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The Ranch Master Plan Newsletter

Events that Connect. Experiences that Last. | July 2025 Edition



Welcome to the Ranch Master Plan Newsletter

This monthly newsletter is your inside look at how The Ranch is growing and evolving through the Ranch Master Plan.

From construction updates and event highlights to behind-the-scenes stories and community features, we're here to keep you informed, engaged, and connected to what's happening

Thanks for following along as we build the future of The Ranch, together.

[Click here to Explore The Ranch Master Plan](#)

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New! Nursing Pods + Family Resources

Master Plan Update: What's Next for Phase II

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Introducing the Ranch Master Plan Blog

We're excited to announce the **launch of our brand-new blog**—a space dedicated to sharing stories that bring The Ranch to life.

This is more than just construction updates. It's about the people, the planning, the purpose, and the quiet details that make big events possible.

Whether you've been part of The Ranch story for years or are just getting to know us, this blog is here to give you a closer look at what happens behind the scenes and where we're headed next.



Sneak Peek from Our First Post:

"Where Great Shows Begin at The Ranch"

"It's just after 5 a.m. at The Ranch, and the day is already moving. The sky is still dark, but the barns are awake. Parents carry sleepy kids wrapped in blankets, a halter, or breakfast in hand—the smell of hay and coffee mixes in the cold morning air..."

From the hum of machinery to the early-morning prep crew, this post captures what it takes to set the stage—literally—for some of Colorado's most memorable events.

It's more than an event—it's a lifestyle.



[Read the full blog post here](#)



What's Happening On-Site?

Construction is in full swing this summer at The Ranch. These projects are designed to improve parking, access, safety, and guest experiences across campus. Some are part of the long-term Ranch Master Plan, while others are general upgrades.

Below is a summary of current and upcoming work, along with what to expect during your visit.

Look for the  **Master Plan Funded** label for long-term investments in the future of The Ranch.



ADA & EV Parking Lot Upgrades (Lots B, C & F)



Lots B, C & F



July 7–9, 2025 | 7:00 AM – 3:30 PM



Master Plan Funded

We're making important improvements to accessible parking across campus to better support guests with mobility needs. This upgrade includes:

- **89 new ADA spaces:** 69 in Lot C and 20 in Lot B
- **2 EV-compatible ADA spaces** in Lot B
- Updated striping and clearer markings for all users

As part of this project, **Lot F will no longer serve as ADA parking**. Instead, it's being converted into a **flex event and rideshare area**.



During construction, please use Lots D & E whenever possible.



[Click here to read more about the new ADA parking, why these changes were made, and how they support mobility access on our blog.](#)

County Road 5 Widening & Entrance Changes



Along County Road 5 near the south and north entrances



Late July / Early August – October 31, 2025



Master Plan Funded

We're widening County Road 5 to improve traffic flow and safety. Work includes:

- A new **through lane** on the west side
- A **center median** at the south service entrance
- **Permanent removal of the north service entrance**



Traffic control will be in place during construction and the Fair.



A short-term closure of the south entrance is expected—details coming soon.

Parking Lot E/Y Expansion



Near Arena Circle, south of Lot E



Post-Fair – October 31, 2025



Master Plan Funded

We're expanding paved Lot E into the current Lot Y area and improving traffic access. Work includes:

- A new **acceleration lane** onto Arena Circle
- **Utility relocation** (fiber, electric, stormwater)
- New **lighting poles** for better visibility



Last row of Lot E will be closed off.



Traffic control will be active on Arena Circle during construction.

Blue Arena Front Entrance Enhancements



Blue Arena Main Entrance



June – July 2025 (in progress)

We're refreshing the Blue Arena entrance with:

- New **decorative cobble rock** landscaping
- A dedicated **Pedersen Toyota vehicle display area**

These improvements will enhance the guest arrival experience year-round.

Blue Arena Roof Replacement



East sidewalk and rear loading dock area



June 17 – July 15, 2025 | Mon–Fri, 7:00 AM – 5:00 PM

We're replacing sections of the **flat roof** and adding **snow guards** to improve safety and longevity.

Expect construction vehicles, materials, and a crane on-site during working hours.

Road-Based Parking Lot Behind the MAC



Behind Equestrian Center near RV pedestals



Completed: June 2025



Master Plan Funded

We added several inches of road base to level out the space and improve drainage. This upgraded area now provides more reliable parking during rainy or high-traffic events.

MAC Warm-Up Arena Footing Replacement

📍 *MAC Equestrian Center – Warm-Up Arena*

📅 *Completed: June 2025*

We replaced the surface with an **80/20 clay-sand mix**, laser-leveled and tailored for various riding disciplines. The result? A smoother, safer footing for both riders and horses.

💡 Ranch Fun Fact: We Have a Pond 💡

Yes, The Ranch has a pond, and it's not just for looks.

It holds nearly 1 million gallons of non-drinking water used to irrigate our grounds and keep things green.

You'll find it near Crooked Stick Drive and Fairgrounds Avenue, surrounded by a walking trail, volleyball, basketball, and cornhole—and yes, it's open to the public.

A quiet space with a big job.



Did you know?

At The Ranch, sustainability isn't just a goal—it's built into our operations.

Our irrigation system uses moisture sensors embedded in the lawn to tell us exactly how much water is already in the soil. That means we only water when it's truly needed. On top of that, we use smart technology that monitors weather conditions in real time, so if rain is in the forecast, our system adjusts automatically.

These tools help us conserve water, reduce waste, and care for our campus in a way that's efficient and environmentally responsible.



New Family Resources Available on our website

Planning a visit with children or dependents? A new Family Resources section is now available on our website. It includes:

Nursing pod locations

Family restrooms

Parking and entry guidance

Child-friendly event information

Accessibility support

Visit the Family Resources page under the Plan Your Visit tab [here](#).



Private Nursing Pods Now Available

The Ranch now offers two Mamava nursing pods to provide clean, private spaces for nursing parents and caregivers.

- **Solo Pod** is located just inside the south entrance of the Pedersen Toyota Building.
- **XL ADA-Compliant Pod** is located inside Blue Arena at Section B.

Each pod includes a locking door, ventilation, comfortable seating, USB ports, power outlets, a mirror, and a coat or bag hook. The XL pod also provides additional space for strollers and wheelchairs and accessible features like a flush entry and grab bar.

Download the free [Mamava App](#) or visit the Mamava website to locate and access a pod.

The Ranch Master Plan funded these pods as part of our ongoing commitment to inclusion, accessibility, and supporting families who attend events at The Ranch.

Master Plan Update: Phase II Is Moving Forward



Path to Sustainability



We've entered an exciting new phase in the future of The Ranch. Design and engineering work for **Phase II of the Master Plan** is officially underway.

On **June 20, 2025**, Larimer County issued a **Request for Proposal (RFP)** to find a qualified team of experts to lead the design process for several major projects that will transform our campus in the years ahead.

RFP Closes: July 22, 2025 at 2:00 PM

 **Where Proposals Are Submitted:** BidNet, Larimer County's purchasing portal

What Is a Request for Proposal (RFP), and Why Does It Matter?

An **RFP is a formal invitation** for qualified companies to submit their approach, qualifications, and cost estimates for a large project. In this case, we are seeking a team to plan and design the next generation of buildings, amenities, and infrastructure at The Ranch.

This step is a major milestone—it moves the plan from **ideas into action**.

What Is an Architecture & Engineering (A/E) Firm?

The selected team will include two areas of expertise working together:

- **Engineering** will focus on function: roads, utilities, lighting, stormwater, and mechanical systems
- **Architecture** will focus on form: how buildings look, feel, and flow for guests and staff

Together, this team will create **detailed, buildable designs** that are both practical and inspiring.

What Will They Be Designing?

Phase II includes several key projects that will serve our growing community and attract high-quality events to Northern Colorado.

Great Lawn & Amphitheater

Outdoor venue with fixed seating, a large festival lawn, concessions, and support areas

Youth Hockey & Sports Complex

A redevelopment of the Pedersen Toyota Center into a multi-sheet facility for hockey, skating, and indoor sports

Blue Arena Expansion & Renovation

More seating, improved guest amenities, and updated back-of-house areas for athletes and performers

Event Plaza Enhancements

A complete redesign of the plaza with space for vendors, landscaping, and gathering areas

Campus-Wide Infrastructure Improvements

Updated walkways, roads, signage, parking, lighting, and utilities to support growth

These designs will also include **budget estimates, timelines, and phasing plans** to ensure that The Ranch stays active and open during construction.

What About the Hotel and Convention Center?

The master plan's long-term vision includes a **200–225-room hotel and a full-service exposition (convention) center**. Due to their size and unique needs, these facilities will likely be designed separately and in partnership with private developers.

They are still part of the same overall vision to make The Ranch a year-round destination for events, sports, business, and tourism.

What Happens Next?

Once a firm is selected this summer, the design process will begin right away.

Construction is expected to start later in 2025 and will be delivered in phases over the next several years.

We will continue sharing updates as the work progresses!

Phase II Introduces the Following Projects:

- **Event Lawn & Amphitheater (IIa)**: 20+ acre event lawn with a 6,000-seat amphitheater, VIP seating, and a teaching kitchen
 - **Event Plaza Enhancements (IIa)**: A full redesign of a 130,000 sq ft plaza to improve walkability, create flexible vendor space, and host year-round events.
 - **Outdoor Archery Range (IIa)**: A new 10-lane archery range with shaded viewing areas, safety features, and youth and family recreation space.
 - **Exposition Center (Convention Center) (IIb)**: A full-service facility featuring over 100,000 square feet of flexible event and meeting space.
 - **Hotel (IIb)**: A 200-225-room hotel with shared amenities designed to serve visitors, event attendees, and business travelers.
 - **Youth Hockey & Sports Arena (IIa)**: A redevelopment of the Pedersen Toyota Center into a multi-sheet complex for hockey, figure skating, and indoor flat-floor sports.
 - **Blue Arena Expansion (IIa)**: This 58,000 sq ft expansion includes a new VIP entry, luxury suites, loge boxes, and an open-air hospitality terrace.
 - **Campus Infrastructure Upgrades (IIa)**: Parking, signage, stormwater, and road access improvements across The Ranch campus.
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Get Involved

Take the “Imagine the Future” Survey

Share your voice and help shape the future of The Ranch

[Click here to take the survey](#)

☀ **Event Spotlight: RMRHA Summer Slide – Now Through July 13**

The Ranch is excited to host the **Rocky Mountain Reining Horse Association’s Summer Slide**, one of the nation’s premier reining horse events, **running now through July 13** in the **Indoor Arena at The Ranch Equestrian Center**.

This event features some of the country's top reining competitors. Many are million- and multi-million-dollar riders!

Catch performances from elite riders like:

Luca Fappani
Mike Flarida
Shawn Flarida
Dan Huss
Andrea Fappani

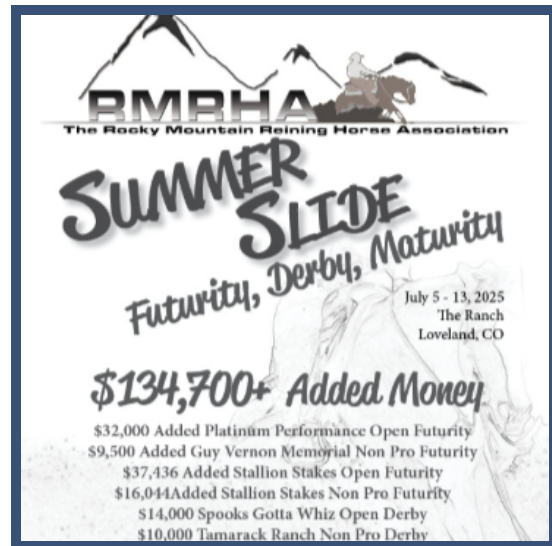
Jared Leclair
 Devin Warren
 Nathan Kent
 Sharee Schwartzenberger

Stop by and witness the precision, grit, and skill that make this one of the year's most exciting events.



Can't attend in person? You can watch the action live and access the full event schedule at: rmrhasummerslide.com

Explore Upcoming Events at The Ranch



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If you would like to join our stakeholder groups for any of these projects, please email

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New to the Newsletter?

Catch up on previous issues on our [website](#) to learn more about what's happening at The Ranch!



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