

# THE RANCH MASTER PLAN



## WORK SESSION – STATUS UPDATE



NOVEMBER 14, 2022

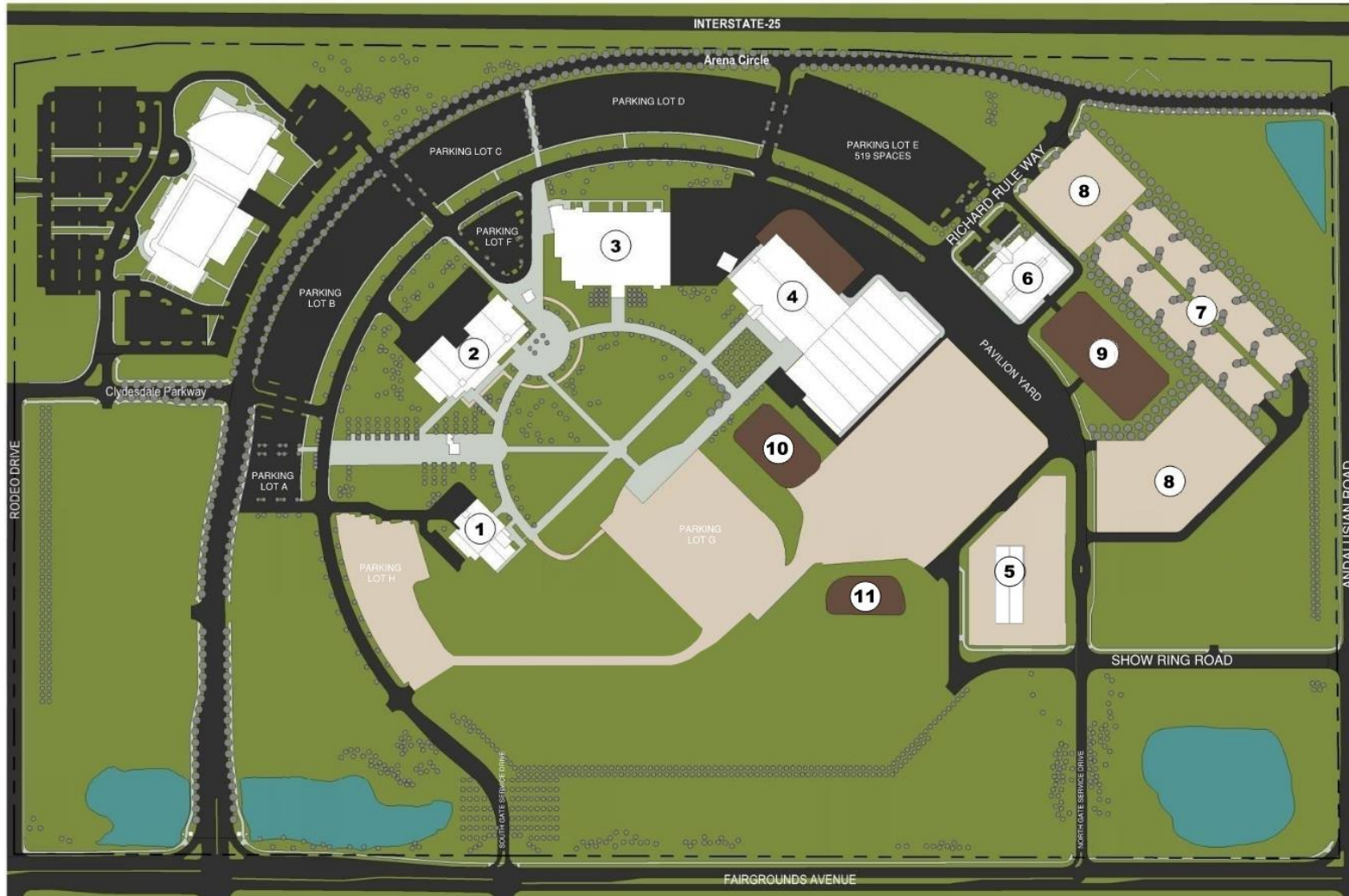


**The Ranch**  
Larimer County's Event Complex

## Phase 1 of Five-Year Plan (\$44M construction underway)

- Site Infrastructure; Fairgrounds Avenue, relocate Arena Circle, construct Andalusian Road, and extend Clydesdale Parkway (\$13M)
- 4-H, Youth, and Community Livestock Arena (\$10.5M)
- Recreational Vehicle hook-up (83 spaces) (\$2M)
- 100' X 200' Outdoor Arenas (\$1.5M)
- Outdoor Surfaces for Stock/Trailer parking (\$1M)
- MAC Indoor Arena & Pavilions (\$4M)
- Maintenance Building (\$3M)
- Department of Natural Resources – Land Stewardship offices (\$2M)
- Richard Rule Road, Show Ring Road, and Pavilion Yard (\$7M)

## SITE PLAN – PHASE 1



- 1) McKee 4-H Exhibition Building
- 2) First National Bank Exhibition Building
- 3) Budweiser Events Center
- 4) Mac Equipment Indoor Arena, Pavilions, and Warm-Up Arena
- 5) The Ranch & Department of Natural Resources Maintenance Building
- 6) 4-H, Youth, & Community Indoor Arena
- 7) RV Lot
- 8) Trailer Parking
- 9) Outdoor Arena
- 10) Round-Up Outdoor Arena
- 11) Longhorn Outdoor Arena

## Commissioner Work Sessions

- **Work Session 03/30/2022**
  - **Information Provided**
    - Reengage Convention, Sports, & Leisure (CSL) to reinvestigate market studies, cost-benefit analysis, and feasibility of exhibition space and hotel partnerships
    - Enables The Ranch to continue to explore and update the core business functions (keeping The Ranch market competitive while phasing construction)
- **Work Session 04/11/2022**
  - **Information Provided**
    - Hotel P3 RFP
    - The project team is investigating the reasoning behind the lack of RFP responses, what has changed, and the next steps
- **Work Session 08/01/2022**
  - **Information Provided**
    - Key Changes at The Ranch since 2018
    - CSL Recommendations
      - Target 70,000 SF of total exhibition space
      - Eliminate the new Exhibition Center and expand the existing FNBO Building
      - Freed-up capital funding could be shifted to other Ranch projects (i.e., New Event Arena + secondary ice sheets and/or P3 Hotel).

## Direction Requested on 08/01/2022

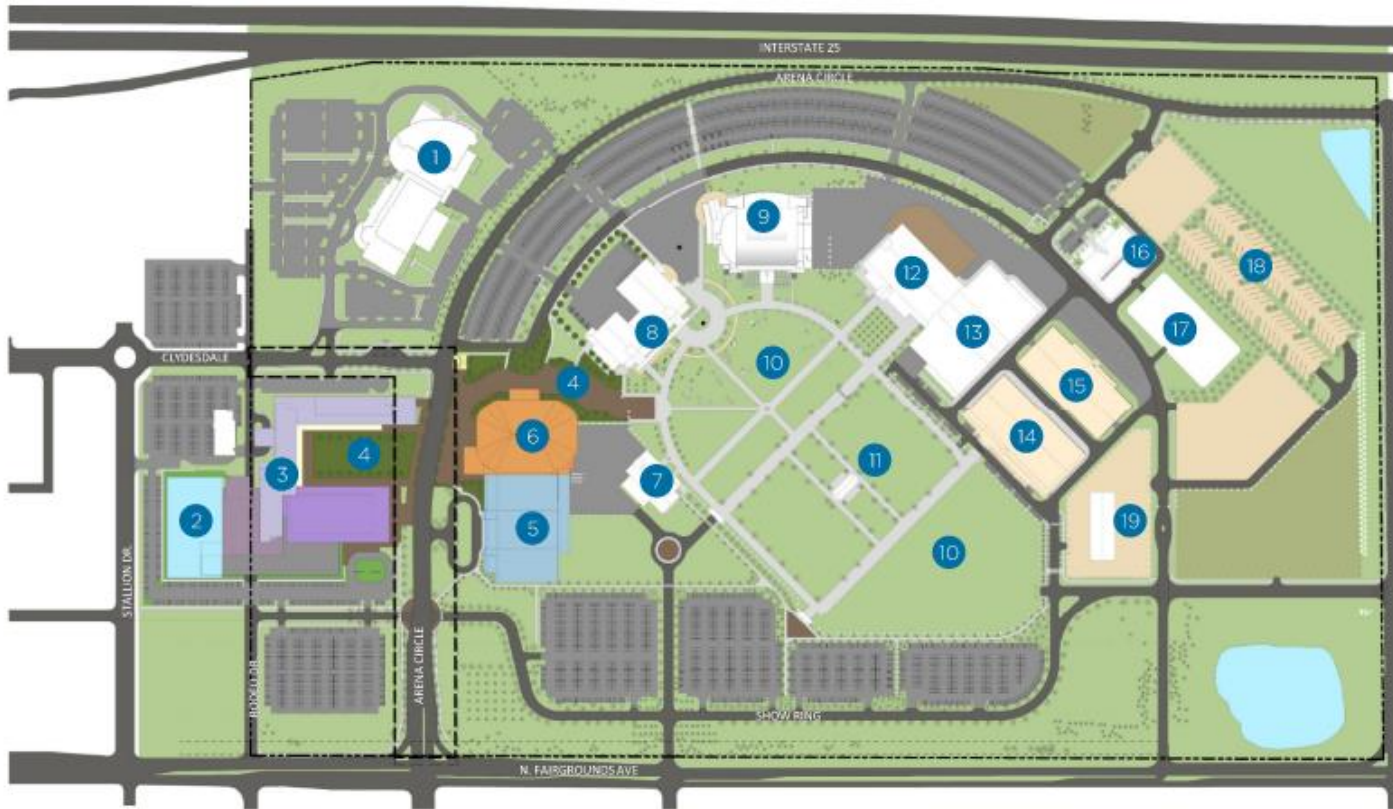
- Further explore New Event Arena with attached Youth Hockey Training Center
- Further explore development & expansion of the FNBO Exhibition Building to 70,000 SF (currently 36,000 SF)
- Eliminate new 60,000 SF Exhibition Center

## Project Team Findings & Progress

- Stakeholder Input
  - Kitchen Expansion Group
  - Event Arena Group
  - Hockey Group
- Fort Collins Aquatics Facility
- New Event Arena with attached Youth Hockey Training Center – P3 opportunity
- The Rocky Mountain Grand Resort
- Real estate transaction opportunity with Water Valley Companies (WVC)
- Off-site storm drainage

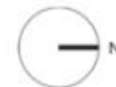


## CONCEPTUAL SITE PLAN



### PLAN LEGEND

1. Embassy Suites
2. Indoor Water Park (Private Development)
3. Hotel / Expo Center (Private Development)
4. Proposed Event Plaza
5. Proposed Youth Hockey Training Center
6. Proposed Arena
7. McKee Building
8. FNBO Building
9. Budweiser Events Center
10. Event Lawn
11. Event Lawn Toilet Facilities (Future - Subject to Relocation)
12. MAC Equipment Indoor Arena
13. Equestrian Pavilions
14. Equine Event Arena (Future)
15. Stall Barn (Future)
16. 4-H Indoor Arena
17. Outdoor Arena
18. RV Parking
19. Maintenance Building



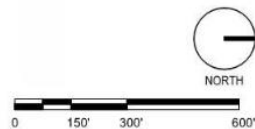
## SITE PLAN – FUTURE PHASING



1. Admin. Facility Offices
2. 4-H Youth & Community Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance
6. Dirt Storage
7. 4-H Youth & Community Livestock Arena
8. RV Lot
9. Trailer Parking
10. Outdoor Arenas (100' x 200')
11. Outdoor Arena (150' x 400')
12. Covered Livestock Arena
13. Overflow Event Parking
14. Future Developments\*

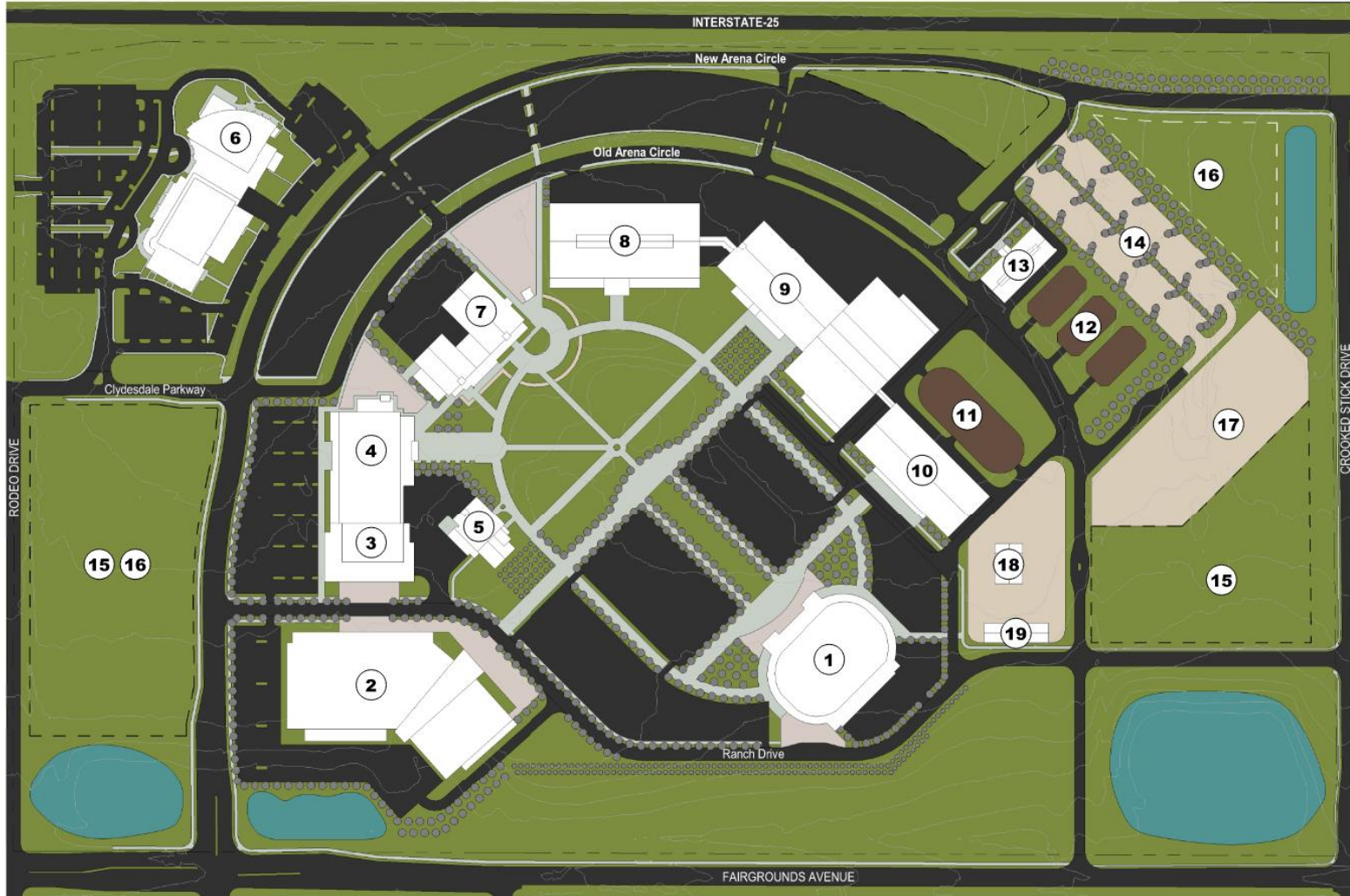
*\* Future Developments Include:*

- New Event Arena
- Recreational Sports Complex
- Hotel
- Exhibition Center





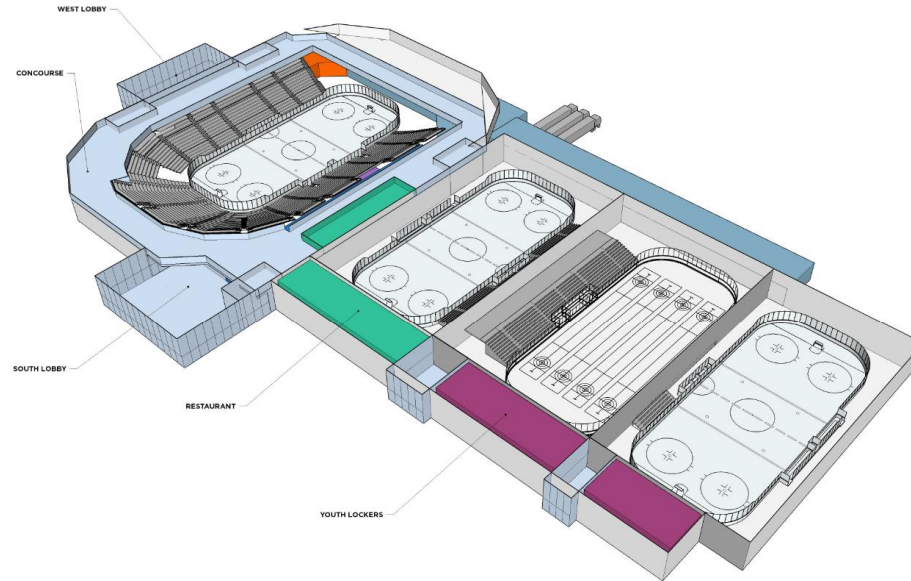
## SITE PLAN – FUTURE PHASING OPTION



1. New Event Arena
2. Recreational Sports Complex
3. Hotel
4. Exhibition Center
5. Admin Facility Offices
6. Embassy Suites
7. 4-H Youth & Community Building
8. Livestock Arena
9. Livestock Pavilions
10. Covered Livestock Arena
11. Outdoor Arena (150' x 400')
12. Outdoor Arenas (100' x 200')
13. Dedicated 4-H Arena
14. RV Lot
15. Overflow Event Parking
16. Future Development
17. Trailer Parking
18. Maintenance
19. Dirt Storage



## NEW EVENT ARENA & YOUTH HOCKEY TRAINING CENTER



- Event Arena
  - 8,000 hockey seating including suites / 9,000 concert
- Youth Hockey Training Center
  - 3 Ice sheets
  - +/- 1,500 seats in total
  - Shared restaurant/lounge
  - Room for expansion and multipurpose use

## Water Valley Companies (WVC)

- Presenter – Martin Lind



# PROGRAM

## FULL-SERVICE THEME DESTINATION RESORT

- **480 Deluxe Rooms and Suites**
- **160 Standard Services Rooms**
- **70,000 SF Conference Center**
- **85,000+ SF Waterpark including 11+ major Slides, Attractions, Cabanas, Party Rooms, Food Court, Arcade and Gift Shop**
- **40,000 SF Outdoor Courtyard Recreation Area with Reflecting Pond**
- **10,000 SF Family Entertainment Center**
- **5,000 SF Top of the Rock Restaurant**



# CONCEPT RENDERING





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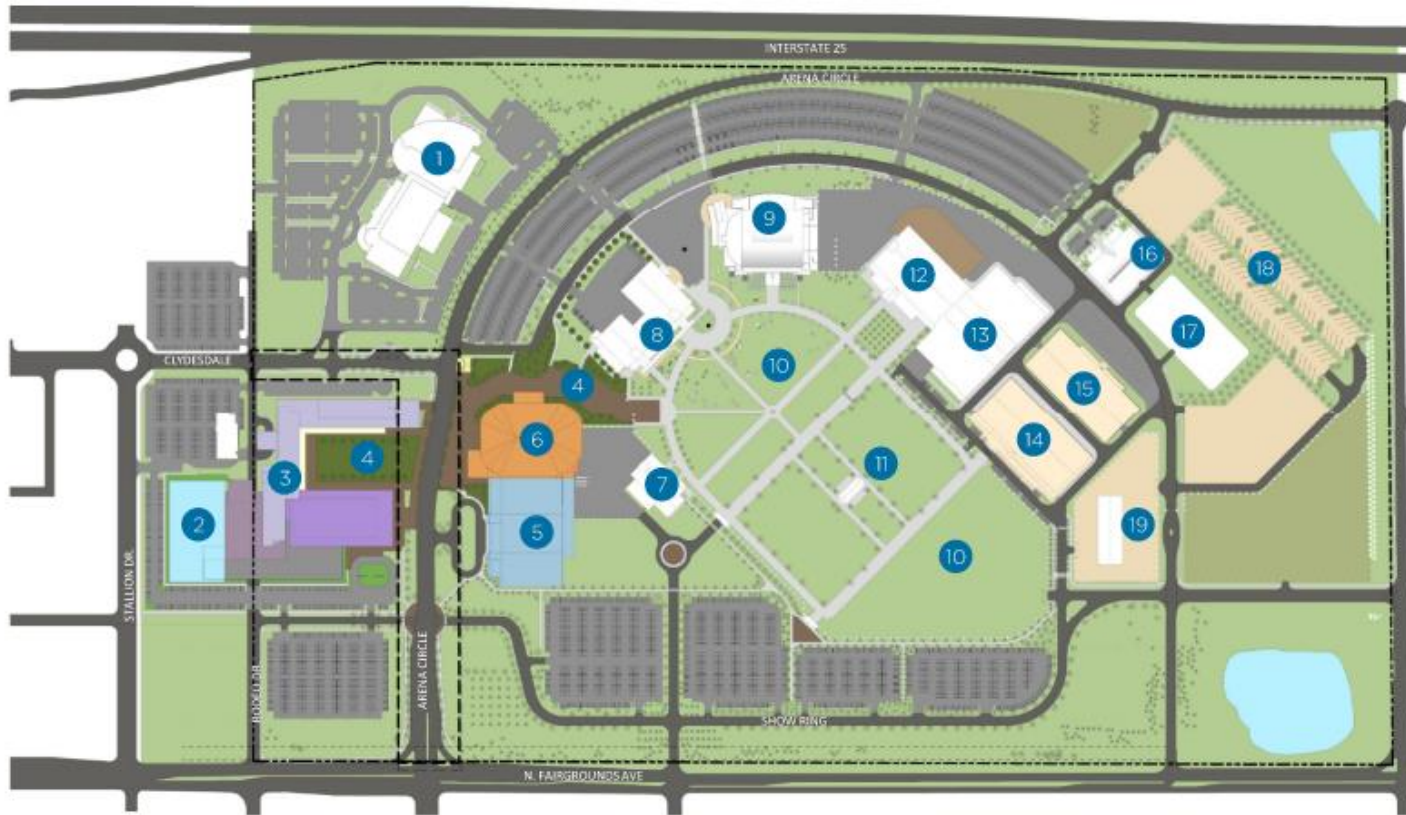


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## Project Team Recommendations

- Reduce scope of BEC renovations
- Re-evaluate options for FNBO and existing BEC
- Develop P3 for a New Event Arena with attached Youth Hockey Training Center
- Continue to explore off-site storm drainage
- Continue to explore a real estate transaction with WVC
- Site visits to similarly operated and/or developed campuses

## Direction Requested

- Develop RFP for a New Event Arena with attached Youth Hockey Training Center
- Continue discussions with WVC, City of Loveland, and Windsor on off-site storm drainage
- Continue discussions with City of Loveland on PUD Amendment processes
- Begin negotiation with WVC on a real estate transaction for The Rocky Mountain Grand Resort
- Re-evaluate options for FNBO and existing BEC with a reduced scope of BEC renovations
- Begin site visits to similar campuses