

# **FAIRGROUNDS ADVISORY COMMITTEE**

**February 20, 2019**



# MEETING OVERVIEW

## ○ Master Plan Overview

- A review of the public process and policy decisions that bring underpin the update process

## ○ Review & Confirmation of Program Elements

- Do we have them right?

## ○ User survey results

- Practical insights from individuals and groups who have produced events at the Fair Complex

## ○ Presentation of design concepts

- Discussion, questions
- Public comment
- Next steps- Sia

## ○ Facility Branding Subcommittee

## ○ Election of Officers

## ○ Public Comment



# MASTER PLAN OVERVIEW

- Late 1960's: Fair Board conversations about a year-round facility
- Fairgrounds Revitalization Task Force (2007-08)
  - Partnership between County and COH
  - 15-month process
  - Significant community input
  - Phased Master Plan approved by BCC
- MOU between County and Fair Board (2010)
  - FAC established – key task is to advise BCC on implementation of Master Plan



# MASTER PLAN OVERVIEW

## ○ Phase 1 Recommendations

- Exhibit hall (Event Center under construction)
- Grant Street development (complete)
- Transit-oriented development between light rail and Event Center with plaza and adjoining green space (underway as part of Event Center project)
- Initial parking areas (underway)
- Upgrade visual appearance of site
- Critical rehab of existing auxiliary facilities
  - SEA Report



# APRIL 2018 FAC

- Significant progress on Phase 1
- Some progress on Phase 2/National Guard Armory
- Time to turn attention to Phase 3
  - Multi-purpose building
  - Additional parking
  - Additional park space, landscaping, and other infrastructure improvements
  - Covered pavilion
- Master Plan Update initiated
  - Reengage the community
  - Develop a more specific plan
  - Create a funding strategy



# COMMUNITY SURVEYS

- August-October 2018
- Outreach and survey during Annual Fair; targeted audience (2,255 participants); static display, Fair program and Facebook used for recruitment
- Westside Voices/Opt-in in the Fall; countywide sample (1,563 participants); Facebook, Twitter and Nextdoor also utilized for recruitment
- Of 3818 participants, more than 1100 asked to receive on-going updates



# PARTICIPANTS SUPPORT A FLEXIBLE, YEAR-ROUND SPACE FOR TRADITIONAL ACTIVITIES (COUNTY FAIR, 4-H, FFA) AND A WIDE RANGE OF OTHER USES.

*“It is critical to maintain the connection to agriculture while creating a space that has multiple uses.” —Male 25-34*

*“The fair has always been a place to see youth learn and have responsibility with their animals. I want to make sure that they keep the chance to have that opportunity.” —Male, 18-24*

*“Accessible, all ages attractions, urban and rural events, multi-cultural events.” —Female, 55-64*

*“I want to see more celebration of the wide diversity of Washington County ... its people, business, industry and culture.” —Female 35-54*

*“A place you can enjoy in the winter with all the rain we get. More places with a roof.”  
—Female, 35-54*

# PARTICIPANTS EMPHASIZE THE IMPORTANCE OF ACCESSIBILITY, SAFETY, AND INFRASTRUCTURE IMPROVEMENTS LIKE BATHROOMS.

*“Increased handicap facilities, such as closer parking. I can get around in an event such as trade or gem shows or a sport event if I don’t have to use all my energy just getting to the area it is held in.” —Female, 35-54*

*“Traffic during events like the fair is a problem, this periodic situation needs attention.”  
—Male, 35-54*

*“Safety of visitors, exhibitors, animals; continuous maintenance and upkeep; forward thinking and accountable management.” —Female, 55-64*

*“Bathrooms! This is my favorite complex because of real bathrooms. No one wants to use an outhouse unless you are Laura Ingalls.” —Female, 35-54*



# PARTICIPANTS HOPE FACILITIES WILL OFFER FUN, AFFORDABLE EVENTS AND COMMUNITY SPACE. EVENING NOISE MAY BE A CONCERN FOR NEARBY RESIDENTS.

*“Concerts. We need a good outdoor concert venue on this side of Portland. Maybe with shuttles to and from the MAX area. Accessibility and ease of commute to the venue would take high priority for me.”*

*—Male, 25-34*

*“Keeping all activities accessible to low-income patrons.”—Female, 55-64*

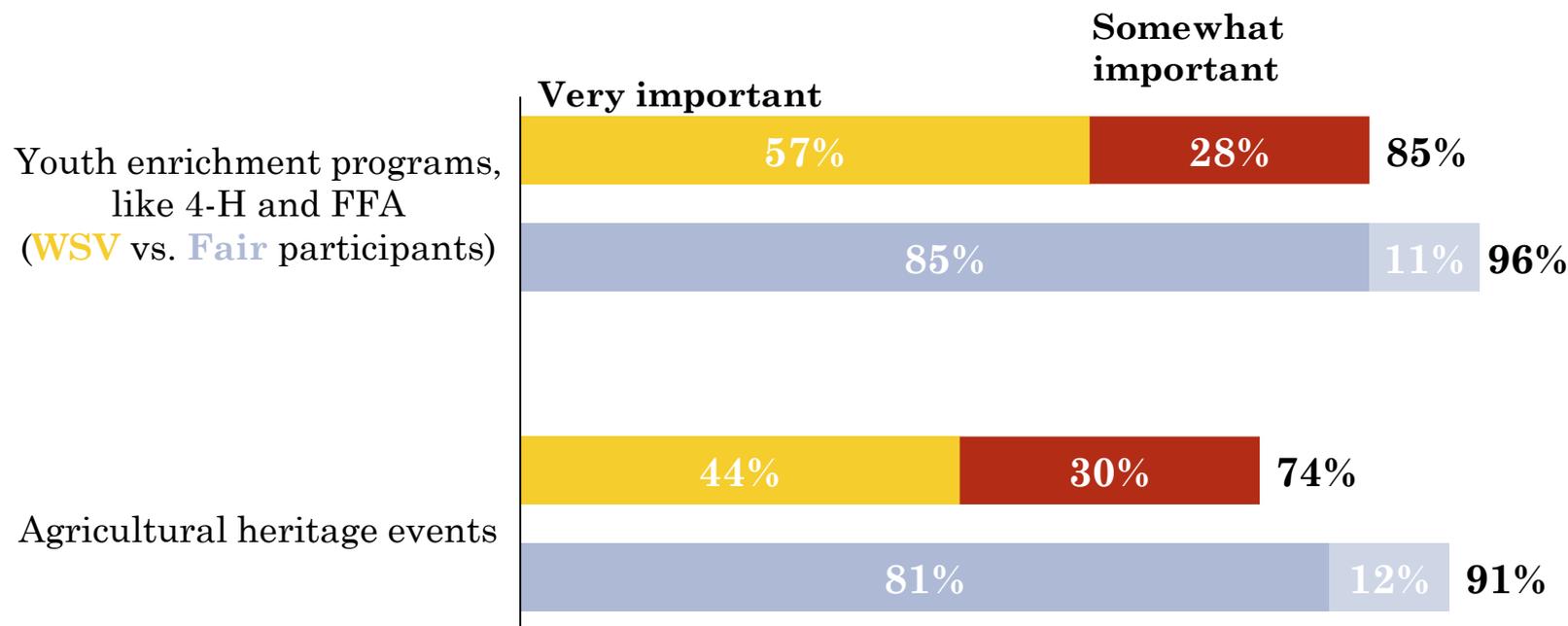
*“Great space to use for county-wide shows, entertainment, and community activities. Must be easy to use for our weather year-round ... [have] ample parking, and keep MAX supported.”—Male, 65+*

*“Make it reasonable for groups/events to rent space.”—Female, 65+*

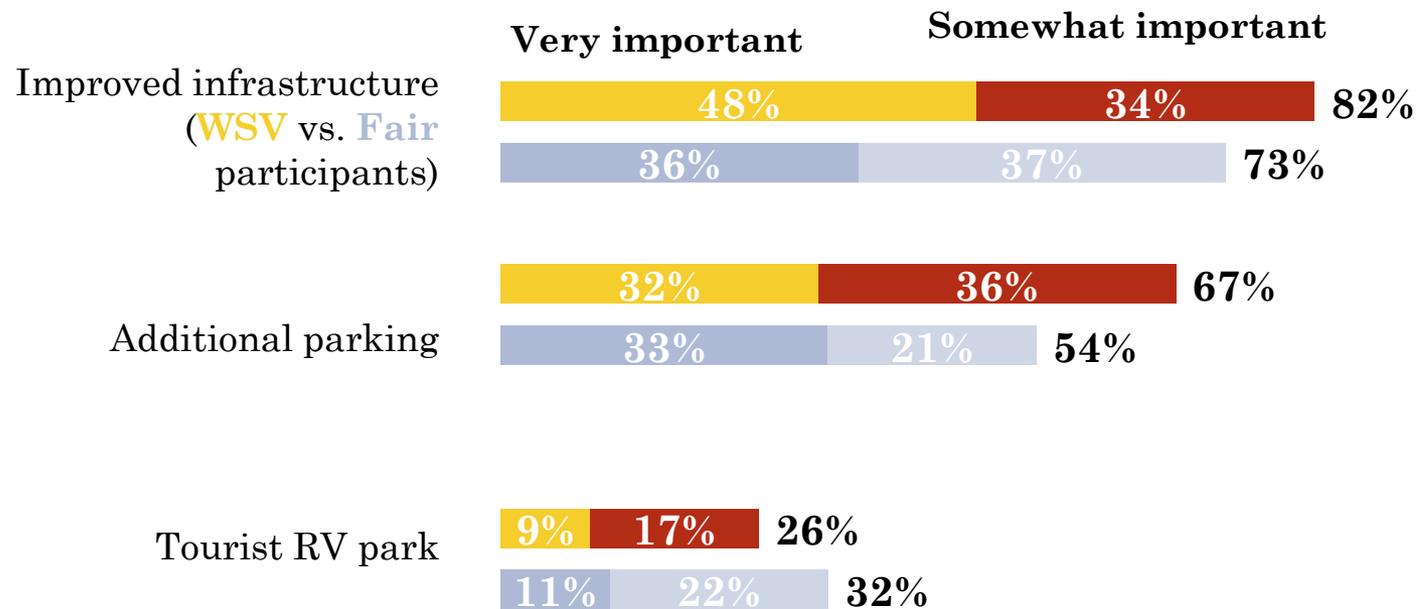
*“I absolutely do not support having evening concerts at the Fair Complex. They are way to noisy to late in the evening and disturb the surrounding neighborhoods.—Female , 65+*



# WSV PARTICIPANTS ARE LESS LIKELY THAN FAIR PARTICIPANTS TO SAY AG PROGRAMS AND EVENTS ARE VERY IMPORTANT.



# PREFERENCES FOR IMPROVING INFRASTRUCTURE ARE SHARED BY BOTH WSV AND FAIR PARTICIPANTS.





## FAC DIRECTION (12/5)

- What is the existing condition and utilization of current facilities?
- Are there business needs for the facility beyond what has been identified in the community surveys?



# BRANDING SUBCOMMITTEE

- Event Center and Fair Complex brands need to coordinate well with one another
- Think Joule, creative firm specializing in brand development retained to assist
- Work plan focuses on Fair Complex with an emphasis on Event Center
- First priority is a Naming Strategy
  - Subcommittee to assist to ground in local knowledge:
    - 1 FAC member
    - WCVA
    - City of Hillsboro
  - Limited duration (1-2 months)
  - Time commitment: 2-3 meetings, 4-6 hours total



# 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

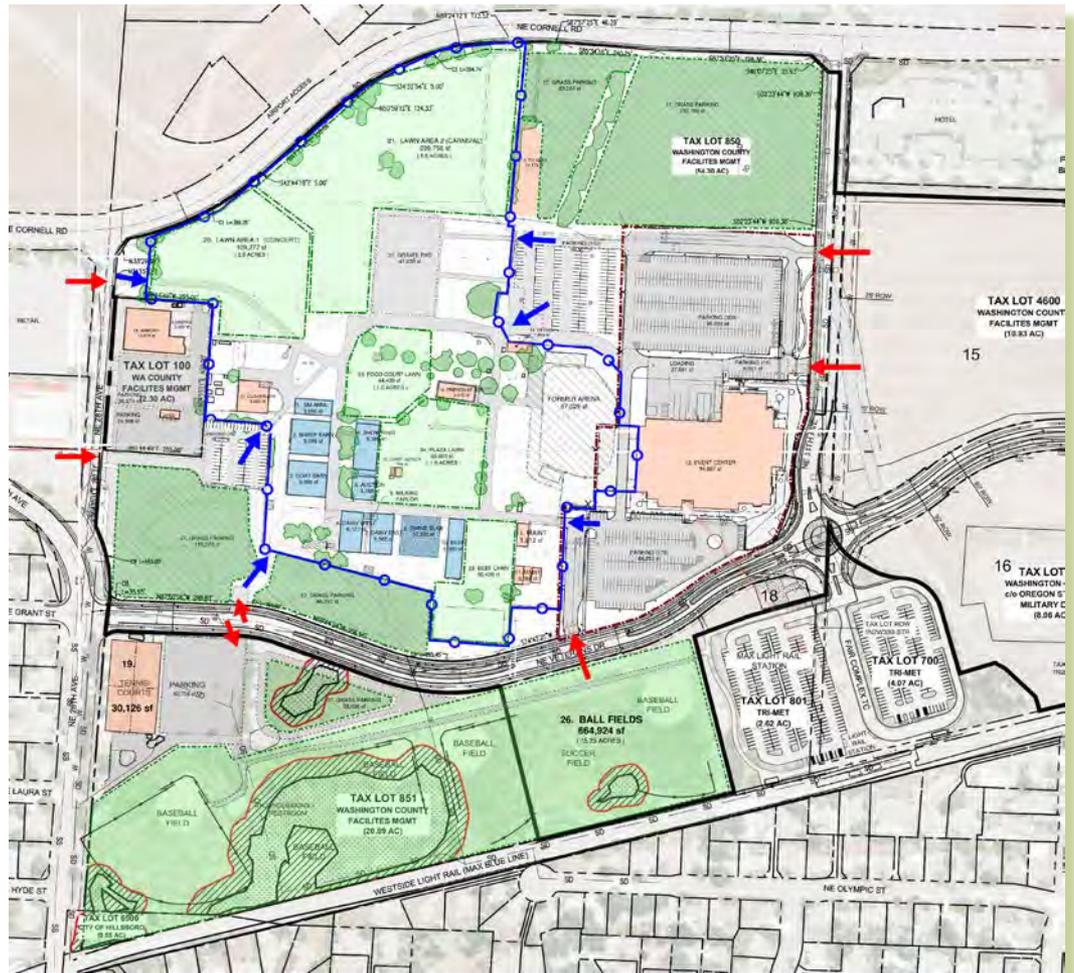
#### OPEN SPACE FACILITIES

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



# 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
<b>ANIMAL FACILITIES</b>									
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	Showing	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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MAP NO.	FACILITY NAME	AREA	CURRENT USES	USEFUL LIFE *	STRUCTURAL NEEDS *	INFRASTRUCTURE NEEDS	ADA NEEDS	ANNUAL USE DAYS (FAIR)	COMMENTS
<b>OTHER FACILITIES</b>									
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 company 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

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MAP NO.	FACILITY NAME	AREA	CURRENT USES	USEFUL LIFE	STRUCTURAL NEEDS	INFRASTRUCTURE NEEDS	ADA NEEDS	ANNUAL USE DAYS (FAIR)	COMMENTS
<b>OPEN SPACE FACILITIES</b>									
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)	

# 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