

WASHINGTON COUNTY FAIR COMPLEX MASTERPLAN UPDATE

Fairgrounds Advisory Committee Presentation

Cloverleaf Building, January 9, 2019



EXISTING CONDITIONS OVERALL SITE PLAN

WASHINGTON COUNTY FAIR COMPLEX

MAP KEY / LEGEND

ANIMAL FACILITIES

1. SMALL ANIMAL BARN
2. SHEEP BARN
3. GOAT BARN
4. SHOW RING
5. AUCTION RING
6. DAIRY CATTLE WEST
7. DAIRY CATTLE EAST
8. MILK PARLOR
9. SWINE SLAB
10. BEEF BARN





OTHER FACILITIES

11. MAINTENANCE SHOP & YARD
12. EVENT CENTER
13. RV AREA
14. FAIR COMPLEX OFFICE
15. DAIRY WOMEN BOOTH
16. FRIENDSHIP SQUARE (PICNIC SHELTER)
17. CLOVERLEAF BUILDING
18. ARMORY
19. TENNIS COURTS

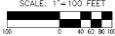
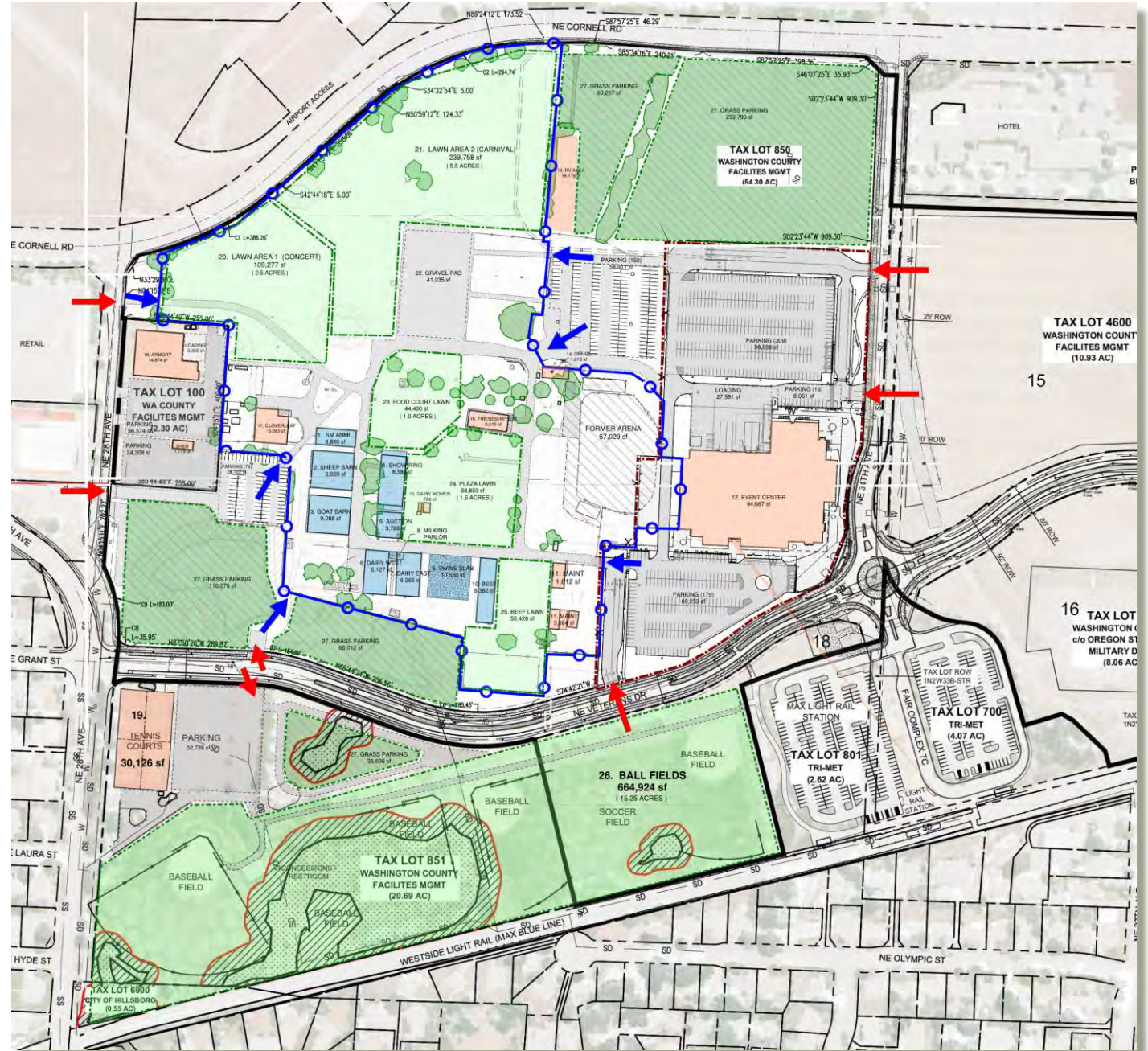
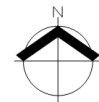
OPEN SPACE FACILITIES

20. LAWN AREA 1 (CONCERT AREA)
21. LAWN AREA 2 (CARNIVAL AREA)
22. GRAVEL AREA (FORMER MAIN HALL)
23. PLAZA LAWN
24. FOOD COURT LAWN
25. BEEF LAWN
26. BALL FIELDS
27. GRASS PARKING AREAS

PAVED / GRAVEL AREAS

-  PERIMETER FENCE
-  GATE
-  SITE ENTRY
-  WETLAND

SCALE: 1"=100 FEET



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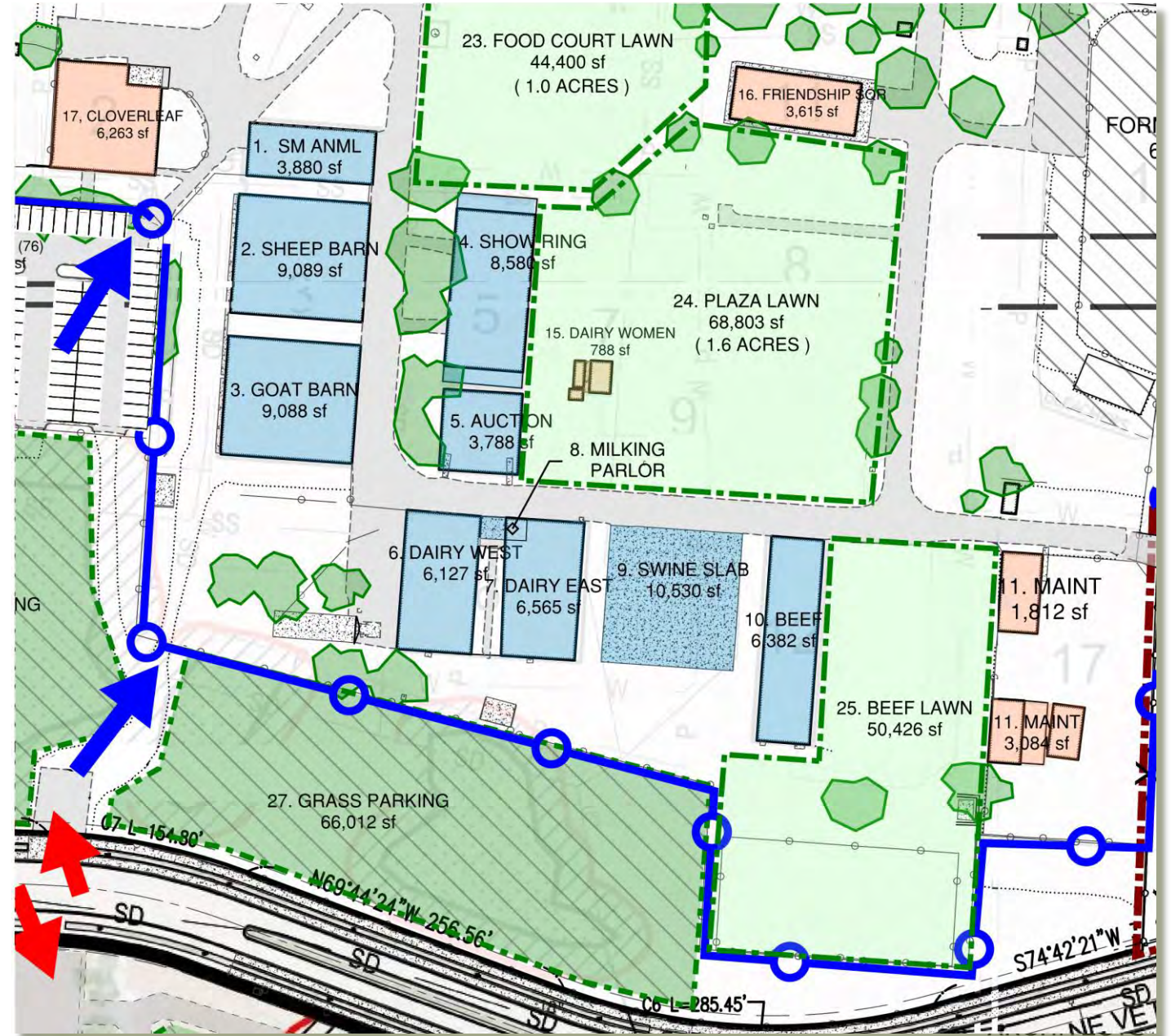
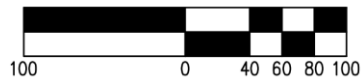


GATE



SITE ENTRY

SCALE: 1" = 100 FEET



EXISTING FACILITIES – USE AND CONDITION MATRIX

MAP NO.	FACILITY NAME	AREA	CURRENT USES	USEFUL LIFE*	STRUCTURAL NEEDS *	INFRASTRUCTURE NEEDS	ADA NEEDS	ANNUAL USE DAYS (FAIR)	COMMENTS
ANIMAL FACILITIES									
1	Small Animal Barn	3,900 sf	Year round - Storage. Fair - Poultry & Rabbits.	7 yrs	Address structural lateral force system and gravity system, replace roofing.	Upgrade electrical to comply with code.	None	365 (4)	Bio-security issues across public ways. Sliding and pedestrian doors replaced. Emergency egress lighting and signs currently being installed. Asphalt floor.
2	Sheep Barn (former beef)	9,100 sf	Year round - Storage. 4-H Horse Fair - horses. Fair - Sheep.	7 yrs	Address structural lateral force system and gravity system, replace roofing.	Replace temporary lighting with permanent lighting, upgrade electrical to comply with code.	Replace/repair flooring to improve ADA accessibility	365 (9)	Bio-security issues across public ways. Exit doors, exit signs and egress lighting recently added to comply with code.
3	Goat Barn (former beef)	9,100 sf	Year round - Storage. 4-H Horse Fair - horses. Fair - Goats.	7 yrs				365 (9)	
4	Showring	8,600 sf	Fair - showing animals	10-15 yrs	Address gravity and lateral force structural systems. Replace roofing, gutters and downspouts.	None	None	8 (8)	Bio-security issues across public ways. Dirt floor.
5	Auction Ring	3,800 sf	Fair - showing animals and livestock auction	10-15 yrs				4 (4)	
6	Dairy Cattle & Horse West	6,100 sf	Year round 4-H Archery. Fair & Horse Fair use.	7 yrs	Replace roof, gutters and downspouts.	Upgrade electrical to comply with code.	Replace/repair asphalt floor to improve ADA accessibility	40 (8)	Exit doors, exit signs and egress lighting recently added to comply with code. Sliding doors replaced, siding replacement is underway
7	Dairy Cattle East	6,600 sf	Fair - Dairy Cattle	7 yrs				4 (4)	
8	Milk Parlor - inside East Dairy Barn		Not used - houses non-operable vintage milking equipment	0 yrs	Gravity and lateral structural upgrades required prior to further use. (Building should be torn down.)	Not Applicable	Not Applicable	0	Shuttered / no longer in use due to severe life safety hazards. Vintage equipment may have educational value.
9	Swine Slab	10,500 sf	Year round - Storage. Fair - Swine.	N/A	None	Upgraded electrical to comply with code.	Concrete cuts to improve ADA accessibility	365 (4)	used for storage
10	Beef Barn (former goat barn)	6,400 sf	Year round - Storage. Fair - Beef cattle (with a 60 x 160 tent attached).	7 yrs	Post replacement for structural integrity, replace gutters and downspouts, replace roof. Address water infiltration/flooding to site.	Upgrade water service, upgrade electrical to comply with code, install emergency egress signage and lighting.	Replace/repair flooring to improve ADA accessibility	365 (4)	used for storage
* per SEA Existing Facility Assessment, 2/26/2018									



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23. PLAZA LAWN

24. FOOD COURT LAWN

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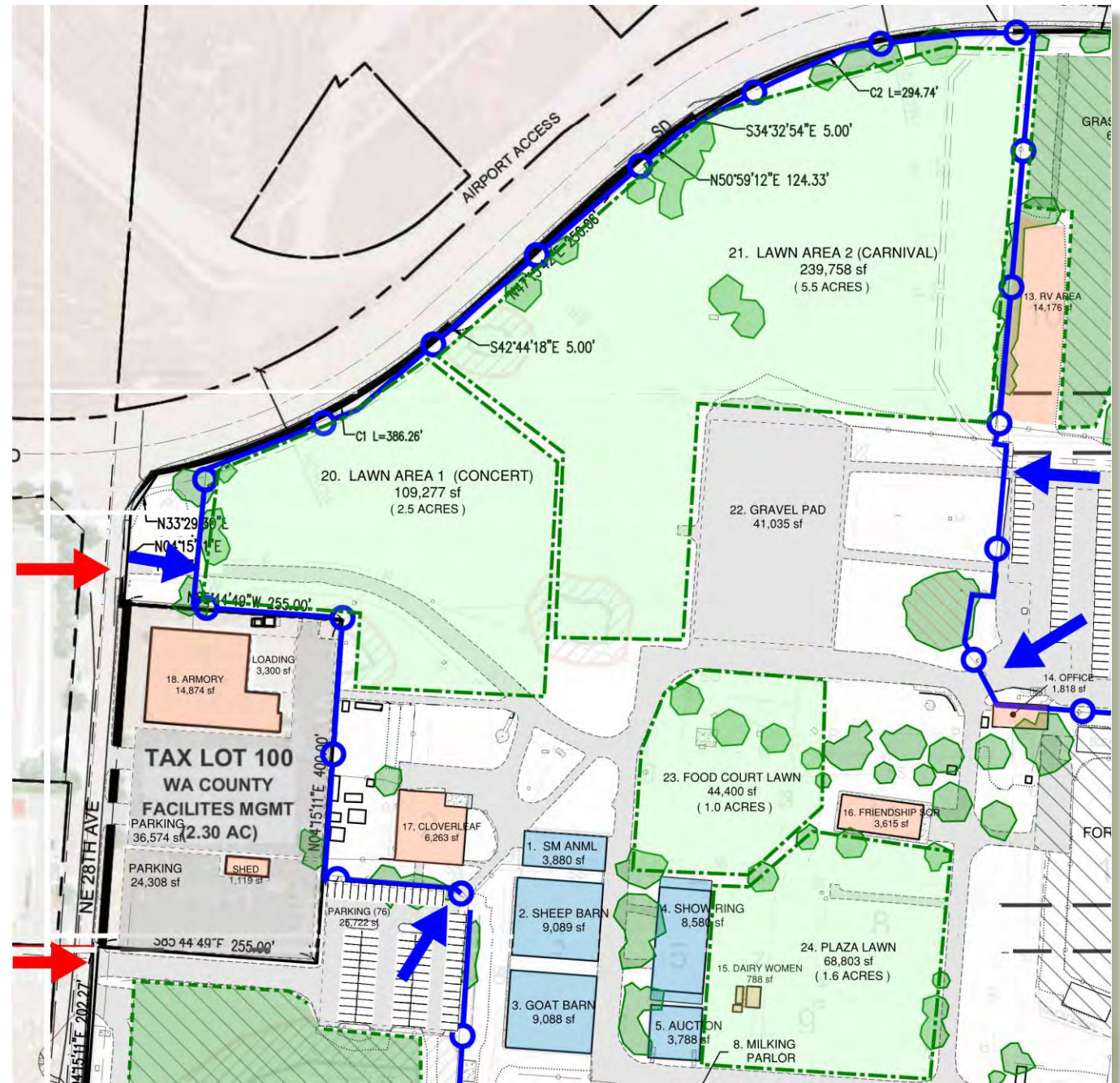
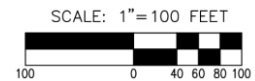
27. GRASS PARKING AREAS

PAVED / GRAVEL AREAS

PERIMETER FENCE

GATE

SITE ENTRY



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OPEN SPACE FACILITIES									
20	Lawn Area 1 (Concert Grounds)	2.5 acres	Fair and other public events			Power and water upgrades		15 (4)	Flexible grass area - minimal electrical and no water.
21	Lawn Area 2 (Carnival area)	5.5 acres	Fair and other public events			Power and water needed		15 (4)	Flexible grass area - no electrical or water
22	Gravel Pad (old Exhibit Hall area)	0.9 acres	Fair and public events			Power and water needed		15 (4)	Mix of gravel and grass area. Water and electrical are available.
23	Food Court lawn	1.0 acres	Fair and small events			Power and water upgrades		8 (4)	Grass area with electrical and water
24	Plaza lawn	1.6 acres	Fair and public events			Power and water upgrades		50 (4)	Grass area with electrical and water
25	Beef Area lawn	1.2 acres	Fair use only			Power and water upgrades		4 (4)	Grass area with electrical and water
26	Ball Fields	15.25 acres	Softball, Baseball and Soccer	2 yrs**		Wetlands mitigation req'd if redeveloped	Unknown	?	Will be used for Fair overflow parking. **City use of fields thru 2020.
27	Overflow Parking Areas	11.6 acres	1,150*** Parking spaces for fair and other large events		Gravel or paved surface for year round use	Lighting	Paved routes to event venues		*** assumes +/- 100 spaces per acre
	Paved Parking	1000 spaces	Parking lots associated with buildings					365 (4)	500 new stalls at Event Center, rest of paving is in poor condition
	Facility Wide Infrastructure	75 acres				Upgrade exterior lighting system for safety. Address inadequate electrical system. Water & sewer upgrades, water pressure is low.	Asphalt replacement throughout the grounds.	365 (4)	

RECREATION FACILITIES

WASHINGTON COUNTY
FAIR COMPLEX

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OTHER FACILITIES

19. TENNIS COURTS

OUTDOOR FACILITIES

26. BALL FIELDS

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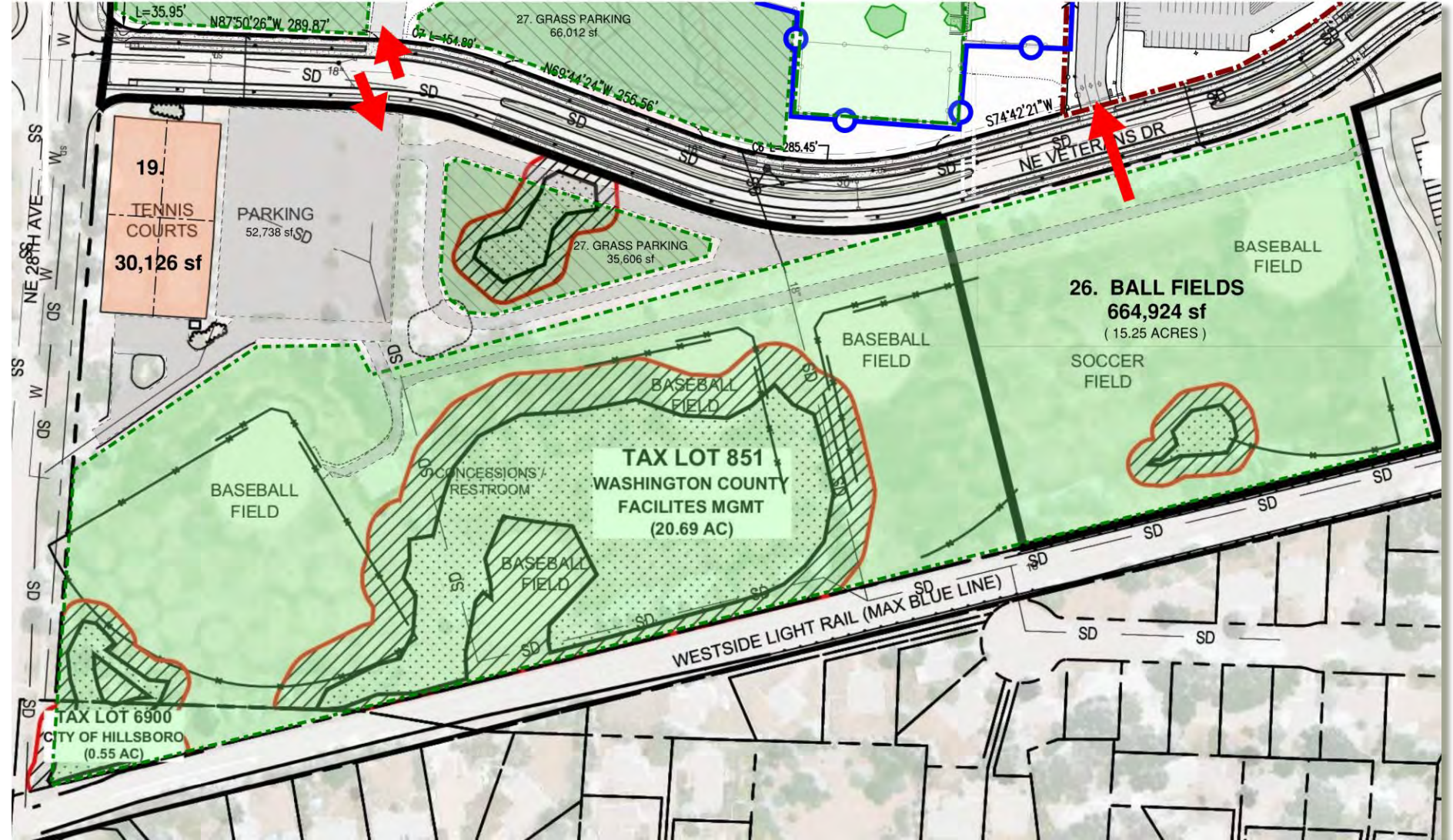
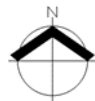
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11	Maintenance Shop & Yard	4,800 sf	Maintenance department		None	Upgrade electrical to comply with code	None	365	This facility has to be relocated due to Event Center construction.
12	Event Center	90,000 sf	Trade shows, large & small conferences. Fair exhibit space.	50+ yrs	None - under construction	None - under construction	None	365 (4)	Completed May 2020. Will be a primary exhibit space during the Fair
13	RV Area	14,200 sf	13 RV spaces on gravel		None	Upgrades of electrical, water, and addition of sewer connections.		365	Power and water only
14	Fair Complex Office	1,800 sf	Management office	2 yrs	None	None	None	365	Modular building to be removed when office is relocated to Event Center.
15	Dairy Women Booth	800 sf	Food booth - used only during Fair		No Assessment			4 (4)	Other food vendors use trailers. Proximity to animals is a problem.
16	Friendship Square	3,600 sf	Picnic Shelter	15 yrs	Replace roof	None	None	20 (4)	Recent electrical /ADA improvements
17	Cloverleaf Building		Public Events, meetings, etc.	20 yrs w/ repair	Address structural and seismic vulnerabilities to the interior unreinforced masonry structure.	Update emergency exit doors, lighting and signage. Upgrade electrical to comply with code.	Restroom upgrade to meet ADA accessibility.	135 (4)	HVAC should be replaced at some point as it's over 40 years old.
18	Armory	14,300 sf	National Guard & Community and Event Rentals	??	Lateral systems not evaluated. Real estate report notes roof leaks and dry rot at eaves.	Fire sprinklers & alarm system, update lighting, electrical, HVAC	Assume upgrades required	??	Asbestos issues anticipated. Building has no air conditioning.
19	Tennis Courts	30,000 sf	Not in use	0 yrs*	Deteriorated condition	Unknown	Unknown	0	*Permanently closed
* per SEA Existing Facility Assessment, 2/26/2018									