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## THE RANCH CONSTRUCTION

### NEWSLETTER



OCTOBER 2022

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## Rooted in Community, The Ranch is Growing

The implementation of The Ranch Master Plan is in full swing! Since its opening in 2003, The Ranch Events Complex has been a monumental landmark for Larimer County, hosting everything from hockey games to horse shows, 4-H practices and the beloved Larimer County Fair. The Ranch serves as a community gathering place, a major economic driver and one of the premier event facilities in the region. To continue to serve Larimer County and meet the evolving needs of event organizers and attendees, exciting changes are underway at The Ranch!

## Master Plan Timeline

**History:** Nearly 24 years ago, Larimer County residents voted to create a new regional events venue for the beloved Larimer County Fair. The Ranch officially opened its doors in 2003 and has quickly become one of the premier event facilities in the region.

**June 2016 – August 2017:** In 2016, a team at The Ranch began to envision what the next 20 years would look like for the complex and started the process to develop a Master Plan. The Ranch used a fact-based, collaborative and transparent process that was split into four phases: discovery, design, discussion and documentation.

- **Discovery:** The Ranch team enlisted the help of industry experts to conduct market research, document best practices, identify future programming opportunities, assess the existing site and facility conditions, interview key stakeholders and gather public input through multiple online surveys and public forums.
- **Design:** Using the insights gathered in the discovery phase, technical experts developed early design recommendations and site plans for the proposed facilities at The Ranch.
- **Discussion:** The Ranch Stakeholder Advisory Committee was appointed by the Larimer County Board of County Commissioners to serve as a sounding board for the public involvement process and Master Plan development. The committee extended the reach of the Master Plan through presentations, public meetings and connections in their respective networks. A technical advisory committee of professional staff advised on the technical aspects of the Master Plan based on their respective expertise. Together, these groups reviewed early plans for The Ranch, discussed opportunities for growth and provided additional insights and expertise that were influential in developing the Master Plan.
- **Documentation:** The advisory committees worked with The Ranch team to compile all insights into the 2017 Master Plan – a guidebook for where and how The Ranch could grow over the next 20 years.

**November 2017:** Larimer County voters approved the 20-year extension of a 0.15% sales tax (15 cents per \$100 spent) to fund improvements to The Ranch based on the vision outlined within the Master Plan.

**2019:** The Project Consulting Team was retained by the Larimer County Board of County Commissioners to prepare a strategic implementation plan for The Ranch. The goal was to identify campus improvement options that will provide the greatest return on investment

for the community and ensure that all recommended enhancements would come to fruition in a manner that protects the long-term future of The Ranch. As a result of this research, an Amended Master Plan was developed for The Ranch. Multiple projects were identified to move forward based on community support and the greatest cost-benefit for the county.

**2022:** The implementation of the Master Plan officially began with the start of construction on the relocated Arena Circle, the new RV hookups, and the new 4-H, Youth and Community Livestock Arena.

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## **Introducing New Ranch Director — Conor McGrath**



Conor McGrath has been leading unique venues for 10+ years and has extensive experience in business administration & finance, construction management, strategic growth, and internal and external collaboration. Conor is excited to join The Ranch at a pivotal time of Master Plan development, and he is energized by the opportunity to engage with stakeholders and deliver the next chapter of Larimer County's Events Complex to residents and visitors.

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## **Construction Updates**

Construction has already begun on the first set of projects, which includes:

- Relocation of Arena Circle and roadway improvements | Anticipated completion: Summer 2023
- 4-H, Youth, and Community Livestock Arena | Anticipated completion: January 2024
- RV hookups | Anticipated completion: January 2024
  - There will be 83 new RV hookups built specifically for events at The Ranch. All new spaces will have electrical with 50-, 30- and 20-amp hookups. Sanitary sewer lines and water will be available at 38 of the spaces, and a dump station will be available for all other locations.
- Improvements to the MAC Equipment, Inc. Arena | Anticipated completion: July 2023 (West Pavillion) and January 2024 (warm-up arena)
  - The warm-up space inside the MAC Arena will be expanded to 90' x 200', extending to the full length of the pavilions and be fully covered. The West Pavilion wash racks, restroom and storefront will be reconstructed on the west side of the building.
  - Construction activities for this project will begin in late October 2022.

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## Current Construction Zones

Construction continues on the 4-H, Youth and Community Livestock Arena located northwest of the MAC Equipment, Inc. Indoor Arena. Horizontal work is underway to level the area and begin the installation of utilities for the new building. Visitors may hear and see increased activity from equipment at the site and in the area.



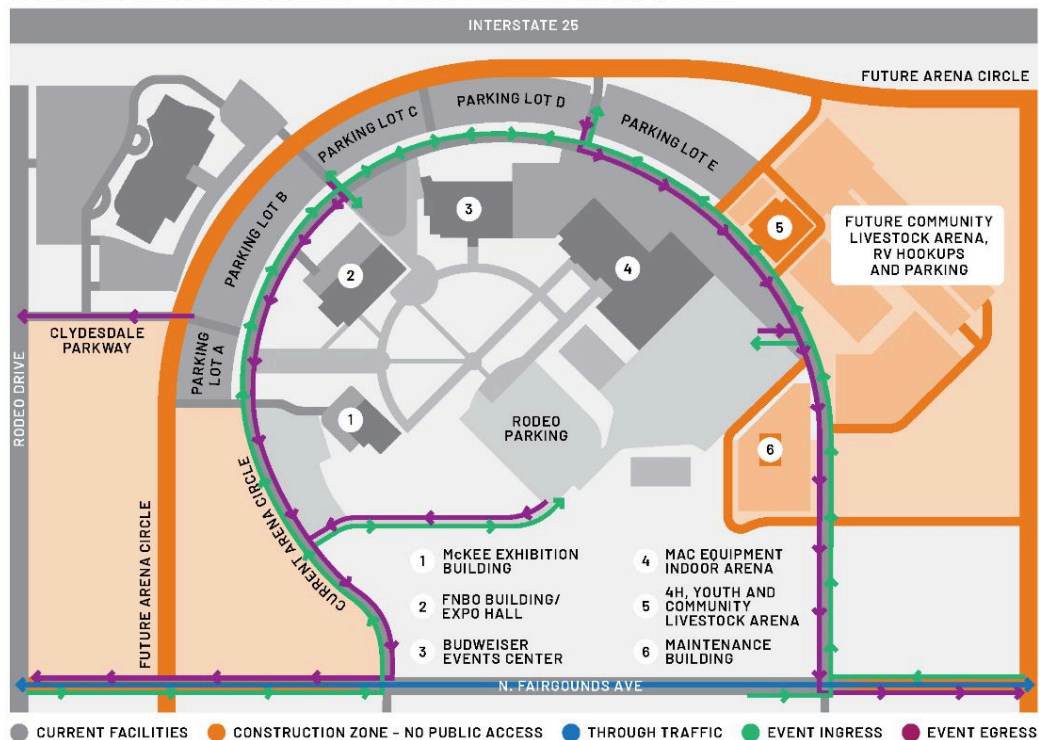


Aerial footage of The Ranch taken in October shows the future location of the 4-H, Youth and Community Livestock Arena. Just east of the arena site and north of the pictured maintenance building, construction is also underway on the new RV hookups and additional trailer parking.

Arena Circle has been under construction since the spring of 2022 and is expected to be completed in early summer 2023. The roadway improvements will relocate Arena Circle to the outer edge of the property to help ease traffic and add new entrance and exit points. While the current Arena Circle remains open, visitors are reminded to follow all signage and flaggers to navigate the construction areas and access parking and trailer areas.

Construction will begin on the expansion of The MAC Equipment, Inc. Indoor Arena in late October 2022.

#### THE RANCH EVENT ACCESS MAP - OCT. 21 THROUGH NOV. 30, 2022





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**The Ranch Events Complex**

5280 Arena Circle  
Loveland, CO 80538

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