



PICKAWAY COUNTY FAIRGROUNDS MASTER PLAN

CHALLENGE

A PILLAR OF THE LOCAL COMMUNITY, THE PICKAWAY COUNTY BOARD OF COMMISSIONERS COMMISSIONED A MASTER PLAN TO REVAMP THE OUTDATED AND INEFFICIENT FAIRGROUNDS.

SERVICES

- Architectural Design
- Engineering Design
- Master Planning
- Public Involvement
- Fundraising Assistance
- Traffic Study
- Intersection Design
- Traffic Engineering
- Site Utility Design
- Parking Solutions
- Landscape Design

PICKAWAY COUNTY FAIRGROUNDS MASTER PLAN

The Pickaway County Board of Commissioners chose ms consultants, inc. to create a master plan for its fairgrounds. The project's goal is to ensure the continued preservation of the county's agricultural heritage, while providing for the fairgrounds' future relevance and vitality.

The Commissioners wanted a cohesive master plan that revitalized the fairgrounds and provided quality, year-round, multipurpose facilities for the community.

FEATURES OF THE 60-ACRE SITE

Ranging approximately 60 acres, the Pickaway County Fairgrounds Master Plan addresses several areas and buildings, including:

- Five new livestock barns ranging from 7,500 to 21,000 square feet
- 22,000-square-foot indoor arena with offices, conference rooms, concessions, and a shower facility
- 40,000-square-foot, covered, outdoor, dirt track arena
- 18,000-square-foot, two-story, multipurpose building with banquet/meeting rooms, commercial grade kitchens, offices, and conference rooms
- Amphitheater
- Midway
- RV park
- 40% increase in parking

EXISTING CONDITIONS

ms performed a field survey to document existing conditions. The team assessed buildings, barns, grandstand, utilities, MEP, and drainage. ms also

performed a traffic-impact study, analyzing the effects of the proposed driveway reconfiguration on daily traffic.

COMMUNITY INPUT

ms led stakeholder and public planning sessions to understand the community's needs and concerns. Among others, the involvement included the following stakeholders:

Through these sessions, ms discovered the public and stakeholders were concerned with:

- Pickaway County Board of Commissioners
- Pickaway County Fair Board
- Pickaway County Junior Fair Board
- Pickaway Sportsman, Inc., a nonprofit group
- Pickaway County 4H Advisory Committee
- Ohio Harness Horsemen's Association
- Undersized and dated facilities
- Inefficient layout and function of facilities
- Ineffective drainage and flooding
- Lack of parking
- Lack of site security
- Traffic congestion

RECOMMENDED IMPROVEMENT DETAILS

After understanding the existing site, future needs, and community desires, the team gave recommendations for fairground improvements. The goal being a more effective and useful Pickaway County Fairgrounds. Recommendations included:

- Facility improvements
- Upgrades to enhance the fairgrounds' marketability and increase revenue
- Design and location of a proposed multipurpose, community building
- Improvements to traffic access and internal traffic circulation
- Modernizing utilities, including water, sewer, and electrical
- Burying all electric and telephone lines to improve the site's appearance and create more usable space
- Stormwater treatment placement locations
- Sound and lighting systems
- Fencing, parking, and landscaping plans, including an enhanced fairgrounds entry
- Temporary siting of recreational vehicles (RVs), campers, and tents for the annual Pickaway County Fair and other special events.