

WASHINGTON COUNTY FAIR COMPLEX MASTERPLAN UPDATE

Fairgrounds Advisory Committee Presentation

Cloverleaf Building, January 9, 2019



DRAFT PROGRAM FOR LONG-TERM REDEVELOPMENT

Facilities/Space Needed	Size	Location Suggestions	Business Need	Use Viability	Community Interests Supported	Fair Activities Supported
RV Park	Minimum 75-80 spaces	Ball field area - Accessible for events at the Fair Complex and for tourism with MAX access.	Minimum of 75-80 high end spaces with full hook-ups, fenced, shower/restroom facility with laundry & office, WiFi, online reservations capability.	Support events in the Event Center and the rest of the facility and provides revenue, there are no RV parks in the area. Also needed to support tourism.	Vendor, exhibitor and participant lodging for multi-day events.	Lodging for vendors, carnival personnel, and livestock exhibitors.
Multi-Purpose Building (& associated parking)	80,000 to 100,000 sf	Central location with adjacency to Event Center. 'Back Door' access for animal loading,	Four or five 20,000 sq ft individual but connected buildings, climate controlled/ventilated, clear span, concrete floors, restrooms accessible from the inside and outside. Dirt floor in one or two sections. Parking lot that serves this facility plus trailer parking for animal shows.	Flexible space for a variety of lower end style events that need large spaces but not the fit and finish of the Event Center. This building can also be the "companion" to the Event Center for events that need additional space such as RV and Boat shows, Sportsman shows, large national dog shows, collector shows.	Small scale trade events, swap meets, youth activities such as bicycle training and 4-H archery, dog and cat shows shows and training, school events, indoor sports, plant sales, collector events. Dirt floor areas support equestrian events, rodeos, AG/Farm shows and training, dog agility competitions, BMX and motocross.	Replaces current animal facilities on site, totaling 66,000 sq ft, within a single structure. Accommodates Horse Fair, including indoor arena space, as well as 4-H and other livestock exhibits.
Cloverleaf Upgrades	14,300 sf	Existing	Replace HVAC, replace bathrooms, upgrade kitchen, provide access to entrance from the parking lot.	Low cost community space for a variety of activities and meetings. 4-H use for meetings and program activities all year at no cost.	Non-profit groups, clubs, public meetings, private events, 4-H meetings and program activities.	4-H program, exhibits.
Restroom Facilities		Accessible from exterior, near outdoor spaces.	Support for increased outdoor event uses	Prefer to incorporate within conditioned spaces rather than freestanding facilities	Support for all outdoor events	Support all Fair uses
Flexible Outdoor Spaces	variety of sizes	Distributed & near assembly spaces for expanded event use.	Grass and paved areas to accommodate outdoor events and activities	Flexible spaces to support outdoor activities, tents, vendor booths, food carts, etc.	Outdoor shows such as Boat, RV, Auto, and Ag equipment, dog shows & training. Private events such as reunions & picnics. Concerts	Carnival, Concerts, Food Court, vendor booths, etc
Maintenance Shop & Yard	40 x 80 min for shop	Portion of the Armory, or other area low visibility areas. Entry from 28th may be desirable.	Shop with restroom & shower, plenty of electrical, tool cage, office space with data and phone for maintenance personnel.	Maintenance tasks, equipment repairs, welding. Storage of tools, parts, paint, filters, etc. Parking for tractors, mowers, high-lifts, dump trucks, fueling station, propane tanks.	Indirect support for all events	Indirect support for Fair
Overflow Parking	~ 2000 spaces (plus req'd building parking)	Ball fields ~ 15 acres East of 34th ~11 acres NE corner ~5.5 acres SW corner ~4 acres	Improved with either asphalt or compacted gravel so the space can be used year-round (grass is not good for parking in wet weather). Good lighting.	Support for events and conferences. Vendor/user parking lots are needed so they don't take parking from customers coming to attend events.	Parking for very large events	Fair time parking
Infrastructure Upgrades	75 acres	Throughout site	Upgraded sewer & water throughout the site, upgraded electrical throughout the site, upgraded pavement throughout the site.	Modern events need plenty of electrical in a variety of types (20, 30, 50, 60 amp, single and three-phase). Events with food need appropriate water and sewer connections.	Supports all events	Supports all events