

Washington County Fairgrounds and Expo Center Master Site Plan

This project was made possible by the tireless devotion of the Washington County Fair Board Members, Stockholders, County Staff and Officials and numerous volunteers groups throughout the County.

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Executive Summary

Washington County Fairgrounds and Expo Center Master Plan

The Washington County Agricultural Fairgrounds and Expo Center is the historic hub of the County's annual agricultural fair and home to numerous community and regional vents throughout the year. Located approximately 2.5 miles north of the City of Washington, the Fairgrounds are centrally located within the County and is accessed by Interstates I79 and I70.

The Fairgrounds currently contain an extensive network of buildings, barns, indoor and outdoor arenas, a race track, grandstands and exhibit halls. Many of the existing buildings are currently used for year round activities such as a circus, auctions, youth activities, 4H activities, performances, and exhibit shows to name a few. Additionally, many of the barns are used to board horses throughout the year as well. The boarding of horses not only generates a steady income for the Fair Board, but also brings activities to the Fairground which otherwise may not materialize.

Recognizing that a number of the buildings at the Fairgrounds are reaching the limit of useful age along with certain limitations such as ADA accessibility, usable acreage, vehicle accessibility and event parking, the County and Fair Board decided to prepare a master plan. In 2010, the County solicited the services of Herbert, Rowland & Grubic, Inc. to assist with the development of a long-range master plan. The goal of the plan was to complete a comprehensive evaluation of the facilities at the Fairgrounds, obtain input from key stakeholders and create a vision to chart the future of the Fairgrounds.

At the completion of the planning process, the master plan that evolved outlines an extensive list of improvements which will not only serve to make the Agricultural Fair more successful, but also create a regional year-round destination.

Plan Recommendations

Based on the community needs and the development potential of the property, the following list of improvements are proposed in the master plan:

- ❖ Eight new Halls/Barns to be built as multi-use shells to allow for a multitude of uses.
- ❖ One new show arena.
- ❖ Installation of a canopy over the existing grandstand to expand the use of the grandstand area throughout the year.
- ❖ Development of a uniform architectural style for all new buildings and rehabilitation to existing buildings.
- ❖ Conversion of existing Draft Horse Barn into an Agriculture History Museum.
- ❖ Development of a performance hall with seating and stage to accommodate both Fair week and year-round events/performances.
- ❖ Development of a pavilion with restrooms and kitchen area.
- ❖ Consolidation and expansion of the RV parking area for Fair week use.
- ❖ Improved service access to rear of property.
- ❖ Expanded parking areas to better serve both fair week and year-round parking needs.

- ❖ Development of equestrian riding trails in the wooded area to the northern portion of the property.
- ❖ Working with the Pennsylvania Trolley Museum, expand the existing trolley platform at the main entry gate to improve pedestrian and trolley-goer safety.
- ❖ Develop a new ticketing booth to the east of the trolley tracks to eliminate pedestrian/trolley conflicts.
- ❖ Develop a pedestrian trail to funnel Fair goers, who park in the field lot to the east of the fairgrounds, to the ticketing booth. This trail will also extend to Main Street which is an existing designated Bicycle Route.

Implementation and Phasing

With the size and scope of the proposed improvements, the implementation of the master plan is a process that will logically be developed over the course of many years. To outline a logical progression of development, a phased implementation plan was created with much care and thought. One of the major concerns with the development of the proposed improvements is that there be little to no impact to the Fair. As such, the phased plan aims to develop areas and facilities prior to the demolition of existing facilities which the new will replace. By doing this, there will always be a place for the animals and /or exhibits come fair time. Additionally, the phased approach allows for the logical and timely development of each phase so as to prevent duplication of efforts.

The following provides a brief review of each phase as well as the estimated cost of development for each phase:

Phase One - \$2,816,754.40

- ❖ Parking and circulation improvements
- ❖ Excavation for development of ½ of proposed horse barn
- ❖ Construction of first half of the proposed horse barn

Phase One A - \$4,194,310.00

- ❖ Rock excavation required to lower grade and make north-central portion of the site “pad ready” for future phases of development

Phase Two - \$3,287,238.10

- ❖ Development of Performance Hall
- ❖ Development of second half of the proposed horse barn
- ❖ Conversion of Draft Horse Barn into Agricultural Museum
- ❖ Development of new hall/barn adjacent to existing arena
- ❖ Construction of pavilion adjacent to John White house along with service access route and parking area
- ❖ Installation of pedestrian path in field parking area
- ❖ Development of new ticketing booth, expanded trolley platform and new bridge at main entry gate

Phase Three - \$4,879,058.10

- ❖ Development of five barns/halls adjacent to the existing arena

- ❖ Development of vehicular access routes to rear of arena complex
- ❖ Development of proposed RV parking area with associated utility improvements
- ❖ Construction of maintenance garage adjacent to the existing grand stands

Phase Four - \$ 4,960,616.75

- ❖ Installation of canopy over existing grandstands
- ❖ Development of proposed arena and two barns/halls
- ❖ Roadway improvements at Old Hickory Road and Main Street
- ❖ Surfacing of parking lots to road of proposed arena

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Chapter 1

Background Information

The economic and social impact of agriculture is as prevalent in Washington County today as it was over two hundred years ago with the first agriculture fair. The first agriculture fair was held in October of 1798, in the City of Washington, and was comprised of a one day exhibition of cattle and sheep held for the purpose of sale.



Between 1798 and 1911 a variety of agriculture associations held fairs at various locations throughout the County. In June 1911, the Washington Fair Association was chartered with the first fair exhibition being held at Arden Downs, approximately two and a half miles north of the City of Washington. It is this location on which the Fair has been held for the last one hundred years.

Over the last one hundred years the Fairgrounds have evolved from the location of an annual agricultural fair to a year-round regional destination. With a variety of facilities, including an arena, race track with grand stands, numerous barns and halls, the Fairground plays host to numerous functions throughout the year. Several of the halls are utilized as rentals for functions such as wedding receptions, business shows, auctions and exhibits of all types. Many of the barns on the property are rented to individuals who board horses all year long. Many of the boarders are attracted to the facility for the use of the race track. A trotting track that predates the Fair on this property, is attractive for training and exercising horses, many of which race at the nearby Meadows Casino and Race Track. A unique partnership, boarding not only brings activity to Fairgrounds throughout the year, but also a steady stream of revenue.

Another important partner is the Pennsylvania Trolley Museum. Located across Main Street from the Fairgrounds, the Trolley Museum is a regional destination and attraction in and of itself. However, during the Fair, the Trolley Museum partners with the Fair Board and provides trolley service to transport Fair-goers from remote parking lots. This provides not only a unique attraction to the Fair experience, but also serves the very practical function of easing traffic congestion and meeting additional parking demands.

The Fair and the Fairgrounds are as integral to the social fabric of the County today as they have been for the two hundred plus years. The facilities and needs have changed many times since the first Fair was held, but the fact that the Fair and the grounds are as vibrant as they are today is a testament to the importance of this facility in Washington County.

Community Statistics

Roughly 861 square miles in size, Washington County is home to approximately 207,820 residents (per the 2010 US Census). The County is located in the south-western corner of the State and is, in part, an integral part of the greater Pittsburgh Metropolitan area. The County is bordered by Allegheny and Beaver Counties to the North, Westmoreland and Fayette Counties to the east, Greene County to the south and the State of Ohio to the west.

The county is a dynamic grouping of communities, both urban and rural. Over the last twenty years, the County has seen rapid growth in several municipalities as a result of both families and businesses relocating outside of Allegheny County to take advantage of the resources available in Washington County as well as a lower tax structure. Much of this growth has centered along the Interstate 79 and 70 corridors in the central and north-central portions of the County.

However, even with the growth that has been seen in recent years, the historic social and economic drivers of Washington County are still alive and well. The County has had a long history as a producer of raw materials and resources. This sector is still vital to the livelihood of many County residents. Driving through the County, however, what one may be most struck by is the vast number of family farms that thrive within the County. It is the agricultural heritage which continues to have a profound impact on the social and economic fabric of the County.

According to the 2007 USDA's Census of Agriculture almost 330 square miles of the County are considered lands in farm. This means that over 38% of the Counties land mass is actively farmed (211,053 acres). This massive land mass is consolidated under 2,023 farms with an annual market output of \$28,649,000 (2007 USDA Census of Agriculture). The full economic impact of agriculture within the County and region is unknown, but the secondary and tertiary impacts of a twenty-eight million dollar a year industry is critically important to the economic vibrancy of the County.

The overall importance of agriculture to the communities of Washington County is not only economic and historical, but also social. The social fabric of much of the County is tied either directly or indirectly to agriculture. Once this is recognized, the importance of the County Agriculture Fair is realized. It is this Fair which unites the agricultural communities of the County and provides the central gathering space for social interaction; the dispersion of ideas and methods; education; competition and activism.

County Facilities

The County controls numerous facilities providing a variety of services to resident of the County. For the purposes of this plan, focus will be given to the recreation facilities which the County owns and operates. The following table provides a list of County owned recreation facilities, including the size and general use of each facility.

**Table 1.1
County Recreation Facilities**

Name of Facility	Size (Acres)	General Use
Mingo Park	2,400	Trout fishing, historic bridges, trails, playgrounds, pavilions, multi-use fields
Cross Creek Park	2,400	258 Acre Lake, pavilions, playgrounds, boat launch, docks, fishing, trails
Ten Mile Park	25	Pavilions, playgorunds, boat lauch
Community Recreation Resource		
Panhandle Trail	17 (miles)	Walking/biking rail-trail (29 total trail miles - in and outside of County)

Existing County Planning

Washington County has historically taken a proactive approach when concerning planning efforts. This can be seen in the list of planning documents below, with many of these having been completed or updated in the not to distant past.

Washington County planning information:

- ❖ Stormwater Management Ordinance - 2011
- ❖ Comprehensive Plan - 2005
- ❖ Comprehensive Recreation, Parks and Open Space Plan - 2000
- ❖ Greenways and Open Space Plan - 2007
- ❖ Master Site Development Plans for County Parks - 2000

Chapter 2

Public Input Process

Public input is the cornerstone of all master planning processes. It is the solicitation of community input upon which the entire master planning process ultimately rests. In order to ensure that an open line of communication was established and remained open during the entire master planning process the study committee, County staff and consultants worked diligently to keep the project in the community eye.

This was done by conducting regular public meetings and exhaustively advertising for each of these meetings through various media outlets. Local newspapers provided a vehicle of communication with regular coverage of public meetings, meeting announcements etc. Beyond this source, the Fair Board and County websites were also utilized for general announcements as well as an online survey.

The following provides a detailed account of the various community input processes implemented and the results of these processes. It is through these various methods that the project team and the study committee ensured the voice of the community was heard in the planning of the Fairgrounds.

Public Meetings

Two public meetings were held as part of the planning process. Each meeting was advertised through various community outlets including local newspapers, the County website and at other public meetings held at the Fairgrounds. All meetings were held on a weekday evening at the Fairgrounds to ensure meeting times were convenient.

The first meeting was held on September 1, 2010 and was the project kick-off meeting. This meeting was facilitated by the consultants in order to gain as much information as possible. A modified Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise was conducted. This allowed for public interaction to solicit information in a non-confrontational manner in which everyone had the opportunity to speak freely.

The following tables provide the lists as recorded:

Table 2.1 provides the input gathered at the November 16, 2010 meeting.

<p>Strengths</p> <ul style="list-style-type: none">• Golf carts for movement of elderly/disabled during the Fair.• The Draft Horse Barn should be saved due to historic character. Can be restored for other type of use.• The 4-H is integral to the Fairgrounds• The 4-H light-horse events are unique to this Fair.• There are many good partnership opportunities with businesses and associations within the County. These groups may be important to aid in the development of new facilities.• The volunteer Fair Board
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Weaknesses:

- There are no guidelines for long-term rentals.
- Parking during non-Fair events is a “free for all”
- Parking for Fair exhibitors at the top of the hill is not adequate.
- There is no separation of animal venues from parking areas.
- Lighting
- Fair event parking is congested and slow to move at closure of Fair each day.
- Electrical service at overnight camping area is insufficient.
- Camping area is limited due to conflict with the sport shooting range.
- Camping area is limited due to existing water service.
- There is no separation of the grandstand from the Fairgrounds – limits opportunities for fee based events at grandstand.
- There are safety issues pre and post Fair with the loading and unloading of animals along the main access route through the Fairgrounds.
- No stage at the grandstands for year-round events.
- Major pedestrian/livestock issues when moving animals from the market livestock and hog barns to show arena.
- The side access road to the top of the hill is a limitation for access to barns by exhibitors during the Fair – simply too congested.
- The bridge at the main pedestrian entry is simply too small to move all the pedestrian efficiently during the Fair.
- Pedestrian bridge needs to be wider to accommodate pedestrians and mobility assistance carts.
- The weight scales at the race track are very close the concessions building – potential safety issue.
- Some minor issues with vandalism/theft.

Opportunities:

- The use of portable stalls will allow multiple uses with easy conversion of barns.
- Remove the Malone Barn and Entertainment Tent to allow for community events and parking.
- Add a roof to the grandstand.
- Fence off the grandstand to allow controlled entry points for non-fair events.
- Potential for year-round camping – there is a demand due to gas industry.
- The open area above the barns would be good parking for the Fair.
- Develop a barn replacement plan.
- Opportunity to move some uses across Arden Road to develop the parking area (which has level ground)
- Potential to close Arden Road to thru traffic during the Fair – create a safer pedestrian access point to Fairgrounds.
- Enhance the pedestrian access point from the parking field.
- Add a second bridge to ease pedestrian traffic congestion at the pedestrian access point from the parking field.
- Investigate the viability of a composting program to generate revenue from the manure generated by the year-round horses boarded at the Fairgrounds.
- Create an access road to the horse barns and race track along the old Waste Management driveway.
- There needs to be a common architectural style to new buildings. Potentially a “traditional” agricultural building style.
- Involve various Agriculture agencies to inform the design needs for each species of animal.
- Make livestock movement a visible part of the Fair. People want to see livestock move from the barns to the show arena.
- Need to improve the facilities for those who live at the Fairgrounds during the fair, ie. Larger bathhouse.
- Need more opportunities for the light-horse boarders at the Fairgrounds. Need more riding facilities, improved storage and tack areas, need a covered location to work horses when arena is not available.
- Opportunity to promote one day track rental for race horse training (same day trailer in and out)

One additional public meeting was held to inform the public and obtain feedback on the proposed recommendations of the draft master plan. The presentation was held from 2:00pm to 7:00pm on May 10, 2012 and was conducted as a public open house held at the Fairgrounds. Two formal presentations were held at 5:00pm and 6:30pm and provided a detailed discussion of the plan. Feedback from both the open house and public presentation was recorded and helped to inform several additional revisions to the final master plan. A copy of the findings of the open house and presentation are provided in the appendix of this document.

Key Person Interviews

A key person interview is a very useful way to contact key stakeholders and conduct a one-on-one interview with the individual. These interviews provide an opportunity to focus on specific issues with a method that fosters frank conversations.

The committee was asked to provide a list of twenty individuals for the consultants to contact. The consultant facilitated each phone interview with the key persons and recorded the responses as appropriate. The consultant utilized a set list of questions to facilitate the interviews so that each individual had the opportunity to provide comment on the same issues/concerns.

Of the twenty individuals provided, the consultants were required to contact and interview fifteen individuals. Unfortunately, after repeated phone calls, messages and non-returned calls, the consultants were able to interview eleven of the twenty individuals listed. Three individuals were contacted numerous times with no response. One individual refused to answer the questions while the remaining individuals on the list were from organizations actively engaged in the master plan process and study committee. The individuals were not interviewed as the process would have been repetitive.

A complete recording of the key person interview process, including full results and a list of individuals is provided in the appendix. The following provides a general overview of the collective results of the key person interview process.

Of those interviewed, two do not use the facilities, while the other nine do use various facilities at the fairgrounds. The Expo center, exhibit hall, show ring, barns and John White House were all equally used. Ten of the eleven individuals have attended programs at the fairgrounds with the Washington County Fair being the most popular program.

It is felt that the youth and teens ages eight through eighteen are the best served by the facilities and programs at the fairgrounds. The seniors are felt to be the least served. This is primarily due to the topography of the fairgrounds making it difficult for seniors to walk to the different facilities.

The majority of those interviewed would like to see new facilities at the fairgrounds, including new barns, restrooms, better parking, and indoor facilities. Other improvements include: better handicap accessibility, better grandstands, better amenities for animal care, better lighting, and better signage.

The interviewees would like to see a vast variety of programs and activities at the fairgrounds. Keeping the fairgrounds programs agriculture related, especially through

keeping the children involved is very important. Bringing programs in, such the rib cook off, concerts, auctions, and gun shows is an important part of bringing people to the fairgrounds. These have been provided in the past and it is recommended to continue providing these activities along with others.

Many believe that parking and access is a problem for the fairgrounds. It is felt that paving or stoning the roadway, developing traffic patterns, improving the bridge access from the parking area, creating more permanent parking areas, and improving ADA access would resolve many of the issues.

Funding is almost always perceived to be the key issue hampering the development of facilities and recreation opportunities. This is very true, but it can be partially overcome by being resourceful in finding ways to obtain financing, help and services. Other areas hampering the development were also mentioned, such as, lack of county involvement, and volunteers trying to do everything.

Nine of the eleven interviewees feel that partnerships are vital in reducing the financial burden in providing quality programs and facilities at the fairgrounds. Numerous suggestions, concerning who the fairgrounds should partner with, on how to expand recreational opportunities were provided. The County and the Trolley museum are the two partners most often recommended. Other suggested partners include; schools, the township, 4H and the historical society. A variety of suggestions were made as to how these groups could work together, but the most common theme is to partner through financing and marketing.

Most feel that the area around the John White House should be preserved for historical use even though the space is limited. Improvements should be made to this area that relate to the history of the house, such as, improving the entrance, placing border fencing, providing thematic displays, and bringing in various demonstrations, i.e. blacksmith.

Although there is some sentimental value to certain buildings, it is felt that none of the buildings should remain just for sentimental reasons due to their poor and hazardous conditions. The cost of repairs is often more prohibitive than replacing a building and should be taken into consideration along with the aesthetics and safety at the fairgrounds.

Six people feel that a manager is needed to improve the overall operation of the fairgrounds. One felt that a manager is not needed, while the others were concerned about the cost of paying a managers salary. It was felt that a manager would be able to devote a full effort to improving and promoting the fairgrounds. (It must be noted that the Fair Board hired a full-time manager in 2011.)

Although some feel that the current maintenance is not adequate, most feel that the staff does a good job considering the limited resources they have to work with.

ADA accessibility is a problem at the fairgrounds, although it is handled fairly well during the County Fair. Providing better transportation throughout the fairgrounds, improving topography with proper trails/walkways, and providing better restroom facilities were important aspects in improving things to adequately accommodate those with special needs and the elderly.

Everyone hopes to see at least some, if not significant improvements to the fairgrounds in the next five to ten years. Most would like to see new facilities and more programs. Everyone thinks that improvements are necessary and that something needs to be done soon rather than just talking about it.

Ten of the eleven interviewed were aware of the sportsmen's club shooting range, but not aware of the fact that the shot was travelling into the camping area at the fairgrounds. In order to rectify this problem, eight thought that the range should be redesigned to eliminate this problem.

Community Survey

Although not a part of the original scope of work, it was decided by County Staff and the Study Committee that an online, web based survey would be a logical addition to the public input collection process. The theory behind this was rooted in the fact that the Fairgrounds serve the entire County and not just the communities immediately surrounding so a web based survey offered a vehicle to solicit input over the same geographic area.

Unfortunately, only eighteen responses to the online survey were collected during the six months that the survey was open. Despite advertisements and announcements from the County and the Fair, the survey did not appear to resonate with residents of the County and due to the low response rate, the data collected does not provide enough depth to be statistically useful. As such, the results of the survey will not be discussed here and were not used in the decision making process associated with the master plan development.

For the purposes of archiving the master planning process, a copy of the survey questions as well as the responses to the survey are provided in the appendix of the report.

Study Committee/working Group Meetings

To ensure that the project remained on a direct and steady course and to keep an open line of communication, regular study committee meetings were held. The committee and the associated working groups represent the core of the decision making process. Working with the consultant the committee members evaluated each alternative and made the decisions as to which facilities should be developed to meet the immediate and long-term needs of the Fairgrounds.

Due to the large size of the study committee, a smaller working group was formed once the master plan concept was approved by the larger committee. The working group was made up of approximately five individuals from the larger study committee. The smaller working group was able to focus in on the specific recommendations and deliberate about the details which were necessary to build the draft master plan.

The following is a list of meeting dates which correspond to the meeting agenda and minutes provided in the Appendix of this document.

September 9, 2010 – Study Committee Meeting

November 4, 2010 – Study Committee Meeting

February 28, 2011 – Meeting with Fair Board
 March 3, 2011 – Study Committee Meeting
 March 9, 2011 – Meeting with County Commissioners
 March 23, 2011 – Meeting with Shooting Club
 June 28, 2011 – Working Group Meeting
 July 25, 2011 – Working Group Meeting
 September 14, 2011 – Meeting with County Commissioners
 January 23, 2012 – Meeting with County Commissioners
 February 13, 2012 – Meeting with Fair Board
 March 29, 2012 – Meeting with Fair Board
 April 4, 2012 – Meeting with Fair Board
 April 23, 2012 – Meeting with Fair Board
 May 10, 2012 – Study Committee Meeting
 May 10, 2012 – Public Presentation

At the first study committee meeting a brainstorming exercise was conducted. This exercise identified major issues, opportunities and desires as identified by the study committee members. Many of the issues identified are very important and assisted in shaping the final master plan. The following table provides a tabulation of the information generated as part of the brainstorming exercise.

Tables 2.2 provide the input gathered by the Study Committee at the September 9, 2010 meeting.

Strengths & Opportunities
<ul style="list-style-type: none"> • Potential to connect Fairground to the Montour Trail • Trolley Museum currently transports 5,000 passengers to and from the Fairgrounds and the auxiliary parking lot each year. • The Trolley Museum's auxiliary parking lot is a great asset for parking during the Fair. • Agricultural heritage is an important part of the Fair and in the County. • Agriculture and tourism are the two most important economic factors in the State. How can these two avenues be brought together in this study. <ul style="list-style-type: none"> • Agricultural heritage • Trolley Museum • Oil/Mining Heritage • The Fair Board and County Tourism agency should partner together to better promote what is here. • The 4H and Grange could be a great resource for the Fairgrounds and could be more engaged in the facility. • The existing facilities are used as overflow boarding for the Meadows. • Opportunity to create a uniform signage type and "look." • Potential for a hub and spoke type arena (a central arena with radial barns and stables off the hub.) • This is an agricultural fair, must not lose the integrity of this mission. • Opportunity to develop an agricultural heritage area for the demonstration of old machinery, equipment and methods. • The existing gardens are an asset to the Fairgrounds that are maintained by a volunteer network. • Opportunity to expand the garden areas throughout the Fairgrounds. • IN excess of 500 events were held at the Fairgrounds last year with attendance in excess of 500,000. • Offseason events are currently keeping the Fairgrounds solvent. • Could the existing camping area be expanded to provide year round

recreational camping?

- Currently, the water system is not set up for winter use.
- The shooting range is uphill of a portion of the camping area; this may limit the expansion of camping facilities.
- There are a number of local corporations which may be valuable resources for partnering on future development. Opportunities for donations, sale of naming rights, etc.
- This Fair is one of the few remaining County wide social events. As such, there is an opportunity to build on the sense of community and County identity.
- There is an opportunity to explore the use of “Green” technologies and techniques at the Fairgrounds.
 - Wind generation
 - Solar generation
- Opportunity to expand programs. Could include:
 - Quilting
 - Gardening
 - Canning
- Opportunity to expand partnerships:
 - Colleges and Universities could offer classes at the Fairgrounds.
 - PSU AG Extensions (currently 960 kids in the 4H program) – currently the AG Extension is a big user of the Fairground facilities which are open to 4H at no cost.
 - Boy/Girl Scouts
- The Fairgrounds could be developed to house all County Agriculture Offices, AG Extension, etc.
- Become a central location for any farmer to visit these agencies.
- A facility of this type would need to be located along the perimeter of the Fairgrounds with independent access.
- This plan must provide the volunteer Fair Board with a tool to help generate revenue, and detail long-term maintenance.
- Any proposed development must accommodate ongoing operations of the Fairgrounds so as not to close Fairgrounds while improvements occur.
- Opportunity to provide broadband access, Wi-Fi, on the Fairgrounds.
- Concessions during the Fair are a popular attraction.

Weaknesses & Needs

- Improvements to the trolley platform are needed to increase the size and appearance.
- Improvements are needed to the bridge and entry area near the trolley platform.
- Parking –
 - Many areas of “bottleneck” slow traffic movement.
 - Look at improved signage as a way to improve traffic flow.
 - Turning lanes would greatly improve access to facility.
 - Day-to-day parking is not organized.
 - Need for added parking to accommodate daily events.
 - Need adequate parking to accommodate multiple events going on at one time, i.e. a wedding and a seminar.
- ADA parking is limited to areas near the side gate, the trolley platform and behind the barns at the top of the hill.
 - There is a need to improve the location and quantity of accessible parking areas.
 - There is a need to improve accessible routes from parking areas to facilities.
 - The bridge near the entry needs to be widened to better accommodate

- motorized carts.
 - Need a way to better transport people, specifically the elderly and those with disabilities, within the Fairgrounds during large events.
 - A tram system
 - Designated pathways for golf carts.
 - Rubber tired carts – potential partnership with other regional fairs to share these carts (spread out the cost of purchase)
 - The Fairgrounds are intimidating to the elderly and those with disabilities due to the topography. This is a big limitation and likely prevents many from attending the Fair and other events.
- The horse arena and track has flooding and drainage problems.
 - Look into the impact Ivan had to this area.
- Need to create a “look” or architectural theme for future facilities.
- A roof on the grandstands would be an improvement for users and could be of a style reminiscent of the classical grandstands.
- Need to provide more youth opportunities/activities at the Fairground – more youth will bring more adults and thus more activity to the Fairgrounds throughout the year.
- This plan must account for the current plans to replace the existing horse barns.
 - Two horse barns are currently out for bid and will be constructed in 2010-2011.
 - Many of the existing barns are in need of repair or replacement.
- Need to improve the entry signage to the Fairgrounds.
- Promote year round use of facility.
- The business model of the Fairgrounds must be reevaluated to explore ways to run the operation more like a business, to better capitalize on the diversity of uses and users at the Fairgrounds and to improve revenue generations.
- Need to develop a usage and marketing plan in order to better market what is available.
- The traditional development model has been ad hoc with facilities placed where they best fit. This has created a somewhat disorganized layout to the Fairgrounds.
- There is a need to identify revenue generating opportunities with facilities and events.
- The business aspects of the Fairgrounds could require a fulltime business manager.
- There is a need to evaluate existing sewer infrastructure to determine if it will handle what is here already as well as any future development.
- Stormwater runoff is a big problem.
- Lighting is a big problem. Many areas are poorly lit especially in the parking areas around the existing buildings.
- There is a need for a long-term maintenance plan.
- All proposed development must take into account the ability for long-term upkeep and maintenance.
- All new buildings should have the ability to be temperature controlled.
 - Temperature control will increase rentals.
 - Temperature control will have benefit to certain Fair events such as the floral displays, etc.
- Need to have landscaping and trees in the Fairground to provide shade. Mature trees would be a big benefit to Fair patrons.
- A Fair-wide public announcement system to allow emergency announcements.
- Restrooms are in need of improvement.
- Need more restrooms.
- Need to work with a professional grant writer to leverage all grant funding opportunities.

Chapter 3

Facility Inventory

To plan the future development of the Fairgrounds, the project team must first gain a broad based understanding of the facilities and physical character of the property. This inventory and assessment is the second most critical component of the master plan process, second only to the community input process. This is due to the fact that in order to make wise decisions for the placement of facilities and use areas within the Fairgrounds, the consultant team must have a complete understanding of the natural resources, cultural resources and existing built environment. This process includes an exhaustive inventory, evaluation and assessment of the existing buildings and facilities to determine the condition of each facility. This process informs the decision making process and helps to determine whether or not each existing facility is in adequate condition to remain, or conversely if the facility requires improvement or removal all together. In addition to facilities, a review of available utilities was conducted to determine if sufficient capacities are available.

Equally important to the evaluation of the Fairground's built environment and infrastructure, a detailed understanding of the natural features of the Fairground is critical in the development process of the master plan. Several key areas such as the topographic and soil characteristics, vegetation and hydrologic patterns and specific natural characteristics are all evaluated. This evaluation is important to ensure that all proposed improvements respect the natural features of the site. In addition, specific natural characteristics or features such as a woodland, waterfall, rock outcroppings, wetlands, riparian corridors, etc are identified. These resources can provide opportunities for the development of trails, destinations along trails and natural/interpretive educational locations.

The following chapter is broken into three distinct areas. An existing conditions map has been provided in the first section as a means to provide the reader with a general picture of the property. An aerial photograph of the Fairgrounds is also included in this section and better illustrates the existing use areas.

The second section explores the natural and cultural features of the site. This section provides brief descriptions of the process and use of each layer of information as well as a map illustrating the specific features at the Fairgrounds.

The final section is a synopsis of the inventory and assessment process completed in the fall of 2010. This inventory first examined the specific use areas, the facilities in each area as well as the support facilities throughout the Fairgrounds. This section is further supported by a list of recommendations which was developed as a result of the inventory. The recommendations are an important component in the master plan process and informed, to a great extent, the development of the schematic and ultimately the final master plan.

Existing Conditions

As the existing conditions plan and aerial photo depict, the Washington County Fairgrounds and Expo Center is an expansive complex which sprawls over 150 acres in Chartiers Township. The grounds are located at the intersection of Main Street and Arden Road. Arden Road separates the main core of the fairground from the large grass parking field located to the east of Arden Road. The south-western bordered of the property abuts Chartiers Creek. Currently the grounds are serviced by all of the major utilities.

The grounds are located in an area with a strong County presence. The Pennsylvania Trolley Museum, Horseshoe Club, Washington Sportsman's Association, Washington County Medical Center are all located adjacent to the Fairgrounds on County owned property.

The Fairgrounds host a variety of built structures which serve the main operation and function of the Agricultural Fair. Many of the buildings on the property are used not only for the week of the Fair but also house year-round functions. The main halls are used for rentals from various events ranging from wedding receptions to large regional exhibits and even an annual circus show. The flexibility of many of the buildings has provided the Fair Board the opportunity to generate a steady revenue stream from the rental of these spaces.

An additional revenue source is through the year-round boarding of horses in several barns on the property. At any given time, with the exception of the weeks around the Fair, up to 150 horses may be boarded on the Fairgrounds. Filling a need for additional space from the near-by Meadows Casino and Race Track, the Fairgrounds boards numerous race horses. The harness track is very enticing to individuals that board race horses on the property as the track is a great place to regularly train and practice. In addition to race horses, a number of individuals board their horses on the property throughout the year. The following provides a brief list of the existing facilities:

- ❖ Administrative building with meeting room
- ❖ Numerous barns
- ❖ The horse barns are used for year-round boarding
- ❖ Several halls are available for year-round functions and range in size from 2000 square feet to 20,000 square feet
- ❖ A show arena with bleacher seating, bathhouse and 8,000 square foot arena floor
- ❖ 4H Hall used for year-round functions
- ❖ A harness track with grandstands
- ❖ A tractor pull area
- ❖ An open air riding arena
- ❖ Numerous restroom buildings
- ❖ The John White House (Home to the Historical Society)
- ❖ RV park with full hookups for 100 RV spaces
- ❖ Large grass parking field

Image 3.1 - Existing Conditions Map

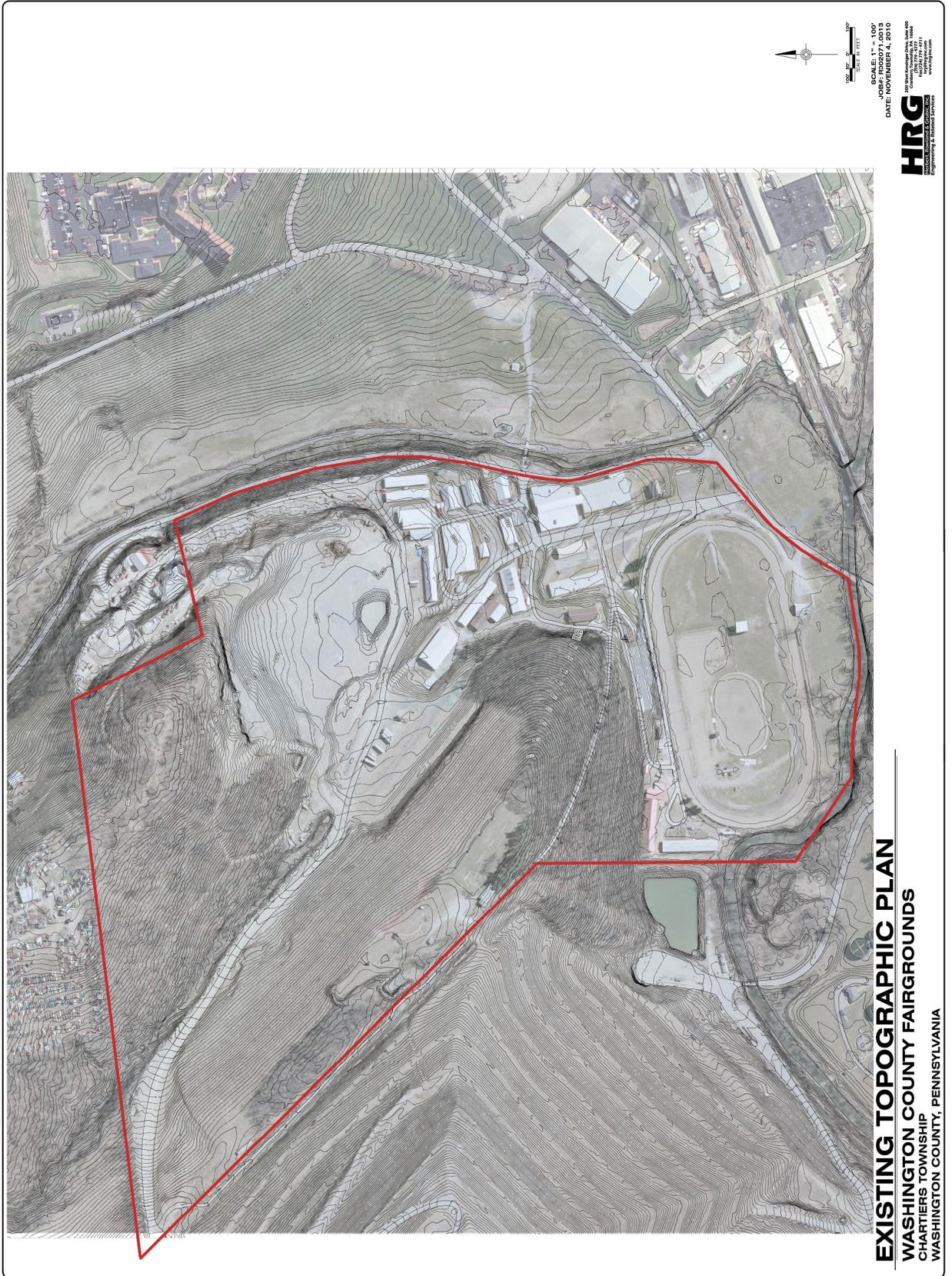


Image 3.2 - Aerial Map



Topography and Soils

Located in the Allegheny Plateau region of the Appalachian Mountain chain, the Fairgrounds exhibits the general topographic features common of this geologic region. These characteristics are what make much of western-Pennsylvania unique with the prominent ridge tops leading down steep hill sides to narrow stream valleys. It is this geological formation pattern that has defined the historic development pattern seen across the greater Pittsburgh area. The Fairgrounds are no exception, with much of the developed area being located on the shallow sloping hillside and within the very flat areas adjacent to Chartiers Creek.

The topography of the site is an important guiding element in the development of the master site plan. Much of Fairground property is made up of slopes that are 15% or greater. Generally, slopes of 15% or more are considered undevelopable due to cost limitations, suitability of soils for development and general accessibility of steeply sloping areas. Please refer to the Topography and Slopes Map.

Hand in hand with an evaluation of topography must come an understanding of the soils present on the property. This evaluation is critical as it is the site soils which have the potential to determine the sites suitability for development. For example, soils that are prone to a high water table may not be the best location for a new barn as the barn will likely have flooding issues after a large rain event. Likewise, if the soils are not suitable for the construction of fill slopes due to the potential landslides, the ability to construct facilities on slopes will be limited.

The soils types found at the Fairgrounds are generally representative of the region. The following soils series are found at the Fairgrounds:

- ❖ Brooke silty clay loam
- ❖ Culleoka silt loam
- ❖ Dormont silt loam
- ❖ Dormont-Culleoka silt loam
- ❖ Glenford silt loam
- ❖ Huntington silt loam
- ❖ Newark silt loam
- ❖ Udorthents
- ❖ Urban
- ❖ Weikert-Culleoka Complex

Soil limitations are very important factors which inform the placement of buildings, roads, parking areas and general suitability for excavation. Based on the soils report from the USDA for the Fairgrounds, the major limitation noted is the shallow depth to bedrock associated with the Brooke and Culleoka series. Both soil series have a depth to bedrock of between 30 and 36 inches. The full soils report prepared by the USDA'S Natural Resources Conservation Service is provided in the appendix.

Image 3.3 – Slopes Map

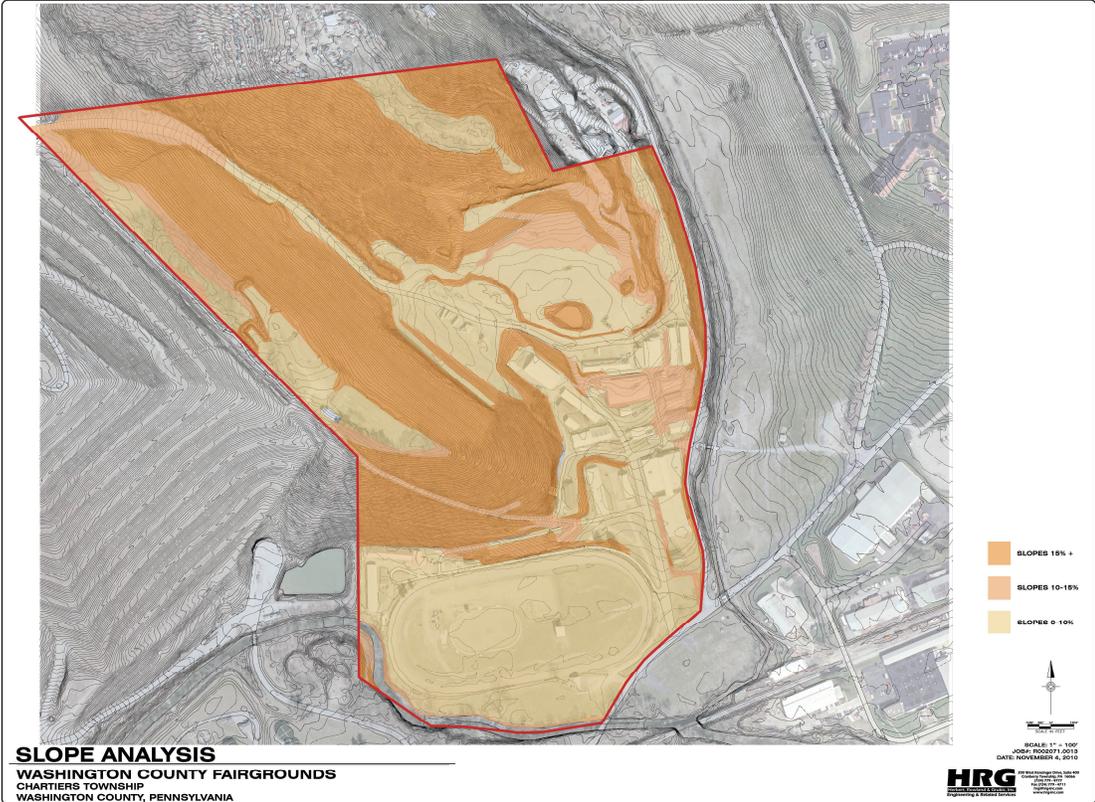


Image 3.4 – Hydrology Map



Pennsylvania Natural Diversity Inventory – (PNDI)

As a requirement of the DCNR funded master planning process and as a requirement to all large land development projects, such as the development of the Fairgrounds, a PNDI search is a customary step to determine any potential limitations for development. A PNDI search examines State databases to determine if there is potential that the development of a parcel could impact a threatened or endangered species. Further, the PNDI also accounts for sensitive habitats which could harbor and support a threatened or endangered species.

At the beginning of the planning process, a PNDI search was completed for the Fairgrounds property. The results of this search came back with “No Known Impact” from all of the environmental review agencies associated with the PNDI search. As such, the property does not contain any limitations on development associated with sensitive habitat or the known presence of threatened or endangered species. Thus, there are no hurdles, from this perspective, to the development of proposed improvements.

A copy of the PNDI search results are provided in the appendix of this report.

Facilities Inventory and Assessment

In the fall of 2010, a complete and detailed inventory of the Fairgrounds was conducted by the consultant team. The inventory included all of the facilities, building and open spaces found on the property. The following table provides a list of all of the facilities, buildings and use areas currently found on the property. The last column of the table also provides some basic recommendations for each facility/use area. The recommendations are stated in two ways: 1) if the facility should be removed and/or replaced, 2) what needs to be done to the facility if it is not removed and/or replaced. Some facilities will only indicate recommendations concerning improvements to comply with safety standards reduce maintenance and/or improve the appearance of the facility. The following is a detailed map with labels identifying each existing building on the property along with the name and/or use of each facility.

Image 3.5 – Existing Facilities Map



Table 3.1 – Facilities Inventory

FACILITY	DESCRIPTION	AMENITIES	CONDITION	ADA ACCESS	ISSUES/RECOMMENDATIONS
Hall #1	Large rental facility	17,000 sq. ft., 100' x 170', heated, single phase power, loading dock, two garage doors, entrance doors, restrooms, concrete floor, constructed 1990 – 1991, rented about 40 times/year, \$1,000/ day	Good	yes	Needs air conditioning
Hall #2	Large rental hall	Sound, heated & air, restrooms, \$700/day	Good	Yes	
Hall #3	Exhibit hall	Youth exhibits, puppet shows, leased, display area – stone pavers, walls	Fair	Yes	Needs to be remodeled or replaced
Hall #4	Large rental hall	6,000 sq. ft., sound, three phase electric, electrical track, heated & air, vinyl tile floor, restrooms, rollup door, kitchen area, (\$100 - \$125/Day for small rental room, commercial exhibits, concessions in open hall area, double picnic area down center of open hall	Excellent	Yes	
Hall #5	Exhibit hall	Block, concrete floor, fans, winter storage, used for flowers, hay & grain during fair, craft fair	Good	Yes	Not heated or cooled
4H building	Exhibit hall	Glass doors, seating area, small stage, concrete floor, auction area, heated, sound system, kitchen bathrooms, garage door, \$175/day	Good	Yes	
John White House	Historic building - 1806	Original house on fairgrounds, rooms display historical exhibits, two floors with five rooms downstairs & six rooms upstairs, heated, basement, fenced yard, grass area around outside, parking between Hall #1 & house (4 cars), water pit in	Good	No	Continue remodeling, upgrade exterior landscaping

		grass area			
Main entrance	Fairground entrance	Carnival held in this area, handicap parking area	Fair	Yes	Area needs redesigned & upgraded
Horseshoe Club building	Older building	Meeting area for club, horseshoe pits	Fair	No	Needs upgraded
Grandstand	Viewing area for track	Large aluminum bleacher area seating 3,000 – 3,500, handicap platform, restrooms, concession upstairs, announcers booth, race secretary office, storage in bottom	Good	Partially	Needs a shaded area
Track area	Show ring	Demolition derby pit, practice ring for horseshow, regular ring for horseshow, tractor pull area, track – 3/8 – 1/2 mile, restrooms, concession inside track	good	No	
Horse barns	Barn	Restrooms, block barn	Fair	No	Plans to remove existing barns and build new structure
	Barn	Wood frame	Poor	No	Access to all horse barns in this area is poor especially during fair
	Barn	Metal, dirt floor, lighted	Fair	No	
4H Horse & Pony Barn	Horse barn	Lighted, 19 stalls, wash stall, floor – part rubber mat part dirt	Good	No	
Draft Horse Barn	Barn	Open building 21 portable stalls, Enclosed section 24 stalls	Good Poor	No	Needs replaced
Restrooms		Women's – 6 commodes, 2 sinks Men's – 4 commodes, 4 urinals, 2 sinks	Good	Yes	Needs improvements
Sheep pens	Building	Two buildings, metal pens, wool room/storage area	Good	No	
Goat barn	Barn	Metal pens	Good	No	Need storage area
Washington County	Barn	New electric, cattle working area, feeder calves	Good	No	

Steer Barn		alongside of building, storage for motor homes & campers in winter			
Camping area		100 campsites, used by gas well drilling people, drinking water issue during winter	Fair	No	Needs underground utilities, campers on upper end pelted by BB's from shooting range
Shooting range	Sport shooting	Rented by sportsmen's club, trap shooting, skeet shooting, pistol range, club house	Good	No	BB's hitting trailers, ranges need to be relocated
Pony barn	barn	Block, 38 stalls, dirt floor, storage above	Fair	No	
Rabbit barn	Barn	Dirt floor, rabbit cages – taken down in winter and used for boat storage	Fair	No	
Hog barn	Barn	Concrete floor, breeding hogs, pens metal with very tight isles	Fair	no	
Dairy barns	Barns	Two barns, concrete floors, used for storage by Tarr Concrete	Fair	No	
Access road	Entrance	Gated	Fair	N/A	
Milking parlor		Demonstrations	Fair	No	
Show arena	Arena	Show ring, dirt floor, seating approximately 300, concession, restrooms, showers	Good	No	Fencing blocks access during show
Lenny's Shanty	Concession	Concession stand	Poor		Needs removed
Dairy barn	Barn	½ cattle, ½ goats, chicken lean-to attached to side	Poor	No	Asphalt crumbling
Bill Immes Display Area	Displays	Store picnic tables	Good	No	
Show tent	Shows	Stage, tables, chairs, free acts during fair, auctions, store trailers in winter	Good	Yes	
Malone barn	Barn	40 stalls	Poor	No	Drainage problems, needs removed
Office building	Offices	Offices, meeting room entry office, first aid room,	Good	Yes	Needs relocated

		ATM machine, restrooms			
Parking area	Parking	Approximately 5,000 cars, grass parking, ticket booth, wetland area, Bar-b-que area, golf carts & tractors with wagons pick people up	Fair	No	Turning lane needed off main road, parking problems in wet weather, congested area at ticket booth, need bridge redesigned to accommodate pedestrian & golf cart traffic
Trails		Features – beautiful view from top, approximate 141 year old white oak & approximate 150 year old black oak			Develop riding/walking trails through wooded area, possible picnic sites

Chapter 4

Master Plan Process

The development of the master plan is not something that is conducted in a vacuum but rather a process that requires that a series of steps be completed in order to ensure that the plan fits the needs of the users and community while respecting the natural systems of the property. This process of building layers of information which inform the master plan starts with understanding the characteristics and existing features of the property, which was detailed in Chapter 3. Once this inventory has been completed the site is then coupled with the known desires of the community which is generated through the community needs assessment, detailed in Chapter 2. Wedding the desired improvements to the property is the task of the consultant team. Finding the best solution to accommodate the desired improvements while respecting the natural systems and characteristics of the site is an iterative process requiring brainstorming, consensus building and budget analysis.

The following details the master planning process up to the point of the development of the final master plan.

Desired Improvements

Based on the results of the public input process, meetings with the Fair Board, County Officials and Staff, and the study committee, the following suggested facilities are reviewed for inclusion into the master plan.

- ❖ Improved ADA accessibility
- ❖ New barns
- ❖ An additional arena
- ❖ All new buildings should be built with flexibility of use in mind to allow for year-round rental/use opportunities
- ❖ New barns shall use portable pens and stalls to accommodate shifting numbers of animals during the Fair but also allow for easy conversion of barns into multi-use buildings
- ❖ Provision for parking to better serve existing halls for rentals and event
- ❖ Improve circulation from the parking field into the Fairgrounds
- ❖ Create an identify through the use or architectural style and details
- ❖ Add trees to provide shade to the Fairgrounds
- ❖ Improve storm water conveyance issues to eliminate future flooding of barns during large rain events
- ❖ Expand the existing administration building
- ❖ Increase overall RV parking spaces
- ❖ Improve general circulation through the grounds for both vehicles and pedestrians
- ❖ Improve access to the rear of the grounds to better accommodate trucks with stock trailers
- ❖ Create additional revenue generating facilities/spaces
- ❖ Look to create multi-use spaces to allow for increased attractions/events at the grounds to increase access of users to the grounds
- ❖ Create a place to exercise horses that are boarded year-round

- ❖ Additional restrooms

Evolution of the Draft Master Plan

At the completion of the inventory and the initial public input process, the consultant team began to prepare conceptual master plan alternatives.

Given the existing development patterns, facilities and the topography of the site, the conceptual plan development process focused on redeveloping existing built areas, improving pedestrian and vehicular circulation and safety, and areas to open up for new development. As a way to begin to transition from big ideas and brainstorming to a unified and detailed plan, the consultant team first began by preparing multiple conceptual plan alternatives. Three plan alternatives were developed and presented to the study committee for review and selection. Based on the feedback gathered at the study committee meeting, it was decided to move forward with the “Hub and Spoke” concept for the development of the proposed arena and barn arrangement. Given the use area and space needed to accommodate this development, the arena and barn arrangement was a major driver in the overall development of the draft master plan.

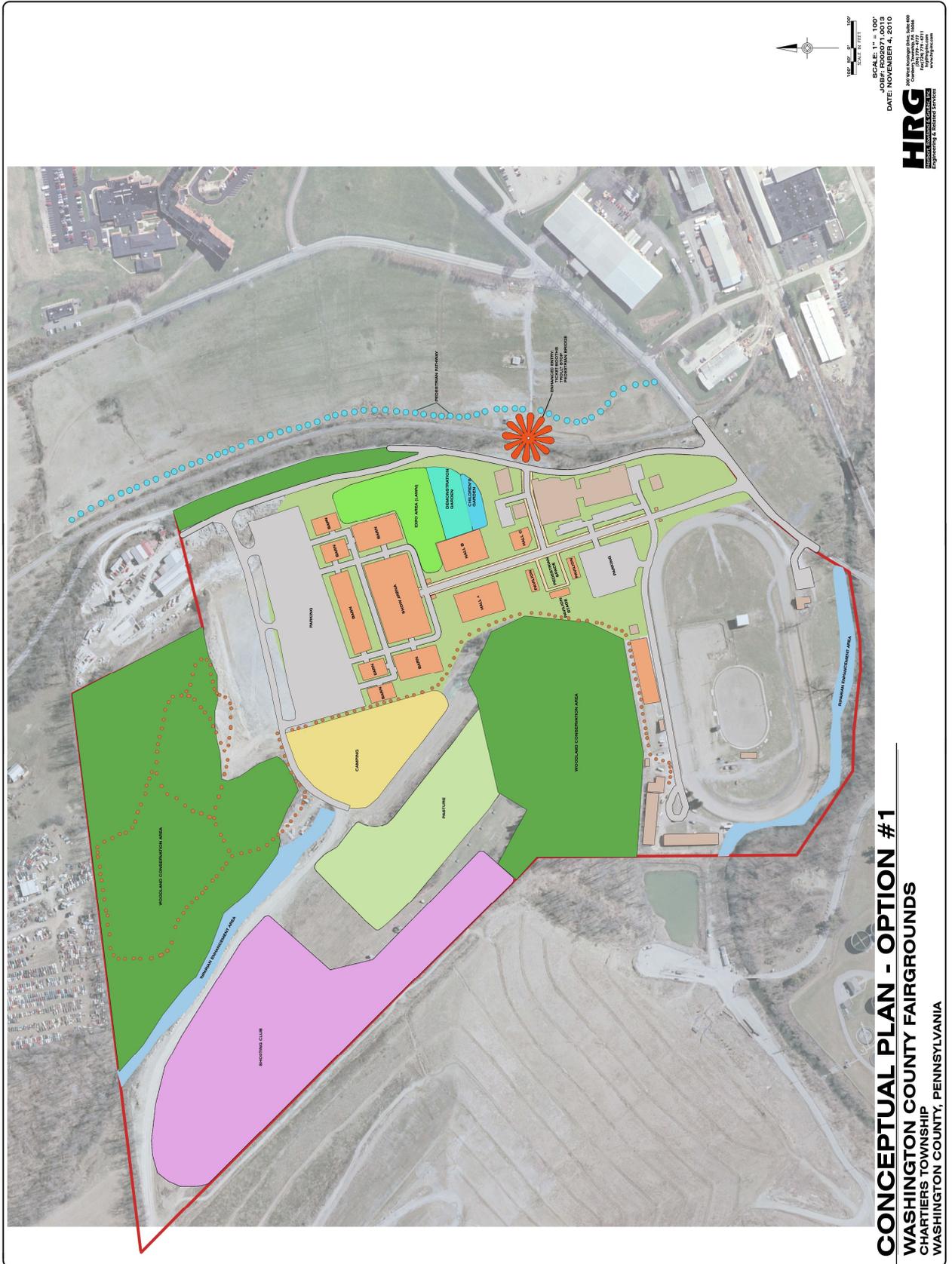
Many of the Fairgrounds existing features and elements governed the location and development pattern of the conceptual plan. For example, the location of the access roads and existing buildings which were to remain were fixed features that must be worked around in the master plan. Due to the limitations of existing features it was important to look at improving the existing while integrating new proposed facilities.

Beginning in November 2010 through March 2011, the consultant team focused on the development of the initial draft plan. This process included brainstorming and developing various sketch plans. Many pros and cons were evaluated along with early cost evaluations to determine the best fit for proposed facilities. This process culminated in the development of the initial plan which was presented to the study committee and County Commissioners for review and comment.

Ultimately, numerous revisions and edits were made to the draft master plan which ultimately yielded the final draft plan presented to the Fair Stockholders and the general public in May 2012.

The following plans represent the linear progression of the master plan. The initial brainstorming process resulted in the development of the conceptual plan alternatives provided on the next page. Ultimately, each successive draft master plan reflects the refinement of the plan based in the feedback from the study committee, Fair Board, County Commissioners and the general public.

Images 4.1, 4.2, 4.3 and 4.4 - Conceptual Plan Alternatives





CONCEPTUAL PLAN - OPTION #2
WASHINGTON COUNTY FAIRGROUNDS
 CHARTERS TOWNSHIP
 WASHINGTON COUNTY, PENNSYLVANIA

SCALE: 1" = 100'
 JOB#: R02071.0013
 DATE: NOVEMBER 4, 2019
HRG
 HERRINGTON GROUP
 ENGINEERS & ARCHITECTS



SCALE: 1" = 100'
 JOB#: P02071_0013
 DATE: NOVEMBER 4, 2010

HRG
 HARRISBURG, PENNSYLVANIA
 ENGINEERING & ARCHITECTURE

CONCEPTUAL PLAN - OPTION #3
WASHINGTON COUNTY FAIRGROUNDS
 CHARTERS TOWNSHIP
 WASHINGTON COUNTY, PENNSYLVANIA



SCALE: 1" = 100'
 JOB#: R06571_0013
 DATE: NOVEMBER 4, 2010
HRG
 HERRINGTON ROSS GROUP
 1000 W. MARKET STREET, SUITE 400
 CHARLESTON, WV 25301
 TEL: 304.775.7111
 WWW.HRG.COM

CONCEPTUAL PLAN - OPTION #4
WASHINGTON COUNTY FAIRGROUNDS
 CHARTIERS TOWNSHIP
 WASHINGTON COUNTY, PENNSYLVANIA

Master Plan

Given the progressive and linear process of developing the conceptual plan, each plan each component or use area proposed in the master plan was evaluated and scrutinized based on need, practicality of location, and development cost to ensure that each component of the master plan was justified, warranted and was the best fit for the site.

As can be seen, the three conceptual alternative plans proposed a variety of potential site layout options. Once a directive for the general site layout was provided, the plan began to evolve into the draft master plan phase with the addition of detail and rounding out the overall proposals for the site.

Many of the revisions, changes and additions to the draft master plans took place in the detailing of the support facilities. Once many of the major use areas were located and defined, such as the halls, arena and parking areas, the consultant team and study committee worked at detailing the areas between these larger use areas. The support areas are very important to the overall operation of the Fair and the Fairgrounds as well as impacting the overall visual character of the Fairgrounds. To ensure a uniform, cohesive and continuous experience for Fair users, it was recognized that the large use areas must be threaded together with a common palate of design elements.

Additionally, supporting facilities such as walkways, trails, parking areas, restrooms, signage, etc. was considered an important part of the master plan. The detailing phase of the master plan process evaluated many options including surfacing types, signage types and architectural vocabulary which could be implemented.

Image 4.7 - Conceptual Grading Plan



Although the proposed improvements to the Fairgrounds are extensive, not all use areas and facilities are to be removed or redeveloped as part of the proposed master plan. The following list represents the existing facilities that are to remain:

- ❖ 4H Pony Barn
- ❖ Draft Horse Barn
- ❖ Administration Building
- ❖ Halls #1, 2, 3 and 4H hall
- ❖ Arena
- ❖ Race track
- ❖ Grandstands
- ❖ Restroom/concessions near track
- ❖ Horse barns near racetrack
- ❖ John White House

A brief review of the proposed improvements, as outlined in the master plan, is as follows:

- Development of a main entry sign and gateway which arches over the main access driveway from Main Street.
- Defining the entry driveway to a uniform width and flanking the driveway with sidewalks and low growing street trees to provide shade and visual appeal.
- A new performance hall anchors the intersection of the main entry drive and the side entry drive from Arden Road. This building will have an architectural treatment to the façade that will be visually appealing and set the tone for the general architectural style of new buildings at the Fairgrounds.
- Development of a new horse barn on the western side of the proposed performance hall. The horse barn is proposed to be 50' wide by 400' long and will centralize the horses into one building (with exception of horse barn near the race track)
- Retain existing Halls #1, 2, 3 and the 4H Hall
- Expand the existing administrative building to accommodate additional office and meeting room space.
- Convert the Draft Horse Barn into an agriculture history museum for education opportunities as well as to house permanent equipment exhibits.
- Improve parking area adjacent to existing halls #1 and 2 to provide for daily event and rental parking needs.
- Develop a pavilion with restroom and a serving kitchen adjacent to the John White House. This pavilion will be used during the week of the Fair and will also provide an additional rental opportunity throughout the year. The pavilion will have an architectural style that is in keeping with the historic character and architecture of the John White House. The pavilion will also serve a dual use between the John White House and the Fair Board.
- Develop a small parking area to serve the proposed pavilion as well as events at the John White House.
- Improve parking at the horse barn near the race track by developing a parking area and loading zone.
- Construct a two level maintenance building adjacent to the grandstand. The lower level will accommodate garage bays while the upper level will be used for storage.
- Construct a canopy system over the existing grandstands. The structure can be a ridge frame with sheet metal roof, or an alternative system such as a retractable awning system.

- The northern portion of the fairgrounds will be anchored by a new arena building which will be 160' by 260'. This structure will be flexible in its design to allow for the opportunity to house any type of event. It will also be large enough to attract any number of equestrian riding events.
- Six new halls/barns are proposed to flank the new arena and will be designed to accommodate portable pens and stalls. The use of portable pens and stalls will allow the Fair to accommodate any number of uses throughout the year by simply removing the pens and stalls from each building. Further, the use of the portable pens and stalls will allow the Fair to better accommodate the yearly fluctuation in the numbers of each species of animals.
- A dedicated service driveway, from Arden Road, will provide access to the northern portion of the fairgrounds. This improved road will have a width of 30' to easily accommodate trucks and trailers as well as vehicles as large as a semi-truck.
- A large parking area, accessed by the improved road access road, will provide parking for large events throughout the year. During the week of the Fair, this parking area will be available only to exhibitors and vendors as well as those with issued handicapped plates and placards.
- An RV parking area, with full hook-up (electric, sewer and water) is proposed to the north-eastern portion of the site. This RV parking area will house RV's and campers during the week of the Fair and can be used as overflow parking for large events throughout the year.
- A new bridge, connecting the large field parking area to the Fairgrounds, is proposed to better facilitate pedestrian access as well as for the golf carts used to transport special needs individuals from the parking area to the Fair.
- A new ticketing booth is proposed to be developed to the eastern side of the trolley track. This new building will house multiple ticket windows and will have a unique architectural style. The building will also act as a "gateway" into the Fairgrounds.
- A new, and much larger, trolley platform is proposed to better accommodate high volume ridership events. The expanded platform will improve pedestrian safety and accommodate more people in a safe location. A designated pathway will connect pedestrian from the trolley platform to the main ticketing booth building.
- A pedestrian pathway will parallel the existing trolley line from the northern to southern part of the field parking area. This pathway will afford pedestrians a designated and safe route from the parking field to the main ticketing booth building. Likewise, the pathway will connect to Main Street which is a designated bicycle route. With the addition of signage, the pathway will provide an entry for bicyclers to access the Fairgrounds.

Design Guidelines

As the master plan was developed a number of detail oriented items were discussed at many of the study committee meetings. However, given the nature of these issues, there is no means to convey the intent of the study committee on a two-dimensional plan.

The following sections will explore in more detail many of the areas which were discussed regarding the final details. Many of these items are aesthetic in nature or are items that cannot be represented on the master plan. The following items are as important to the

final “look” of the Fairgrounds as is the physical layout of the facilities proposed in the master plan.

1. Universal Accessibility Standards

Universal accessibility is a paramount consideration when planning all new facilities or renovations to existing facilities. As the Fairgrounds currently provide limited accessible routes, parking areas and facilities, the master plan must strive to address this limitation. The mandate requires that facilities developed within the grounds must accommodate all user groups regardless of ability or capability. Thus, planning accessible routes, accommodating built facilities and providing parking areas that meet all accessibility standards is a fundamental element of the master plan and ultimately the development of the Fairgrounds.

The following sources provide the resources necessary in planning for accessible facilities:

- ❖ In the summer of 2010 by the US Department of Justice released a number of substantive changes to the 1991 ADA Standards for Accessible Design as established under the Americans with Disabilities Act. More information on the final rule as well as fact sheets regarding the 2010 changes is available, in electronic format, on-line at <http://www.ada.gov/>. For additional information or to order copies of any documents, call the ADA Information Line (800) 514-0301 (voice) or (800) 514-0383 (TTY).
- ❖ Americans with Disabilities Accessibility Guidelines for Buildings and Facilities, Play Areas, Finale Rule, www.access-board.gov
- ❖ National Center of Accessibility www.ncaonline.org

2. Lighting

In general, lighting was discussed for general site security lighting. General site security lighting allows for creativity and distinction with style selection. With a large number of lighting styles and options, different poles, various materials and colors, the ability to create a unique look for the Fairgrounds creates an additional level of design detail. Although the exact style of look of the light poles or heads was discussed, it is strongly suggested that one style be selected and that all poles and light heads have the same color and style throughout the grounds. This will create a sense of continuity and a uniform theme.

An additional opportunity also exists to begin to explore solar lighting options for the general site security lighting. Products are available today to provide pole mounted lights with solar panels and battery storage devices that follow in step with the green design trends while also allowing for a long-term cost savings based on reduced electricity needs. Further, the use of LED lighting technologies will have an additional impact on energy use and thus savings on lighting costs.

3. Signage

Signage is a problem which many public places. The lack of directional and way finding signs limits a user's ability to identify facilities and amenities and how best to access these facilities. In order to improve overall signage, it is recommended that a general sign type, which can be used for all facility signs, be developed. This common sign type can be used for entrance signs, way finding signs, directional signs and facility signs. The commonly themed sign will assist in establishing a common visual language to better assist Fairground users.

4. Landscaping

The use of native plants is strongly encouraged for general planting and landscaping throughout the Fairgrounds. However, areas of high public visibility can be equally served by the combined use of non-native ornamental plants selected for their form, flower and/or fall color.

Again, like lighting and signage, the idea is to create a common language that is identifiable throughout the Fairgrounds. With many of the existing landscaped areas and flower beds a strong landscape presence is set within the Fairgrounds. Building on these cues will allow not only for a great visual experience for users but also the opportunity to offer environmental, gardening and general landscape programs with various extension offices.

The following plant list is being provided as a starting point in the identification of plant materials that are recommended:

Suggested Plant List

Trees

Acer saccharum (Sugar Maple)
 Acer rubrum (Red Maple)
 Cercis canadensis (Eastern Redbud)
 Fagus grandifolia (American Beech)
 Liriodendron tulipifera (Tuliptree)
 Quercus coccinea (Scarlet Oak)
 Quercus rubra (Red Oak)
 Quercus prinus (Chesnut Oak)

Shrubs

Calycanthus floridus (Sweetshrub)
 Cornus amomum (Silky Dogwood)
 Clethra alnifolia (Summersweet Clethra)
 Fothergilla gardenia (Dwarf Fothergilla)
 Ilex Glabra (Inkberry Holly)
 Itea virginica (Virginia Sweetspire)
 Kalmia latifolia (Mountain Laurel)
 Lindera benzoin (Spicebush)
 Myrica pensylvanica (Northern Bayberry)
 Viburnum trilobum (American Cranberrybush)

Perennials

Andropogon gorardii (Big Bluestem)
 Carex lurida (Lurid Sedge)
 Eupatorium fistulosum (Joe Pye Weed)
 Hemerocallis spp. (Daylily)
 Monarda didyma (Bee Balm)
 Panicum virgatum (Switch Grass)
 Polystichum achrostichoides (Christmas Fern)
 Rudbeckia hirta (Black Eyed Susan)
 Schizachyrium scoparium (Little Bluestem)
 Tiarella cordifolia (Foamflower)

Ornamental Plants for Formal Landscape Areas

Azalea spp. (Azalea)
 Cornus alternifolia (Pagoda Dogwood)
 Ilex spp. (Holly)
 Hamamelis virginiana (Common Witch Hazel)
 Hydrangea spp. (Hydrangea)
 Malus 'Hozam' (Holiday Gold Hozam Crab)
 Prunus virginiana 'Red Select' (Canada Red Select Cherry)
 Spiraea spp. (Spirea)
 Syringa spp. (Lilac)
 Viburnum spp. (Viburnum)

5. Architecture

The need to develop a common architectural vocabulary is yet another opportunity to create a distinct style for the Fairgrounds. It suggested that the Fair Board hire the services of an architect to establish a model building style which can be carried over to the various buildings proposed in the master plan as well as renovation to exiting building that are proposed to remain.

The use of a common architectural style, color, window placement and treatment, etc. will help create a general sense of uniformity to the Fairgrounds. This common architectural style could have the effect of tying the Fairgrounds together and creating an enhanced visual character that will impress Fair goes.

For the purposes of planning and estimating, the proposed buildings are steel frame buildings with metal exteriors. Much the same construction technique and style as the existing arena and Halls #1 and #2, this building type is very cost effective for the type and intended use of the structures.

6. Stormwater Management

With the changing requirements for controlling and managing stormwater run-off, a variety of newly accepted methods are available for use. These methods are all focused on the infiltration of water versus the old idea of collecting and diverting water to an unseen location.

In order to improve the existing stormwater management issues on the Fair property and to accommodate future development, a variety if detention and infiltration measures will be required. Given the large areas of impervious surfaces and the limited surface area that is not proposed to be improved for use, the need to look at a combination of surface and subsurface detention and infiltration measures will be required.

The use of rain gardens, under pavement recharge zones, stilling basins and parking lot infiltration channels are all applicable methods for controlling and infiltrating stormwater near its original source. As each of the proposed use areas and buildings are designed, the Fair Board and designing consultant must make wise decisions, working with the County Conservation District and Pennsylvania's BMP handbook, on the selection of the stormwater infiltration method that is most appropriate given the site location, soil conditions and volume of water to be infiltrated.

7. Sustainable Development Initiatives

Sustainable site development is no longer "buzz" word when it comes to facility design and construction. Public facilities offer a unique opportunity to act as local incubators to develop and exhibit sustainable development principles, processes and materials. The development of this master plan took into account many of the ideas embraced with sustainable development techniques. As a result, many of these ideas are inherent in the master plan as the plan evolved hand-in-hand with a sustainable approach.

The following bullet points offer a brief review of the key elements and/or ideas discussed by the study committee that are in keeping with the overall sustainable approach:

1. Minimize impervious surfaces:

- a. The RV parking area as well as the parking area to the north of the proposed barn and arena complex will be stone and/or grass surfacing for parking stalls.
 - b. Paved parking spaces have been kept to a bare minimum with a reduced parking space size of 9' x 18'.
 - c. Future buildings can accommodate vegetated roofs which can reduce impervious surfaces while also reducing energy costs for the buildings.
- 2. Protect and enhance existing natural features and systems:**
- a. Protect the existing riparian corridors on site.
 - b. Enhance the vegetated cover of the riparian corridor through the planting of native plants suitable to riparian conditions.
 - c. The preservation and enhancement of the riparian corridor will create additional wildlife habitat while also protecting the sensitive land surfaces in the park.
 - d. Protection of steep slopes, especially in the riparian corridor, will reduce soil erosion.
- 3. Promote onsite infiltration of stormwater:**
- a. Proposed development shall minimize conventional stormwater conveyance systems in favor of vegetated swales, rain gardens and infiltration bays.
- 4. Promote sustainable selection of materials and maintenance needs:**
- a. Mowing shall be reduced to areas surrounding the active use areas.
 - b. Develop a maintenance regiment which minimizes the use of synthetic turf care and insecticide products.
 - c. Develop a regiment to eliminate all invasive plants.
 - d. When selecting restroom facilities, weigh options for alternative treatment methods such as peat filters, composting facilities, etc.

Chapter 5

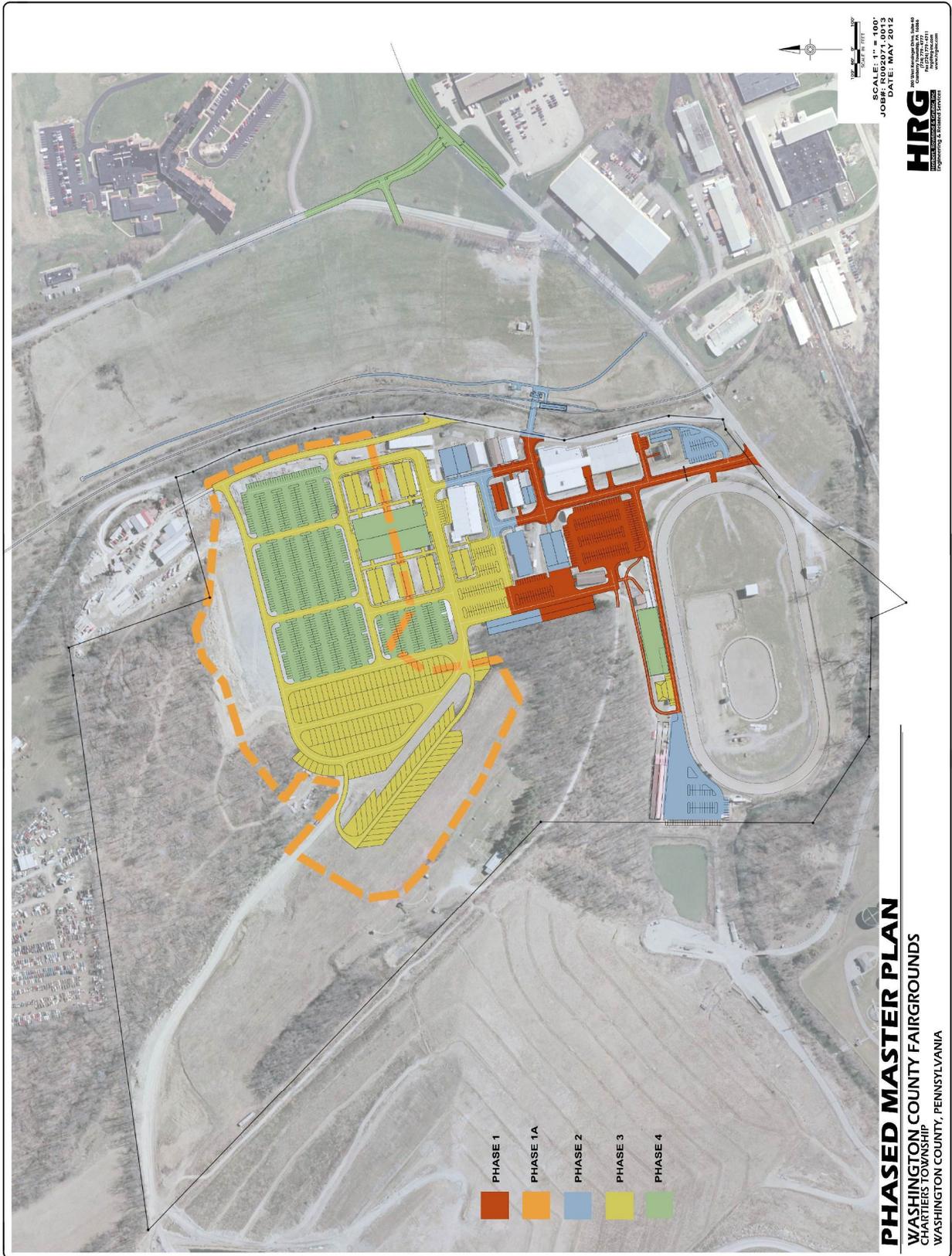
Phased Implementation Plan and Cost Estimates

Given the extent of the proposed development, as listed in the prior section, it becomes necessary to look at the implementation of the plan over an extended period of time. Thus, an important component of this master planning effort has been the development of a phased implementation plan. This phased approach was developed with the assistance of the Fair Board, County Staff and Commissioners to ensure that the least amount of disturbance is made to the grounds at any given time and to ensure that there are places to house all animals during the week of the Fair. Additionally, significant detail has been provided to ensure that the phasing accounts for all necessary infrastructure improvements required to meet the phase under development at the time as well as all demand of future development phases.

Four total phases and one sub-phase have been outlined to reach the full build out of the master plan. Each phase is accompanied by a brief description of the proposed facilities as well as a detailed cost estimate provided at the end of this section. The cost estimate is also color coded by phase to the phased master plan.

The following map outlines each phase of development with a specific color assigned to each phase. Following the phased development plan are photo enlargements of each phase with a brief description of the facilities proposed for development in said phase.

Image 5.1 Phased Implementation Plan



Phase One: The initial phase of development will focus on improving basic infrastructure as well as several initial buildings. With development focused primarily around the entry to the grounds as well as in the lowest laying area, Phase one will include upgrades to multiple existing infrastructure items. Storm sewer conveyance is one of the primary needs under this phase, Currently, the storm sewer system is inadequately sized for larger rain events. Phase one will remedy this issue as well as lay the groundwork for storm conveyance needs of future phases.

As can be seen in the phased master plan, much of the area highlighted in red illustrates improvements to parking and traffic circulation. This is much needed improvement throughout the fairgrounds and is a major focus of this initial phase as parking is needed to better serve the day-to-day events and rentals that take place in Halls #1 and #2.

Phase One also includes the development of one half of the proposed horse barn (40'x200')as well as a new hall (40'x100')to be located between Hall #3 and the existing arena. The proposed hall, as with all halls proposed in this master plan, is conceived to be of a standard design which will strive for flexibility. In essence, the building will be a standard shell which can be adapted for numerous uses by the Fair Board and Staff to accommodate any number of uses and or users.

Phase One A: This sub-phase has been created primarily to facilitate the removal of rock either through outright excavation or the procurement of a contract to sell the rock. The Fair Board has had numerous core borings completed, within this previously excavated area, which indicate that there is a thick limestone layer that lies close to the existing surface elevation. The desire of the Fair Board is to request proposals from qualified contractors and/or quarry operators to remove the rock for off-site uses. If this can be completed, the rock will be removed at no cost to the Fair Board, and if possible, the contract could award a percentage of the rock sale back to the Fair Board which could be earmarked for future development of the Fairgrounds.

In a worst case scenario, and as the phased cost estimate has been prepared, the rock will be removed via a contract awarded by the Fair Board. If completed in this manner, the Fair Board will bear the full cost of excavation and rock removal.

Phase Two: This phase focuses on the erection of numerous new buildings as well as the rehabilitation and/or addition to existing buildings. Additionally, two new parking areas will be developed to serve the horse barn adjacent to the race track and one adjacent to the John White House.

The existing Draft Horse barn, as one of the oldest buildings on the property, will be adapted to house an agriculture museum. The building is currently 9,000 square feet and will be used to house a permanent exhibit of historic agricultural equipment and educational exhibits.

A new performance hall will be developed at the main intersection within the Fairgrounds. This building will have a unique façade and will be intended to anchor the center of the Fairgrounds. At 9,600 square feet, the performance hall will have a stage as well as a large area for seating. The seating area is intended to be a flat floor and typical stack style chair will be used to accommodate seating needs. Keeping this flexible type of construction will allow the building to be used for numerous events.

The Horse Barn, started in Phase One will be completed with the addition of 10,000 square feet. The existing administration building will also be expanded to 4,800 square feet to house more office space as well as a larger meeting room.

A pavilion will be added (30'x80') adjacent to the John White House and will include a small restroom area as well as a small kitchen. The kitchen is intended to be only a service kitchen and thus, full cooking abilities will not be included, The kitchen will consist primarily of sinks, refrigeration and serving windows/tables,

Finally, a 100'x100' (10,000 square foot) Hall will be added to the east of the existing arena. This hall will be a flex-type building to accommodate numerous uses and will be an air conditioned space to allow for year-round use.

Phase Three: With the rock excavation completed in Phase One A, (which could overlap with portions of Phase Two if needed) Phase Three will focus of the development of buildings and circulation needs on the northern portion of the Fairgrounds.

An improved access drive from Arden Road, at the location of an existing secondary access road into the Fairgrounds, will facilitate full access to the rear of the Fairgrounds. This full access driveway will allow easy access of pickup trucks and stock trailers to access the existing and proposed halls during Fair time as well as vehicles as large as semi-trucks though out the year.

As can be seen on the phased master plan, highlighted in yellow, a significant portion of the circulation roads on the northern portion of the grounds will be constructed and will provide access to the proposed parking lots as well as the RV area. Under phase three, the parking lots will be prepared and surfaced with gravel. These gravel parking lots will provide parking, during the Fair, for exhibitors and vendors. General fair-goes will not be able to park in these lots except for a portion of the parking area that will be designated for handicapped parking. For non-Fair events, the parking areas will be open and available to general parking needs.

The RV area will have paved access roads as shown on the master plan with grass parking spaces for the RV's. This RV area is intended for use during the Fair to house RV's brought to the site by vendors and exhibitors that stay on-site for the week of the fair. During non-fair weeks, the RV area will accommodate additional overflow parking needs of large events.

Phase three also includes the development of eight new buildings. Seven of the proposed buildings are Halls/Barns with the eighth building being a maintenance garage. The maintenance garage is to be located adjacent to the existing grandstand and will have 2,800 square foot per floor. The lower level will access to the southern face of the building and will have multiple garage bays. The upper level of the building which will have an at-grade entry on the northern face of the building will be used for general storage.

The seven halls/barns proposed for development in Phase Three are located on the northern portion of the Fairgrounds. The six buildings proposed to flank the new arena (Phase four) will be 60'x125' or 7,500 square feet. One of these buildings, shown on the plan to be the building on the north-east side of the new arena, will have a milking parlor attached to the building. These six buildings are intended to house various species of animals during the week of the Fair. Through the use of portable stalls and pens, these

buildings will be able to be converted quickly to accommodate not only fluctuating numbers of animals for each future fair, but also a variety of other agricultural or non-agriculture oriented events. Again, the intent of these buildings is to be designed in such a manner as to allow for flexibility of use and user,

The final hall to be built in Phase Three is a 6,000 square foot (60'x100') hall adjacent to the existing arena. Much like the halls/barns mentioned previously, this building is intended to house any number of uses depending on need.

Phase Four: The last phase of work includes several of the long-term needs of the Fair. The first of these is the proposed arena which will anchor the northern portion of the Fair. Proposed at 160'x260' (41,600 square feet), the arena is twice the size of the existing arena and will accommodate a number of events including equestrian events. The arena is intended to have portable bleachers located along one side of the building to accommodate spectators. The removal of the portable bleachers will allow for the full use of the building's floor area should an event need the full space. Restrooms and a bathhouse are also included in the arena.

The parking area, initially developed as a grave parking area in Phase Three, is proposed to be improved with pavement, curb islands and trees.

The final improvement under Phase Four is the development of a canopy over the existing grandstand. The canopy has as provided for in the cost estimate is a ridged frame structure with a sheet metal roof system. However, there are numerous other building types and materials which can be explored to either lower development cost or change the "look" of the canopy. One example that was brought up at the public input meeting is the use of a retractable poly-canvas system. This system can be employed for specific events with great ease and retracted when not needed. One advantage of this type of system is that the structure will not need to be designed to carry a snow load and thus the overall structure can be designed accordingly.

Cost Estimates

To assist the Fair Board and County in the phased development of the Fairgrounds, the following cost estimate was prepared. This cost estimate, developed in year 2012 dollars, includes the anticipated costs for the construction of each phase. For estimate purposes, it has been assumed that the Fair Board and County will contract all phases of construction. Thus, a mobilization and contingency fee has been assumed for each phase. Additionally, cost associated with the design, engineering and permitting of each phase of construction has been included.

It should be noted that although the cost estimate was developed assuming all construction to be contracted out, the Fair Board and County may be able to reduce construction costs at the time of design and implementation. One method in which this can be accomplished is by selecting tasks that can be constructed using County and Fair Staff or volunteer groups. For example, the County or Fair staff may be able to complete certain construction tasks.

Volunteer labor is also a potential source to accomplish certain development tasks. A volunteer group can assist in the construction of a shelter kit; developing natural surfaced equestrian trails or general landscape installation. Scouting groups, religious and business volunteer groups are just several potential organizations that can be utilized, were appropriate and in a limited capacity, to assist in the development of facilities.

Following the cost estimate on the following pages is a list of potential funding sources. Many of these sources are available to assist with funding of facility construction.

The following cost estimate is color coded per the phase identified on the phased master plan.



Washington County Fairgrounds
OPINION OF PROBABLE COSTS

Project Number: R002071.00013
Date: September 13, 2011
Revised: December 20, 2011; April 17, 2012; May 9, 2012; May 21, 2012

ITEM	UNIT	COST	PHASE I	PHASE I A	PHASE II	Trolley Line Improvements	PHASE III	PHASE IV	Roadway Realignment	Total
PREPARATION										
Cleaning & Grubbing	4.6	\$2,000.00 ea	\$9,200.00	\$48,000.00	1.5	\$3,000.00	0	\$0.00	2	\$4,000.00
Building Demolition	11400	\$22,800.00	\$260,160.00	\$0.00	16000	\$32,000.00	42200	\$84,400.00	0	\$0.00
Earthwork - general	72500	\$416,875.00	\$30,141,375.00	\$632,500.00	6900	\$39,100.00	10000	\$2,875,000.00	0	\$0.00
Earthwork - rock	19000	\$180,000.00	\$3,420,000.00	\$2,850,000.00	0	\$0.00	19500	\$2,234,000.00	0	\$0.00
Erosion Control	6.5	\$14,625.00	\$95,062.50	\$24,000.00	5	\$11,250.00	5	\$11,250.00	9	\$20,250.00
PAVEMENT: Roadway and Parking										
Bituminous Surface (3" BCB)	17500	\$11,500.00	\$200,625.00	\$0.00	6100	\$70,150.00	16900	\$194,350.00	31630	\$363,745.00
Bituminous Surface (1" Wearing)	17500	\$6,000.00	\$105,000.00	\$0.00	6100	\$36,600.00	16900	\$189,780.00	4810	\$56,315.00
Stone subbase w/ geotextile (6")	17500	\$15,000.00	\$262,500.00	\$0.00	6100	\$91,500.00	16900	\$253,500.00	31630	\$372,150.00
Underdrains (6")	5700	\$38,475.00	\$219,907.50	\$0.00	950	\$6,412.50	5500	\$37,125.00	1400	\$9,450.00
Gravel Roadway Surfacing										
4" depth with geotextile	0	\$0.00	\$0.00	0	0	\$0.00	6900	\$69,000.00	0	\$0.00
CONCRETE SIDEWALK										
Stone subbase w/ geotextile (4")	1400	\$10,000.00	\$14,000.00	\$0.00	450	\$4,500.00	950	\$9,500.00	0	\$0.00
Concrete Sidewalk - (4" depth)	1400	\$71,000.00	\$99,400.00	\$0.00	450	\$24,750.00	950	\$137,950.00	0	\$0.00
Trail - Grass Surfaced										
Brush hog and mow equestrian trails	0	\$0.00	\$0.00	0	0	\$0.00	6500	\$1,170.00	0	\$0.00
Buildings										
Walls - masonry	4000	\$40,000.00	\$160,000.00	\$0.00	10000	\$400,000.00	21000	\$840,000.00	0	\$0.00
Halls - no climate control	0	\$0.00	\$0.00	0	0	\$0.00	30000	\$1,950,000.00	0	\$0.00
Arena	0	\$0.00	\$0.00	0	0	\$0.00	41600	\$1,872,000.00	0	\$0.00
Drift Horse Barn conversion to Agriculture Museum	0	\$0.00	\$0.00	9050	\$181,000.00	0	0	\$0.00	0	\$0.00
Maintenance Building	0	\$0.00	\$0.00	0	0	\$0.00	2900	\$98,000.00	0	\$0.00
Performance Hall	0	\$0.00	\$0.00	0	0	\$0.00	0	\$0.00	0	\$0.00
Restroom	0	\$0.00	\$0.00	0	0	\$0.00	0	\$0.00	0	\$0.00
Restroom and restroom	0	\$0.00	\$0.00	0	0	\$0.00	0	\$0.00	0	\$0.00
Ticket Booth	0	\$0.00	\$0.00	800	\$24,000.00	0	0	\$0.00	0	\$0.00
Trolley Platform	0	\$0.00	\$0.00	0	0	\$0.00	2000	\$60,000.00	0	\$0.00
Entry Sign/Gateway	0	\$0.00	\$0.00	1	\$90,000.00	0	0	\$0.00	0	\$0.00
Stables	10000	\$350,000.00	\$3,500,000.00	\$0.00	10000	\$350,000.00	0	\$0.00	0	\$0.00
Administrative building addition	0	\$0.00	\$0.00	2400	\$132,000.00	0	0	\$0.00	0	\$0.00
Consolidated Canopy	0	\$0.00	\$0.00	0	0	\$0.00	19750	\$662,500.00	0	\$0.00
MISCELLANEOUS										
Trolley Track relocation	0	\$125,000.00	\$0.00	0	0	\$0.00	580	\$72,500.00	0	\$0.00
Bridge	0	\$750,000.00	\$0.00	1	\$750,000.00	0	0	\$0.00	0	\$0.00
Painting for lighting - security lighting	72	\$3,150.00 ea	\$226,800.00	\$0.00	0	\$0.00	35	\$1,050.00	0	\$0.00
General Traffic Signage	18	\$300.00 ea	\$5,400.00	\$0.00	0	\$0.00	48	\$14,400.00	15	\$4,500.00
Utilities										
Water Service to Buildings/RV Park	950	\$15,000.00	\$14,250.00	\$0.00	700	\$10,500.00	0	\$0.00	0	\$0.00
Electrical Service to Buildings/RV Park	950	\$14,250.00	\$13,537.50	\$0.00	700	\$10,500.00	250	\$3,750.00	0	\$0.00
Gas Service to Buildings	15.00	\$15,000.00	\$225,000.00	\$0.00	700	\$10,500.00	650	\$12,750.00	250	\$3,750.00
STORMWATER CONVEYANCE										
Type M inlets	18	\$45,000.00	\$810,000.00	\$0.00	10	\$25,000.00	15	\$37,500.00	12	\$30,000.00
Manhole	2	\$5,000.00	\$10,000.00	\$0.00	3	\$7,500.00	5	\$12,500.00	4	\$10,000.00
15" HDPE Pipe	600	\$25,000.00	\$15,000,000.00	\$0.00	300	\$7,500.00	3500	\$87,500.00	700	\$17,500.00
24" HDPE Pipe	100	\$15,000.00	\$1,500,000.00	\$0.00	10	\$15,000.00	250	\$3,750.00	400	\$10,000.00
36" HDPE Pipe	400	\$15,000.00	\$6,000,000.00	\$0.00	0	\$0.00	500	\$7,500.00	200	\$3,000.00
36" HDPE Pipe	500	\$30,000.00	\$15,000,000.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
STORMWATER MANAGEMENT / INFILTRATION										
Volume control measure	15000	\$15,000.00	\$225,000.00	\$0.00	2400	\$36,000.00	30000	\$450,000.00	2500	\$37,500.00
BNP's - infiltration measures	750	\$50,000.00	\$37,500,000.00	\$0.00	250	\$10,000.00	250	\$22,000.00	1500	\$60,000.00
LANDSCAPING										
Topsoil Spreading (6" avg)	400	\$3,750.00	\$1,500,000.00	\$0.00	150	\$662.50	200	\$750.00	370	\$1,387.50
Seeding	4640	\$4,840.00	\$22,437.60	\$0.00	3750	\$37,500.00	4940	\$48,400.00	9600	\$96,000.00
Street/Ornamental Trees	35	\$300.00 ea	\$10,500.00	\$0.00	12	\$3,600.00	0	\$0.00	105	\$31,500.00
Flower beds	248	\$4,040.00	\$1,001,920.00	\$0.00	250	\$1,250.00	0	\$0.00	0	\$0.00
Subtotal										
Contingency (10%)			\$2,387,796.00							\$2,387,796.00
Engineering/Design Fee (7%)			\$167,095.60							\$167,095.60
Administration (1%)			\$23,877.96							\$23,877.96
Total			\$2,618,770.48							\$2,618,770.48

DISCLAIMERS: It has been prepared assuming that all work completed will be done through a public bidding process using prevailing wage rates current as of April 2012. The artwork quantities provided here are estimates only and are based on preliminary grading of proposed site improvements. Building estimates are for steel structure with metal exterior cladding (estimates provided by Olympia Building System December 2011). Square Foot price reflects the steel building including foundation and concrete slab, building erectors, window and door package, HVAC system (where applicable), and electrical package.

Potential Funding Sources

Agency	Funding Source	Contact Information	Eligible Applicant/Sponsor
PA Department of Community and Economic Development (DCED)	New PA Grants: Through a variety of programs and technical assistance initiatives, DCED recognizes that Pennsylvania's people are our most valuable "natural resource" – so they work hard to invigorate our communities. Whether the project involves revitalizing a downtown neighborhood or helping less fortunate families weatherize their houses against the winter chill, we're committed to making a difference. Our focus on physical and Economic infrastructure improvements creates positive change – and in turn, new opportunities for our citizens. Pennsylvania has a variety of assistance programs that enhance a community's quality of life through improved housing, water and sewer infrastructure, public facilities and economic assets.	(717) 787-0771 http://www.newpa.com/index.aspx	Dependent on the funding program: land owners, non-profit organizations, municipalities.
PA Department of Conservation and Natural Resources (DCNR)	TreeVitalize: DCNR launched TreeVitalize as a broad-based public-private partnership to increase public awareness of the importance of community trees, and to reverse the loss of tree cover in the state's metropolitan areas. The program began in southeast Pennsylvania in partnership with the Pennsylvania Horticultural Society. Grants and technical assistance to plant trees in neighborhoods and along streams. A Steering Committee, composed of funding entities, county governments and economic development partners, major technical assistance providers, identify priorities and approve projects. Operational committees, composed of local planting partners, technical assistance providers and/or public agencies With expertise in tree planting, will implement projects, deliver education and technical assistance. Other Committees will be formed on an as needed basis.	http://www.treevitalize.net/	Municipalities, municipal authorities and County Conservation Districts (CCDs)
PA Department of Environmental Protection (DEP)	DEP Grant Program has dozens of grants and loans to assist individuals, groups and businesses with a host of environmental issues. DEP's Grants Center is available to assist you with general questions.	(717)705-5400 http://www.ahs2.dep.state.pa.us/GrantsCenter/GrantAndLoanPrograms.asp	Reference the specific program requirements for each grant program: Most grant programs allow for private nonprofit organizations and Federal, State and local government agencies to be eligible applicants.
PA Department of Environmental Protection (DEP)	Environmental Education Grants: Environmental education for any target audience with the focus on one or more of the following topics: Sustainable Energy Sources and Technologies including solar, wind, hydro, microhydro, biomass, geothermal, alternative transportation fuels and energy efficiency and conservation; Carbon Capture and Storage; Air Quality including ground level ozone, transportation and electric generation issues; Watersheds including abandoned mine drainage, non-point source pollution and water conservation; Chesapeake Bay Watershed Education with a focus on nutrient and sediment loads, point and non-point source pollution reduction; or relating to Academic Standards for Science & Technology and Environment & Ecology.	(717) 705-5400 http://www.dep.state.pa.us/grantscenter/GrantAndLoanPrograms.asp	Public and private K - 12 schools, colleges and universities, non-profit conservation education organizations and businesses, county conservation districts, environmental education centers and intermediate units.
Pennsylvania Department of Transportation (PennDOT) Department of Planning, Center for Program Development and Management	Transportation Project/Land Use Planning Coordination Initiative: Federal Planning funds are available for transportation impact studies, corridor studies, comprehensive plan updates, major project/land use coordination and other studies which involve the consideration of land use.	717) 787-5798 www.dot.state.pa.us (General information, programs and initiatives/land use)	Municipalities, counties, MPO/LDD/independent counties and other planning organizations
Pennsylvania Department of Transportation (PennDOT) Department of Planning, Center for Program Development and Management	Transportation Enhancements Program: The Transportation Enhancement Program is designed to fund alternative transportation related projects that over and above what is considered routine construction and maintenance. Projects must fall into one of more of the twelve eligible categories established in the Transportation Equity Act for the 21st Century. With these categories projects must have a relationship to the surface transportation system. (This legislation is currently up for reauthorization in Congress and may change in the future.)	(717) 783-2258 www.dot.state.pa.us (General Information-Programs & Initiatives and Transportation Enhancement Program)	Municipalities and or non-profit organizations (Consult with local MPO or LDDD)
National Park Service	Rivers, Trails and Conservation Assistance Program (RTCA): The Rivers, Trails and Conservation Assistance Program implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America. RTCA will help create local, regional and state networks of parks, rivers, trails, greenways and open spaces by collaborating with community partners and National Park areas in every state.	http://www.federalgrantswire.com/lives-trails-and-conservation-assistance.html	Private nonprofit organizations and Federal, State and local government agencies
U.S. Fish and Wildlife Service	The Fish and Wildlife Service Grant Program includes a variety of natural resource assistance grants to governmental, public and private organizations, groups and individuals. Examples include restoration of a variety of habitat on private land through the Partners for Fish and Wildlife Program, promotion of conservation of wetlands and associated habitats for migratory birds and other wildlife, restoration of natural resources and establish or expand wildlife habitat, ensure neotropical bird conservation by supporting programs in the U.S., Latin American and the Caribbean; restore native species and to encourage international cooperation to help conserve birds.	(703) 358-1718 http://www.fws.gov/grants/	State agencies, local governments, non-profit organizations, individuals (depends upon the grant program)
USDA Service Center or local	Resource Conservation & Development Program(RC&D): NRCS's natural resources conservation programs help people reduce	http://www.nrcs.usda.gov/programs/rcd/	To participate, locally formed RC&D councils

conservation district	soil erosion, enhance water supplies, improve water quality, increase wildlife habitat, and reduce damages caused by floods and other natural disasters. The purpose of the RC&D program is to accelerate the conservation, development and utilization of natural resources, improve the general level of economic activity, and to enhance the environment and standard of living in designated RC&D areas. Current program objectives focus on improvement of quality of life achieved through natural resources conservation and community development which leads to sustainable communities and the management and conservation of natural resources. RC&D areas are locally sponsored areas designated by the Secretary of Agriculture for RC&D technical and financial assistance program funds.		submit an application for designation through their NRCS State Conservationist to Secretary of Agriculture
Arbor Day Foundation	Arbor Day Grants: This program provides tree seedlings for planting on roadsides, highways, or land under the jurisdictions of any federal, state, municipal, or transportation authority.	http://www.nationaltreetrust.org	Local tree-planting organizations that support volunteer planting and education efforts throughout the United States
Kaboom	Kaboom Playground Grants : Goal of the program is to bring people, community organizations, and businesses to develop safe, healthy, and much-needed playgrounds.	(202) 659-0215 http://www.kaboom.org	Nonprofits, municipal governments, organizations
League of Women Voters of Pennsylvania Citizen Education Fund (LWVPA-CEF)	Community Watershed Education Grants (WREN): Support community coalitions undertaking public education projects aimed at mitigating or preventing nonpoint source pollution in PA's watersheds.	(267) 468-0555 or email WREN at wren@palwv.org	County, Municipality, Authority, School District, Non Profit, Conservation Districts
Chesapeake Energy	Chesapeake welcomes applications for corporate support from our operating areas. Requests from our operating areas that fall within our corporate giving guidelines are reviewed on a regular basis by a contributions committee. Once a request has been submitted, please allow at least four weeks for notice of a decision.	http://www.chk.com/Community/Corporate-Giving/Pages/Giving-Guidelines.aspx	US Based 501©(3) nonprofits, accredited educational institutions, community event sponsorships

Information provided in the table above was taken, in part, from the DCNR website link for alternative funding sources. The full chart (updated 12/9/2011) can be obtained at: www.grantrs.dcnr.state.pa.us

Potential Operating Costs and Revenues

In order to ensure the long-term viability and safety of the Fairgrounds and its facilities, the Fair Board will need to periodically review and adjust its existing operation and maintenance plan to accommodate future development of the grounds. Simply put, additional facilities will require additional care, maintenance and time to ensure that these facilities remain at a level to preserve the health, safety and welfare of users. In addition, the expanded offering of facilities at the Fairgrounds may require additional maintenance staff or the employment of a larger seasonal staff to provide the level of maintenance required.

Additional facilities and more staff go hand-in-hand with expanding operational budgets. Just as a sound operations and maintenance plan will be required, so is the need for a long-term financial plan. Understanding what it costs to maintain and operate the Fairgrounds is critical to ensuring that the buildings and grounds remain a high quality community facility.

The Fairgrounds have long had a full-fledged budget. Thus, a history and track record exists to provide data on what is required to operate and maintain the Fairgrounds as well as the costs associated. The following tables (table 6.1, 6.2, 6.3) provide a detailed outline of the income and expenses associated with the Fair and Fairgrounds for the last five years.

Table 5.1 – Five Year Income History

	2011	2010	2009	2008	2007
Building and Ground Income					
4H Building	\$7,255.00	\$9,675.00	\$14,940.00	\$8,969.00	\$10,251.50
Arena	\$500.00	\$200.00	\$525.00	\$1,900.00	\$3,300.00
Basket Bingo	\$0.00	\$0.00	\$0.00	\$0.00	\$5,785.31
Beverage	\$1,487.00	\$0.00	\$0.00	\$0.00	\$0.00
Boat/Camper/Car Storage	\$7,421.00	\$5,121.00	\$6,525.00	\$6,103.00	\$6,692.00
Campground Rental	\$16,645.00	\$3,510.00	\$1,115.00	\$315.00	\$620.00

Cook Book	\$0.00	\$0.00	\$0.00	\$0.00	\$430.00
Electronic Sign/ATM	\$2,028.00	\$0.00	\$0.00	\$0.00	\$0.00
Food Stand	\$528.25	\$450.00	\$630.00	\$660.00	\$325.00
Hall 1	\$68,302.00	\$64,440.00	\$48,100.00	\$48,550.00	\$41,329.17
Hall 2	\$17,489.00	\$23,120.00	\$26,545.00	\$25,690.00	\$19,250.00
Hall 3	\$2,400.00	\$3,600.00	\$3,600.00	\$3,600.00	\$4,400.00
Hall 4	\$5,858.00	\$8,220.00	\$13,010.00	\$4,230.50	\$12,698.50
Hall 5	\$0.00	\$50.00	\$450.00	\$2,650.00	\$3,075.00
Horse Barns	\$110,587.29	\$90,538.06	\$96,518.94	\$89,298.17	\$49,328.00
Interest Income	\$139.71	\$3,606.71	\$312.36	\$450.60	\$285.02
Major Events Rentals	\$21,923.00	\$22,780.00	\$14,850.00	\$15,960.00	\$21,455.00
Misc. Income	\$7,375.00	\$1,710.11	\$11,348.88	\$1,983.37	\$1,990.73
Office Rental	\$375.00	\$715.00	\$250.00	\$470.00	\$490.00
Reimbursements	\$22,841.72	\$12,558.22	\$24,973.17	\$11,435.10	\$20,054.79
Security Deposit	\$2,500.00	\$2,220.00	\$3,810.00	\$2,670.00	\$3,480.00
Show Ring/Antique Tractors/Horseshoe Club	\$4,350.00	\$5,860.00	\$4,525.00	\$4,550.00	\$5,679.00
Total Building and Grounds Income	\$300,004.97	\$259,389.20	\$272,043.35	\$239,484.75	\$210,919.02
Annual Fair Income	\$759,981.06	\$822,905.60	\$900,247.46	\$927,809.05	\$764,301.83
Total Annual Income	\$1,059,986.03	\$1,082,294.80	\$1,172,290.81	\$1,167,293.80	\$975,220.85

Table 5.2 – Five Year Expenses History

	2011	2010	2009	2008	2007
Building and Ground Expenses					
Barn Maintenance	\$3,873.33	\$9,085.39	\$12,433.55	\$46,470.98	\$6,354.30
Constsble (non-fair)	\$120.00	\$240.00	\$90.00	\$180.00	\$270.00
4H Building Maint.	\$0.00	\$2,585.14	\$15,678.05	\$13.15	\$415.00
Elect Part	\$5,169.87	\$3,573.07	\$4,503.61	\$5,435.90	\$2,751.78
Exhibit Hall	\$13,306.35	\$14,496.88	\$11,975.86	\$11,608.04	\$5,479.55
Fuel	\$11,595.04	\$8,614.66	\$5,922.87	\$10,739.71	\$8,276.86
Grounds	\$12,793.08	\$19,839.14	\$11,594.54	\$27,546.04	\$9,151.82
Other	\$11,577.84	\$7,313.30	\$38,322.97	\$2,023.26	\$7,009.01
Equipment	\$600.83	\$9,463.33	\$31,487.86	\$3,266.50	\$252.96
Lease Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$3,308.35
Repairs	\$5,689.82	\$6,606.91	\$8,717.58	\$9,558.93	\$6,669.68
Restroom Supplies	\$6,225.34	\$14,538.98	\$10,604.05	\$5,909.59	\$6,124.67
Tools	\$0.00	\$ 27.00	\$26.49	\$299.86	\$591.75
Utilities	\$119,205.65	\$100,336.73	\$90,405.34	\$84,479.22	\$74,917.02
Total Building and Grounds Expenses	\$190,169.71	\$196,720.53	\$241,762.77	\$207,531.18	\$131,573.25
Operating Expense					
Basket Bingo	\$0.00	\$0.00	\$0.00	\$0.00	\$1,720.28
Contract Labor	\$21,991.37	\$25,411.97	\$20,822.98	\$19,238.26	\$33,846.53
Donation	\$500.00	\$200.00	\$100.00	\$50.00	\$250.00
Dues	\$780.00	\$884.54	\$1,070.000	\$926.00	\$1,191.00
Insurance	\$36,746.00	\$37,413.40	\$40,7893.00	\$62,728.10	\$49,913.00
Loans	\$50,031.77	\$50,031.77	\$47,581.30	\$47,581.30	\$45,782.73
Misc.	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Office Equipment	\$473.30	\$1,505.00	\$1,102.47	\$3,115.00	\$2,265.00
Office Supplies	\$5,081.36	\$3,344.72	\$6,552.67	\$8,319.00	\$3,589.04
Payroll	\$146,269.52	\$139,057.02	\$135,0805	\$120,477.71	\$125,798.09
Postage	\$2,269.93	\$1,659.12	\$2,425.49	\$1,608.46	\$1,968.16
Pro Services	\$1,960.00	\$2,570.00	\$2,368.00	\$2,360.00	\$5,157.50
Refunds	\$8,004.00	\$2,381.62	\$18,609.90	\$4,390.00	\$1,410.09
Zone Meeting	\$45.00	\$60.00	\$90.00	\$120.00	\$120.00

Total Operating Expenses					
	\$274,152.25	\$264,519.16	\$277,314.22	\$270,884.73	\$273,051.42
Miscellaneous Items					
Return of Security Deposits	\$3,875.00	\$3,200.00	\$3,680.00	\$3,479.00	\$3,820.00
Returned Checks	\$0.00	\$0.00	\$305.00	\$861.68	\$118.00
Total Miscellaneous					
	\$3,875.00	\$3,200.00	\$3,985.00	\$4,340.68	\$3,938.00
Capital Improvements					
	\$4,610.00	\$43,281.72	\$37,514.61	\$52,944.65	\$60,196.00
Annual Fair Expenses					
	\$634,894.02	\$614,477.71	\$585,825.34	\$575,677.34	\$442,576.93
Total Annual Expenses					
	\$1,107,700.98	\$1,122,199.12	\$1,146,401.94	\$1,111,378.58	\$911,335.60

Table 5.3 – Five Year Profit/Loss Evaluation

	2011	2010	2009	2008	2007
Total Annual Income					
	\$1,059,986.03	\$1,082,294.80	\$1,172,290.81	\$1,167,293.80	\$975,220.85
Total Annual Expenses					
	\$1,107,700.98	\$1,122,199.12	\$1,146,401.94	\$1,111,378.58	\$911,335.60
Total Profit/Loss					
	-\$47,714.95	-\$39,904.30	+\$25,888.87	+\$55,915.30	+\$63,885.25

Based on table 5.3 above, the Fairgrounds have average annual operational expenses of \$1,066,730 and average annual income of \$1,091,416 based on the five year history. This results in an average annual profit of \$24,686. When coupled with an evaluation of cost per square foot of build space, a clear picture of expense and revenue evolves. As can be seen in Table 6.4, average annual expenses per square foot of built space is \$5.64, with an income of \$5.77 per square foot. This is an average annual income of \$.13/square foot. Given that the Fair Board and the Fair Grounds are a 501.C.3, any amount into the black is a good thing.

Table 5.4 – Exiting Expenses and Income Per Square Foot

	Existing Square Footage of Built Space	Average annual Expenses	Average Annual Income	Expenses Per Square Foot	Income Per Square Foot
Existing	189,200	\$1,079,803	\$1,091,417	\$5.70	\$5.77

Table 5.5 – Proposed Expenses and Revenue Per Square Foot

	Square Footage of Built Space	Historic Average Expenses Per Square Foot	Historic Average Income Per Square Foot	Proposed Average annual Expenses	Proposed Average Annual Income
Proposed	242,500	\$5.70	\$5.77	\$1,382,250	\$1,399,225

Table 5.5 makes some major assumptions and is based on the service level of existing facilities with existing staff. It is fair to assume that future development of the Fairgrounds will require a comprehensive evaluation of staffing needs. With an overall increase in building square footage of 53,300 square feet, the need for additional staff and equipment may be present. What will be a more direct indicator of the need for additional staff will be the number of rental opportunities and/or event that will be held at the Fairgrounds. In order to increase revenue and take full advantage of the new buildings, the Fair Board and Manager will be required to increase overall marketing effort to generate more frequent and diverse rentals and events. Should rental and events increase to a steady level with quick turnaround times between events, it is critical to have additional staff to meet these demands. At this point, it is difficult to evaluate exact number of new employees that may be needed to maintain and operate the Fairgrounds, excluding office staff. However, with two full time maintenance staff overseeing 189,200 square feet (94,600 square foot per person), an addition of 53,300 square feet will logically require the need for at least one additional part-time employee.