

**DRAFT**

## Existing Conditions

- 1 South Parking Lot
- 2 Public Practice Arena
- 3 Fairgrounds  
Management Office
- 4 Clover Building
- 5 Fairgrounds Parking Lot
- 6 Natural Resources  
Bldg./CSU Extension
- 7 Exhibit Building
- 8 Exhibitor Parking Lot
- 9 Midway Parking Lot
- 10 North Parking Lot
- 11 Farmer's Market
- 12 North East Parking Lot
- 13 Cattail Pond
- 14 Outdoor Arena &  
Contestant Parking
- 15 Outdoor Arena
- 16 Warm-Up Arena
- 17 Jack Murphy Arena
- 18 Maintenance Shop
- 19 Pole Barn
- 20 Barn A
- 21 Barn B
- 22 Indoor Arena
- 23 Warm-up Arena
- 24 East Parking Lot
- 25 RV Campground
- 26 Trailer Parking Lot
- 27 Barn C
- 28 Barn D
- 29 Barn E
- \* Site Entrance
- - - Fairgrounds Border

# Boulder County Fairgrounds Park

Longmont, Colorado



North

K/O Fairground Planners

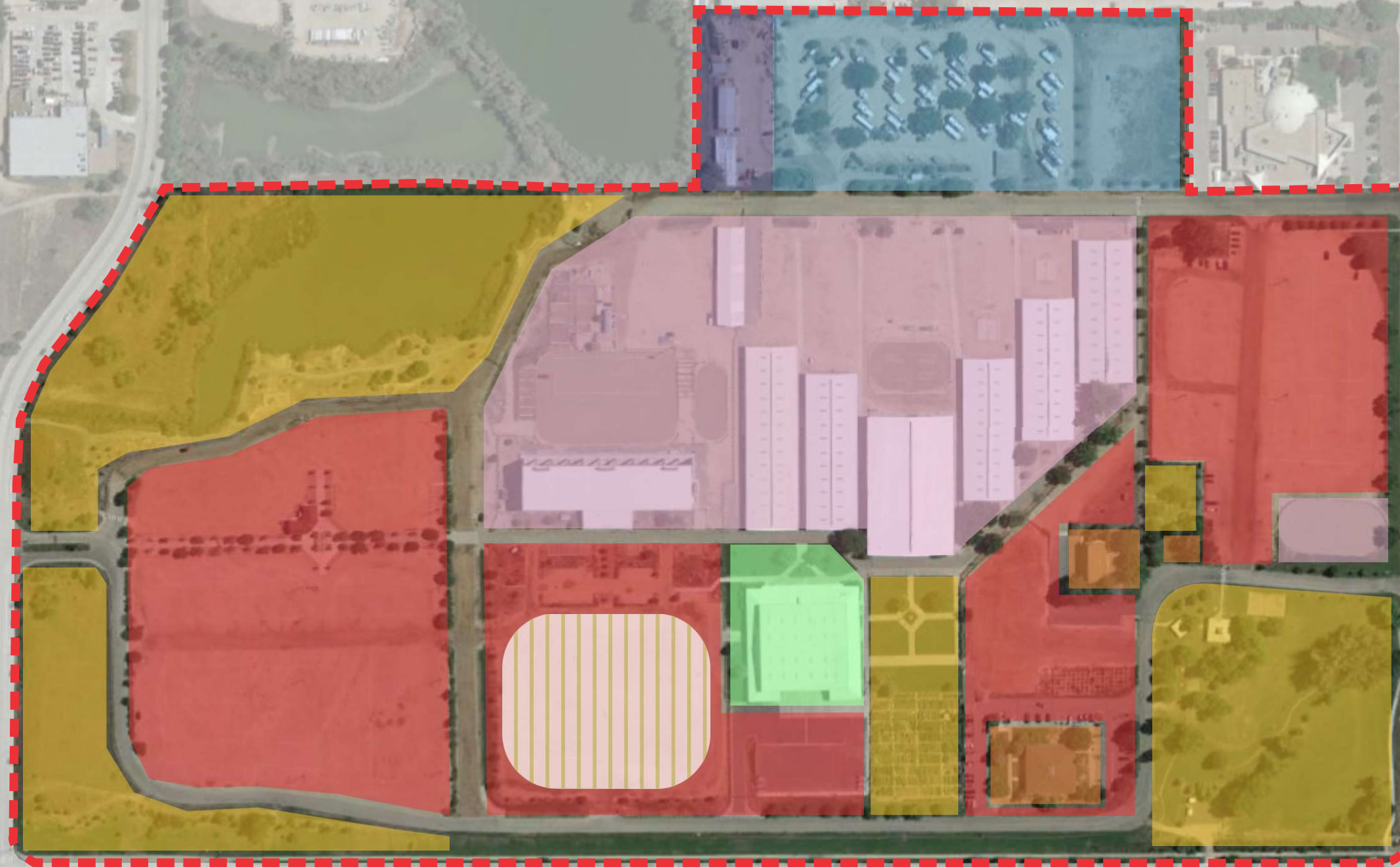
www.k-o.com

Nelson Road

Hover Road



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## Existing Use Zones

-  Exhibition / Multipurpose
-  RV Park / Campgrounds
-  Park Grounds / Gardens
-  Maintenance
-  Office / Meeting
-  Animal / Livestock
-  Parking
-  Carnival
-  Fair Boundary



North

## K/O Fairground Planners

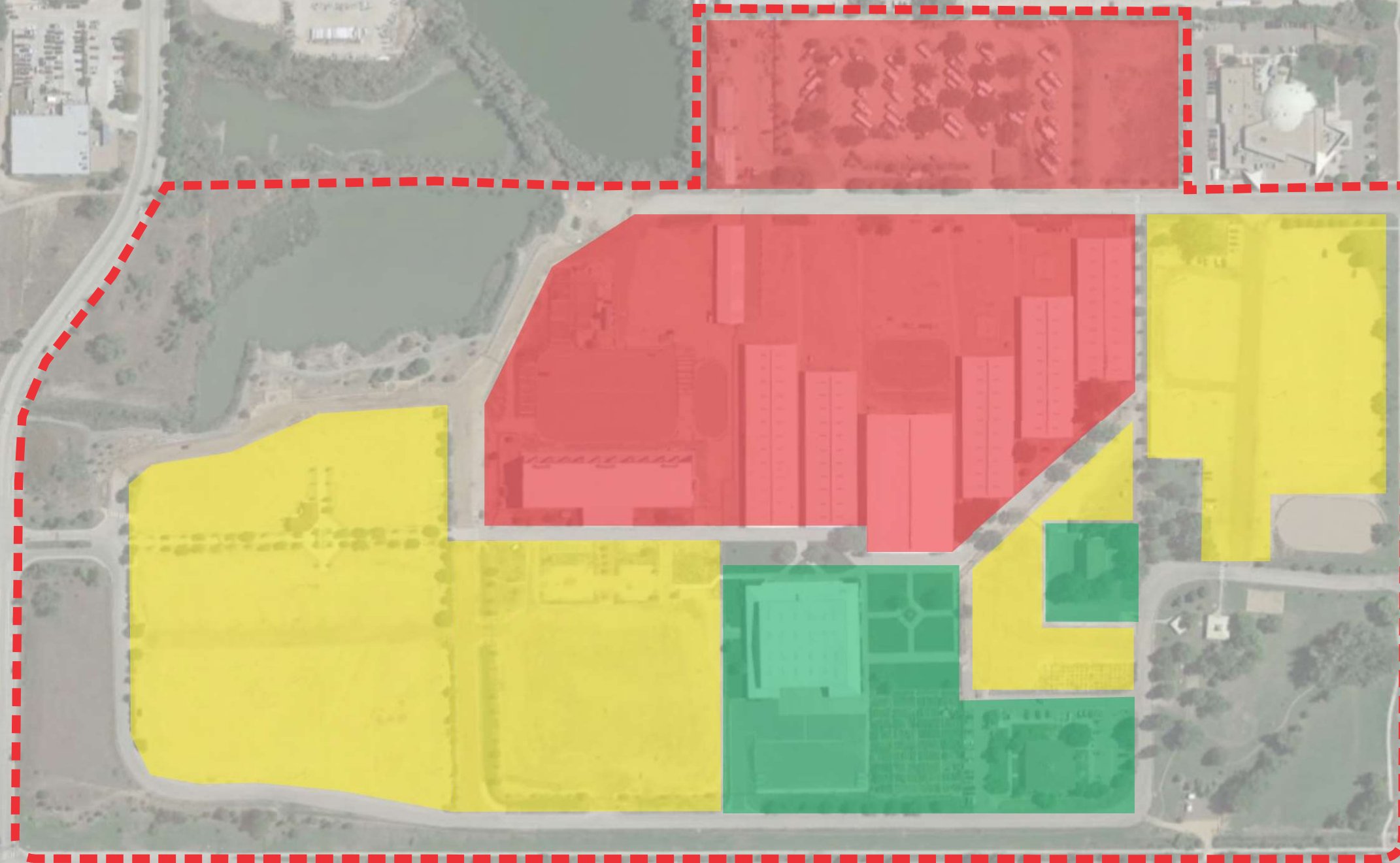
**www.k-o.com**

# Boulder County Fairgrounds Park

# Longmont, Colorado



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### Site Heat Map

- Good Condition
- Acceptable Condition
- Poor Condition

--- Fair Boundary



North

K/O Fairground Planners

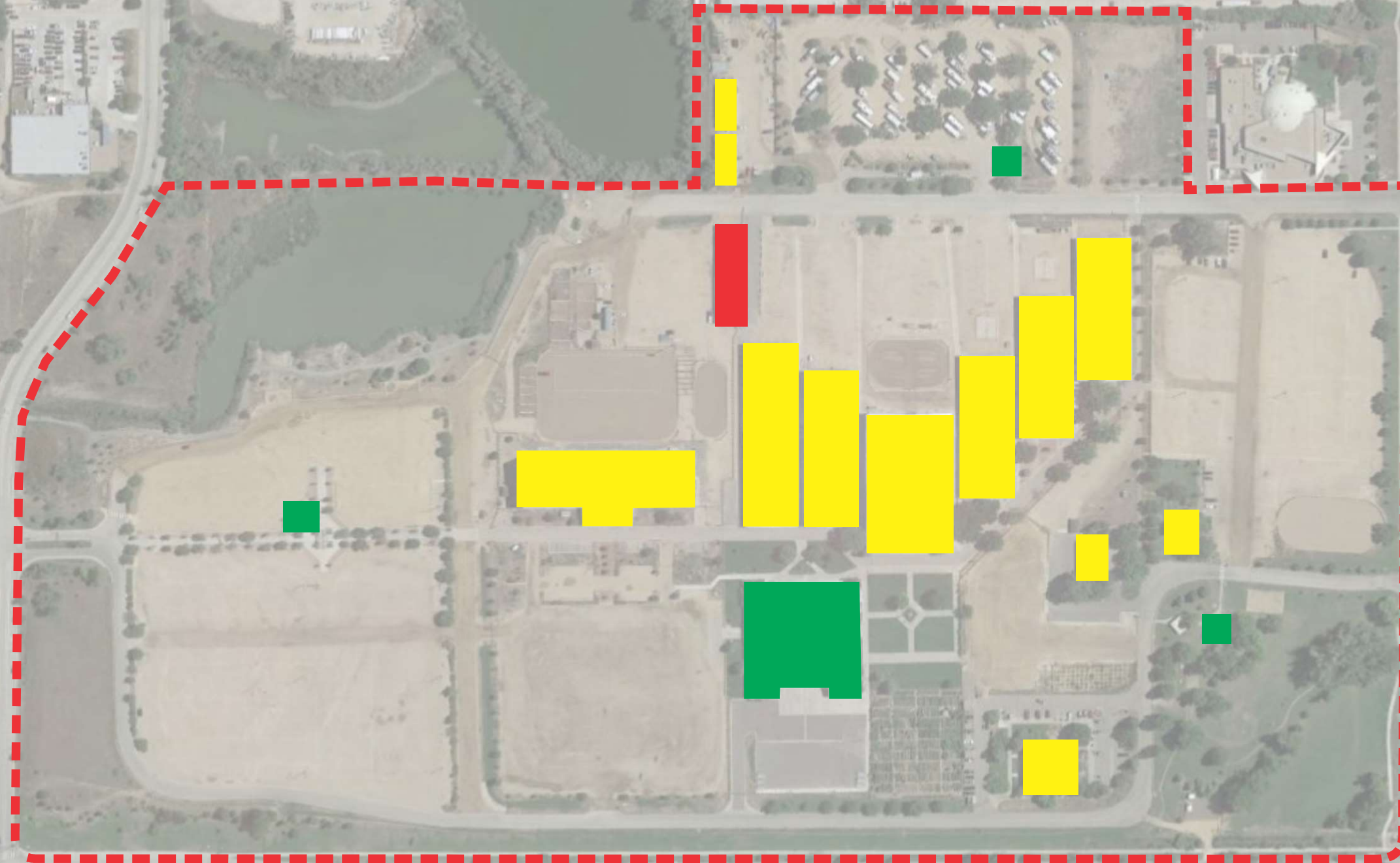
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# Boulder County Fairgrounds Park

Longmont, Colorado



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**Building Heat Map**

- Good Condition
- Acceptable Condition
- Poor Condition

--- Fair Boundary

North

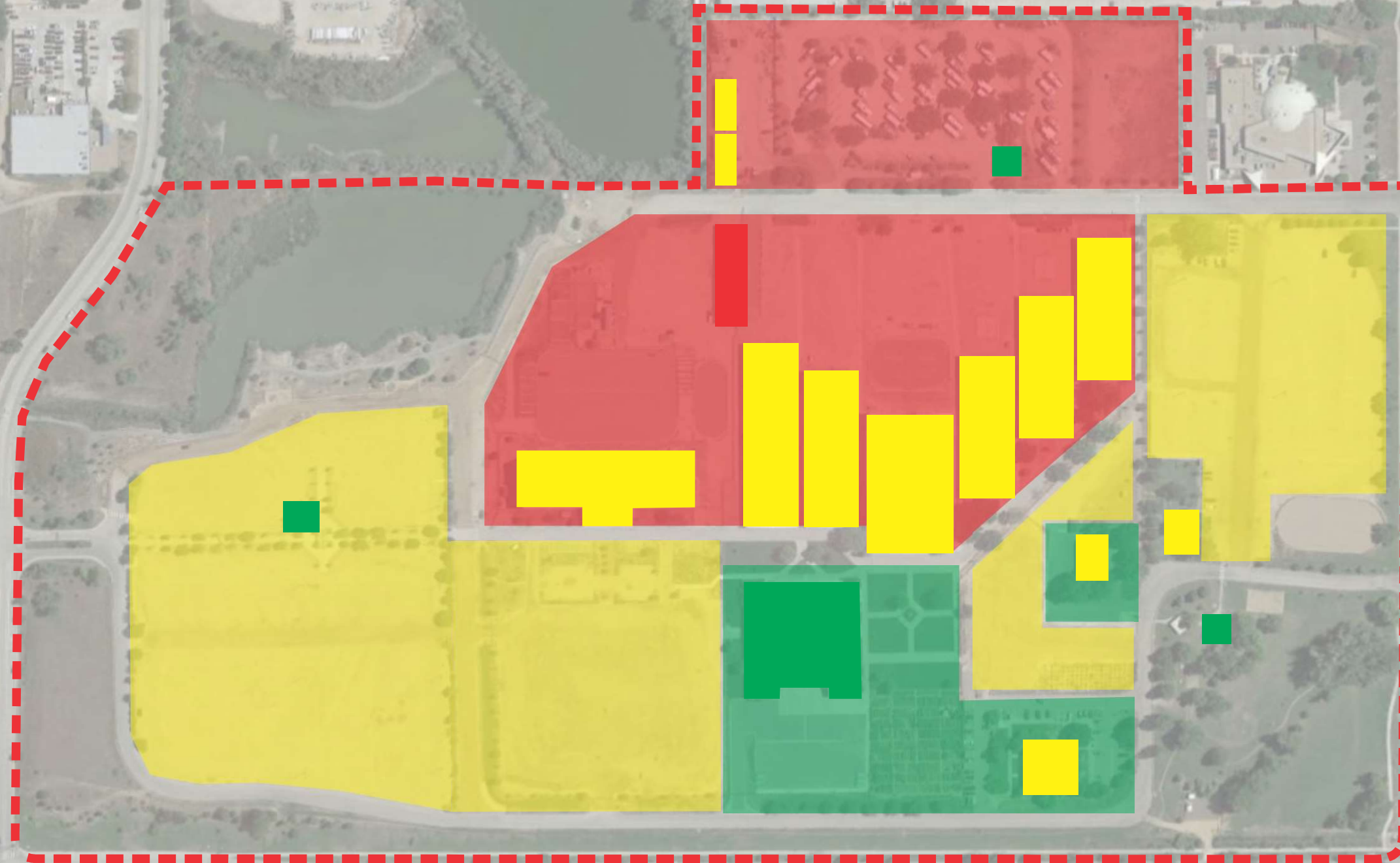
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Boulder County Fairgrounds Park

Longmont, Colorado



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### Combined Heat Maps

- Good Condition
- Acceptable Condition
- Poor Condition

--- Fair Boundary



North

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# Boulder County Fairgrounds Park

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Longmont, Colorado



North

K/O Fairground Planners

www.k-o.com

Nelson Road

Hover Road



# DRAFT

## Existing Facilities

### 1. South Parking Lot

The South Parking Lot is located near the site's two access points along Nelson Road and contains approximately 5 acres of gravel surface parking found in fair and acceptable conditions. Located near the fair management office, practice arena and southern barns, the parking area has clear external boundaries but lacks any internal wayfinding. Paved drive areas or aisle markers should be considered to improve utilization.



### 2. Public Practice Arena

Located adjacent the South Parking Lot, the Public Practice Arena is 100' x 200' in size, free for public use, and found to be in good condition with firm fencing and adequate riding surface. No shade is near this arena, a built shade cover should be considered.



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## Existing Facilities

### 3. Fairgrounds Management Office

The Fairgrounds Management Office houses the administrative functions of the fairgrounds in a historic house original to the site, previously known as the Affolter Corner Farm or Affolter Place. Dating from depression era, the residence was historically used to house hired help on the farm. The house exhibits maintenance issues like residential structures of advanced age like energy inefficiency and water infiltration/prevention struggles but is found in acceptable condition. From a current function standpoint, the office should consider relocation to a structure that is better suited to the day to day operations of receiving public visits.



### 4. Clover Building

The Clover Building is a meeting facility utilized by numerous groups and constructed of typical wood residential means in 1984. It appears in good condition. Updates might include better access from the walk-out lower level to the upper level. This building might be a good candidate for relocation of the Fair's administrative offices.





### 5. Fairgrounds Parking Lot

This is a dirt gravel fairgrounds parking lot is 1-1/4 acres. It is located in between the Exhibit and Clover Buildings near the fairground site's center. The site conditions of this lot are adequate for its intended use. However, as improvements are made to the grounds, paving this lot would be beneficial from an accessibility standpoint for year-round events.



### 6. Natural Resources Building / CSU Extension

Located in the fairgrounds southwest area, adjacent Hover Road, the Natural Resources Building appears in good condition with good public access and parking. This structure is not used by the fairgrounds during the fair event or even during the off-season. Access to the interior was not available at the time of this report so no commentary will be made as such at this time.





### 7. Exhibit Building

The Exhibit Building contains approximately 40,000 square feet of multipurpose open space used throughout the year. One of the original structures constructed on the site in 1979, the modern steel framed structure is found in good to excellent condition. Reconfiguration of the storage areas should be considered to better accommodate events. Other updates should include enhancements to the kitchen, updates to the restrooms, the addition of a show office, and refinishing of the floor.





### 8. Exhibitor Parking Lot

The Exhibitor Parking Lot is located adjacent Hover Road, on the site's western edge and contains approximately 1 acre of paved asphalt surface parking found in good condition.

### 9. Midway Parking Lot

Containing roughly 4.3 acres dirt and gravel surface parking, the Midway Parking Lot is located just west of the Jack Murphy Arena. Like all gravel parking areas near built structures on site paving should be considered to allow for accessibility for events.



### 10. North Parking Lot

Also located along Hover Road, in the far Northwest of the fairgrounds, the North Parking Lot contains 5.9 acres of gravel surfaced parking found in acceptable conditions like the other large parking areas at the site. Paved drive areas or aisle markers should be considered to improve utilization.





# DRAFT

## Existing Facilities

### 11. Farmer's Market

Constructed in 2011/12, the Farmer's Market provides shelter to a small area and tree shade to a much larger area and is found to be in excellent condition. This is a nice amenity and should continue to be enhanced with additional associated greenspace and trees as allowable to maintain its current use.



### 12. North East Parking Lot

Found nestled in between Cattail Pond and the Farmer's Market, the 2.75 acres of open gravel parking of the North East Parking Lot is found in acceptable conditions with clear boundaries and firm fencing. Like other gravel parking lots on the grounds, paved drive areas or aisle markers should be considered to improve utilization.





### 13. Cattail Pond

Cattail Pond outdoor area is in the site's far Northeast area and provides pleasant outdoor space and recreation opportunities for the public. No changes or improvements are anticipated to this area of the grounds.



### 14. Outdoor Arena & Contestant Parking

Located just north of the Pole Barn, the parking area is made of gravel and dirt and is found in similar conditions as the other gravel parking areas. Because of the use of this lot for large trailers and haulers and existing drainage issues in this area, it would make sense to pave as much of this lot as reasonable and control water flow.

### 15. Outdoor Arena

The main Outdoor Arena for the fairgrounds measures 260' x 170' and is found in acceptable condition with decent footing, good fencing, and security for outdoor animal events. If future events such as tractor pulls are desired, reconfiguration of the exterior fencing and lengthening of the area in front of the spectator seating will be required. To keep the dirt area in good condition and to keep it from washing away an overhead cover might be considered to protect the entire arena area – this will depend on future proposed uses and budget.

### 16. Warm-Up Arena

Measuring in at 140' x 60' the Warm-Up Arena is located just south of the main Outdoor Arena and is found in good condition with adequate footing and fencing. The size is acceptable; but if it is truly used for competitive equestrian events consideration should be given to providing overhead cover and widening the arena to a minimum of 90'.



# DRAFT

## Existing Facilities

### 17. Jack Murphy Arena

Constructed in 1978 and named after County Commissioner and new fairgrounds advocate, the Jack Murphy Arena grandstand seats approximately 4,500 spectators for various entertainment acts including animal and auto themed events and is found in satisfactory conditions – although there are several structural updates that should be considered to the walk surfaces. Not necessarily part of this study but building and accessibility codes should be reviewed prior to any improvements to this structure. Kitchen and restroom facilities appear adequate, yet enhancements would improve user experiences.



### 8. Maintenance Shop

The fairgrounds' maintenance area contains two buildings, totaling approximately 5,600 square feet of space, including machine and parts storage, work areas and restrooms. The surrounding area consists of dirt and gravel and totals roughly .85 acre. Sheltered storage space appears inadequate for the large maintenance machines. Additional enclosed and covered space is recommended, and additional paving is needed to assist in drainage, and maintain and store equipment that cannot be placed under cover.





# DRAFT

## Existing Facilities

### 19. Pole Barn

At 9,000 square feet of column free space, the Pole Barn provides additional stalling room for animals near the warm-up and outdoor arenas. The wood structure is found in a poor condition, lacking an efficient size and lay out and exhibiting deteriorated materials and finishes. Due to elevation differences and the conditions of all elements this structure would be better served removed than spending any money towards improvements.



### 20. Barn A

Containing approximately 8,000 square feet of enclosed space and 18,000 sf of open sided stalling containing

small animal pens, Barn A was constructed in 1979/1980, exhibiting low slope roofs with large overhangs resting on a steel structure with gravel surfaces. Barn A's enclosed space contains two separate areas: an entrance hall and back space shown below. The enclosed area appears to be in acceptable condition. The barn structure and roof itself have several areas that should be considered for improvements. Paving within the barn would aid in drainage and safety. Stalling should be updated to a safer and more portable style, overhead fans should be added to assist in ventilation,



and lighting updates should be made to increase visibility for evening use. Water hook-ups should be updated for wash areas and scattered throughout the barn general livestock use.



### 21. Barn B

At 21,600 square feet of covered stalling, Barn B lies just north of the Indoor Arena. Similar in character and condition to the other barns, Barn B is open on all sides and houses small animal pens on rough ground. Like Barn A the barn structure and roof itself have several areas that should be considered for improvements. Paving within the barn would aid in drainage and safety. Stalling should be updated to a safer and more portable style, overhead fans should be added to assist in ventilation, and lighting updates should be made to increase visibility for evening use. Water hook-ups should be updated for wash areas and scattered throughout the barn general livestock use.



### 22. Indoor Arena

Containing approximately 37,000 square feet of covered riding and spectator viewing, the Indoor Arena is a frequently used and centrally located performance and demonstration facility. Concession areas and restroom facilities require updating to provide adequate sanitation and cleanliness. Layout of the arena is tight and should be reconfigured/expanded, additional lighting and ventilation should be added. If improvements are made, removal of the west portion of the building should be strongly considered to allow better alignment of the main north/south axis of the grounds. The removed space should be added to the east end as well as any expansion necessary.





### 23. Warm-Up Arena

The Warm-Up Arena found just east of the Indoor Arena provides riders with a 95' x145' practice area found in acceptable conditions. To better support events in the Indoor arena this space should be covered. If the Indoor Arena building is expanded east this warm-up area will need to move further east into the East Parking Lot.



### 24. East Parking Lot

Containing just over 2.9 acres of open space on the fair's eastern side, the east parking lot accommodates vehicle access and storage for various animal users and provides area for animal waste management. Reconfiguration of the animal waste are should be part of any future work in this area to conform to code standards. Because of the use of this lot for large trailers and haulers and existing drainage issues in this area, it would make sense to pave as much of this lot as reasonable and control water flow.





### 25. RV Campground

At roughly 4 acres, the 96 spaces of RV camping are located on the site's eastern edge, adjacent the maintenance area. Various water and power configurations are available, and a modern campground office and shower facility is found in good condition. Over half of the camp sites only have 30-amp power hook-ups available. These should all be upgraded to 50-amp. Paved drive aisles are desirable and should be added as budget allows. More trees and greenspace within the campground would make it more desirable from an aesthetic point of view and add much needed shade. Park shelters and walk paths throughout connecting to the fairgrounds would make it safer and useable for both fairgoers and campers.



### 26. Trailer Parking Lot

Containing just over 1.25 acres gravel and grass surface parking, the Trailer Parking Lot is located between the RV Campgrounds and the Humane Society on the site eastern boundary. The green space is an asset that should not be overlooked in this area. However, the same comment applies here as that to the nearby South Parking Lot - Paved drive areas or aisle markers should be considered to improve utilization.





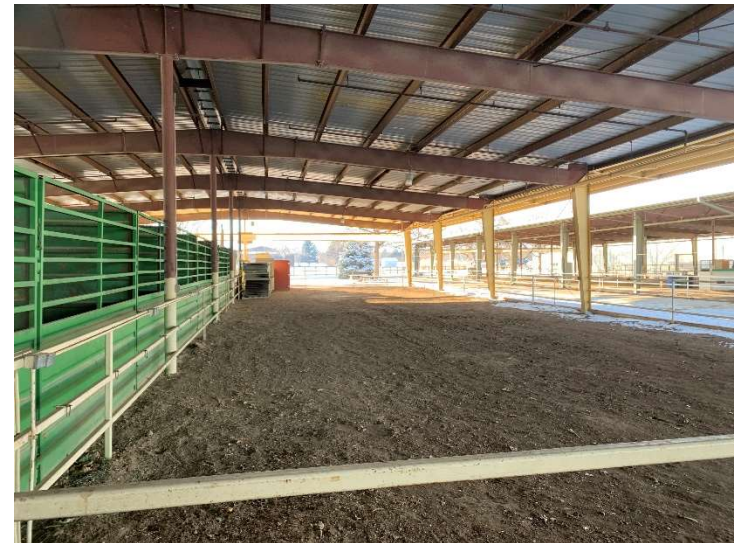
### 27. Barn C

At 20,000 square feet of covered stalling, Barn C lies just south of the Indoor Arena. Similar in character and condition to the other barns, Barn C is open on all sides and contains large pens over rough ground and gravel. The barn structure and roof itself have several areas that should be considered for improvements. Paving within the barn would aid in drainage and safety. Stalling should be updated to a safer and more portable style, overhead fans should be added to assist in ventilation, and lighting updates should be made to increase visibility for evening use. Water hook-ups should be updated for wash areas and scattered throughout the barn general livestock use.



### 28. Barn D

Containing 20,000 square feet of overhead sheltered space, Barn D continues the low sloped, steel structure qualities of the other barns. Inflexible stalling and suboptimal floor quality is found throughout. The barn structure and roof itself have several areas that should be considered for improvements. Paving within the barn would aid in drainage and safety. Stalling should be updated to a safer and more portable style, overhead fans should be added to assist in ventilation, and lighting updates should be made to increase visibility for evening use. Water hook-ups should be updated for wash areas and scattered throughout the barn general livestock use.





### 29. Barn E

Also containing 20,000 square feet of covered space, Barn E holds large equine stalls, unsuitable for rearrangement. As with the other barns on site the ground is of deficient quality with large pebble and small stones found throughout, necessitating continual flooring maintenance. The barn structure and roof itself have several areas that should be considered for improvements. Paving within the barn would aid in drainage and safety. Stalling should be updated to a safer and more portable style, overhead fans should be added to assist in ventilation, and lighting updates should be made to increase visibility for evening use. Water hook-ups should be updated for wash areas and scattered throughout the barn general livestock use.



### 30. Picnic Area

Located in the southwest area of the fairgrounds, the 40'x40' Picnic Area is nestled among trees and vegetation and is found in good condition. The greenspace is a nice contrast to the dirt and gravel of the fairgrounds and should be maintained to keep this balance. The walkways and pathways through this area should be kept to further enhance this amenity and better tie it into the fairgrounds proper.

