EXPO MASTERPLAN RECOMMENDATIONS

Washington County, Texas

Prepared by PlanNorth Architectural Co.

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
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PLANNORTH
ARCHITECTURAL CO.

Process

Stakeholder Engagement

Talk to people, specifically those who are most affected, and enough people to get differing perspectives

Facility Evaluations

Document and understand the functional use, age and quality of buildings onsite

Programming & Feasibility

Assign the appropriate square footage to any space that is needed, determine if areas can be repurposed or reallocated, and determine how projects could work on the potential sites

Existing Conditions

Study and understand the buildings and site, and all of the specific details of each, to determine how they can be made better before building anything new

Strategic Plan Alignment

Check that the proposed solutions meet the intent of the Public's feedback, adopted by the Court in the Strategic Plan

Long-Range Planning

Set guidelines for evaluating future projects, plan space for future additions and circulation, "think ahead"

Prioritization Framework

CATEGORY 1

Immediate Needs

Projects necessary for the safety and security of the Public, addressing non-compliant structures and critical operational needs

- Public Safety
- Accessibility
- Court Operations
- Secure Separation
- Capacity Constraints
- Public Accommodations

CATEGORY 2

Community Opportunities

Projects which open additional economic and community opportunities for Washington County

- Agriculture
- Youth Development
- Event Capacity
- Weather Reliability
- Economic Development
- Tourism

CATEGORY 3

Future Planning

Land use planning for projected future needs related to growth and expansion

- Drainage Improvements
- Utility Capacity
- Traffic Circulation
- Site Readiness
- Expansion Areas
- Technology Integration

WEST OF OLD INDEPENDENCE

Washington County, Texas

Expo Community Engagement

Stakeholder	Location	Date
Expo	WC Expo	3/20/25
Equestrian Needs	South Texas Tack	3/20/25
Commissioners Court	WC Expo Sales Facility	4/16/25
Homeland Security	WC Expo Sales Facility	4/16/25
Chamber Board	Chamber	4/16/25
Fair Association	WC Expo Sales Facility	4/16/25
Economic Development Foundation	WC Expo Sales Facility	4/16/25
Tourism Advisory Board	Morriss Hall	4/17/25
4H Stakeholders	WC Expo Sales Facility	4/17/25
Producers	WC Expo Sales Facility	4/17/25
Katy ISD Tour	Katy ISD Ag Center	5/5/25

Expo Community Engagement (Continued)

Stakeholder	Location	Date
Expo/WCFA	PlanNorth	6/24/25
Masterplan Progress	PlanNorth	7/17/25 & 8/21/25
WC Fair Association	Expo Event Center	9/8/25
ShoWorks	Holiday Inn	9/18/25
Facility Walk Through	Fairgrounds	9/18/25
Site Neighbor / Drainage	PlanNorth	10/8/25
Expo/WCFA	VIP Building	11/4/25
City of Brenham	City Hall	3/3/26, 05/19/26
Restroom Options	PlanNorth	3/23/26
Expo/WCFA	PlanNorth	5/12/26
Historical Context Review	PlanNorth	6/1/26

Community Opportunity: Covered Arena

Agriculture
Expand opportunities supporting livestock activities, equestrian events, and agricultural education.

Youth Development
Increase opportunities for Youth participation, competition, and leadership development.

Event Capacity
Provide covered space capable of supporting multiple events and programs throughout the year.

Weather Reliability
Reduce disruptions caused by weather; improve ability to host and support events consistently.

Economic Opportunity
Support tourism, event attendance, visitor spending, and economic activity associated with County events.

Community Benefit
Create a flexible venue for agricultural, educational, civic, and Community functions.

Long-Range Development/Infrastructure

Drainage

Support long-term functionality, safety, and future development by coordinating drainage across both sides of Old Independence (tie in underground), Amend FEMA map

Utilities

Provide infrastructure capacity for current operations and future expansion as part of a "big picture" plan. (Immediate: improved electrical, plumbing)

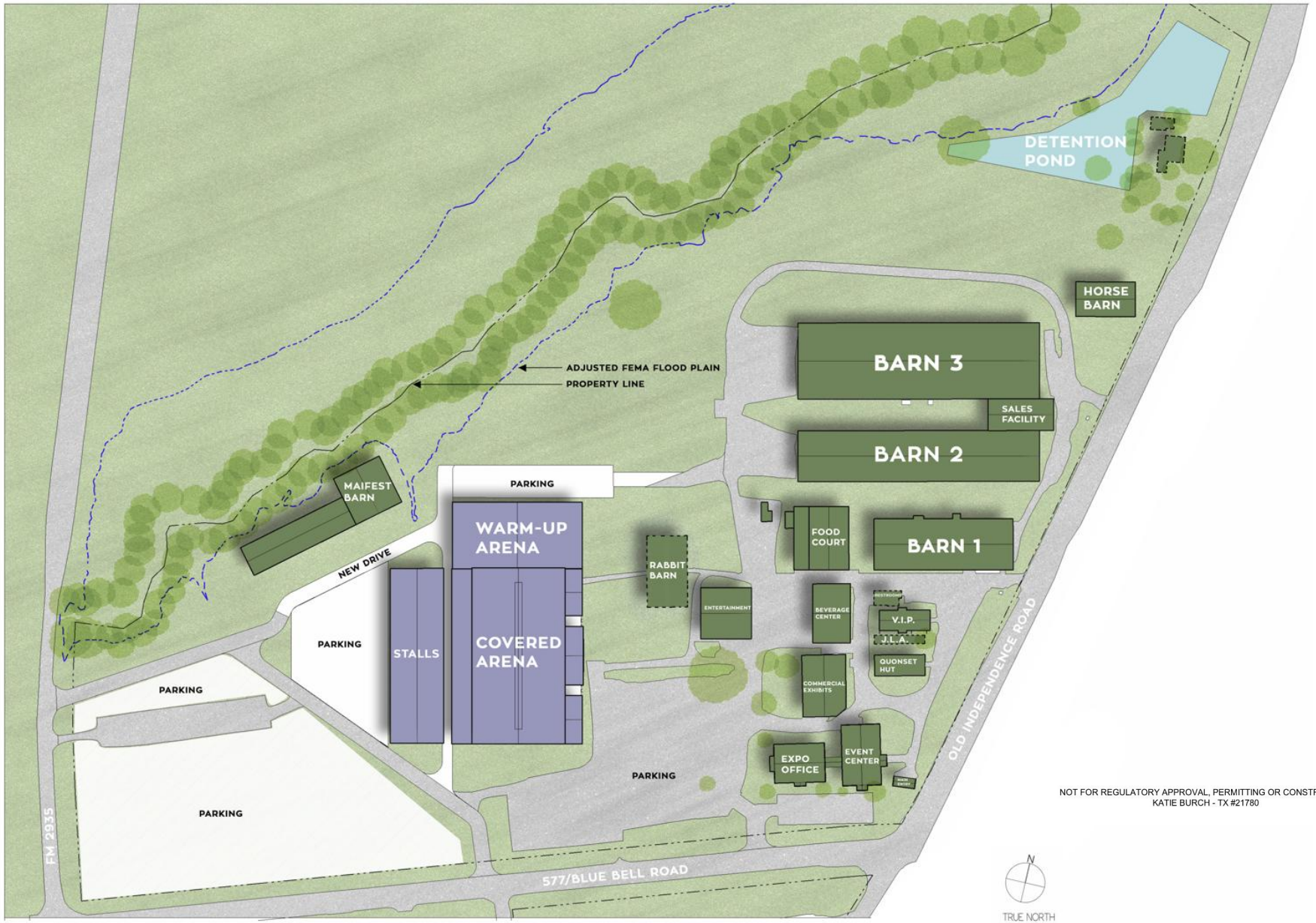
Circulation

Improve traffic flow, access, parking, and event operations over time through close coordination on projects across Old Independence

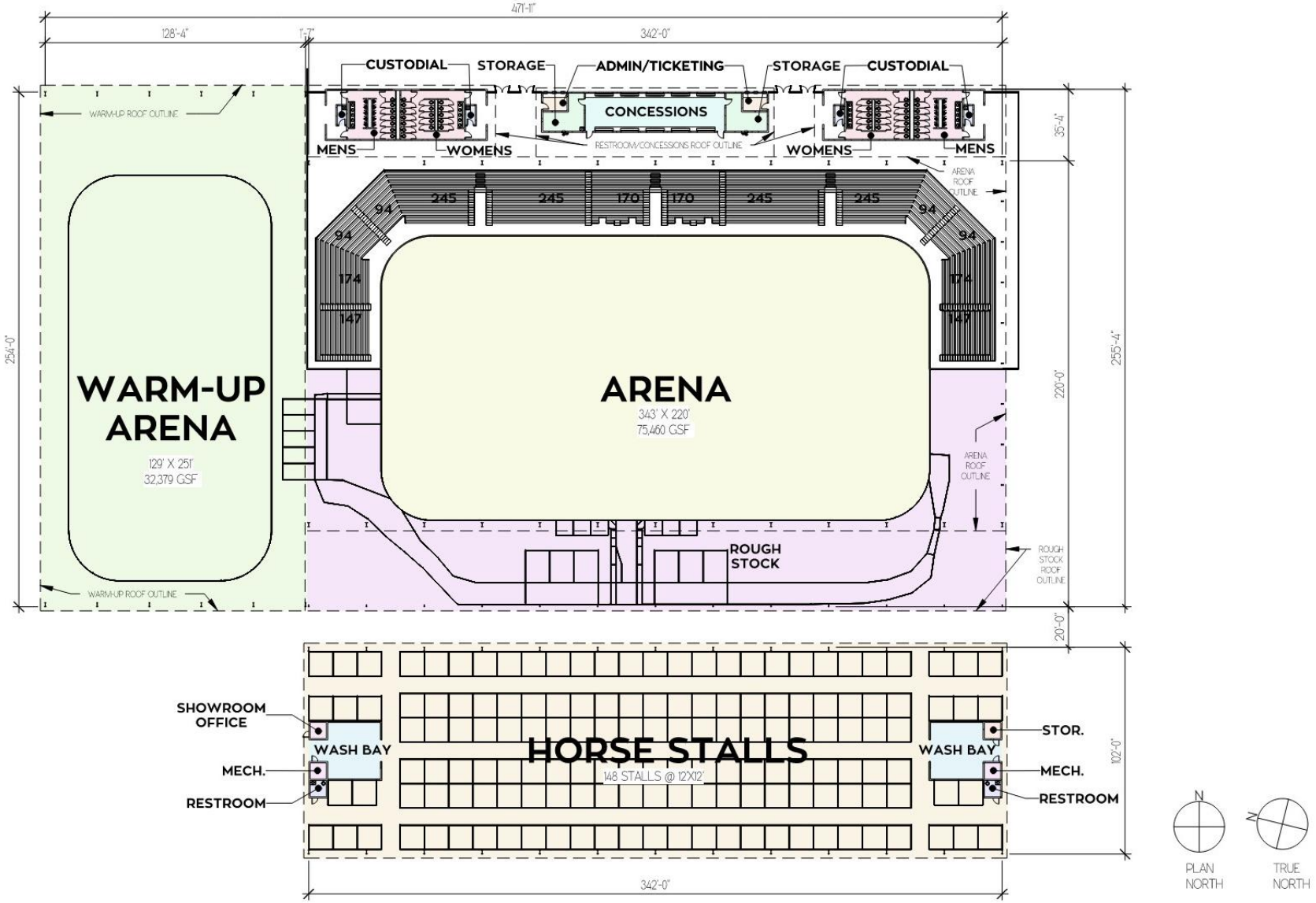
Site Readiness

Keep building a framework for future Masterplan Project implementation: Create documentation and history such that when it's time, we've set up the next generation for success

Covered Arena (Multipurpose) Site Plan



Covered Arena (Multipurpose) Floor Plan



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Covered Arena Rendering

Covered Arena Rendering

Long-Range Principles

“Make the Small Things Better Along the Way”

Anything you “touch”, bring it up to code/make it accessible right then.

- *“Repair instead of fix”*

“Improve the Whole”

- *Restrooms at the Covered Arena, designed to serve from both sides*
- *Concession stand which can serve from both inside the arena and outside.*
- *Coordinating the master plan across Old Independence Road (Community/Flex space)*

“Technology First” Thinking:

Technology is an integrated part of the lives of the younger generations and critical to retaining community leadership/position of influence. Design, repair, and construction efforts should always seek out ways to include the latest in evolving technologies.

- *Cattle sale technology*
- *Courtroom Technology*

Questions & Discussion