

Texas Horse Park Master Plan and Design

Trinity River Corridor Project Committee
Briefing

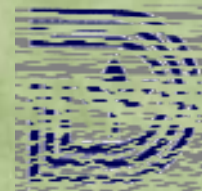
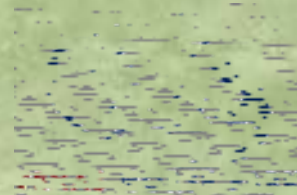
December 4, 2007

City of Dallas
Park & Recreation Department
Trinity River Corridor Project

BROWN REYNOLDS WATFORD



ARCHITECTS, INC.



Project Team

Dallas Park and Recreation Department
Trinity River Project Office
Texas Horse Park, Inc.

Owner
Owner
Operator

Brown Reynolds Watford Architects, Inc.
The Office of Christopher Miller
Pacheco Koch*
Lopez Garcia Group*
Jaster-Quintanilla*
Lyons Zarembo, Inc.
Geo-Marine
DeShazo, Tang & Associates*
Hill International, Inc.

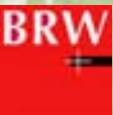
Architect
Landscape Architect
Civil Engineer
MEP
Structural Engineer
Exhibit Planner
Archeology History
Traffic
Cost Estimator

*M/WBE



Project History

- 1998** Trinity River Corridor Bond Package passed including \$2.56 million for an equestrian center
- 2002** BRW Architects engaged for feasibility study and planning of the center
- 2005** Texas Horse Park, Inc. (THPI) formed as a non-profit to operate the Texas Horse Park under a Development and Management Agreement with the City of Dallas
- 2006** THPI committed to match City's total funding of \$15 million
- City of Dallas 2006 Bond Election passed including \$12 million for the development of the Texas Horse Park and \$2 million for land acquisition
- Remainder of Phase I cost to be raised by THPI through private donations and grants
- 2007** Texas Horse Park Masterplan completed

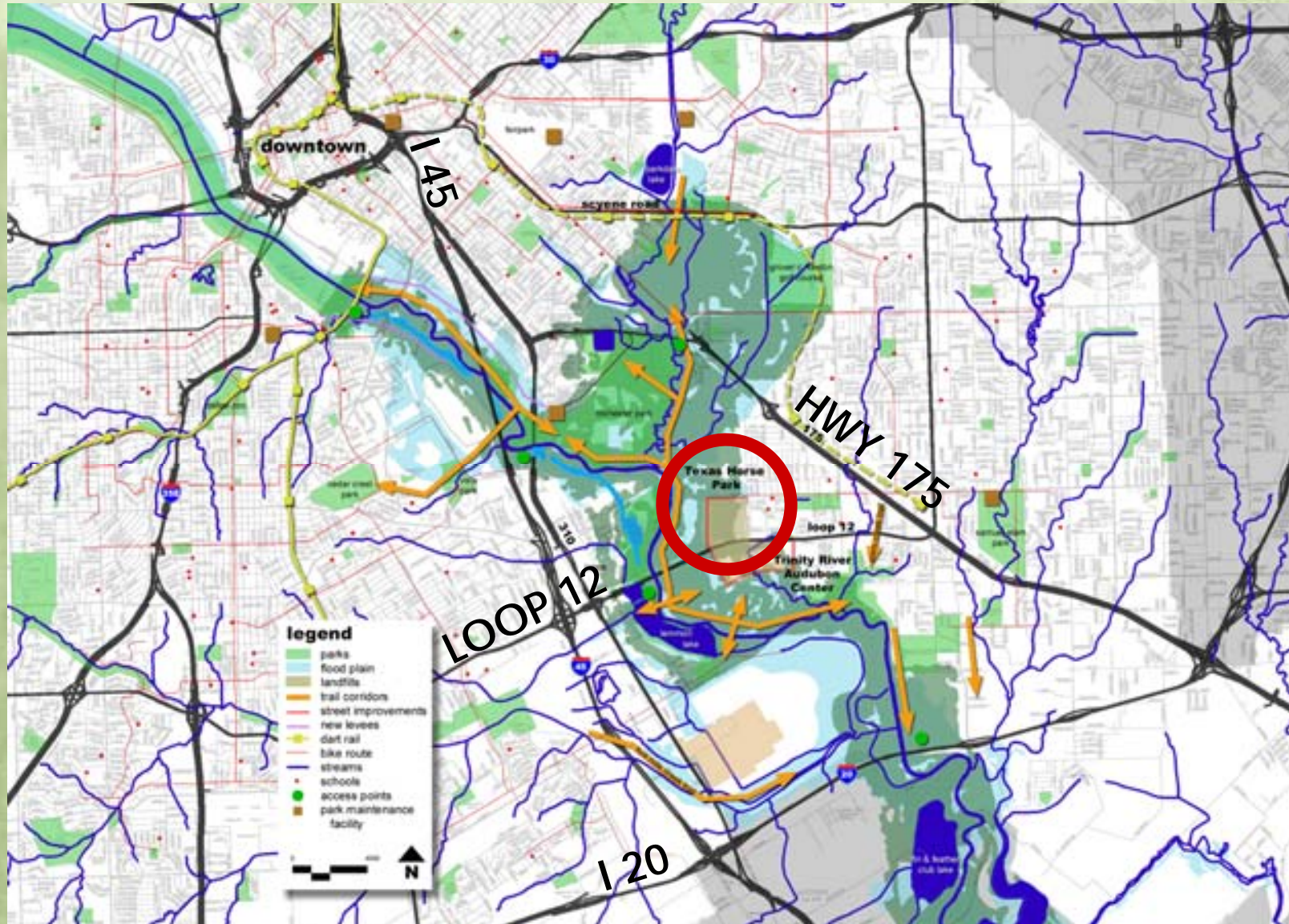


Project Goals

- Promote the development of a multi-disciplinary equestrian facility as a component of the Trinity River Corridor Project
- Host local and world class equestrian events and establish inner city and educational outreach programs
- Benefit the City of Dallas and its citizens economically, educationally, culturally, recreationally, and ecologically
- Foster conservation and appreciation of Texas' historic equestrian tradition



Project Area



Project Area



Site Plan

Master Plan



Site Plan

Developed Area



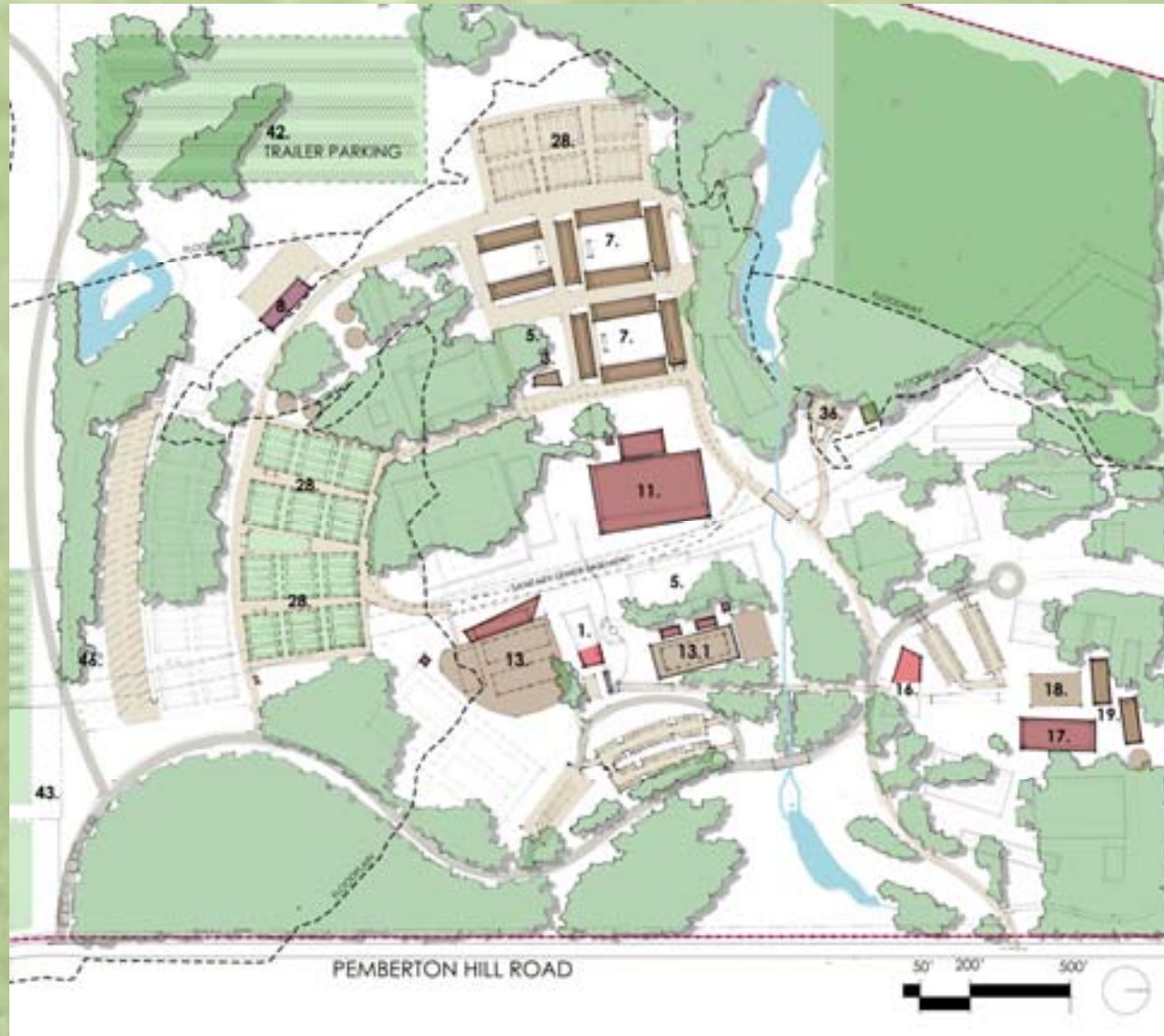
LEGEND

1. Visitor Center
- 2.2 Lodge
3. Equestrian Lounge
4. Grooms' Quarters
5. Vendors
7. Horse Barns
8. Maintenance Barn
11. Covered Show Case Arena
150'x300' - 2000 seats
12. Covered Main Show Case Arena
262'x327' - 4000 seats
- 12.1 Grand Prix Field
13. Uncovered Large Performance Arena
262'x229' - 2000 seats
- 13.1 Uncovered Small Performance Arena
100'x250' - 100 seats
- 13.2 Covered Small Performance Arena
100'x250' - 500 seats
16. Outreach Administration
17. Covered Schooling Arena (200'x70')
18. Uncovered Schooling Arena (100'x150')
19. Schooling Horse Barns
21. Schooling Hay & Feed Barn
28. Temporary Stalls
36. Trailhead Staging Facility
42. Competitor Grass Trailer Parking
43. Event Grass Overflow Spectator Parking
46. RV Competitor Parking
54. Therapeutic Horse Barns
55. Covered Therapeutic Arena (200'x325')
- 55.1 Indoor Therapeutic Arena (100'x200')
- 55.2 Uncovered Therapeutic Arena (125'x225')
57. Maintenance Garage
70. Rescue Horse Barns
72. Covered Rescue Arena (120'x250')
92. Bunkhouse

MASTERPLAN

Site Plan

Phase I



LEGEND

1. Visitor Center
3. Equestrian Lounge
5. Vendors
7. Horse Barns
8. Maintenance Barn
11. Covered Show Case Arena
150'x300' - 2000 seats
13. Uncovered Large Performance Arena
262'x229' - 2000 seats
- 13.1 Uncovered Small Performance Arena
100'x250' - 100 seats
16. Outreach Administration
17. Covered Schooling Arena (200'x70')
18. Uncovered Schooling Arena (100'x150')
19. Schooling Horse Barns
28. Temporary Stalls
36. Trailhead Staging Facility
42. Competitor Grass Trailer Parking
43. Event Grass Overflow Spectator Parking
46. RV Competitor Parking

PHASE I

PEMBERTON HILL ROAD

50' 200' 500'



Program

Phase I

Competition Venue

1. Visitor Center (Administration / Sponsors Lounge / Banquet / Conference Center / Security Points)
3. Equestrian Lounge
5. Vendor Village & General Store
7. Horse Barns (10 Barns = 300 stalls)
9. Covered Grooming and Wash Stations
10. Farrier / Vet Clinic
11. Covered Show Arena (150' x 300')
13. Uncovered Large Performance Arena (230' x 262')
- 13.1 Uncovered Small Performance Arena (100' x 250')
14. Covered Warm-Up Arena (60' x 120')
15. Two (2) Uncovered Warm-up Arenas (100' x 150')
20. Two (2) Round 20m Pens
28. Temporary Stalls (800)
34. Straw and Manure Collection Stations



Program

Phase I

Equestrian Outreach Center

Administration

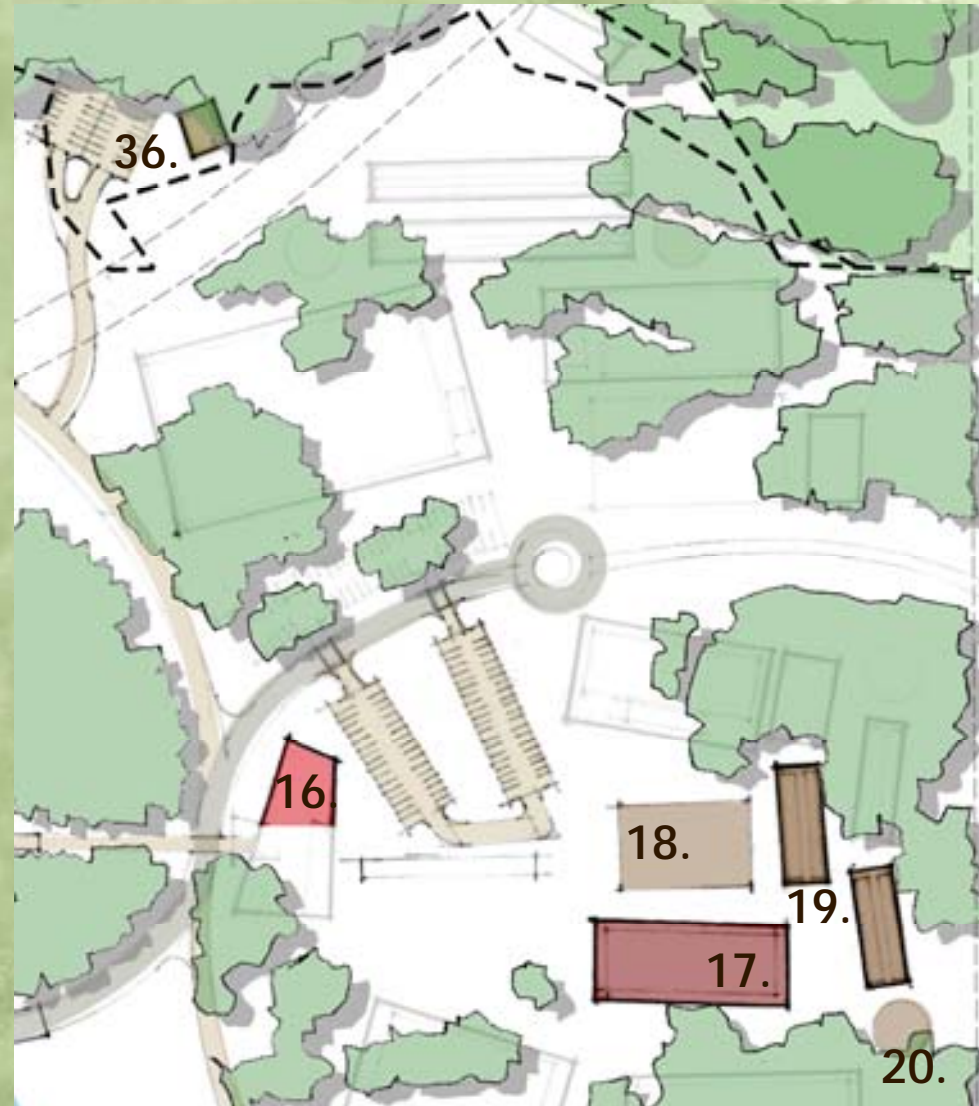
- 16. Office / Classrooms / Meeting Rooms

School of Horsemanship

- 17. Covered Schooling Arena (200' x 70')
- 18. Uncovered Schooling Arena (100' x 150')
- 19. Two (2) Schooling / Boarding Barns (20 stalls each)
- 20. Round 20m Pen

Trails

- 36. Trailhead Staging Facility



Comparable Facilities

Kentucky Horse Park



Dressage Ring



Shed Row Barns

Comparable Facilities

Colorado Horse Park



Jumping Arena



Berm Seating

Comparable Facilities

Lamplight Equestrian Center



Café overlooking Arena



Pavilion Seating

Comparable Facilities

Shea Therapeutic Center



Covered Grooming and Wash Stations



Covered Arena

Comparable Facilities



Mill Creek Equestrian Center
Barn Courtyard



Virginia Horse Center
Covered Grandstand Seating

Other Facilities Toured:

Georgia International Horse Park

Los Angeles Equestrian Center

Georgia National Fairgrounds

Huntington Central Park

Budget Summary

Phase I

Infrastructure	\$3,690,000
Barns	\$8,860,000
Arenas	\$6,240,000
Entry / Visitor / Administration	\$970,000
Outreach Center	\$2,660,000
Cross Country	\$1,100,000
Trails	\$60,000
Development Costs	\$6,320,000
Total Budget	\$30,000,000

Schedule

Start Schematic Design	January 2008
Phase I	
Start Design Development	February 2008
Potential Floodplain and Fill Permit	February 2008 – July 2009
Complete Construction Documents	May 2008
Bidding and Contract Award	September 2008 - December 2008
Start Construction	January 2009
Substantial Completion of Construction	March 1, 2010
Owner Occupancy	March 2010
Soft Opening	May 1, 2010

Sustainability

LEED certification will be pursued for three major buildings: the Visitor's Center, Outreach Administration, and Lodge.

Additional sustainable strategies will be studied for use throughout the park.



Energy Sustainability

Geothermal Energy

Biomass Gasification

Solar Panels

Wind Power

Water Conservation

Rainwater Harvesting

On-site Well Water

Xeriscaping

Materials and Indoor Environmental Quality

Daylighting

Low VOC Materials

Recycled / Renewable Materials

Site Sustainability

On-site Composting

Constructed Wetlands

Porous Paving

Storm Water Collection



Porous Paving



Rainwater Harvesting



Constructed Wetlands

Concept Design

Entry



Concept Design

Plaza



Concept Design

Arenas



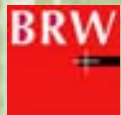
Concept Design

Barns



Concept Design

Landscape



Texas Horse Park at the Trinity

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