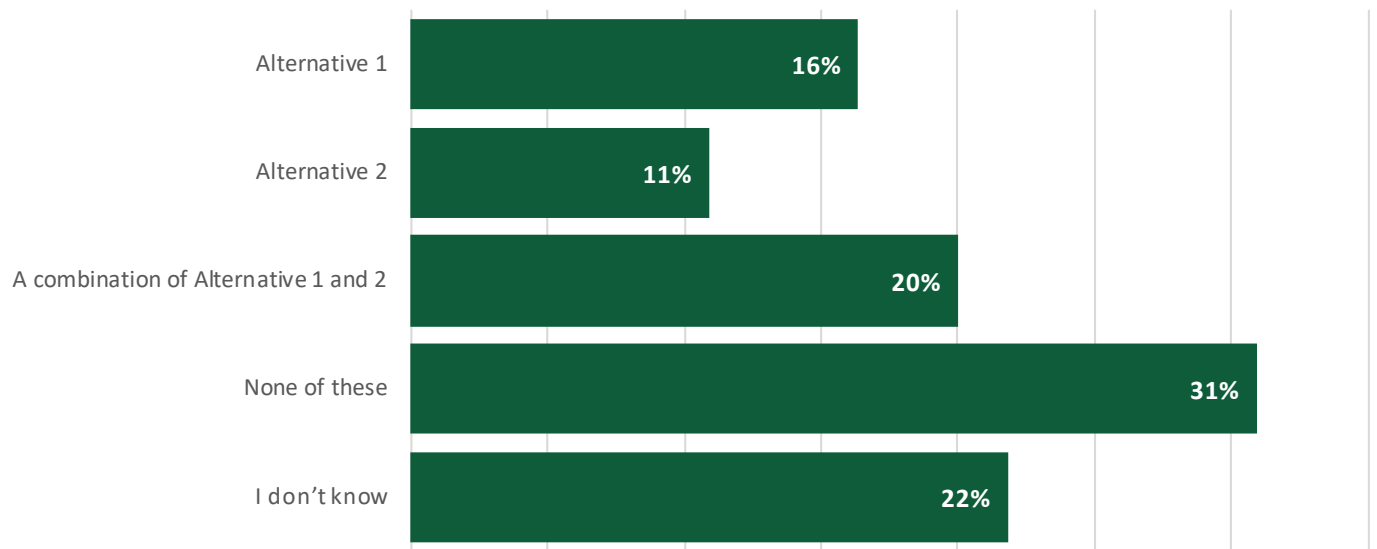
11

*When it comes to addressing ingress and egress, which of the following do you support?*



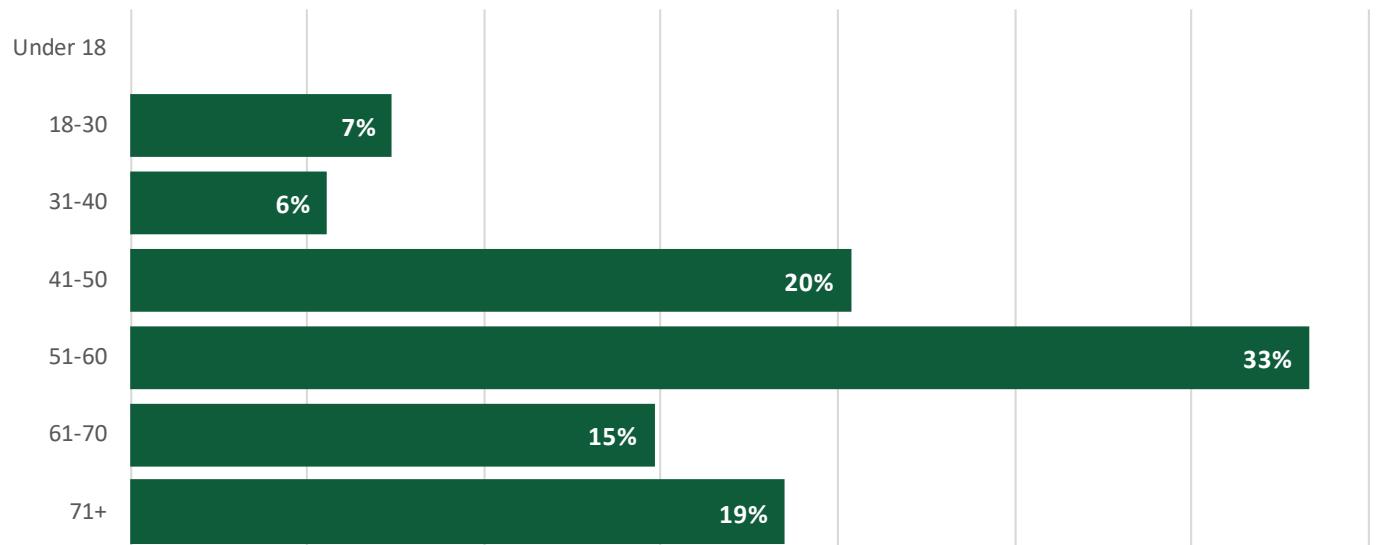
12

*Which alternative do you prefer?*

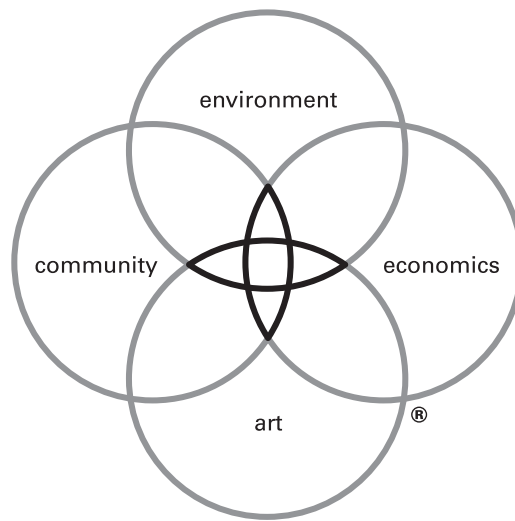


13

*What is your age?*







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