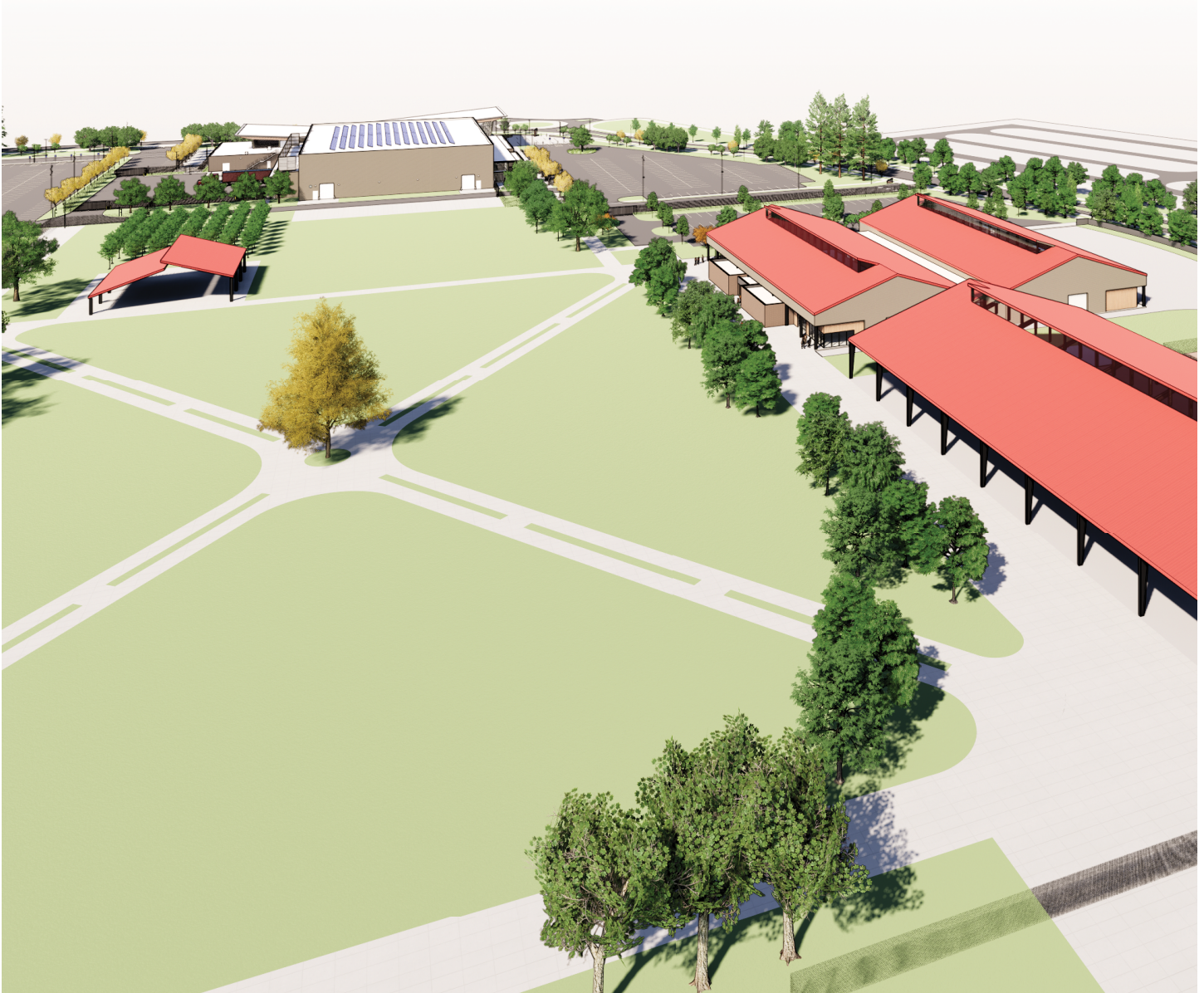


# WASHINGTON COUNTY FAIR COMPLEX

## MASTER PLAN UPDATE







# ACKNOWLEDGMENTS

## Washington County Board of Commissioners

Kathryn Harrington, Commissioner At-Large, Chair  
Dick Schouten, Commissioner District 1  
Pam Treece, Commissioner District 2  
Roy Rogers, Commissioner District 3, Vice-Chair  
Jerry Willey, Commissioner District 4

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Carolyn McCormick, Washington County Visitors Association  
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*APPENDIX A: DHM PRESENTATION ON INITIAL SURVEYS*

*APPENDIX B: FOCUS GROUP MEETING SUMMARY*

*APPENDIX C: MASTER PLAN OPEN HOUSE RESULTS*

*APPENDIX D: SEA EXISTING FACILITIES UPDATE EXECUTIVE SUMMARY*





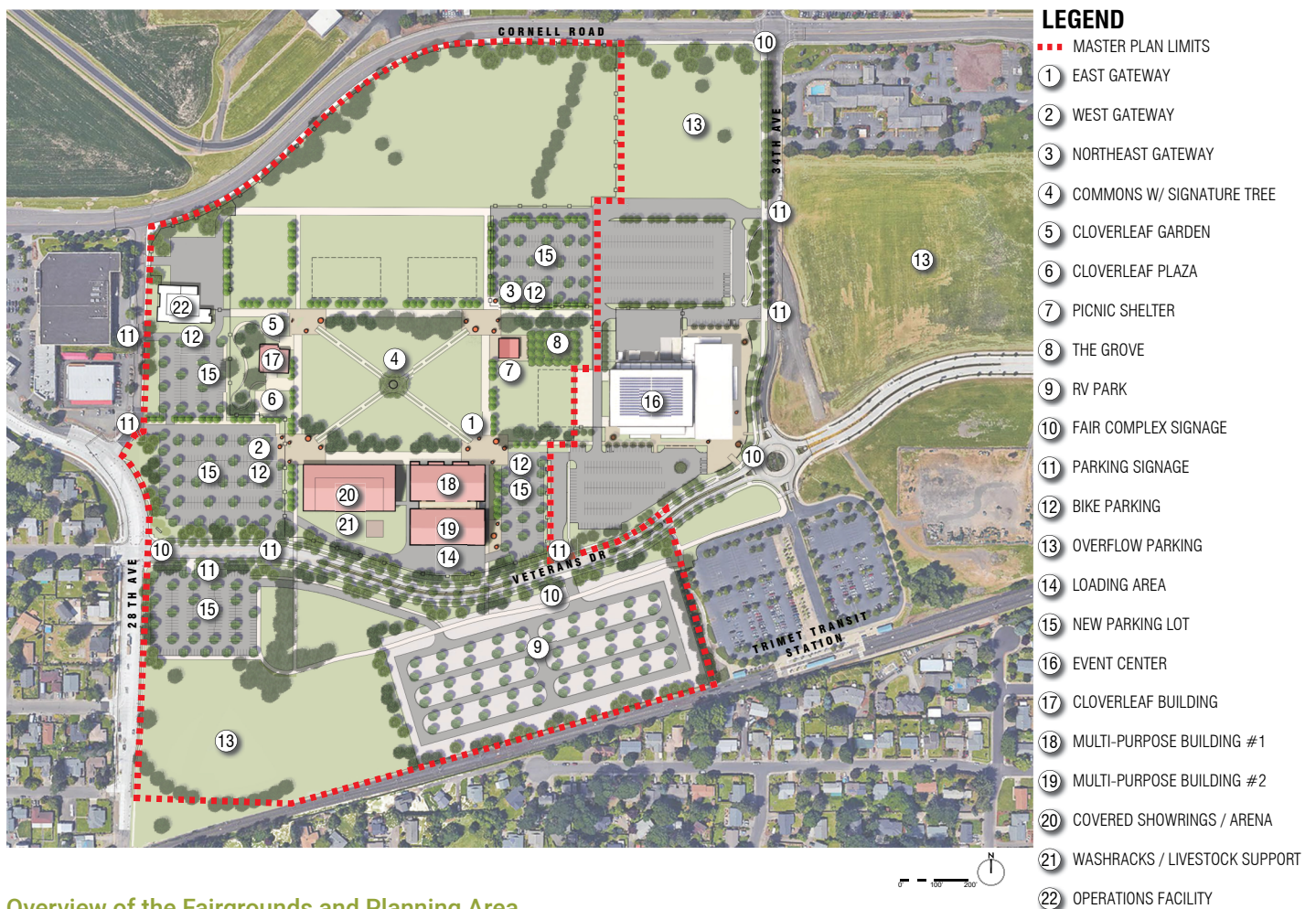
# Introduction

## BACKGROUND & HISTORY

The Washington County Fair Complex is a public treasure evolving with the times. Once far removed from urban life, it served as a gathering place to enjoy the annual County Fair and celebrate rural life. Today, the site's immediate neighbors include diverse neighborhoods, thriving businesses and industry, and a busy regional airport. The Fair remains a highly valued yearly event, but a decade-old commitment defined in the 2008 Fair Complex Master Plan is reshaping the Fair Complex into a year-round, multi-use venue.

The focal point of the 2008 plan is the construction of a state-of-the-art Event and Conference Center, a recommendation that will become a reality when the facility opens in Summer 2020. But the possibilities of the Fair Complex go way beyond a single building, which is why the Fairgrounds Advisory Committee (FAC) called for an update to the Master Plan in the Spring of 2018. Appointed by the Washington County Board of Commissioners to provide guidance on facilities and implementation of the Master Plan, the FAC directed that the update focus on the western portion of the Fair Complex site and be anchored in a clear understanding of community priorities.

The LRS Architects team was retained in the Summer of 2018 to lead the Master Plan Update process. With their deep technical expertise, leadership from County Administration and the Fair Complex Manager, and active engagement of the public, the FAC has developed the next iteration in an exciting new vision for the Fair Complex.



Overview of the Fairgrounds and Planning Area

# Community Engagement



Steve Mileham (LRS) explains the design to Focus Group participants

The FAC met six times during the process to advise the development of site and facility alternatives, provide guidance on key project issues and questions, and make recommendations to the Board of Commissioners. At each step in the process, they called for and considered community input.

## INITIAL SURVEYS

In 2018, approximately **3,800 county residents** took part in surveys focused on updating the Master Plan. Fair participants responded to survey promotion during the fair, and a similar questionnaire was promoted countywide in the fall using social media and Westside Voices, an online community engagement tool. Complete results are summarized in **Appendix A**. Key findings included:

- Participants in both surveys supported **youth enrichment** programs like 4-H and FFA, with the strongest support coming from fair participants.
- Westside Voices participants pointed to **a balance of agriculture and other events** in their hopes for the Fair Complex.
- Both survey groups emphasized the importance of **updating infrastructure**.

Approximately **1,100 of the initial survey participants asked to receive regular updates**. Five follow-up email newsletters were sent to keep them current on progress and notified of additional engagement opportunities.

## STAKEHOLDER OUTREACH

The community engagement process was designed to reach key Fair Complex stakeholders and the broader Washington County community. Building off the results of the initial surveys assessing broad community priorities for the Master Plan, this phase focused on the specific needs of Fair Complex users, now and in the future.

## ONLINE SURVEY

In January-February 2019, an online survey was initiated for current and recent Fair Complex users with targeted questions about specific facility improvements to support their events. The survey went out to 23 users and 19 responses were received, with an over **82% response rate**. Users supported the County's plan for year-round indoor and outdoor multi-use spaces and called for facilities ranging from 8,000 sf to 90,000 sf to host events for up to 1,000 or more people.



# Community Engagement



Focus Group Discussion

## FOCUS GROUP

In order to obtain more detailed information about user needs, the County hosted a focus group with representatives from Washington County 4-H, Future Farmers of America, Tualatin Valley Gem Club, Portland Kennel Club Dog Shows, and the Veterans Car/Motorcycle Show on April 2, 2019. Focus group participant comments were constructive and largely supportive (See [Appendix B](#)) and focused on various aspects of the draft master plan, including:

- Site Layout & Circulation
- Multi-purpose facility
- Show rings/arena
- Public health
- RV Park and open space

## ONLINE OPEN HOUSE

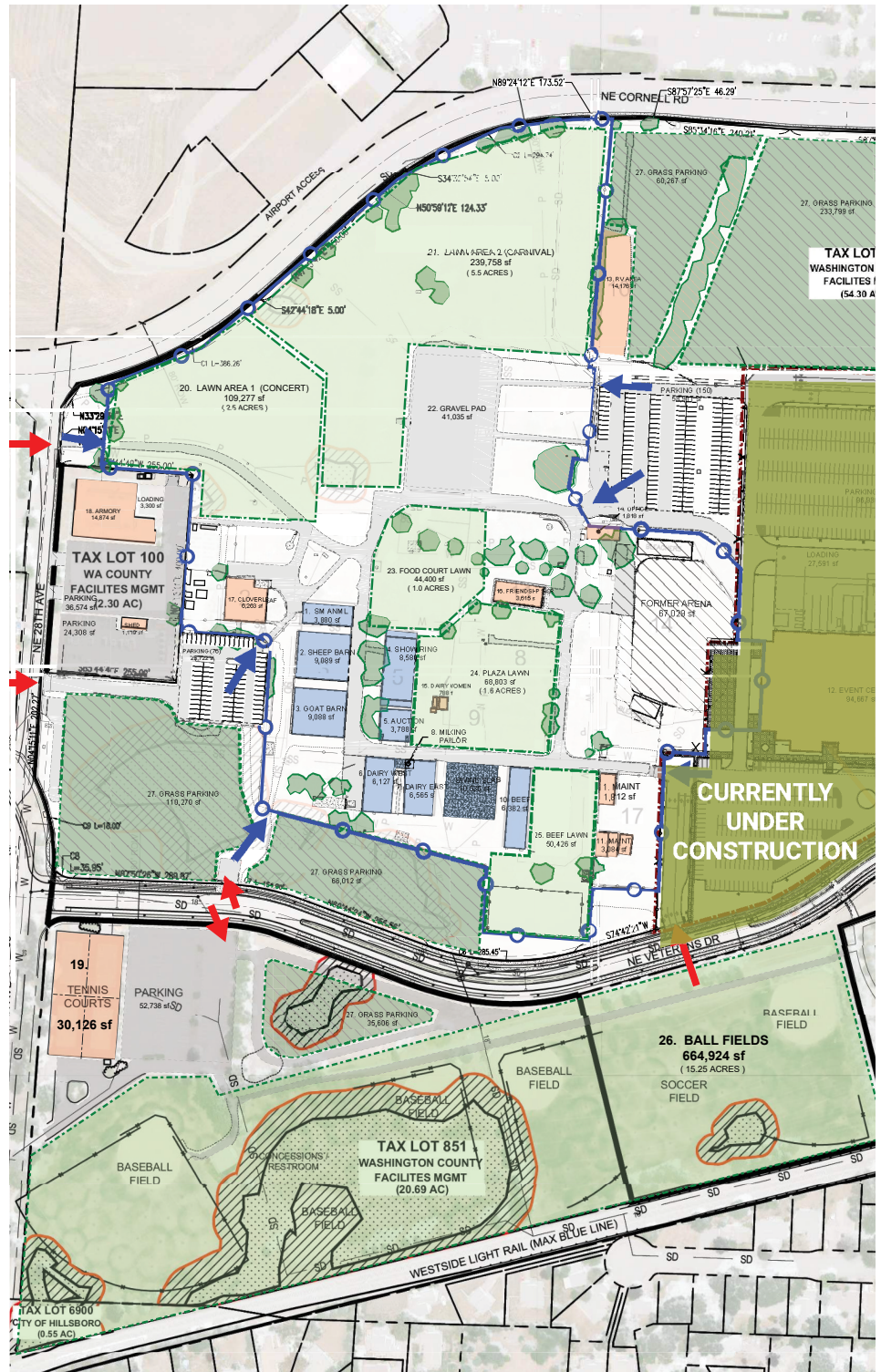
The third outreach activity targeted the broader Washington County community to obtain feedback on phased development concepts. An online open house featuring a video overview, design illustrations and survey questions went live on May 10th and remained open until June 3rd, 2019. The open house was promoted on the project website and through a variety of media outlets, including a segment on KATU News. **The site was visited by 1,700 people, and 398 surveys were completed.** The responses showed strong support for draft master plan concepts (See [Appendix C](#)).

# Existing Facilities Analysis

## OVERVIEW

Scott Edwards Architects completed an *Existing Facilities Assessment* for the Washington County Fair Complex site in 2009, resulting in the removal of several buildings, and an update to the document was completed in February of 2018. The findings of the 2018 update led to the removal of several facilities on the Fair Complex site that posed a substantial life safety hazard to the public, including the Main Exhibit Hall, a barn, a restroom building and a milking parlor structure. While improving safety for the public, the loss of these structures, used primarily during the County Fair, drew both County and public attention to the need for improvements throughout the Fair Complex site.

An Executive Summary of the 2018 *Existing Facilities Assessment* is included in [Appendix D](#) for reference. (The full report is currently available in the Documents and Maps section of the Fair Complex Planning website.)



Site Analysis of Existing Fair Complex



# Existing Facilities Analysis

## OVERVIEW



Existing Conditions of the Barns



Existing Conditions of the Barns

The Assessment included the Estimated Useful Life of each structure, with and without recommended improvements, as well as cost estimates for the recommended improvements. This data informs County decisions concerning repair and reuse or replacement of the remaining Fair Complex facilities. The information and a description of each building's current uses is included in the Existing Facilities Use and Condition tables, [pages 6 - 9](#). Except for the Cloverleaf Building, most of the existing facilities were found to be useful primarily for fair activities due to both their condition and open-air design. Current building layouts also contribute to biohazard concerns associated the crossing of animal and human pathways, and the close proximity of food vendors and animal facilities. As a result of these combined findings, a strategy of repair and reuse would not yield the multi-use facilities deemed necessary to meet the business needs and public demands for the Fair Complex.



# Existing Facilities Analysis

FACILITY NAME	CURRENT USES	USEFUL LIFE*	STRUCTURAL NEEDS*	INFRASTRUCTURE NEEDS	ADA NEEDS	USE DAYS (Fair Days)	NOTES
<b>Animal Facilities</b>							
<b>Small Animal Barn</b>	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)	1, 2, 3, 14
<b>Sheep Barn</b>	Year round: Storage. Fair: Sheep. 4-H Horse Fair.	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 floor to improve accessibility	365 (9)	1, 3
<b>Goat Barn</b>	Year round: Storage. Fair: Goats. 4-H Horse Fair.	7 yrs				365 (9)	
<b>Show Ring</b>	Fair: showing animals	10-15 yrs	Address gravity and lateral force systems. Replace roofing, gutters and downspouts.	None	None	8 (8)	1, 15
<b>Auction Ring</b>	Fair: showing animals & livestock auction	10-15 yrs				4 (4)	
<b>Dairy Cattle &amp; Horse West</b>	Year round 4-H Archery. Fair & Horse Fair use.	7 yrs	Replace roof, gutters and downspouts.	Upgrade electrical to comply with code.	Replace / repair floor to improve accessibility	40 (8)	2, 3, 16
<b>Dairy Cattle East</b>	Fair: Dairy Cattle	7 yrs				4 (4)	
<b>Milk Parlor - inside East Dairy Barn</b>	N/A - Closed due to safety issues	0 yrs	Gravity and lateral upgrades required prior to further use. (Demo suggested)	Not Applicable	Not Applicable	0	4, 17, 18

\* From SEA Existing Facility Assessment Update 2018.

## Keynotes

- Bio-security issues across public ways.
- Sliding and/or pedestrian doors replaced.
- Exit doors and/or exit signs and egress lighting newly installed (or being installed) to comply with code.
- Permanently closed.
- Building has an asphalt floor.
- Building has a dirt floor.
- Siding has been replaced.
- Building has severe life safety hazards.
- Vintage milking equipment may have educational value.

# Existing Facilities Analysis

FACILITY NAME	CURRENT USES	USEFUL LIFE*	STRUCTURAL NEEDS*	INFRASTRUCTURE NEEDS	ADA NEEDS	USE DAYS (Fair Days)	NOTES
<b>Animal Facilities</b>							
<b>Swine Slab</b>	Year round: Storage. Fair: Swine.	N/A	None	Upgraded electrical to comply with code.	Concrete ramps to improve accessibility	365 (4)	5
<b>Beef Barn</b>	Year round: Storage. Fair: Beef cattle (with a 60 x 160 tent attached).	7 yrs	Post replacement for structural integrity, replace gutters, downspouts and roof. Address flooding & water infiltration.	Upgrade electrical to comply with code & water service, install emergency egress signage & lighting.	Replace / repair floor to improve accessibility	365 (4)	5
<b>Other Facilities</b>							
<b>Maintenance Shop &amp; Yard</b>	Maintenance department		None	Upgrade electrical to comply with code	None	365	6
<b>Event Center</b>	Trade shows, large & small conferences. Fair exhibit space.	50+ yrs	None - under construction	None - under construction	None	365 (4)	26
<b>RV Area</b>	13 RV spaces on gravel		None	Upgrades of electrical, water, and addition of sewer connections.		365	7, 12
<b>Fair Complex Office</b>	Management office	2 yrs	None	None	None	365	6, 19
<b>Dairy Women Booth</b>	Food booth - used only during Fair		No Assessment			4 (4)	20, 27

\* From SEA Existing Facility Assessment Update 2018.

## Keynotes

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>5. Building used for storage.</li> <li>6. This facility has to be removed/relocated due to Event Center construction.</li> <li>7. Water available.</li> <li>12. Minimal electrical service available.</li> <li>19. Modular Building.</li> <li>20. Proximity to animals is a problem.</li> </ul> | <ul style="list-style-type: none"> <li>26. This building is expected to be completed in May 2020 and will be a primary exhibit space during the fair.</li> <li>27. Unique food vendor, others use trailers during fair.</li> </ul> |
|--|--|

# Existing Facilities Analysis

FACILITY NAME	CURRENT USES	USEFUL LIFE*	STRUCTURAL NEEDS*	INFRASTRUCTURE NEEDS	ADA NEEDS	USE DAYS (Fair Days)	NOTES
<b>Other Facilities</b>							
<b>Friendship Square</b>	Picnic Shelter	15 yrs	Replace roof	None	None	20 (4)	21, 22
<b>Cloverleaf Building</b>	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 accessibility.	135 (4)	23
<b>Armory</b>	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	Unknown	24, 25
<b>Tennis Courts</b>	Not in use	0 yrs	Deteriorated condition	Unknown	Unknown	0	4
<b>Open Space Facilities</b>							
<b>Lawn Area 1 (Concert Grounds)</b>	Fair and other public events			Power and water upgrades		15 (4)	9, 11, 12
<b>Lawn Area 2 (Carnival area)</b>	Fair and other public events			Power and water needed		15 (4)	9, 11, 13
<b>Gravel Pad (old Exhibit Hall area)</b>	Fair and public events			Power and water needed		15 (4)	7, 8, 10
<b>Food Court lawn</b>	Fair and small events			Power and water upgrades		8 (4)	7, 8, 9
<b>Plaza lawn</b>	Fair and public events			Power and water upgrades		50 (4)	7, 8, 9

## Keynotes

\* From SEA Existing Facility Assessment Update 2018.

4. Permanently closed.
7. Water available.
8. Electrical Service available.
9. Flexible Grass Area.
10. Mixed Grass and Gravel Area.
11. No Water Available.
12. Minimal electrical service available.
13. No electrical available.

21. Recent improvements to electrical system.
22. Recent ADA improvements.
23. HVAC system (>40 yrs old) has outlived it's recommended useful life.
24. No HVAC system.
25. Age and construction of building indicates the likely presence of Asbestos.



# Existing Facilities Analysis

FACILITY NAME	CURRENT USES	USEFUL LIFE*	STRUCTURAL NEEDS*	INFRASTRUCTURE NEEDS	ADA NEEDS	USE DAYS (Fair Days)	NOTES
<b>Open Space Facilities</b>							
<b>Beef Area lawn</b>	Fair use only			Power and water upgrades		4 (4)	7, 9
<b>Ball Fields</b>	Softball, Baseball and Soccer	2 yrs		Wetlands mitigation req'd if redeveloped	Unknown	Unknown	28, 29
<b>Overflow Parking Areas</b>	1,150 Parking spaces for fair and other large events		Gravel or paved surface for year round use	Lighting	Paved routes to event venues	As Required	30
<b>Paved Parking</b>	Parking lots associated with buildings					365 (4)	31
<b>Facility Wide Infrastructure</b>				Upgrade exterior lighting system for safety. Address inadequate electrical system. Water, storm & sewer upgrades, water pressure is low.	Asphalt replacement throughout the grounds.	365 (4)	

\* From SEA Existing Facility Assessment Update 2018.

## Keynotes

7. Water available.
9. Flexible Grass Area.
28. Will be used for fair overflow parking.
29. City use of fields thru 2020.
30. Parking is assumed at  $\pm 100$  spaces / acre.
31. 500 new stalls will be located at the Event Center, remainder of paving is in poor condition.

# Programming & Analysis

## OVERVIEW

Programmatic needs were identified from the community engagement efforts and a review of Fair Complex business operations. A list of key facilities was then identified that would best meet these needs, as summarized in the Program for Long Term Redevelopment, [page 11](#). With a focus on creating a truly multi-use facility, this document tabulates how each of the needed facilities would support community interests, the annual county fair activities and tourism.

A key element of the Program for Long Term Redevelopment is the eventual replacement of livestock facilities with multi-purpose building(s) that could support a wide variety of year-round activities, in addition to housing animals during the fair. Approximately 66,000 sf of livestock facilities will be removed over time and replaced with over 40,000 of multi-purpose space, plus a 20,000 sf unenclosed, multi-purpose facility. In conjunction with the County's plan to schedule livestock and small animal programs over an expanded 10-day County Fair, the new facilities will provide the space necessary in a significantly improved form, including a riding arena to support the 4-H horse program.



Existing Programming during County Fair



Programming for Updated Master Plan during County Fair

# Programming & Analysis

## PROGRAM FOR LONG TERM REDEVELOPMENT

FACILITY	REQUIREMENTS	ACTIVITIES SUPPORTED		
		TOURISM	COMMUNITY INTERESTS	FAIR ACTIVITIES
EVENT CENTER	90,000 SF (completion summer 2020), commercial kitchen, Fair Complex offices, 4,000 SF Expo, 14,000 SF Conference/Meeting space	Regional events	Trade shows, expositions, banquets, conferences	Exhibit space
RV PARK	75-80 spaces with full hookups, restrooms, showers, laundry, office, WiFi, online reservations, 4-6 Tent spaces	Only RV park in vicinity	Vendor / exhibitor lodging	Vendor / exhibitor lodging
MULTI-PURPOSE BUILDINGS	80,000 -100,000 SF - (4) or (5) connected, clear-span spaces, At least one space with dirt floor, restrooms, climate controlled, parking and loading	Regional events	Companion to Event Center, affordable event space, equestrian facilities	Replaces 66,000 SF of barn space
CLOVERLEAF UPGRADES	6,300 SF - Upgrade HVAC, restrooms, structure, kitchen, add direct entrance from parking	N/A	4-H meetings, program activities, low cost space, non-profit groups	4-H meetings, program activities
RESTROOMS	Locate within event buildings, access from outdoor event spaces	Regional events	All indoor and outdoor activities	All Fair activities
FLEXIBLE OPEN SPACE	Variety of sizes, both grass and paved, distributed throughout Fair Complex, near assembly spaces to expand events	Regional events	Festivals, RV/Boat/Sportsman shows, events with outdoor component, private group picnics	Carnival, concerts, food court, vendor booths
MAINTENANCE SHOP & YARD	Min 3,200 SF - access from 28th Street, office, restroom w/ shower, locked tool storage, outdoor equipment area	Regional events	All events and activities	All events and activities
PARKING & OVERFLOW	Paved spaces for building occupancies, grass or gravel lots for overflow	Regional events	All events and activities	All events and activities
INFRASTRUCTURE UPGRADES	75 acre site - Water, sewer, storm, paving, electrical, lighting, wifi	Regional events	All events and activities	All events and activities



# Development Plan

## SITE DEVELOPMENT

### SITE CIRCULATION & INFRASTRUCTURE

Three primary gateway elements are proposed at the northeast, southeast, and southwest portions of the site to identify the main pedestrian entrances and create a sense of arrival. These gateways provide clear connections to the Event Center to the east, the Trimet station to the southeast, and the residential neighborhoods to the west, as well as a safe pedestrian route from the proposed parking lots. A fourth gateway is provided in the northwest corner, though this is considered minor given its proximity to future development and the operations facility.

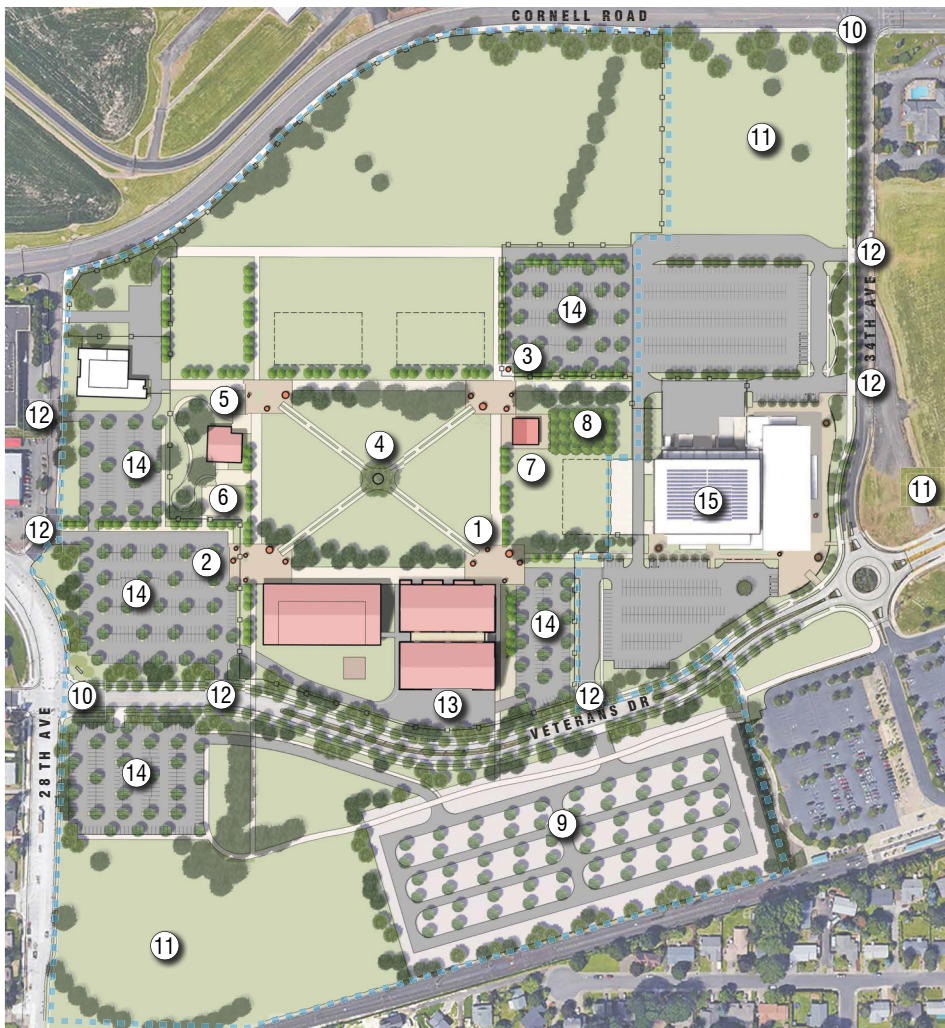
Each gateway would contain special seating and landmark elements to help enhance the pedestrian experience and improve wayfinding. These four plaza spaces anchor a large central commons, complete with formal diagonal walkways and a signature tree. Assembly spaces flank east, south and west edges of the Commons. A formal open space borders the north side and beyond a less formal open space runs along Cornell Road at the north edge of the site. The Commons is surrounded by a perimeter lane which connects to the three primary gateways and the Operations Facility in the northwest corner. This lane serves as the primary pedestrian route and as fire access through and around the site. Primary site infrastructure follows this route as well to distribute power, lighting and water through the site to serve outdoor events. Additional infrastructure extends along the north lane that aligns with the north parking entry.



Aerial View of the Fully Developed Master Plan

# Development Plan

## SITE DEVELOPMENT



### Keynotes

1. EAST GATEWAY
2. WEST GATEWAY
3. NORTHEAST GATEWAY
4. COMMONS W/ SIGNATURE TREE
5. CLOVERLEAF GARDEN
6. CLOVERLEAF BUILDING
7. PICNIC SHELTER
8. THE GROVE
9. RV PARK
10. FAIR COMPLEX SIGNAGE
11. OVERFLOW PARKING
12. FIRE TRUCK ACCESS
13. LOADING AREA
14. NEW PARKING LOT
15. EVENT CENTER

## STORM WATER

Storm water treatment is required for areas of increased impermeable surface. Some treatment capacity remains at the local facility servicing the Event Center. Retention on site is assumed for the additional required treatment, primarily in planting areas adjacent to parking lots. Plants shall be selected from the Clean Water Services suggested list and also will comply with Port of Portland's list of acceptable plants for use near airports.

## LANDSCAPING

Following the precedent set by the Event Center, the majority of the ornamental landscape occurs along 34th Avenue and Veterans Drive and is composed of large, flowing swaths of low maintenance plantings to create a sense of movement along the street frontage. Groupings of trees occur informally, allowing key views into and out of the site while providing verticality on the otherwise flat site. Loading and livestock support areas, associated with the multi-purpose facilities, are screened from Veterans Drive with a combination of a decorative barrier and ornamental planting. Other site fencing allows views into the active center of the Fair Complex.

The primary pedestrian walkways into the site are lined with trees to create a sense of formality and direction to the main buildings and open spaces. The interior of the site is mostly composed of open lawn areas to enhance operational flexibility with strategically placed trees to provide shade. A large number of mature trees exist on site, which will be preserved when feasible with the proposed program. Two new garden areas are proposed as a link to Washington County's agricultural and horticultural heritage: an ornamental garden adjacent to the Cloverleaf Building and a grove of trees adjacent to the proposed picnic shelter. Both features allude to and celebrate the nursery and orchard industry of the County.

Each new parking lot will be designed to adhere to the City of Hillsboro's landscape standards for parking lots and, due to proximity to the Hillsboro Airport, all proposed planting will be selected according to the Port of Portland landscape standards.



# Development Plan

## RENOVATED FACILITIES

### Cloverleaf Building

The renovation of the existing Cloverleaf Building includes reorientation of the main entry to the south side where it is visible and accessible directly from the west parking area without needing to enter the fenced area of the Fair Complex site. Other improvements include remodeled restrooms, structural upgrades, addition of concessions and replacement of the heating, ventilating and air conditioning (HVAC) system.



Existing Cloverleaf Building

### The Armory Building

The Armory building located on the west edge of the Fair Complex site, vacated by the Oregon Military Department in the Spring of 2019, has been repurposed as the Operations Facility for the site. This facility replaces the maintenance shop and yard displaced by Event Center parking, and also replaces seasonal storage that had been located in barns throughout the site. Fencing and paving of an outdoor storage area in the northwest corner of the site is included in the Master Plan.



Existing Armory Building

# Development Plan

## NEW FACILITIES

### Multi-purpose Buildings

The multi-purpose buildings consists of two assembly spaces of approximately 20,000 sf each, connected by a lower corridor, as well as restroom facilities. The two spaces can be used together for large events or independently for smaller events, including multiple concurrent events. Each space is a clear-span structure, one without interior columns, for maximum flexibility. Red metal roofs are pitched, similar to the existing Cloverleaf Building and barns, to provide continuity of form and color through several phases of construction. North-facing clerestory windows, high above eye-level, introduce natural light into each structure. Glazed overhead doors at the exterior provide connection to outdoor events. Overhead doors also separate the main event spaces from the internal corridor for maximum connection when the spaces are used together. Exterior finishes such as concrete masonry and metal wall panels with wood accents will complement the Event Center.

Major pedestrian entries are located on the east end of each building and the central corridor. This provides visibility from Veterans Drive and east parking areas. Additional entries and access to the outdoor multi-purpose space are located on the west.

Asphalt floors provide a durable surface for a variety of informal sporting and trade show uses as well as comfortable and cleanable footing for livestock. Restrooms, with multiple entrances, serve both indoor and outdoor events. Heat, ventilation and cooling in each space allows for semi-conditioned, year-round use. Fire sprinklers, lighting and convenience power are provided throughout the building.



Conceptual Multi-purpose Building



# Development Plan

## NEW FACILITIES

### Outdoor Multi-purpose Facility

The outdoor multi-purpose facility fulfills the program requirement for a dirt floor area within a multi-purpose building. The dirt floor area is envisioned to be a 100 ft by 200 ft area enclosed with livestock fencing. Special soil mix provides footing for livestock and riding events. During the County Fair, the multi-purpose facility serves as show ring, auction ring and riding arena. A paved apron on three sides provides space for event seating and public ADA access. A clear-span roof structure covers the fenced area and extends to cover event seating. The sloped roof with open clerestory for ventilation follows the form of other roofs on site. Fire sprinklers and lighting are provided throughout. A smaller, 50 ft by 50 ft, warm-up area is fenced but not covered.



Conceptual Outdoor Multi-purpose Facility

### RV Park

An RV Park development on the south side of Veterans Drive includes approximately 80 spaces with water and power hookups, 4-6 tent spaces with water only, and a central restroom building with showers and laundry. The park includes internal paved drives and parking spaces, landscape, security lighting, and signage, as well as landscape screening along Veterans Drive. The site is accessed from an existing driveway on Veterans Drive near the intersection of 28th, and a proposed new driveway will be aligned with the existing south parking entry for the Event Center. A pedestrian path and crossing of Veterans Drive is aligned with the pedestrian access east of the new multi-purpose buildings for access to the Fair Complex and Event Center.



Example of Similar RV Facilities

# Development Plan

## TRANSPORTATION PLANNING

PARKING REQUIREMENTS						
BUILDING	SF AREA*	SF / OCC	OCC	MINIMUM PARKING		TOTAL REQ'D ON SITE
				# / OCC	# STALLS	
EVENT CENTER (Per PUD)	90,000	N/A	N/A	N/A	500	500
CLOVERLEAF BUILDING	3,200	15	214	0.3	64	564
MULTI-PURPOSE BUILDING # 1	20,000	15	1,333	0.3	400	964
MULTI-PURPOSE BUILDING # 2	20,000	15	1,333	0.3	400	1,364
OUTDOOR MULTI-PURPOSE FACILITY - BLEACHER SEATING	# of seats	approx	1,000	1/4 seats	250	<b>1,614</b>
OUTDOOR OPEN SPACE	TBD during Development Review - Assume to be met by overflow areas					

### City of Hillsboro Requirements (DEVELOPMENT STANDARD 12.50.320)

VEHICLE PARKING PROVIDED / PROPOSED				BIKE PARKING REQUIRED			
PARKING AREA	SPACES SHOWN	ADA REQ'D	TOTAL ON SITE	# BIKES / AUTO SP.	BIKES REQ'D	UNDER COVER	TOTAL ON SITE
Event Center - North Lot (exist)	325	14	325	1 Bike / 20 Auto Stalls	26	7	26
Event Center - South Lot (exist)	179	6	504		9	0	35
Event Center - Northwest	177	6	681		5	0	40
Multi-Purpose - East	94	4	775		6	0	46
Cloverleaf - West	114	5	889		13	0	59
Cloverleaf - South	250	7	1,139		11	0	<b>70</b>
South of Veterans Drive	210	7	<b>1,349</b>				
Required Vehicle Parking							<b>1614</b>
Vehicle Parking shown on Site Plan							<b>-1,349</b>
Parking Deficit							<b>265</b>

### On-site Parking Summary

## Parking

Additional paved parking at various locations on the site will be developed in conjunction with the construction of new multi-purpose assembly buildings on site. All new and renovated parking areas will include landscape islands and lighting per City of Hillsboro Development Standards, as determined during the required update of the existing Planned Unit Development (PUD) for the Fair Complex site. The site plan drawings currently show 1,349 parking spaces, including 504 associated with the Event Center project. If all proposed assembly facilities in the Master Plan are fully occupied, City of Hillsboro Development Standards would require a minimum of 1,614 parking spaces, a difference of 265 spaces. However, the City of Hillsboro has indicated they may not want this much of the site paved, leaving more green space. An on-going discussion with the City will be necessary for any development.

## Bicycle Spaces

Based on the number of automobile spaces provided on site, parking for a total of 70 bicycles must also be provided, 28 of which are already included in the Event Center construction. Rather than distribute them in the various parking lots around the site, the 42 additional bike spaces are proposed near the three main gateway entries into the Fair Complex.

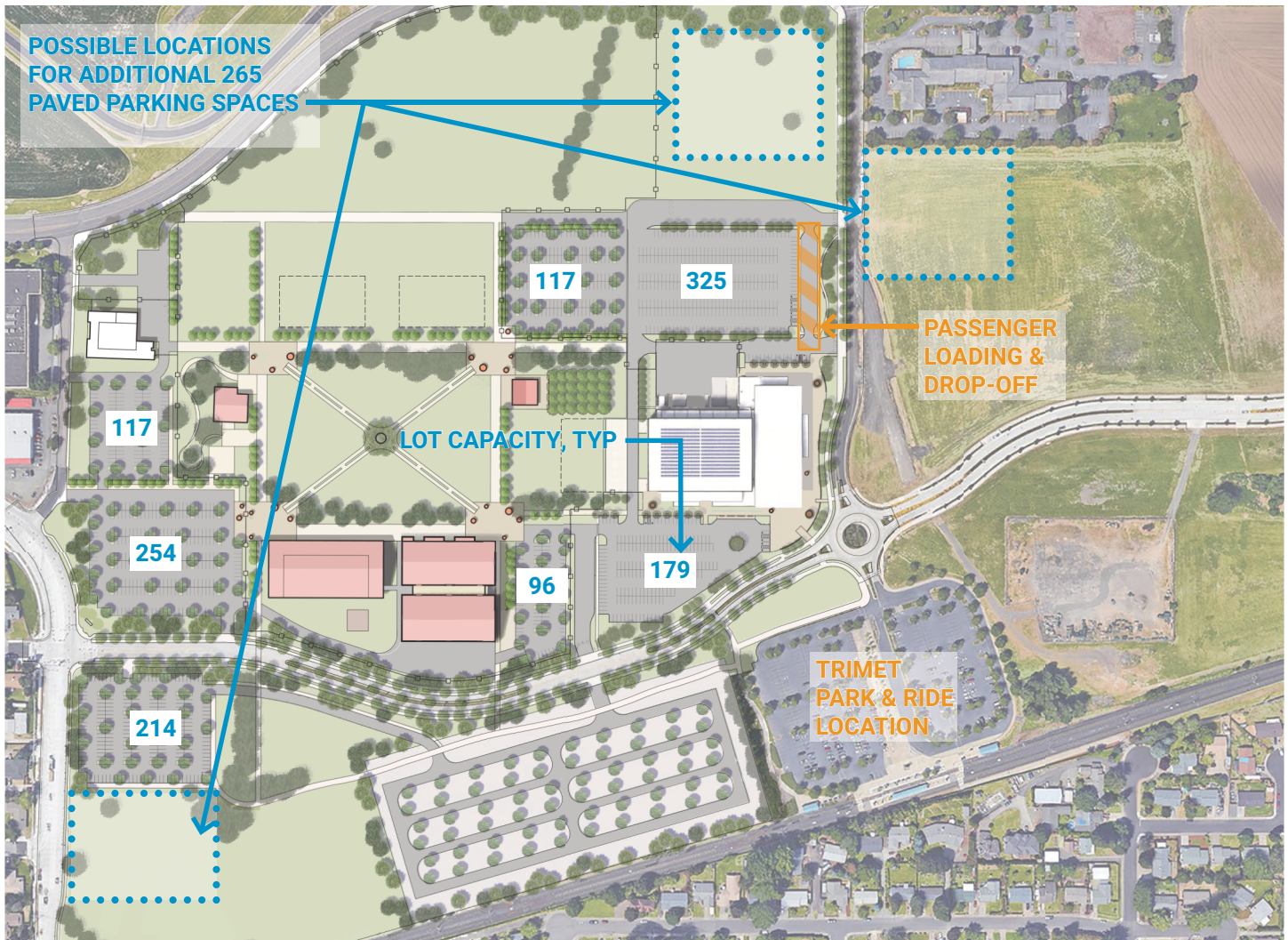


# Development Plan

## TRANSPORTATION PLANNING

### Parking

Instead of adding the additional 265 spaces to the Masterplan at this time, three alternate areas around the site are identified where the additional paved parking could be provided, if requested by the City. Overflow parking areas in existing grass areas are identified to address the City requirement for Open Space parking. These areas are primarily used when the entire site and all buildings are used concurrently for an event such as the annual County Fair.



Parking Capacity Diagram

# Development Plan

## TRANSPORTATION PLANNING

### Transit and Ride Share Access

The Fair Complex site is currently served by TriMet's Blue line Max train with an extension of the Red line planned in the future. The site is also served by TriMet bus line 46, with a stop at the corner of 34th Avenue and Cornell Road. The Fair Complex/ Hillsboro Airport Park and Ride Transit Station is located on the southwest corner of the roundabout intersection at 34th Avenue and Veterans Drive. These two transit stops reinforce 34th Avenue as two of the Main Entries to the Fair Complex for both pedestrians and vehicles. An off-street drop off area for buses, as well as ride share and private vehicles, is being constructed along 34th Street as part of the Event Center construction.

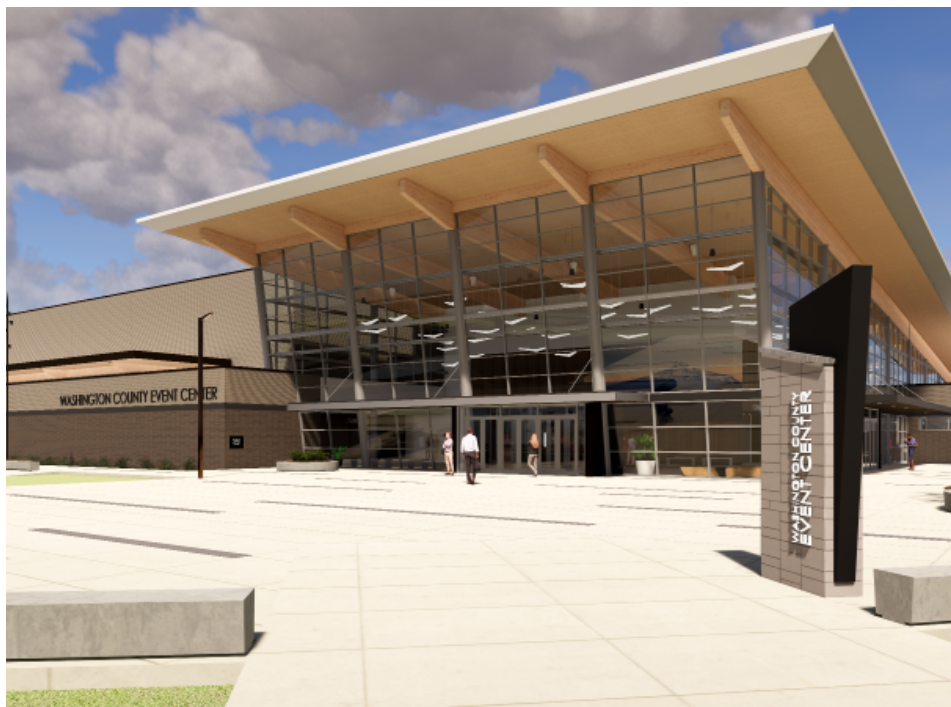




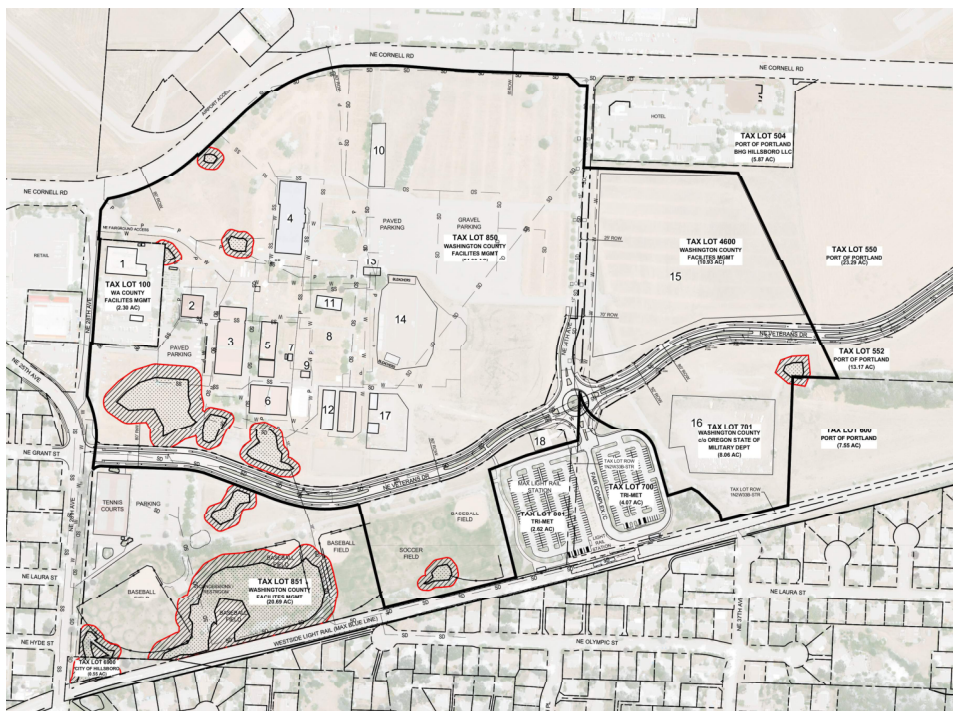
# Plan Execution

## PUD Update

The current Planned Unit Development (PUD) approved for the Event Center and an RV Park on the Fair Complex site must be updated before any major projects can be approved on the site. This process will define several interpretations of Hillsboro's Development Standards applicable to the site. A preliminary pre-application meeting with the City staff in May of 2019 identified potential allowances for single story structures, increased setbacks, screening of livestock support and loading areas, and possible parking reductions as some of the standards to be discussed and finalized in the PUD update.



Rendering of the New Event Center



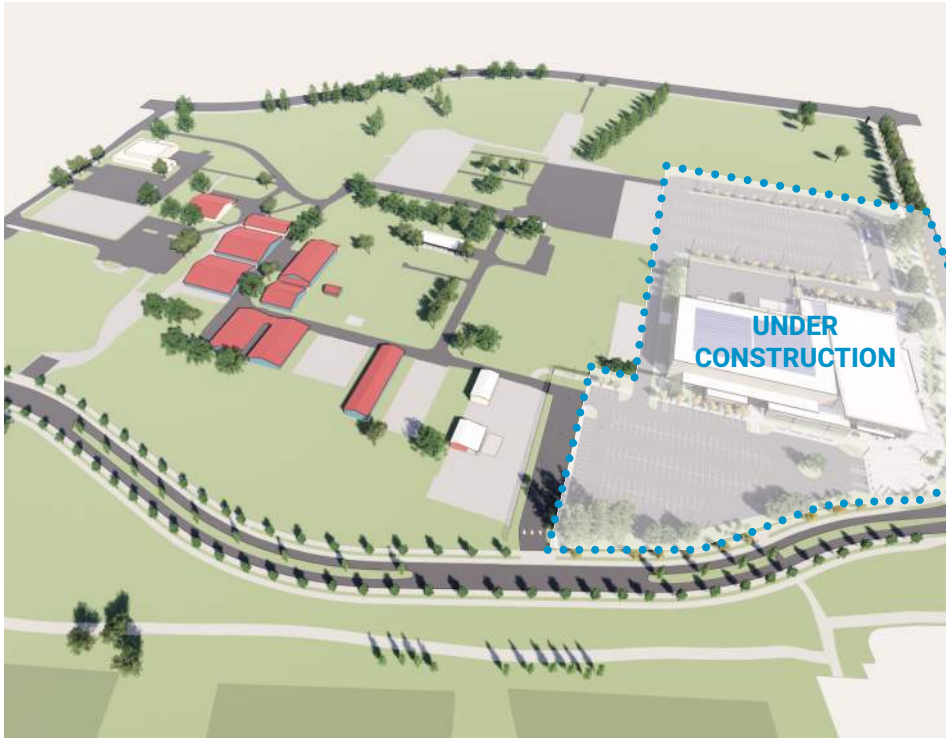
Site Plan Showing Existing Wetlands

## Wetlands Mitigation

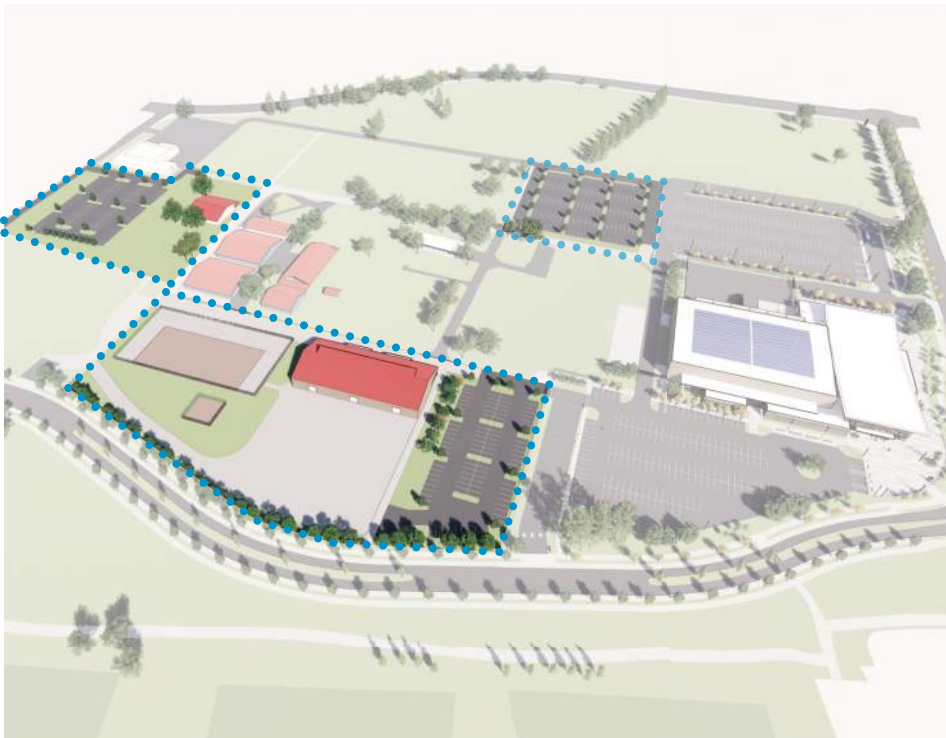
Another complication on the site is a significant wetland identified in the southwest corner and existing ball field area and a series of less significant wetlands north of the Cloverleaf Building. As a condition of completing the Event Center project, these smaller wetland areas were mitigated through a trade-off where the required vegetated corridors were improved at another location off site. Redevelopment of the Fair Complex site will require additional mitigation in both areas. This process will involve extended coordination with Clean Water Services and result in substantial cost to the project.

# Plan Execution

## PHASING



Existing Conditions



Phase 1

The projects identified in the Master Plan are proposed to be executed in several phases, beginning with renovation projects which can be completed prior to the PUD update and wetlands mitigation, followed by replacement of the existing facilities with the shortest remaining life spans. The phasing is flexible, recognizing that business needs and community priorities are likely to change over time.

### Phase One projects include:

- Renovation of the Cloverleaf Building, including a new main entry facing the south parking lot, restroom and structural upgrades, and new HVAC system.
- New parking lot and landscape for the Cloverleaf Building.
- PUD Update and wetlands mitigation.
- Demolition of the existing south barns and the maintenance buildings.
- Multi-purpose Building One, including approx. 20,000 sf of conditioned assembly space and restrooms accessible to both the building interior and to the Central Commons.
- Outdoor Multi-purpose Facility, including 20,000 sf fenced enclosure with soil footing mix, and paved apron for ADA access and portable bleacher seating.
- Paved parking required for assembly occupancy of the Multi-purpose Building One.
- Loading and livestock support areas south of the Multi-purpose Building and screenwall.
- Fire lane and infrastructure distribution around the perimeter of the Central Commons.

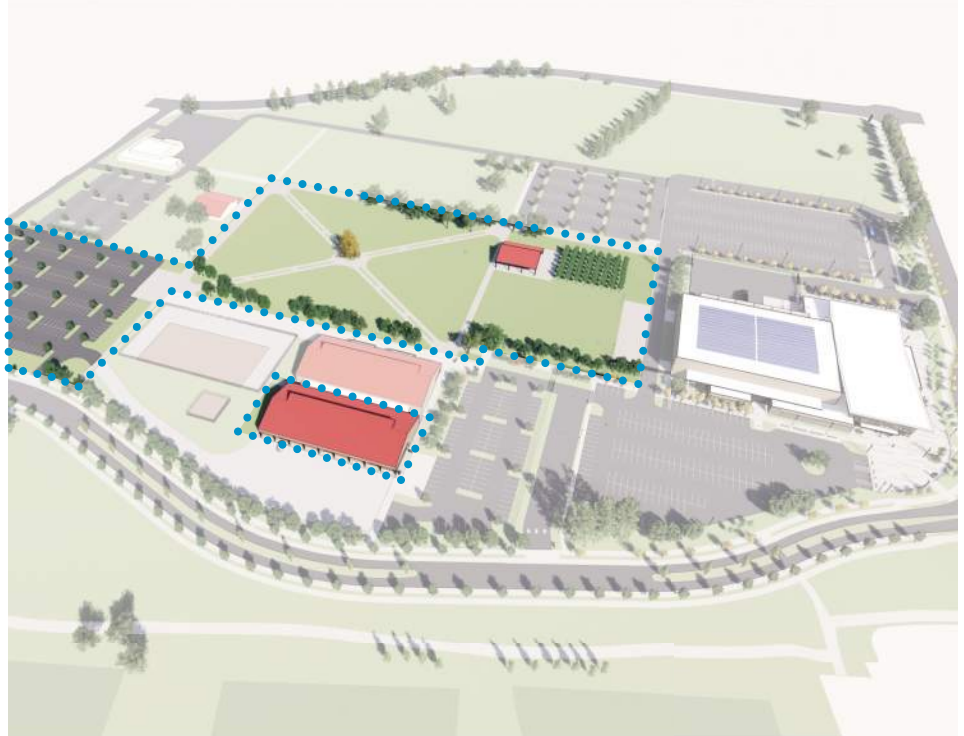


# Plan Execution

## PHASING

### PHASE TWO projects include:

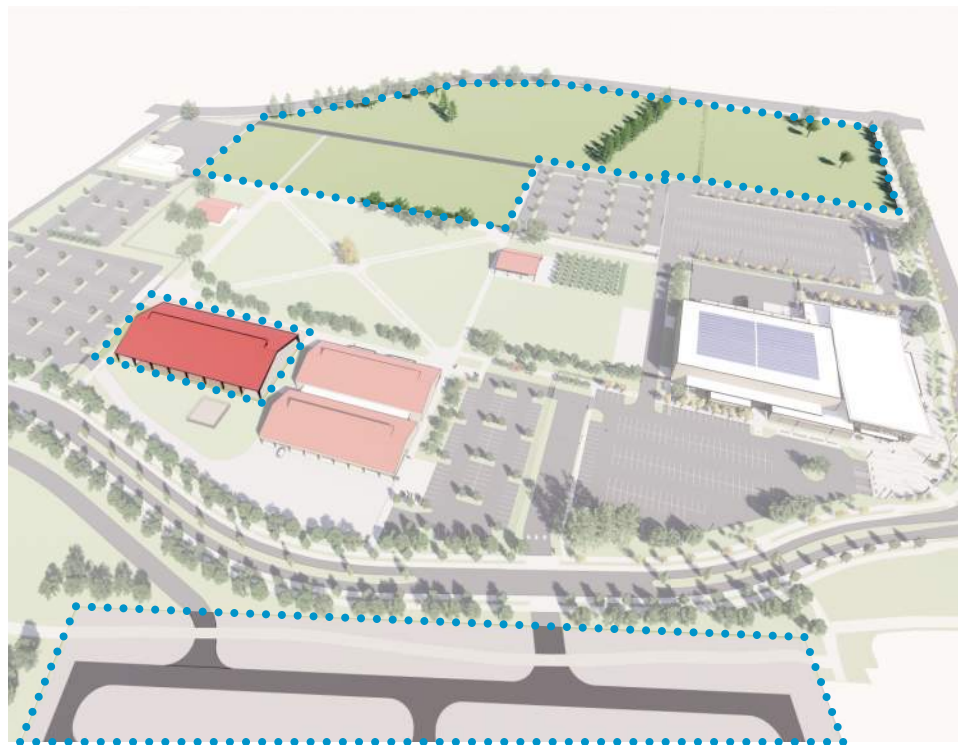
- Demolition of the existing west barns, covered show and auction rings, picnic shelter.
- Multi-purpose Building Two, including approx. 20,000 sf of conditioned assembly space, corridor connection to Multi-purpose Building One, and restrooms accessible to the building interior.
- Picnic Shelter with restrooms.
- Site development of the Commons area including, lighting, landscaping, entry gate features.
- Paved parking required for assembly occupancy of the Multi-purpose Building Two.



Phase 2

### PHASE THREE projects include:

- Roof structure for the Outdoor Multi-purpose Facility.
- RV Park, including approximately 80 RV spaces with water, power and wifi, restroom building with showers and laundry facilities, and 4-6 tent spaces.
- Paved parking as required for assembly occupancy of the Outdoor Multi-purpose Facility
- Landscape and infrastructure improvements at north Open Space areas.



Phase 3

# Cost Estimate

The Rough Order of Magnitude (ROM) estimate which follows is based on the proposed Phases. Construction costs, including general contractor overhead and profit, are estimated in 2019 dollars. These are based on current pricing for the Event Center construction, adjusted to reflect the somewhat lower level of finishes proposed for other Fair Complex facilities. Soft Costs, including architectural design and engineering, permitting and fees, etc. are estimated at twenty five percent of Construction Costs, to arrive at the ROM Project Costs Estimate.

PROJECT	QUANTITY	UNIT	UNIT COST *	TOTAL COST *	
PHASE 1					
CLOVERLEAF RENOVATION	6,500	SF	\$120	\$780,000	
ADA restrooms, concessions, entry, HVAC					
ASSOCIATED SITE WORK	174,500	SF	\$10	\$1,745,000	
Paved parking & loading, landscape					
PHASE 1-A - TOTAL					\$2,525,000
WETLANDS MITIGATION		LS		\$1,500,000	
DEMO SOUTH BARNs & MAINTENANCE BUILDINGS	34,000	SF	\$5	\$170,000	
MULTI PURPOSE BUILDING NO. ONE	22,000	SF	\$175	\$3,850,000	
Clear-span steel building, asphalt floor, heating/cooling, restrooms					
OUTDOOR MULTI-PURPOSE FACILITY / ARENAS	23,000	SF	\$20	\$460,000	
Fencing, soil amendments, wash racks					
ASSOCIATED SITE WORK	380,000	SF	\$10	\$3,800,000	
Paved parking & loading, sidewalks, fire lane, landscape, lighting, site utilities					
PHASE 1-B - TOTAL					\$9,780,000
PROBABLE CONSTRUCTION COST					\$12,305,000
SOFT COSTS , APPROX 25%				\$3,076,250	
PHASE 1 - PROBABLE PROJECT COST					\$15,381,250

\*All Costs are estimated in 2019 dollars.

# Cost Estimate

PROJECT	QUANTITY	UNIT	UNIT COST *	TOTAL COST *	
PHASE 2					
DEMO WEST BARNs & SHOW RINGS	34,200	SF	\$5	\$171,000	
Small Animal, Sheep, Goat, Show & Auction rings					
MULTI PURPOSE BUILDING NO. TWO	23,000	SF	\$175	\$4,025,000	
Clear-span steel building, asphalt floors, heating/cooling, interior restrooms					
PICNIC SHELTER W/ RESTROOMS	10,000	SF	\$125	\$1,250,000	
ASSOCIATED SITE WORK					
Paved parking, storm drains, lighting,	163,000	SF	\$10	\$1,630,000	
Commons, landscape, entry gate features	318,000	SF	\$7	\$2,226,000	
PROBABLE CONSTRUCTION COST SOFT COSTS , APPROX 25%				\$2,325,500	\$9,302,000
PHASE 2 - PROBABLE PROJECT COST					\$11,627,500

\*All Costs are estimated in 2019 dollars.

# Cost Estimate

PROJECT	QUANTITY	UNIT	UNIT COST *	TOTAL COST *	
PHASE 3					
MULTI-PURPOSE FACILITY COVER	37,000	SF	\$85	\$3,145,000	
Steel structure & roof, lighting					
RV PARK - 80 spaces w/ power & water	300,000	SF	\$15	\$4,500,000	(\$56,250 / space)
Restroom / shower building	2,000	SF	\$400	\$800,000	
ASSOCIATED SITE WORK					
Paved parking, storm drains, lighting,	90,000	SF	\$10	\$900,000	
Landscape at open space	218,250	SF	\$5	\$1,091,250	
PHASE 3 - PROBABLE CONSTRUCTION COST					\$10,436,250
SOFT COSTS , APPROX 25%				\$2,609,050	
PHASE 3 - PROBABLE PROJECT COST					\$13,045,300
PHASES 1 - 3 SUMMARY					
	25% MARK-UP		CONST COST		PROJECT COST
PHASE 1-A	1.25	x	\$2,525,000	=	\$3,156,250
PHASE 1-B	1.25	x	\$9,780,000	=	\$12,225,000
PHASE 2	1.25	x	\$9,302,000	=	\$11,627,500
PHASE 3	1.25	x	\$10,436,250	=	\$13,045,300
TOTAL PROBABLE PROJECT COST					\$40,054,050

\*All Costs are estimated in 2019 dollars.



# Fair Complex Master Plan Update

For Washington County

## **APPENDIX : A**

### DHM PRESENTATION ON INITIAL SURVEYS

## Washington County Fair Complex Master Plan

October 2018



### Research purpose

- Assess broad community priorities for the Washington County Fair Complex Master Plan
- Contrast feedback provided by community members on two similar surveys:
  - Westside Voices countywide survey (including outreach on County's Facebook, Twitter, and Nextdoor accounts)
  - A more targeted survey of individuals who participated in or attended the 2018 Washington County Fair

## Methodology: Westside Voices

- Online survey of 1,563 interested residents, programmed and hosted by DHM Research
- Conducted September 17–October 5, 2018; 3–5 minutes to complete
- Participants were invited to take survey through the Westside Voices and Opt In (Washington County) community engagement panels (n=570) and through outreach on Facebook, Twitter, and Nextdoor (n=998)
  - These participants are referred to collectively as “WSV participants”
- Due to rounding, some totals may differ by  $\pm 1$  from the sum of separate responses.

## Methodology: 2018 Washington County Fair

- Online survey of 2,255 interested residents, programmed and hosted by Washington County Administration
- Conducted July 23–August 13, 2018; 3–5 minutes to complete
- Survey administered during 2018 Washington County Fair
  - A link to the survey was made available in the Fair program, on a static display at the Fair, and on Facebook
  - Demographic information was not collected
  - These participants are referred to collectively as “Fair participants”

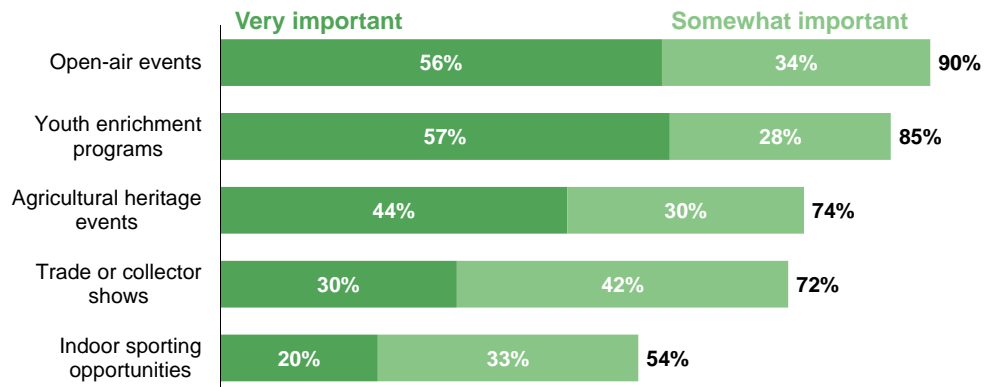
## Key takeaways

- WSV participants hope to see open-air events at the Fair Complex, like concerts, sporting events, and farmers markets
- Both WSV and Fair participants rank youth enrichment programs highly—but Fair participants place a higher priority on agricultural heritage events and programs (4-H and FFA) than WSV participants
- WSV participants point to a balance of agriculture and other community events in their hopes for the complex
- Both WSV and Fair participants support improvements to Fair Complex infrastructure

## Westside Voices community priorities: programs and events



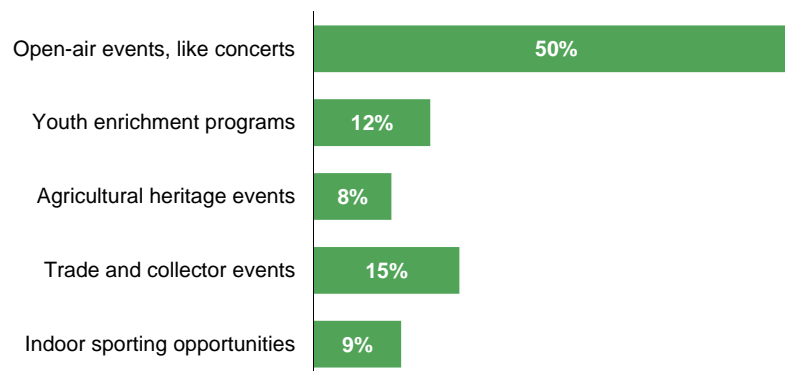
## Nearly all WSV participants prioritize open-air events and youth programs. Six in ten think they are very important.



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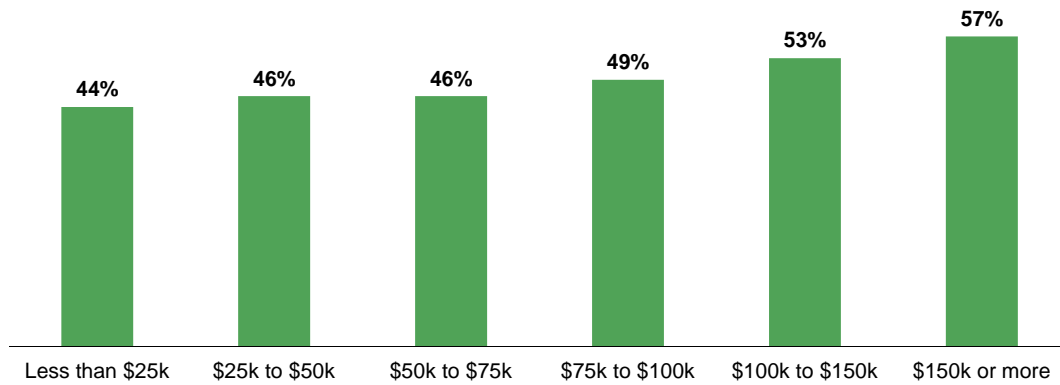
## Half of WSV participants say they are most likely to attend open-air events at the Fair Complex.



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**Interest in attending open-air events—like concerts, sports events, and farmers markets—rises with income.**

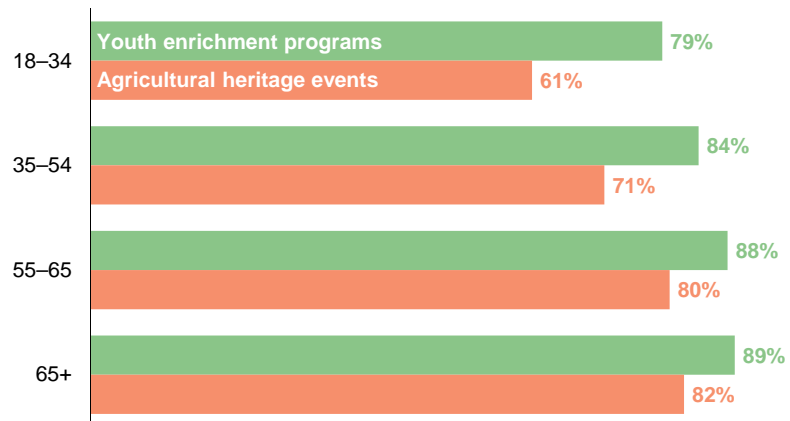


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**Westside Voices agricultural priorities**

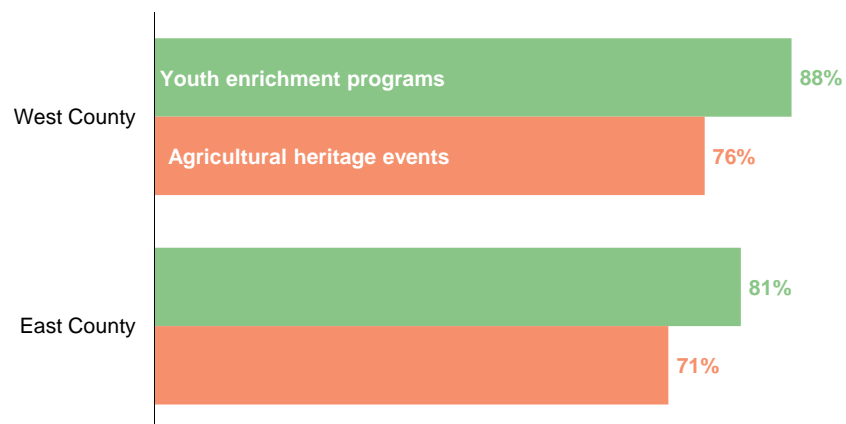
## The importance of agricultural events and youth enrichment programs rises with age.



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## These programs and events are important to all areas, but West County residents say they are more important.



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**Participants with incomes of less than \$25,000 are more likely to see youth enrichment programs as important.**

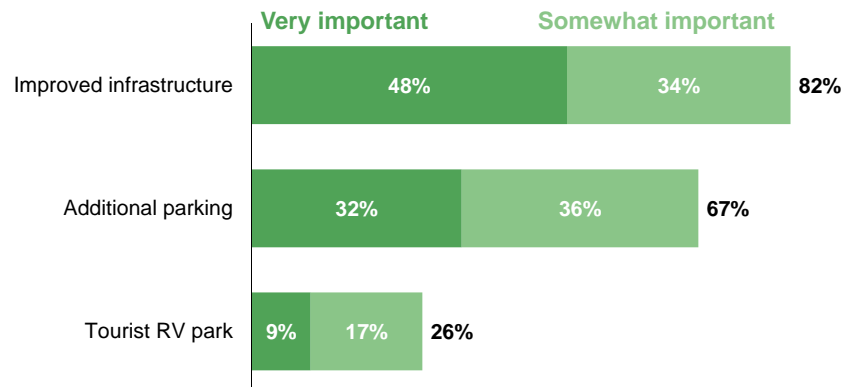


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**Westside Voices community priorities:  
services and improvements**

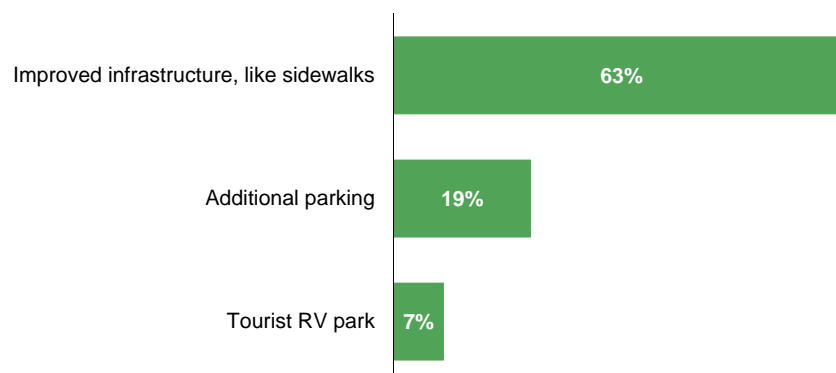
## WSV participants say improved infrastructure, like sidewalks, lighting, and signage, is most important.



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## Additionally, two-thirds of WSV participants say they would most like to see improved infrastructure.



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## In their own words

### 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 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 al the rain we get. More places with a roof."  
—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*

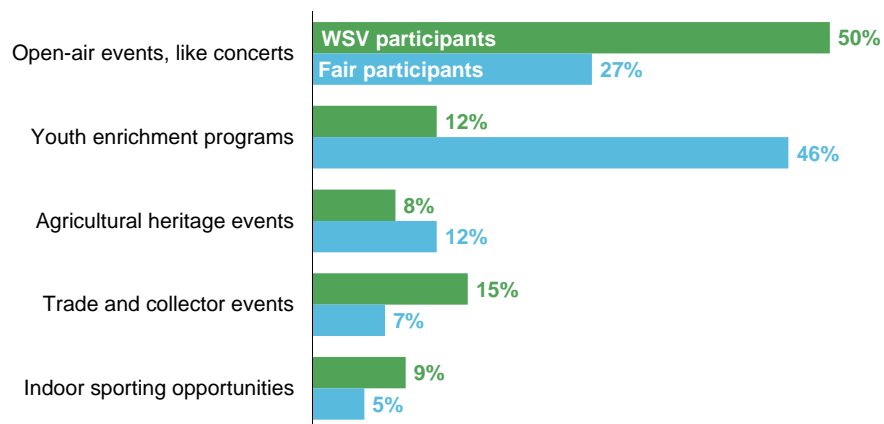
*"Great space to use for county-wide shows, entertainment, and community activities. Must be easy to use for our weather year-round ... [have] ample parking, and keep MAX supported."—Male, 65+*

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

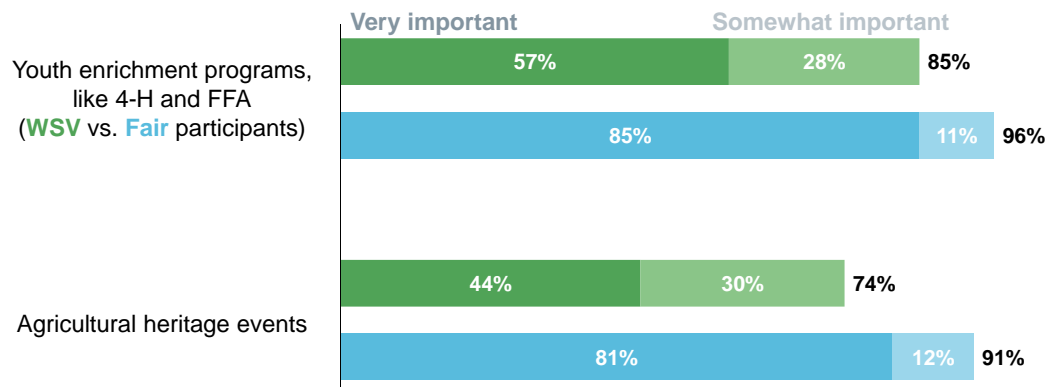
*"I absolutely do not support having evening concerts at the Fair Complex. They are way to noisy to late in the evening and disturb the surrounding neighborhoods.—Female , 65+*

## Comparing WSV and Fair participants

**WSV participants and recent Fair participants would choose to attend different events at the complex.**



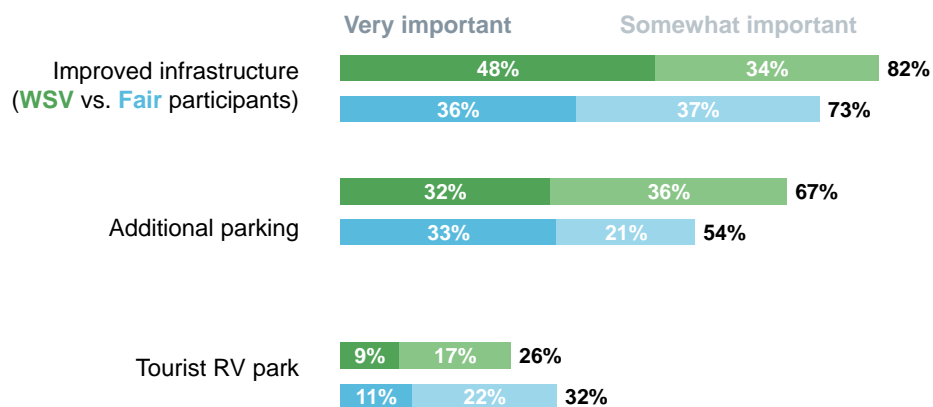
## WSV participants are less likely than Fair participants to say ag programs and events are very important.



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## Preferences for improving infrastructure are shared by both WSV and Fair participants.

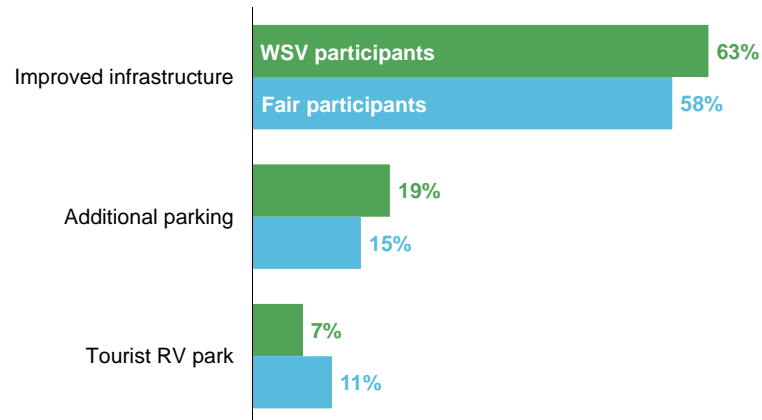


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**Additionally, all participants say they would *most* like to see improved infrastructure.**



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[www.dhmresearch.com](http://www.dhmresearch.com)

# Fair Complex Master Plan Update

For Washington County

## **APPENDIX : B**

### FOCUS GROUP MEETING SUMMARY

**Washington County Fair Complex  
Master Plan Update  
Focus Group  
April 2, 2019**

**Participants:** (4-H) Robin Baggenstos, Jan Harer, Janet Maxwell-Tilp, Dave Grossen, Pat Willis, Darcy Schaal, Jessica Lincoln, Meredith McMahon; (FFA) Jami Duyck, Meg Marchand, Allison Meadows, Kori Shackelford ; (Tualatin Valley Gem Club) Bill Harvey; (Portland Kennel Club Dog Shows) Jim Corbett; (Fair Board and FAC) Gary Seidel; (Veterans Car/Motorcycle Show) Lynn Kirwan (by email response)

**Team attendees:** Gail Sargent, Steve Mileham, Leah Perkins-Hagele, Walt Peck

**Issue/Question/ Comment Summary:**

**Site Layout**

- Concern that the livestock and horse area will be too concentrated if the multi-purpose buildings are side-by-side. Is there a way to spread the buildings out a bit?

**Circulation**

- Traffic flow when loading and unloading animals; need more than the current single access point
- Need improved access by the Armory off NW25th Avenue

**Multi-Purpose Building**

- Beginning in 2020, the Fair will be 10 days long with horses during the first five days and market animals the second five days; this impacts the total amount of barn space required; will be evaluated after each fair
- Are the buildings large enough to accommodate growth?
- Floor drains would be great
- Power supply must be ample
- Ventilation will be important
- Show rings should be inside, ideally in several corner locations
- How will partitioning work? Will need multiple exits
- Visibility into and through building is important; roll-up doors are key
- Hard floor surface is challenging for animals; if concrete make sure it's textured, asphalt would be okay for animals and trade events; mats or lots of shavings will be required
- Make sure to include wash racks and tack space
- Include bathrooms
- Accessibility, including wheel chair access, will be included
- Consider the visitor and buyer experience when considering people flow

**Show Ring/Arena**

- If show rings are outside, need to be covered due to heat; temporary is okay
- Arena proposal does not assume a major equine facility; focus is existing 4-H program
- Footing for horses is important and requires special attention for dirt mixture
- Ideally, warm-up area should be separated from arena for safety purposes

**RV Area**

- Will also need area for tent camping that can be adjacent to RV area

**Public Health**

- Will design to increase separation of food and animals; this a health issue that is being pushed by the State throughout Oregon

**Open Space**

- Dog shows require large outdoor space as well as indoor facilities

**4-H Horse Fair**

- Need schedule commitments for facilities to firm-up plans for 2020 and beyond



# Fair Complex Master Plan Update

For Washington County

## **APPENDIX : C**

### MASTER PLAN OPEN HOUSE RESULTS



## OVERVIEW

Purpose: gauge community support for proposed Master Plan Update.

- Opened Friday, May 10
- Closed Monday, June 3
- 1,700+ people visited the site
- 398 people responded



LRS  
ARCHITECTS

lange, hansen

LANDSCAPE ARCHITECTS PC



## COMMON THEMES

- **Broad support for much needed facilities**
- Want more details of size, surface, activities
- Concern about bay sizes, ability to be truly multi-use
- Tension between traditional agricultural and new urban uses
- Funding source / taxpayer dollars
- Concern that changes are phasing out the Fair



## MASTER PLAN – PHASE 1

Respondents: 385

Average score: 3.99

### Level of Support



(1) No Support

(5) Full Support



## MASTER PLAN – PHASE 1

### Multi-Purpose Bay

#### *Like*

- Flexibility of multi-use
- Continue agricultural heritage
- Safe space for people and animals

#### *Concerns*

- Bay is not big enough
- Mixing people and animals; bio-security



*"I like that it can host a variety of events and that it will update the barns. It will increase everyone's enjoyment of the fair and other events."*

## MASTER PLAN – PHASE 1

### Show Ring

#### *Like*

- Fills a critical need

#### *Concerns*

- Needs to be covered
- Keep current show rings
- Not big enough to provide for multiple species
- Not suitable for animal and non-animal events



*"This is essential. I would love for it to be a covered arena, but at least an open one is required to meet the current needs of the young citizens of this county."*



## MASTER PLAN – PHASE 2

Respondents: 355

Average score: 4.01

### Level of Support



## MASTER PLAN – PHASE 2

### Multi-Purpose Bay 2

#### *Like*

- Flexibility of multi-use
- The additional space is needed
- Continue agricultural heritage

#### *Concerns*

- Include in Phase 1
- Separate (breezeway) Bays 1 and 2
- Not big enough for multiple species
- Mixing people and animals; bio-security



*"Expanding the multi-purpose building will add more uses and allow for bigger shows or multiple shows to happen at the same time."*

## MASTER PLAN – PHASE 2

### Barns

#### *Like*

- Need to replace aging barns for safety

#### *Concerns*

- Include in Phase 1
- Not big enough for multiple species
- Mixing people and animals; bio-security
- Losing character with new facilities



*"I suspect they were due for a major overhaul and if the new construction is usable for more than what the barns were used for then it makes good sense."*

## MASTER PLAN – PHASE 2

### Central Plaza

#### *Like*

- A great community asset
- Flexible space for multiple uses
- Desire for concerts/ amphitheater

#### *Concerns*

- Needs more covered areas and trees
- Ensure public access
- How will it be programmed?
- Security and maintenance



*"I think that the Central Plaza would get a great amount of use. I think having an area to picnic would be great, as well as a place for outdoor concerts."*

## MASTER PLAN – PHASE 3

Respondents: 365

Average score: 4.05

### Level of Support



(1) No Support

(5) Full Support



## MASTER PLAN – PHASE 3

### Covered Show Ring

#### *Like*

- An important improvement for sun and rain protection
- Allows year-round use
- Cover, don't enclose

#### *Concerns*

- Needs to happen in Phase 1
- Ensure large enough for desired uses
- Needs seating



*"I like the idea of a covered show ring. Summers are hot and the youth/animals suffer if not under cover."*

## MASTER PLAN – PHASE 3

### RV Park

#### Like

- Great for exhibitors during events
- Year-round revenue generator
- Fills a need in the city/county

#### Concerns

- Keep the ball fields
- Security, cleanliness – for temporary stays only
- Dangerous crossing street to barns
- Too much pavement
- What amenities will be provided?



*"The RV park is a great place for exhibitors and may pull in more people to exhibit. When not being reserved for exhibitors for events, I would like to see that space be used as an RV park for the public..."*

## FAIR USE OVERLAY

### Fair Uses Adequately Supported

#### Yes

- More spacious, better organized

#### No

- Not enough parking
- Too much pavement/parking
- Don't remove ball fields
- Too much vendor space, not enough animal space
- Need more horse spaces, show rings, warm up, rodeo/arena
- Questions about specific fair activities/uses





## TAKEAWAYS

- Strong community support for Master Plan concepts:
  - Multi-use / multi-user
  - Replacing aging facilities
  - Continuing agricultural heritage
- Some concerns raised should be considered by the County at the time of implementation
- Some concerns raised will inform the County's communications and education efforts going forward



# Fair Complex Master Plan Update

For Washington County

## **APPENDIX : D**

### EXISTING FACILITIES UPDATE - EXECUTIVE SUMMARY

BY S|EA ARCHITECTS

## Executive Summary

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In 2009 the Washington County Fair Complex retained Scott | Edwards Architecture to evaluate the existing condition of the Fair Complex buildings in regard to general compliance with current codes. The Owner (Washington County Fair Complex) has requested an update of the 2009 Facilities Assessment Report to document: current condition, code compliance, potential upgrades with estimate of construction cost, estimate of replacement cost, and assessment of remaining useful life. This study reviews the current general compliance of the existing facilities with the 2014 Oregon Structural Specialty Code in relation to fire/life safety, accessibility, seismic, lateral and electrical systems.

### **Process / Criteria:**

This study is based on general visual observations conducted during a site visit October 18, 2017 and conversations and descriptions from the Fair Complex personnel and available drawings (see appendix).

The size of each building listed is estimated based on aerial photos or available drawings, no field measurements were taken. Construction drawings were not available at the time of our visits and it is unlikely that original construction documents exist. Concealed problems with the construction of the buildings may exist that cannot be revealed through our review. All the buildings are assumed to be currently used for their originally constructed purpose. Occupancy Classification for the barns is based on the email from City of Hillsboro, dated March 2, 2009 (see appendix). The Occupancy Classification and Construction Type for all other buildings shown are based on descriptions from Fair personnel along with the visual inspection and will require further evaluation to be verified.

### **Additional Upgrades:**

In addition to code compliance issues, this report contains a list of potential maintenance and facility upgrades to several of the buildings. This list is based on our observations and discussions with the Fair staff. These items are outlined in Section 5: Estimated Improvement Costs.

### **Applicable Codes:**

2014 Oregon Structural Specialty Code

2014 Oregon Electrical Specialty Code

### **Facilities included in this study (See Key plan in Section 4 for locations):**

Main Exhibit Hall	Dairy Barn East
Cloverleaf Building	Restroom Building
Poultry Barn	Goat Barn
4-H Barn: North	Sheep Barn
4-H Barn: South	Show Ring
Dairy Barn West	Auction Ring
Milking Parlor	Friendship Hall

## Executive Summary (con't)

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### Conclusion:

The purpose of this investigation was to determine the condition of each building in comparison to minimum fire / life safety, accessibility, structural / seismic and electrical performance levels as prescribed by the currently adopted codes. Observations, conclusions, and recommendations contained in this report reflect our best professional judgment based on limited visual observation.

Each of the buildings reviewed have numerous issues in regards to meeting current code. In some cases, it is our opinion they represent a severe hazard to occupants.

In regard to required upgrades and improvements to meet current code, if the building's use is not changing, improvements are not required to bring it into compliance with current code unless deemed unsafe by the local jurisdiction.

The findings are as follows (See Section 4: Building Evaluations for more detailed evaluations and recommendations on each building):

#### Main Exhibit Hall

Based on our visual investigation, we believe this building represents a severe life safety hazard to the public based on significant structural and seismic design deficiencies of the building structure. The deficiencies include inadequate roof diaphragm for transfer of seismic loads to the exterior walls, inadequate attachment of the walls to the roof and inadequate reinforcing in the CMU walls. Interior structural columns have been removed without properly modifying the roof structure to accommodate the longer spans. The roof framing is inadequate for design level snow and wind events. In addition, the wood roof structure is significantly overstressed and does not have the FS [factor of safety] required to maintain the minimum safety standard for the building. This represents a severe hazard to occupants. We recommend no occupancy until the required structural upgrades are complete. Vertical and lateral structural upgrades to the building, complying with current code requirements, should be implemented prior to its use.

Estimated Useful Life: The Main Exhibit Hall represents a severe hazard and is not recommended to be occupied without necessary upgrades. With the necessary improvements made, we would anticipate that the building would be usable for another 20 years. However, it is our understanding that the building will be demolished when the new exposition building is completed in 2020.

#### Cloverleaf Building

This building is in relatively good shape with the exception of the interior unreinforced masonry portion of the building which represents a severe life safety hazard to the public based on seismic design deficiencies. Lateral structural and seismic upgrades to this building, complying with current code requirements, should be implemented prior to its occupancy.

Estimated Useful Life: With the necessary repairs and proper maintenance and upkeep, we anticipate the building should be usable for another 20 years.



## Executive Summary (con't)

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### Poultry Barns & 4-H Barns

These buildings are in general non-compliance with current code requirements and vertical and lateral structural and seismic upgrades to the buildings, complying with current code requirements, should be implemented prior to their use.

Estimated Useful Life: These buildings are in fair condition with an estimated useful life of 7 years. With the necessary improvements and repairs, we would anticipate the useful life would be extended for another 30 years.

### Show Ring & Auction Ring

Based on our visual investigation, we believe these buildings to be in good condition if classified as an agricultural building but in general non-compliance with current code requirements for a public use classification. If the classification changes, structural upgrades would be required to meet current seismic design requirements.

Estimated Useful Life: These buildings are in fair condition with an estimated useful life of 10 – 15 years.

### Goat Barn

Based on our visual investigation, we believe this building to be in fair condition if classified as an agricultural building but in general non-compliance with current code requirements for a public use classification. If the classification changes, structural upgrades would be required to meet current seismic design requirements.

Estimated Useful Life: This building is in fair condition with an estimated useful life of 7 years. With the necessary improvements and repairs, we would anticipate the useful life would be extended for another 30 years.

### Sheep Barn

Based on our visual observations, this building is in very poor condition and represents a severe hazard to occupants due to significant structural and seismic design deficiencies. This building should not be used until all necessary repairs are complete. The repairs will be extensive and will require a significant financial investment. It is our opinion that it is not worth the investment and the building should be removed and replaced.

Estimated Useful Life: This building has reached it's useful life and we recommend removal and replacement.

An alternative to consider in lieu of replacement would be to build a new concrete slab the same size as the building and rent a tent for use during the Fair. This would likely be a more cost effective option over the next 20 years.

## Executive Summary (con't)

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### Dairy Barns West & East and Milking Parlor

Based on our visual investigation, we believe the Milking Parlor represents a severe life safety hazard due to significant structural and seismic design deficiencies and should be repaired prior to occupancy. Based on our visual investigation, the Dairy Barns appear to be in fair condition if classified as an agricultural building but in general non-compliance with current code requirements for a public use classification.

If the classification changes, structural upgrades would be required to meet current seismic design requirements.

Estimated Useful Life: These buildings are in fair condition with the exception of the Milking Parlor. We would estimate a useful life of 7 years. With the necessary improvements and repairs, we would anticipate the useful life would be extended for another 30 years.

### Restrooms

Based on our visual investigation, we believe this building represents a severe life safety hazard to the public due to significant structural and seismic design deficiencies. Vertical and lateral structural upgrades to the building, complying with current code requirements, should be implemented prior to its use.

Estimated Useful Life: This building is in poor to fair condition with an estimated useful life of 7 years.

### Friendship Hall

This building's infrastructure is in relatively good shape. Recommend immediate structural / seismic upgrade at the roof. The exterior envelope (roof) needs replacement in the near future.

Estimated Useful Life: This building is in good condition with an estimated useful life of 15 years.

### Site Work

The condition of the existing driveways are in fair condition with some cracking and spalling. We recommend replacement in the next 5-10 years or add a top coat that will need to be maintained on a 5-7 year basis.