

Boone County Fairgrounds—Development Plan



Prepared by: The Department of Parks, Recreation and Tourism
University of Missouri—Columbia
For the Boone County Commission
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PREFACE

The Boone County Fairgrounds planning process will continue through the end of 2003. The final product was presented to the community in a meeting held August 4, 2003. During and after that meeting participants in the planning process were asked to provide their comments and suggestions regarding the preferred option for development of the fairgrounds and the Atkins tract. In all, three options were suggested and commented on. Input provided by those concerned with the planning and development of the parcels being considered was not conclusive enough to clearly establish which of the three options was best. As a result, further meetings are planned between the city and the county specifically relating to the development of the Atkins tract.

The fairgrounds property, however, stands alone and distinctly separate from the jointly owned Atkins tract. Therefore, and at the request of participants throughout the planning process, baseball fields are being proposed for this grant and will be built on county owned property. In addition, due to the lack of access to the Atkins tract it may take several years for any recreation development to occur. Roads, sewer, water and electricity are all necessary prior to building any recreation features on the Atkins tract. Because of this delay and the immediate desire for baseball fields in the community this grant is being proposed.

The county park board, the county commission, supports the grant and to date no negative response to the plan has been voiced. It is hoped that over the next two years

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these new fields baseball fields will bridge the gap regarding the city and county's need for more fields. Furthermore, the decision to develop the baseball fields does not change or compromise the potential for developments on the jointly owned Atkins tract. In fact, it is anticipated that the development of the Atkins tract will proceed and fully incorporate the designs presented in the proposed master plans.

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Introduction

The development of recreation opportunities within the Boone County Fairgrounds is a relatively recent desire of the public. Given the early more agricultural beginnings of the fairgrounds it was not until Boone County purchased the property from the Boone County Agricultural and Mechanical Society in 1991 that voices began to express a need for developments on the property. Even as the financing was being presented to the public for the purchase, county officials expected to dedicate the land to recreation (*Columbia Daily Tribune*, September 17, 1999). It is clear that county officials have intended this property to be developed for recreation and this master plan intends to culminate many years of discussion regarding what types of recreation attractions, facilities and amenities will be designated for future development.

Provided within this document is a historical analysis and timeline that brings this property from its early agricultural roots to a potentially highly developed and accessible recreation property. Along the way, the Atkins Tract was added to the property in December 2002, and now the total size is 214 acres. Unique to that addition is the joint ownership between Boone County and the City of Columbia. While the County clearly owns and maintains the original 134-acre Fairgrounds property, the future management agency for the Atkins Tract is unknown.

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This master plan tries to keep a clearly defined boundary between these two entities with opportunities provided on both properties that can be implemented, coordinated and maintained by either agency.

In the Development Plan, the character of the Atkins Tract is maintained as being open space and, for passive forms of recreation. A lake and several ponds are suggested, along with a walking and equestrian trail, dog park, radio control flying field and wetland/bird watching areas. Of those suggested opportunities, the radio control flying field may require the implementation of policies regarding flying times, noise and over flights to not only protect those in the park, but to ensure a high quality experience within that portion of the property. It is also noted the RC flying field may not meet necessary risk management criteria. Nonetheless, the field is included initially in the design.

On the existing Fairgrounds property, considerable active participant development is suggested, including several baseball fields, an additional soccer field and movement of the existing rugby field. Given the developed nature of the existing Fairgrounds, these additional amenities should not detract from the current Fairground experience. A building is also proposed that will allow use by the Boone County Fair but also be useable year-round. Within the multipurpose facility there could be as many as four full-size basketball courts, restrooms, showers and concessions. It is also possible the size of the proposed building could be increased to accommodate an indoor soccer arena. A parking lot would also be provided to support the multipurpose building. Adjacent to the parking lot a roller hockey court would be built with sidewalls so the facility could be flooded during the winter months

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for ice hockey and general skating. This area will also have a basketball court and could be used as an outdoor amphitheater. Lighting for this facility could enhance its usage.

While the area is primarily active in use, a portion would be dedicated to youth camping and primitive camping. Currently, a portion of the property located along the eastern edge is not being used. This area could be used by groups or individuals and should be controlled with fee-based reservations. It may have been accessible at one time but is no longer. A small access road would be provided from the south off of Starke Lane for service and emergency vehicles. Just north of the primitive camping area, a larger more open space would support youth group day and overnight camping activities. A covered fire council house would be built with an opening in the center to allow for fires, and in the event of bad weather would allow for some cover away from the elements (see appendices).

Previous and Supporting Studies

Boone County Fairground User Survey Overview--1999

The Fairgrounds survey was administered to 2,000 Boone County residents via e-mail. The respondents for this survey were randomly selected from a mailing list of citizens who had paid personal property taxes in the last year. Of those 2,000 surveyed, 677 responded.

- 71% of the respondents said they would use the facilities. They were asked which recreational options they would use most often (weekly and/or biweekly).

The following are frequencies showing the percentage of respondents who said that they would use the given recreational types weekly and/or biweekly.

Indoor Aquatics Center (19%)

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- Trails (19%)
- Recreation/Community Center (17%)
- Outdoor Swimming Pool (16%)
- Water Park (14%)
- Indoor Ice Skating Complex (12%)
- Outdoor Fitness Circuit (11%)
- Golf Course (9%)
- Playground/Picnic Area (9%)
- Horse Training Facility (7%)
- Fishing Lakes (7%)
- Natural/Open/Garden space (6%)
- Outdoor Tennis Courts (5%)
- Outdoor Shooting/Archery Range (5%)
- Outdoor Volleyball Area (4%)

Other proposed ideas:

- Amphitheater
- Baseball/Softball Fields
- Hockey Rink
- Nature Center
- Wetlands Area
- Paintball Course
- Sports Complex

- 93% of the respondents said they would be willing to pay a per use activity fee to use some type of recreational facility at the Fairgrounds site.

Differences in Responses by Distance (miles from the Fairgrounds site)

- Respondents living within five miles of the Fairgrounds said they would prefer trails.
- Respondents living 11-20 miles of the Fairgrounds said they would prefer an indoor ice skating complex.
- Respondents living 21-30 miles of the Fairgrounds said they would prefer an indoor aquatics center.

Should there be a Boone County Fair?

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- A large majority (77%) believe that there should continue to be a Boone County Fair.

Currently, the Boone County Fairgrounds is obligated to:

- Youth 4-H Programs
- Boone Electric Cooperative Annual Membership Meeting
- Boone County Fair

City of Columbia Major Roadway Plan—1999

Over the years, a series of transportation plans have provided guidance for development of facilities that serve the transportation needs of Boone County and the City of Columbia. The goals have been to move people and goods within and through the community in an efficient, cost-effective manner and to minimize disruption to neighborhoods and other sensitive areas. The implementation of a transportation plan has a direct effect on the form and character of a community by influencing development decisions.

University of Missouri Student Projects—2000

In the spring of 2000, four student groups, directed by faculty as a part of their academic requirement, prepared development plans for the Fairgrounds, and the Atkins and Newton tracts. The Newton Tract is located west of the Atkins Tract and contains 80 acres. Since the Newton Tract is still privately owned, it is not apart of this study. These plans provided a great deal of range in the proposals.

Boone County Vision Project—2000

The Boone County Commission contracted with the Wallace House Foundation to facilitate the participation of elected officials and representative citizens throughout the County to address common issues of land use, growth management, planning and quality of life. The Boone County Vision Project rounded out and supplemented the present County

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Comprehensive Plan. The Missouri Institute of Public Policy served as the local partner organization by coordinating and staffing the project. Six regional groups of County residents were recruited to discuss issues of land use, growth management and planning.

University of Missouri/Site Analysis—2001

During the summer of 2001, data was collected that provided, for the first time, a review of the many features associated with the Fairgrounds. For the most part, it was determined that the Fairgrounds were heavily encumbered with utilities. These included both underground and above ground. A map of the utilities known to exist on the Fairgrounds is provided in the appendices. At the time of the study, the Atkins Tract was not an imminent donation so it was not reviewed.

City of Columbia/Metro 2020 Land Use Plan—2001

The Metropolitan Planning Area, established by the Columbia Area Transportation Study Organization (CATSO) which is designated as the Metropolitan Planning Organization for Columbia and the Columbia metropolitan area. City and County representatives determine the boundary for the metro area, as part of the CATSO, by identifying the areas that are likely to develop in the next 20 years. The metro area forms the basis for all the CATSO roadway planning, which includes developing a 20-year growth forecast for land use, population and employment. Joint City/County roadway planning for the metro area has been done since 1968.

Columbia Parks and Recreation Master Plan—2002

The Columbia Parks and Recreation Department recently completed a review of their park and recreation features and elements. That review specifically identified the need for more baseball fields, soccer fields, tennis courts, lacrosse field and a new regional park located in

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the southern, rapidly developing area of the City. In addition, some of the elements of the Boone County Fairgrounds Master Plan were also identified in the Columbia plan. These specifically included a dog park and camping areas. A copy of the elements suggested in the Columbia Parks and Recreation Master Plan are provided in the appendices.

Oldest Fair West of the Mississippi

The Boone County Fairgrounds, located at 5212 N. Oakland Gravel Road in Boone County, Missouri, now exists between tall grass prairie on the west and forested prairie-savannas to the east. The land is seen as rolling and its parent material consists of loess and glacial till. The earliest documented landowners used the land for row crops and livestock production with wagon roads extended along the west and the Wabash Railroad bordered on the east. In the southwest corner of the property sits the O’Rear Cemetery. The O’Rear family owned the land from the late 1800’s until the turn of the 20th Century (Missouri Historical Society). The cemetery, originally located in the center of the property, was moved for the building of the Fairgrounds. John H.H. Maxwell worked the land as a dairy farm until 1971. While Maxwell owned the land, an airport was built onto a portion of the property. In 1970, construction went up for the E.W. “Cotton” Woods Memorial Airport. The Woods family operated Cottonwoods airport until the mid-1970’s, and its designation was “private, open to the public.” The family sold the land and the airport to a group of investors, which included Ron and Vicky Shy and Vic and Dorothy Clary who operated the airport until the mid-1980’s. At this time the airport was used for ultra light planes and landings of small aircraft. Aero Industrial Enterprises had possession of the farmland around the airport from 1973 until the late 1980’s. After selling his property, Mr. Maxwell resided on the property with lifetime

tenancy on the north central portion off of Oakland Gravel Road. The zoning remained agricultural until the arrival of the Fairgrounds.

The Boone County Fair originated in 1835 in the area now occupied by the University of Missouri-Columbia. Now, 165 years old, it is the oldest fair west of the Mississippi (Harris, 1999). The Boone County Agricultural and Mechanical Society (established in May 1948) owned and operated the Fairgrounds on Clinkscales Road and when the Society decided to move the Fairgrounds to a larger site, the Boone County Fair Board Inc. was established in order to purchase the larger site. To buy the property for the new site, the Society worked out a trade with the owners of the new site (Vicky Shy Realtors). The Clinkscales Road property was traded for the Oakland Gravel Road property plus \$250,000 in 1991. This made the Boone County Fair Board Inc. a year-round operator of the Oakland Gravel Road property. In order to host year-round activities, improvements needed to take place on the Oakland Gravel Road site. The Fair Board borrowed \$2.3 million from First National Bank to build the coliseum and make improvements on other buildings for the increase in traffic. Boone Electric Cooperative also made a one-time investment of \$200,000 in air-conditioning and heating improvements in the coliseum for a 50-year lease which grants the company six free days of use per year (Harris, 1999).

These loans, along with operating costs, maintenance costs and a \$600 per day interest rate, led the Society into financial trouble. So in May of 1999, with a \$2.6 million debt, the bank was ready to foreclose (Harris, 1999). The Boone County Commission saw the new location as a valuable addition to the County. The Commission was prepared to purchase the site

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using \$800,000 from the general revenue fund and \$2 million from Boone Hospital Center profits (Klepper, 1999). The end purchase price was \$2.6 million. Sixty-five acres of this land are zoned for commercial use and the other 160 acres are, as yet, undecided.

As towns go, Columbia has done its share of growing throughout the 19th and 20th Centuries, specifically the annual fair in Boone County. In the early 1820's, people got together to watch horse racing through the middle of town on Saturdays. At the time, Broadway was the main thoroughfare through Columbia, and landowners migrating up from Lexington, Kentucky, patterned the early Jockey Club in Columbia to ones they had been a part of in the south. Fine horseflesh became as much a symbol in the County as it did in Bourbon and Fayette Counties in Kentucky.

In 1825, horse shows (pacers, trotters and runners) were THE event at the Fair; an area south of Columbia held the festivities. The first fairgrounds were on an oval-shaped area in front of what is now Rothwell Gym on Rollins Street. It ran north along the line of Read Hall and Brady Commons, then west behind the Arts and Science Building and through Frances Quadrangle (in front of the Columns), then behind Hill Hall south to old Rollins Field and south of Rollins Street to the beginning. The Judges' stand stood 75 to 100 feet north of Rothwell Gymnasium. All of the horse races for the Fair were conducted there until the founding of the University of Missouri–Columbia in 1839, when a change of venue was needed.

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Horse shows, as a part of the fair, began in 1835, when the Boone County Agricultural and Mechanical Society started a stock fair and breeding show. This became known as the first fair in the Louisiana Territory. Abraham J. Williams was President of the Society. The second location for the Fair was set in pastureland on the north side of Broadway between Short Street and Price Avenue. In the early years of the Fair, cancellations were not unusual as national or state elections, war or poor crop yields contributed to the non-interest in organizing a fair for that year. Many of the events involved the showing of cattle, and if a farmer had had a bad yield in crops, the cattle would not have been fit for showing. In 1841, John Slack became the new president for the Boone County Agricultural and Mechanical Society and for a third time, the Fairgrounds were moved. This move was routed to the now Hickman High School location and stayed there for some years. The first organized beauty contest was believed to be in 1876, mostly with babies as the contestants. Prizes for the cattle show and horse racing started to increase, being \$4,000 in amounted prizes to \$10,000 in just a ten-year span of time. The Fair in Boone County became an event known far and wide so that railroad companies had special deals for those that wanted to have their cattle compete.

The Fair gained momentum in the early part of the 20th Century so that people from as far west as California came to show their wares. World War I broke out in 1917, and that stalled the events of the Fair for the next 30 years, until the end of World War II. In 1946, the Boone County Ham Breakfast and Show debuted. Shortly thereafter, the Fair was again revived and became partners with the Breakfast.

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The 1947 Fair included the spectacle of Stonewall King leading a parade of 27 of his offspring. These were only a fraction of the millions of dollars worth of offspring he had sired. The horses were all colors and disciplines, and several of them had been brought from other states for the occasion. In 1947, the Fair opened at its new location on West Boulevard where West Jr. High School currently stands. The visitor count was 17,700 adults and 1,128 children. The Fair was run by a group of farmers in the area, and in 1948, the Boone County Agricultural and Mechanical Society was officially formed, which brought the Boone County Fair to a not-for-profit status by incorporating it into the Society. From this point on the County Fair grew steadily throughout the years and became a large part of life in Boone County. Steady numbers of people attended the Fair throughout the 1950's. In the 1960's, 13 acres of the Clinkscapes Road area land was sold to build permanent structures on the property. Then 20 more acres were sold to raise money to have Clinkscapes Road paved for easier access to the Fairgrounds. Expansion of the Fairgrounds stopped after the 4,500 seating in the tractor arena was built. Then the growing numbers of people took up the rest of the space around the area where the Fair had been for the last 53 years. In 1991, expansion of the population and growth in the area forced the Ag and Mechanical Society to rethink the location of the Fairgrounds once again. For the fifth time in the Boone County Fair's history it was moved to its present location. As an even bigger change, the ownership of the Fair passed to the County and is still run by the elected Fair Board.

Fairgrounds Core

It was determined early in the master planning process that the core of the Fairgrounds would remain intact. That is notwithstanding the possibility of portions of the core that are no longer necessary or germane to the Fair being eliminated for purposes other than this Master Plan.

Central to the core are several buildings of which the coliseum is the largest and most heavily used. Horse, sheep, cow and pig barns are also present that directly support the annual Fair. Other buildings are present and maintained by local service groups and clubs that primarily use the buildings as concession facilities. In the spring of 2002, several buildings were damaged from wind and have since been removed. A local service group also hosts a large dirt track/arena. That area is typically used during the Fair for a variety of events. Access to the arena during these events is typically from Oakland Gravel Road. Parking is also provided to the east of the arena for the events. This may require some modification in the future since a new road is proposed through the northern portion of the Fairgrounds that will move traffic in and out of the Atkins Tract. Restricting traffic would result in no access to the new property.

The Cottonwoods RV Park remains unaffected by developments. The access road that currently serves the RV park will require modification to 24 feet, but overall that should enhance access to the RV park.

Inventory and Standards

Currently Boone County owns only two other recreation properties. El Chaparral Park located east of Columbia and the Florea-Tract, also know as the MKT Extension, located west of Columbia.

El Chaparral Park was funded with Land and Water Conservation Funds in 1978, and at that time was developed with an exercise trail, baseball back stop, some playground equipment, paving of a multipurpose court and a shelter house. For several years the park was maintained by the neighborhood association, but now is maintained by the County.

The Florea Tract is currently the location of a relocated connector for Columbia's MKT Nature/Fitness Trail. This cooperative arrangement allows trail users to access Katy Trail State Park via Columbia's Nature/Fitness Trail.

Given the lack of recreation facilities within the County's control, the shortcoming in meeting the national standards for parks and recreation are obvious. In all areas the County does not meet the criteria. That being stated, there are no facilities being proposed for development that are not needed based on the national criteria. In addition, even after these facilities are developed, there will still be a considerable amount of money and resources required to meet the demand of county users.

<u>Facility</u>	<u>Goals for urban areas</u>
Football Field	1 field per 4,000 population
Soccer Field	1 field per 4,000 population
Picnic Shelter	1 shelter per 2,000 population
Picnic Table	1 table per 125 population
Ball Diamond	1 diamond per 1,500 population
Tennis Court	1 court per 1,500 population
Handball Court	1 court per 5,000 population
Playground	1 playground per 1,000 population
Swimming Pool	800 sq. ft. per 1,000 population
Wading Pool	1 pool per 5,000 population
Ice Skating Rink	1 rink per 50,000 population
Multi-Use Trails	1 mile per 3,000 population
Hiking Trails	1 mile per 4,000 population
Nature or Interpretive Trail	1 mile per 2,500 population
Equestrian Trail	1 mile per 6,250 population
Bicycle Trail	1 mile per 2,600 population
Jogging Trail	1 mile per 2,000 population
Exercise Trail	1 mile per 7,500 population
Multi-Use Court	1 court per 3,000 population
Tent Camping	1 site per 300 population
Shuffleboard	1 court per 2,000 population
Horseshoe Court	1 site per 2,000 population
Volleyball Court	1 court per 3,000 population
Boat Ramp	1 ramp per 5 river miles in SMSA 1 ramp in 10 river miles in non-SMSA
Golf Course (9 or 18)	1 course per 25,000 population
Amphitheater	1 amphitheater per 1,000 population
Horse Arena	1 arena per 7,500 population

Funding Sources and Alternatives

Potential Funding Sources

There are several funding sources available for the parks and recreation communities. In Missouri, there are many sources that are utilized as contributors for capital projects. It is best to list the sources with a brief explanation to help understand and compare all of the avenues against each other.

Activity and/or user fee: This is a dedicated user fee established by ordinances in the City for the purpose of constructing and maintaining recreation facilities and programs. Some communities choose to set up different prices for their residents versus non-residents, dependent on taxpaying dollars paying for part of the park.

Ad Valorem property tax: A tax levied on the assessed valuation of all non-exempt real and personal property.

Foundations/grants/gifts: Various non-profit, tax-exempt organizations established by private individuals donate funds for the promotion of a specific cause, activity or project. These are frequently used to fund capital projects, including capital campaigns, gift catalogs, fundraisers, endowments and sales of items. Capital campaigns are the various advertisements trying to raise support for tax increases for parks and recreation department projects. Gift catalogs are publications showing what a person could have donated in their name at certain donation thresholds.

General obligation bonds (GOB): General bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements.

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Hotel, motel and restaurant tax: This tax is based on gross receipts for charges and meal services, which may be used to build and operate golf courses, tennis courts and other special park and recreation facilities.

Inter-local agreement: A contractual relationship entered into between two or more local units of governments and/or between a local unit of government and a non-profit organization for the joint usage and/or development of a program or facility.

Land and water conservation fund (LWCF): Matching funds awarded for acquisition and development of parks, recreation and for supporting facilities through the National Park Service and Missouri Department of Natural Resources.

Landmark local parks program: Created in 1996 for Missouri, Governor Carnahan created a matching grant program to fund local parks and recreation outdoor projects in Missouri. Unfortunately in Missouri, as financial burdens arise within the State's budget, this program might be eliminated or reduced in funding. This year (2003), it is anticipated there will be no funding available for projects.

Lease purchased financing: Facilities for public use financed and built through an entity separate from the municipality or county.

Neighborhood assistance program (NAP): Missouri, in 1978, became the third state to adopt the NAP. This program allows a private person, firm or corporation in the state to receive NAP credit by making an eligible contribution to an approved NAP in Missouri. The benefit to the partner is a tax credit up to 70% of the contribution.

Private concessionaires: Contracts with private businesses to provide and operate desirable recreational activities though financed, constructed and operated by the private sector with additional compensation paid to the local county.

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Revenue bonds: Approved by a simple majority vote, these are local securities that are promised by the revenues or receipts of a project or special fund rather than the full taxing power of the recreation department. It is simply borrowing on the potential money the activity will generate.

Park sales tax dedicated to capital improvements: State legislation recently allowed Missouri cities and counties to pass up to a half-cent sales tax for parks and recreation-related capital improvement projects. The park sales tax, like the revenue bonds, just needs a local simple majority vote.

Sales tax—general—committed to the local public improvement fund: Several cities and counties have a general sales tax that can be applied to any project deemed needed by the local officials.

Surface transportation enhancement program: This is a Federal Highway Administration program with money set aside to enhance projects such as trails. The funding is matched at 80% federal and 20% local.

Special improvement district/benefit district: Taxing districts established to provide funds for certain types of improvements, which benefit a specific group of affected properties. The hopes of the improvements are to increase the property value of the surrounding areas. These improvements may include landscaping, erection of fountains, acquisition of art and supplemental services for improvements and promotion, including recreation and cultural enhancements.

Transportation Equity Act for the 21st Century: This program was enacted by the U. S. government on June 6, 1998, for the six-year period 1998-2003, commonly called TEA-21. Funds are distributed for transportation-related projects, such as bicycle and

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pedestrian trails, rail depot rehabilitation, landscaping and beautification programs.

However, through popularity, this fund has quickly run out and is currently waiting for new legislation to be passed after its expiration.

Common Funding Sources

In a 2002 agency survey of local parks and recreation departments, each department was asked to indicate the top three revenue sources for capital projects; in Missouri, 19 cities and counties responded. The most commonly used funding source was the sales tax since the state legislation allows Missouri cities and counties to pass up to a half-cent sales tax for parks and recreation-related capital improvement projects. Seventeen of the 19 local departments had a sales tax as one of their top three funding sources. The next most common answer was the collection of user fees. Five local departments have user fees as a major funding source. The third most frequently used was grant money where four of the departments used grant money to fund local capital projects. Other popular methods of funding include private fundraising, special improvement districts, general revenue (write-in), concessionaire contracts, property tax, park tax and bonds.

Transportation, Access and the Americans With Disabilities Act—Existing Fairgrounds

The Boone County Fairgrounds currently has no public transportation routes in close enough proximity to the property to allow reasonable access. City bus routes do not provide access to the property and no extension of those services is expected in the near future (see appendices).

Pedestrian access may at some point be expanded along the tributaries of Bear Creek and connected with Columbia's Bear Creek Trail (see appendices). Otherwise pedestrian access and vehicular access are similar and must use existing streets.

Located just north of the intersection of U. S. Highway 63 and Oakland Gravel Road the Fairgrounds have three points of access. The main paved entrance is from Starke Lane located along the southern boundary of the property. This access point is controlled during the annual fair but at other times of the year remains unrestricted. A second access point is located off of Oakland Gravel Road from the west but is gravel and remains gated for much of the year. The final access is along the northern border on the west side by the Cottonwoods RV Park. This entrance shares an easement between the County and the RV park with control of the easement determined by the County. During most of the year this access is gated just east of the RV park. During special events throughout the year and during the annual Fair, this point provides controlled access to events and functions as a separate isolated access to the property. As a main entrance to the Atkins tract this road will no longer be gated to control access outside of the normal hours of operation of the park.

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During periods of peak use another access is provided along Oakland Gravel Road just south of the Cottonwoods RV Park but due to poor sight distance is not provided as an access at any other time.

Future transportation plans as outlined in the 2025 Transportation Plan adopted in late 1990 identify two projects that may influence the Fairgrounds. The first would be improvements to Starke Lane along the southern portion of the park. Designed to eliminate a poor turning configuration, the improvement would straighten Starke Lane at U. S. Highway 63. This improvement would directly impact a southwest portion of the Fairgrounds, requiring the filling of an area adjacent to the right-of-way. If completed, this project could directly impact the soccer field that is proposed in that location. The second project would connect Waco Road across the northern portion of the Atkins Tract with Oakland Gravel Road to the west. This improvement could require additional right-of-way from the Fairgrounds that would be encumbered by the walking trail located around the perimeter of the property. Both projects are not scheduled to occur until late 2020 unless commercial or residential development in the area requires improvements sooner.

Internal Transportation

There are no permanent internal transportation methods for the Fairgrounds at this time.

During the annual fair, a tram system provides access to the parking lots but for the most part the area is pedestrian friendly. The main entrance to the property from Starke Lane is paved and wide enough to allow two lanes of traffic. This route provides the main artery for the property and all other routes are unpaved or unimproved since being paved. The western access points are single lane gravel. The only portion of the property that is not served by road is the small acreage located along the eastern boundary of the property.

A large parking lot is provided just east of the coliseum. This area contains electric hookups for RV's and the ground source heat pump loops for the coliseum. Other smaller parking areas are provided but designation is limited. Beyond the main parking lot, vehicles access and park in a variety of locations.

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Americans With Disabilities Act (ADA)

Overall, the facilities that exist within the core of the Fairgrounds meet ADA guidelines.

Several buildings have awnings with gravel underneath. Boards are required to contain the gravel and the lip created by the boards could be smoothed. The use of gravel and the lack of consistent smooth sidewalks and roadways limit total accessibility within the core. In addition, there are some slopes that exceed 5% that may limit access to all areas. All new facilities will be built in compliance with ADA guidelines.

Relative Importance Issues

The following relative importance issue categories have been provided by the Missouri Department of Natural Resource in the soon to be released 2002-2006 Statewide Comprehensive Outdoor Recreation Plan (SCORP). Each issue is in respect to Current Importance, Future Importance and Change of Importance since 1996.

Meet Statewide Demand: In Current Importance, the most important task is to carry out orderly development maintenance and expansion of outdoor recreation facilities. This category has the highest increase in Change of Importance since 1996, and in Future Importance. The expansion of the Boone County Fairgrounds would help to meet the need for further growth and development.

Provide Stable Funding Source: In Current Importance, the most important task is to share state and federal funds with every community. In Change in Importance since 1996 and Future Importance, the highest increase is in assuring more equitable distribution of funds.

Provide for Special User Groups: In all three timeframes, the task that is most important and showing the highest increase in importance is to address the special needs of senior citizens, youth and persons with disabilities. All facilities proposed in this master plan are ADA accessible.

Establish Trails Systems: In Current Importance and Future Importance, the highest priority is to provide better surfacing for roads. In the highest Change in Importance since 1996, both categories providing better surfacing for roads and jogging, walking and exercise trails were tied. The Master Plan calls for an internal paved trail for exercise and

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paved roads to trail heads. The internal trail will eventually connect to the Bear Creek Corridor in the City of Columbia.

Provide Preservation and Environmental Protection: The highest increase in Change in Importance since 1996 is the need for trails system and to provide more environmental protection for Missouri rivers, streams, forests and land; educate outdoor recreation users in land ethics and regulate natural resource usage and promote the preservation of pristine natural areas. In Future Importance, the highest increase is in educating outdoor recreation users in land ethics, pay more attention to natural history, discourage commercialization in and around outdoor recreation areas and protect fish and wildlife habitat. The Boone County Fairgrounds is proposing an outdoor youth educational facility where recreation participants can read about current environmental issues as well as receive information about the bird watching areas.

Establish a Fair Liability Law: In Current Importance, the most important task is to enact state laws to reduce liability insurance costs for outdoor providers, possibly through creative funding ideas such as an insurance pool. The highest increase in Change of Importance since 1996 and Future Importance is to increase the outdoor recreation providers' ability to offer services and facilities by reducing the cost of liability.

Provide Better Transportation Systems: In all three timeframes, the most important and highest priority change is to create better access roads and transportation systems to enable people to utilize outdoor recreation areas more efficiently. The property will upgrade the main entrance road to pavement and expand one entrance on the west side of the property. The Metro 2020 plan for the City of Columbia and the Transportation 2025 Plan will create another access point from the north side of the property.

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Major Outdoor Recreation Issues: In all three timeframes, the most important and highest priority change is to provide a better waste disposal program on land and reduce water pollution. At the Boone County Fairgrounds, policies will be required to better address existing trash and non-human waste disposal issues. Alteration and vegetation establishment on the property streambeds will also be recommended to reduce stream pollution and bank erosion.

Meeting Notes—February 15, 2003

Attendance of all participants.

David Baker	6701 S. Hillcreek	Columbia	573-442-2731
Shaun Cambell	2417 Calder Ct.	Columbia	573-256-6406
Bruce Hetelcamp	6701 S. Hillcreek	Columbia	573-442-2731
Jamie Becherer	2417 Calder Ct.	Columbia	573-256-6406
Ben Johnson	2331 Cakey Woods	Columbia	573-474-2581
Ron Brooks	10130 N. Rt. E		573-445-1740
Jason Hackman	806 E. Jefferson	Kirksville	660-665-8823
C.K. Walk	411 CMC Square	Fayette	573-291-3701
Bobby Holsinger	113 Antelope Dr.	Columbia	573-874-1627
Drew Morrow	2904 Rangeline #22	Columbia	573-441-1788
Marty Havek	15397 St. Rt. B	St. James	573-265-6017
Toney Lowery	1509 Business Loop West	Columbia	573-874-7537
Ray George	13701 Level Rd	Hallsville	573-696-3408
Clyde Kirby	308 Dad's Way	Columbia	573-441-1122
David Gerrie	314 Dad's Way	Columbia	314-497-2177
Brendan Walker	312 Dad's Way	Columbia	636-734-0474
Shawn Brady	1412 Man-o-war	Columbia	573-819-8081
Sarah Seeger	705 B Clayton St.	Columbia	573-808-6952
Nate Keile	113 Antelope Dr.	Columbia	573-817-5878
Chris Ford	4708 Derby Ridge Dr.	Columbia	573-817-5878
Larry L. McBee	1421 Dripping Spring Rd.	Columbia	573-874-2276
Beth Brown	7650 Cave Creek Rd.	Columbia	573-441-7078
Don Corwin	515 Dustin Dr.	Columbia	573-449-3024
Craig Hurst	2504 Mallard Ct.	Columbia	573-443-1847
Debbie Jameson	340 S. Rangeline Rd.	Columbia	573-474-5661

Talk of the master plan process done in 1999 as a survey revealed that trails were number one on the community's minds.

A draw in the conversation was to make needs assessment of the newly acquired Atkins Tract with the City of Columbia since it is jointly owned.

Groups of participants

“Outlaws” Local Rugby Team

Representatives from the Fair Board

Renter of fairgrounds land (Mike Russell)

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Total acreage: 134 acres of accessible land on the Fairgrounds.

Comment from the floor on the fact that the County needs more park land.

- Improvements to the exiting road need to be addressed when driving onto the Fairgrounds.
- Maintenance is the biggest feature.
- The Fairgrounds hosts 35-40 events a year, not including the Fair.
- Rugby players explained the importance of having an improved rugby field with historical and location facts. In 1980, the team was developed in Columbia as a central location for surrounding teams. Currently, 30-35 active players are members of the club. In total, 100 players are part of the Old Boys Club.

Initial plans were for a partnership with the Fairgrounds to develop the area with a possible soccer field to the north of the current field. They estimate five to six home matches in the fall (August-October) and five to six home matches in the spring (February-May) with summer as practice time. The rugby players are not allowed to use facilities in the coliseum, would like a lighted facility and do not mind taking care of the land they use. They would like to see the field covered with sod and seeded with the additional field in the Atkins Tract. Overall, they would like to improve the field to host international teams and tournaments.

Some of the things desired by meeting participants:

Swimming Pool
Water Park
Ice Rink
Indoor Arena
Showers

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Amphitheater
Rugby Fields
Roller Hockey
Golf
Frisbee Golf
Paved Walking Trails

Public Meetings—Summary of February 15, 2003 Master Plan Meeting

After some discussion of the purpose of the meeting and describing the existing features of the area, participants were asked to identify features they felt should be developed on the property. After a discussion period, participants were given four votes to cast on any features they felt should be included in the Plan. In addition, they were also asked to identify where they felt those features would be best suited. This was done using the location map.

The following is a summary of those votes.

Facility	Votes	Location noted*
Radio Control Air Park	2	5
Parking	1	7
Indoor Theater	0	
Barbeque Pits	2	7,8
Shelters	0	
Playground	0	
Handball/Racquetball Courts	1	3
Rugby	16	7
Roller Hockey	5	7
Golf	1	
Frisbee Golf	0	
Walking Trails	0	
Paved Trails	2	1,2
Multi-purpose Building	15	10,7
Concessions	0	
Restrooms	5	7
Skeet Shooting	1	
Multi-purpose fields	1	
Practice fields	6	4,11,1
Ropes Course	1	
Obstacle Course	0	
Weight Training Facility	3	5,6
Archery Range	0	
Swimming Pool	0	
Water Park	2	5,4
Ice Rink	8	3,7
Indoor Arena	1	11
Showers	10	7,10,6,4

**Boone County Commission
Boone County Fairgrounds Development Plan—2003**

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Amphitheater	1	2
Football	6	3,7
Softball	10	1,2,3,9

* Not all votes cast provided a location. Several locations are listed when no clear majority is present. See appendices for location grid map.

Meeting Notes—February 24, 2003

Attendance of all participants.

Mike Snyder	City of Columbia Parks		573-874-7204
Roger Clark	Boone Electric Cooperative		573-441-7232
Ben Johnston	Boone County Fairgrounds		573-874-6227
Fred Blythe		Ashland	573-657-0298
Ken Eftink		Ashland	573-657-2091
Steve Schnarr	Boone County Journal		573-657-2334
Skip Elkin	Boone County Commission		
Larry McBee			
Mike Asmus	402 Meadowmere Dr.	Ashland	573-657-1492
Lorah Steiner	Convention and Visitors Bureau		573-875-1231

Groups participating:

Boone County Commission

City of Columbia Parks & Recreation

Fair Board (Ben Johnson)

Boone Electric Cooperative (Ken Elfrink)

A talk on the survey sent out via e-mail in 2000 was provided. Only 677 people actually responded to the questions.

Comments from the public during the meeting:

- Trails that run through the Fairgrounds were brought up again and are included in the Master Plan for the City Department of Parks and Recreation through the Bear Creek connection.
- Talk of a regional park going up on the southeast side for the growing population.

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- Indoor arena space was brought to the forefront, making it a basketball and soccer area.
- Expanding tourism was something that everyone agreed needed to be a motivator in helping all Columbians.
- Covered practice arena for the cattle and stock shows already going on during the year.
- Landscaping issues were discussed.
- Marketing issues were discussed.
- Opportunity for a grand equestrian show in Boone County.
- Making a study of the existing facilities is important for Board to consider.
- There are problems for tournaments in the summer because of all the existing events that occur at that time and therefore, more soccer fields are needed.
- Lorah Steiner was a concerned resident that brought up the idea of camping facilities on the Atkins Tract.

More items that interested residents:

Radio Control Air Park
Parking
Indoor Theater
Barbecue Pits
Shelters
Playgrounds
Handball/Racquetball
Walking Trails
Multipurpose Building
Concessions
Restrooms
Skeet Shooting
Multipurpose Fields
Practice Fields
Ropes Course

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Obstacle Course
Weight training Facility
Archery Range
Football
Softball
Equestrian Covered Arena
Gardening Group
Camping
Large Pond/Small Lake

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Public Meetings—Summary of February 24, 2003 Master Plan Meeting

On February 24, 2003, the second of four meetings was held at the Ashland Senior Center.

There were ten attendees including representatives of Columbia Parks and Recreation, Boone Electric Cooperative, Boone County Fair Board, City of Ashland and the Columbia Convention and Visitors Bureau. Participants were updated on the outcomes of the February 15, 2003 meeting at the Fairgrounds. After a discussion period, individuals were asked to provide their suggestions regarding potential developments on both the Fairgrounds and Atkins Tract. The following is a list of suggestions.

Facility	Votes	Location*
Equestrian Covered Arena	3	10
Multipurpose Building	6	10
Sports Courts		
Large/Small Ponds	1	
Equestrian Trails	1	8
Parking		
Gardening Spots		
Dog Park		
Shelters		
Camping		
Sell Fairgrounds as is		
Soccer Fields	2	
Shelters	4	2
Playground	1	
Walking Trails	2	
Concessions	1	
Multipurpose Fields	1	
Practice Fields	3	
Football Fields		1
Softball Fields	1	

* Not all votes cast provided a location. See appendices for location grid map.

Meeting Notes--March 10, 2003

Attendance of participants.

Nathan Martin	10351 Hwy CC	Centralia	573-682-3648
Elaine George	13701 Level Rd.	Hallsville	573-696-3048
Ray George	13701 Level Rd.	Hallsville	573-696-3048
Mike Griggs	1507 Business Loop 70 West	Columbia	573-874-7202
Jerry G. Carrington	729 Demaret B	Columbia	573-443-8200
Larry McBee			
Melissa Stemme	12601 E. Remie Rd.	Centralia	573-696-3736
Jeff Hedberge	125 N. Barr	Centralia	573-682-3049
Melvin Clutter	9400 Lake San Lynn Rd.	Centralia	573-682-2924
Alan Beam	3021 Abbeywood Dr.	Columbia	573-442-2043
Keith Schnarre	19901 N. Farwest School Rd	Centralia	573-682-2936

Comments from the public during the meeting:

- Access to the Atkins Tract went through a great deal of discussion in this meeting.
- Choices of going north or expanding the entrance from Oakland Gravel Road through the edge of the Cottonwoods RV Park were discussed.
- The City of Columbia's Metro 2020 plan was brought up.
- Fair concerns included the issue of recreation facilities taking up the space on the Fairgrounds. 4-H livestock judging has increased during the Fair. In addition, hog judging has doubled since last year and that is good for competitions during Fair events. Elaine George's concern is that she would like to see the recreation activities increase the interest to the Fair not be an invasive part of Fair events.
- Sharing the different uses of areas during the year would make the grounds more productive.
- Fair Board members would like to take the people away from the TV and towards the Fair.

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- Show-Me State Games would have an opportunity to use the facilities if recreation areas were developed.

Public Meetings—Summary of March 10, 2003 Master Plan Meeting

On March 10, 2003, the third of four meetings was held at the Centralia Boone County Government Satellite Office. There were ten attendees, including representatives of Columbia Parks and Recreation, Boone County Fair Board and 4-H. Participants were updated on the outcomes of the February 15, 2003, and the February 24, 2003 meetings. After a discussion period, individuals were asked to provide their suggestions regarding potential developments on both the Fairgrounds and Atkins Tract. The following is a list of suggestions.

Facility	Votes	Location*
Equestrian Covered Arena		
Multipurpose Building		
Sports Courts		
Large/Small Ponds		
Equestrian Trails		
Parking		
Gardening Spots		
Dog Park		
Shelters		
Camping	3	7,8
Sell Fairgrounds as is		
Soccer Fields	3	1,3
Shelters		
Playground	2	
Walking Trails		
Concessions		
Multipurpose Fields		
Practice Fields		
Football Fields		
Softball Fields		
Keep Fairgrounds Intact	1	
Runway Used as Ice Rink	2	
Tournament Baseball Fields	2	9,2
Disaster Relief Designation		
Radio Control Car Park	1	
More Livestock Barns	2	6

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Leased Horse Stables

Dude Ranch	1	
Archery Range	1	3
Equestrian Trails	2	

* Not all votes cast provided a location. See appendices for location grid map.

Meeting Notes--March 31, 2003

Attendance of all participants.

Lori Kilfoil	5000 Forum Blvd	Columbia	573-256-6678
Leo Teel	1203 London Dr.		573-443-8084
Steve Saitta	1507 Business Loop 70W	Columbia	573-874-7203
Blake Montgomery	113 Antelope Dr.		573-874-1627
Bruce Holtkamp	607 Hirth		573-424-6208
Don Baker	6701 S. Hillcreek		573-442-2731
Bobby Holsinger	113 Antelope Dr.		573-874-1627
Daniel Heitzman	312 Dads Way		573-424-0480
Drew Morrow	2904 Rangeline #22		573-441-1788
Elaine George	13701 Level Rd.	Hallsville	573-696-3048
Ray George	13701 Level Rd.	Hallsville	573-696-3048
Julia Gievs	910 Clayton		573-875-4631
Chip Cooper	500 Longfellow Ln		573-445-6180
Alan Beam	3201 Abbeywood Dr.		573-442-2043
Jim Goodwin	101 N 4th		573-815-1711
Mike Anderson	3906 Peachtree Dr. Suite C		573-817-0698
Rickey Shanker	PO Box 10202		573-875-2035
Rachel L. Griffin	2107 Dickenson Ct.	Columbia	573-886-6266
Chris Fuemmeler	700 Dustin Dr.	Columbia	573-884-7208
George Harris			
Keith Schnarre	19901 N Farwest School Rd	Centralia	573-682-2936

Comments from the public during the meeting:

- It was advised that participants keep in mind the long-term effects of the recreation activities that are going on in the Fairgrounds.
- After the Site Analysis of the original 134 acres and the adjacent 80 acres, we, as a team, will devise a way to restructure the Fairgrounds.
- Discussions were held on the acreage needed for each activity and if a quad complex would be beneficial and how much parking would be needed. Softball was said to need 250-275-foot ranges with showers and practice fields.

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- A schedule of events needs to be obtained by George Harris to see the possibility of these recreational areas actually working for the area.
- Looking for a decision and an initial design made for April.
- The PedNet group would like to see more bikers and walkers using the proposed Bear Creek trail. The trail will extend from Bear Creek at Stephens Park all the way up to the Fairgrounds.
- Roadwork on the north side of the Fairgrounds will have to be expanded for the increase in traffic.
- Adult baseball said that because the minor league team was coming in, they are now looking for new fields to have their games on and the Fairgrounds would be great for an adult field. High schools are not cooperative in lending out their fields. The Show–Me State Games will bring people across town to see some of the events and increase traffic.
- George Harris would like to keep the bills paid going into events and the covered arena would help out tremendously.
- Steve with the City says the Master Plan is a 10-year update of 340 pages and is a broad picture for citizens to look upon.
- Overall decisions come from the community and the County and City. Master plans are dynamic processes.
- A representative from Hobby Town came in to give a vote for the radio control park and radio control boating pond. Possibly, national events could be gathered from this as a tourist attraction.

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- Elaine George wants to keep the Fair centered on the youth and their competitions, and to use these facilities for entertaining the public. She does not want to take away from the Fair.

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Public Meetings—Summary of March 31, 2003 Master Plan Meeting

On March 31, 2003, the fourth of four meetings was held at the Boone County Fairgrounds. There were 28 attendees, including representatives of the Columbia Parks and Recreation Department, Columbia Parks and Recreation Park Board, Boone County Fair Board, Boone County Parks and Recreation Commission, PedNet and 4-H. Participants were updated on the outcomes of the February 15, 2003, February 24, 2003 and March 10, 2003 meetings. After a discussion period, individuals were asked to provide their suggestions regarding potential developments on both the Fairgrounds and Atkins Tract. The following is a list of suggestions.

Facility	Votes	Location*
Adult Baseball	11	1,2
Covered Arena	1	10
Radio Control Boating Pond	2	2
Nature Center	1	10
Rock Wall		

* Not all votes cast provided a location. See appendices for location grid map.

Summary of all Meetings

Summary of facilities suggested during the Master Planning Process by total votes

Facility	Total Votes Received	Location
Multipurpose Building	26	6,7,10
Rugby	24	7,9
Ice Rink	14	2,3,7,9
Softball	13	1,2,3,9
Equestrian Covered Arena	13	
Adult Baseball	11	1,2
Showers	10	4,6,7,10,
Practice Fields	9	1,4,11
Soccer Fields	9	1,3
Football	7	3,7
Roller Hockey	6	7
Restrooms	6	7
Radio Control Air Park	6	2,5,6
Shelters	5	2
Camping	5	7,8
Equestrian Trails	5	1,2,4,8
Keep Fairgrounds Intact	4	
Playground	4	2,7
Practice fields	3	
Weight Training Facility	3	5,6
Walking Trails	3	2
Multipurpose Fields	3	
Water Park	3	5,4
Large/Small Ponds	3	
Barbeque Pits	2	7,8
Paved Trails	2	1,2
Tournament Baseball Fields	2	9,2
Radio Control Boating Pond	2	2
Amphitheater	1	2
Indoor Arena	1	11
Archery Range	1	3
Ropes Course	1	
Skeet Shooting	1	
Concessions	1	1

Sporting Trends

This section looks at the potential sporting facilities and their trends according to several sources. Each association or publication has a different reporting process. Each report uses a table to help with readability.

Ten-Year History of Selected Sports Participation, National Sporting Goods Association

Participated more than once (in millions) and of age seven (7) years and older

Sport	2002	2000	1998	1996	1994	1992	% Change 1996 to 2001
Baseball	15.6	15.6	15.9	14.8	15.1	15.1	5.10%
Basketball	28.9	27.1	29.4	31.8	28.2	28.2	3.00%
Camping	55.4	49.9	46.5	44.7	42.9	47.3	13.80%
Exercise Walking	82.2	81.3	77.6	73.3	70.8	67.8	5.00%
Fishing	44.2	47.2	43.6	45.6	45.7	47.6	-0.50%
Football (touch)	10.3	9.8	10.8	11.6	n/a	n/a	8.60%
Hockey (ice)	2.1	1.9	2.1	2.1	1.9	1.6	-4.90%
Running/Jogging	24.7	22.8	22.5	22.2	20.6	21.9	0.90%
Soccer	14.5	12.9	13.2	13.9	12.5	10.6	4.70%
Softball	13.6	14	15.6	19.9	18.1	19.2	3.20%
Wilderness Camp	15.5	15.4	14.6	11.5	9.8	9.7	6.80%

The National Sporting Goods Association (NSGA) every two years conducts a survey to indicate which sports are increasing in participation and which are decreasing. As noted above, all of the sports have been increasing except for fishing and ice hockey. However, one can look at the table and notice how the participation numbers vary from year to year.

Comparing the years 1992 to 2002, fishing is still declining, and softball is the other declining sport. Softball declines over 29% in the past ten years. On the other end, wilderness camping, ice hockey, soccer and exercise walking have dramatically increased in the ten-year span; each of the sports had an increase over 20 percent in that decade. The Boone County Fairgrounds Master Plan is proposing to meet all of the above sport participation areas.

National Survey on Recreation and the Environment—1994-1995

Percentage of over 15-year-olds participating in outdoor activities in the Midwest region

Baseball	6.8%
Basketball	12.6%
Biking	32.3%
Bird-Watching	29.2%
Camping	
Developed Area	21.7%
Primitive Area	13.7%
Fishing	31.5%
Football	6.2%
Horseback Riding	6.8%
Ice Skating	7.9%
Picnicking	52.2%
Running/Jogging	23.3%
Soccer	3.6%
Softball	14.1%
Walking	68.2%
Wildlife Viewing	34.0%

The National Survey on Recreation and the Environment decided to use a slightly older age group with a percentage of the population instead of total participation numbers. The above table shows how many people participate in these activities. The highest involvement is walking, followed closely by picnicking. Other recreation activities with a high percentage of involvement are wildlife viewing, fishing and biking. The five most common activities are passive types of recreation and considered more family participation activities. The active sports and more specialized activities still have a considerable participation rate. The only percentage showing an inconsistent statistic is the soccer participation. Since the mid-1990's, soccer has gained substantial momentum and participation has noticeably increased.

Missouri Statewide Comprehensive Outdoor Recreation Plan (2001-2006 SCORP)

Each SCORP Plan has several sections indicating future needs, one of those sections is by the Mid-Missouri Regional Planning Council.

Additional facilities needed to meet the statewide goal.

<i>Activity</i>	<i>Additional facilities</i>
Ball Diamonds	162.27 fields
Basketball	79.42 courts
Biking Trails	110.23 miles
Bird Watching	N/A
Camping	80.07 sites
Fishing	N/A
Football/Soccer	80.37 fields
Horseback Riding Trails	59.28 miles
Ice Rinks	2.6 rinks
Picnicking	171.48 pavilions
Running/Jogging Trails	65.08 miles
Walking Trails	65.08 miles

The table above displays the shortfalls of mid-Missouri recreational facilities based upon state averages. The numbers are based from the population and the number of facilities per so many people. For example, one ball diamond is needed per every 1,545 people in the mid-Missouri area; using this statistic, an additional 162.27 fields are needed to meet that demand. The list continues through most of the proposed facilities for the Boone County Fairgrounds though the Fairgrounds will not completely fill the demand in any one area. The Master Plan includes several picnic facilities and ball diamonds that are the two areas with the greatest current deficits.

Population Trends

Central Region

The economy of the Central Region is, in many cases, well ahead of the economy of Missouri as a whole. There has been a good amount economic growth in this region during the last ten years, with Boone County leading the way. The population growth since 1990 in the Central Region was 14.7%, compared to 9.1% for the State. The poverty rate for this area is 11.4%. This compares with 11.8% for the State as a whole. The unemployment rate during 2001 for the Central Region was 3.1%, much lower than the State's rate of 4.7% and, in fact, the lowest of any region. Growth in personal income and per capita income in the Central Region over the past decade has surpassed the growth for the State as a whole. However, per capita income in the region was only \$24,571 during 2000, compared with \$27,271 for the State.

<i>Central Region Population</i>						
	2000 Population	2000 Population Density	1990 Population	1999 Population	Change 1990- 2000	Change 1999- 2000
Audrain	25,853	37.1	23,583	23,449	9.6%	10.3%
Boone	135,454	196.0	112,728	130,179	20.2%	4.1%
Callaway	40,766	48.1	32,891	37,904	23.9%	7.6%
Cole	71,397	179.0	63,753	69,512	12.0%	2.7%
Cooper	16,670	29.2	14,825	16,153	12.4%	3.2%
Gasconade	15,342	29.2	14,053	14,975	9.2%	2.5%
Howard	10,212	21.7	9,634	9,661	6.0%	5.7%
Moniteau	14,827	35.4	12,319	13,313	20.4%	11.4%
Montgomery	12,136	22.4	11,400	12,110	6.5%	0.2%
Osage	13,062	21.3	12,013	12,524	8.7%	4.3%
Randolph	24,663	50.6	24,347	23,863	1.3%	3.4%
Region Total	380,382	60.7	331,546	363,643	14.7%	4.6%

<i>1999 Central Region Demographics</i>						
	Females	Males	Population Age < 25	Population Age 25-44	Population Age > 44	1997 Pop. In Poverty
Audrain	12,090	11,359	7,708	5,955	9,786	2,922
Boone	67,867	62,312	56,467	42,030	31,682	13,817
Callaway	19,531	18,373	13,926	11,484	12,494	3,747
Cole	33,840	35,672	23,764	23,263	22,485	5,301
Cooper	7,830	8,323	6,109	3,997	6,047	1,682
Gasconade	7,665	7,310	4,691	3,771	6,513	1,581
Howard	4,993	4,668	3,413	2,421	3,827	1,285
Moniteau	6,791	6,522	4,749	3,729	4,835	1,257
Montgomery	6,129	5,981	3,874	2,827	5,409	1,532
Osage	6,159	6,365	4,740	3,325	4,459	993
Randolph	11,639	12,224	7,938	7,082	8,843	3,712
Region Total	184,532	179,111	137,379	109,884	116,380	37,829
Percent	48.5%	47.1%	36.1%	28.9%	30.6%	10.5%

<i>Central Region Demographics</i>					
	White	Black	Asian	Other	Hispanic
Audrain	23,547	1,859	89	130	189
Boone	115,714	11,572	4,015	1,540	2,413
Callaway	37,420	2,307	210	336	377
Cole	62,158	7,084	625	649	915
Cooper	14,844	1,493	39	109	143
Gasconade	15,141	19	24	51	64
Howard	9,306	699	12	83	88
Moniteau	13,752	561	46	280	435
Montgomery	11,647	248	31	55	94
Osage	12,884	21	10	43	77
Randolph	22,339	1,734	97	183	282
Region Total	338,752	27,597	5,198	3,459	5,077
Percent	89.1%	7.3%	1.4%	0.9%	1.3%

2001 Central Region Employment Statistics

	Labor Force	Employment	Unemployment	Unemployment Rate
Audrain	13,646	13,096	550	4.0%
Boone	87,354	85,797	1,557	1.8%
Callaway	22,554	21,764	790	3.5%
Cole	41,940	40,732	1,208	2.9%
Cooper	8,286	7,890	396	4.8%
Gasconade	7,866	7,446	420	5.3%
Howard	4,552	4,330	222	4.9%
Moniteau	7,766	7,444	322	4.1%
Montgomery	5,788	5,446	342	5.9%
Osage	7,822	7,423	399	5.1%
Randolph	11,060	10,400	660	6.0%
Region Total	218,634	211,768	6,866	3.1%

2000 Central Region Industry Employment

	Manufacture	Agri., For, Fish.	Mining	Construct	TCPU	Trade	FIRE	Services	Gov't
Audrain	3,215	43	0	247	300	2,399	310	1,368	2,803
Boone	6,102	516	122	3,137	2,530	17,569	4,605	15,841	24,189
Callaway	2,007	25	82	673	1,539	2,300	349	1,936	4,346
Cole	3,547	255	0	2,412	1,368	11,119	2,478	10,147	19,660
Cooper	1,200	42	26	171	300	1,360	161	828	1,478
Gasconade	2,030	42	0	305	277	1,340	173	772	1,042
Howard	433	20	0	68	60	463	91	661	552
Moniteau	1,259	52	0	216	92	914	117	530	1,158
Montgomery	718	27	8	243	117	865	135	497	752
Osage	1,187	18	25	201	161	644	79	245	602
Randolph	1,526	21	0	218	543	2,788	522	1,882	2,047
Region Total	23,224	1,061	263	7,891	7,287	41,761	9,020	34,707	58,629
Percent	12.6%	0.6%	0.1%	4.3%	4.0%	22.7%	4.9%	18.9%	31.9%

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<i>Central Region Farms</i>			
	1992	1997	% Change
Audrain	1,035	1,005	-2.9%
Boone	1,269	1,227	-3.3%
Callaway	1,300	1,338	2.9%
Cole	1,041	1,045	0.4%
Cooper	892	879	-1.5%
Gasconade	816	762	-6.6%
Howard	687	709	3.2%
Moniteau	989	1,024	3.5%
Montgomery	717	765	6.7%
Osage	1,171	1,147	-2.0%
Randolph	745	801	7.5%
Region Total	10,662	10,702	0.4%

<i>Central Region Personal Income (\$000)</i>					
	1990	1999	2000	% Change 1990-2000	% Change 1999-2000
Audrain	\$353,494	\$550,387	\$588,591	66.5%	6.9%
Boone	\$1,936,455	\$3,321,345	\$3,645,934	88.3%	9.8%
Callaway	\$486,232	\$763,242	\$849,491	74.7%	11.3%
Cole	\$1,121,968	\$1,851,150	\$2,029,628	80.9%	9.6%
Cooper	\$196,702	\$320,464	\$346,384	76.1%	8.1%
Gasconade	\$200,727	\$310,197	\$332,962	65.9%	7.3%
Howard	\$129,012	\$191,893	\$201,208	56.0%	4.9%
Moniteau	\$165,114	\$261,680	\$284,100	72.1%	8.6%
Montgomery	\$160,160	\$239,397	\$263,061	64.2%	9.9%
Osage	\$173,781	\$275,121	\$309,011	77.8%	12.3%
Randolph	\$336,765	\$448,221	\$496,164	47.3%	10.7%
Region Total	\$5,260,410	\$8,533,097	\$9,346,534	77.7%	9.5%

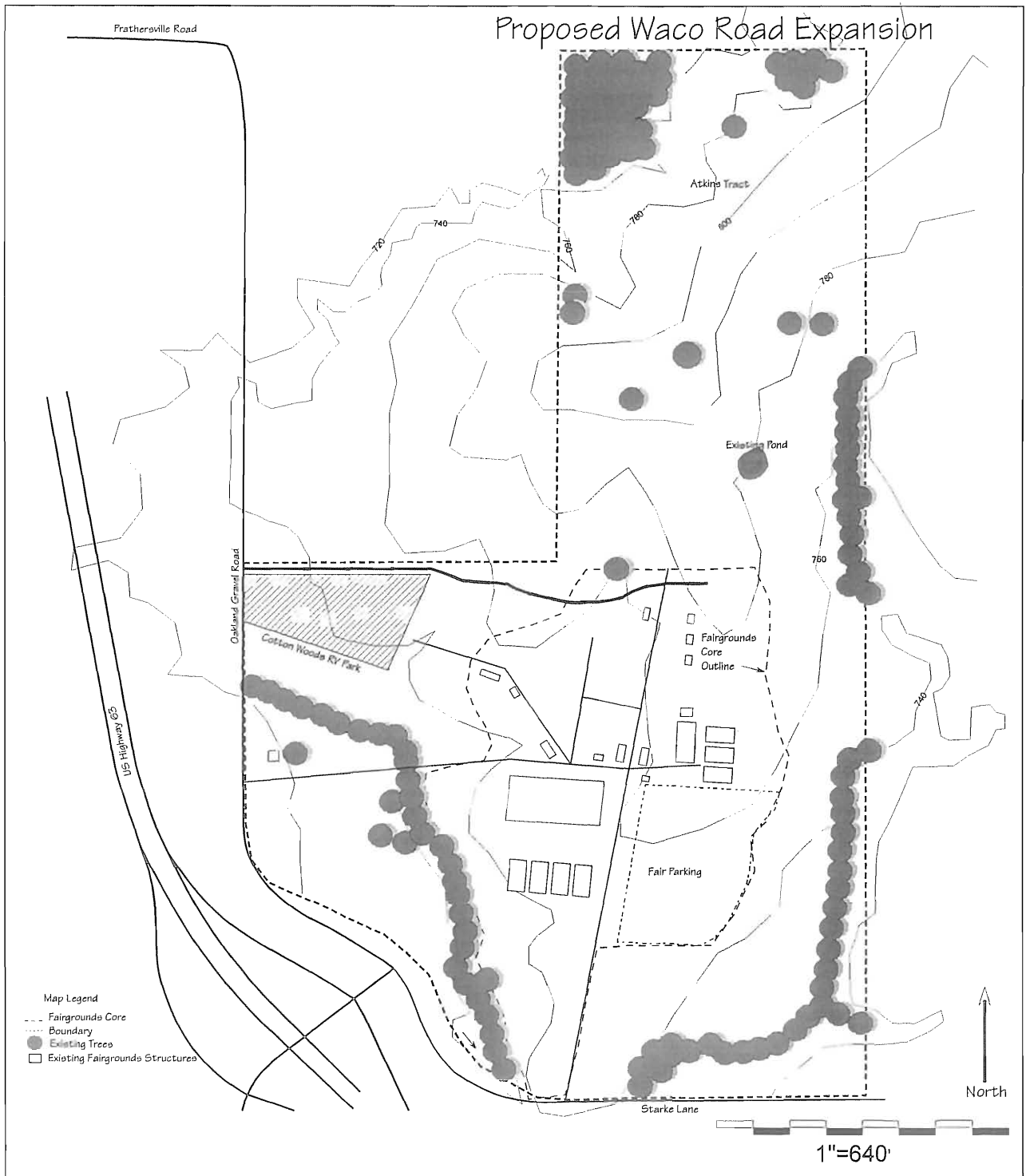
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Central Region Per Capita Personal Income

	1990	1999	2000	% Change 1990- 2000	% Change 1999- 2000
Audrain	\$14,989	\$23,175	\$22,823	52.3%	-1.5%
Boone	\$17,178	\$26,568	\$26,851	56.3%	1.1%
Callaway	\$14,782	\$21,199	\$20,754	40.4%	-2.1%
Cole	\$17,599	\$27,884	\$28,398	61.4%	1.8%
Cooper	\$13,268	\$20,150	\$20,728	56.2%	2.9%
Gasconade	\$14,284	\$21,357	\$21,646	51.5%	1.4%
Howard	\$13,393	\$20,114	\$19,751	47.5%	-1.8%
Moniteau	\$13,403	\$20,452	\$19,156	42.9%	-6.3%
Montgomery	\$14,049	\$20,094	\$21,683	54.3%	7.9%
Osage	\$14,467	\$23,143	\$23,623	63.3%	2.1%
Randolph	\$13,829	\$19,448	\$20,126	45.5%	3.5%
Region Total	\$15,866	\$23,466	\$24,571	54.9%	4.7%

Base Plan



Phasing and Costing Introduction

This Master Plan originally provided three different approaches to development. Within each design there are systematic steps to development. Phasing is a prudent method of identifying what and when items will be constructed. There is also a great deal of benefit in phasing with regards to funding. By establishing when features will be added, it becomes easier to establish stream of revenue in a timely manner.

In all plans, the development was broken into three different phases. The first would occur between 2004 and 2006. This phase would provide initial development and begin the long-range effort to completion. The next phase would begin in 2006 and run through 2009. The final phase would be completed in 2014. This breakdown establishes a ten-year plan for complete development.

It should be noted that changes might occur. If funding is generated for a particular development it may move up in the phasing strategy. This is not unusual or difficult to accommodate unless infrastructure must precede the development. It would be difficult to develop a baseball diamond without roads or parking. At the same time, the lack of funding may push a feature back into later years of development.

With the exception of funding, infrastructure drives the phasing strategy. There must be a logical sequence of developments that must occur to successfully achieve the desired results. This plan considers those sequences that will best allow for not only tangible developments but also the revenue streams necessary to establish and maintain the facilities.

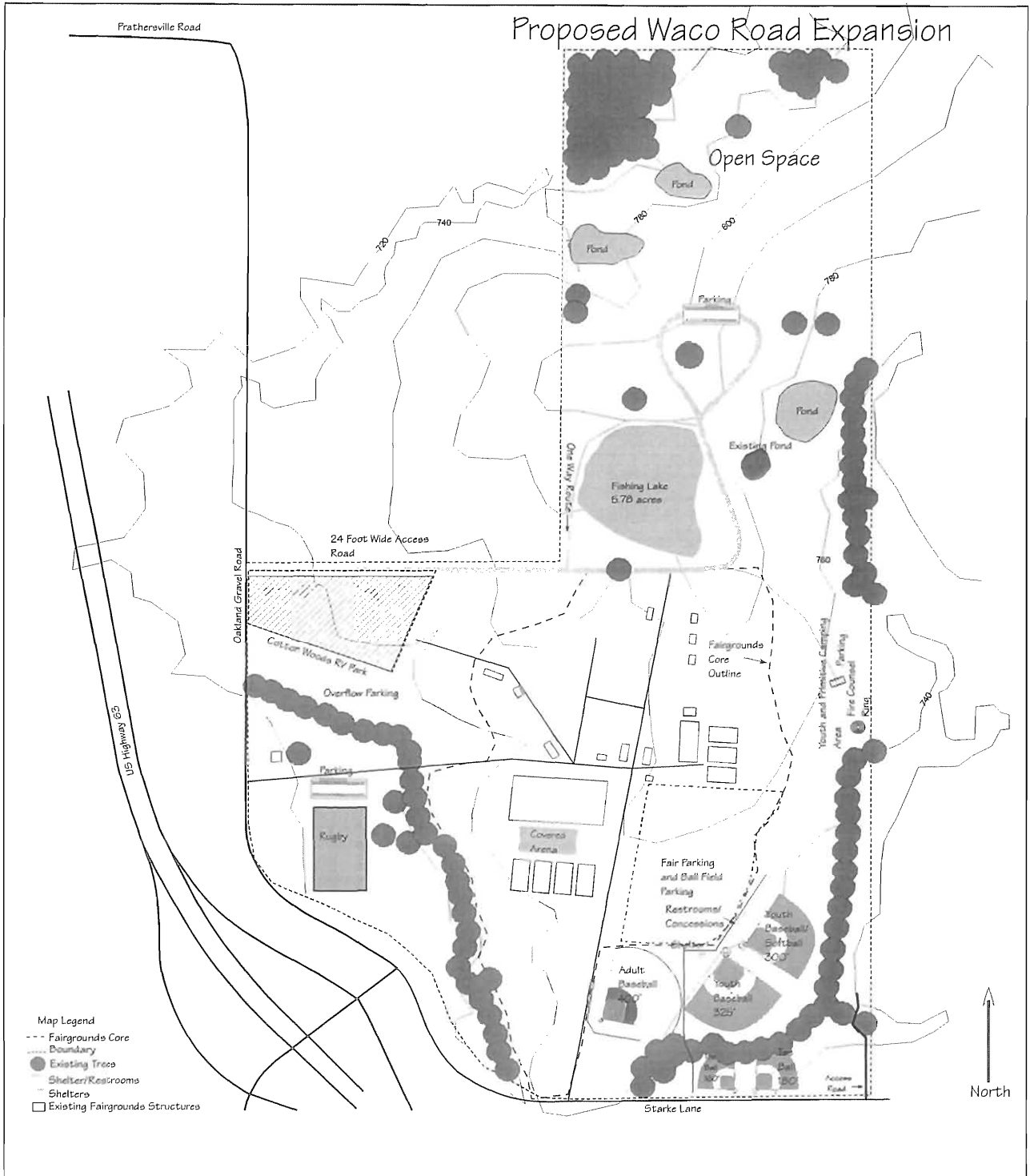
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Cost estimates are provided, but are subject to a variety of influences. These include inflation, final architectural requirements, size, excavation and utilities. Estimates were derived by contacting contractors, parks and recreation managers and land development specialists. Some estimates were based on previous construction that took place during the development of similar projects within a 60-mile radius. Overall, the estimates provide a reasonable starting point for development. Engineered drawings and designs will provide the final cost estimates prior to bidding. All estimates are considered to be liberal estimates to compensate for inflation over the next few years. All costs will require additional review as phases are implemented. Lighting costs are for 50-foot candles in the infield and 30-foot candles in the outfield.

Limitations

Estimates do not include the cost of installing water, gas and electric lines. In addition, they do not include the cost of excavation. The total number of cubic yards of soil that will require removal or relocation will require review by an engineer. On site discussions with local contractors provided some reasonable estimates of costs associated mainly with Option III. Those estimates include nearly 450,000 cubic yards of soil being moved at a cost of nearly \$1,000,000. In many cases, the excavation is considered minimal, and therefore some of the estimated cost would include reasonable excavation. In the case of the lake and ponds, the excavation is included in the cost. Roadway work does not include the cost of preparation for the application of asphalt. Rather the cost reflects only the actual laying of three inches of material. Estimates for the excavating of the access road indicate approximately 6,000 cubic yards of soil will need to be moved at a cost of approximately \$12,000. Any clearing, grubbing or leveling of the area that is required is not included in the estimate. Landscaping costs not are included in the construction estimates. All contract labor is contractual and will require prevailing wage. No volunteer, or city/county labor is included in the cost estimates.

Option I - Phase I



Boone County Commission
Boone County Fairgrounds Development Plan—2003

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Development Plan - Phase 1—2004-2006—General Cost Estimates

Item	Number	Area	Excavation Required*	Utilities Required	Revenue Producing	Cost	Running Total	Contingency @ 10%
Covered Arena	1	43,000 sq. ft.	Minimal	Yes	Yes	\$98,700	\$98,700	\$9,870
Adult Baseball—400'	1	2.7 ac.	Moderate	Yes + Lighting \$150,000	Yes	\$46,000	\$144,700	\$4,600
Youth Baseball—300'	1	1.85 ac.	Moderate	Yes + Lighting \$150,000	Yes	\$39,000	\$183,700	\$3,900
Youth Baseball—200' With Extended Fence to 10'	1	0.95 ac.	Moderate	Yes + Lighting \$150,000*	Yes	\$30,000	\$213,700	\$3,000
Tee-Ball—180'	1	0.85ac.	Moderate	Yes	Yes	\$20,000	\$233,700	\$2,000
Tee-Ball—160'	1	0.80 ac.	Moderate	Yes	Yes	\$20,000	\$253,700	\$2,000
Restroom/Concession Building w/ Maintenance	1		Minimal	Yes	Yes	\$280,000	\$533,700	\$28,000
Baseball Pathways + Bridge	975 ft.		Minimal	Yes	No	\$32,175	\$565,875	\$3,217
Rugby/Soccer Field	1	1.7 ac.	Moderate	No	Yes	\$65,000	\$630,875	\$6,500
Parking Lots	2-60 spaces ea.	17,000 sq. ft. ea.	Moderate	Yes	No	\$50,000	\$680,875	\$5,000
Access Roads	24' wide	4050 ft.	Minimal	No	No	\$150,000	\$830,875	\$15,000
Fire Council Ring	1	60' dia.	Minimal	No	Yes	\$7,500	\$838,375	\$750
Fishing Lake	1	5.78 ac.	Maximum	No	No	\$25,000	\$863,375	\$2,500
Pond	1	1.2 ac.	Maximum	No	No	\$5,000	\$868,375	\$500
Pond	1	0.91 ac.	Maximum	No	No	\$5,000	\$873,375	\$500
Pond	1	0.58 ac.	Maximum	No	No	\$5,000	\$878,375	\$500
Shelters	1	60'x40'	Minimal	Yes	Yes	\$59,400	\$937,775	\$5,940
					Phase I Subtotal		\$937,775	\$93,777
					Field Lighting		\$450,000	\$45,000
					Phase I Subtotal		\$1,387,775	\$1,526,552
					Total Cost Estimate	\$1,526,552		

* Excavation costs are undetermined.

* Lighting estimates based on 50 candles for the infield and 30 candles for the outfield. All lighting estimates allow for utilities required for installation and are estimated as installed.

Development Plan - Phase I Cost Descriptions

Phase I additions to the Fairgrounds are based on several key elements. Common to many of the early developments is the ability to generate income revenue for either the day-to-day operations, through leasing, or through organized group sponsorship. Second are components that are consistent with the Master Plan and third, additions that allow for more passive recreation to be developed on the Atkins Tract.

Throughout the master planning process the need for baseball/softball fields has been established. Within that need there were several groups that identified the particular type of playing field to best meet their needs. This ranged from a large 400' baseball field to open practice fields. Phase I accommodates all groups by adding one large adult field and two smaller youth baseball fields. Of the two youth fields, one having a shorter 200' fence would employ a higher outfield fence (6 - 8 foot) to enable a greater number of users. While the increased height does not add a great deal of distance to the field, it does keep fewer balls from leaving the park and provides a measure of safety regarding falling over the fence when reaching for balls. The tee-ball fields range in size from 160' to 180' and should accommodate a wide range of both boys and girls baseball and softball. Only the larger fields are suggested for lighting. While aligning the fields in a hub design would accommodate better lighting, having room for such an arrangement was not available on the Fairgrounds property. The benefit, however, of the design is optimal solar alignment of southwest to northeast for pitching and batting for at least one field. It should be noted flooding might occur in the area. Federal Emergency Management Maps depict this area as having 100-year flood potential. Portions of the area are defined as Zone A where 100-year base flood

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elevations and flood hazard factors are not determined. This area is not in a special flood area. These maps have not been updated since June 15, 1983 and do not reflect detention ponds build upstream to retard flooding. In addition, conversations with George Harris indicate in the last ten years water has never flooded the proposed site for the baseball fields. While development may occur in flood zone A there will be nothing that will retard the flow of water. In addition, there should be nothing developed that will not be in compliance with the United States Army Corps of Engineers 404 permitting process.

A restroom/concession building will support the complex along with a pathway connecting all the fields. No parking is planned near the fields in this phase due to the large area of parking currently nearby and used to support the fair. New drainage berms are suggested to alleviate the current moist soil conditions resulting from the runoff from the parking lot.

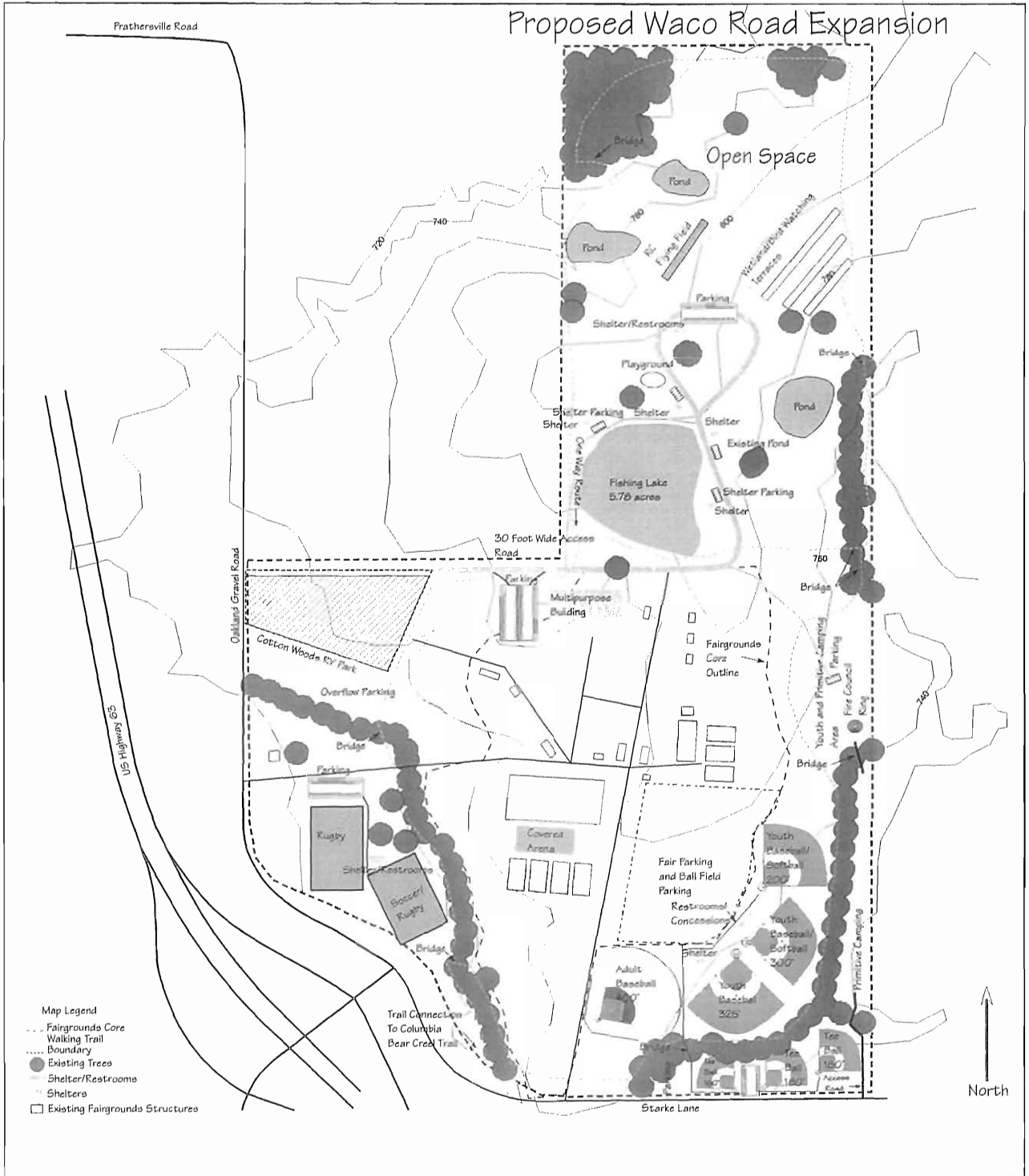
The rugby field will be relocated to better allow for maximizing the baseball complex and to allow for future development of a soccer field. Since the development of baseball fields eliminates the use of the rugby fields, it is imperative that both are developed simultaneously or arrangements are made to accommodate the rugby group on the baseball fields in the winter months. The rugby and soccer fields will both be built to the maximum size allowed for competition. A large parking lot will be developed as well to support the rugby/soccer complex. A pathway will be provided to connect the future development of the soccer field and to connect a new shelter/restroom building for users on the western edge of the park.

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The Atkins Tract would begin development by adding one new lake and three smaller ponds. The lake will be approximately 5.78 acres with the ponds ranging in size from .58 acres to 1.2 acres. After the development of the lake, the main access road would be built into the Fairgrounds and the Atkins Tract.

The access road will be 24' wide asphalt capable of handling two-way traffic. The main access to the property will be off of Oakland Gravel Road adjacent to the Cottonwoods RV Park and will culminate in a large parking lot. A one-way loop around the lake will be built 16' wide to allow access to four new shelters placed around the lake. The shelters will support uses both for the park and the lake. A shelter/restroom will be built near the center of the Atkins Tract in close proximity to the new parking lot.

Option I - Phase II



Boone County Commission
Boone County Fairgrounds Development Plan—2003

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Development Plan-Phase II—2006-2009—General Cost Estimates

Item	Number	Area	Excavation Required	Utilities Required	Revenue Producing	Cost	Running Total	Contingency @ 10%
Shelters	5	20'x40'	Minimal	Yes	Yes	\$92,000	\$92,000	\$9,200
Youth Baseball Field-200'	2	0.95 ac.	Moderate	Yes + Lighting \$150,000*	Yes	\$39,000	\$131,000	\$3,900
Tee-Ball	1	0.80 ac.	Moderate	Yes	Yes	\$20,000	\$151,000	\$2,000
Shelter/Restroom	2	60'x40'	Minimal	Yes	No	\$222,800	\$373,800	\$22,280
Soccer Field	1	1.85 ac.	Moderate	No	Yes	\$65,000	\$438,800	\$6,500
Pathways-Soccer	1	345 ft.	Variable	No	No	\$11,385	\$450,185	\$1,138
Multipurpose Building	1	380'x120'	Moderate	Yes	Yes	\$1,500,000	\$1,950,185	\$150,000
Primitive Camping Area	1	2.38 ac.	Minimal	No	Yes	\$8,000	\$1,958,185	\$800
Youth Camp/Education Area + Bridge	1	3.18 ac.	Minimal	Yes	Yes	\$ 35,000	\$1,993,185	\$3,500
Parking Lot	1	34,000 sq. ft.	Variable	No	No	\$75,000	\$2,068,185	\$7,500
Parking Lot	1	17,000 sq. ft.	Variable	No	No	\$50,000	\$2,118,185	\$5,000
Parking Lot	1	9,500 sq. ft.	Variable	No	No	\$25,000	\$2,143,185	\$2,500
Terraces	3	1,000 ft.	Moderate	No	No	\$3,000	\$2,146,185	\$300
Radio Control Flying Field and Track	1	300'x30'	Minimal	No	Yes	\$10,000	\$2,156,185	\$1,000
Walking Trail + 6 Bridges	60" expandable	14,500 ft.	Variable	No	No	\$145,000	\$2,301,185	\$14,500
Playground—ADA Accessible	1	4,800 sq. ft.	Minimum	No	No	\$50,000	\$2,351,185	\$5,000
Shelter Parking	2	30'x60'	Minimum	No	No	\$7,000	\$2,358,185	\$700
					Phase II Subtotal		\$2,358,185	\$235,818
					Field Lighting		\$150,000	\$15,000
					Phase II Subtotal		\$2,508,185	\$250,818
					Total Estimated Cost	\$2,759,003		

* Lighting estimates based on 50 candles for the infield and 30 candles for the outfield. All lighting estimates allow for utilities required for installation and are estimated as installed.

Primitive camping and a youth outdoor education area and camp are also included in Phase II. These features will provide a source for camping for both youth and adults on a reservation basis. The primitive area is relatively secluded along the eastern edge of the property. An access road built in Phase I will provide security and emergency access. As a primitive area, there will be designated camping sites with fire rings but no water or other utilities will be provided. A portable toilet facility may be utilized in this area. The youth outdoor education facility will provide youth groups an area they can access for day, overnight and weekend events. Central to this area is a fire council house that is 60 feet in diameter with a fire pit in the middle and a smoke opening through the center of the roof. Seating is provided in an amphitheater style around the fire ring and can be utilized as an outdoor classroom and shelter in inclement weather (see appendices). The area is intended to be fully ADA accessible. An access road will allow for service, emergency and loading and unloading.

Several terraces will be built on the Atkins Tract to accommodate a wetland environment. Built with 10-foot terraces and 5:1 side slopes, the standpipes between the terraces will be adjusted to hold water for longer periods of time. This is the first phase of the bird watching and sanctuary area of the Atkins Tract development. When the final shelter/outdoor education area is built, it will support the wetland and sanctuary sites.

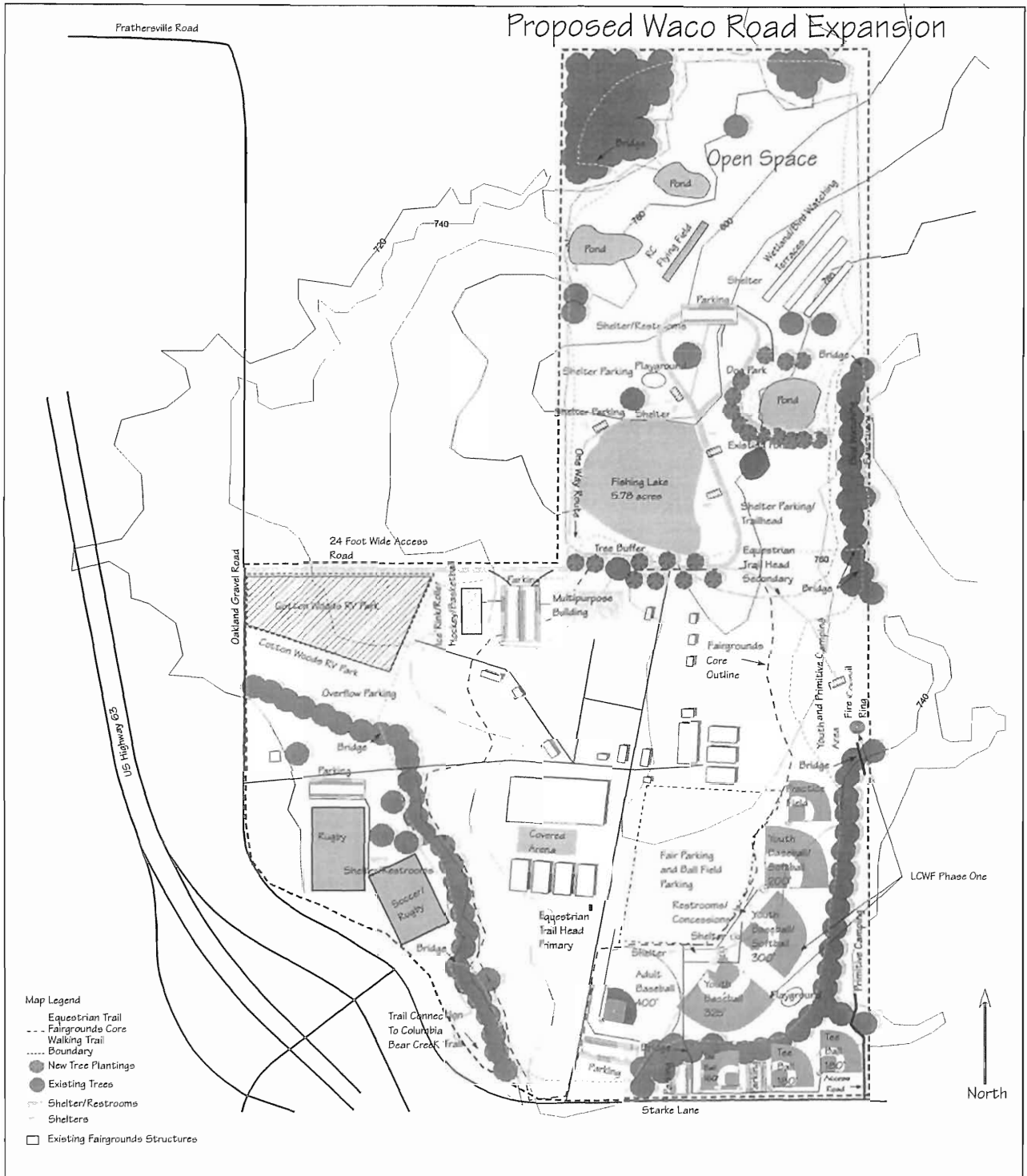
Nearly two miles of walking trails are proposed in the area that will loop through the Atkins Tract and connect the baseball and rugby areas. Eventually, the trail will connect with Columbia Bear Creek Trail near Starke Lane. The trail will be ADA accessible. Because the

trail is proposed to be 10-feet wide, two-way traffic is intended with turnarounds when necessary. The surface will be asphalt, but other surfaces could be considered in the final plan. Included as well are six bridges that cross Bear Creek and the tributaries of Bear Creek. These will be free spanning pedestrian bridges built of either steel or wood.

A new 4,800-square foot, ADA-accessible playground will be built near the intersection of the one-way loop around the lake and the large parking lot. This will be the premier playground for the site. Four new shelters and associated parking lots will also be built along the one-way loop.

Perhaps the most difficult dimension in this area of the project is the radio control flying field and track complex. More because of the potential for noise intrusion than the actual location. Regardless, it was identified in the planning meetings and therefore is included. Many of the issues can be controlled through the development of policies and use times. In addition, much of the flying is early morning and evening when winds are calm. Mufflers are available to better silence the planes and most radio control cars are electric and produce little in the way of noise. Safety of those in the area is also a concern that requires all flying to take place in front of the runway and therefore, any unplanned event would occur away from any user density. No additional parking is planned for this area. All parking would require the use of the main fairgrounds parking lot provided.

Option I - Phase I, II, III



**Boone County Commission
Boone County Fairgrounds Development Plan—2003**

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Development Plan- Phase III—2009-2014—General Cost Estimates

<i>Item</i>	<i>Number</i>	<i>Area</i>	<i>Excavation Required</i>	<i>Utilities Required</i>	<i>Revenue Producing</i>	<i>Cost</i>	<i>Running Total</i>	<i>Contingency @ 10%</i>
Practice Field	1	0.95 ac.	Minimal	No	No	\$10,000	\$10,000	\$1,000
Parking Lot—Adult Baseball	1	17,000 sq. ft.	Minimal	No	No	\$50,000	\$60,000	\$5,000
Pathways	Final Connect	1,000 ft.	Minimal	No	No	\$33,000	\$93,000	\$3,300
Roller Hockey/ Ice Rink/Multipurpose Area	1	200'x85'	Minimal	Yes	Yes	\$29,000	\$122,000	\$2,900
Dog Park	1	1000 ft.	Minimal	No	Yes	\$6,000	\$128,000	\$600
Tree Buffers	21		None	No	No	\$5,145	\$133,145	\$514
Bird Sanctuary		Variable	None	No	No	\$5,000	\$138,145	\$500
Playground— Baseball Area	1	2,400 sq. ft.	Minimal	No	No	\$40,000	\$178,145	\$4000
					Phase III Total		\$178,145	\$17,814
					Total Estimated Cost	\$195,959		

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established trails, an open riding area may be better suited to restricted portions of the property.

Total Costs—Development Plan

<i>Phase</i>	<i>Cost</i>	<i>Contingency @ 10%</i>	<i>Total Cost Estimate</i>
Phase I—2004-2006	\$1,387,775	\$138,777	\$1,526,552
Phase II—2006-2000	\$2,508,185	\$250,818	\$2,759,003
Phase III—2009-2014	\$ 178,145	\$17,814	\$195,959
Total Option I Cost	\$4,074,105	\$407,409	\$4,481,514

Environmental Concerns

A discussion of environmental concerns is necessary to avoid any harm or impact to species, areas or habitat on either the Atkins tract or the fairgrounds. This discussion also provides a framework for concerns during construction of facilities. These species and habitats should be avoided or protected during construction.

Topeka shiner (*Notropis topeka*): Historically found in Bear Creek, the Topeka shiner is now restricted to the Grand, Lamine, Chariton and Des Moines river basins. It is threatened by habitat destruction, degradation, modification and fragmentation from the buildup of silt, reduced water quality, tributary impoundment, stream channelization and lower levels of water in streams.

The Topeka shiner now inhabits less than ten percent of its original geographic range. The action that most likely impacts this species is sedimentation and eutrophication resulting from intensive agricultural development. Effective January 14, 1999, the final rule to list the Topeka shiner as endangered was passed. Recovery of the species primarily involves the conservation of remaining populations, habitats and rehabilitation of degraded habitat.

Biotic Resources: There are numerous threats to the biotic resources. Urbanization mismanagement has led to an increase in erosion, which increased the turbidity in some areas. Murky water can severely affect predatory fish species in Bear Creek.

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wetlands growth. According to the U. S. Army Corps of Engineers definition of a “wetland” the term wetland means those areas inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of adapted life for saturated conditions”. Only a few types of plants can live and thrive in this environment. Many different species of animals use wetlands for a period of their development, and some species, such as amphibians, are entirely dependent on the damp soils and standing water created by wetlands.

Stream Crossings: Stream crossings create a direct and negative impact on water quality. Sensitive stream buffer habitat is removed and runoff is allowed to run directly into water sources without having been filtered through the buffer area.

Pond Development: The most ideal site for pond development is a naturally low area of a wide draw, which narrows toward the downhill side. The area that is to be flooded should be wide and flat to retain the greatest amount of water in relation to the dam height. Ideally, the most economic site is one that requires the smallest dam to hold the largest amount of water. When the pond is full, more than half should be at a depth of five feet. Most nuisance aquatic plant life grows in shallow water.

The drainage area, which includes the pond’s surface area and the land above the pond that provides water from runoff, is also important. For fish production, about 15 acres of drainage per each surface acre of water is optimal. The Conservation Department recommends that the ratio be between ten-to-one and fifteen-to-one. If the pond ratio is too large, the water tends

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to be muddy and often not suitable for fish and aquatic life. There also tends to be problems with erosion in the spillway area. If the drainage area is too small, the water level may drop too low to support aquatic life during extended periods of hot, dry weather. Smaller pond surface area may also lead to lower oxygen levels in the water, decreased food production, slower fish growth rate and possible abundance of aquatic weeds.

Characteristics of soils that are suited to pond construction are deep soils that contain a high percentage of clay. Clay, sandy loams and loams are the best-suited soil types, although most Missouri upland soils contain enough clay for pond construction.

Information taken from *The Missouri Pond Handbook* (Available through the Missouri Department of Conservation)

Soils: The best suited soil available for construction is Hatton series soil which is located in the southern portion of the Atkins Tract and the northeast section of the main Fairgrounds. The second best soils for construction are Mexico or Leonard series soils. These soil types are found in the central and northern part of the Atkins Tract. Keswick soils are located in the Atkins Tract in the northwest and the southern sections. Keswick soils are also found in the main Fairgrounds in the northeast and along the western border. Haymond soil types are frequently found in areas that flood. In the main Fairgrounds, Haymond soils are found along Bear Creek and its eastern tributary. Weller soils are found in the north-northwest along the border with Cottonwoods RV Park and to the west of Bear Creek in the main Fairgrounds. Auxvasse soils are found in the central and southern sections along the old airstrip. Moniteau

soils are found in the low-lying areas to the east of Bear Creek. Tanglenook soils are found in the southeastern section of the main Fairgrounds, in the rugby fields.

Any developments requiring excavation will require an archaeological survey if federal funds are used in the project.

Utilities

Throughout both plans utilities will be required. This plan does not address the cost of adding water, gas or sewer lines to the area. The existing Fairgrounds are easily connectable to all utilities with little excavation required. The Atkins Tract, on the other hand, has little in the way of existing infrastructure. One gravity flow sewer line exists along the western edge of the property (Boone County Regional Sewer District). Most facilities with the design require at minimum electricity (Boone Electric Cooperative), Gas (Ameren UE) and water lines (City of Columbia). These will require excavation and installation. Facilities with restrooms will require sewer lines. Given the location of the Atkins Tract and the existing elevation gravity flow, sewers will not be difficult to install. Typically, water, gas and sewer lines are built along the right-of-way, however, sewer requires proper elevation to work properly. The location of any required sewers will require an engineering study.

Policy Requirements

The implementation of this or any plan for the Fairgrounds and adjacent Atkins Tract will require considerable planning of policies necessary to best manage the area. It would be unfortunate to begin planning or building structures for this area without first implementing solid policies for management of the area, operations of the area and maintenance of the area. Without a plan in place to make sure the area is properly managed, there is little hope for a successful recreation area.

Security—There must be a coordinated effort among law enforcement agencies regarding the control and authority of the area. Agencies must be prepared to access the property on a routine basis and be observant of activities and actions that are not acceptable to the area.

Administration—There must be authority beyond the advisory nature of the Park Board in the administration of the area. In essence, there must be a person or persons with direct control of the property and with direct contact with the public and users. These people must control and regulate the day-to-day operations of the area and have continuous supervision of activities, programs, events, leagues, fees and maintenance. Additional roles include establishing partnerships, agreements and linkages with parties interested in supporting the area. They must at a minimum hold a college degree in parks and recreation.

Staffing—There must be dedicated staff to the daily maintenance and operation of the facility. This staff will have direct contact with the public.

Source of funding—Regardless of the sponsors, linkages, partnerships and donations there must be a dedicated funding source for the area to survive. This includes money for staffing, improvements, repairs and maintenance.

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Equipment—There must be dedicated equipment for the area and that equipment must be specialized to meet the needs of the area.

Fees and charges—There must be set in place a system of fees and charges well within the norms of public recreation for all facilities. Facilities generating income must support those facilities with no revenue stream.

Rules and regulations—There must be clearly stated policies and regulations for the day-to-day operations of the area. This includes everything from vehicles being off roadways to speed limits to noise. This also includes, but is not limited to, littering, crowd control, undesignated parking, hours of operation, trespassing, fires, camping, leash laws and vandalism.

Budget—For this plan to succeed there must be a formal budget in place. This would include, but is not limited to, an annual operating budget, control over expenditures, program and account classification systems, purchase controls, revenue controls, fees and charges structure, sale tax revenues and deposits and refunds.

Reservation system—There must be in place criteria for reservations, including hours of operation, limitations, confirmations, deadlines, checkout times, renewals and cancellation policies.

Programming—A wide variety of programs should become available as the plan is put into motion. This would include programs that are seasonal and event-based, necessary registration procedures, cooperative education and special events.

Environmental monitoring—In order to keep users satisfied, the area must be maintained in a safe and environmentally friendly manner. This includes controlling consumptive uses; trash

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and refuse; cleanup of existing waste; protection of flora and fauna; best methods for soil stewardship and limitation placed on insecticides, herbicides and other polluting procedures.

Development procedures— Because of the need to provide long term use for generations to come it is important that the development of the options occur with a great deal of consistency regardless of the option. It is recommended that all design, development and construction satisfy the requirements and standards of the administrative body of that particular venue. Whatever the governing body of that sport, venue, facility or event, the standards should be met with no exceptions. This would include safety, maintenance, and long- term care and control of each facility proposed for development. It is highly recommended that no development occur that is not intended to completely build a minimum of four fields within a complex. Partial development of fields is not recommended.

Development of dedicated maintenance funding—With little exception this area must be addressed. Current known costs can be as high as \$300,000 per year to maintain the facility. While these figures are high they are exacerbated when equipment and utilities are added.

Summary—It is extremely important that these procedures, policies and personnel be put in place as soon as portions of the plan are ratified. To enhance the area and not provide reasonable diligence in the operation would create a quick route to failure. The end product of this effort should be one that lasts for generations and should sustain the desire for the County to expand the parks and recreation opportunities as needed.

Summary

There is great potential for recreation on both the Fairgrounds and the Atkins Tract. To realize this potential, a great deal of effort has gone into preparing for this document. Public meetings, focus groups, surveys and site studies have all created a logical and sequential path to the development of this Master Plan. Within the Master Plan are steps based on previous work intended to create a useable, sustainable and revenue-producing recreation site for generations to come.

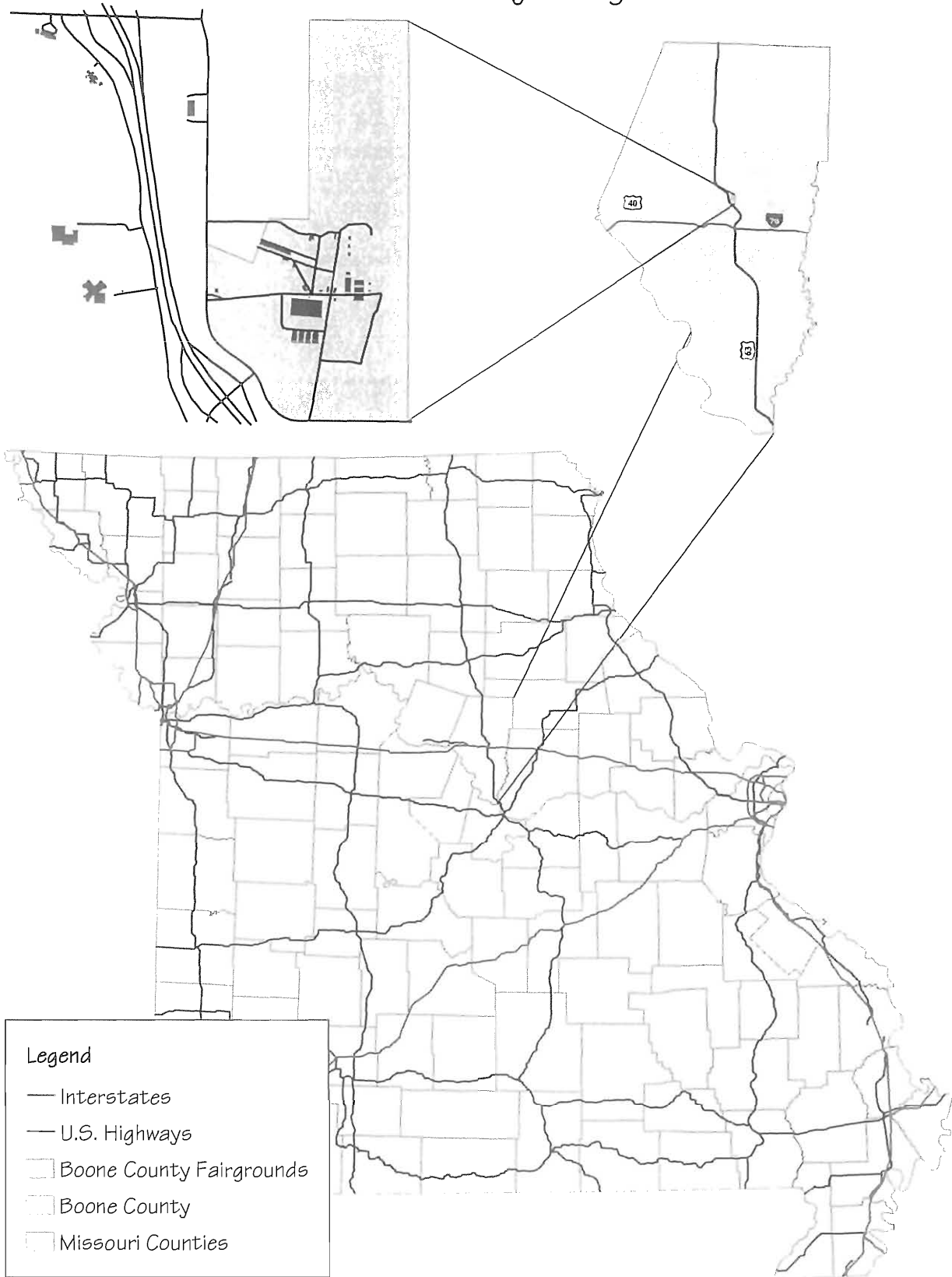
This document attempted to include as many of the suggestions provided during the public meetings as possible. There was no effort to reduce or eliminate any features based on funding, logistics or cost. All items represented in the Master Plan are viable.

The next step in the development of this area is to identify sources of funding. However, before this is done there needs to be some form of administration in place to take care of the day-to-day operations of the area. As identified in the Master Plan, many items must be addressed prior to any tangible developments being initiated. The procedure for this process is not a part of this master plan.

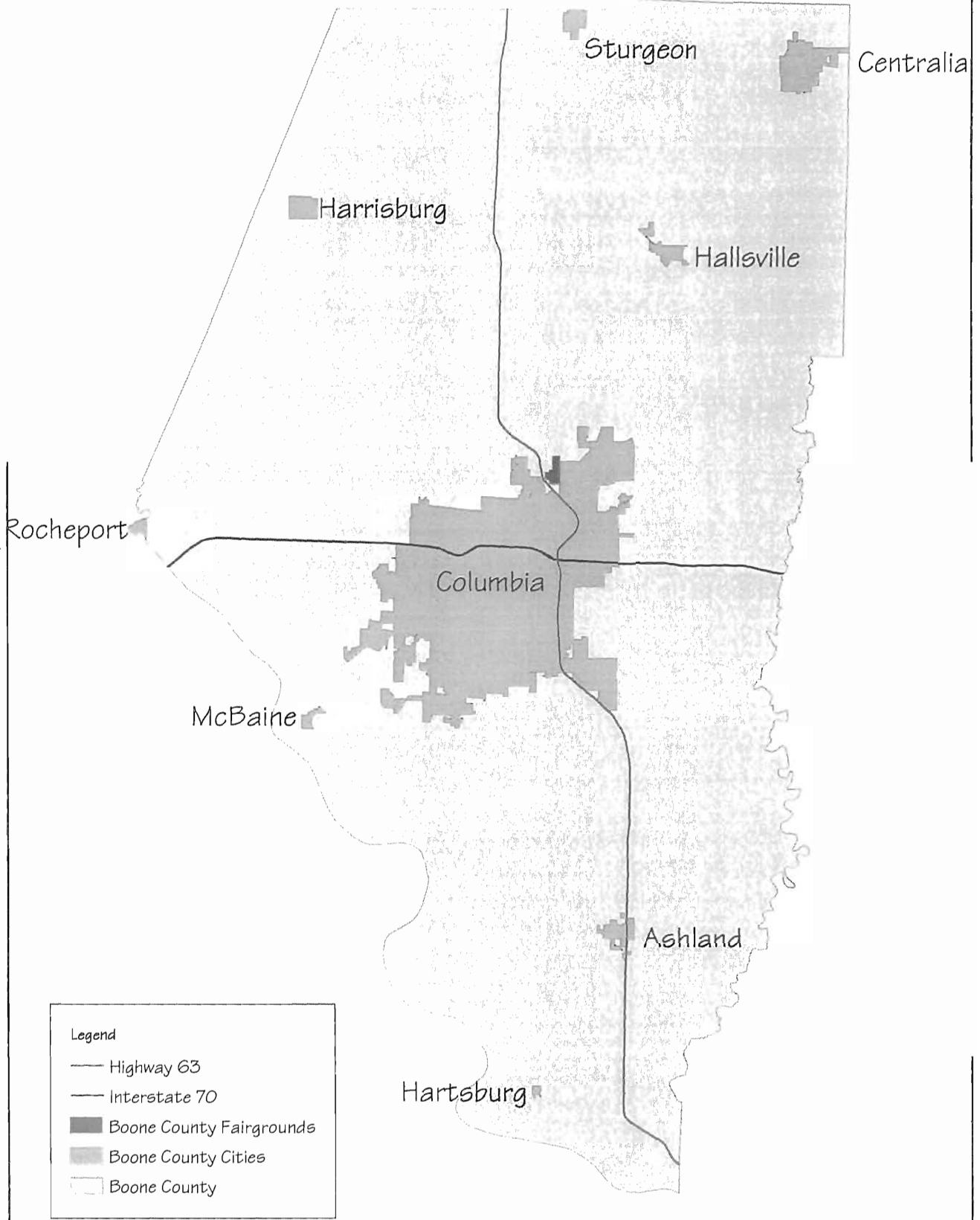
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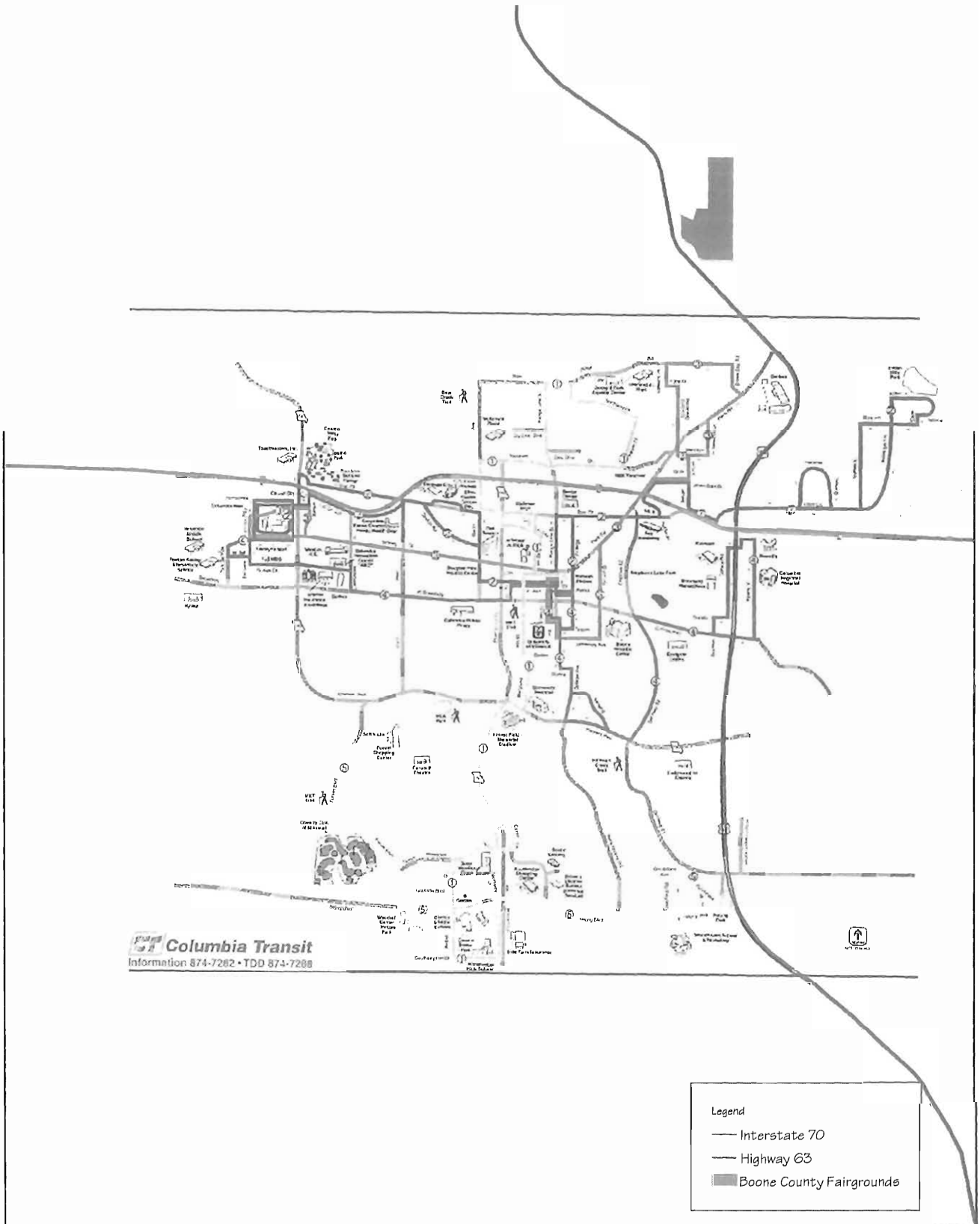
Boone County Fairgrounds



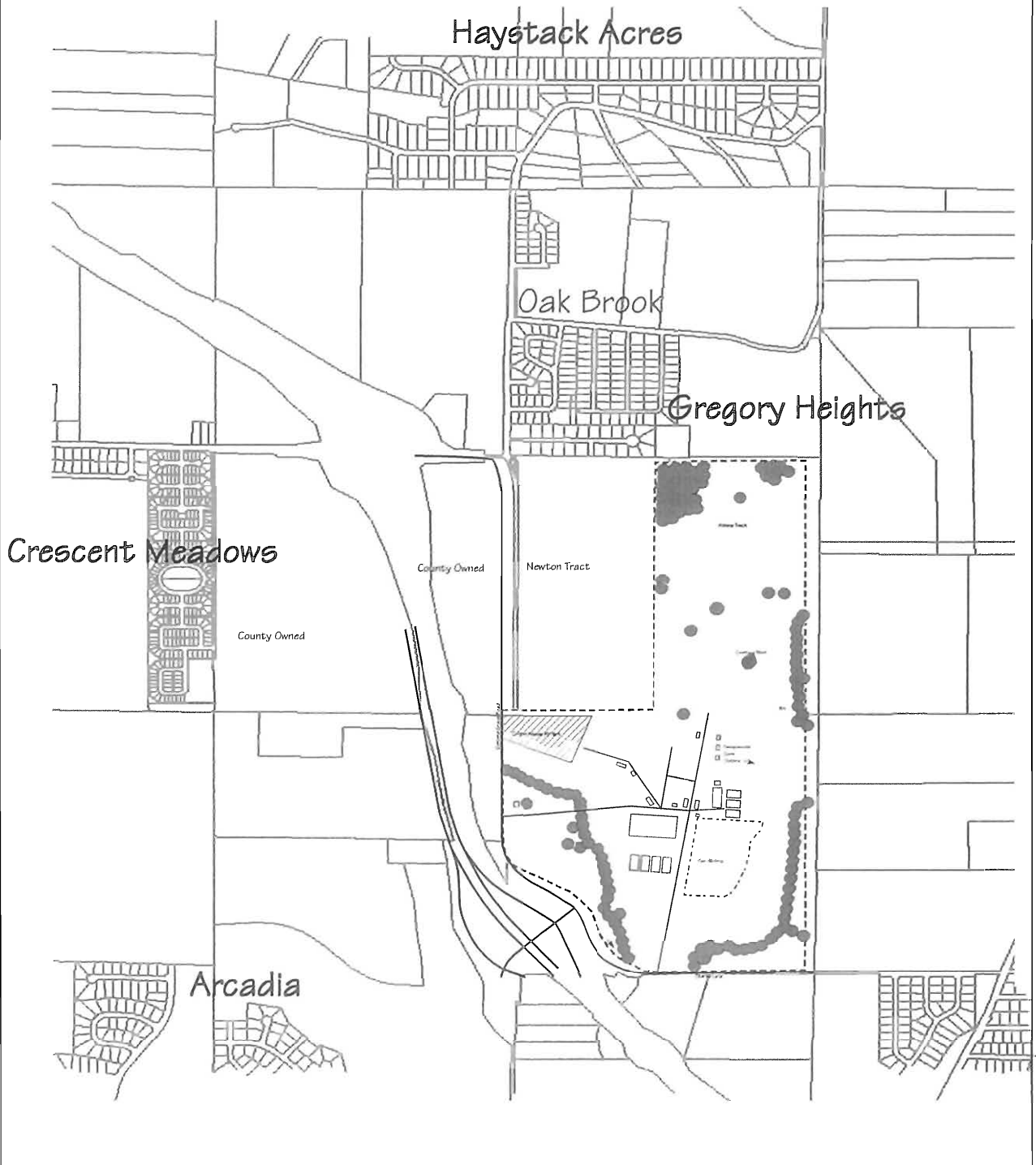
Boone County

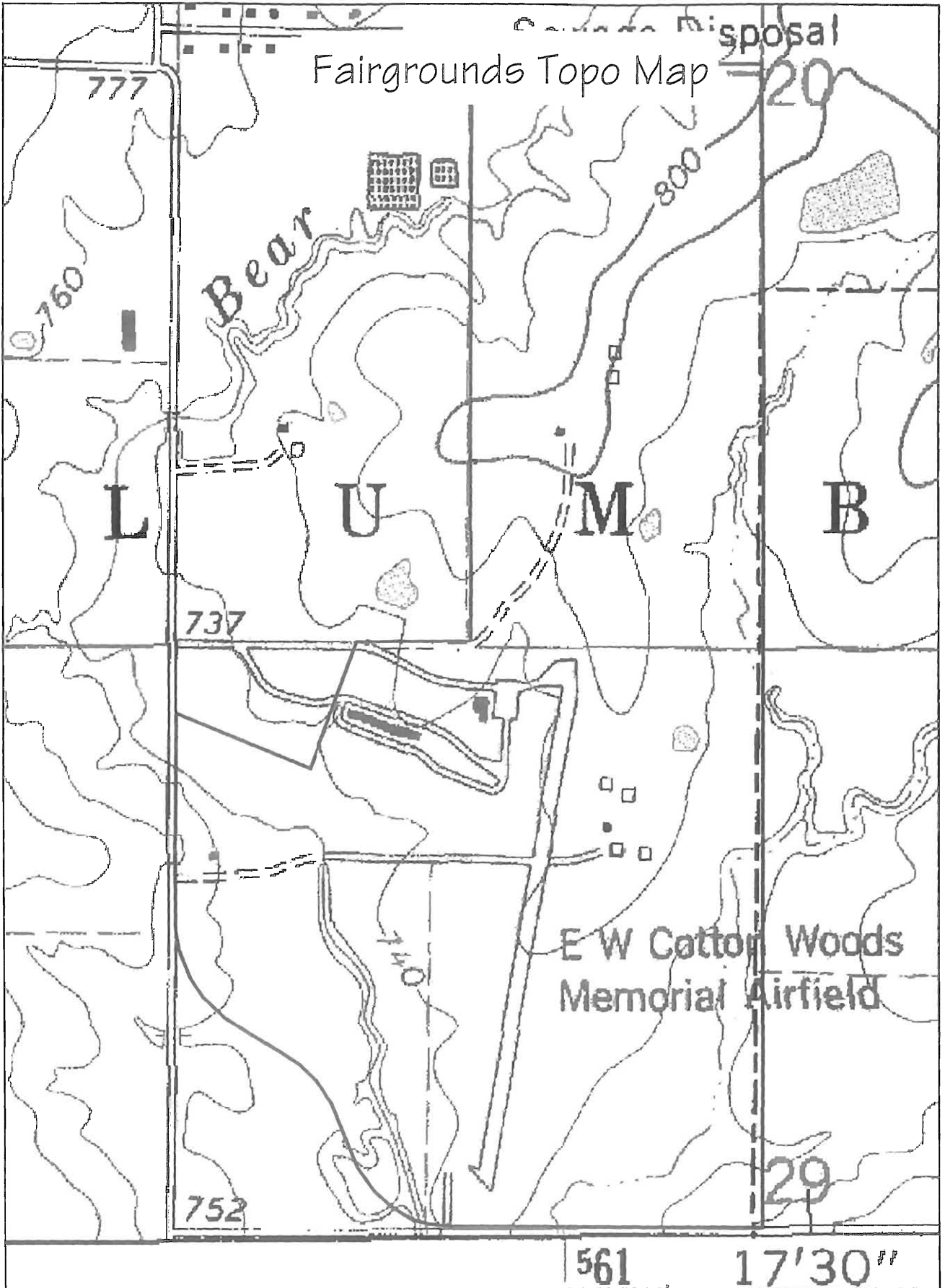


City of Columbia Bus Routes

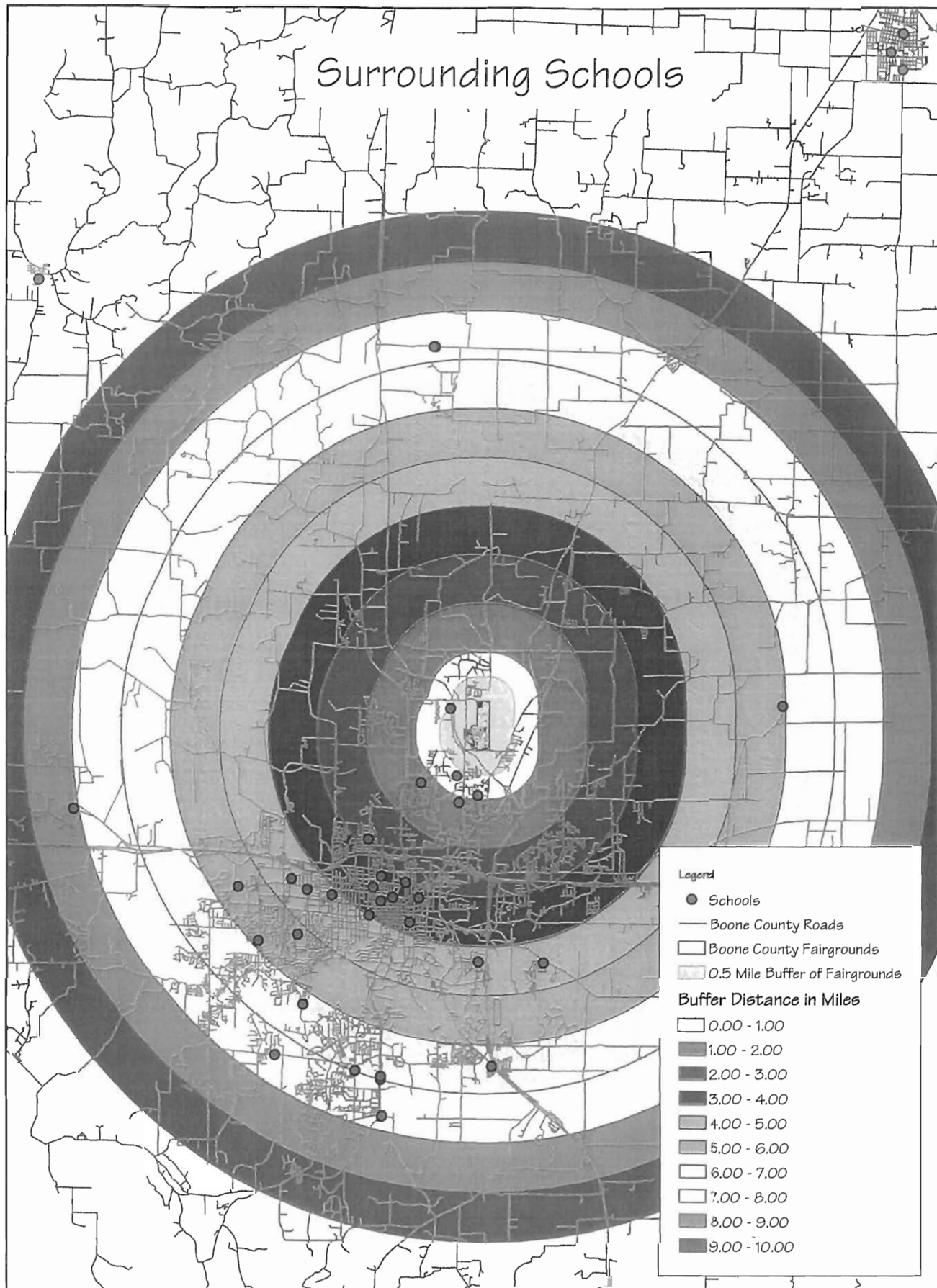


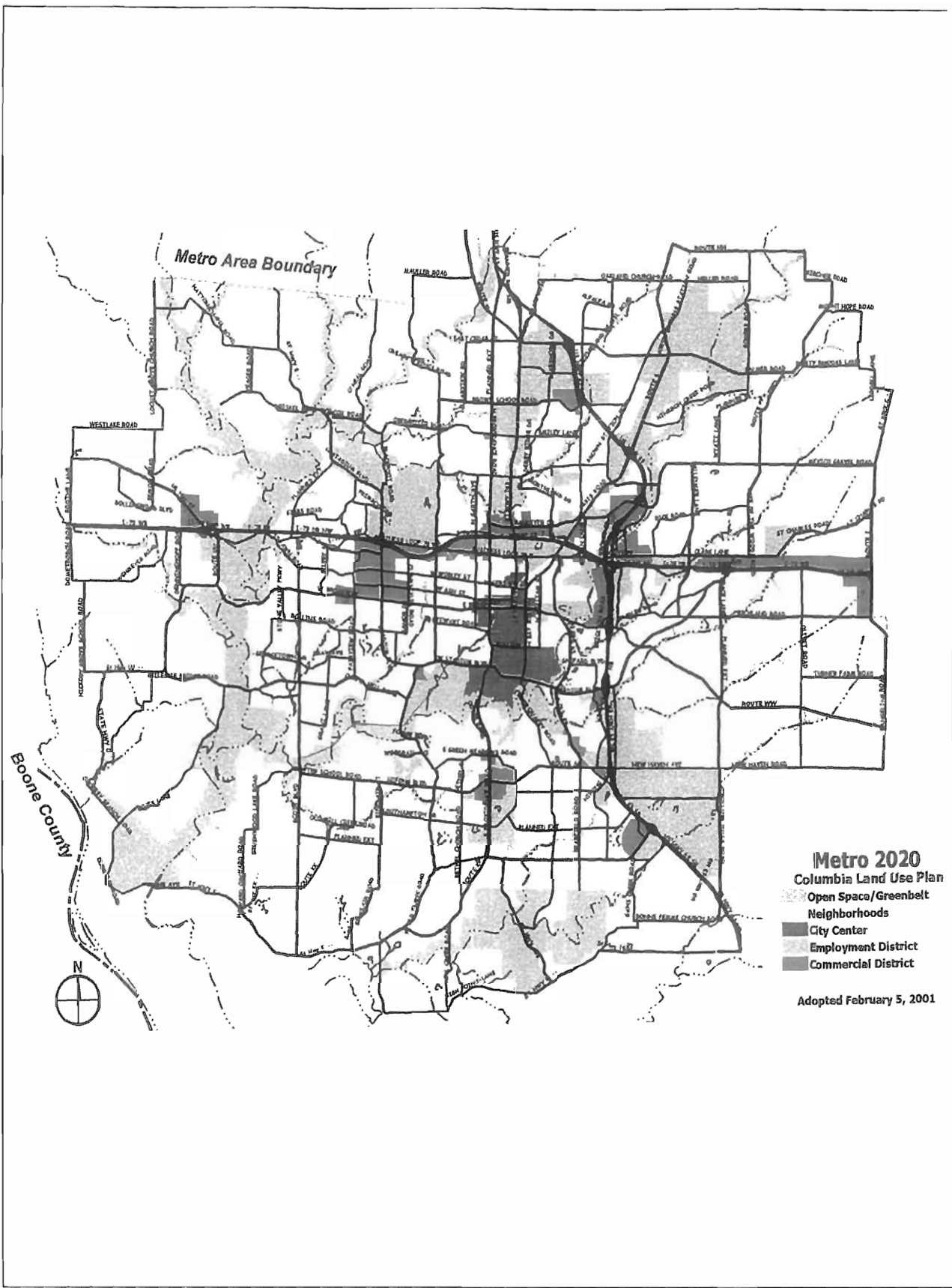
Neighboring Parcels



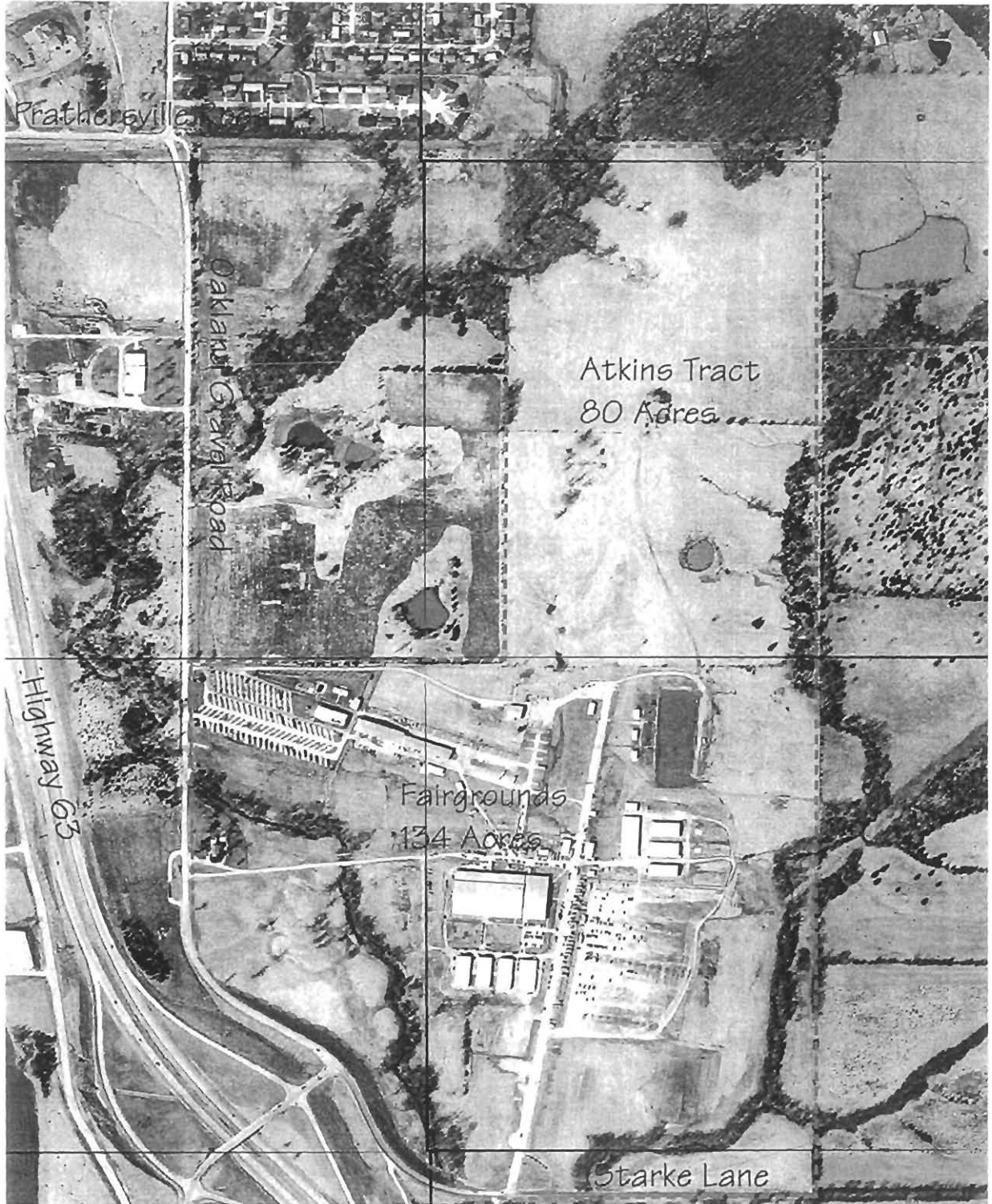


Surrounding Schools





Fairgrounds and Atkins Tract Aerial Image



























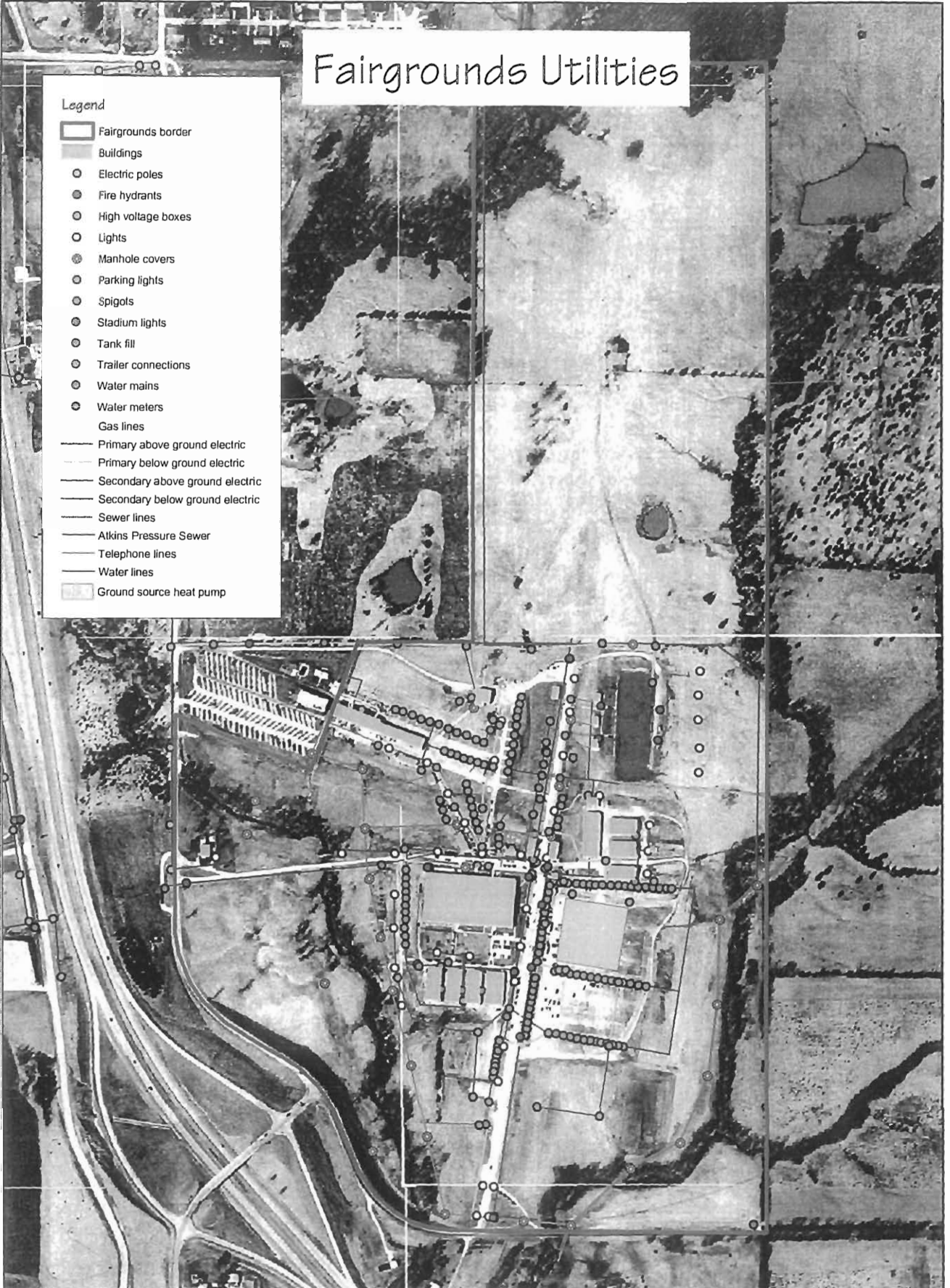
Fairground Tract Location



Fairgrounds Utilities

Legend

-  Fairgrounds border
-  Buildings
-  Electric poles
-  Fire hydrants
-  High voltage boxes
-  Lights
-  Manhole covers
-  Parking lights
-  Spigots
-  Stadium lights
-  Tank fill
-  Trailer connections
-  Water mains
-  Water meters
-  Gas lines
-  Primary above ground electric
-  Primary below ground electric
-  Secondary above ground electric
-  Secondary below ground electric
-  Sewer lines
-  Alkins Pressure Sewer
-  Telephone lines
-  Water lines
-  Ground source heat pump



Typical Shelter

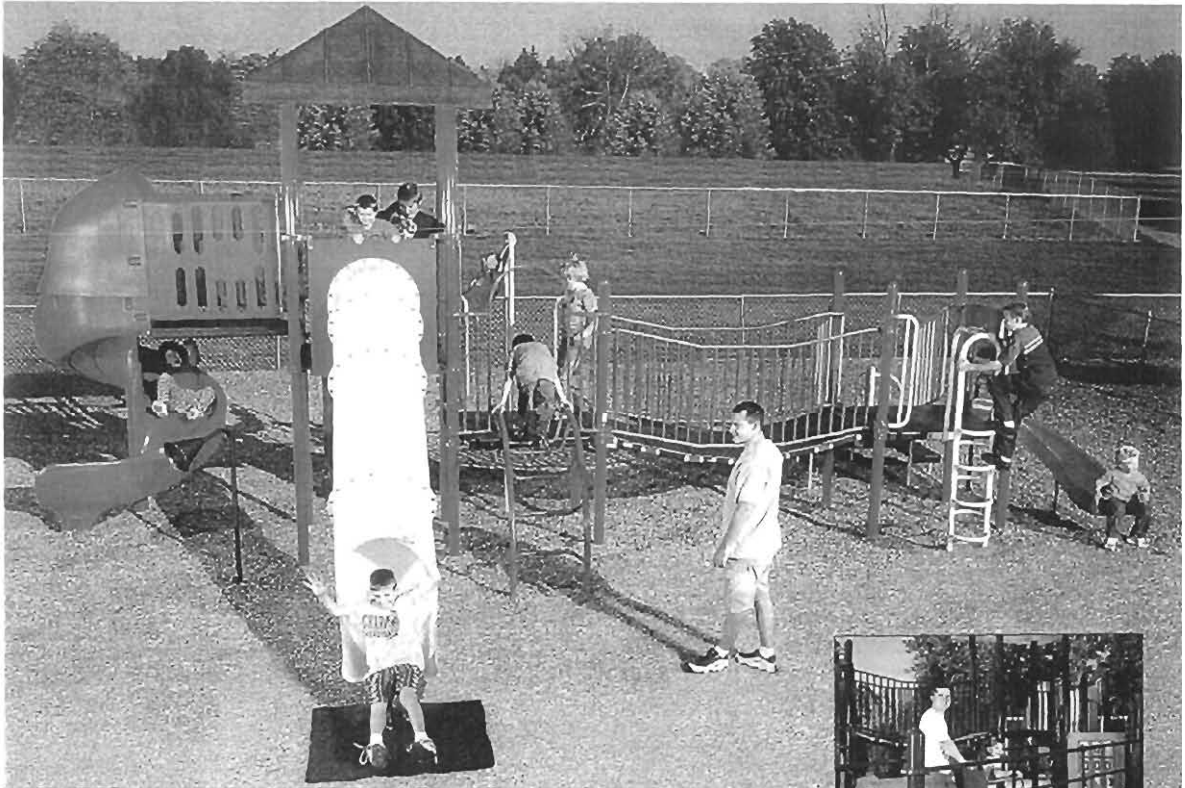


Fire Counsel Ring



This design is from the Tremont Insititute located in the Great Smoky Mountains National Park. The design allows amphitheater seating around a central fire pit. The seating is protected from the elements, while smoke exits the structure through a hole in the center of the roof. Fire wood can be stored under the seating area.

Typical Playground



ADA accessible playground that can be expanded based on cost.



This playground design is in compliance with the Americans with Disabilities Act accessibility guidelines.

Soils Map

Legend

Series

- Auxvaise Silt Loam
- Hatton Silt Loam
- Haymond Silt Loam
- Keswick Silt Loam
- Leonard Silt Loam
- Mexico Silt Loam
- Moniteau Silt Loam
- Tanglenook Silt Loam
- Vanmeter Clay Loam
- Weller Silt Loam
- Fairgrounds Border

