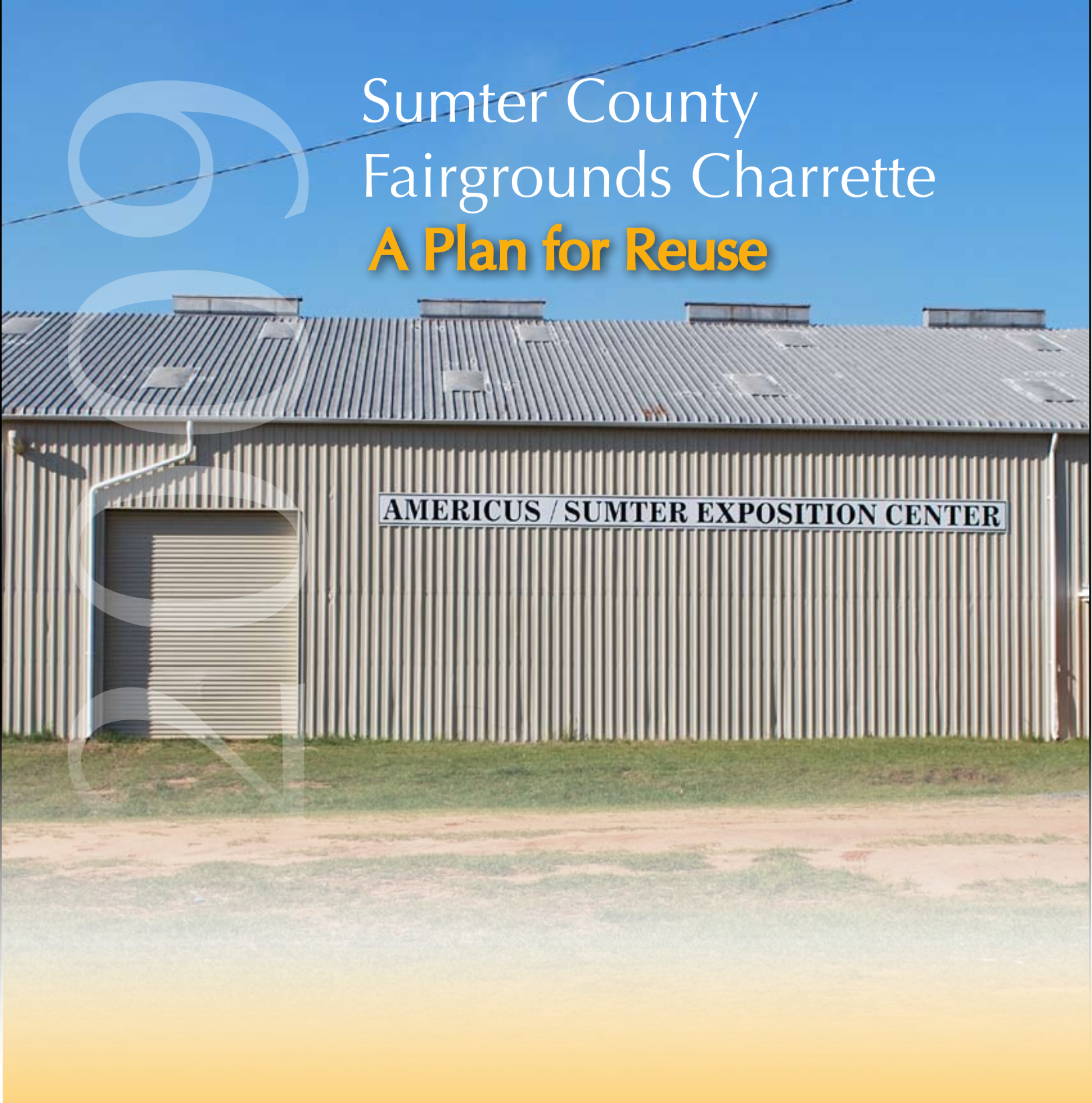


Sumter County Fairgrounds Charrette **A Plan for Reuse**



AMERICUS / SUMTER EXPOSITION CENTER



Archway Partnership



REPORT PRODUCED BY
*Center for Community Design and Preservation
College of Environment and Design
The University of Georgia
Design Charrette
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SUMTER COUNTY FAIRGROUNDS

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Charrettes are product oriented and fast becoming a preferred method to solve planning challenges confronting American cities.

4 WHAT IS A CHARRETTE?



Charrette is a French word that translates “little cart”.

Charrette is a French word that translates “little cart”. At the leading architecture school in the 19th century, the Ecole des Beaux-Arts (“School of Fine Arts”) in Paris, students were assigned tough design problems to complete under time pressure. They would continue sketching as fast as they could, even as the little carts (charrettes) carried their drawing boards away to be judged and graded.

Today the word “charrette” describes a rapid, intense, and creative work session, in which a design team focuses on a particular design problem and arrives at a collaborative solution.

The charrette process is a way of evaluating resources through new eyes. Fresh ideas are what help communities maintain and build their vitality. With the report and supporting materials, readers will experience the enthusiasm and commitment which comes from a broad-based group of students, faculty, practitioners, and the public.

Source: National Charrette Institute



ARCHWAY

UGA PARTNERSHIP PROJECT

5

What is the Archway Partnership Project?

The Archway Project is a new way to deliver a full range of University of Georgia resources to counties facing significant issues related to rapid growth.

What does the Archway Partnership Project do?

The Archway Project promotes community economic development; adapts to assist with each region's unique, expressed needs; and provides leadership by partnering with other higher education institutions, state agencies and local communities.

Who does the Archway Partnership Project serve?

Archway serves individuals, community organizations, business and industry, public private partnerships, and government entities.

For more information visit:

<http://archwaypartnership.uga.edu>





6 OVERVIEW

The Sumter County Fairgrounds have a long standing history in Americus. For over fifty years this site hosted many major community events and functions. The local fair was a time-honored tradition that was the highlight of year for kids of all ages. It was a fun, celebratory event that also showcased an important aspect of daily life in the region – agriculture. The fair provided the annual opportunity to showcase one’s hard work and remains an important legacy for this area. However, progress and change are inevitable.

Once the State Fairgrounds in Perry opened in 1990, it was increasingly harder for the Sumter County Fair to compete. A *lazure faire* approach to site programming of the site has allowed continued use in recent years. Events staged by various groups helped retain local stewardship for the space. It is a unique asset and should remain as one.

As part of the UGA Archway Partnership Project, the Center for Community Design & Preservation (CCDP) at the University of Georgia’s College of Environment and Design was invited to conduct a charrette to explore improvement opportunities for the Fairgrounds.

The Charrette Team – CCDP Director Pratt Cassity and 17 UGA students – came to Americus with no expectations, but they found some very strong opinions and hearty suggestions for reuse of a valued portion of the County’s past. This place, while traditionally not beautiful and not one of Americus’s postcard-perfect collection of buildings, is nostalgic for local residents and generates affection from many people. Memories associated with fun are some of the most enduring among humans. Fairgrounds are places where we indulge ourselves in fun! The memories, the smells, the excitement and the sense of community generate irreplaceable feelings and great longing for one’s younger days.

The memories that get connected to a place like this are universal, but they are anomalies in urban design. The Fairgrounds, like many across the South, are located in an area close to town centers but are usually in a place that can accommodate larger carnival rides and noise – it isn't exactly in walking distance from downtown Americus. Fairgrounds are difficult properties to continually use and generate a positive income stream. The Fair Association has done an admirable job of trying to remain flexible and come up with new ways to use the property. The Charrette Team heard many stories of the many attempts to make the Fairgrounds work; the remnants of those ideas and projects are still part of the property.

A public meeting before the charrette was attended by approximately twenty citizens who shared with us the story of the Fairgrounds. The existing structures serve a myriad of functions for the community demanding continued flexibility in use. Attendees expressed a desire to increase the size of the existing structures, create recreational spaces for youth as well as areas for outdoor concerts and the integration of the arts, and to improve the landscape.

Most major concerns addressed the integrity of the existing buildings. The roof on the main structure leaks, and repeatedly floods the ballroom and main exhibition area. The constant flooding and poor drainage of this site have

created an ongoing mold and mildew problems. Additionally, the majority of the building lacks an efficient heating and cooling system. The incorporation of a new HVAC system would allow for more comfortable and more frequent gatherings.

This Report highlights the Charrette Team's findings over the three-day charrette, focusing on areas of policy guidance, building enhancements and site improvements. It is our hope that this document helps Sumter County appreciate the history of the site and offers ways to improve the Fairgrounds in a way that compliments this history and sustains it as a community resource.

The team concentrated on three major areas:

1

Policy Implementation

2

Architecture and Building Considerations

3

Grounds and Drainage Considerations

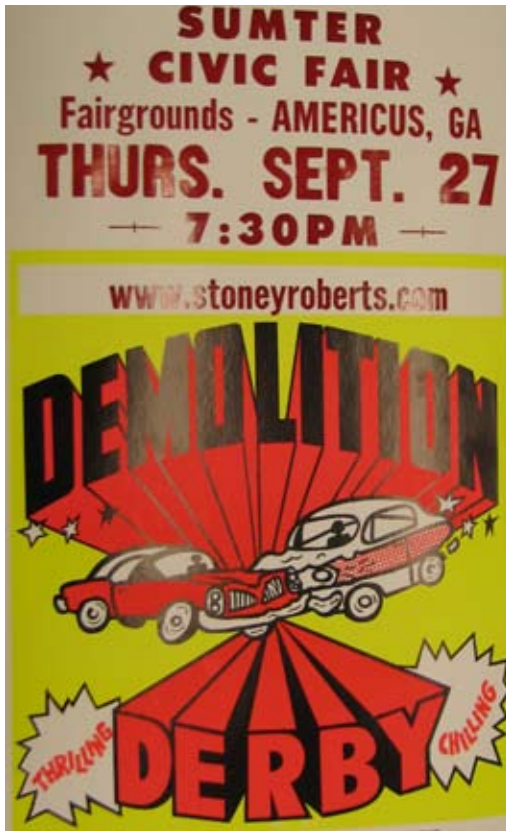
Community Input:

WHAT WE HEARD

DESIRED USE OF SITE

- Maintain use of fairgrounds
- Community center for meetings
- Increase size of interiors
- Youth recreational facilities outdoors
- Exterior space for concerts
- Possibilities for the integration of arts and culture
- Bowling on site
- Improvements needed in restrooms and concession area
- More practical placement of light switches
- Paved parking
- Space for local auctions
- Livestock function
- Permanent home for the Garden Club
- Improved landscape
- Environmentally friendly structures
- Equine arena or comparable space for showcasing horses
- Drive-in movie theater
- Retrofitting or rehabilitating existing buildings acceptable
- Small restaurant or cafe
- 4-H and livestock housing
- Facilities which enhance current youth agricultural programs





FORMER FAIRGROUNDS USES

- Regional “Mid-Range” Concerts
- Bar-be-que cook-off ‘Swine Fest’
- “Amp it Up” Classic Auto Show
- Circus
- Commercial Sales
- Equipment storage
- Demolition Derby
- Pastureland
- Skating
- Homecoming/Prom
- Reunions
- Fraternity Parties
- Wrestling

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UNACCEPTABLE USES FOR SITE

- Strip Shows
- Facilities with high volumes of alcohol
- Housing
- Structures or programs requiring a full-time staff
- Junkyard
- Removal of main building
- New construction which is chaotic or visually unattractive
- Construction of structures with inflexible functionality



The community input session gives students a better understanding as to what the community envisions for the fairground property.

POLICY

SUMTER COUNTY FAIRGROUNDS

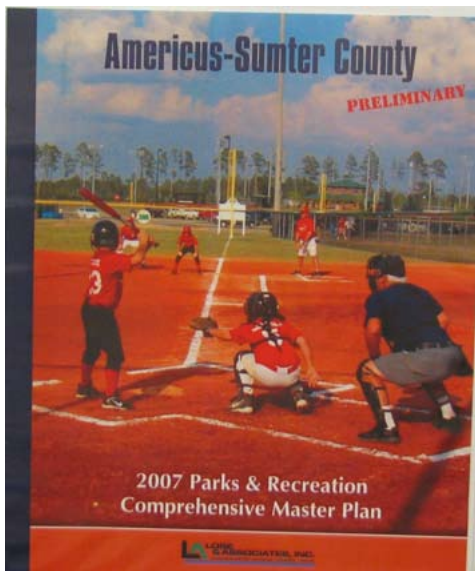


The Fairgrounds property, purchased with SPLOST funds, will now be managed by the Sumter County Parks and Recreation Department (SCPRD). However, the Fairgrounds is a different type of property from SCPRD's typical holdings.

The SCPRD developed a Comprehensive Master Plan in 2007 that contains many elements that are applicable to the Fairgrounds and should be considered in any new strategy. The Charrette Team identified specific focus areas for the Fairgrounds (pg. 11) and will highlight new ideas and designs throughout this report that should be factored into a business plan for the facility.

Luckily, the University of Georgia's Terry College of Business has accepted the Fairgrounds property as a project for their Leonard Leadership Scholars Program (LLSP). The LLSP will be working with the local community to create a strategic business plan including recommendations for marketing, operations and management.

Specific focus areas include determining rental rates and fees to be charged, taking into account current market rates of similar facilities and the organizations that typically use the facilities; researching best practices of how similar properties are used and analyzing revenues and costs to generate a self-sustaining enterprise.



The Charrette Team identified key areas from the Parks & Recreation Comprehensive Master Plan that will be applicable to the Fairgrounds operations.

POLICY MANUAL CONSIDERATIONS

Ownership

Immediate Action Items:

- Clearly define property ownership
- Enter into an Intergovernmental Agreement (MOA)
- Address Americans with Disabilities Act, Building Code and Zoning issues
- Define Fire/Public Safety responsibilities

Hours of operation

Considerations:

- Staffing (weekday, weekend, holiday)
- Public safety coverage
- Noise pollution

Contracts

Considerations:

- User/Rentals – long and short term; “Regular Rentals”
- Building (Structure) Maintenance
- Facility (Cleaning) Maintenance
- Kitchen - Food Services
- Vendor - Food Services
- Landscape Maintenance
- Utility (Water, Sewer/Septic, Electricity, Phone, Internet)

Insurance

Considerations:

- Governmental liabilities
- User liabilities

Funding options

Considerations:

- Regular Rental / Memberships
- User Fees/Rentals
- Governmental Funding
- Donations
- Immediate Action items:
- Undertake a Rental Assessment to determine optimum fee structure

Documentation/Administrative Procedures

Considerations:

- Applications
- Definitions - minimize potential misunderstandings
- Reservations processing (Flow Chart)
- Calendar of Events – Schedule (Web assessable)

Marketing

Considerations:

- Develop marketing plan
- Maximize user potential
- Branding – Public/Private Store
- Utilize the Internet

POLICY

SUMTER COUNTY FAIRGROUNDS

One of the stipulations for the county acquiring the fairground property was that it would be managed by the Sumter County Parks and Recreation Department. The Charrette Team developed solutions to increase community input and participation while lessening the Department's maintenance and financial burdens associated with acquiring the property.

Throughout Americus and Sumter County, there are organizations that lack facilities to sustain their successful programs. Partnering with local schools and non-profits will allow the Fairgrounds to be used on a more consistent basis between special events.



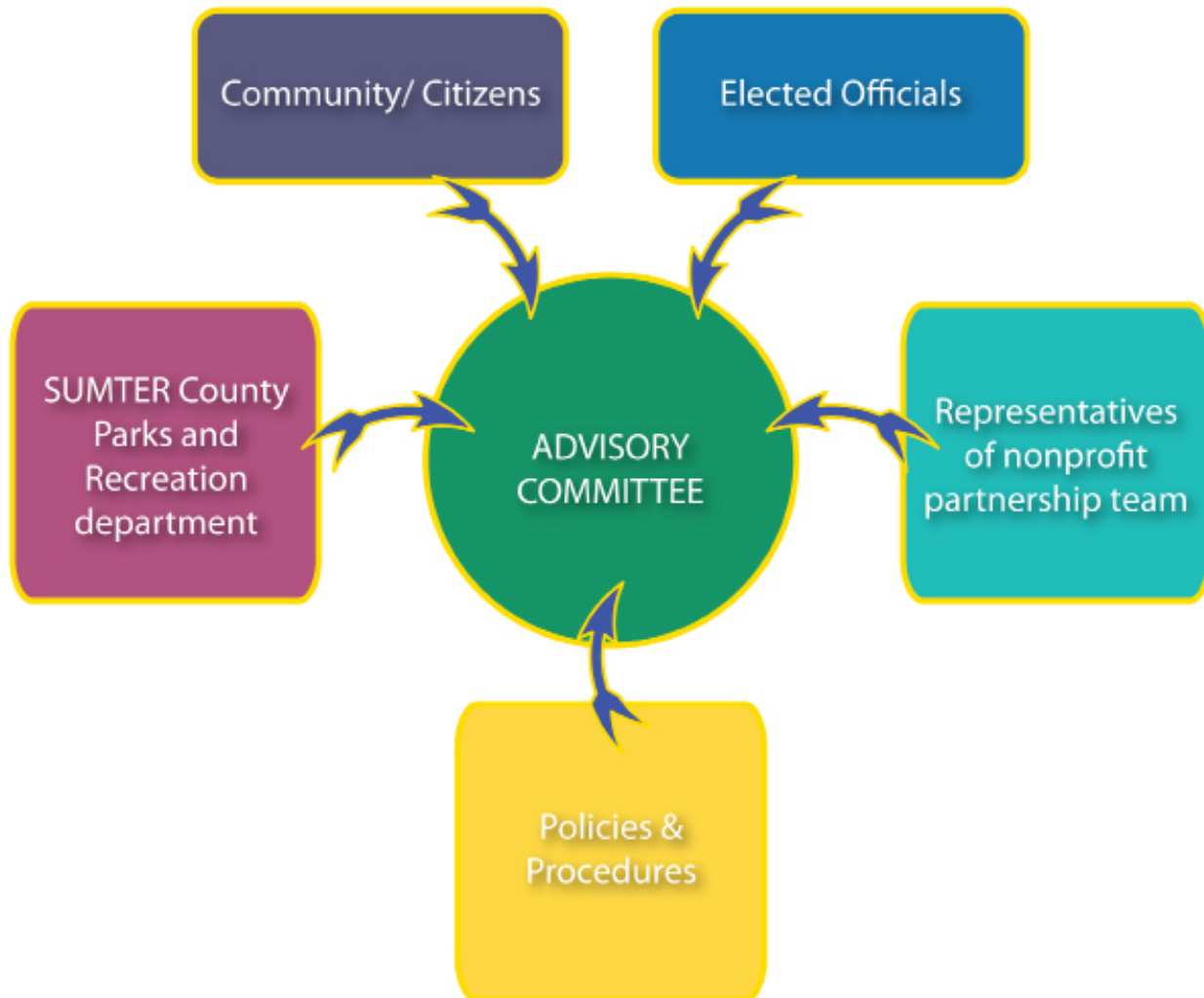
OBJECTIVE:

To provide an alternative leadership management structure and collaboration strategy for the fairgrounds to increase efficiency and high costs of direct service delivery.

SOLUTION:

Service integration via a new public-nonprofit partnership. Barbara Gray, a professor in the School of Public and Environmental Affairs at the University of Indiana-Blomington, defines collaboration as “the pooling of appreciations and/or tangible resources, (e.g. information, money, labor) by two or more stakeholders, to solve a set of problems which neither can solve individually.”

LEADERSHIP MANAGEMENT FORMATION STRUCTURE



POLICY

SUMTER COUNTY FAIRGROUNDS

STEP ONE:

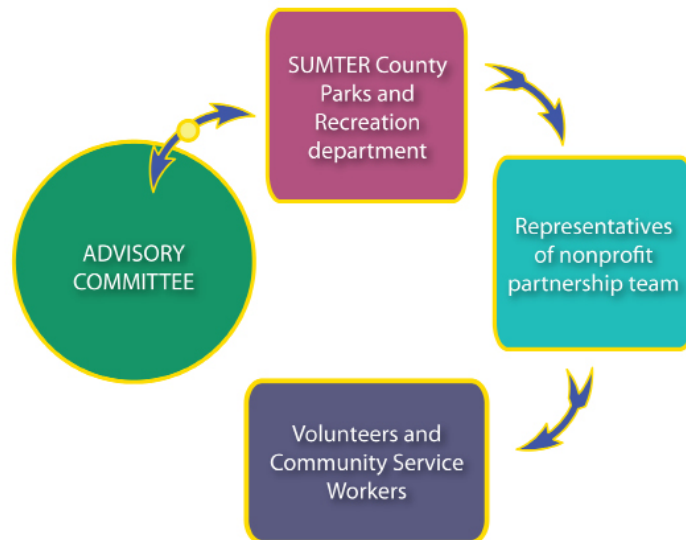
Establish an Advisory Committee

- Appointees of Sumter County elected officials (one per official)
- Director or appointee of Sumter County Parks and Recreation Department
- Representatives of non-profit partnership team (one per nonprofit)
- Sumter County citizens (one per group)

The purpose of the Advisory Committee is to determine the optimum policies for the operation of the facilities. These policies should be written and called the Administration & Policy Manual. It should be formally adopted by Elected Officials.

The Advisory Committee may (1) dissolve upon finalization of construction and adoption of The Administration and Policy Manual, (2) dissolve after one year following construction and adoption of the manual, (3) continue as a long-term committee with rotating members to provide governance for the public-non-profit partnership.

COLLABORATION CHART



STEP TWO:

Delegation of responsibilities Sumter County

- Undertake renovation of facilities and site
- Foster community development and planning
- Provide service
- Manage program
- Assist in long-term funding

Advisory Committee

- Combine stakeholders' interests
- Approval of policies and procedures, construction and demolition

Nonprofit partnership team (Individual or collective group)

- Operations management of the Exhibition Hall, such as availability, reservations, scheduling and applications
- Long-term funding, operations and maintenance
- Liability insurance

POTENTIAL AREAS OF NONPROFIT COLLABORATION

- Case management – referrals, information, evaluation
- Community planning – communitywide planning, examining community problems, training programs for community leaders
- Interorganizational planning – strategic planning
- Organization integration – volunteers, space, grant writing

ARCHITECTURE

SUMTER COUNTY FAIRGROUNDS

The Fairgrounds has an assortment of structures built over time, with various designs depending on which function was being held on the premises. This has led to a confusing visual disconnect. Developing one architectural vocabulary has guided the Charrette Team's redesign of the property.

The first step was to evaluate all the structures: their historical integrity and usefulness for future activities, economic considerations and which improvements would make the greatest impact.



▲ *Current View of the Sumter County Fairgrounds*

WHAT WE FOUND...

- ▶ Unsightly bathrooms should be concentrated in a central location and maintained on a regular basis.



- ▶ Architectural elements that are exterior features should be located on the outside of a building.

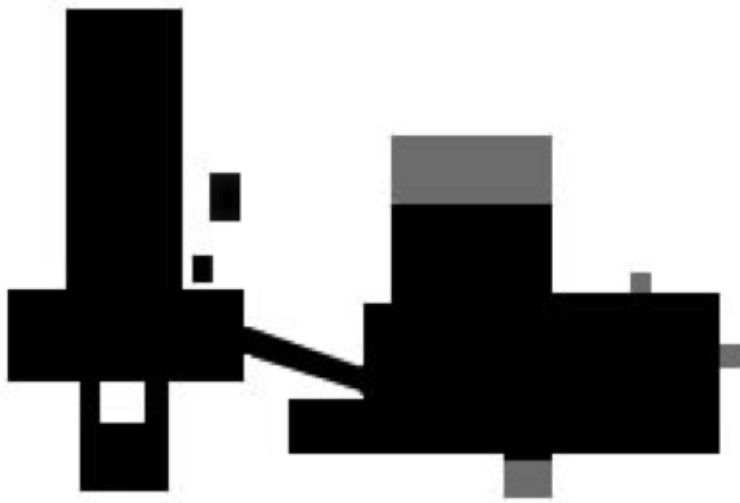


- ▶ Mold and mildew problems can be solved.



- ▶ Physical elements of the past history of the Fairgrounds may not be applicable in current uses or new redevelopment strategies.





EXISTING CONDITIONS

Figure ground analysis are visual representations illustrating developed land versus open space. This figure ground analysis shows all the current structures on the fairground property.

ARCHITECTURE

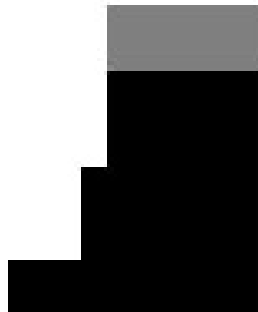
FIGURE GROUND ANALYSIS



Pavilion



Theatre



Main Exhibition Hall

RETAINED STRUCTURES (Proposed demolition)

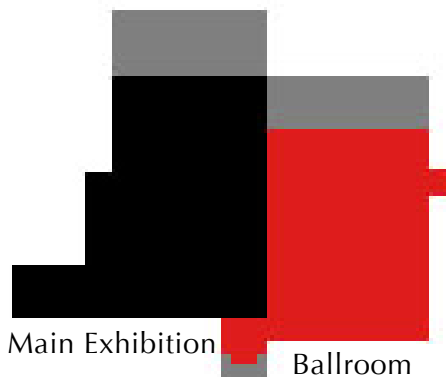
The removal of several buildings emphasis on the main structures that can generate higher revenues and more prestigious events.



Pavilion



Theatre



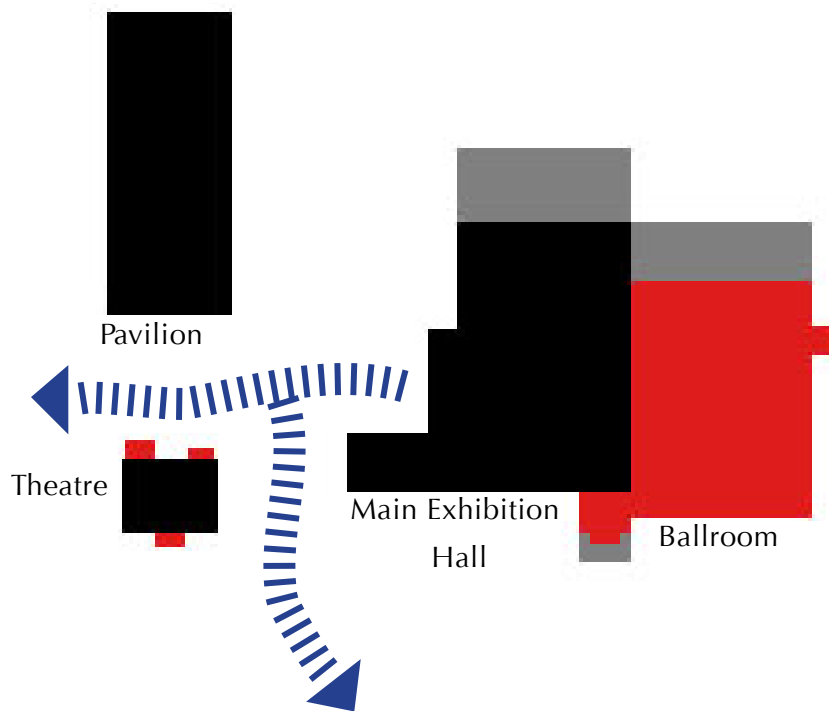
Main Exhibition Hall

Ballroom

PROPOSED NEW ADDITIONS

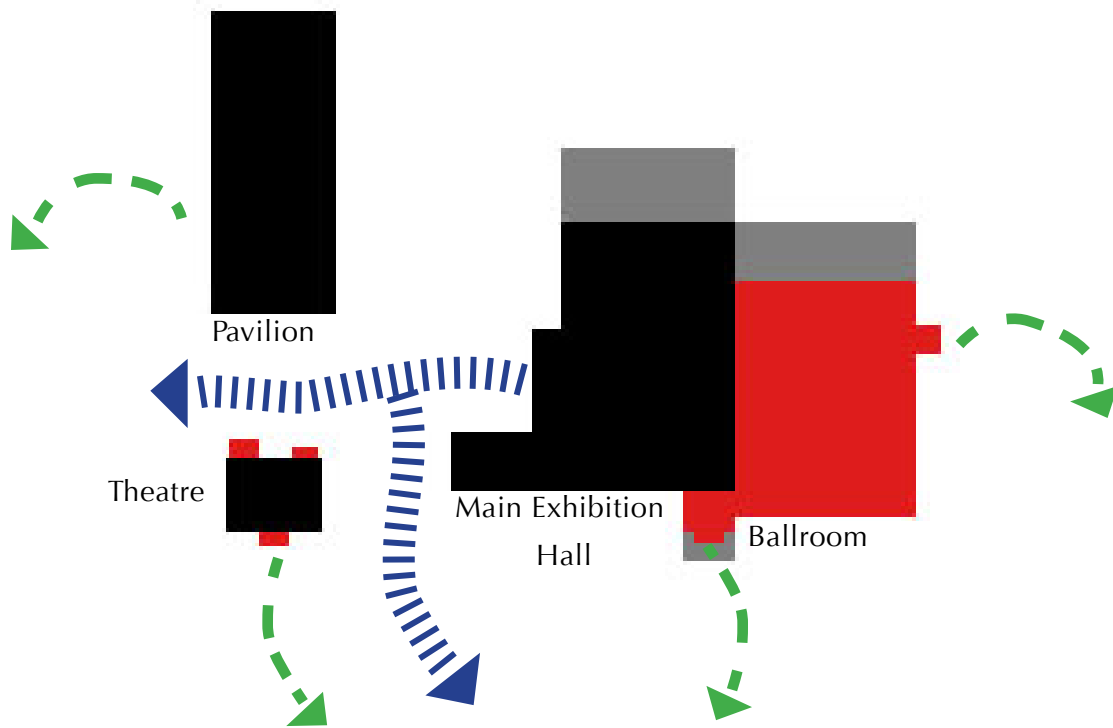
The addition of a state of art catering space and ballroom, along with better defined entrances and a small theatre will result in a better used and more efficient space.

CIRCULATION



▲ PRIMARY CIRCULATION

By concentrating the access to the remaining structures at key points a more concise circulation pattern is created.



▲ SECONDARY CIRCULATION

Secondary access points for the individual structures will not impede the main entrance area during multiple functions.

Main Exhibition Hall

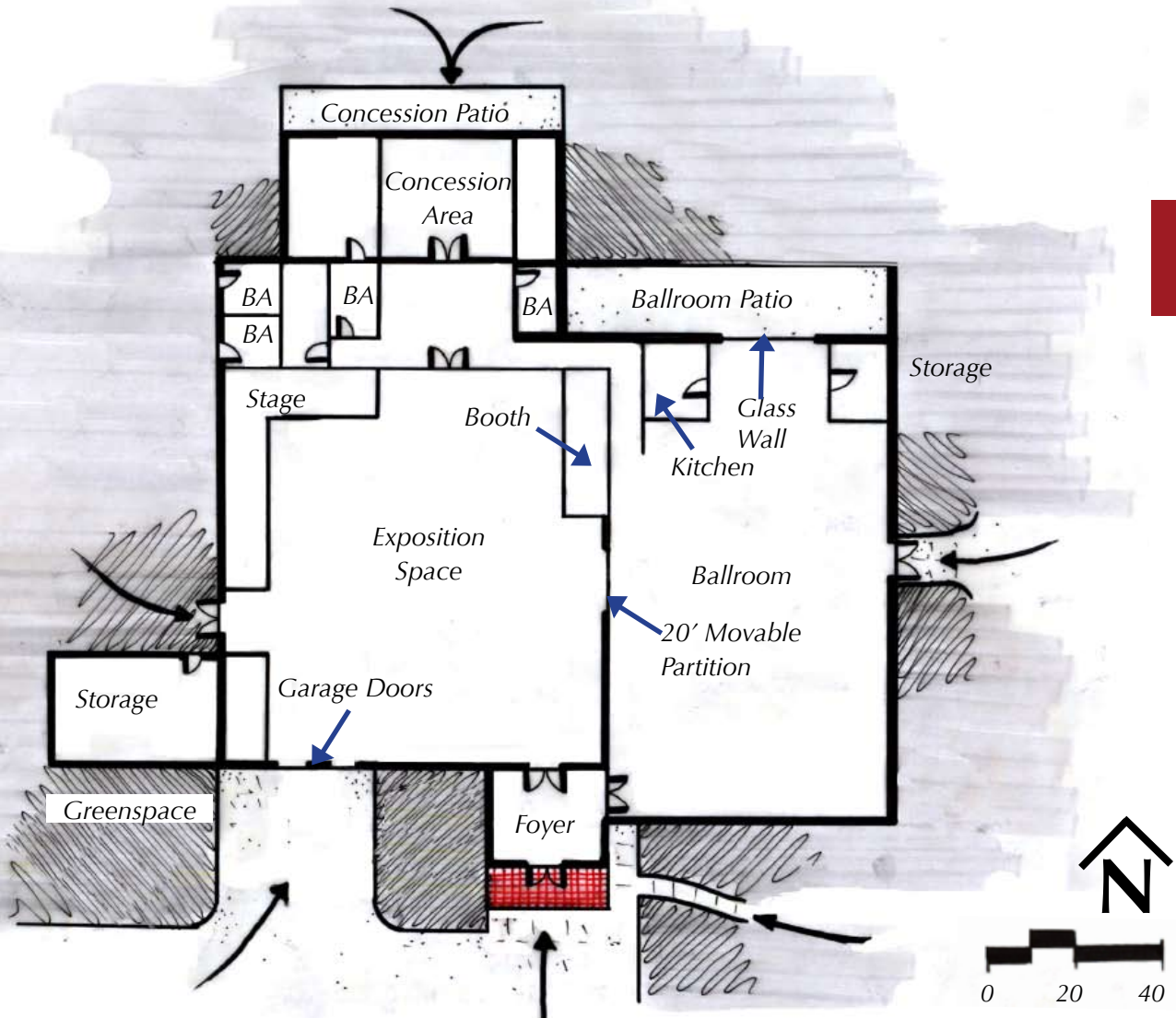
DESIGN SOLUTIONS

The Fairground exhibition space is currently the largest rental space in Americus. During the charrette, concerns were raised that the renovations would cause increased rental rates. These design solutions are based on high impact, affordable renovations that can occur as funding becomes available without sacrificing the square footage of the facility.

This is achieved by retaining the main building and making improvements. The bathrooms and kitchen need major upgrades as well as the removal of exposed and loose insulation. Large glass garage doors will bring more light into the structure. An updated HVAC maintained on a regular basis will be an attraction to upscale renters.



▲ *The renovations maintain the industrial feel of the existing building while the addition of more glass windows and doors allow more light in the structure. New lighting and industrial detailings complement the appearance and create a cohesive look for the architecture at the Fairgrounds.*



Space planning and circulation for the new complex is shown here and all the existing elements have been reconfigured for a more efficient use for multiple events allowing for more potential revenue for the county. The red grid represents an overhead structure drawing inspiration from the extant beams seen throughout the property.

Confusing exterior features used inside the building such as this awning should be eliminated.

Main Exhibition Hall

DESIGN SOLUTIONS



Removing the interior walls and exposing the steel frame of the structure can add an interesting new aesthetic to these industrial buildings. These recessed planes break the monotony of a blank facade and create a unique angle between the ceiling and the wall. The exterior wall component is set within the pre-existing beam system using a dual skin insulation system between the beams.



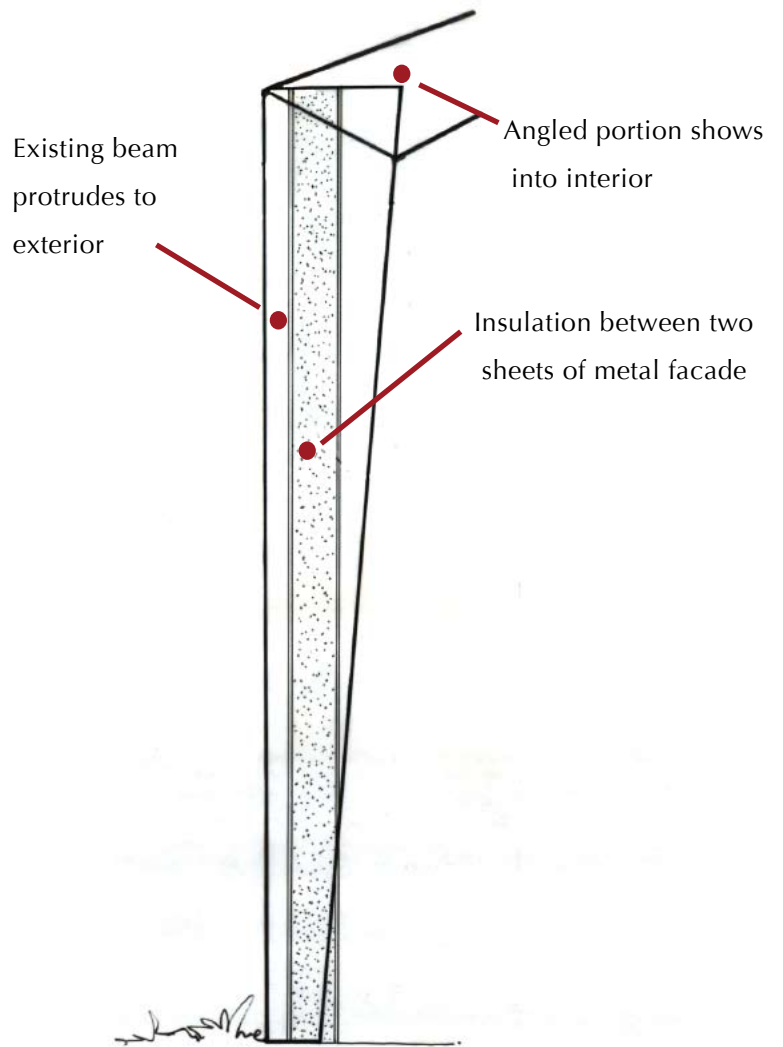
WHAT IS A CURTAIN WALL?

A curtain wall is defined as thin, usually aluminum-framed wall, containing in-fills of glass, metal panels, or thin stone. The framing is attached to the building structure and does not carry the floor or roof loads of the building. They offer a finishable interior surface without the added expense of housewrap. Fireshield or moisture-resistant wallboard can be added and the panels have a high R-value making the structure more energy efficient.

Potential Material Sources

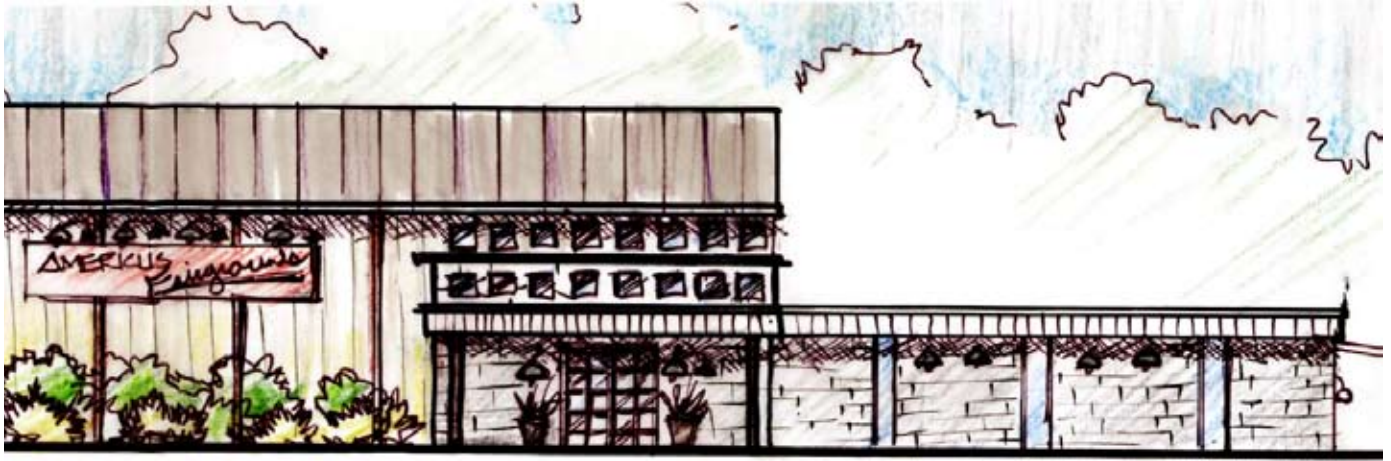
PORTAFAB
Modular Building Systems
<http://www.portafab.com>

Winter Panel
<http://www.winterpanel.com>



▲ THE BEAMS

The extant beams were a structural element that guided the design process and should remain. We call for removing the metal “slip cover” exposing the beams as a revelatory demonstration of the structure.



The Ballroom

DESIGN SOLUTIONS

The evaluation of the property found the 2006 addition of poorly constructed, containing mold and deteriorating quickly. The interior layout hinders efficient functioning. This portion, if removed, provides comparable, if not more square footage, for a new ballroom space.

A more formal entrance and foyer provide clearly identified points of entrance. The addition is constructed of concrete blocks or Concrete Masonry Units which compliment the existing industrial nature of the property. The garage door on the front facade serves as an interior/exterior interface. Additional glass walls on the back portion allow even more light inside the building.



Main Hall Before "Ballroom" addition

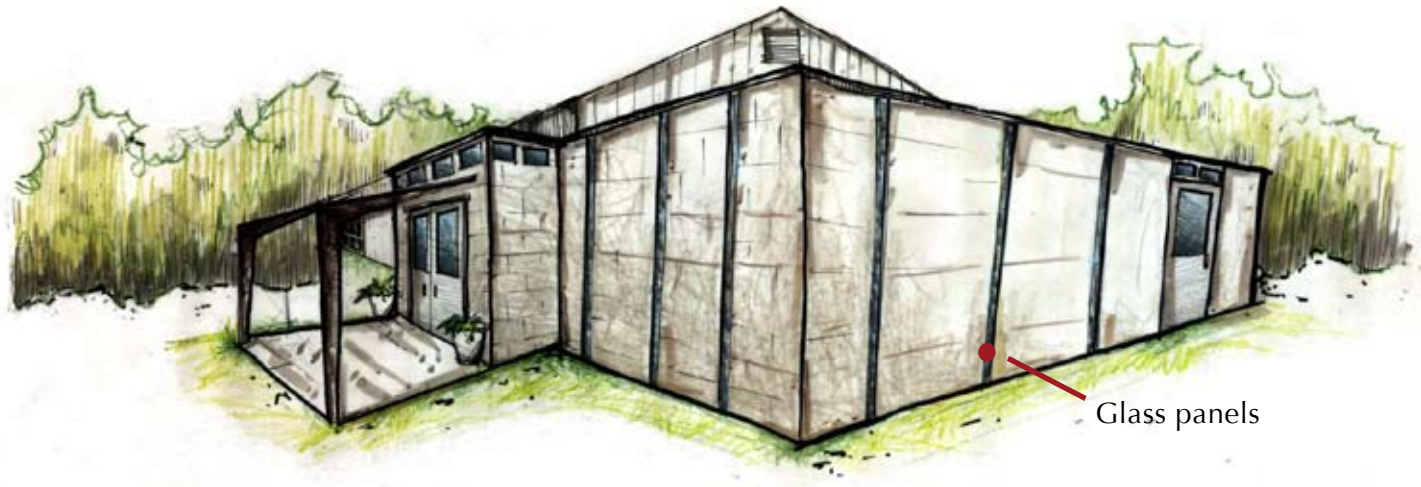


Glass panels

Moveable panels

"Ballroom" after. View from Main Hall

The new “Ballroom” addition could use modern materials and still retain an industrial character.



25

The new “Ballroom” houses a catering kitchen and service entrance. Bringing light through thin strips in the wall continues an industrial look but with much more light. The back portion of the building can be opened for seasonal indoor/outdoor events and French doors allow more natural light inside.

WHAT IS CMU?

CMU (Concrete Masonry Unit) has come a long way from the standard gray brick. It is now available in numerous shades and sizes offering innovative design solutions. Local, knowledgeable contractors can be used to to construct this easy and affordable addition making CMU an excellent choice of materials.

Potential Material Sources

Integrity Block
<http://integrityblock.com>

Mutual Materials
<http://www.mutualmaterials.com>

The new “Ballroom” can appear as a continuation of the Main Hall or be sectioned off for private events.



The auction space can lend itself to many functions like plays, movies, meetings, classes, and rehearsal space.

The Auction House Theatre

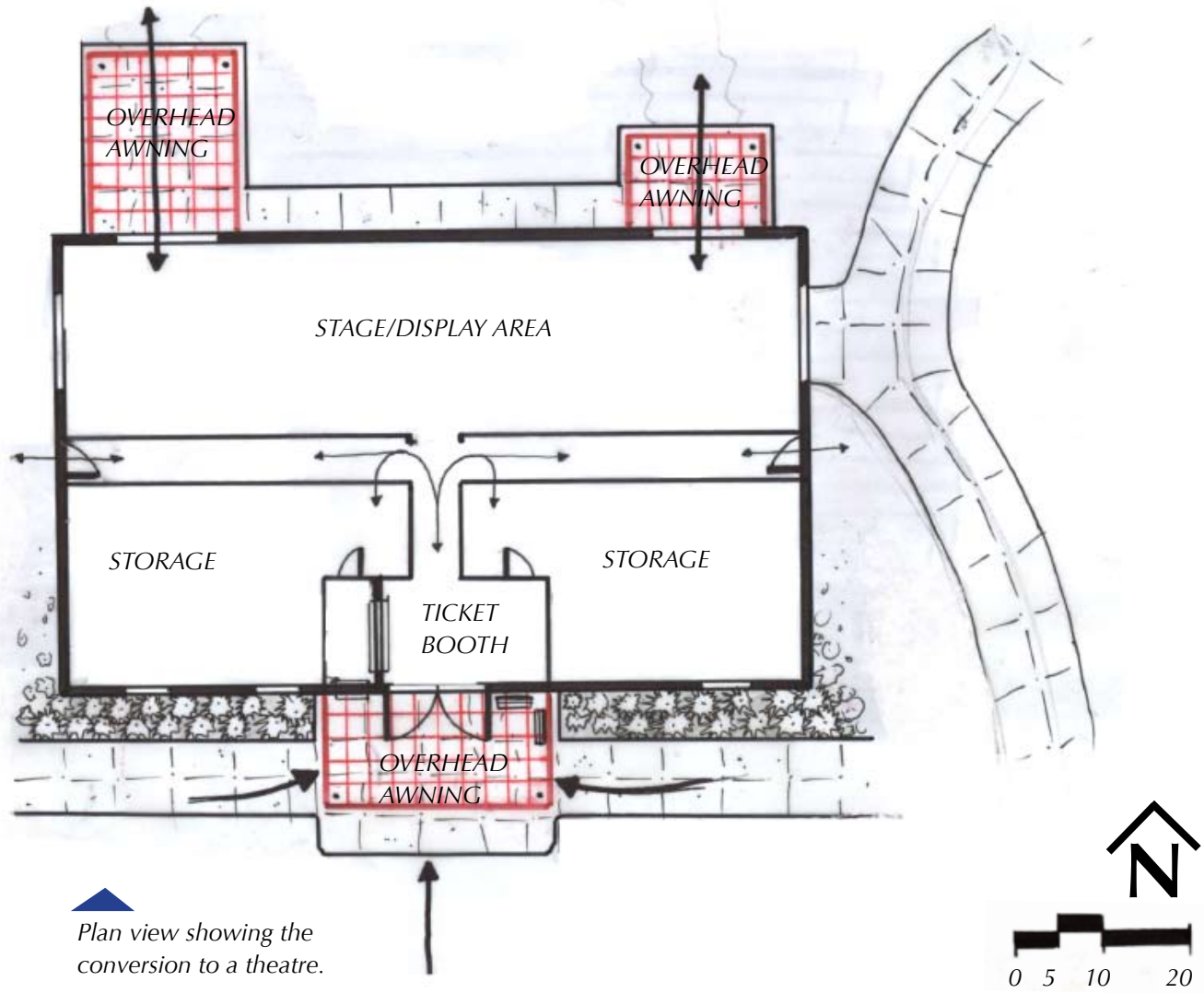
DESIGN SOLUTIONS

A unique interior space makes this truly a gem on the property. If this becomes a local community theatre, it can also be used for seminars and meetings. Some minor material changes such as the addition of large glass doors and windows along the front make it easily improved and functional.

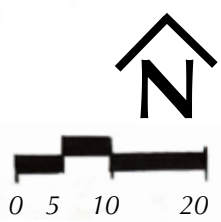
Industrial beams and awnings create a cohesive architectural look for the building and better designate entrances. Metal railings are shortened for improved sight lines inside while maintaining the agricultural aesthetics. Wooden plank floors could be added, made of similar material as the bleachers.



New windows, double glass doors under the covered entrance and additional storage space make this conversion to a theatre easy and simple.



▲
Plan view showing the conversion to a theatre.



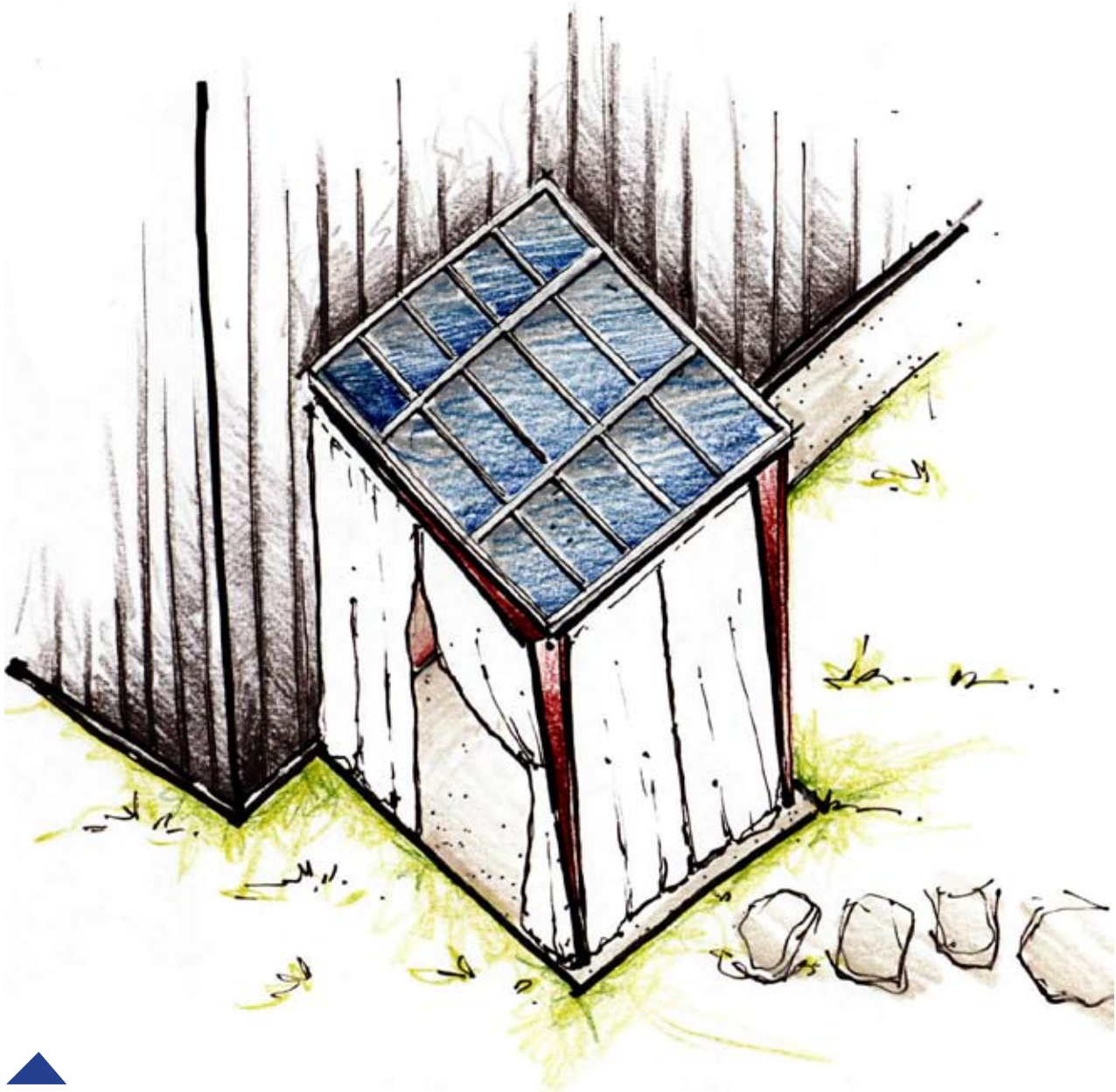
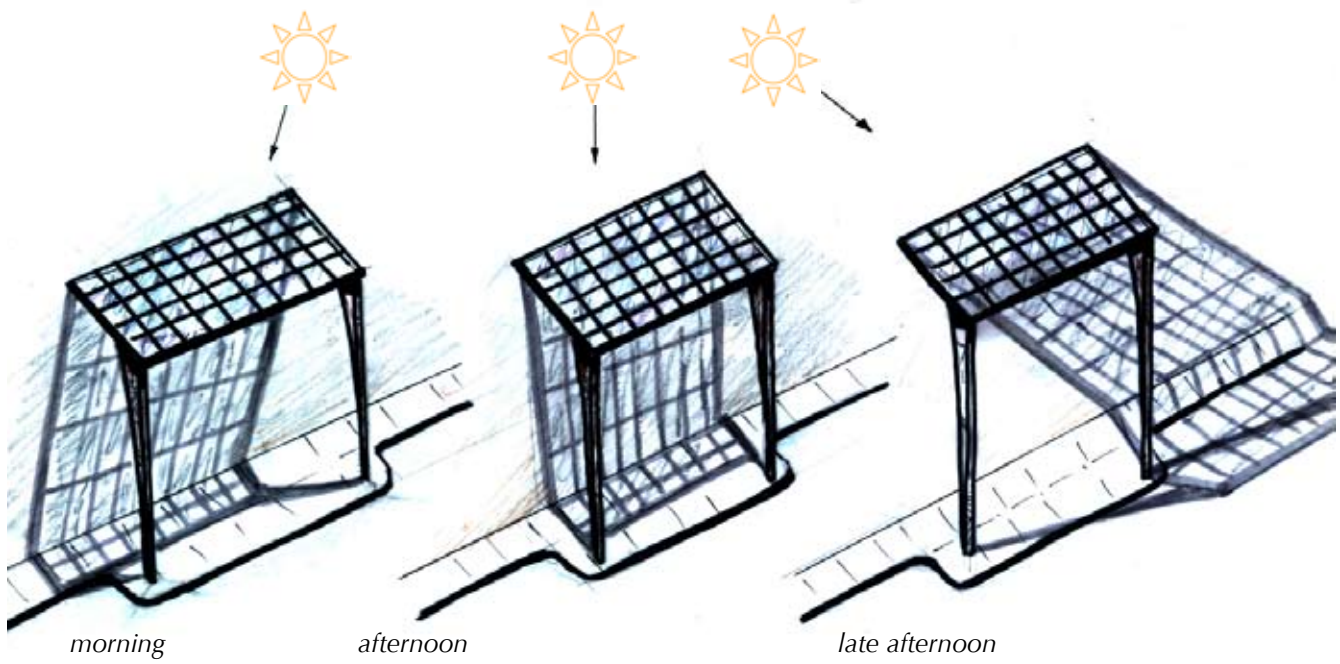
The awning over the door may be used in other places too. The girders have been reintroduced here and a glass and wire mesh covering looks industrial and gives great shadow play throughout the day.

The Auction House Theatre

DESIGN SOLUTIONS



The rear view of the playhouse viewed from the pavilion, would be a useful access point during performances.



▲ The canopies made of angled beams and paneled glass on the rear of the playhouse can double as changing rooms when curtains are in the openings.

The removal of this structure will improve circulation and help in the management of people and water. The wooden animal pens are evocative of times past but are not very practical. The recycled wood could be used as a boardwalk or other reminders of their days as part of the County Fair.

The Pavilion

DESIGN SOLUTIONS

The area referred to as the “pavilion” is currently filled with chainlink animal pens. There is a more appropriate use for this structure.

By removing the existing pens, a nice open air shelter is available for concerts, family reunions, and commercial vendor space during events.



The pavilion will provide flexible event space and continues the agricultural and industrial nature of the site.



▲ The conversion of the pavilion into a covered event space makes it a more marketable.

Signage

DESIGN SOLUTIONS

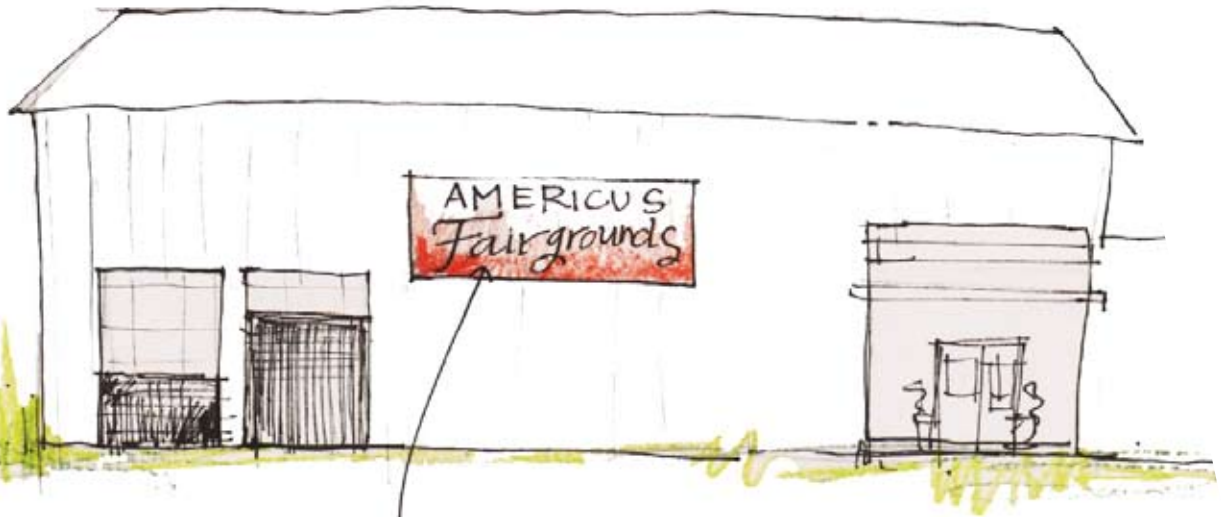
Although the fairgrounds will be maintained by Sumter County Parks and Recreation Department, it is important to convey that this is not a recreation park or gym.

Keep the farm and fair feeling alive with a simple yet distinct sign like the images shown. Signs are key, but special care should be taken to not “over-sign” the facility.



▲ *Creating a new logo and special signs can be a fun exercise to develop a new look that references the facility's colorful history.*

AMERICUS
Fairgrounds
since 1955



Hand painted sign
red background

LANDSCAPE

SUMTER COUNTY FAIRGROUNDS

Much of the Fairground property is a large open space that is not fully serving the public's needs. Community members spoke of issues of flooding and poor drainage, lack of defined parking areas, and the importance of maintaining an open flexible space for a variety of events. Again, the group generated ideas that were high impact, cost effective solutions that worked with the site's assets.

Landscape improvements and new signs in the front of the property create more curb appeal. The following landscape solutions strive to create an aesthetically pleasing plan that accentuates the new structural improvements of the complex.



WHAT WE FOUND...

- ▶ An unattractive landscape setting that does not create interest or appeal to potential renters.



- ▶ The site's architectural and landscape components do not mesh well together.



- ▶ A recreational vehicular parking area is seldom used and there are more pleasing alternatives nearby.



- ▶ Soil compaction has contributed to stormwater management problems; chiefly erosion and standing water.



Landscape improvements such as Lighting and plantings in the Pavilion create a welcoming space for pedestrians.



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LANDSCAPE

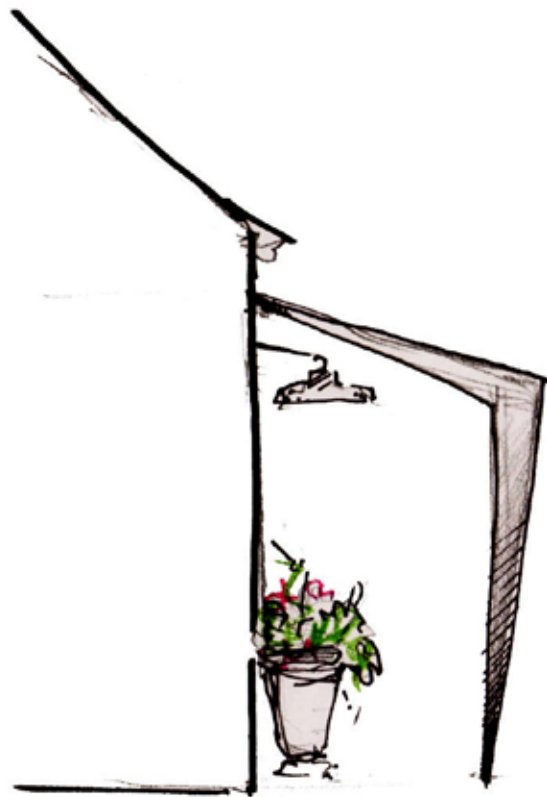
ARCHITECTURE IN THE LANDSCAPE



A steel girder arbor connecting the main exhibition hall and the theatre introduces a recurring design element into the landscape.



▲ *As a Lamp post*



▲ *As a Canopy*

The extant steel beams became a driving design element in the Main Exhibition Hall and Pavilion. The industrial feel of these girders can transform the landscape as well. Whether it be as a lamp post, entrance canopy or an arbor, they create an unified design between the buildings and the surrounding grounds.



▲ *As an Arbor*

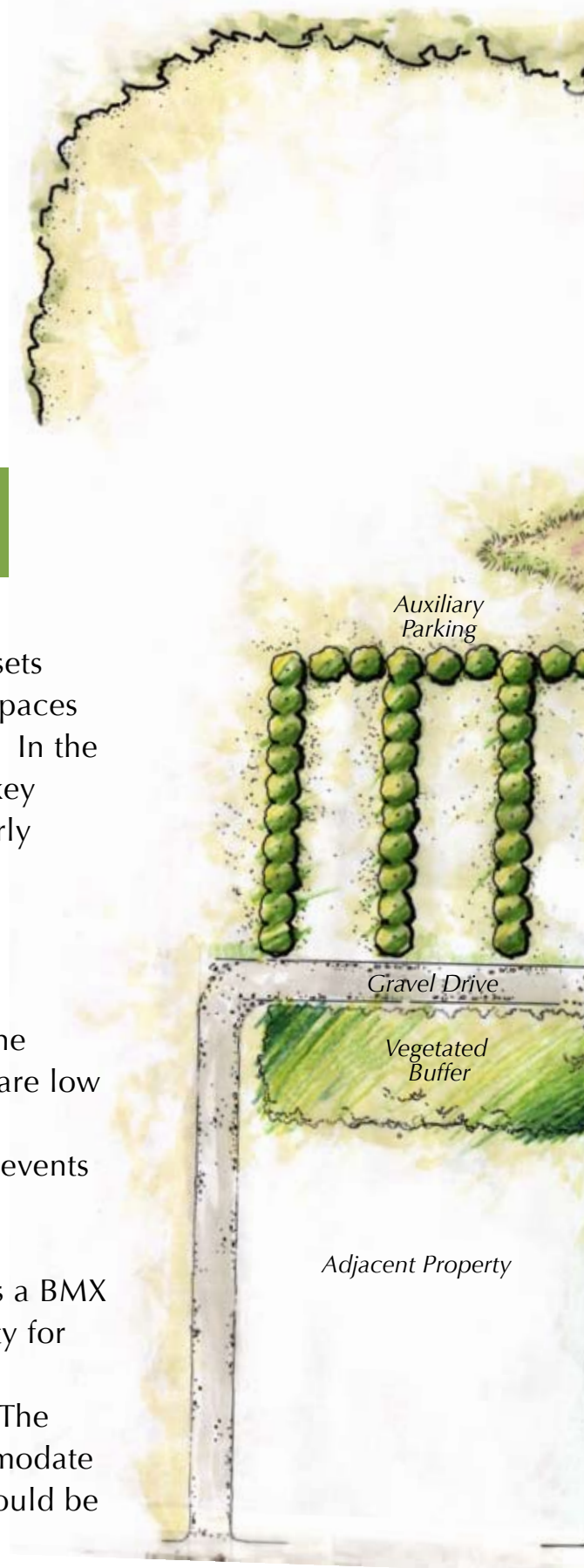
Master Plan

DESIGN SOLUTIONS

The team worked diligently to improve the current assets of the Fairground property and create more intimate spaces while maintaining the flexibility of the large meadow. In the figure ground analysis (pg. 18-19), circulation was a key issue. Designated parking and loading areas are clearly defined, allowing for optimal accessibility for visitors, catering and event staff.

Stormwater was redirected away from the remaining structures and transformed into design features with the inclusion of bioretention areas. These planting areas are low maintenance solutions that will add much needed “curb appeal” and attract a wider range of renters for events such as weddings or proms.

The current “demolition derby area” was revamped as a BMX skate park that will serve as a recreational opportunity for local youth. This function currently does not exist in Americus and will create a daily use of the property. The auxiliary overflow parking will still be able to accommodate RVs but the team felt the other local campgrounds should be the primary source for camping.



Adjacent Property

Skate Park

Bioretention Area

wildflower meadow

Scattered shade trees

Grass Swale

Pavilion

Grass Swale

Boardwalk

Playhouse

Main Exhibition Space

Primary Bioretention Area

Secondary Entrance

Paved Parking

Main Entrance

Bioretention Garden

Groundcover



Bioretention

DESIGN SOLUTIONS



Bioretention is a stormwater system that use soils and vegetation to control stormwater and remove pollutants that may be in the runoff. They are often called “raingardens” and can be implemented in numerous ways such as in residential areas and along parking lots or roadways.

Given that the soil at the Fairgrounds is highly compacted and consists of mainly red clay, amending the soil with an appropriate mix will increase aeration and improve soil composition. Regrading the site away from the buildings into low points can easily transform drainage problems into a very attractive landscape solution.

Positive water drainage away from all structures should be a the goal.

KEY CONSIDERATIONS

Provided by the Georgia Stormwater Manual

DESIGN CRITERIA:

- Maximum contributing drainage area of 5 acres
- Often located in “landscape islands”
- Treatment area consists of grass filter, sand bed, ponding area, organic/mulch layer, planting soil, and vegetation

ADVANTAGES | BENEFITS

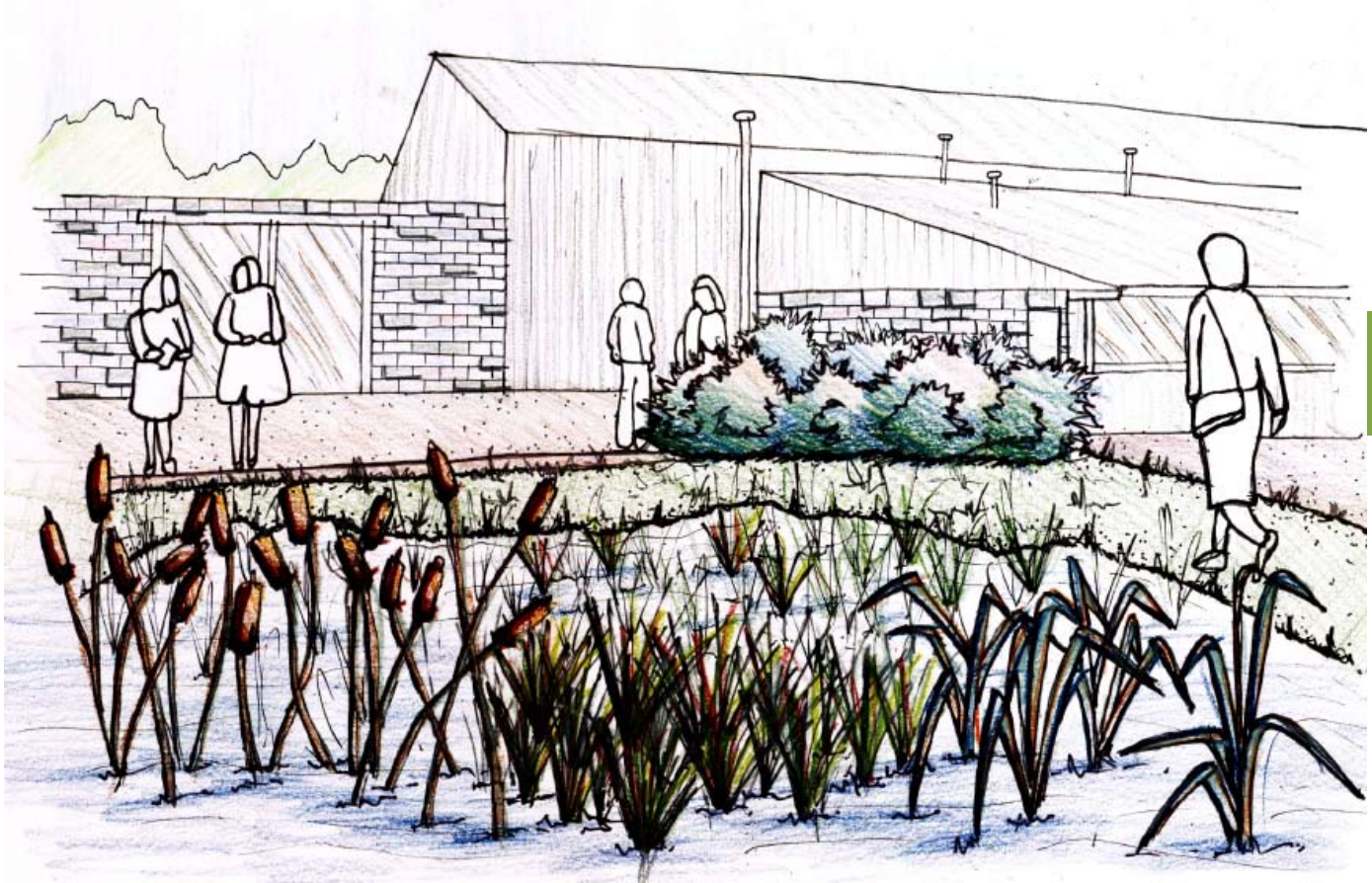
- Applicable to small drainage areas
- Good for highly impervious areas, particularly parking lots
- Good retrofit capability
- Relatively low maintenance requirements
- Can be planned as an aesthetic feature

DISADVANTAGES | LIMITATIONS

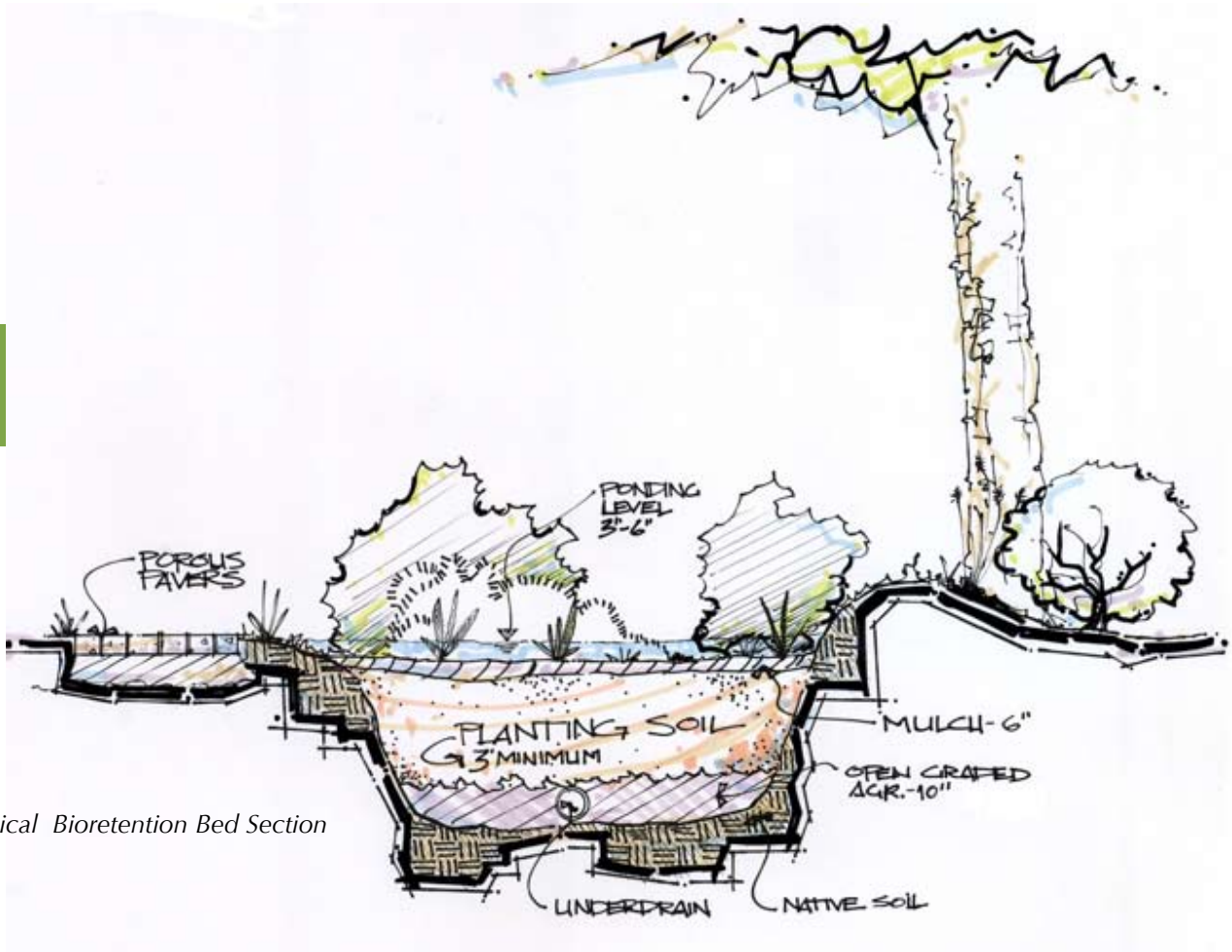
- Requires extensive landscaping
- Not recommended for areas with steep slopes

MAINTENANCE REQUIREMENTS

- Inspect and repair/replace treatment area components



The rear of the building now has two patios incorporated into the design. The main bioretention area is located in close proximity to the structures and provides handsome vegetation and color throughout the year. Boardwalks serve as pathways through these areas since they can sustain heavy rains while the water is in the process of infiltrating completely.



Typical Bioretention Bed Section

LANDSCAPE SUGGESTIONS

The landscaping of bioretention systems is a critical component for their success. A dense and vigorous vegetative cover should be established over the contributing pervious drainage areas before runoff can be accepted in the facility.

The plantings should resemble a terrestrial forest ecosystem with a suggested variety of three plants from the tree, shrub, and groundcover layer chosen.

There should be a 2:1 or 3:1 ratio of trees-to-shrubs and be spaced at regular intervals of a natural forest. The groundcover and mulch should be completed once the trees and shrubs are established.

For more information on how to build bioretention systems, refer to: www.georgiastormwater.com/vol2/3-2-3.pdf

Plants Commonly Used in Bioretention Areas

Provided by the Georgia Stormwater Manual Appendix F

Trees

Acer rubrum
Red Maple

Betula nigra
River Birch

Juniperus virginiana
Eastern Red Cedar

Koelreuteria paniculata
Golden Rain Tree

Nyssa sylvatica
Black Gum

Platanus acerifolia
London Plane-Tree

Platanus occidentalis
Sycamore

Quercus palustris
Pin Oak

Quercus phellos
Willow Oak

Salix nigra
Black willow

Shrubs

Aesculus parviflora
Bottlebrush Buckeye

Aronia arbutifolia
Red Chokeberry

Fothergilla gardenii
Fothergilla

Hamamelis virginiana
Witch Hazel

Hypericum densiflorum
Common St. Johns Wort

Ilex glabra
Inkberry

Ilex verticillata
Winterberry

Juniperus horizontalis
Creeping Juniper

Lindera benzoin
Spicebush

Myrica pennsylvanica
Bayberry

Herbaceous Plants

Andropogon virginicus
Broomsedge

Eupatorium perpurea
Joe Pye Weed

Hemerocallis spp.
Day Lily

Iris pseudacorus
Yellow Iris

Lobelia cardinalis
Cardinal Flower

Panicum virgatum
Switchgrass

Pennisetum alopecuroides
Fountaingrass

Rudbeckia laciniata
Greenhead Coneflower

Scirpus cyperinus
Woolgrass

Vernonia gigantea
Ironweed



Winterberry



Ironweed



Golden Rain Tree



Greenhead Coneflower



London Plane-Tree



Switchgrass



LANDSCAPE IMPROVEMENTS

DESIGN SOLUTIONS



The addition of the skate park is an excellent solution for the current demolition derby site. The construction of the ramps could be a Parks and Recreation Department project encouraging youth to have an active role throughout the design process, therefore increasing a sense of pride and ownership. This solution appeals to a sector of youth that is currently under served by existing city recreation programming.



◀ The auxiliary parking lot in the western portion of the site is for larger vehicles and excess parking. This “orchard design” concept is to create an orchard like setting that camouflages the parking lot when cars are not there.



The addition of a wildflower meadow can create more visual interest and intimate spaces for smaller group gatherings. Wildflower seed is inexpensive and a low maintenance solution that will require occasional mowing each season. The Cooperative Extension or the local garden club can assist in the selection of native varieties that will thrive the region.

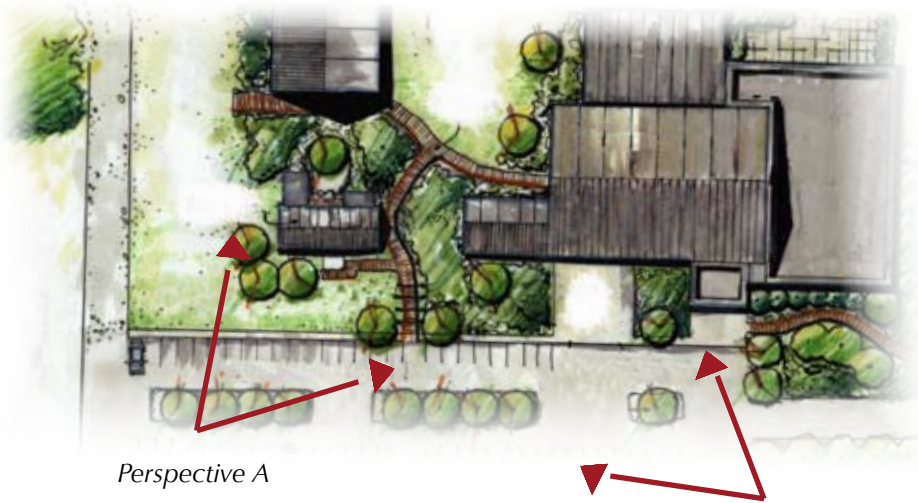


Landscape Improvements

DESIGN SOLUTIONS



Perspective A



Perspective A

Perspective B



Perspective B

Landscape improvements to the front of the main entrance to the exhibition hall are not only attractive but are part of the water management system. The overall appearance of the renovated buildings and new plantings will be the sign of success for the improved facility that will continue to serve the needs of Sumter County long into the future.



CONCLUSION

48 We came, we saw, we tried to solve some problems!

There are many options for the redevelopment of the Fairgrounds site. The possibilities excited the UGA design team and gave us great hope that this facility and its surrounding landscape can begin to create vivid memories for a new generation of Sumter County citizens. The suggestions made in this document coupled with recommendations from the Terry College of Business will give decision makers the material to make informed choices about the future of the facility.

Our emphasis on drainage, site clean-up and building improvements is undergirded by a new Advisory Committee that will function as the group to move the project forward.

We understand that many organizations and longstanding rentals are financially bound to lower rental prices. These groups should be given special compensation for their commitment to the property through its dark days. The project would not be here to complete if it were not for some of the shows and exhibitions returning to the fairgrounds year after year. The Junior Women's Club and Garden Club events, as well, have been anchors to keep the facility from running adrift --Do not keep them out of this process.

The new Theatre can be an incubator for local story telling and new theatrical works that might follow the lead of the "Swamp Gravy" phenomenon in Colquitt. With proper cultural programming at the building a wide array of creative activities can find a home at the Fairgrounds.

We encourage you to use this opportunity to create a statewide model for other cities that demonstrates how imaginative reuse of a property, which often might have been easily overlooked or forgotten, can become a center for community celebration.



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