

Northwest Equestrian Park Master Plan



April 19, 2006 • Prepared by: Greenways Incorporated • Gh2 Architects • JW Zunino Associates

Overview

The city of Las Vegas has determined the need to further examine the feasibility of building a new equestrian park on 320 acres of land that was acquired for this purpose in the Northwest sector of the city. The project site is bounded on the east by Jones Boulevard, on the south by Iron Mountain, on the west by property owned by the Bureau of Land Management and on the north by a future expressway, now known as Moccasin Road. Of the 320 acres approximately 80 acres is currently available for the future development of the equestrian park. This 80 acres is sufficient to accommodate all of the needed future development of the park, with the exception of a future boarding and stables operation and a world-class equestrian cross country course. The **primary goal** of this master plan has been to explore the feasibility of building a high quality equestrian park in Northwest Las Vegas.



Key Equine Park Facilities

The overall concept of the proposed Northwest Equestrian Park addresses all the functional requirements necessary for optimum usage, future expansion, flexibility, safety and efficiency. The key elements of the park are as follows:

- **150 x 300 Show Arena w/Warm-Up Arena**
- **Seats 2,800 under permanent cover**
- **150 x 300 Rodeo Arena & Warm-Up Arena**
- **Seats 3,500 under tensile cover**
- **80 x 150 Outdoor Event Arena**
- **110 x 200 Outdoor Cutting Arena**
- **150 x 300 Outdoor Practice Arenas**
- **Dressage and Grand Prix Area**
- **3 Horse Barns with 360 stalls**
- **Expandable to 840 stalls**
- **Parking for 1,382 cars**
- **70-space Recreational Vehicle Park**
- **Northwest Las Vegas Trailhead (Free)**
- **Maintenance and Service Area**
- **Private Entrance for Participants**
- **Grand Public Entrance Drive**
- **Multipurpose Courtyard**
- **Administrative Offices**
- **Concessions Building**
- **Elevated 1 acre Pedestrian Plaza**
- **200-acre World Class Cross Country Course**

The Equestrian Park Master Plan is illustrated in an aerial rendering on the inside of this summary report. It depicts the fully developed park. The view is looking from the southeast corner of the park to the northwest corner.

Northwest Equestrian Park Master Plan - Aerial Rendering



Location: Corner of Iron Mountain and Jones Boulevard, Northwest Las Vegas, NV

Development Costs

Based on the design program, the Northwest Equestrian Park is estimated to cost approximately \$32 million (2005 dollars) to construct. Almost one third of these costs involve site improvements such as roadways, parking lots, utilities and earthwork. The covered event arena, outdoor event arena, horse barns and administration building are the remaining "big ticket" elements. A summary of the major project elements and their associated costs is listed below.

Administration Building	\$2,042,575
Concessions	\$1,295,875
Covered Event Arena	\$5,866,151
Covered Warm-Up Arena	\$1,224,000
Outdoor Event Arena	\$3,930,214
User Storage Building	\$132,480
Horse Barns	\$3,306,000
Outdoor Practice Arenas	\$686,304
Recreational Vehicle Park	\$1,028,425
Trailhead	\$895,024
Support/Maintenance Buildings	\$639,757
Site Improvements	\$11,238,544

Grand Total **\$32,285,348**
(does not include A/E fees or contingencies)

Operations/Management

In order for the park to achieve its maximum potential, a full-time staff will need to be employed, and the park will need to be operated like a business. The master plan examines three different types of management:

- Public Ownership (City and partners)
- Non-Profit Corporation (contracted)
- Private Management Company (contracted)

The plan also defines a host of management and operation issues that must be addressed, including operational, event booking, facility use, liquor and food and beverage policies.



Phased Development

The following construction phasing scenario is based on priority user needs while also attempting to equalize capital requirements. This phasing scenario will result in virtually continuous construction through completion of the master plan.

Phase One: \$8.7 million

- Site Work/Infrastructure/Parking
- 1 Horse Barn
- Outdoor Event Arena (Rodeo)
- Trails
- Restrooms/Concessions
- Signage

Phase Two: \$12.9 million

- Covered Arena
- Administration Building
- Entry Plaza
- Dressage/Grand Prix
- Site Work/Infrastructure/Parking

Phase Three: \$10.7 million

- Trailhead
- RV Park
- Round Pens
- Landscaping
- Main Entry
- Cross Country Course

Future Facility Usage

There is a very high demand for equestrian event facilities with a capacity of at least 300 horse stalls within the Las Vegas market. Competition for these events within the market, among affordable high-quality facilities, is virtually non-existent. The primary competing venue for anticipated events is the existing Horseman's Park. It would be very difficult for Horseman's Park to compete against the proposed Northwest Las Vegas Equestrian Park. The proposed Northwest Las Vegas Equestrian Park is planned and programmed to avoid competition with larger, more costly to utilize facilities being developed at South Coast Casino. The proposed Northwest Las Vegas Equestrian Park will dominate the regional market for equestrian events with up to 400 horses, and will acquire some events with more than 400 horses due to the anticipated quality of facilities and relatively modest proposed pricing structure.

For more information or to view the complete plan visit www.lasvegasnevada.gov or contact the Planning and Development Department at 702-229-6301.