

# LINCOLN COUNTY FAIRGROUNDS HIGHEST & BEST USE ANALYSIS

## ANALYSIS AND CHARACTERIZATION OF THE LINCOLN COUNTY FAIRGROUNDS

This Lincoln County Fairgrounds (fairgrounds) site analysis was developed by Maul Foster & Alongi, Inc. (MFA). After contracting with a private utility locator to mark site utilities, MFA deployed an unmanned aerial system (UAS) to overfly the property and collect topographic and other information to create a base map of the fairgrounds site. The high-resolution imagery from the UAS flight identified the location of key features, including utilities and road infrastructure on the property (see attached Figure A).



MFA also attended a site walk with stakeholders and collected additional project information from the furnished building condition reports, the assessor's maps and records, information from utility providers, and other Lincoln County records. MFA cross-referenced the collected information and compiled the results into a base map that presents the existing site capabilities and allows analysis and evaluation of the requirements for infrastructure expansion to support new businesses and other types of development. The findings of the investigation, including the general siting characteristics and road access, are provided in this section.

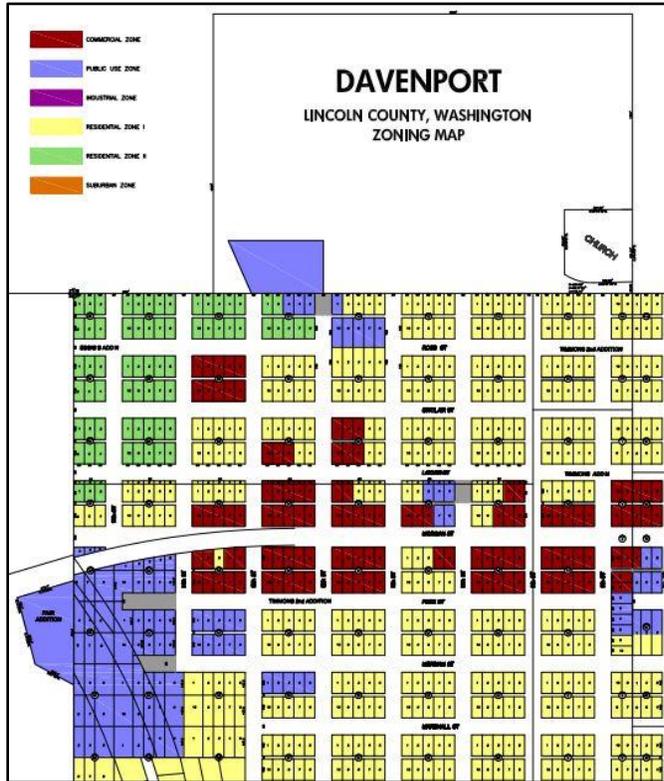
### Assessor's Records

Maps of the fairgrounds were obtained from the State's Mapsifter program for Lincoln County. They show the property consisting of a large number of small parcels that were originally platted for residential uses. Data on the individual parcels are normally accessed by clicking those parcels on the maps, but that information is omitted in the Mapsifter program for Davenport and there did not appear to be any value in searching through the assessor's on-site records. The photo at right shows the approximate outline of the fairgrounds and the lot layout.



## Zoning

Davenport's Zoning Map shows that the fairgrounds site is zoned for Public Use, with the possible exception of some partial overlap of the horse barn with the southeast corner of the



Residential Zone. The following description of Public Use Lands is provided in the Davenport Comprehensive Plan as revised in June 2016:

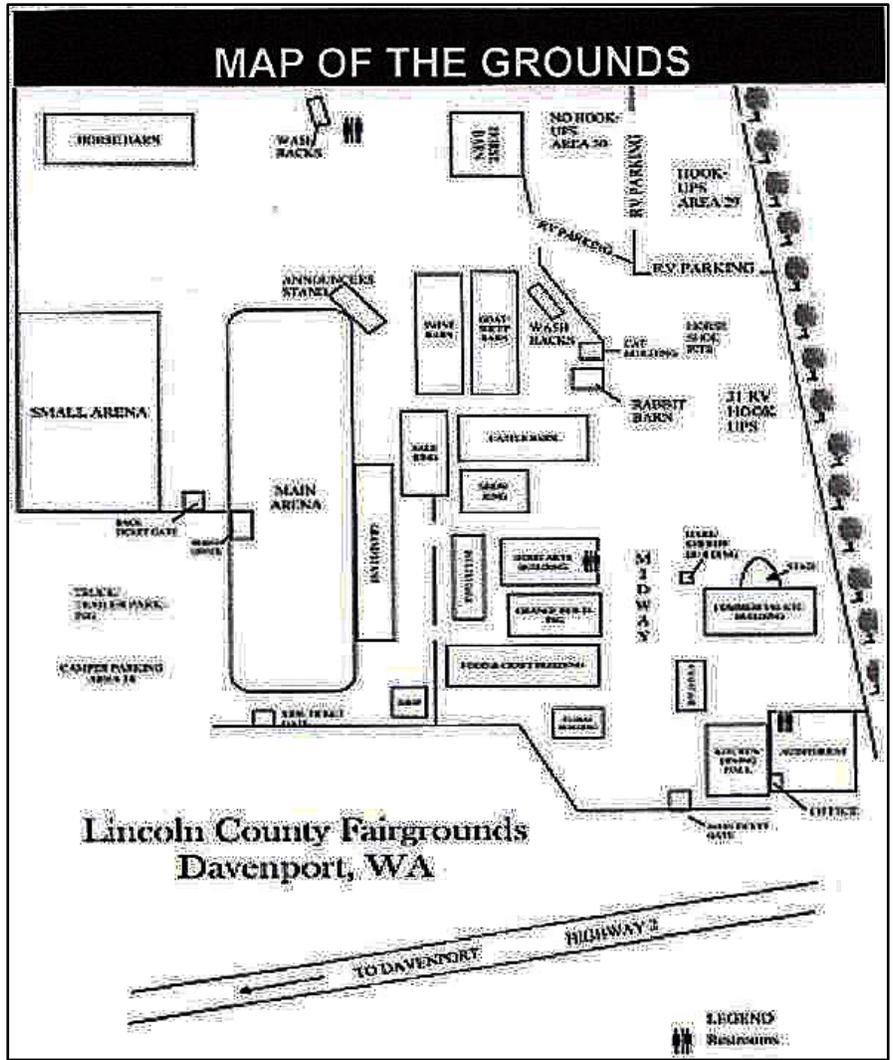
*Public Use Lands: This category represents those properties owned and maintained by a typical public agency or organization. These areas include the Davenport Municipal Airport, Lincoln County Fairgrounds, Davenport's Lions' Park, its City Park as well as Jahn Field and the north-side sports complex which house ball fields, a disc golf course and general play areas. Sport facilities found at the local schools include 4 tennis courts, a track, and football field respectfully. A swimming pool has been built by the Lincoln County Parks and Recreation District #3 and is found in this category.*

*Facilities that are part of an educational institution are included in this category. These facilities are owned both publicly and privately. Recreational lands serve as buffers between residential areas and employment or commercial areas. The City owns roughly 45 acres of undeveloped land set aside for park and recreational use purposes.*

According to this description, privately owned facilities can be located in the Public Use Zone as long as they are educational in nature and/or serve a public purpose. It is probable that the type of business development center recommended in this report could be considered an educational facility or otherwise meet the definition of a public use. The question of whether a proposed use is consistent with the zoning ordinance will have to be addressed for each specific identified use.

### Inventory of Fairgrounds Buildings and Facilities

While only one building has been identified for initial redevelopment, it is useful to include a complete inventory of all the existing buildings and facilities that are used for the annual County Fair. The conditions of these features are included in MFA's analysis.



Fairground entrance from inside gate



Commercial kitchen in dining hall (1)



Floral building interior: 1970 / 1,420 sq. ft.



Commercial building exterior



Dining hall and fair office: 1950 / 9,450 sq. ft.



Food & Crafts Exterior



Commercial kitchen in dining hall (2)



Cow barn exterior: 1960 / 4,200 sq. ft.



Cattle wash



Inflatable Play Area



Food & Crafts Interior



Goat & Sheep Barn Exterior: 1,060 / 2,850 sq. ft.



Cow Barn Interior



Grange Building Exterior



Hog Barn Exterior: 1955 / 3,800 sq. ft.



Hog Barn Interior



Goat & Sheep Barn Interior



Home Arts Building: 1986 / 6,480 sq. ft.



Grange Building Interior



Poultry Barn Exterior: 2006 / 3,168 sq. ft.



Rabbit Hutch Exterior: 1962 / 960 sq. ft.



Rabbit Hutch Interior



Home Arts Building Interior



Horse Barn 1 Exterior: 1955 / 2,280 sq. ft.



Poultry Barn Interior



Horse Barn 2 Exterior: 1940 / 4,320 sq. ft.



Horse Trailer Parking



Rodeo Staging Area



Horse Barn 1 Interior



Arena Staging Area



Horse Barn 2 Interior



Main Street 1



Midway Booths



Main Street 2



Maintenance Shop



RV Park

Fairground buildings were also evaluated as part of the furnished building condition report prepared by a certified general appraiser in 2017. The condition report provided details of the buildings' fair-related uses, as well as general structural conditions. This information, along with MFA's site analysis and information gathers from stakeholders, has been summarised in the following table.

Lincoln County Fairground Building Inventory								
Building Number	Fair Use	Dimensions (ft) <sup>C</sup>	Condition	Power <sup>D</sup>	Water	Sewer	Telecom	Zoning Overlay <sup>E</sup>
1	Main Hall, Office <sup>A</sup>	65x180	A	X	X	X	X	Public Use
2	Flora	30x65	B					Public Use
3	Food and Craft	35x165	B	X				Public Use
4	Grange	30x95	B	X				Public Use
5	Home Arts	50x120	B	X	X	X		Public Use
6	Poultry Barn	60x40	B	X				Public Use
7	Beef Barn	40x135	D	X				Public Use
8	Rabbit Hutch	25x40	B	X				Public Use
9	Maintenance	15x35	B	X				Public Use
10	Goat/Sheep Barn	100x30	B	X				Public Use
11	Hog Barn	100x40	B	X				Public Use
12	Horse Barn	60x40	B	X				Public Use
13	Horse Barn (Frame)	50x100	B	X				Residential
14	Restrooms	15x25	B	X	X	X		Public Use
15	Commercial Building	120x40	B	X				Public Use
16	Food Service Building	70x44	B	X				Public Use
17	Grand Stands	160x20	B	X				Public Use
18	Sale Ring	-	B	X				Public Use
19	Main Arena	-	A					Public Use
20	Small Area	-	B					Residential
21	Food Stand	-	C					Public Use
22	Show Ring	-	C					Public Use
Notes:								
<sup>A</sup> Also used year-round by Fair staff and for sports activities								
<sup>B</sup> Also used seasonally for RV and Boat storage								
<sup>C</sup> north-south measurement BY east-west measurement								
<sup>D</sup> All existing power is single phase								
<sup>E</sup> Permitted Uses								
A = Critical Fair building								
B = Important function space that can be moved or modified so long as function is preserved								
C= Peripheral building that can be moved or modified								
D = Demolish								

## Recommended Infrastructure Expansion

Based on building condition, current use, and available utilities, Building 15 was identified as the best option for redevelopment potential. Building 15 serves an important function at the fair as the "Commercial Building." Based on feedback from stakeholders, Building 15 has been identified as Condition B, meaning as long as the function space can be preserved during the fair, the building is able to be modified.



Building 15 is also used to store RVs and boats during the winter months. This provides some revenue for the fairgrounds. If Building 15 is upgraded for manufacturing, other fair buildings and barns could be used for RV and boat storage to ensure the continuation of revenue for the fairgrounds. Building 15 currently only has single-phase electrical power supplied to it via overhead power but is relatively close to all other available utilities.

In order to support the electrical demands of a CNC machine shop operation and equipment, the power must first be upgraded to three-phase. In coordination with a local utility purveyor, MFA has determined what improvements are needed to supply three-phase electrical power to Building 15. The nearest three-phase power source is near the Safeway grocery store located at 1220 Morgan Street in Davenport. Power must be routed from the Safeway store to the south across Morgan street at the intersection of 14<sup>th</sup> Street, and then west to Building 15. Cost for routing the three-phase power is estimated at \$63,000 (Avista Utilities quote).



Additional upgrades to Building 15 would be needed in order to meet safety and occupational requirements as well. In order to support workers and students, a restroom facility must be added. Installation of a restroom facility, including connection to the existing sewer main on the west side of the building, is estimated at approximately \$23,000. A fire-suppression system must also be installed to meet safety regulations.

The cost for connection to existing water and installation of a fire-suppression system is estimated at \$20,000.

Connection to existing natural gas may vary based on the installed equipment and overall demand. The gas and telecommunications utilities connections are estimated to cost \$4,000.

In addition to the utility upgrades listed above, costs such as mobilization, sales taxes, and professional design and permitting services were considered. These additional costs are estimated at \$55,000. The total cost for the project upgrades, including a 30 percent contingency, is estimated at approximately \$200,000. The cost estimate for these upgrades is included in the Financial Analysis section of this report.

The project upgrades and contingency amount will serve to prepare building 15 for use as a commercial and manufacturing building in support of the CNC machine shop and fabrication facility recommended in the section on Development and Implementation Strategies.

Those strategies also recommend development of a flour mill on the fairgrounds in its own building constructed on presently open ground. A specific location is not indicated because that will depend on the size of the mill and its supporting facilities. The utility upgrades described above will be sufficient to supply the needs of a small-to-medium sized flour mill so no additional cost estimates for off-site infrastructure are shown.

A summary of the estimated costs for the utility infrastructure upgrades is provided below.

(See attachments Exhibit A – Current Utilities Map and Exhibit B – Current Zoning Map for reference.)

ENGINEER'S PRELIMINARY COST ESTIMATE  
Maul, Foster Alongi, Inc.

<b>Title: Lincoln County Fairgrounds Manufacturing Building Upgrades</b>			 <p><b>MAUL FOSTER ALONGI</b> 2001 NW 19th Avenue, Suite 200 Portland, OR 97209 971.544.2139 (p) 971.544.2140 (f) www.maulfoster.com</p>
Project:	Lincoln County Fairgrounds		
Client:	ELESCO		
Project #/Task:	0318.05-01	Initial	
Prepared By:	Tessa Shabram	TS	
Checked By:	Lindsey Crosby	LC	
Date:	4/19/2018		
Revision #.:	0		

<b>Cost Estimate Summary - Feasibility Level</b>			
	<b>Sanitary Sewer and Facility Upgrade</b>		\$ 23,000
	<b>Water and Facility Upgrade</b>		\$ 20,000
	<b>Electrical Upgrade</b>		\$ 64,000
	<b>Gas Utility</b>		\$ 2,000
	<b>Telecom Utility</b>		\$ 2,000
	<b>Mobilization, Taxes, Design, and Permitting</b>		\$ 89,000
		<b>Total:</b>	<b>\$ 200,000</b>

**Assumptions:**

1. Assumes an 8" diameter sanitary sewer pipe.
2. Assumes a 6" diameter water pipe.
3. Assumes a 2" diameter gas pipe.
4. Assumes a 10% mobility cost.
5. Assumes a 30% contingency cost.



