



COLLBRAN ARENA

Collbran Arena Master Plan
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INSIDE

01 -- Introduction

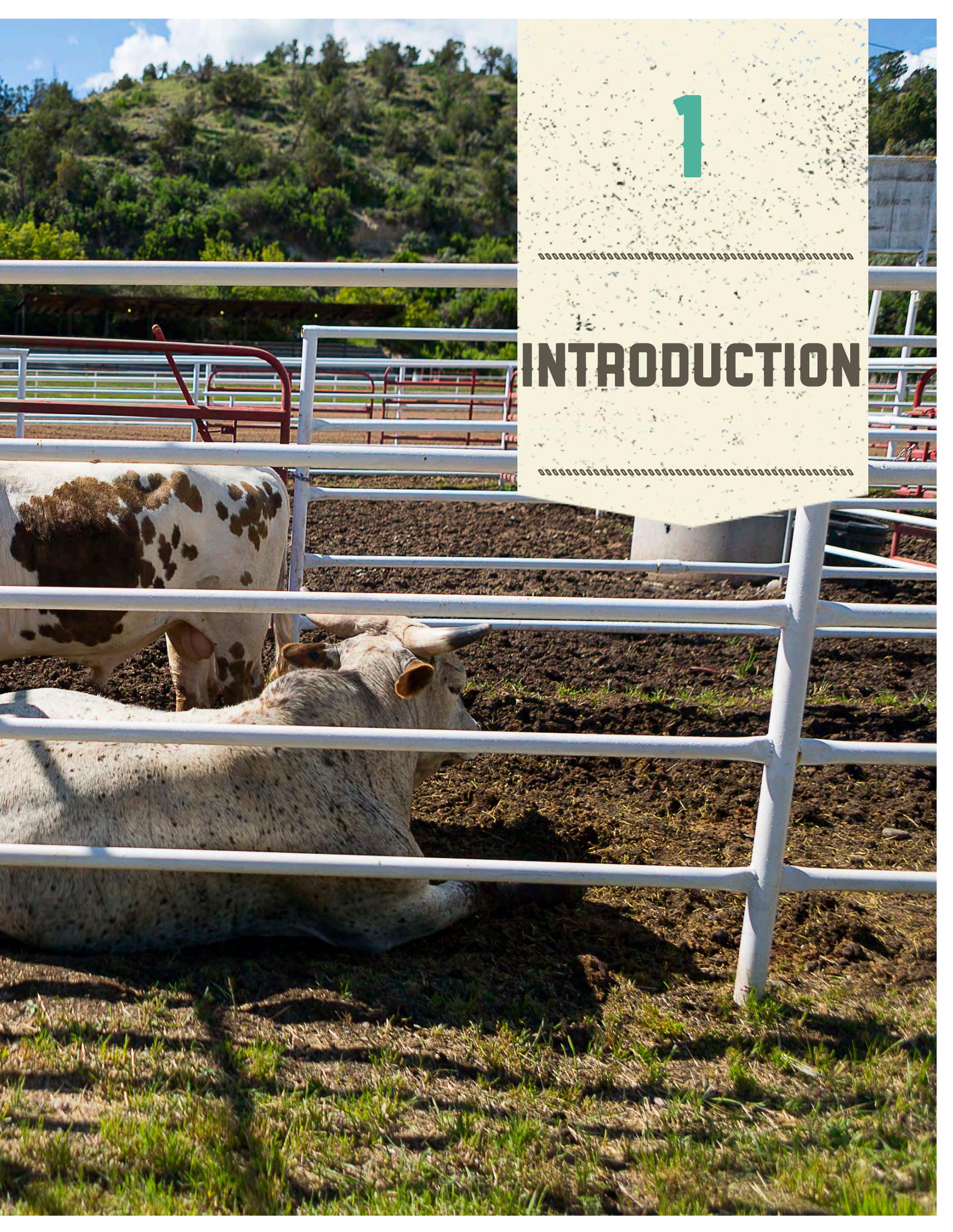
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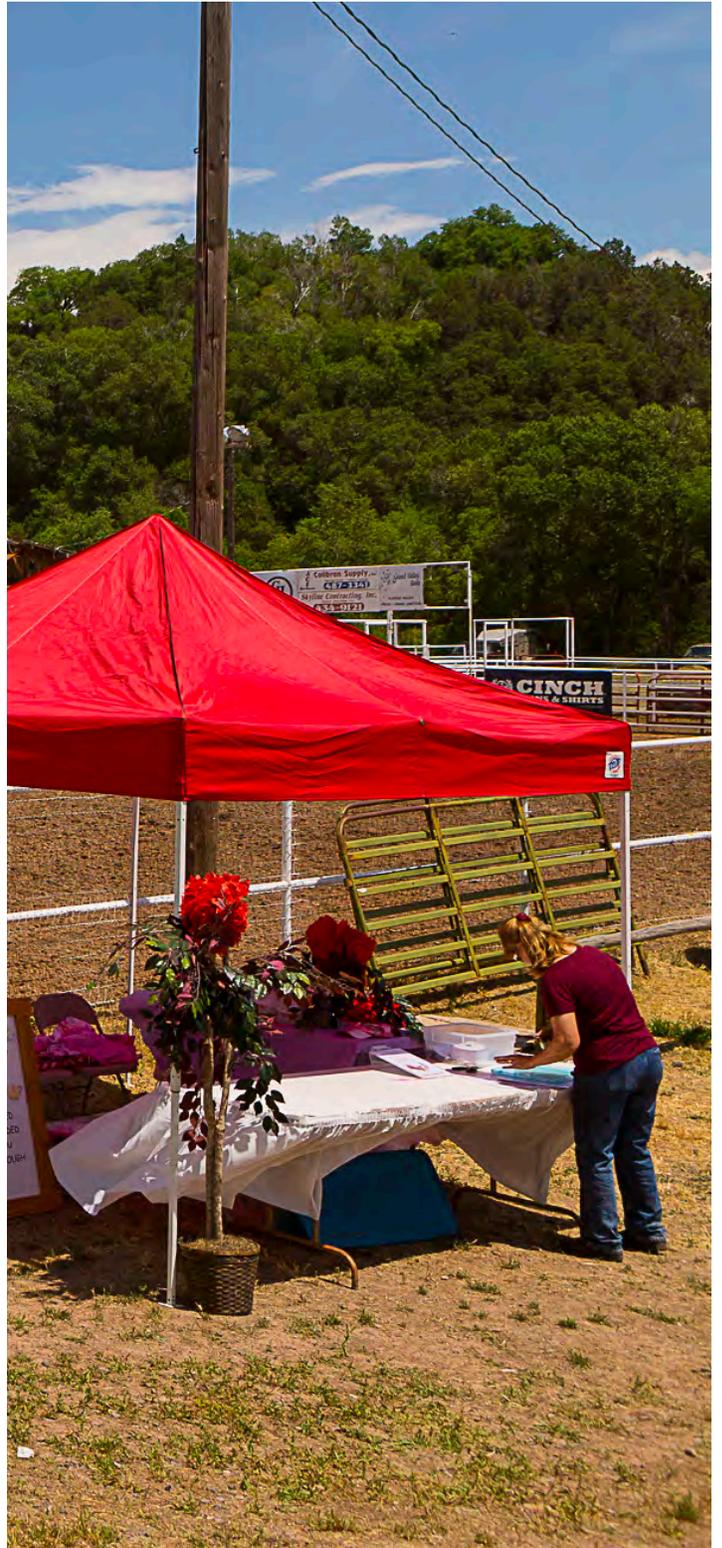
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INTRODUCTION



Thank You!

A big thank you to the participants of this project, the Town of Collbran staff, steering committee and stakeholders. Special thanks to Davis Farrar, Melonie Matarozzo, LuAnn Wallace, Todd and Kama Farrington, Julie Miller, Vic Strum, Tammy Entwistle, Eric Bevan.



1. INTRODUCTION

Project Purpose

The purpose of this project is to create a master plan for the Collbran Rodeo Facility, a 13.34 acre site just north of downtown Collbran. The Master Plan is intended to be used as a guide for the Town that is comprehensive, phased, supports a variety of activities, and prioritizes recommendations and improvements for the future. Another piece of the Master Plan is to create a Conceptual Site Plan based on public engagement, site analysis and programmatic needs.

The Collbran Rodeo Arena is the only rodeo facility in the Plateau Valley which means it is significant to the entire valley, and could become a regional draw. The site's primary use is for equestrian and rodeo events with the goal that through the master planning process it could be used for more community events and become a destination for western slope towns. Future site amenities will be based on recreational, agricultural and educational needs of the community.

Master Planning is the first step in the design process, resulting in a Conceptual Site Plan that is then used to aid the Town with determining recommended facility upgrades and short and long term priorities. Following the Master Plan approval, the sequence of the design process is Schematic Design, Design Development and Construction Documents with continuing public involvement, town approvals and attention to historic preservation, these steps are future phases separate from the Master Plan scope of work.

Planning Process

An important part of the Master Planning process is to research and analyze the Town's current and future planning projects. The Comprehensive Plan adopted in 2011 addresses the need of facilities to be sufficient to meet long term needs of the community. It has been determined there are not sufficient venues to host meetings for local organizations, social engagements and multi-seasonal recreation. While there are various town buildings and parks (Collbran Auditorium, Lilac Park, Terrell Park, Gandi Park), this master plan focuses on accommodating as many needs as are suited to this project site. The Town's goals are to ensure the project meets the recreational needs of the community well into the future.

In addition to updating the Comprehensive Plan, the town had the Downtown Master Plan completed in the Fall of 2014. This plan was reviewed to gain understanding of the goals and needs identified in downtown Collbran. Recommendations included creating outdoor gathering spaces, creating gateway

markers and monumentation through town to enhance the town's character and brand, and connectivity throughout town using bridges, crosswalks and sidewalks. One planning effort taken into consideration is connecting the Collbran Arena to Lilac Park and Downtown Collbran.

The Collbran Arena is used primarily for rodeo events and could be opened up to more groups and organizations at throughout the year. Stakeholders agree that this facility would benefit from more variety in programming and capacity for community and state-wide events. Enhancing the existing facility will build community pride, create more places for children in the community, and boost economic development.

Project Approach

The consultant team's approach to this project included comprehensive information gathering and analysis, site inventory and assessment, community and stakeholder engagement, Heritage Days attendance, programming analysis and conceptual site planning. The result of this process is a final Conceptual Site Plan and Master Plan that documents process, findings, analysis, design and phasing recommendations. This Master Plan is intended to be a guiding document for the Town that outlines phasing for upgrading facilities, prioritization of future amenities and recommended uses to draw people to Collbran.





2. SITE INVENTORY AND ANALYSIS

Inventory

To gain a thorough understanding of the needs and goals of the Town, as well as opportunities and constraints of Collbran Arena, a site visit was conducted with the entire consultant team, town staff and stakeholders. The team physically walked the site to evaluate the existing condition of the facilities and resources at the grounds. During the site visit, the team discussed challenges, opportunities and the potential vision for future uses at the grounds. The site was analyzed to look at expanding uses to include more local organizations. The inventory included an assessment of the facilities, amenities, and programs including:

Existing Buildings and Infrastructure:

- Concession stand, low voltage power
- Restroom building (1)
- Grandstands (approx. 375 seats)
- Secretary building (has a vault sewer system)
- Crow's nest (recently updated sound system)
- Arena (237'x160')
- Arena facilities (chutes, corrals, stalls, pens)
- Staging areas
- Lighting (electric capability not sufficient)
- Picnic tables
- Unmarked contestant and spectator parking areas
- Drainage system under arena

Opportunities Analysis

Location

An opportunity identified early on in the consultant team's analysis was the location of the rodeo facility. The Collbran Arena is located in the Plateau Valley and offers a temperate climate and outstanding views. As the only rodeo facility in the Plateau Valley, the location makes this arena an attractive option for neighboring towns, tourists and locals alike. A major opportunity could be to expand the number and types of events held at the arena for different user groups within the community, especially spring, fall and winter. Unique, specialized events could make Collbran a regional draw.

Field and River

The field and river corridor located at this facility have opportunities to provide amenities. Currently, the field is used as contestant parking, but has potential to collect revenue through RV hookups, accommodate a warm-up arena and have portable stall setups for livestock. The location along the river is a great spot to picnic,

walk pets, and relax out of the sun. The entire site is located in the Buzzard Creek's floodplain creating an opportunity for interpretive signage about riparian education.

Connectivity

Downtown Collbran and some town parks are within walking distance of the arena creating an opportunity for pedestrian connections. There is potential to tie into an existing bridge in town by creating a crosswalk over PE Road at the southwest portion of the site. Another possible connection would require a pedestrian bridge over Buzzard Creek and trail easement to connect the facility directly to local businesses. Other possible connections could be for mountain biking / hiking trails from the arena site up to the 40 acre parcel of nearby BLM land.

There are currently no safe walking trails to local schools. State Highway 330, the only road that connects the schools to the arena, is not pedestrian friendly. Trail connections and crosswalks from the arena across PE Road will set the town up for a future pedestrian connection down PE Road to the schools.

General Design

The Community members are very involved in a variety of organizations that could potentially host events at the arena facility. Generating interest from local groups, making the arena available to them and expanding the infrastructure could lend itself to a more widely used venue. The town should continue to explore niche events to host at the Collbran Arena that will create a regional draw.

Constraints Analysis

Buildings and Infrastructure

The existing buildings and infrastructure need to be updated for the facility to support larger and more diverse events. The electrical voltage needs to be upgraded because it is too low to run a kitchen in the concession stand and to turn on overhead lights without causing a safety hazard. The grandstand is too small, has a leaky roof, is not centered on the arena and has no accessible seating. The existing concession stand was built between the 1950s -1960s and has potential structural issues in the back wall from seeping water. The bathrooms, as part of the concession stand, have the same potential structural issues and are insufficient for both spectators and contestants.

The rodeo arena specifically is in good working condition, however, needs a few upgrades to continue to attract competitors and bring revenue to Collbran.

The footing in the arena needs to be amended and have a watering system to lower maintenance and create quality surfacing. Plateau Valley is very hot during the summer and contestants and animals need an overhead structure to provide shelter from the heat in both staging areas and pens. Other features that are lacking at the Collbran Arena are a warm up arena for contestants to work their horses prior to competing, and there is no center return. A center return is an important feature to have because it opens the facility up to bigger bull riding events.

Floodplain

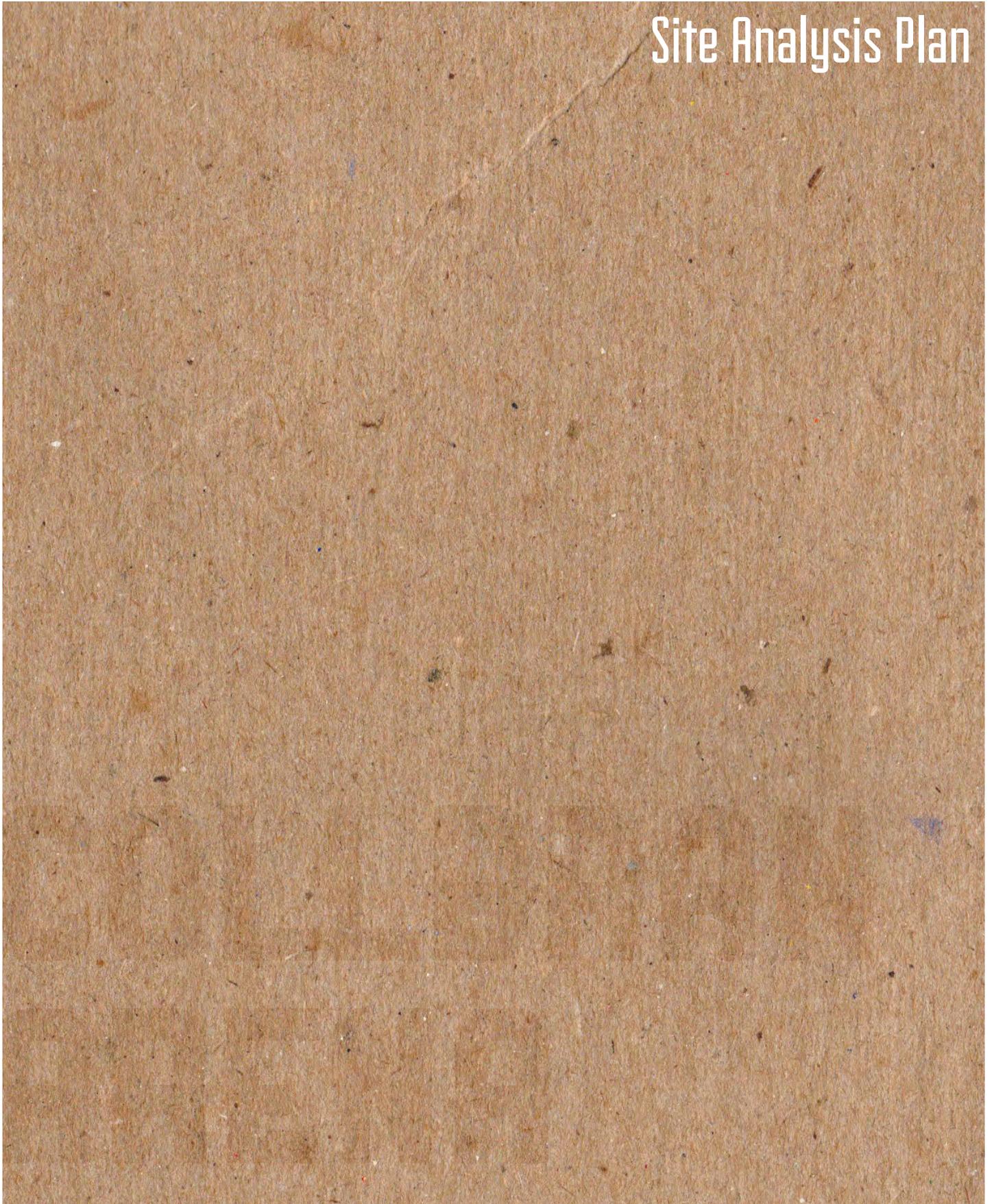
An additional overall constraint to the site is that it is built in the floodplain. Mitigation has been done by raising the grade using old asphalt. However, this has created an uneven surface for horses and random debris piles along the upper bank of the river. Slope stabilization with boulders or stepped walls is needed along the edge by the river to contain the steep slope, prevent erosion and sediment pollution into the river, and create an even finished grade for use.

Parking and Vehicular Circulation

There is only one entrance to the site and it becomes congested. Traffic occurs when competitors with trailers are headed to the back to park and spectators are looking for parking at the front. There needs to be a clear delineation for driving lanes and parking with signage as to where to park (spectators vs. competitors). There are also issues with people parking in front of the staging area, blocking access to the gates. Places where parking is not allowed needs to be signed. Ambulances access the arena on the western side of the arena, this area needs to be clearly signed.

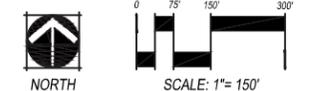


Site Analysis Plan



LEGEND

-  PROPERTY LINE
-  RODEO PANELS / BOUNDARY
-  DRAINAGE DIRECTION
-  DRAINAGE / WATERWAY
-  RODEO LOCATION
-  ENTRY TO SITE
-  SITE'S HIGH POINT
-  SITE'S LOW POINT
-  VEHICULAR TRAFFIC
-  PEDESTRIAN TRAFFIC
-  EXISTING BUILDING / STRUCTURE
-  WATER UTILITY
-  EXISTING TREES





A photograph of two people, likely at a rodeo or equestrian event, looking through a chain-link fence. The person on the left is wearing a pink long-sleeved shirt, blue jeans, and a straw hat with a red and white patterned band. The person on the right is wearing a bright neon green sleeveless shirt, blue jeans, and a white cowboy hat. They are both looking towards a dirt arena. A white rectangular overlay is positioned in the upper right corner of the image, containing a large teal number '3' and the text 'PUBLIC AND STAKEHOLDER INPUT' in bold black letters, flanked by decorative dotted lines.

3

PUBLIC AND
STAKEHOLDER
INPUT

3. PUBLIC AND STAKEHOLDER INPUT

Focus Groups and Stakeholder Interviews

On June 16th and 17th community members, facility users and town staff were provided a number of opportunities in which to provide input on this planning effort. These forums included a public meeting and one on one interviews with stakeholders, Town staff, the Arena Advisory Committee and facility users.

Town Staff

Town staff shared their knowledge of the rodeo grounds and their vision for the arena in the future. Staff's greatest concern was flexibility and creating a multi-purpose facility that can be utilized during all seasons to be more sustainable and an even greater community asset. They expressed concerns regarding keeping the arena available for any user group, while being sensitive of rodeo needs during the summer months. Staff would like to see general improvements to the infrastructure of the facility to make it more operations and maintenance friendly. It was expressed that there are a lot of different grant funding options that could be pursued if the facility had more diverse appeal.

Rodeo Users

Members of the Arena Advisory Committee, Lions Club, and other local organizations (PVA, CWA, 4-H, FFA) met with the consultant team in multiple one-on-one meetings, site visits, and a public BBQ at the arena. Overall, most people agree that the most important things are to update infrastructure, centralize the grandstands on the arena, have more diverse activities year-round, and keep local families and children involved. The people that work with children's organizations (Lion's Club, 4-H and FFA) agree that they could make more use of the facility, and would use it more if there were classrooms, office buildings, an open air pavilion or an equipped kitchen. Some people feel that RV Hookups would be a big improvement and would draw more people to stay for the weekend, helping the local economy.

Table 3.1: Strengths of the Collbran Arena

Strengths
Local history and community
Small town atmosphere
Convenience
Arena is in good condition overall
Views
Weather
Only rodeo and arena in Plateau Valley

Table 3.2: Challenges of the Collbran Arena

Challenges
Limited parking
Vehicle and pedestrian circulation
Bathrooms
Concession stand
Grandstands
Low turn out / lack of involvement
Floodplain location
Electrical
Lack of use during winter and spring
Lack of warm-up arena
Lack of covered staging area and pens
No overnight camping / RV hookups
Ticketing
Structural integrity

Table 3.3: Vision and Opportunities at the Collbran Arena

Vision / Opportunities
More events year-round
More multi-purpose availability
More fairs, 4-H, livestock sales and shows, jackpots
Better facilities will bring more contestants
RV hookups for rent
Pavilion for dances, concerts, auctions, clinics, antique fair, etc.
Indoor arena
Future expansion (BLM land, purchase local property)
Better parking
Overnight cattle drive holding
Integration between user groups

Table 3.4: Priorities at the Collbran Arena

Stakeholder Priorities (order by importance)
Redesign to use space more efficiently
New concessions
New bleachers
General improvements; painting, restrooms, new equipment
Additional, improved restrooms
Amenities
Safety

Table 3.5 Priorities of the Steering Committee

Steering Committee Priorities (order by importance)
Arena footing
Arena irrigation system
Power / voltage
Lighting
Pavilion
Grandstands
Crow's nest
Nature playground
Outdoor classroom
Trail system
Historic and environmental education interpretive signage

Analysis / Key Findings

Infrastructure Update / Safety

A common interest is to update the infrastructure of Collbran Arena for better functionality and safety. The structural integrity of the concession stand and grandstands is a large concern as both were built in 1950s-60s, and remodeling would not be cost effective. Safety is very important, and the current electric service is not sufficient creating a potentially dangerous situation for anyone operating lighting, etc. Lighting should respect the night sky while creating a safer situation for people walking around horses at night outside of the arena. There will need to be an update to the electricity to accomplish this. The lighting update should look at integration of new arena lighting, solar panels, the possibility of pay meters for lighting, and timers.

Multi-purpose Facility

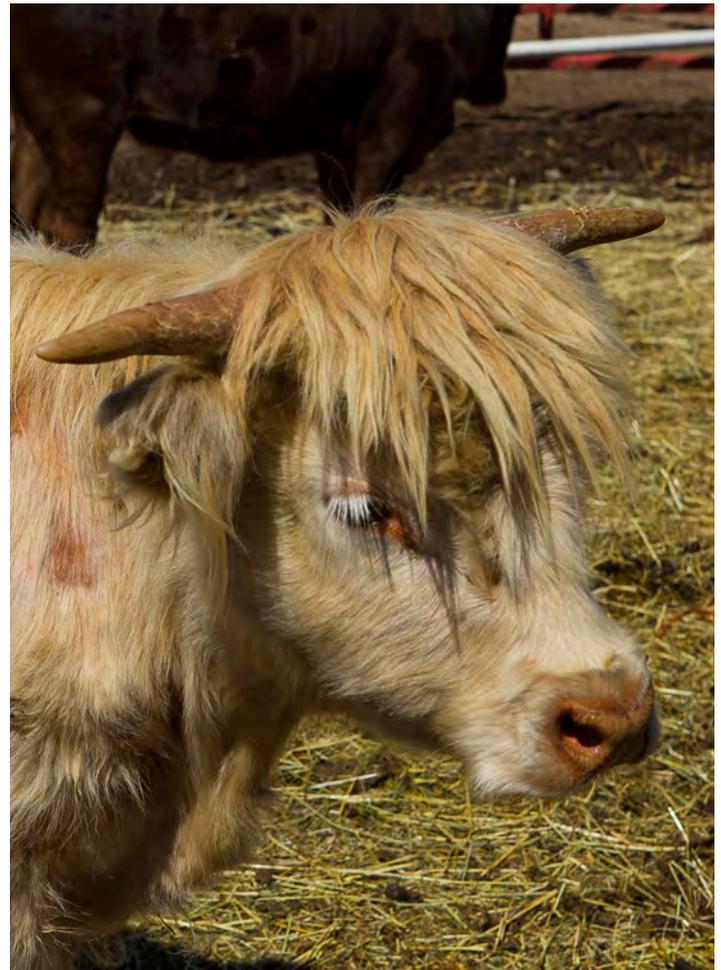
It is important that this facility is able to host year-round outdoor activities. By providing adequate facilities such as a covered pavilion, winterized restrooms and a potential fire place the facility could accommodate winter activities. A covered space, whether it is a pavilion or an actual building with classrooms and offices is a desire of the community and would facilitate integration between different user groups. Having shared space would allow a place for dances, concerts, selling wares, showing animals, movies, fairs, etc. A covered space would allow for more year-round uses to keep the Collbran Arena a local draw while increasing regional appeal.

Boost Local Economy

Updating the existing facilities and creating more multi-

purpose uses will be a benefit to the local economy which is important to Collbran citizens. With the proper infrastructure, Collbran will be able to host specialized events and draw people from nearby towns. Another mention was capitalizing on the hunters and rodeo competitors by offering pay camp sites or pay RV hookups. The site is located very close to town, and through the planning efforts, could bring in business to local shops and restaurants. Programming of the site will need to be considered as this is what could help bring people to town and maintain interest in the Collbran Rodeo Arena.

Each plan incorporates comments heard at a public meeting held on September 2, 2015. It was mentioned the proposed location of the center return will be too close to the secretary's building. It was recommended that the concepts look at this in more detail. Other comments were to keep outdoor recreation and education spaces low maintenance and drought tolerant. The climate is very dry, and turf grass is not sustainable, however, it is important to stakeholders that there are spaces for children to play and learn outside at the arena facility.







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**DRAFT
CONCEPTUAL
DESIGNS**
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4. DRAFT CONCEPTUAL DESIGNS

Public Engagement

Many ideas were generated by stakeholders, the Arena Advisory Committee, steering committee and Town staff during all phases of this project. The draft conceptual design phase was an opportunity for the team to develop and refine high level bubble plans based on stakeholder input, site analysis and local demands.

Conceptual Design - Round 1

The initial design approach was to focus on improving the entrance into the site by creating a main access point for spectators to increase security, visibility of site, and trail connections. The initial concept also explores camping and RV parking as it relates to the site.

Arena and Rodeo Facilities

Overall the stakeholders feel that the arena is in good working condition, however, the footing needs to be amended and a watering system installed to ease maintenance. Other major additions are to have a center return, a warm up arena and coverings for the animal pens. A center return is important because it will allow Collbran to host bigger bull riding events, bringing more people to town. The secretary's building is relocated to create more room for the center return.

Pavilion

A new multi-purpose pavilion is proposed at the entry to the arena. The purpose of this building is to function as a gateway / ticketing entry point, a multi-purpose outdoor(covered)function space, meeting rooms and restrooms. This building would allow the demolition and removal of the existing bathrooms and concessions creating space for a picnic area adjacent to the proposed grandstands.

Seating

A recurring theme during outreach was the desire for new grandstands that would be centered on the arena, provide more seating than existing and be handicap accessible. This concept plan shows a grandstand with a 'VIP' area that offers front row seating for elderly or handicap people. It is recommended that as much of the existing grandstands be re-purposed; the roof as a cover for the animal pens, railings, etc. Additional screening of the elements is recommended to the west side of the grandstands.

Trail

Two primary trails are created in this plan; one along the shady bank of Buzzard Creek and a proposed crossing of Buzzard Creek creating a pedestrian connection

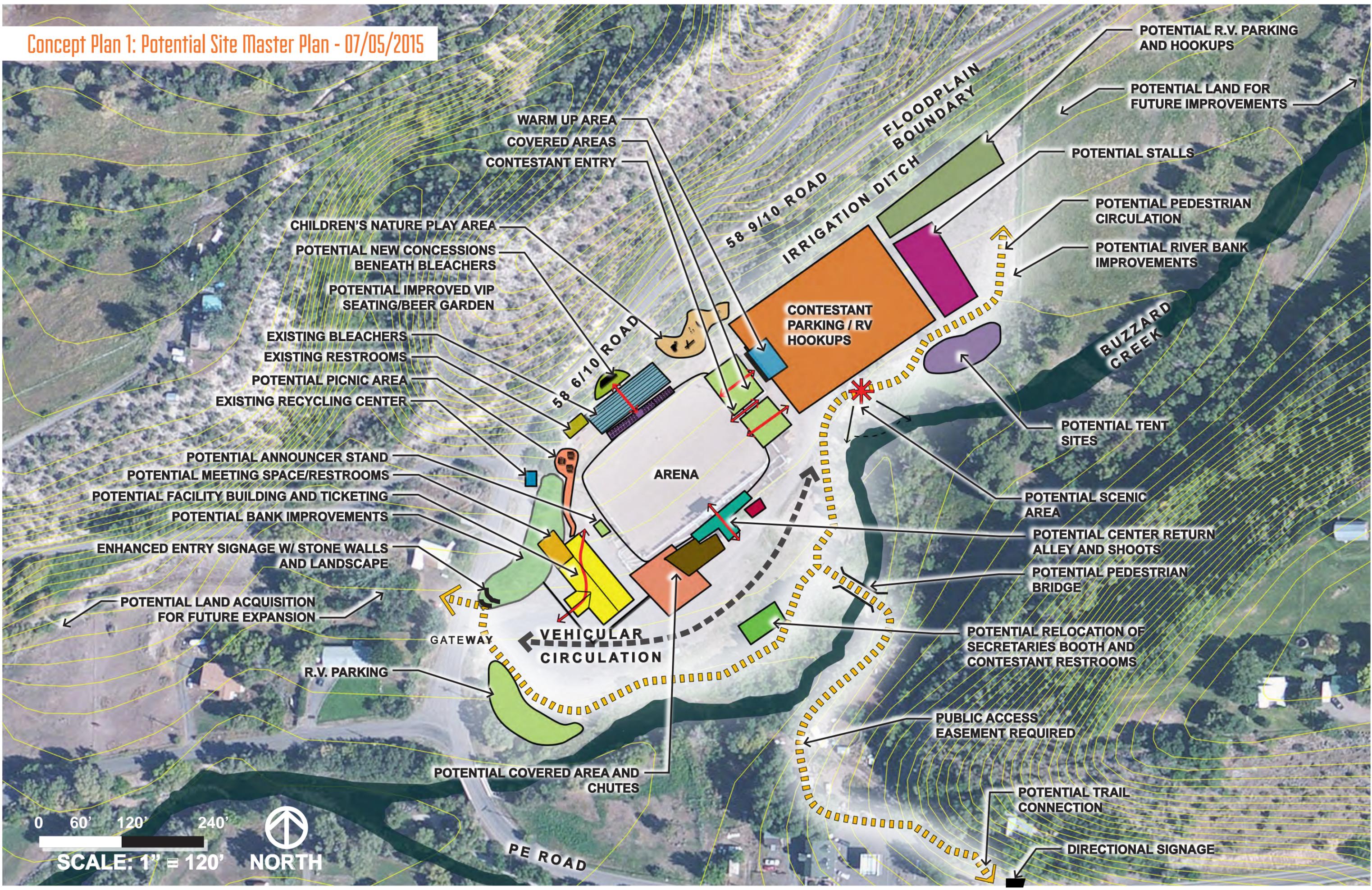
into town. The creekside trail offers a cool place for all users to walk out of the heat, picnic or relax. The pedestrian trail into town will require an easement as it is shown connecting to town through private land, and further discussions with the property owner(s) will occur should the trail connection become a reality.

Additional Amenities

Various amenities were considered during the development of the conceptual plans that would improve the arena function or achieve a more multi-use appeal. The concepts included discussions of a beer garden, RV hookups and tent camping sites as potential revenue sources for the Town, a nature play area to create more activities for children and families, and signage as a way to provide improved wayfinding and identity for the facilities.



Concept Plan 1: Potential Site Master Plan - 07/05/2015



0 60' 120' 240'

SCALE: 1" = 120'



POTENTIAL COVERED AREA AND CHUTES

GATEWAY
VEHICULAR CIRCULATION

R.V. PARKING

POTENTIAL ANNOUNCER STAND
POTENTIAL MEETING SPACE/RESTROOMS
POTENTIAL FACILITY BUILDING AND TICKETING
POTENTIAL BANK IMPROVEMENTS

EXISTING BLEACHERS
EXISTING RESTROOMS
POTENTIAL PICNIC AREA
EXISTING RECYCLING CENTER

CHILDREN'S NATURE PLAY AREA
POTENTIAL NEW CONCESSIONS BENEATH BLEACHERS
POTENTIAL IMPROVED VIP SEATING/BEER GARDEN

WARM UP AREA
COVERED AREAS
CONTESTANT ENTRY

58 9/10 ROAD

58 6/10 ROAD

ARENA

CONTESTANT PARKING / RV HOOKUPS

IRRIGATION DITCH

FLOODPLAIN BOUNDARY

BUZZARD CREEK

POTENTIAL R.V. PARKING AND HOOKUPS

POTENTIAL LAND FOR FUTURE IMPROVEMENTS

POTENTIAL STALLS

POTENTIAL PEDESTRIAN CIRCULATION

POTENTIAL RIVER BANK IMPROVEMENTS

POTENTIAL TENT SITES

POTENTIAL SCENIC AREA

POTENTIAL CENTER RETURN ALLEY AND SHOOT

POTENTIAL PEDESTRIAN BRIDGE

POTENTIAL RELOCATION OF SECRETARIES BOOTH AND CONTESTANT RESTROOMS

PUBLIC ACCESS EASEMENT REQUIRED

POTENTIAL TRAIL CONNECTION

DIRECTIONAL SIGNAGE

Conceptual Design - Round 2

The round 2 conceptual design draft was created after reviewing round 1 with members of the steering committee and town. The design approach for this concept was to use space as efficiently as possible for the proposed site amenities. This will allow for maximized parking areas and space for vehicular circulation. The major differences between concepts are:

Arena and Rodeo Facilities

The warm up arena is shown larger on this plan to accommodate more contestants. Horse stalls are shown in the contestant parking area. These stalls are to be constructed of portable panels so they can be taken down or relocated based on future needs.

Pavilion

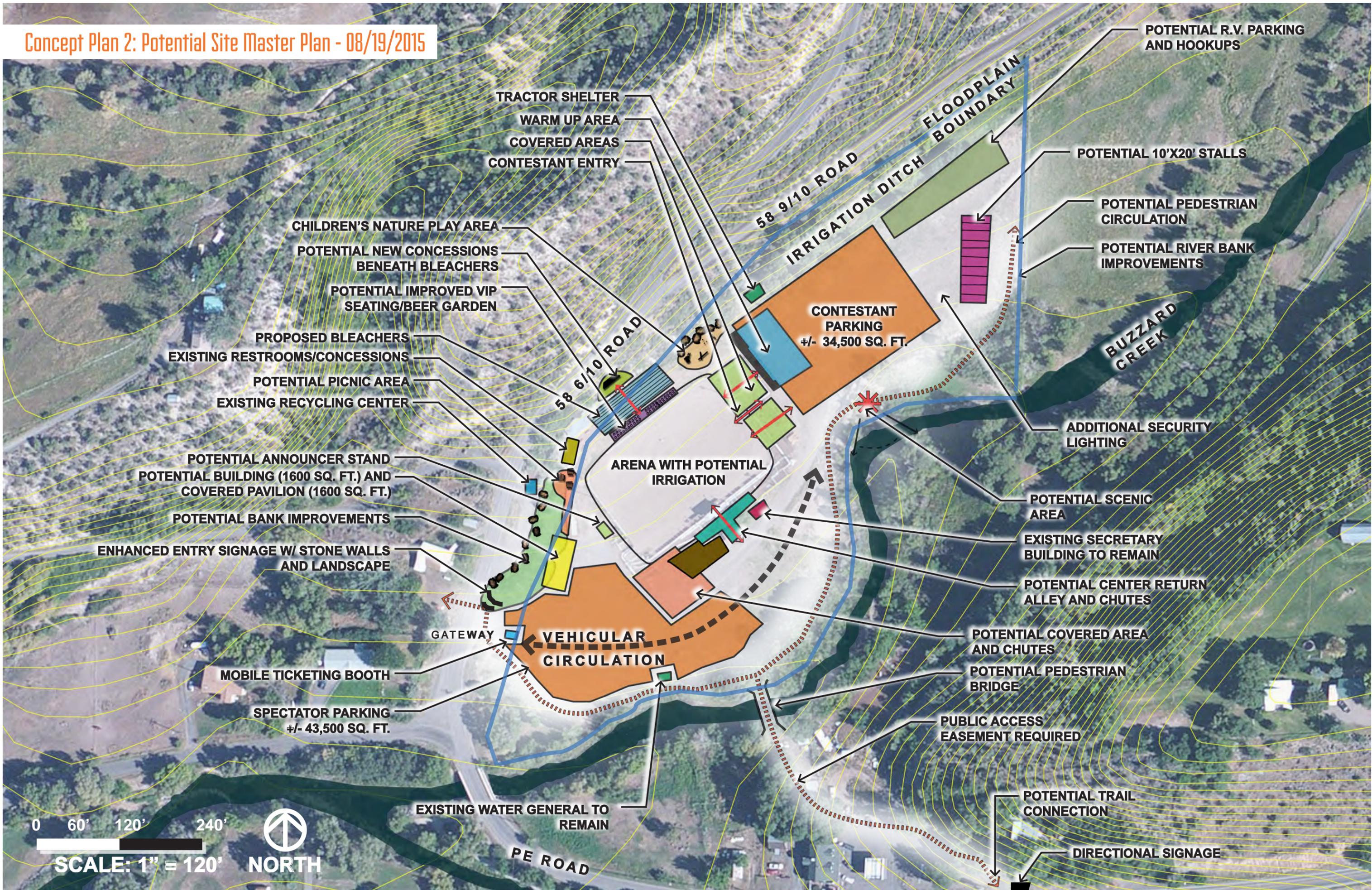
The pavilion is located backing to the existing hillside and rotated to fit into the existing topography. This maximizes the parking area and creates a strong connection with the grandstands and picnic area. The pavilion is shown smaller at 3,200 square feet. The size needs for the building were lessened by removing the gateway entry point and ticketing from this building. There are not a lot of events that require ticketing, so a mobile booth is proposed to be used when necessary.

Trail

This plan shows the same two primary trails, however the Buzzard Creek trail is tucked closer into the tree-line of the river to create more space for vehicular circulation.



Concept Plan 2: Potential Site Master Plan - 08/19/2015



0 60' 120' 240'

SCALE: 1" = 120'





5

FINAL
MASTER PLAN



5. FINAL MASTER PLAN AND IMPLEMENTATION

The Final Master Plan is a result of a thorough process that combined data gathering, community and programming analysis and design. The following Final Conceptual Designs, recommendations, phasing options and implementation strategies were formulated based on the key findings of the planning process and stakeholder and staff input.

The goal of the Final Master Plan is to provide the Town of Collbran with research documenting the needs of the town, conceptual design plans with cost estimates, site programming and phasing recommendations to accomplish the essential updates to the facility.

Final Master Plan Conceptual Designs

The consultant team created two master plan concepts with slight differences exploring rodeo functionality, space saving measures, overall safety and cost efficiency. Both concepts are the same through Phase 1, after which the concept plans can be explored and decided upon during schematic design. Pros and cons for each concept are outlined in Table 5.1-2. The following narrative describes the design elements present in both concepts.

Arenas

The location and size (237'x160') of the current arena is sufficient for the community, however it needs to have updated footing. Our recommendation is to remove and stockpile the top 6" of material. The exposed sub-grade should be compacted. Replace the stockpiled material with a blend of clay and sand. Local users of the facility can adjust the proportions as the material is mixed on site. An irrigation system is proposed to allow frequent watering of the footing with low maintenance, keeping dust down.

The animal pens meet the needs of the rodeo, however, the climate can be quite hot in the summer months and shade is needed. Covers are shown on both concepts, over animal pens. As a cost saving measure it is recommended that the covers are placed on the western half of the pens to block the afternoon sun, with the rest remaining open. This may create a need for lighting in the pens as the majority of rodeo events take place at night and safety is a priority.

Lighting

Upgraded light fixtures are proposed to replace the (5) existing light poles. It is recommended to replace and install (8) LED light poles for the arena and parking lots. LED lights are recommended for environmental and cost savings purposes. Solar panels, timers, pay meters and other sustainable practices should be considered.

Seating

Expanded seating is a critical element to the master plan to be able to provide capacity to expand the types of events and number of spectators attending. Both concepts propose a grandstand that will seat approximately 500 people. The new grandstand will replace the existing grandstand (which is to be demolished and reused/recycled as feasible), will be centered on the area and have accessible and VIP seating. It is recommended that as much of the existing grandstands be re-purposed; the roof as a cover for the animal pens, railings, etc.

Centering the grandstand on the arena will not only allow for better viewing, but also creates space at the northwest portion of the site for a nature playground. This location is the safest on the site as it is far removed from both vehicle traffic and livestock, and is close to the picnic area and grandstands.

Along with the creation of accessible seating (currently non-existent on site) is the addition of an ADA ramp connecting the parking lot to the restrooms, picnic area and grandstands. The addition of accessibility to this site is important to create an inclusive facility.

The hillside below the recycle center will need to be cut back for the proposed multi-purpose pavilion building. Boulders can be placed to retain the hillside and be used for seating or a place for kids to play. Low maintenance landscape improvements are recommended.

Outdoor Education

Education, history and the outdoors are incorporated into both conceptual designs through a nature playground, picnic areas, outdoor classroom, nature trail and interpretive signage along the trail and in the pavilion.

A formal picnic area has been proposed in the northern portion of the site adjacent the grandstands and nature play areas. This area was selected for picnicking because of its views into the area and proximity to play ground. This area can also be used as an expansion to the future beer garden and leased for events (oktoberfest, etc.).

The Outdoor Classroom will be utilized as a meeting space for local organizations (FFA, 4-H) during the warmer months. During colder months, the pavilion building will be used. It was necessary to find group meeting locations as this is something currently lacking in town. The outdoor classroom will be formed with local boulders and set in an existing grassy shaded

area adjacent to Buzzard Creek and the proposed Creek Trail.

The conceptual design for the nature playground is to bring in rustic, native materials to create play features. The elements of this playground should incorporate interactive, learning features integrating the farming, rodeo and ranching heritage of the area.

Interpretive signage will be used on the nature trail along Buzzard Creek to recount historic flooding, tell the history of the site and what it means to be located within a floodplain. This will serve as an educational component for organizations that use the site as well as visitors.

Multi-Use Pavilion

Both conceptual plans propose a new multi-purpose pavilion (3,200 SF) building to be located on the west side of the site. The building is oriented so that it fits into the topography of the hillside. The building will be primarily open air but have enclosed, winterized restrooms, concessions and meeting space. The Town may wish to add a fireplace so that the open air section of the pavilion is popular for year-round events and as a warming hut in winter. Inclusion of a beer garden allows for outdoor expansion of facility, creating a larger year-round space.

The multi-use pavilion has the potential to function as a history hub for the town with information, photographs and relics from the arena. There is a lot of history at the Collbran Arena, and this would be a way to preserve it.

Access and Circulation

Improvements to pedestrian circulation and access are shown on both concepts. There are two primary trail systems to be constructed from dirt and used for walking, running, horseback riding and biking;

- The connection from the entrance along Buzzard Creek back to contestant parking with potential for future connection to a town-wide system.
- The connection from the arena to town, will require an easement and a pedestrian bridge over Buzzard Creek. This trail will help to connect competitors and spectators to town, and will invite visitors to the site.

The pedestrian trails are shown connecting to crosswalks creating usable connections into downtown and residential areas. These connections are also important for a future connection to Collbran Job Corps and Plateau Valley school complex.

Parking Areas and Vehicular Circulation

The existing parking system directs spectators to the

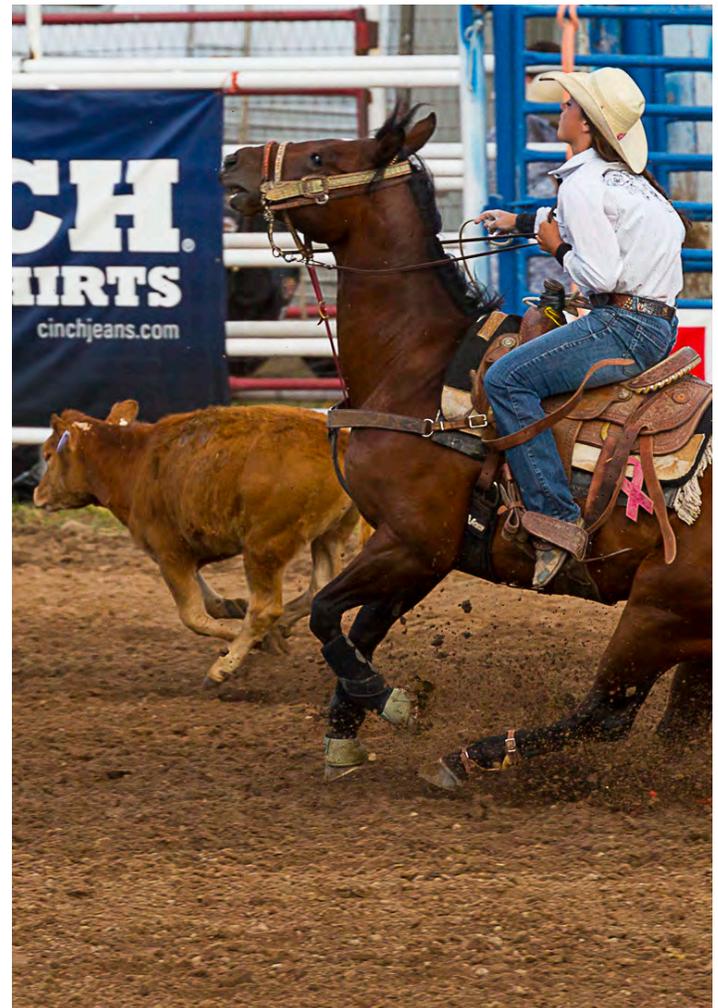
space to the west of the arena, and competitors east of the arena. Both concepts propose to keep this the same with the addition of signage to keep accesses clear (ambulance, accessible ramp, staging areas, vehicular circulation) and promote less congested traffic flows by easily directing visitors in the right direction.

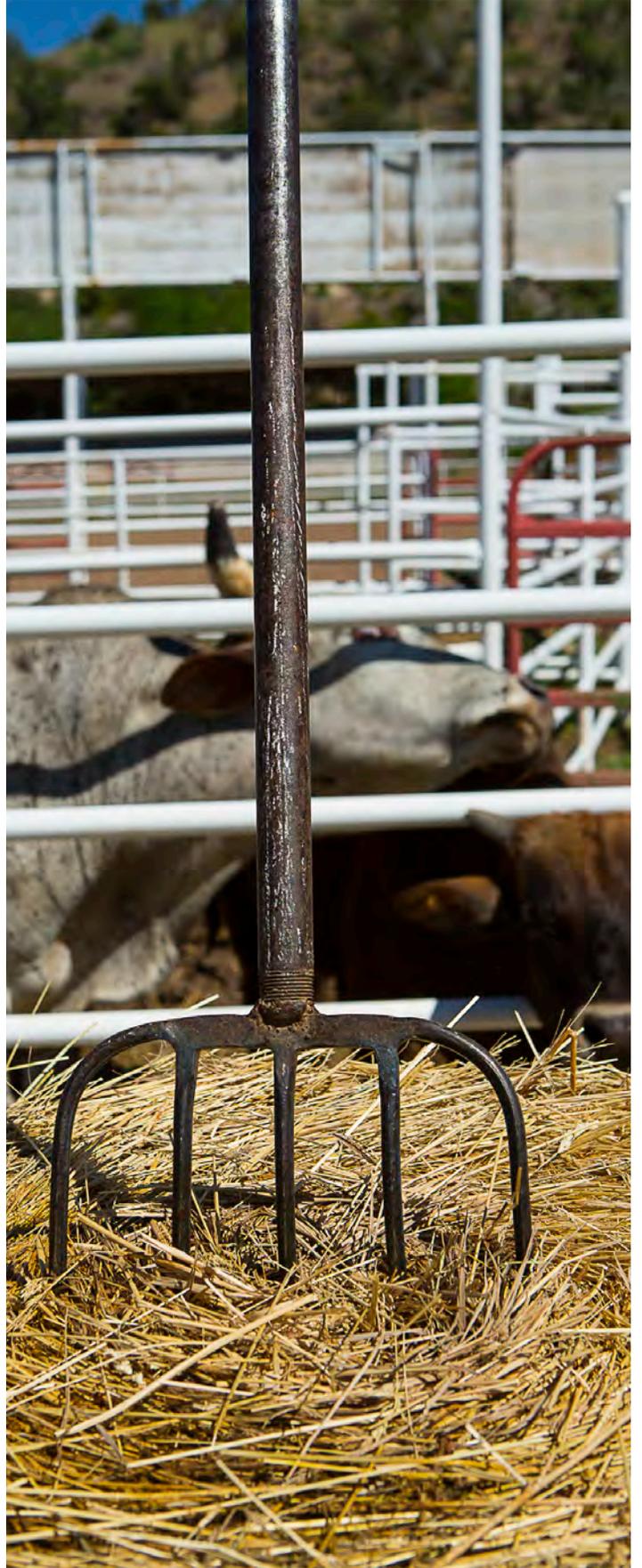
Infrastructure

The restrooms at the secretary's office building need to be completed to provide needed facilities for contestants. The restrooms will be connected to the site sanitary lines which are served by the town sewer system.

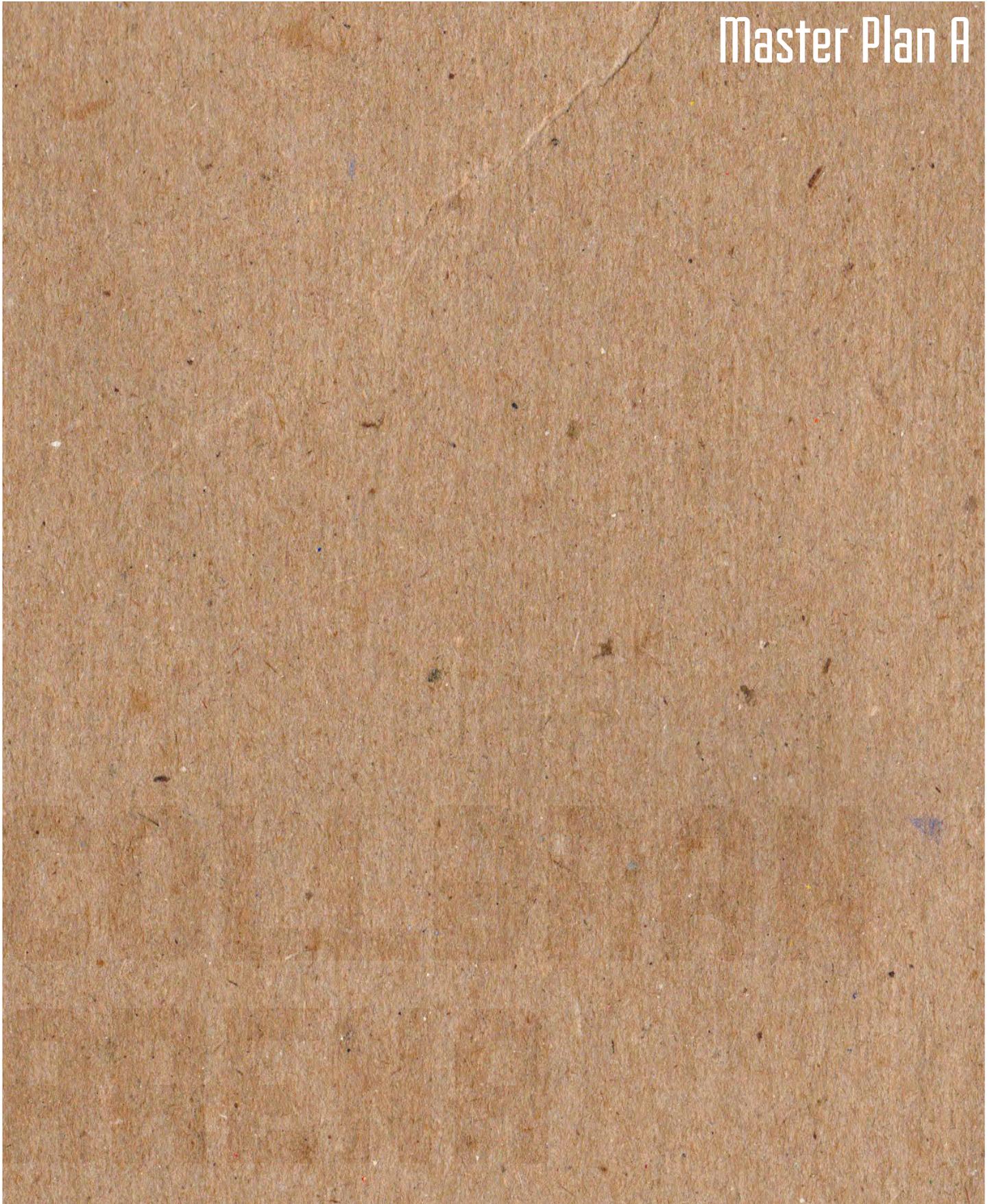
A tractor shelter is proposed at the existing storage location of the tractor. A shelter will screen the tractor from sight and protect it from the elements.

The electrical needs to be updated for proposed pavilion building and lighting improvements. Dedicated circuits can be added to the new pavilion's distribution panel for site lighting.



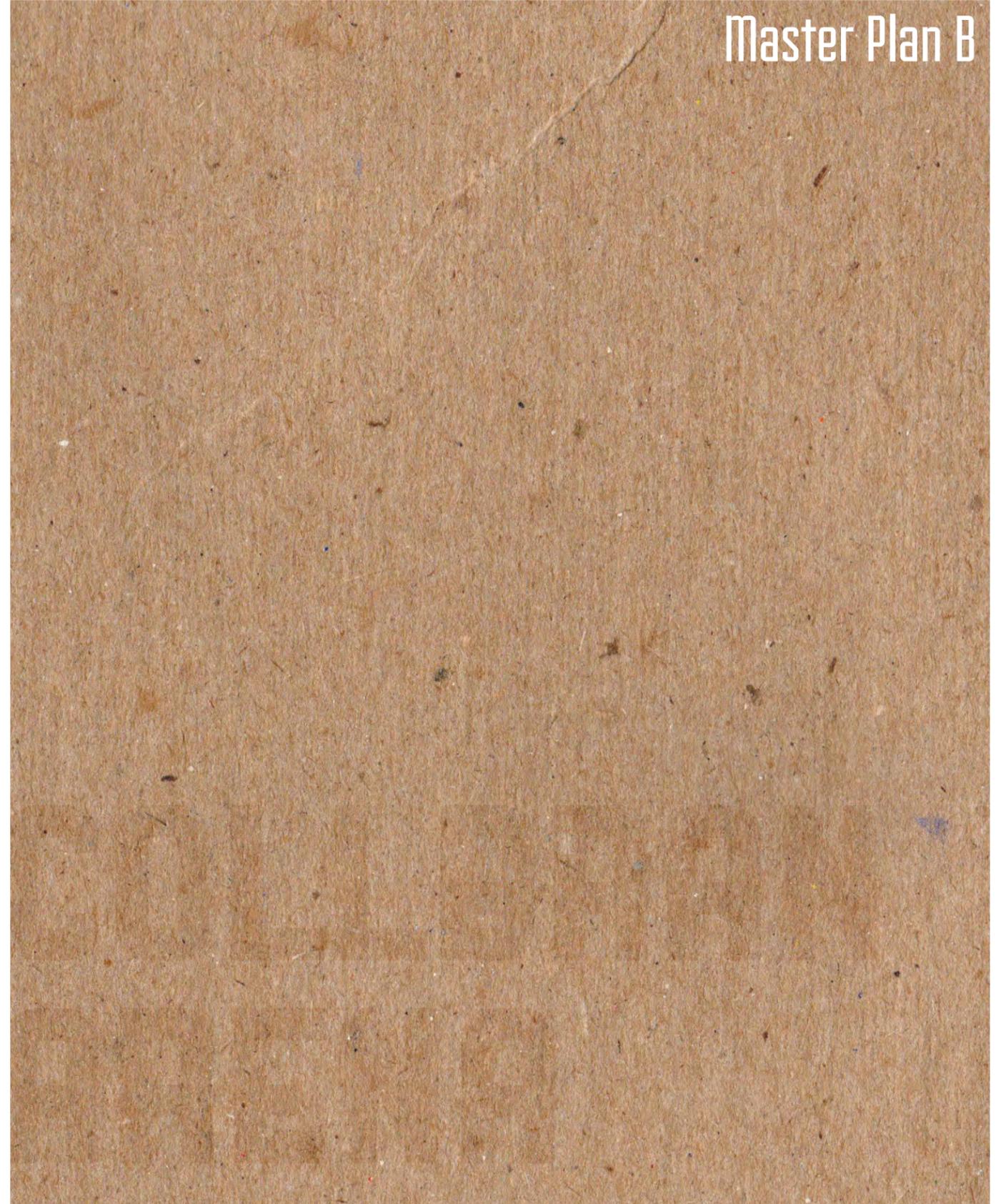


Master Plan A





Master Plan B





Programming Recommendations

Multi-Seasonal Uses

It is important to the town to find ways to use the Collbran Arena year-round to bring in revenue and keep the community engaged. The town created responses with events and activities they would like to see happen in town.

Multi-Seasonal Uses:

- Ice Skating (may require shade structure)
- Oktoberfest with Bike Race
- Outdoor Movies in Open Air Pavilion
- Farmer's Markets
- Flea Markets
- Chili Cook-off
- Ski Swap
- Nordic Trails (when there is enough snow)
- Use Site for Snow Storage and Create Nordic Track / Slope-style Jumps
- Concert Series - Raise Money for Local Organizations
- Dances Throughout the Year
- Dog Agility Competitions

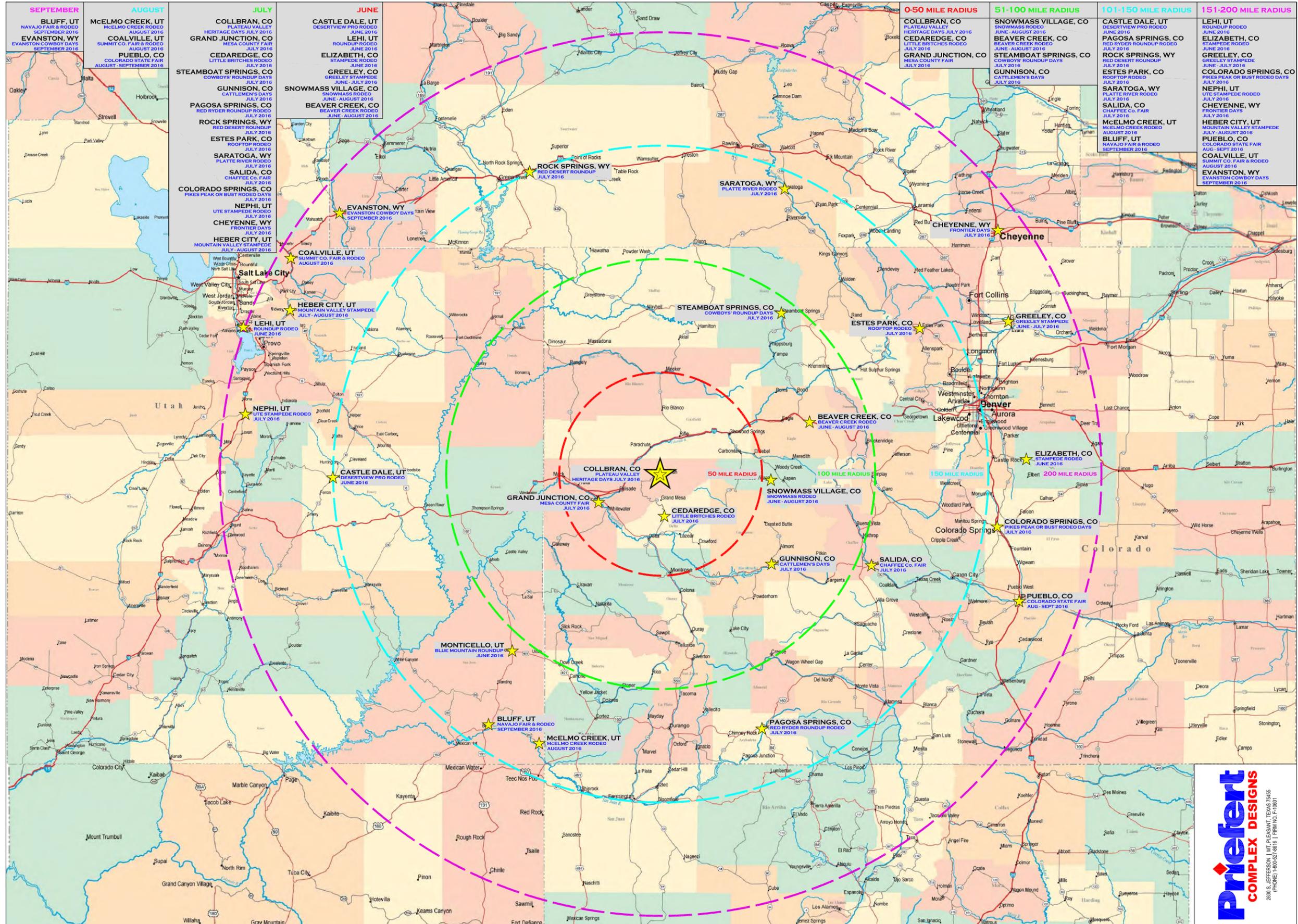
and Cedaredge that are within a 50 mile radius of Collbran. Because there is competition in the market, our team recommends that the Town of Collbran and Arena Advisory Committee consider working with other regional rodeo groups to create a branded circuit that travels throughout the region on a planned schedule of rodeos. A branded circuit could benefit the Town's participants and promote their facility as they travel.

Collbran features a more temperate climate than some of the identified communities, which could benefit the Town because of its ability to host events in late summer and early fall months which indicate a lighter schedule of rodeo events at the other regional venues. For example, the August and September calendars indicate a much lower volume of rodeo events regionally as compared to July, which is when Collbran's Heritage Days is typically celebrated. In addition to Heritage Days additional rodeo events could be planned during these other months and promoted as part of the regional circuit to expand use and exposure of the facility.

Competitive Analysis

In order to understand the market for the growth of Collbran's Rodeo Arena the consultant team compiled a map to indicate communities within a 200 mile radius that host rodeos and the scheduled dates for those events. Based on this research our team has found 25 communities that host rodeo events within 200 miles of Collbran, including Mesa County Fairgrounds





Item	Qty	Unit	Cost		Total	
			Low	High	Low	High
Buildings						
Architectural + Civil Engineering Design Fees	1	ls	\$18,000	\$25,000	\$18,000	\$25,000
Crow's Nest (new or new supports for existing)	1	ls	\$30,000.00	\$40,000.00	\$30,000.00	\$40,000.00
Multi-Purpose Pavilion	3,200	sf	\$85.00	\$95.00	\$272,000.00	\$304,000.00
Tractor Shelter	200	sf	\$40.00	\$60.00	\$8,000.00	\$12,000.00
Sub-Total					\$328,000.00	\$381,000.00
Miscellaneous Items						
Earthwork / Drainage (surface drainage improvements, bio-swales, etc.)	1	ls	\$50,000.00	\$60,000.00	\$50,000.00	\$60,000.00
Electrical / Voltage Improvements	1	ls	\$20,000.00	\$40,000.00	\$20,000.00	\$40,000.00
Pedestrian Bridge over Buzzard Creek	1	ls	\$100,000.00	\$200,000.00	\$100,000.00	\$200,000.00
Crosswalk over PE Road	1	ls	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00
Interpretive Signage along Creek Trail	1	ls	\$4,000.00	\$7,000.00	\$4,000.00	\$7,000.00
Entry Monumentation and Directional Signs	1	ls	\$100,000.00	\$150,000.00	\$100,000.00	\$150,000.00
Plumbing/Sewer Improvements for Pavilion	1	ls	\$10,000.00	\$30,000.00	\$10,000.00	\$30,000.00
Plumbing/Sewer Improvements for Secretary's Building	1	ls	\$20,000.00	\$40,000.00	\$20,000.00	\$40,000.00
Site Development + Civil Engineering Fees	1	ls	\$15,000	\$30,000	\$15,000	\$30,000
Demo for Existing Buildings	1	ls	\$20,000.00	\$30,000.00	\$20,000.00	\$30,000.00
Sub-Total					\$341,000.00	\$591,000.00
Total					\$1,234,822.00	\$1,738,609.00
Phase 1 20% Contingency					\$11,957.60	\$15,581.20
Phase 2 20% Contingency					\$5,370.52	\$7,498.18
Phase 3 20% Contingency					\$7,368.32	\$11,692.80
Grand Total					\$1,259,518.44	\$1,773,381.18

Notes:

1. Cost estimate is preliminary and subject to change (based on Final Master Conceptual Plan).
2. Permitting and tap fees are not included in this estimate.
3. Estimates for arena and building costs were furnished by Preifert Ranch Equipment.

Phase 2 - Rodeo and Arena Equipment

Upgrades to the rodeo equipment are part of the second phase and will help to bring bigger bull-riding events, host more variety of events and bring more competitors to Collbran. This phase will also complete outdoor function and education space. Connectivity to town will be begun in this phase. All of the items to be completed in phase 2 are:

- Warm-up arena
- Light poles (8)
- Rough stock and center return equipment
- Crow's nest (new or new supports for existing)
- Plumbing and sewer improvements for restrooms (secretary's building only)
- Nature play area
- Outdoor classroom
- Picnic tables
- Crusher fines (picnic table)
- Crosswalk over PE Road
- Interpretive signage along Buzzard Creek



Item	Qty	Unit	Cost		Total	
			Low	High	Low	High
Phase 2						
Arena Lighting	8	ea	\$4,375.00	\$5,000.00	\$35,000.00	\$40,000.00
Warm-up Arena (Footing)	3,400	sf	\$1.00	\$2.00	\$3,400.00	\$6,800.00
Warm-up Arena (Panels)	20	ea	\$150.00	\$180.00	\$3,000.00	\$3,600.00
Plumbing / Sewer Improvements for Restrooms (Secretary Building)	1	ls	\$20,000.00	\$40,000.00	\$20,000.00	\$40,000.00
Covers for Animal Pens	3,400	sf	\$15.00	\$20.00	\$51,000.00	\$68,000.00
Rough Stock and Center Return Equipment	1	ls	\$54,000.00	\$60,000.00	\$54,000.00	\$60,000.00
Interpretive Signage along Creek	1	ls	\$4,000.00	\$7,000.00	\$4,000.00	\$7,000.00
Picnic Tables	7	ea	\$750.00	\$1,500.00	\$5,250.00	\$10,500.00
Crusher Fines at Picnic Tables (Crusher Fines, Fabric, Edger)	1,243	sf	\$2.00	\$3.00	\$2,486.00	\$3,729.00
Wood Fibar Playground Surface	1,380	sf	\$1.00	\$3.00	\$1,380.00	\$4,140.00
Play Equipment	1	ls	\$50,000.00	\$75,000.00	\$50,000.00	\$75,000.00
Outdoor Classroom	1	ls	\$5,000.00	\$8,000.00	\$5,000.00	\$8,000.00
Boulders (Harvesting On Site and Setting)	13	ea	\$90.00	\$200.00	\$1,170.00	\$2,600.00
Concrete Curb	140	lf	\$6.00	\$11.00	\$840.00	\$1,540.00
Crow's Nest	1	ls	\$30,000.00	\$40,000.00	\$30,000.00	\$40,000.00
Crosswalk over PE Road	1	ls	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00
Sub-Total					\$268,526.00	\$374,909.00
20% Contingency					\$5,370.52	\$7,498.18
Phase 2 Total					\$273,896.52	\$382,407.18



Implementation Strategies

Master Planning is the first step in the design process that is used to help the Town determine recommended facility upgrades and phased priorities. There are several next steps that are critical for implementation to be accomplished following the approval of the Master Plan, such as Schematic Design, Design Development and Construction Documents. However, these necessary planning phases, as well as renovations and construction cannot be completed without the identification of adequate funding.

In order to maintain the community and stakeholder support gained through the master plan process, it is recommended that the Town establish a Collbran Arena Implementation Committee that involves a wide variety of dedicated and influential community members. This committee's responsibility will be to work together to gain funding through the budgeting process, fundraising, volunteer management, etc.

