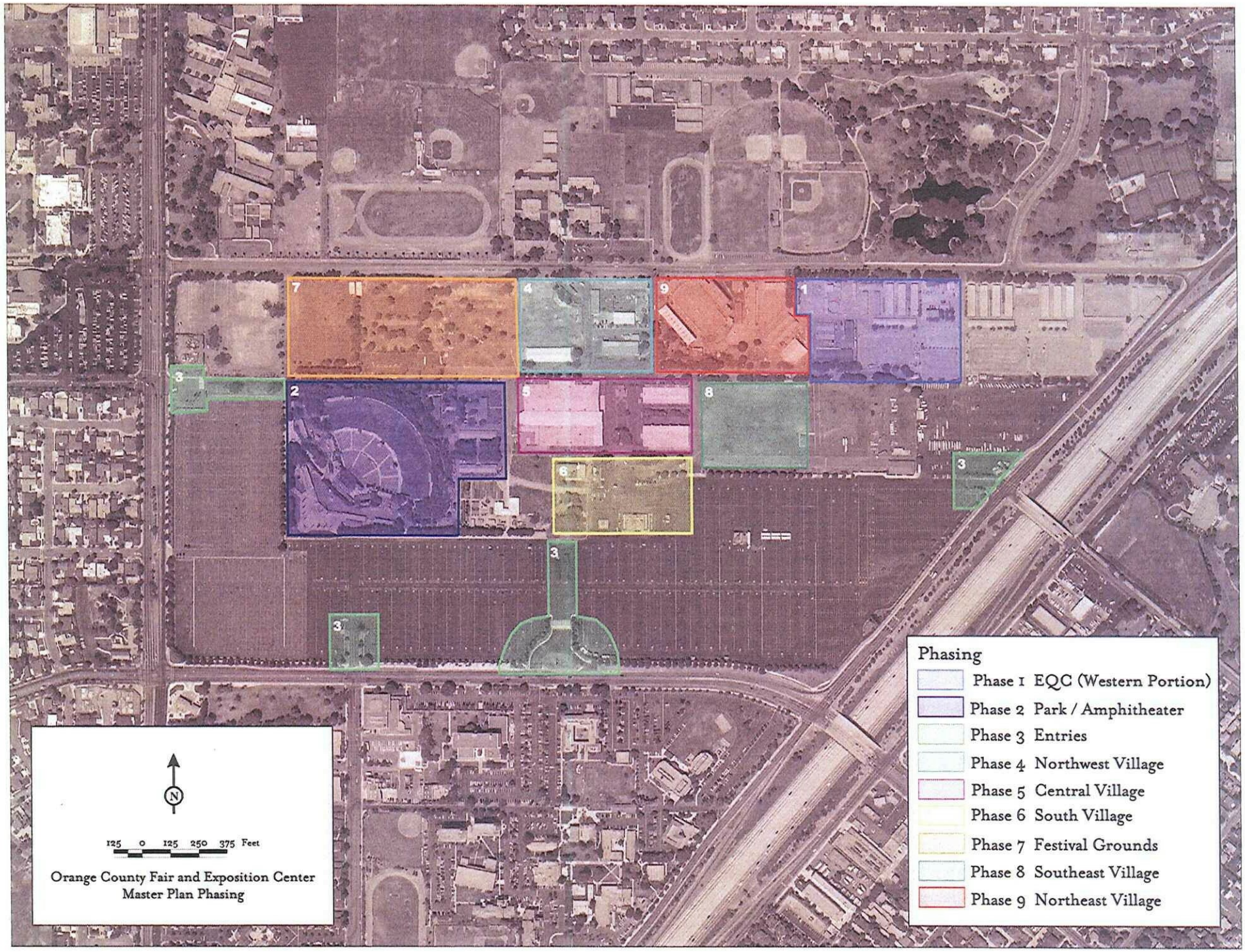
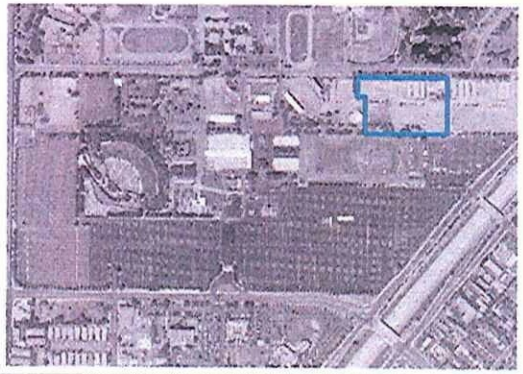


Orange County Fair and Exposition Center
Master Plan Phasing

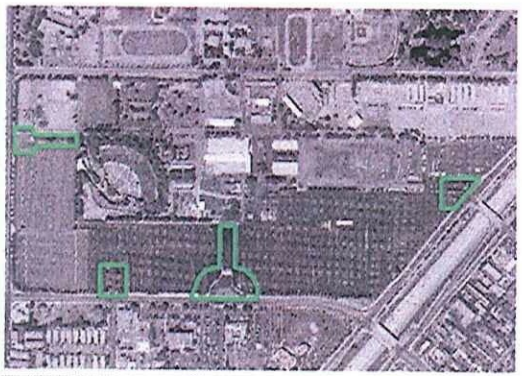
Phase	Area	Action	Issues	Staff Assigned
One	Equestrian Center (EQC) C	A. Remove stalls, trainer area, and rings.	a. Ensure that remaining EQC can accommodate additional horses.	
	C	B. Relocated drive and establish new gate.	b. Might be part of larger Arlington improvement.	
	C	C. Grade and install new parking area.	c. Lay out electrical for light standard (1.E).	
	C	D. Install new sidewalk next to Village.	d. Align new service gate for future arena/ livestock area.	
	C	E. Install parking lot light standard (80').	e. Remove unnecessary lights.	
		F. Install storm drain improvements.	**NOTE:** Could be used as staging area for construction activities in other portions of the fairgrounds.	
		Phase One Cost Estimate	$1,300,000	



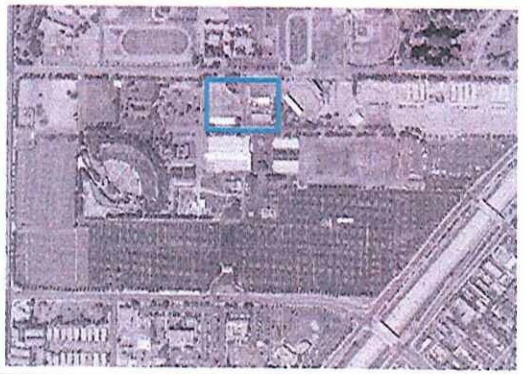
Phase	Area	Action	Issues	Staff Assigned
Two	The Park	A. Remove amphitheater berm.	a. Contact Caltrans for potential receiving site; contact City before commencing to define haul route.	
		C B. Refurbish seats, stage, backstage, and sound system.		
		C C. Remove Buildings 13 and 15 NOT YET	c. Need to relocate any non-Fair storage and identify replacement Fair time exhibit space.	
		C D. Remove Little Theater.	d. May need to delay in order to construct new space currently identified as part of another implementation phase.	
		C E. Remove ficus rows (partially or in entirety).	e. Need to review landscaping plan for park elements (e.g., orange grove) prior to tree removal.	
		F. Install orange grove around west and south edges of amphitheater.	f. May include picnic tables and water fountains.	
		G. Expand Centennial Farm.	g. Nonstructure expansion.	
		continued on next page		

Phase	Area	Action	Issues	Staff Assigned
Two	The Park *(continued)*	H. Commission RFP for park landscape plan.		
		I. Install sidewalk at west and south edges of amphitheater and Centennial Farm.	i. Lights on sidewalks.	
		J. Install sound roof and walls for amphitheater (see note).	j. Need to assess potential neighborhood impact and reaction prior to committing to covering amphitheater (EIR).	
		K. Install pedestrian walkway lights (20').	k. Lights on walkways through park.	
		L. Install storm drain improvements.	l. Storm drain improvements to Arlington should also be included.	
		Phase Two Cost Estimate	$4,500,000	

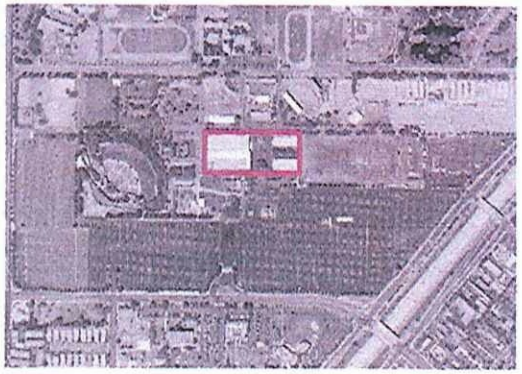
Phase	Area	Action	Issues	Staff Assigned
Three	Landscaped Entry	A. Commission RFP for vehicular landscape plans for four gateways: 1. Newport Boulevard/Mesa 2. Primary Fair Gate 3. Vanguard/Fair 4. Merrimac/Fairview B. Relocate current electronic sign. C. Install storm drain improvements.	a. Preliminarily identified Date Palm as vertical element for each gateway. a.1. Include banners and signs and extend palms into site parking area along drive aisle. a.2. Create new entry design using a portion of the existing parking area; extend palms along drive into site; include walkways. a.3. Include banners and signs. a.4. Include banners and signs and extend palms into site parking area along drive aisle.	
		Phase Three Cost Estimate	$2,800,000	



Phase	Area	Action	Issues	Staff Assigned
Four	Northwest Village	A. Construct 85K square foot exhibit building (current Arlington Theater site). C B. Remove Building 17. C. Construct 35K square foot kitchen/café building (former Building 17 site). D. Commission RFP for Village Landscape Plan. E. Landscape, paving and pedestrian sidewalks, lighting, and mobile landscaping. F. Install storm drain improvements.	a. Amphitheater must be available prior to commencing construction of new exhibit building. b. Need to identify replacement exhibit space (i.e., new exhibit building). c. Design to serve as central catering node for Village and sit-down café that may use outside space at south edge of building.	
		Phase Four Cost Estimate	$10,000,000	



Phase	Area	Action	Issues	Staff Assigned
Five	Central Village C	A. Construct span across Buildings 14 and 16. B. Landscape, lights, paving and pedestrian walkways, flags, and banners. C. Install metal facades on existing exhibit buildings. D. Install storm drain improvements.	a. Similar concept of POP. b. Flags and banners need to be included.	
		Phase Five Cost Estimate	$3,100,000	



Phase	Area	Action	Issues	Staff Assigned
Six	South Village	A. Construct 40K square foot multipurpose building. B. Construct new arrival court. C C. Remove Administration building. D. Landscape, paving and pedestrian sidewalks, lighting, and mobile landscaping. E. Install storm drain improvements.	a. May include indoor theater, recital area; administrative building; small exhibit area. b. Need to remove/relocate restroom and snack bar; paving, lighting, and water element plan; may commission art RFP for design element. c. Need to identify temporary facilities or construct new multipurpose building before removal.	
		Phase Six Cost Estimate	$5,000,000	

Phase	Area	Action	Issues	Staff Assigned
Seven	Festival Grounds	A. Remove/relocate restrooms and gazebos. B. Complete research for alternative paving surfaces. C. Landscape, paving and pedestrian sidewalks, lighting, and mobile landscaping. C D. Preserve mature trees. C E. Install subsurface power grid. C F. Install landscaping (trees) along west and south edges. G. Install storm drain improvements.	b. May be partially paved with asphalt and polymer surface. c. Identify carnival layout around existing trees.	
		Phase Seven Cost Estimate	$5,000,000	

Phase	Area	Action	Issues	Staff Assigned
Eight	Southeast Village	A. Construct new arena. B. Install sidewalk around east and south edge of Village. C. Construct new ticket booth. D. Construct secondary (vendor) gate. E. Install storm drain improvements.	**NOTE:** Once the new Festival Grounds are completed, this area could be available for construction phasing (short term) or parking (long term).	
		Phase Eight Cost Estimate	$2,000,000	

Phase	Area	Action	Issues	Staff Assigned
Nine	Northeast Village	A. Remove arena and miscellaneous buildings. C B. Construct ~~35K~~ 11K square foot storage building. C. Construct livestock buildings. D. Construct 45K square foot judging ring. E. Landscape, paving and pedestrian sidewalks, lighting, and mobile landscaping. F. Install storm drain improvements.	a. Remove after new arena is constructed and in operation. b. Could be block, concrete tilt-up, or metal building. d. Multipurpose shade structure with "soft" floor.	
		Phase Nine Cost Estimate	$7,000,000	