

Type of Meeting: Administrative Matters

Name of requestor: Bob Herrfeldt [970-619-4010](tel:970-619-4010), Diana Frick [970-619-4008](tel:970-619-4008)

Department: The Ranch

Preferred appearance date: 2/21/2017 Time required: 15 minutes

Date decision needed:

Objective: Update the BOCC on the Master Plan Process for The Ranch

Situation: The Ranch embarked on the creation of a master plan for the facility now that it has been operating for over 14 years. We are about half-way through the process and would like to give the BOCC an update.

Proposal: The resources for this project have been approved in the 2016 and 2017 budgets. No additional resources are needed.

Additional funds required: No

Advantages: Opportunity to provide information regarding the status of the planning process and receive comments from the Board of County Commissioners.

Disadvantages: None, this is simply an update on a previously approved project

Requested action: None, this is simply an update on a previously approved project

Potentially Affected Interest: None, this is simply an update on a previously approved project

Level of Public Interest and Participations: moderate

Audio/Visual/Computer Needs: Use of lap top and projection screen



The Ranch

Larimer County Fairgrounds
and Events Complex

Master Plan

February 2017
BOCC Update

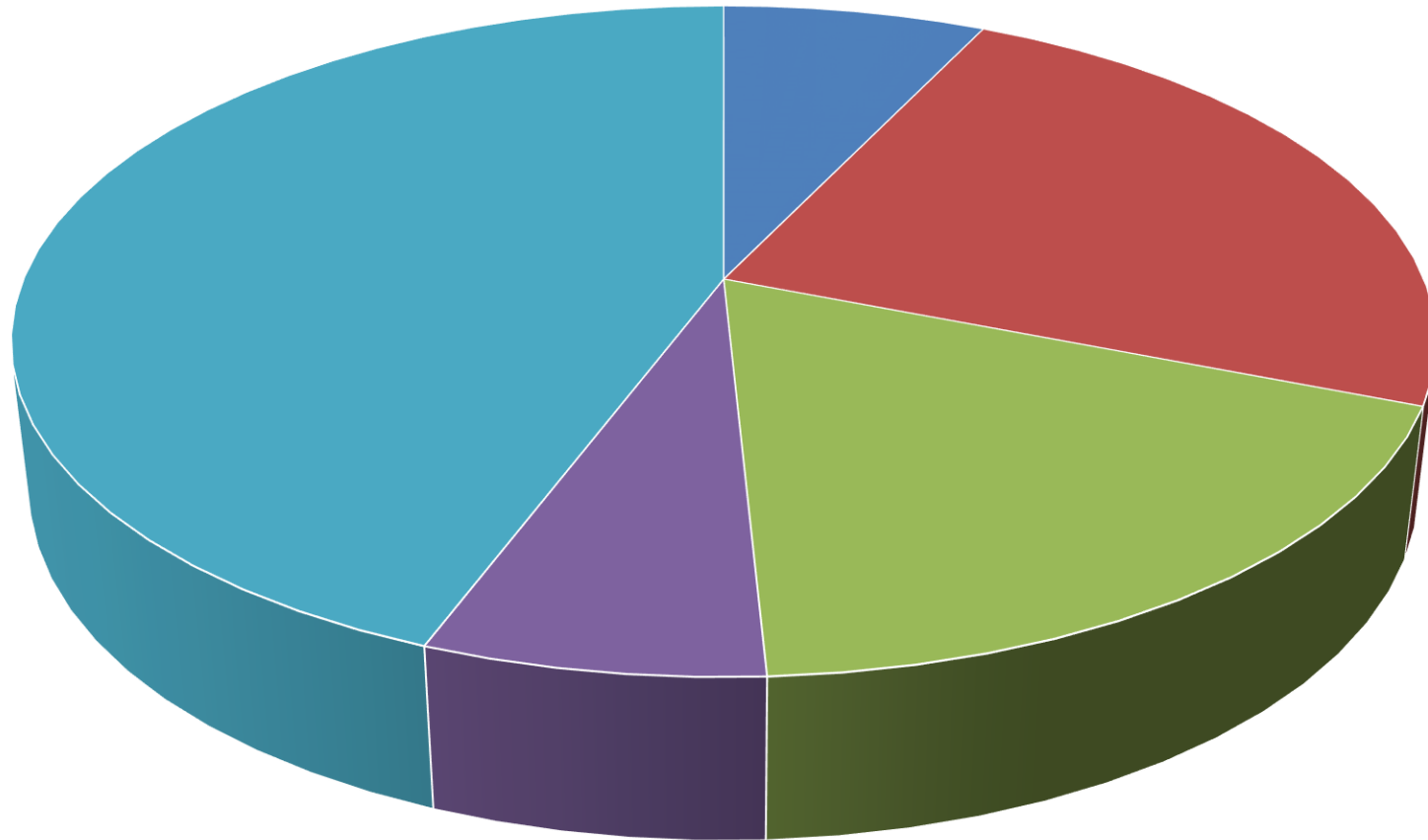
Our Charge

- Prepare a Master Plan that encourages innovation, fiscal and environmental sustainability and the creation of public spaces
- Define the vision, business, and operational goals for the next 20 years
- Must be market supportable and financially grounded
- Elevate user experience and maintain relevancy
- Always consider the health and safety of people and animals

Work Completed To Date

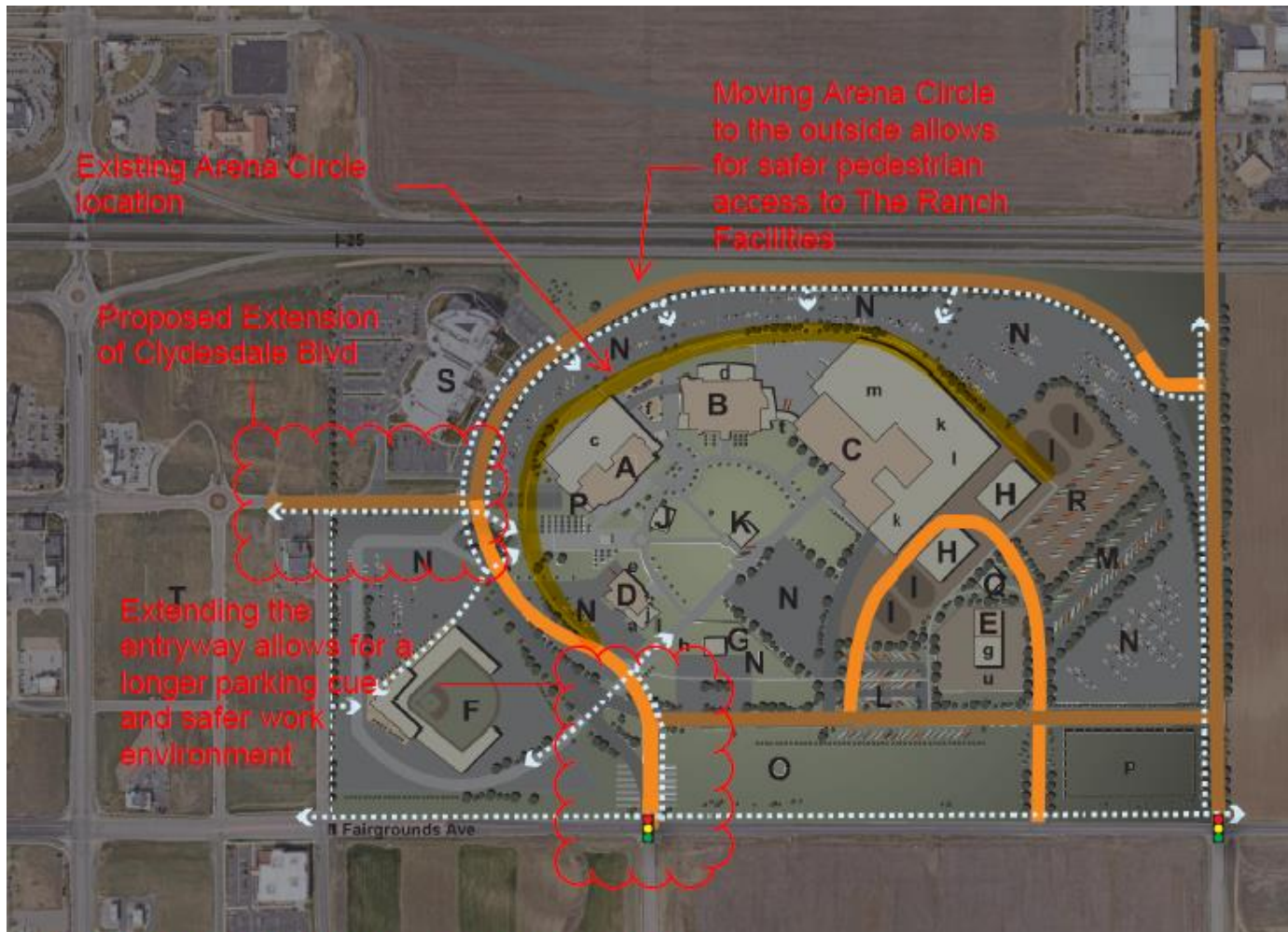
- Developed a vision that will serve as guideposts for the entire Master Plan
- Engaged stakeholders county-wide
- Evaluated facility conditions and needs
- Completed the preliminary market assessment
- Developed preliminary building concepts and site layout concepts

Trends of Bookings by Building



■ BEC ■ ARENA/BARNS ■ FNB ■ GROUND ■ MCKEE

New Road Alignment



The Ranch

Events Complex

Loveland, CO

**DRAFT--For Discussion
Purposes Only**

Master Plan Concept
Transportation Plan
Option #2

February 9, 2017

DRAFT--For Discussion Purposes Only

Site Concept



Master Plan Deliverables

- A: Status quo (same facilities) with no improvements yet additional leases (no increase in operating costs).
- B: A selection of master plan recommendations are implemented using capital savings, moderate increase in revenues.
- C: Improved facilities per the master plan and increased revenues. Sales tax on ballot/new bonds.

4-h Shooting



BEC Patio



BEC Pub



Exhibition Hall



Ice Hockey



Indoor Arena



Natatorium F

