

# THE RANCH MASTER PLAN

## WORK SESSION – STATUS UPDATE



MARCH 1, 2023



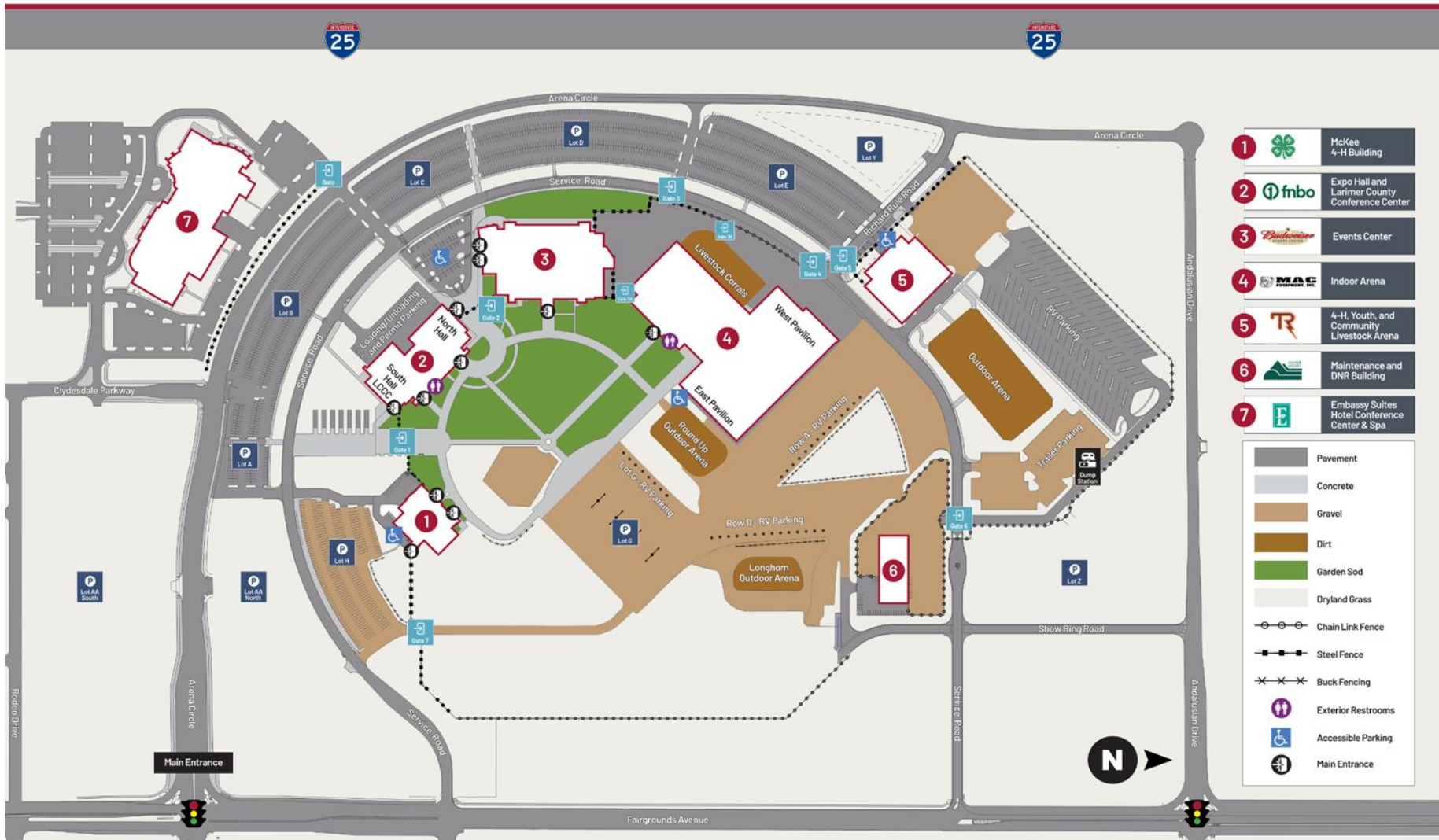
## Phase 1 of Five-Year Plan (Project completion December 2023)

- July 2023 Completion
  - Site Infrastructure: Fairgrounds Avenue reconfiguration, Arena Circle relocation, Andalusian Road construction, and Clydesdale Parkway extension
  - MAC Equipment Inc. Indoor Arena & Pavilions expansion
  - Richard Rule Road, Show Ring Road, & Pavilion Yard construction
- December 2023 Completion
  - 4-H, Youth, and Community Livestock Arena
  - Recreational Vehicle hook-up - 95 spaces
  - Outdoor Arena - 100' X 200'
  - Outdoor Surfaces for Stock/Trailer parking
  - Maintenance Building expansion with the relocation of the Department of Natural Resources – Land Stewardship offices

# LARIMER COUNTY'S EVENT COMPLEX



## SITE PLAN – PHASE 1





## SITE PLAN – PHASE 1

### Campus Improvements

- Maintenance Building and Department of Natural Resources Land Stewardship Building
- Location of new 4-H, Youth, and Community Livestock Arena



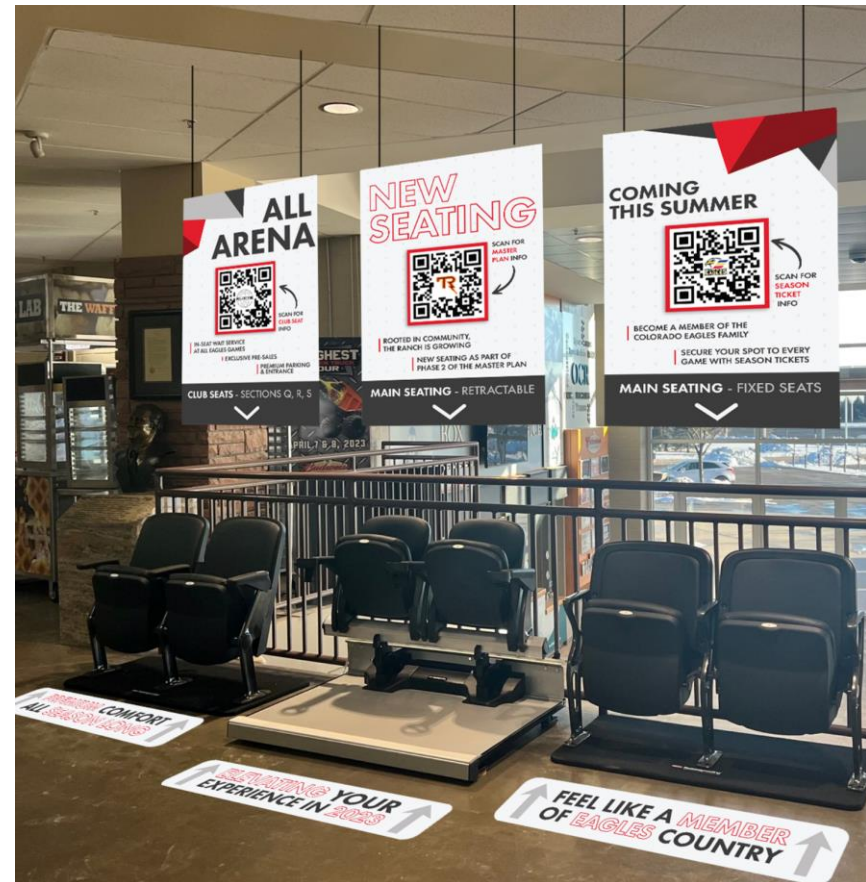
## Direction given on 11/14/2022

- Develop a Request For Proposal for a New Event Arena with an attached Youth Hockey Center with three sheets of ice
- Continue discussions with Water Valley Companies, the City of Loveland, and the Town of Windsor on off-site storm drainage
- Continue discussions with the City of Loveland on Planned Unit Development amendment processes
- Begin negotiation with Water Valley Companies on a real estate transaction for The Rocky Mountain Grand Resort
- Reevaluate options for the First National Bank of Omaha and Budweiser Event Center with a reduced scope of renovations in the Event Center
- Begin site visits to similar campuses

## WORK SESSION – STATUS UPDATE

### Reduced scope of Budweiser Event Center renovations

- Seating replacement - Completion August 2023
- Painting interior areas including the Bowl
- Suite renovations
- Private industry commitment of \$1,000,000 to support suite renovations and other revenue generating services on-campus



## Real estate negotiation with Water Valley Companies

- Meeting with Water Valley Companies on 01/16/2023
  - Water Valley Company committed to draft a framework document for how they propose to structure an understanding
  - The Ranch staff continues to evaluate market demand and conditions for exhibition space as negotiation continues

## Stakeholder Engagement

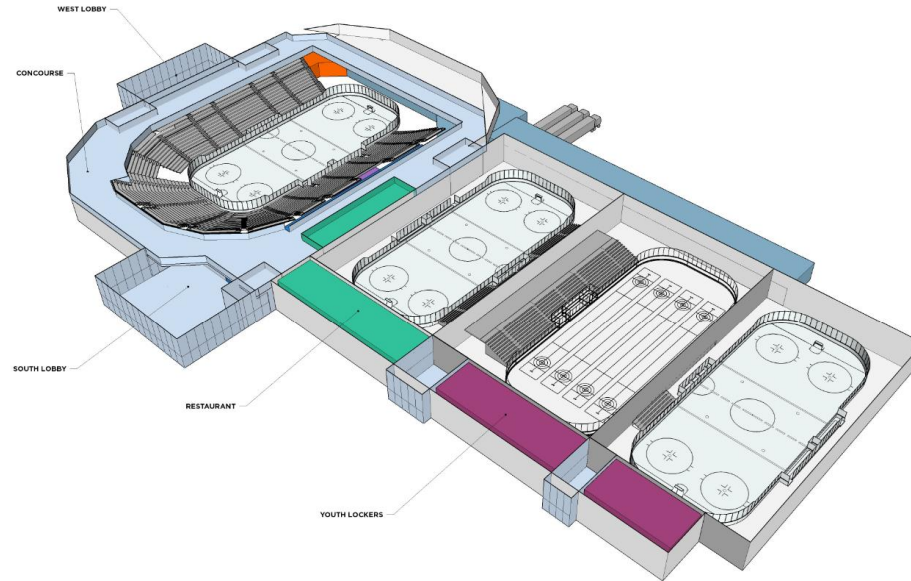
- Equine stakeholder group
  - New business development opportunities.
- McKee kitchen expansion group
  - Investigation into current and future teaching kitchen programs & uses.
- Swim groups
  - Negotiations between Poudre School District and Fort Collins drive the location of the aquatics center. Fort Collins is exploring options for additional funding to support larger indoor lap lanes.



## New Event Arena and Hockey Training Center

- Public Private Partnership (P3) advisory services
  - Sports and entertainment P3 consultation
  - P3 legal consultation
  - P3 financial consultation
  - Hospitality, exhibition, and conference center consultation
- Site visits – three locations
  - Acrisure Arena - Palm Springs, CA
  - Baxter Arena - Omaha, NE
  - Liberty First Credit Union Arena - Ralston, NE
    - Lessons learned – shared back of house, separate entrances in close proximity to each other, similar viewing/eating areas, and at grade concourse areas

## 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

## 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

## Next Steps

- Continue development of a Request For Proposal for a New Event Arena with the attached Youth Hockey Center
- Continue visiting similar campuses
- Continue discussions with Water Valley Companies (WVC), the City of Loveland, and the Town of Windsor on off-site storm drainage
- Pend negotiations with WVC on a real estate transaction for The Rocky Mountain Grand Resort until a framework document is provided by WVC for review by Larimer County
- Continue to reevaluate options for First National Bank of Omaha building
- Continue to engage stakeholders in future developments of the Master Plan