

HORSEMAN'S PARK AND DOG FANCIER'S PARK

LAS VEGAS, NV



**MASTERPLAN
2007**

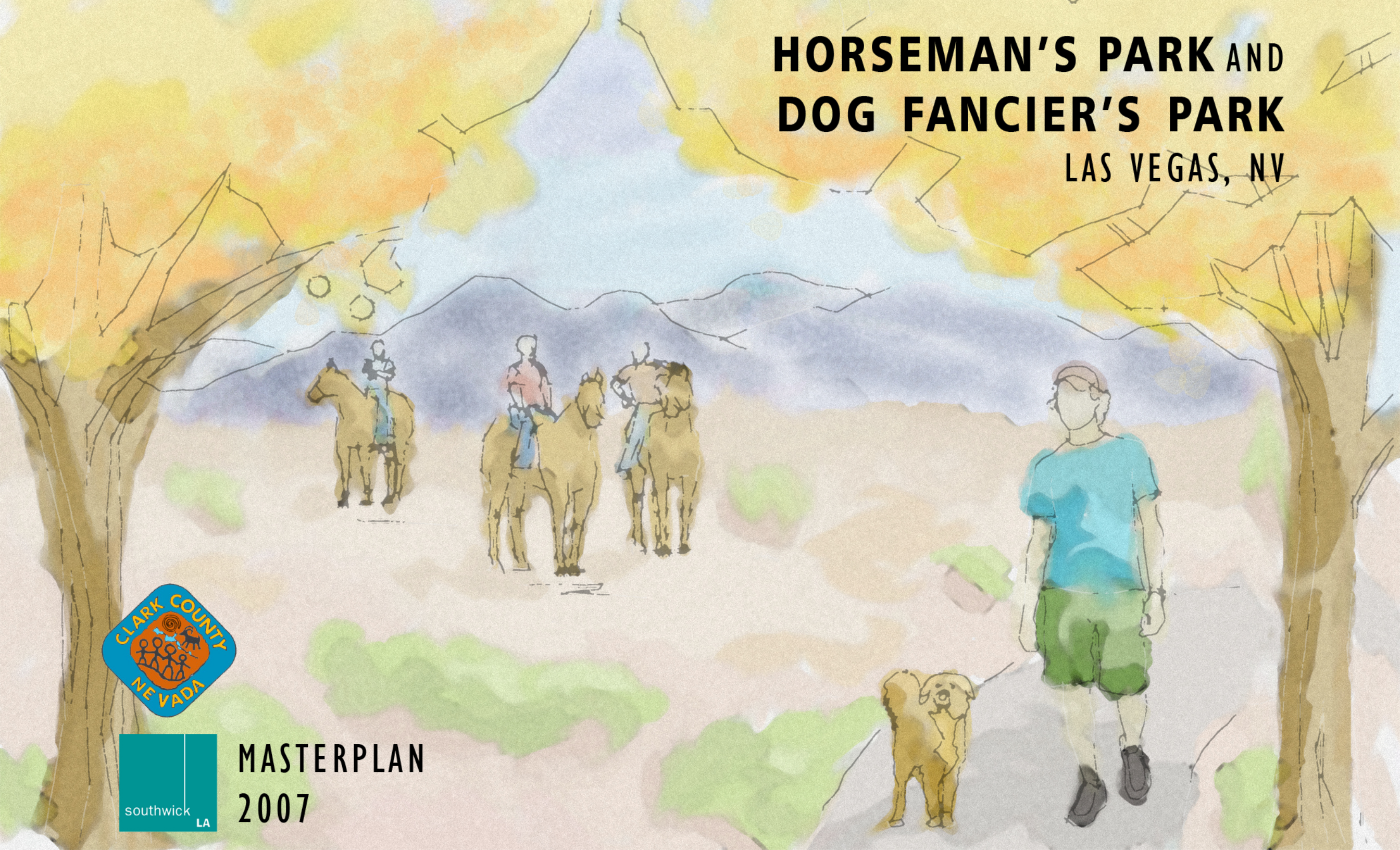




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PREFACE

WHAT IS A MASTER PLAN

A master plan represents a strategic plan to guide the development and growth of the park over the next ten to twenty years. It is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the park.

All ideas located in this master plan are conceptual in nature and are not intended to address every detail. This plan is intended to address a broad spectrum of ideas and issues that may arise in the development of the parks in the next ten to twenty years.



Neighborhood meeting.

PURPOSE

This document provides a framework of design guidelines for the future of Horseman’s Park and Dog Fancier’s Park. This master plan is the planning process for a ten to twenty year growth within the two parks. Park directors and county management should use this master plan when making future decisions about Horseman’s Park and Dog Fancier’s Park.

PROCESS

Public interest groups consisting of both horse and dog park users were invited to a series of design meetings. These meetings provided a chance for their needs and concerns to be heard. A series of public meetings were also conducted for local residents to provide their input. The main concern at the meetings was to make sure the parks continue their specialty uses for dogs and horses. Refer to appendix five for a more detailed summary of meeting participant concerns.

In addition to the public meetings, an important component of the master plan process is to create assessments of exiting conditions and uses of the parks. After gathering background information and research for Horseman's and Dog Fancier's

Parks, it was important for the design team to evaluate the uses and needs of the existing park. A matrix was created by compiling information from meetings and research to develop the basic needs and functions of Horseman’s and Dog Fancier’s Parks, which can be found in appendix five.

Aerial photos and measurements taken from site visits helped create a digital map of the park. This map was used as a base for the conceptual renderings found in the Physical Plan section of this document.

The final master plan has evaluated the park users needs, the expectations of the parks future capacities and needs.



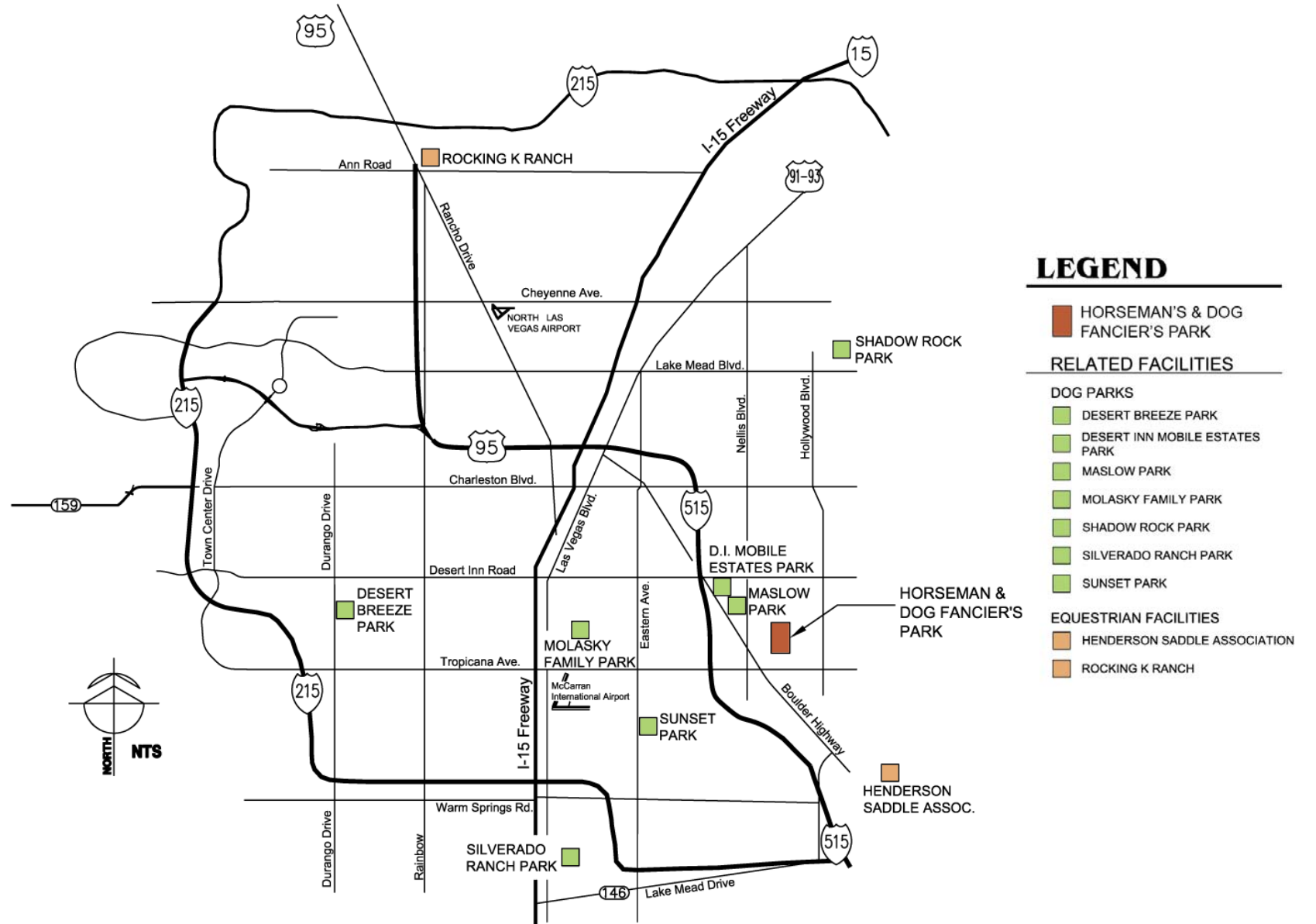
Interest group meeting.



EXECUTIVE SUMMARY

VICINITY MAP

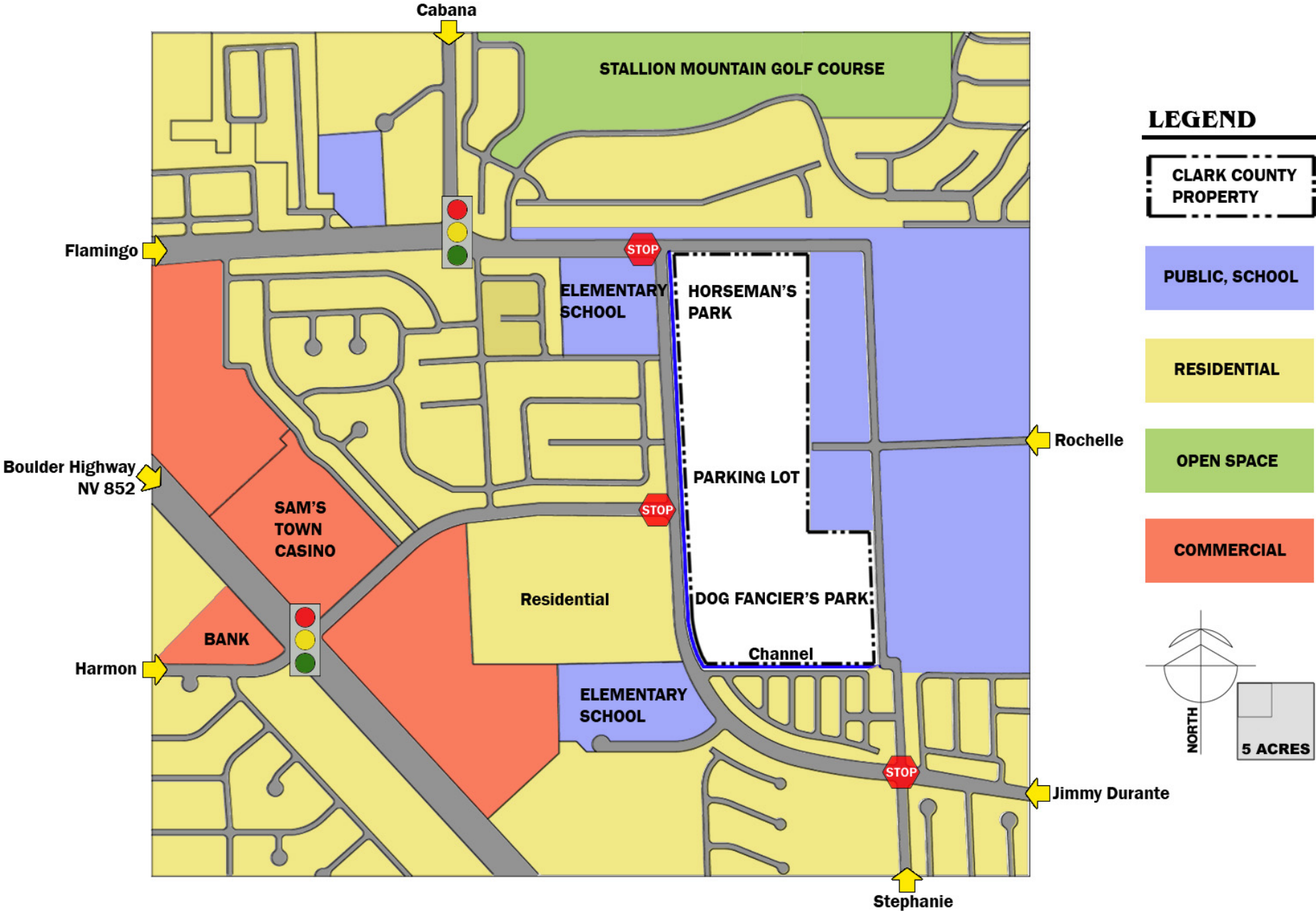
Horseman's Park and Dog Fancier's Park are located in the southeast portion of the Las Vegas Valley. Jimmy Durante runs along the western side of the parks, Flamingo Road is to the north and Stephanie Street is to the east. Horseman's Park on the northern portion of the Clark County property. Dog Fancier's Park is on the southern portion. An unpaved parking lot separates the two parks.





ADJACENT INFLUENCES

Public land surrounds most of the site. Two elementary schools are west of the park. Clark County owns the property along the eastern side of the site. This property is used for Clark County maintenance facilities. Residential land occupies the remaining land immediately adjacent to Horseman’s Park and Dog Fancier’s Park. Southwest of the project site, along Boulder Highway sits Sam’s Town Casino. Sam’s Town is part of the Boyd Gaming Corporation, and locally owned. Bank of America is across Boulder Highway from Sam’s Town Casino. A golf resort residential neighborhood lies between Stallion Mountain Golf Course and the northern portion of Horseman’s Park. A regional flood control channel runs along the west and south sides of the park. This limits access to the park.





EXECUTIVE SUMMARY



Horseman's Park May 27, 1982.

INTRODUCTION:

The master plan provides the framework for economical impacts and the planning of Clark County Horseman's and Dog Fancier's Park. Its purpose is to explore ideas of possible uses and functions.

From the days when Las Vegas was founded, the valley has been a horse community. In back yards throughout the county, there have been horses, and these horses were exhibited at the old Stardust Arena, the Helldorado Rodeo, and the Nevada State Horseman's Shows at Horseman's Park. What do all these horses mean to Clark County?

In the late 1980's or early 1990's, Debbie Martin, the 4-H agent for Clark County with the assistance of the University of Nevada Reno Agriculture Department, undertook a census of horses in Clark county. The number of horses accounted for came to 17,000. Unfortunately, many horses were not counted as horse owners were afraid the census was for tax purposes on the number of horses that they own. What does 17,000 horse mean to Clark County?



1. 17,000 horses consume 59,500 tons of hay per year, valued at \$14,850,000 with most of the hay being brought to Las Vegas by local truckers and retailers.
2. They consume 7,500 tons of grain equal to \$4,500,000.
3. These horses were wormed with \$306,000 worth of de-worming pastes or products.
4. They ride in \$102,000,000 worth of horse trailers...
5. Pulled by \$212,500,000 in trucks,
6. They live in \$20,400,000 worth of barns and corrals
7. They use \$4,250,000 in veterinary services.
8. They wear \$9,350,000 in saddles, tack and equipment

TOTAL EXPENDITURES: \$367,853,060

This does not include licensing, fuel, competition entry fees, hotel rooms, cattle fees and the *most important cost*, the cost of the *horse!* We have horses in Clark County that are valued from \$500 to over \$250,000! There are owners in Clark County who have sold single horses in excess of \$500,000. This is quite an expensive recreational activity.

Horse shows are a major economic activity to the health of any community. Different Breed Associations and Horse Show Associations (American Quarter Horse Association, United States Equestrian Federation, etc.) estimate that each person attending a show spends in excess of \$200 per day. Each horse exhibited represents 2½ people in attendance. Example: A three-day horse show with 320 horses equals \$480,000 and this money changes hands three times before it leaves the community. This is a \$1,440,000 economic impact and does not include entry fees or other activity imposed fees.

With 476 stalls and Horseman's Park operating at 75% capacity, 50 weeks a year, this is a \$80,156,250 (without entry fees or activity-imposed fees) economic impact to Clark County. What other recreational activity in Clark County has that type of potential economic impact to the community? Currently, this economic impact can be seen going up or down Interstate 15 or US 95 to St. George, Utah, Prescott Arizona, Reno, Nevada, Los Angeles, California, and numerous other small towns in Nevada and surrounding states that provide horse facilities

Presently there it would be very difficult for Horseman's Park to reach its potential and serve the horse owners of Clark County with its current layout and design. Patchwork fixes will help the

park slightly, but is not what Clark County needs or what the horse owners want.

Clark County does not have adequate facilities for equestrian recreation and the existing conditions do not provide enough amenities for equestrian activity.

Dog Fancier's Park provides dog focused recreational space for nearby neighbors as well as regional users. Dog Fancier's Park is heavily used for dog classes and dog focused events. The existing conditions need to be improved because of the heavy use. Both parks are old and need to be renovated to meet current demands.

Improvements to Dog Fancier's Park will not only provide a larger area for dog events and classes, but will serve the interests of both local neighborhoods and regional park users.

Improvements to both parks will help facilitate and promote recreational community activities. Horseman's park will provide a place for the valley to host equestrian events and in turn generate revenue for Clark County Parks. Equestrian owners will have a centrally located facility for their horses.



EXECUTIVE SUMMARY

HISTORY

Horseman's Park

Opening in 1971, Horseman's Park has provided regional equestrian users with a facility to host rodeos, horse shows and various other horse events in Clark County.

Horseman's Park attracted many events because it was an ideal facility in a great location. However, as events gained popularity Horseman's Park was unable to provide adequate facilities for these events. The original attraction faded to nearby communities that had the capacity to host larger events.

Previous planning efforts for Horseman's Park were conducted by the Planning and Fiscal



The original trophy show office is surrounded with Mulberry trees and turf. Clark County Aquatics offices are currently located here.

Services Division of Clark County Parks and Recreation. A management analysis of Horseman's Park was completed in August 2004. It identifies various approaches to reach a balanced cost neutral facility. The management analysis focused on three ideas.

1. Decreasing expenses.
2. Increasing revenues.
3. A combination of the two.

No further research was taken once the management analysis plan was complete.

Dog Fancier's Park

This park opened in 1974, and is currently the largest dog park in Clark County and the only park where dogs are not required to be on a leash. It is also the only facility to host dog-focused events and activities, which includes locals favorite, Strut Your Mutt.

Dog Fancier's Park had gone through several changes with the latest being in 2004. Additional individual dog runs and concrete side walks were added.



Horse at Horseman's Park

Park Overview

The park can be divided into three areas according to their uses. However the park does not have any clear boundaries or paved vehicle access roads, so it is hard to determine the exact acreage for each section of the park. The entire park is approximately 47 acres. Horseman's Park accounts for half of the park property with 23 acres. As the name obviously states, this portion of the park is devoted for equestrian use.

The middle parcel of the park is dedicated for shared parking. The parking is eleven acres.

The remaining land is devoted to Dog Fancier's Park with a little over thirteen acres. Each park is divided further into specific areas of the park and will be described in more detail on the following pages.





EXECUTIVE SUMMARY

THE PARKS TODAY:

Horseman's Park

Existing Conditions:

There are eight barns between twenty and twenty-five years old, all in fair condition. Because of the age of the barns they will eventually need to be replaced. Each barn has forty individual stalls, with twenty on each side. They sit on block foundations with heavy metal locking dutch doors. A ten foot overhang off the barn stalls provides the only shade in the entire Horseman's Park.

Electricity, overhead lights, and water are provided on the overhang along the barns. The barn stalls have compacted white chat footings and are not in good condition. There is a designated manure drop at the end of the barns. Manure is picked up by maintenance at the end of shows and taken to a dumpster onsite.

There is a drive isle between the barns that is only approximately twenty feet wide. There is no designated circulation in the barn area so the drive isle is not large enough for unloading and a two-way drive isle.

A horse washing station is centrally located within the barns. There are no privacy dividers between washing stalls, which can potentially create

problems during mating season. Shade is also absent from this area. Water is extremely hot when first turned on in the summer months. If shade was provided it would help to cool water pipes, horses, and washers in this area.

Showers centrally located within the barn area are provided for event participants. There are six shower stalls between the men and women. Toilets are also provided in the same building. There are two other restroom buildings in Horseman's Park.

These restrooms are ideally located near the main arena for patron convenience during events. The older of the two restroom buildings is permanently closed, even for events and should be demolished. The remaining restroom has four stalls in the women's restroom. The men's restroom has two stalls and two urinals. This rest room is in fair condition, but will need improvements.

The RV parking and trailer parking is located to the west of the barns. Electricity and water spigots are sporadically found in this area. For the use of the electricity there is usually one major hub or hookup area that multiple trailers share. However, in warm weather conditions there are electricity shortages. When this happens the breaker is most likely suffering from a thermal overload. Because the water spigots are not

freeze proof they have the potential to break in cold winter conditions.

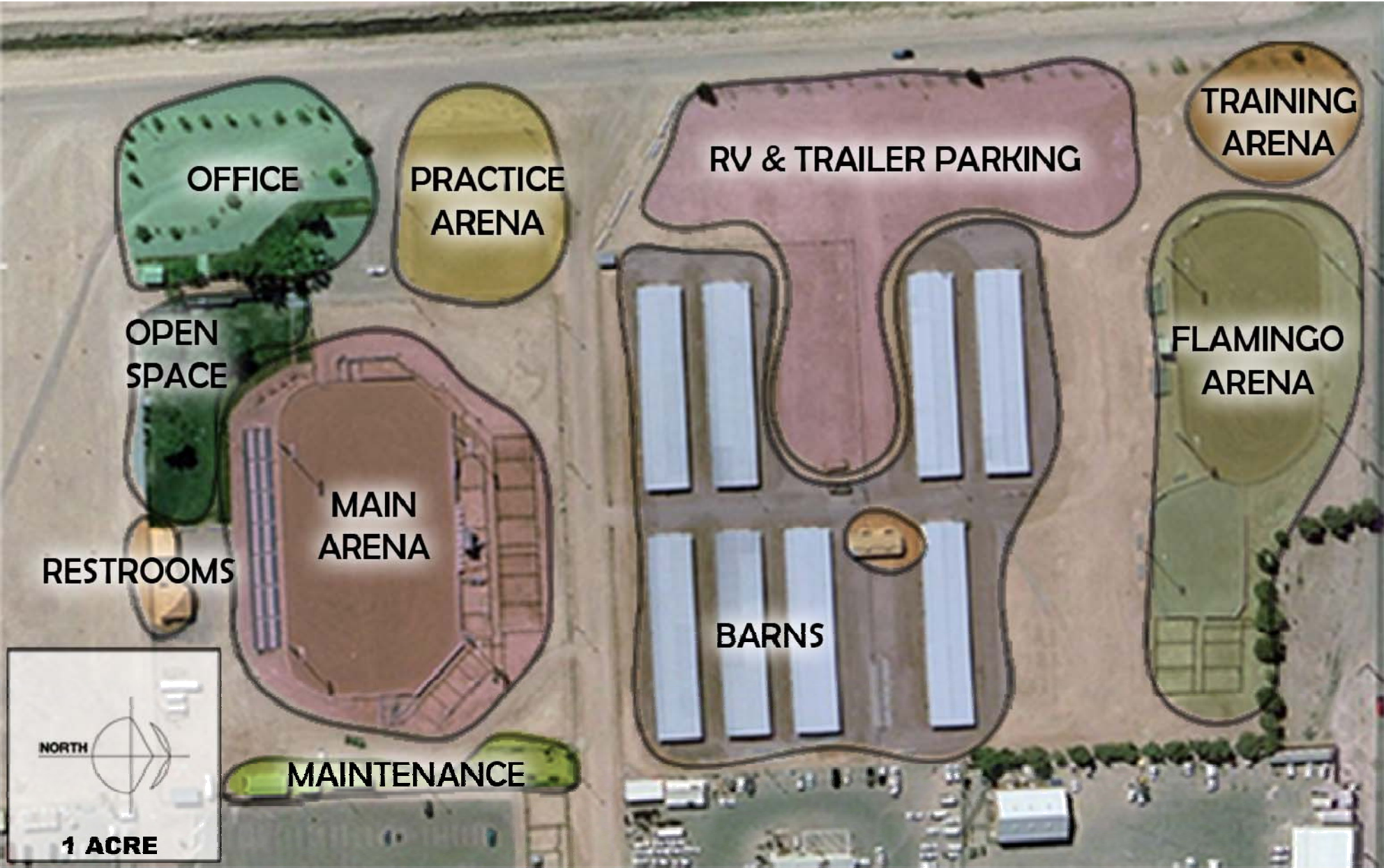
The RV and truck parking lot is almost two full acres without shade. Entry is from the west side. There is no clear definition for truck parking or RV stall locations. Removable bollards allow trucks and RVs to enter.



Existing announcer's booth at main arena is in need of improvement.



Existing double sided barns with overhang. There are twenty stalls on each side of the barns.



Existing Horseman's Park program elements.



EXECUTIVE SUMMARY

The training arena is tucked away in the northwest corner of the site. It is hardly ever used, because it is too small and the fencing is too low and poorly designed.

The Flamingo Arena is the northern arena adjacent to Flamingo Road. This arena is used as a secondary arena, for smaller events such as horse shows. This arena offers an announcer's booth, bleachers, and lighting. The announcer's booth needs to be renovated because it does not have necessary amenities, including air conditioning, office space and an audio system. There is a small office on the ground floor of the announcer's booth that is used as a bulletin to announce local events and sales.

A smaller arena is connected to the Flamingo area, and is used for cutting and practice. Both arenas need new footings that are properly maintained. Pens and a cattle chute are attached to the cutting and practice arena. Trucks are required to park and unload cattle off site, which may contribute to the chute's minimal use.

Aluminum bleachers are associated with the Flamingo Arena. Aluminum bleachers create excessive noise and scare horses during performances.

Due to the lack of shade available at this arena, events are often held in the cool of the night.



Senior Rodeo 2007.

Vehicle noise and headlights distract horses during the events. A buffer along Flamingo Road would mitigate vehicle interference.

A practice arena is located along the entry access road just west of the main arena. The size of the arena offers optimum usage. It is located in the center of the park away from street noise which also may increase its usage. If it was moved to be aligned with the main arena it would be easier to maneuver animals from the practice arena to the main arena. The fence needs to be improved so the corners are rounded instead of a ninety degree angle. Rounded corners allow horses to move in a continuous motion without stopping.

The Main Arena area is accompanied by;

bleachers, pens, chutes, and an announcer's booth. Improvements needs to be made for all features. The arena is too large and the footing needs to be replaced and properly maintained. The open slat fence provides safety issues for the spectators because it is too low.

The bleachers need to be replaced for two major reasons. The first, they are aluminum and create excessive noise which scares the horses. The other reason, is they are at ground level. The view of the first two rows of bleachers is obstructed by the arena fence. There is a potential for injury at ground level from animals jumping the arena fence.

Cattle pens and chutes are adjacent to the main arena. There are two cattle chutes, but because of their orientation only one is currently being used. There is not enough room for trucks to maneuver around both the chutes. The pens do not work the way they were designed. There is an isle in the middle of the pens that should allow cattle to run to the correct pen, but the gates and openings are not the same size. Attention to detail is crucial in designing pens.

The announcer's booth is elevated above the pens. The only access is through the pens which can be dangerous when animals are present.



The original trophy office is currently being used for Clark County Aquatics Offices. This leaves Horseman's Park without adequate trophy storage or judging offices. There are two open lots adjacent to the office. The northern lot is a paved parking lot with striping. The western lot is an open dirt lot used for informal parking and driving access to the overflow parking lot.

A large turf area with trees is adjacent to the original office. This open space is the only pleasant and shady place to congregate at Horseman's Park on a hot summer's day. Four picnic tables are along the arena corner which provide a resting place for arena spectators.

Maintenance trailers and storage areas for both parks are located along the eastern property line near the Main Arena. Permanent facilities need to be provided. The storage yard does not have a buffer from the park and is an eyesore.



Clark County Farm Day 2007. Held at Horseman's Park.



EXECUTIVE SUMMARY



Existing Dog Fancier's Park program elements.

THE PARKS TODAY:

Dog Fancier's Park

Existing Elements:

There are four main areas in Dog Fancier's Park. They are the parking lot, dog runs, events area and north parking. A chain link fence separates the drainage channel along the western and southern borders of the park. The drainage channel is currently unpaved. According to the 2002 Las Vegas Valley Flood Control Master Plan it is scheduled to be a concrete paved channel in the near future.

The parking lot serves as the primary access and parking. It is located at the main entrance off Stephanie Street. It is an open dirt parking lot. It is often used for entertainment purposes after park hours. There is no vehicle gate to regulate access.

In the dog run area there are four dog runs, a common area and a restroom. Three of the four dog runs are rectangular in shape and enclosed with a four foot high chain link fence. All are orientated east west. Three foot gates allow owners and dogs into the runs. There are rolling gates for maintenance access to the dog runs on the east. The remaining run is a smaller square area. It is also enclosed with a four foot chain link



Existing dog run entry.

fence. The grass is in poor condition and is infested with sticker weeds which get caught in dog's fur.

Throughout the year maintenance closes one dog run at a time to make proper repairs to the irrigation and reseed the turf. Shade trees, benches, dog waste dispensers and shade shelters decorate the perimeters of the dog runs. Sports field type lights provide illumination to the park at night.



Existing restroom building.

The common area is a central gathering area between the parking lot and dog runs. A shade shelter on a concrete pad and tables are centrally located within the common area. The shelter is in poor condition, The posts are rusting from dog urine. The common area is composed of chat or decomposed granite, which is the best ground material for dogs.

Drinking fountains and water spigots provide drinking facilities for dogs and their owners. However, water does not drain properly. Standing water creates mud and mosquito habitats. Owners are required to bring a container to fill with water for their dogs to drink. Having standing water can create health concerns for dogs and their owners.

A restroom building is located near the fourth dog

run. The building is in fair condition but will need to be upgraded in the future. The restroom building has a room that provides for a small meeting location for events and classes. If larger meetings are necessary they are held off site because the meeting room is too small to accommodate their needs.

The events area is composed of turf and decomposed granite. This area is not fully enclosed which creates problems during events and classes. There is room for expansion of the turf area. Trees along the southern perimeter offer the only shade in the events area. Event participants bring portable shade shelters to shield the sun during events. Instructors often have heavy equipment for classes. Currently the



Existing ramp from Dog Fancier's Park to the north parking lot.



Existing conditions of common area and dog run four.

parking does not provide easy access to the event area. Having instructor parking adjacent to the events area would be beneficial for instructors to unload heavy equipment.

A large berm on the northern portion of the park leads up to the unpaved overflow parking lot. The north parking lot is elevated from the dog park. The only access is a ramp on the eastern side of the parking lot. This parking lot is shared by both parks. The shared parking works well because there are not scheduling conflicts.

PHILOSOPHY

Mission Statement
Goals & Design Parameters





MISSION STATEMENT:

To enhance and improve the **special use facilities** for both Horseman's and Dog Fancier's Parks through new design, concerted master planning and continued maintenance efforts. Increase quality and usability of facilities to accommodate and provide activities associated with equine and canine events.

GOALS AND DESIGN PARAMETERS

The following general goals and design parameters will guide physical development and the accommodation of activities at the Horseman's and Dog Fancier's Parks.

Goals

- To encourage community and cultural activities
- To demonstrate sustainable building and landscape design solutions
- To provide a forum for organizations who's goals are consistent with the mission
- To lead southern Nevada in a unique sense of place
- To provide local and regional open space in the urban core
- To preserve the western lifestyle through equestrian events and activities
- To continue the use of the dog park for dog training and obedience school
- To foster both parks to be revenue generating and self sustainability

Design Parameters

- Separation and protection of diverse uses within the park
- Expression of mission and goals within the park design elements
- Continuity in design including all buildings and site furniture
- Use of sustainability techniques for water usage, energy and building materials
- Integration of shared parking lot space
- Attention to physical comfort of visitors and employees through appropriate provision of shade, seating, restrooms and other facilities
- Commitment to universal accessibility
- Development of a design character and style appropriate to our region

SECTION 2

PHYSICAL PLAN

Overview

Horseman's Park

- Conceptual Plan
- Elements
- Phasing

Dog Fancier's Park

- Conceptual Plan
- Elements
- Phasing

Parking Lot

- Conceptual Plan
- Elements



PHYSICAL PLAN





PHYSICAL PLAN

PROJECT OVERVIEW

Existing park uses will remain the same, however it is necessary to update existing amenities as well as adding amenities. All areas of the park will provide universal access, meet ADA requirements and adhere to Clark County Title 30 dust control measures. In order for both parks to operate to their fullest capacity it was critical to redesign their spatial layout to best meet the user's needs. Horseman's Park has been redesigned to maximize uses and generate revenue. The design focuses on the circulation of people, vehicles and horses to minimize conflicts. As well as providing RV/Trailer overnight parking, new facilities for users, and a new maintenance facilities. Horseman's Park has two arenas and a barn area. Dog Fancier's Park focuses on increasing safety, realigning dog runs and expanding the existing event's area.

This master plan focuses on all areas of the park which are assessed into three major areas:

- Horseman's Park 23 acres
- Dog Fancier's Park 13 acres
- Parking Lot 11 acres

Total Parcel 47 acres

Acres are approximate, and do not include adjacent flood channel. Approximate acreage is based on aerial photo obtained from Clark County Assessor's map.

Park Entrances:

There are five entries to the site. Four are existing and one is new. Existing access from Flamingo Road, at the northwest corner of the site, will continue to act as the main entrance to Horseman's Park and will lead to the entry and drop-off area. An additional entry for horse trailers will be added along Flamingo Road. Currently, the Stephanie Street entry is used as a maintenance road and entrance.

The existing entry along south Stephanie will remain for Dog Fancier's Park and also provide access to the upper parking lot.

All entries will be gated to control vehicle access. The two main entrances should have park entrance signage for each park. See appendix six for a park circulation diagram. An aesthetic landscape buffer will be added along the perimeter of the park for noise and light buffering.



Existing Horseman's Park entry from Flamingo Road.



Existing entry to Dog Fancier's Park off Stephanie Street.



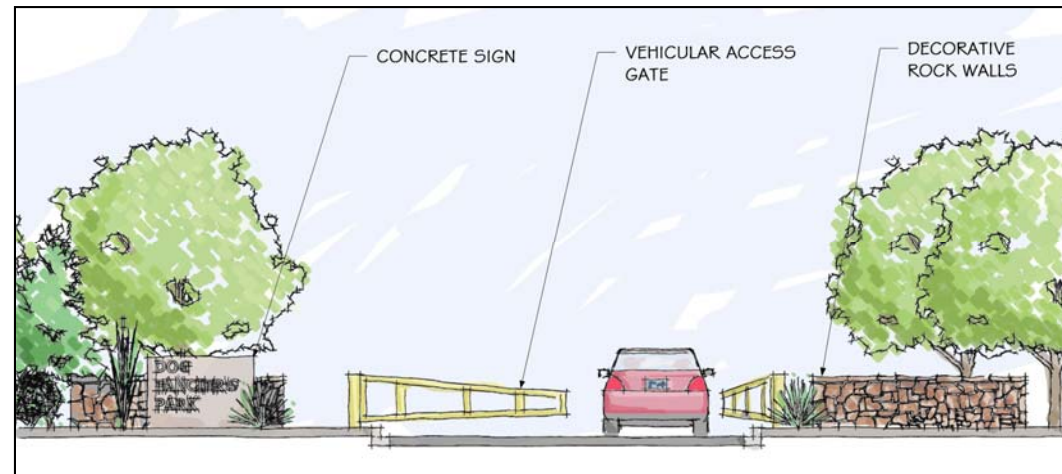
Signage:

There should be two park entrance signs. Horseman's Park main entrance is located along Flamingo Road near Jimmy Durante Boulevard. It should consist of a park identification sign, high screen wall, accent planting, and lighting. It is important to have a high screen wall at this entrance to shield horses from vehicle headlights at night. Accent planting along the wall and entrance sign will provide aesthetic appeal.

Dog Fancier's Park's primary entrance is along south Stephanie Street. It should consist of the same elements as Horseman's entrance. However, there is no need to shield animals from vehicle headlights; therefore, the wall or fence should be low.



Illustration of possible Horseman's Park entry. A high rock wall protects horses from vehicle headlights at night. Contrasting materials help announce the visitor's arrival to Horseman's Park.



A low wall at the entry of Dog Fancier's park creates an access point. Complementary materials create interest and add aesthetic appeal.



PHYSICAL PLAN

Parking:

There are three parking areas in the park. All have vehicle gates and lighting for security. The recreational vehicle parking in Horseman's Park is fully enclosed, and regulated with an entrance fee. Asphalt paving is harsh on animal's feet and should be minimally used as parking surface, and should not be used anywhere else the park.

Utilities:

Freeze proof water spigots should be located in easy accessible areas for both parks. Park irrigation should use non-potable water if available.

All electrical utilities should be redesigned and updated for new capacity. Electrical circuits need to be upgraded to meet the parks demands under extreme weather conditions and heavy use times.

Buildings:

In general it is desired that a lively atmosphere be developed in the parks. Horseman's Park and Dog Fancier's Park have different uses, therefore, different themes should be evident in the building designs. Long, visually interesting facades are encouraged to comply with Horseman's Park western theme.

In order to achieve this, the designer shall consider the following:

Projections from the building mass

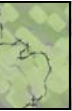
- Overhangs
- Balconies, terraces and porches
- Patios
- Arcades

Building materials

- A variety of earth-tone coating and textured surface colors
- Bronze anodized aluminum finished window walls and door frames
- Brick quarry tile pavers
- Accent colors on trim and signage



Original trophy office building at Horseman's Park.



PHYSICAL PLAN

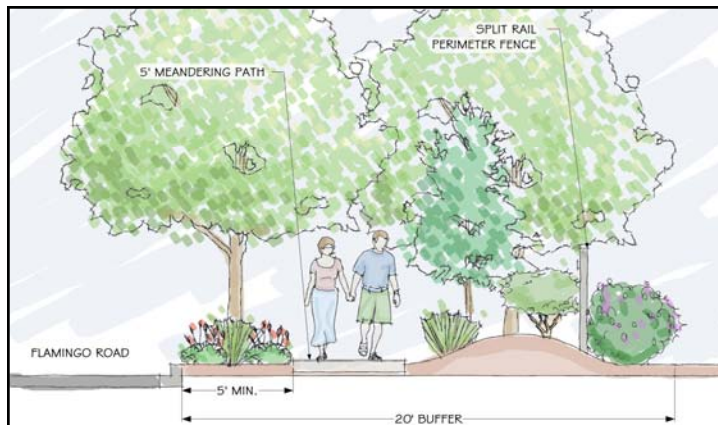
Maintenance Issues:

Wherever possible, maintenance should be simplified and/or automated throughout the park. This includes locating trash receptacles on concrete pads at grade. Horseman's Park barn area dumpsters should be located on a concrete pad at grade for easy site removal. All site equipment and parts should meet industrial standards and be easily replaceable.

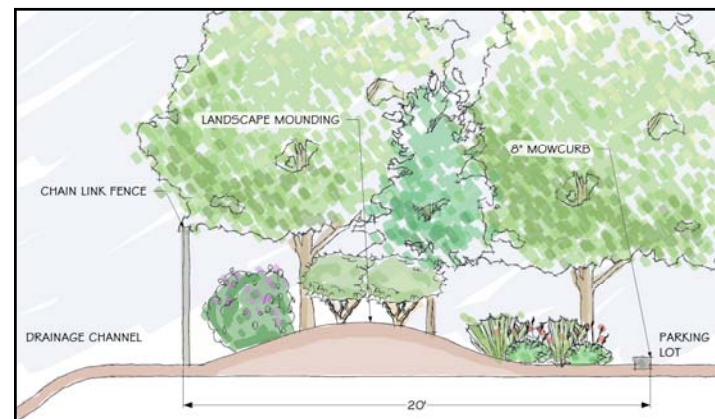
Buffered Edges:

The purpose of buffered edges is to control views. Buffered edges consist of earth berms, walls and plant material. Evergreens are the most effective choice and are recommended along the perimeter of the parks. Where perimeter chain link fencing along the east property line is required, its impact shall be mitigated with vines, shrubs and trees. Appendix four has a list of suggested shrubs and trees that are horse and dog friendly.

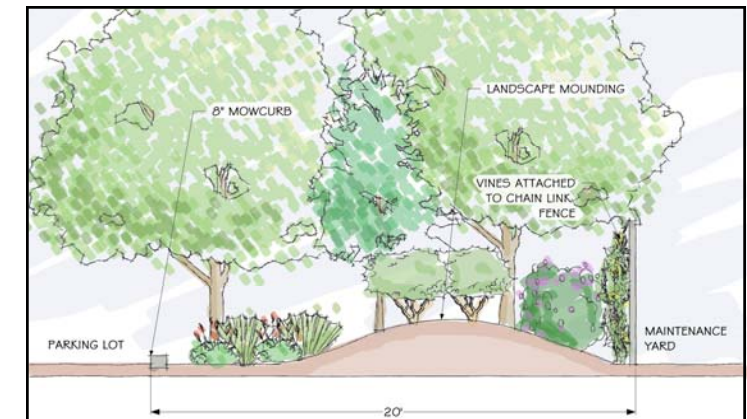
Program elements of the Master Plan are explained in more detail by area on the following pages.



Section of Flamingo road buffer adjacent to the north arena.



Section of buffered edge between the parking lot and drainage channel in Dog Fancier's events area parking.



Section of twenty foot buffer with maintenance yard screening.



PHYSICAL PLAN

Horseman's Park Conceptual Plan



AREAS

North Arena

- Arena
- Practice Arena
- Announcer's booth
- Bleachers
- Spectator Plaza
- Chute & Pens
- Dumpster

Barn Area

- Access
- RV Parking
- Utilities
- Horse Stalls
- Showers

South Arena

- Arena
- Practice Arena
- Announcer's booth
- Bleachers
- Maintenance Building
- Restroom
- Office Building
- Spectator Plaza
- Chute & Pens



PHYSICAL PLAN

HORSEMAN'S PARK

Overview:

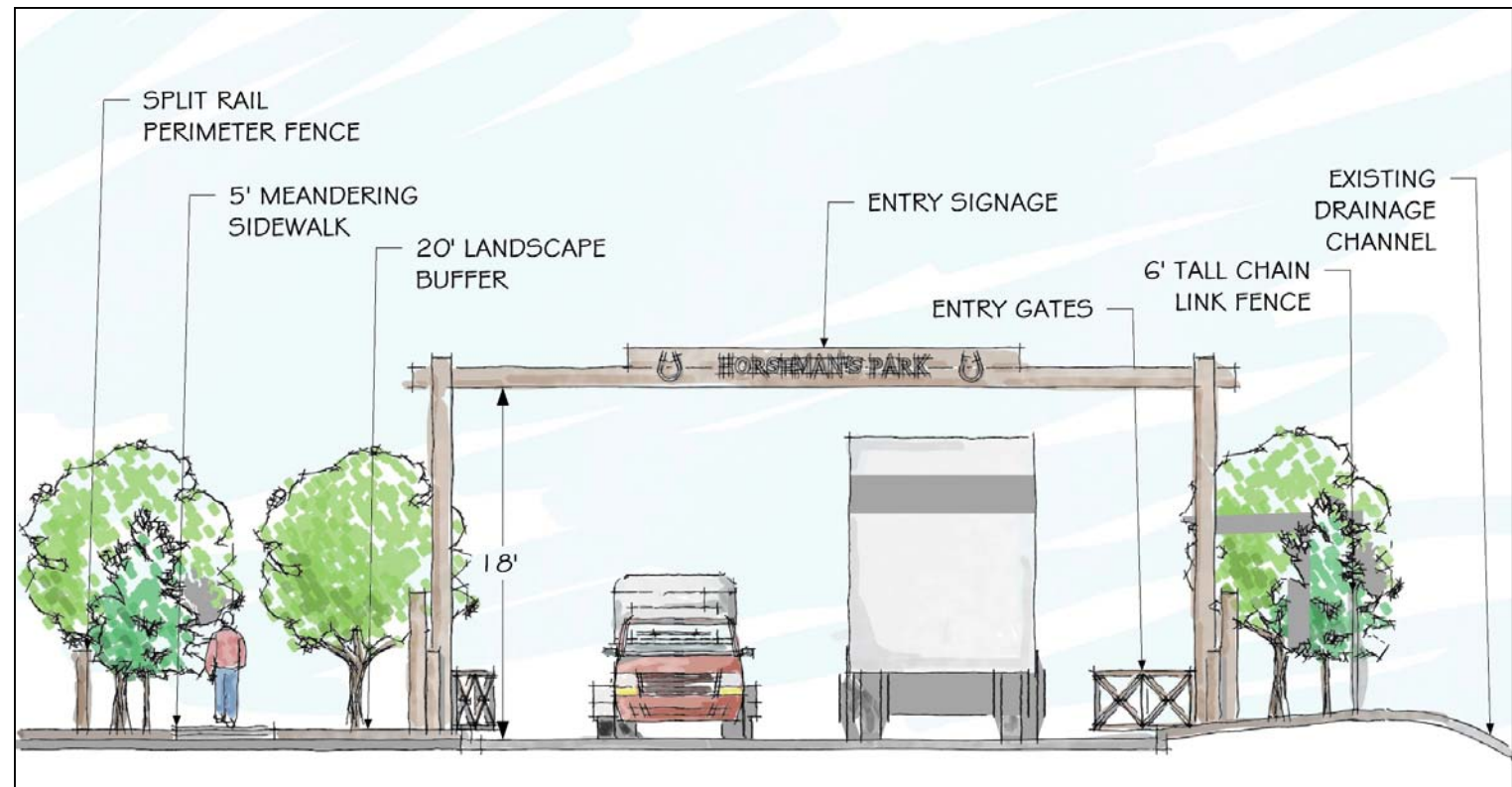
Horseman's Park is unique to the Las Vegas Valley. It is the largest public owned facility that is used by the public as well as special organizations. In addition to equestrian use special events are held at this facility such as the Las Vegas Farm Festival. The primary focus for Horseman's Park is to keep it a horse friendly facility. There are several types of equestrian user groups, each with their own needs. The conceptual design of Horseman's Park does not specialize to one user group, but rather generalizes the needs to meet the minimal requirements of all user groups.

The conceptual plan for Horseman's Park consists of three main areas, the North Arena, Barn Area and the South Arena. The North Arena caters to small events, and has an attached practice arena. Adjacent bleachers provide a separate area for spectators, minimizing interference with event participants. A shared central barn area will provide stalls, showers, horse wash areas, recreational vehicle parking, power and water. The South Arena area is the main events area with shade canopy and spectator bleachers. Its design should also separate spectators and event participants. Both arenas will be covered to

provide shade. The supporting facilities and maintenance offices for the park are located in the South Arena area.

A spectator entrance from Flamingo Road will lead visitors to the event parking, while creating a formal park entrance. This entrance road is adjacent to an existing drainage channel. Located on the other side of the road is a twenty foot

buffer with a five foot sidewalk for pedestrian access to the park. The access road leads to the parking lot, which includes a drop-off area, used as a focal point, that leads visitors to the main event plaza.



Elevation of Horseman's Park entrance lined with trees. A welcome entry acts as a threshold into the parking. Vehicle gates regulate access. A pedestrian walk with a landscape buffer provides safe and pleasant access to Horseman's Park.



PHYSICAL PLAN

The design also includes a circulation pattern that provides separate areas for spectators, horses and vehicles. See appendix six for circulation diagram.

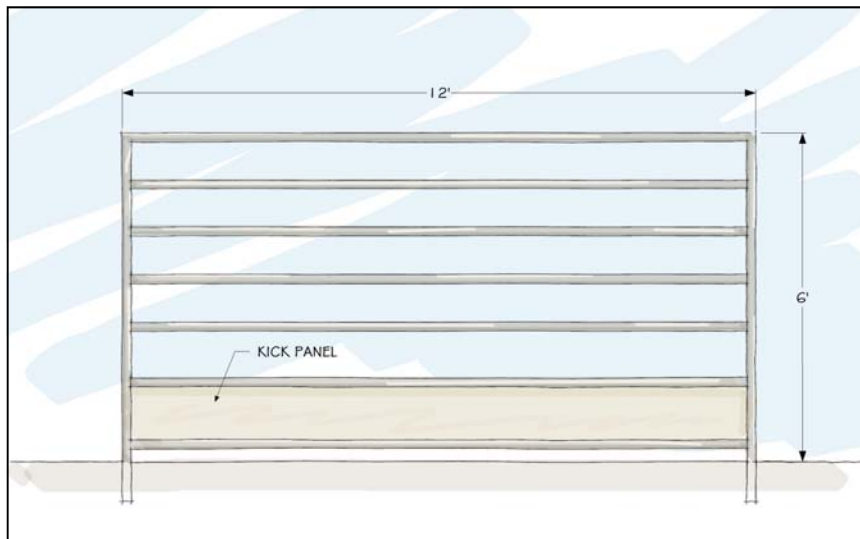
Footings:

Arena footing mix should be a natural silt and sand mix. This mixture combination will pack but does not set up hard. The footing should have a depth of six to eight inches with a textured clay base. Mix can be added to the footings to obtain the desired consistency and should be built up so water drains off. Horse park grounds and all footings not in the arenas should be reject sand or chat.

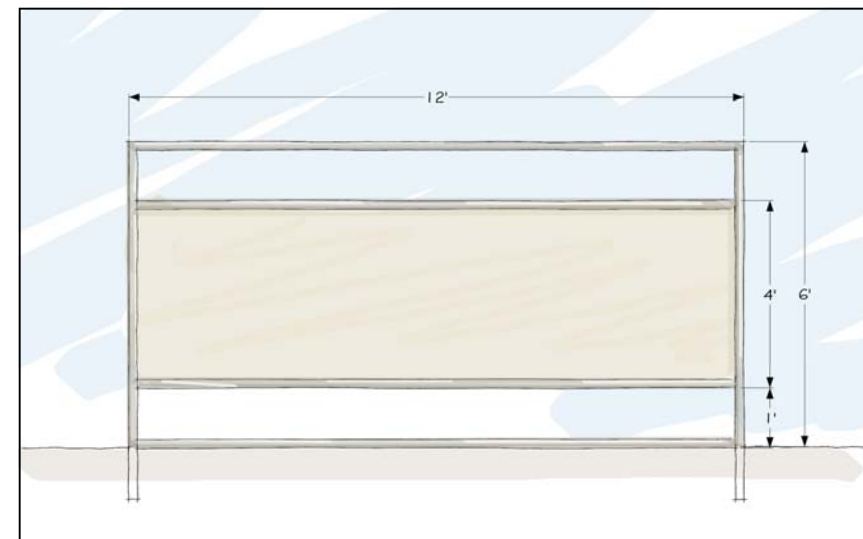
Arena Fence:

The arena fence is constructed of pipe rail panels with a one foot solid kick plate panel along the bottom and gate openings. Fence panels should be in increments of four feet, with a minimum length of twelve feet. Arena fence should be at least six feet high to prevent livestock from jumping the fence. All gates should have a cowboy latch as indicated in the image on the following page.

The north practice arena fencing should be designed to accommodate cutting events. The fence should be at least six feet tall with a solid steel, plywood, or fiberglass reinforced solid panel, as seen in the image below.



Typical arena fence.

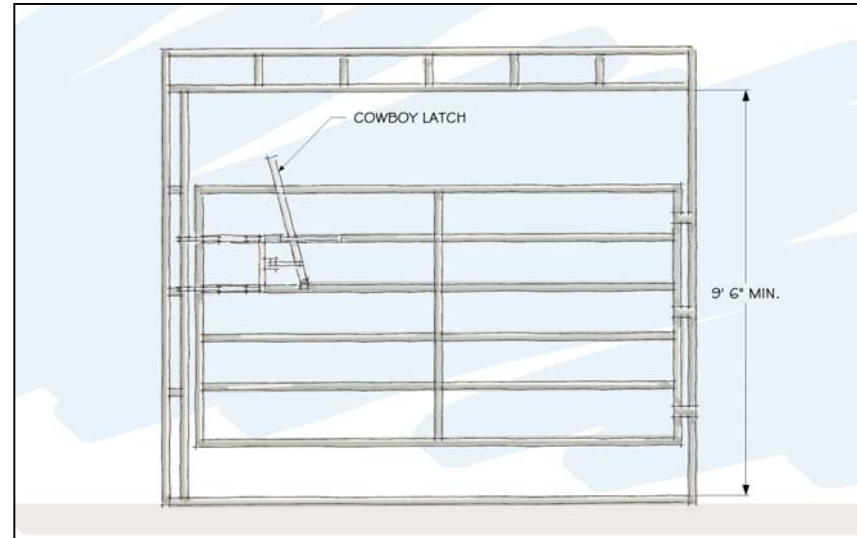


Typical cutting arena fence for North Practice Arena.



Pens and Chutes:

The cattle chute should provide opportunity for left and right livestock loading. There should be two chutes per arena. One chute needs to be elevated for large trailer truck livestock loading and unloading. Design of the ramped cattle chute should take into account viewing from the driver side for safety of backing into the chute. The other should be at ground level for truck loading.



All gates associated with Horseman's Park arenas should have cowboy latches as shown above. Cattle chutes should be framed with a ten foot bow.



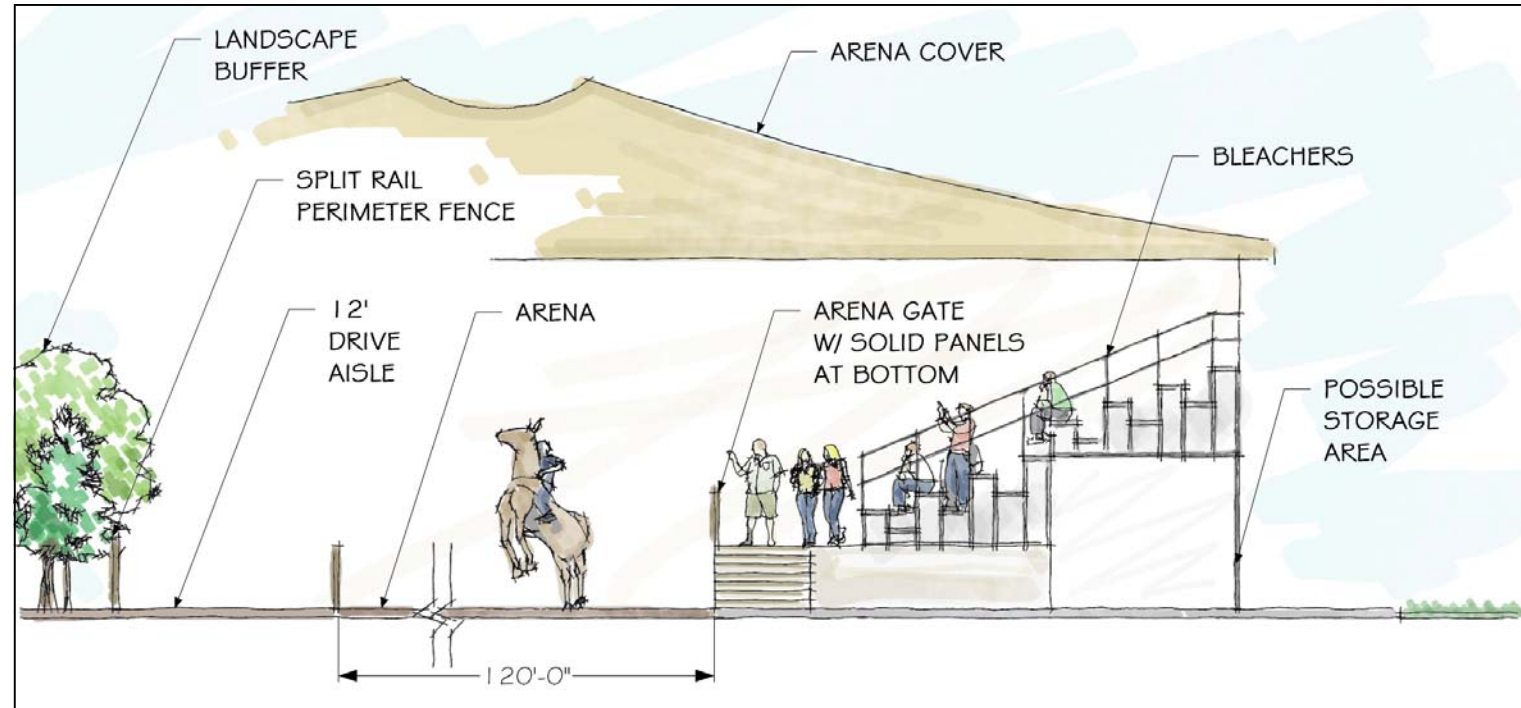
PHYSICAL PLAN

North Arena

It is important for main arenas, pens and bleachers to be covered to shield not only the spectators but event participants from the harsh sun. Providing shade in the key areas of the park will increase usability during the day and increase the number of events that are held at the park. The approximate size of the arena is 120' by 240' and can be used for most traditional equestrian events. The practice arena is adjacent to the North Arena with aligned gates for rider convenience of entering and exiting the two arenas. The practice arena is designed to be used as a cutting arena as well.

Bleachers need to be made of a material that controls sound when walked upon because the noise frightens the horses. If aluminum bleachers are used it is important for deadening strips be installed for sound reduction.

An announcer's booth on the south side of the arena is equipped with an audio system, office space, trophy storage, resting area, and proper utilities including air conditioning. Covered bleachers are located on the south side of the arena to protect spectators from wind and sun.

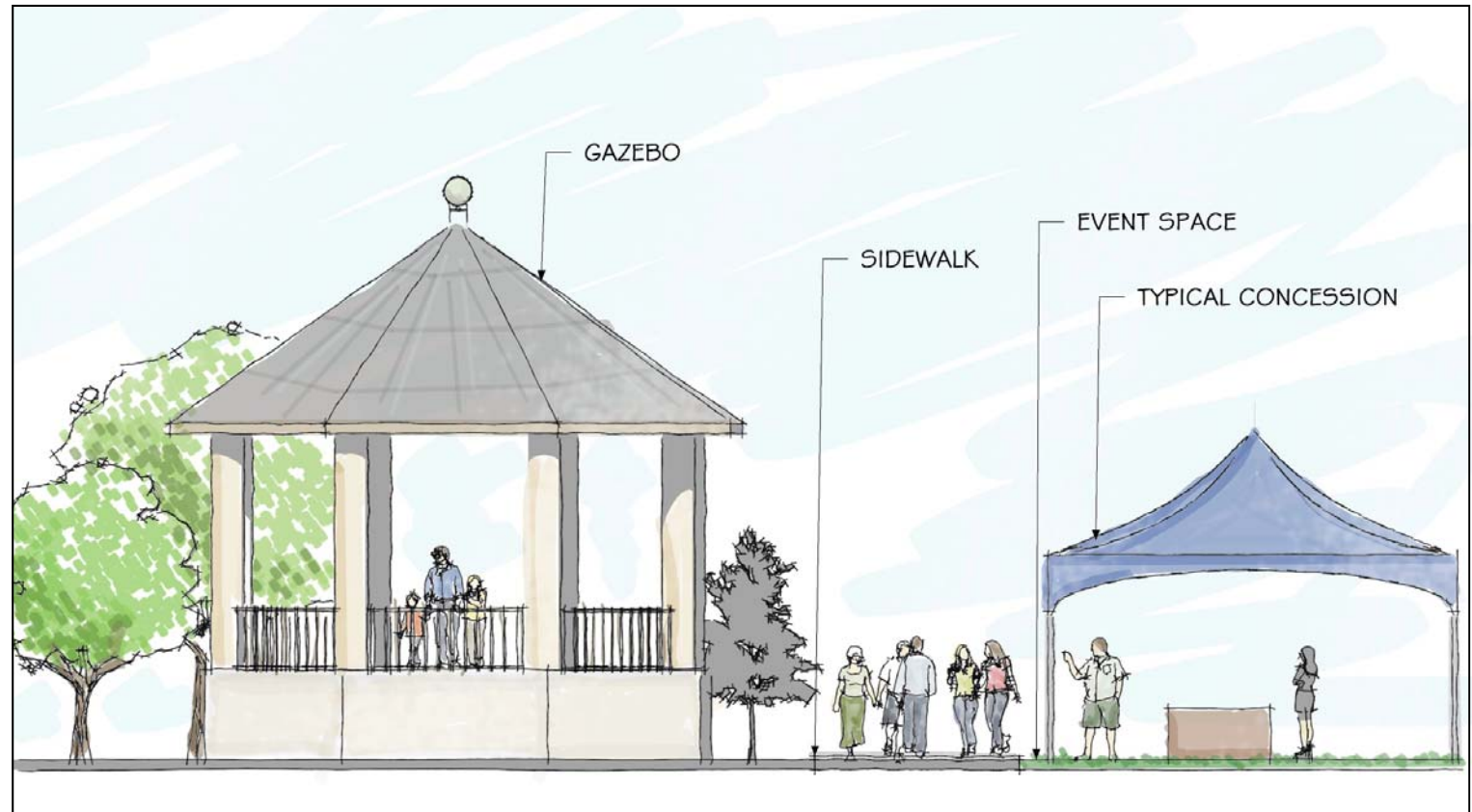


Horseman's Park typical arena elevation with elevated bleachers and a covered arena.



On the west end of the arena a spectator plaza shall provide a shaded gathering area equipped with restrooms and a building for concessions. A shade shelter surrounded by turf will provide a relaxing area for spectators which can also provide ample area for exhibitors during events. The spectator plaza and bleachers are separated from equestrian users through circulation paths and fencing.

The cattle chute and pens are adjacent to the practice arena. The practice arena cover should extend to include the pens as well. Livestock flow should be arranged for ease of movement in a linear fashion, with typical movement from east to west. On the eastern side there should be ample room for livestock loading. The pens should be attached to the practice arena. The final livestock destination is the North Arena. This should be separated from the practice arena with an isolated gathering area that will lead into the North Arena. Connecting the north arena and the practice arena will maximize uses. See appendix six for park circulation diagram.



Horseman's Park- Spectator Plaza Elevation. The elevated gazebo can act as a lookout point or stage for an awards ceremony.



PHYSICAL PLAN

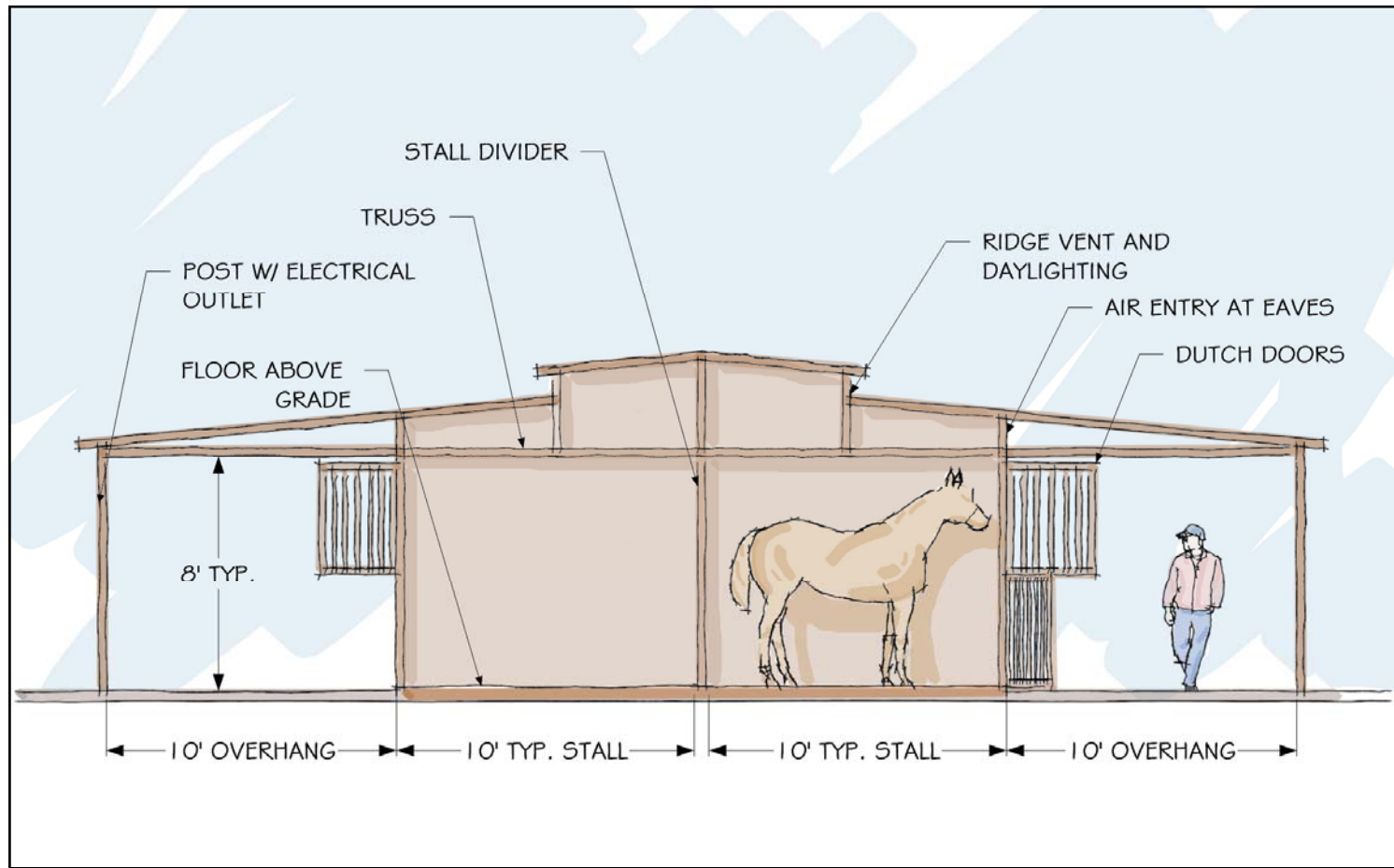
Barn Area:

Truck and horse trailer access is along Flamingo Road, east of the main park entrance. See appendix six for a park circulation plan. This entrance will lead to the barn and feed office on the left. This location will ensure ease and accessibility for park users. The office is used to regulate stall and recreational vehicle hookup rentals. A hay storage yard is located in close proximity to the barn and feed office so the office tenant can monitor hay supply.

The overnight recreational vehicle parking is fully enclosed to easily regulate use. It is fully equipped with power and water hookups. The parking area accommodates approximately 32 trailer hookups while the layout encourages users to pull through a spot and drop their rig. Special attention needs to be taken when providing adequate amperage and wattage to the recreational vehicle hookups.

The conceptual plan shows seventeen new barns with 28 stalls in each bringing the total number of stalls to 476 stalls. Stalls include dutch door entries, ventilation, power, lighting, and footings with proper drainage.

A typical horse stall is ten feet by twelve feet. Horseman's park should also have accommodations for larger horses; these stalls



Typical barn section with proper overhang, ventilation and dutch doors.

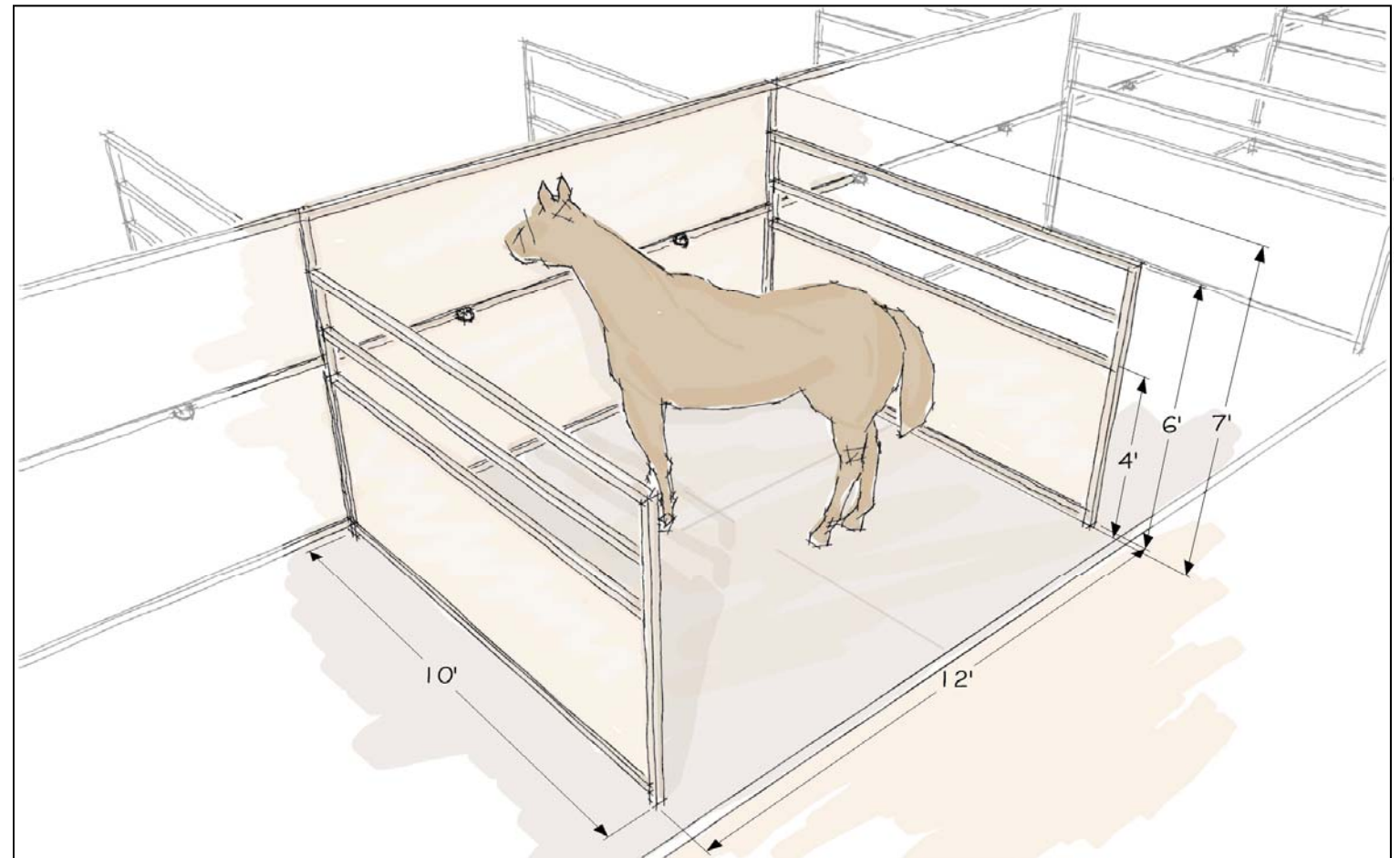
are twelve feet square. Each barn shall include 28 stalls. Fourteen on each side with a 9' or 10' overhang with appropriate clearance. The barns need to be designed to provide optimal ventilation and day-lighting to each stall and making maintenance and cleaning as easy as possible.

Showers for equestrian users are provided in a central location among the barns. Hitching posts and mounting blocks are located near the restrooms for ease of use.



Horse Wash Stations:

The floor of the horse wash stations should be a rubber flexible mat or any kind of textured surface, but not broom finished concrete. An eight foot solid wall should divide the station into individual washing stalls. This will prevent horses from kicking each other. Drainage should go through a steel grated system with a dry well drain to prevent potential sewer clogging.



Double sided horse wash stations.



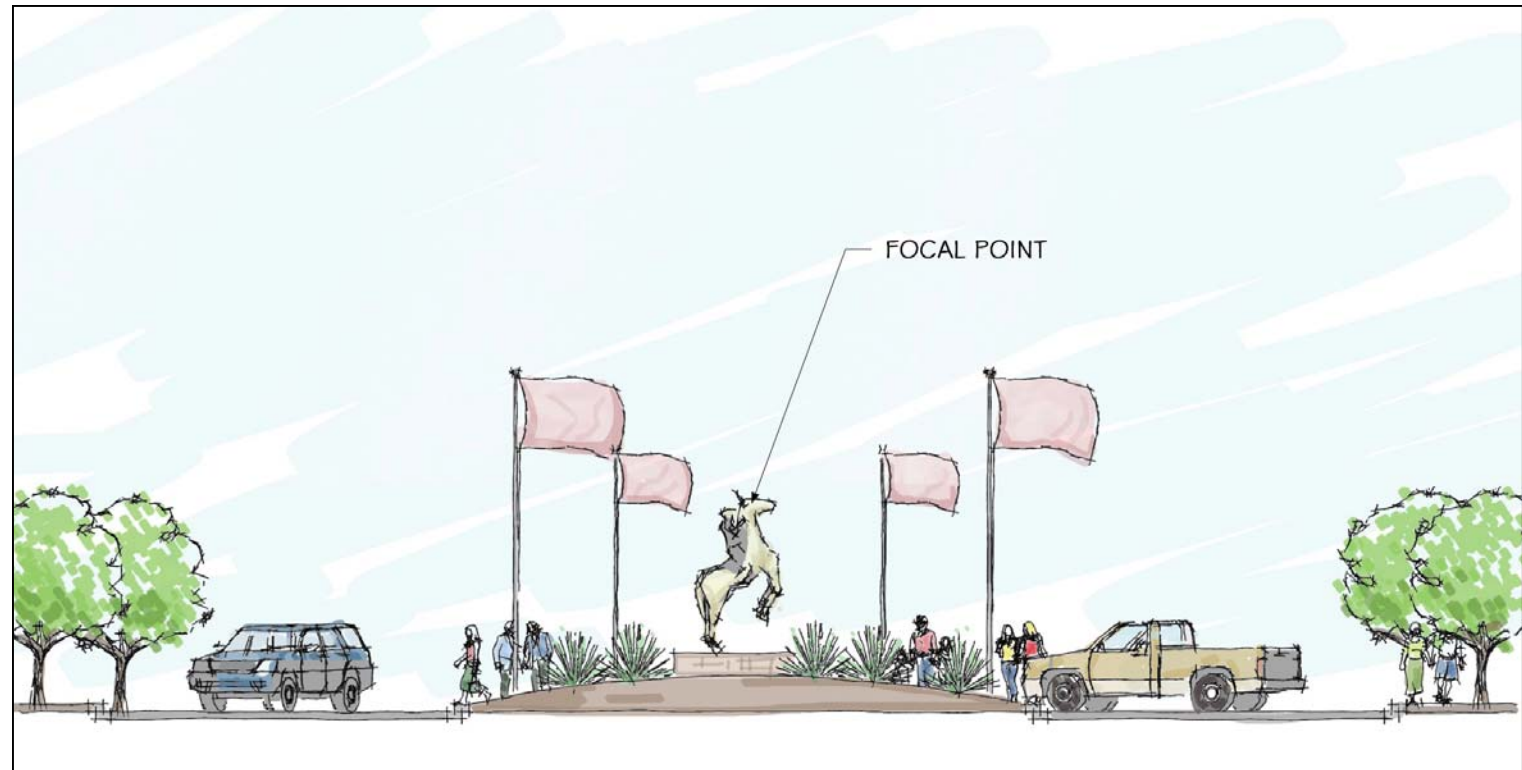
PHYSICAL PLAN

South Arena:

The South Arena is the largest arena on site, measuring 300' by 150'. There is a practice arena with a staging area connected to the main arena. Two cattle chutes are designed to load and unload cattle into pens for various events. One is for horse trailers at ground level and the other is for larger trucks that are higher off the ground. The announcer's booth should have adequate room to provide an office, utilities and air conditioning. The announcers box will have a cat walk over the pens for access and safety for judges. A separate building is allotted for trophy storage and lounge area for event judges. Adjacent to the trophy storage building is a cowboy porch as well as a small parking lot exclusively for event judges.

Raised bleachers along the southern side of the arena provide optimal seating for spectators. The bleachers should be at least four feet from the ground to provide optimal views to the arena.

A new maintenance building is connected to the plaza for accessibility. It also provides an attractive border for the plaza. It is important that maintenance offices are located in close proximity to the arena so they can be notified to resolve problems during horse events.



Horseman's Park- Drop-Off Area Elevation. A high impact focal point welcomes visitors to Horseman's Park.



A new restroom building is located in close proximity to the spectator plaza and bleachers. The pedestrian realm separates vehicular and horse traffic. It also provides grass areas and a gazebo for active recreation and a pleasant resting area. Grass will contribute in mitigating dust on site, as well as provide a comfortable atmosphere. The plaza is large enough that it can be used for exhibitors during events.

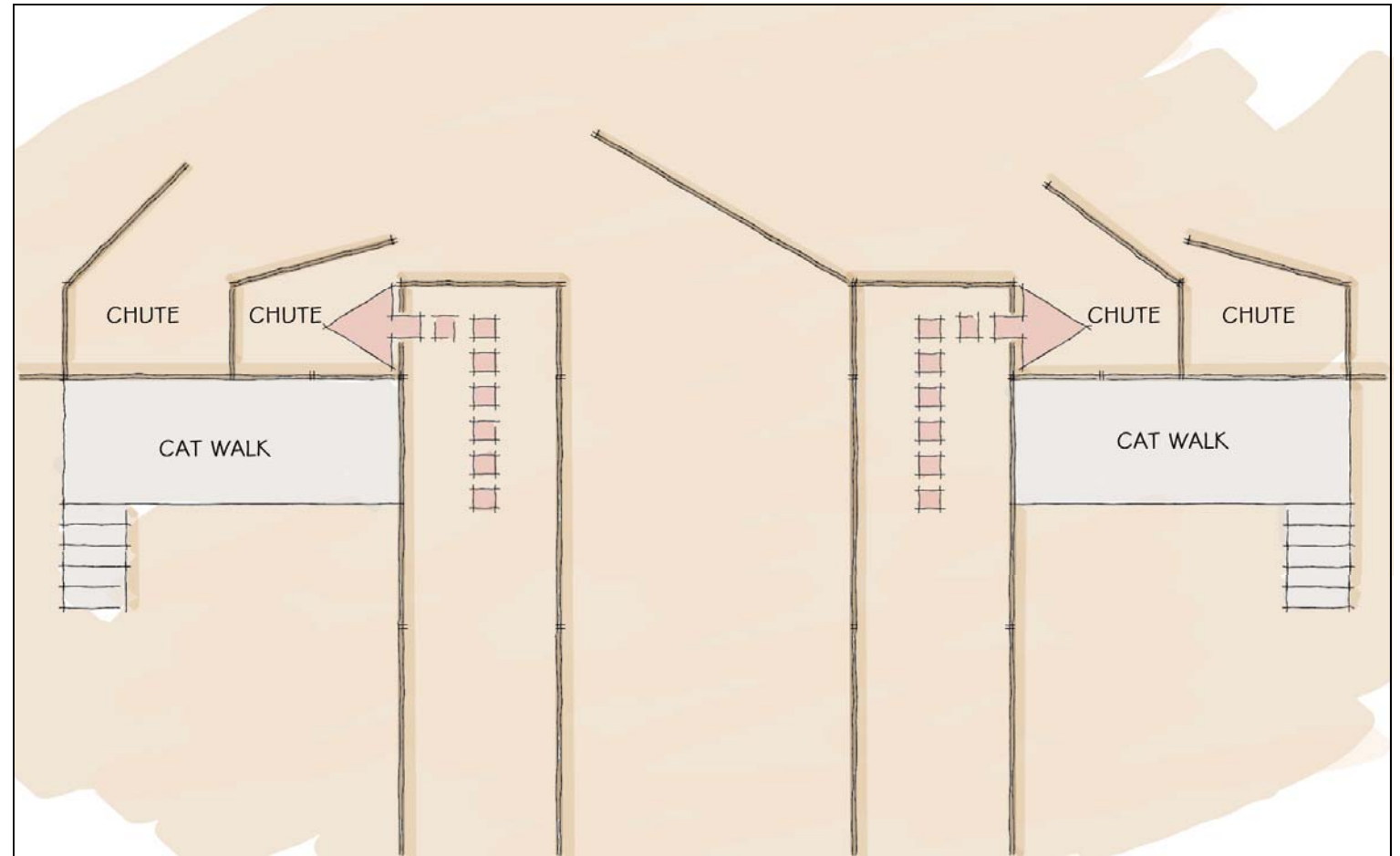
The existing office building should remain as part of the parks history and as a guideline for building aesthetics. New offices anchor the west side of the plaza, adding space for Clark County Parks and Recreation as needs grow in the future. A drop off area will create a high impact entrance area to the south arena. A large stationary statue centered in the drop off area creates a high impact focal point, and is surrounded by event specific flags.

Cowboy Staging:

It is important a cowboy staging area be located on either side of the announcers box directly behind the bucking chutes. This is where rodeo participants prepare for events.

PHASING

This master plan is a long-term document that identifies uses and functions from one to twenty



Example of right and left loading pens for bucking chutes..

years. In order to implement the master plan over time it is important to prioritize the program elements. Through the design process a program was created and prioritization of park elements are shown in four phases. Prioritization is based off of research from public input meetings,

interest groups, equestrian experts, and design team feedback, see appendix five and two for more information. The phases represent a conceptual idea of phasing. When funds become available phasing should be reevaluated based on the funding available at the time of design.



PHYSICAL PLAN

HORSEMAN'S PARK—PHASE ONE



South Arena

- Arena 300'x150'
- Cover for south arena
- Practice arena 140'x140'
- Cover for practice arena
- Announcer's booth with catwalk
- Pens and chutes
- New arena footings
- Upgrade electrical services

South Practice Arena

- Show office
- Parking

North Arena and North Practice Arena

- New arena footings

Drop off area parking

- Asphalt for parking
- Spectator parking

Park Perimeter

- Entry signage
- Entry gates
- Landscape buffer
- Perimeter fence
- Screen wall along Flamingo Road

Demolish oldest Restroom

Barn office



HORSEMAN'S PARK—PHASE TWO



North Arena

- 120'x240' arena
- Cover for North Arena
- North Practice Arena 140'x140'
- Cover for North Practice Arena
- Announcer's booth & show office
- Bleachers
- Pens and chutes

North Plaza

- Hardscape
- Gazebo
- Restroom building
- Concession building
- Planting

South Plaza

- Turf
- Hardscape
- Protect existing trees
- Planting

Barn Area

- Five new barns (140 stalls)
- Demolish one old barn (40 stalls)



PHYSICAL PLAN

HORSEMAN'S PARK—PHASE THREE



Barn Area

- Four new barns (112 stalls)
- Demolish three old barns (120 stalls)
- New showers and restroom building
- New Horse Wash stations
- Demolish horse washers
- Demolish restroom and showers

South Plaza

- New restroom
- Gazebo
- Maintenance building
- Concession building
- Demolish old restroom

Maintenance Storage Facilities



HORSEMAN'S PARK—PHASE FOUR



Barn Area

Eight new barns (224 stalls)
Demolish four remaining barns (160 stalls)

RV/Trailer Parking

Power
Water
Striping
Gates and fencing
Chat parking surface

Facilities office and Plaza

Dumpster



PHYSICAL PLAN

Dog Fancier's Park Conceptual Plan



AREAS

Events Area

- Turf
- Landscape Buffer
- Parking Area
- Restroom
- Meeting Room

Dog Runs

- Two Gate System
- Amenities
- Turf

Entry

- Shade Shelter
- Restroom
- Signage
- Materials

Programmed Play

- Water Feature
- Turf
- Amenities

Parking

Dog Park Vista

- Amenities
- Views



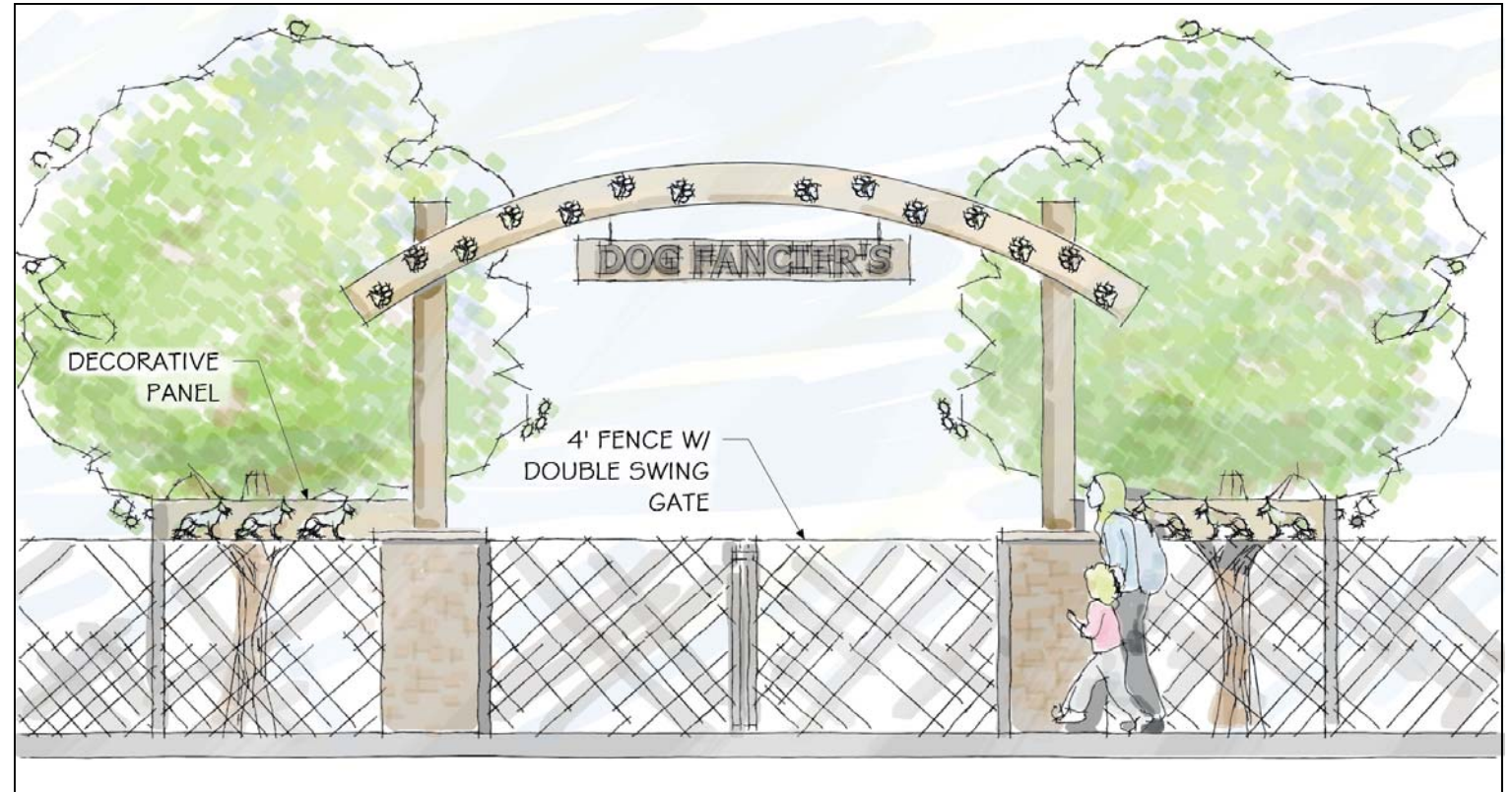
DOG FANCIER'S PARK

Overview:

Dog Fancier's Park is unique in the Las Vegas Valley. It is the largest dog park and the only park to allow dogs without leashes as well as the only park for canine events. The park has two sets of user groups that must be addressed; the neighborhood users, the regional show users, and local dog association users. The park has been design and organized to allow each group their own space as well as opportunities for combined uses to maximize the park. There is one events area, three dog runs, an entrance area, programmed dog play, parking lot with lights and a dog park vista. All park materials and plants should be dog friendly. Refer to appendix four for suggested plants for Dog Fancier's Park.

General guidelines for the overall design of the parks. The follow list was compiled from site specific research and user input.

- No asphalt
- No metal posts, except for fence
- Option for chain link fence is welded wire mesh
- Double gate system
- Minimize concrete



Dog Fancier's Park entrance elevation. A double swing gate entrance allows ample room for pedestrian and maintenance access. An overhead park identification sign crates a welcoming entrance to the park. Having gates that are four feet high distract dogs from jumping them, but are low enough to remain open visually.

- Plaza area should be a dog friendly surface instead of typical concrete
- 8" mow curb around turf where decomposed granite surface is adjacent
- 2' of decomposed granite between fence and turf in dog run areas
- Rolling access gates for maintenance and openness during events



PHYSICAL PLAN

Events Area:

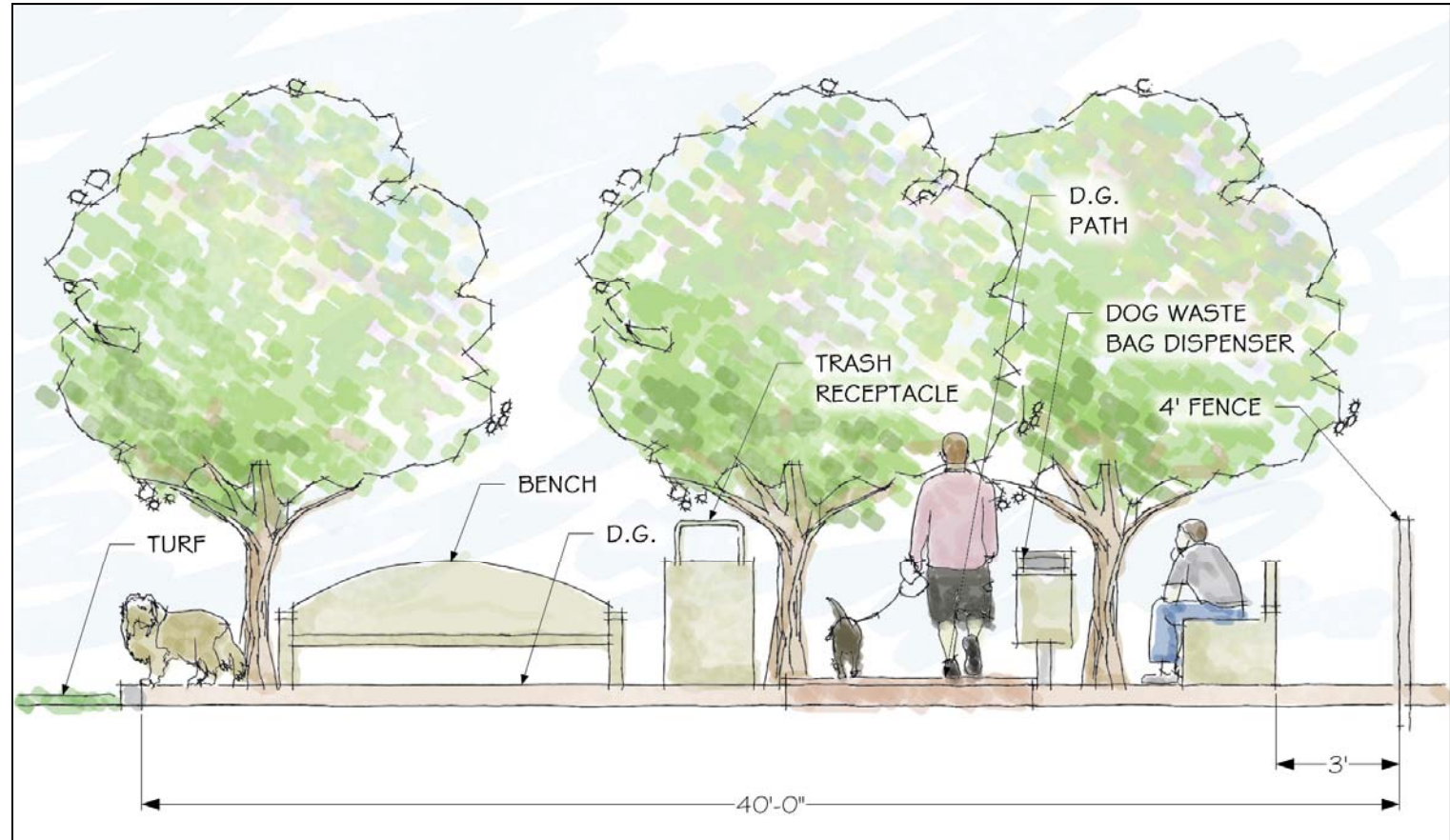
The events area consists of one large open turf area that can be divided as needed for events and training sessions.

A parking lot along the west side of events area provides ease of access to training groups with heavy equipment.

A typical landscape buffer would consist of shade trees, benches, trash receptacles, and dog waste dispensers. Seating and shade will be provided in an informal manner. The perimeter landscape buffer should be large enough to provide an informal walking path. The path would be approximately a quarter of a mile long around the perimeter of the events area.

A restroom building located in the events area will provide convenience to event participants. Having the restroom within the gated events area provides optimal owner accessibility. With the restroom in this area, owners do not have to go through the double gate system in order to use the restroom. This restroom should meet Clark County standards.

The new building should have the appropriate accommodations to hold meetings. This meeting room should be fairly large, preferably 50' by 50', to provide adequate space for indoor meetings.



Dog Fancier's Park events area buffer elevation. Park amenities provided in the shaded 40' buffer include benches, trash receptacles, dog waste bag dispensers and an informal decomposed granite (dg) path.

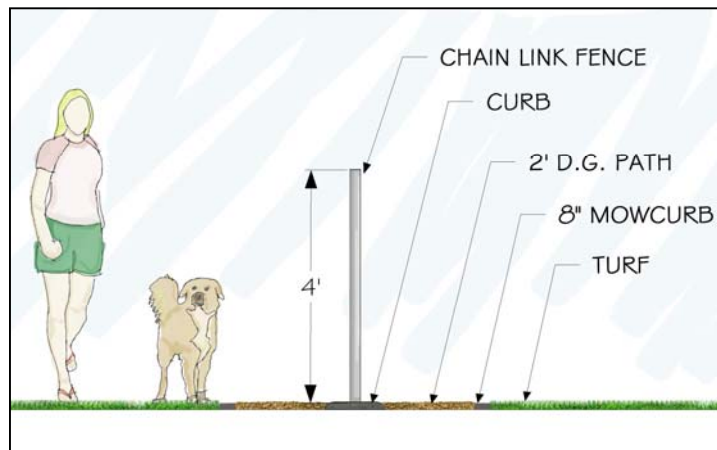


Dog Runs:

Security is a major design issue for dogs and humans using the park. A double gate system will help secure each dog area. First, an entrance gate allows users into the park. Second, a separate gate allows users into the individual dog runs.

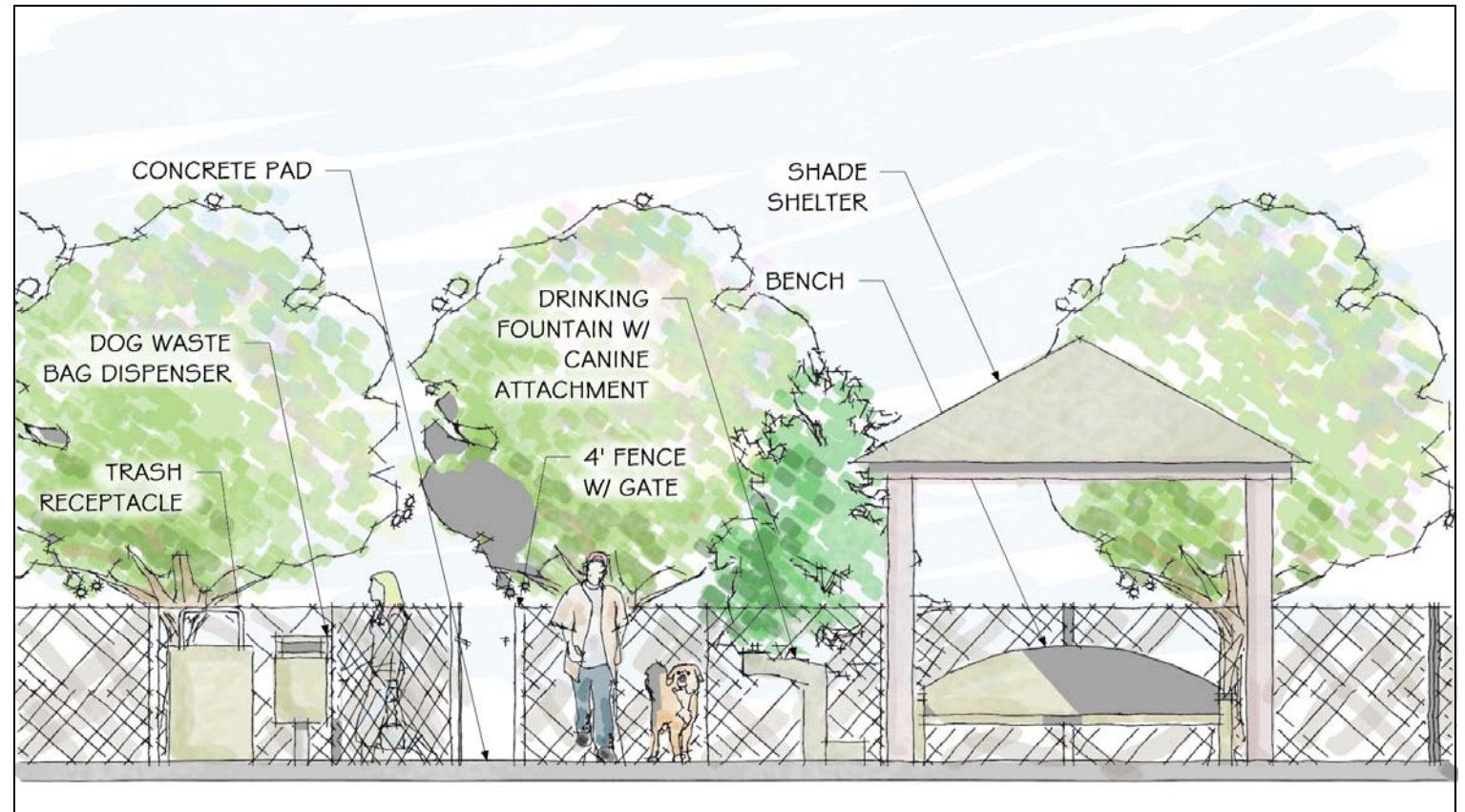
There are a total of three dog run areas each having a concrete entry with shade shelter and site furniture such as benches, trash receptacles, and dog waste bags. Drinking fountains with a canine attachment, jug filler and dog shower should also be included in all dog run areas. Special precautions for drainage around the drinking fountains should be considered.

The runs are mostly turf with a small area of decomposed granite around the perimeter to give



Dog Fancier's Park dog run gate materials section.

the dogs a variety of materials and textures. It also provides a suitable area for dogs that are prone to digging. The size of the dog runs shall accommodate both passive and active play. The minimum length should be 110' for flyball.



Dog Fancier's Park dog run entry elevation. A shade structure with a bench provides a relaxing resting place for owners while watching their dogs.



PHYSICAL PLAN

Entry:

A large shade shelter at the park entrance, adjacent to the parking lot, provides a central gathering with picnic tables, trash receptacles and benches.

The existing restroom and small meeting room will remain if it meets Clark County Standards. However, if a new restroom is required, it should remain in the existing location.

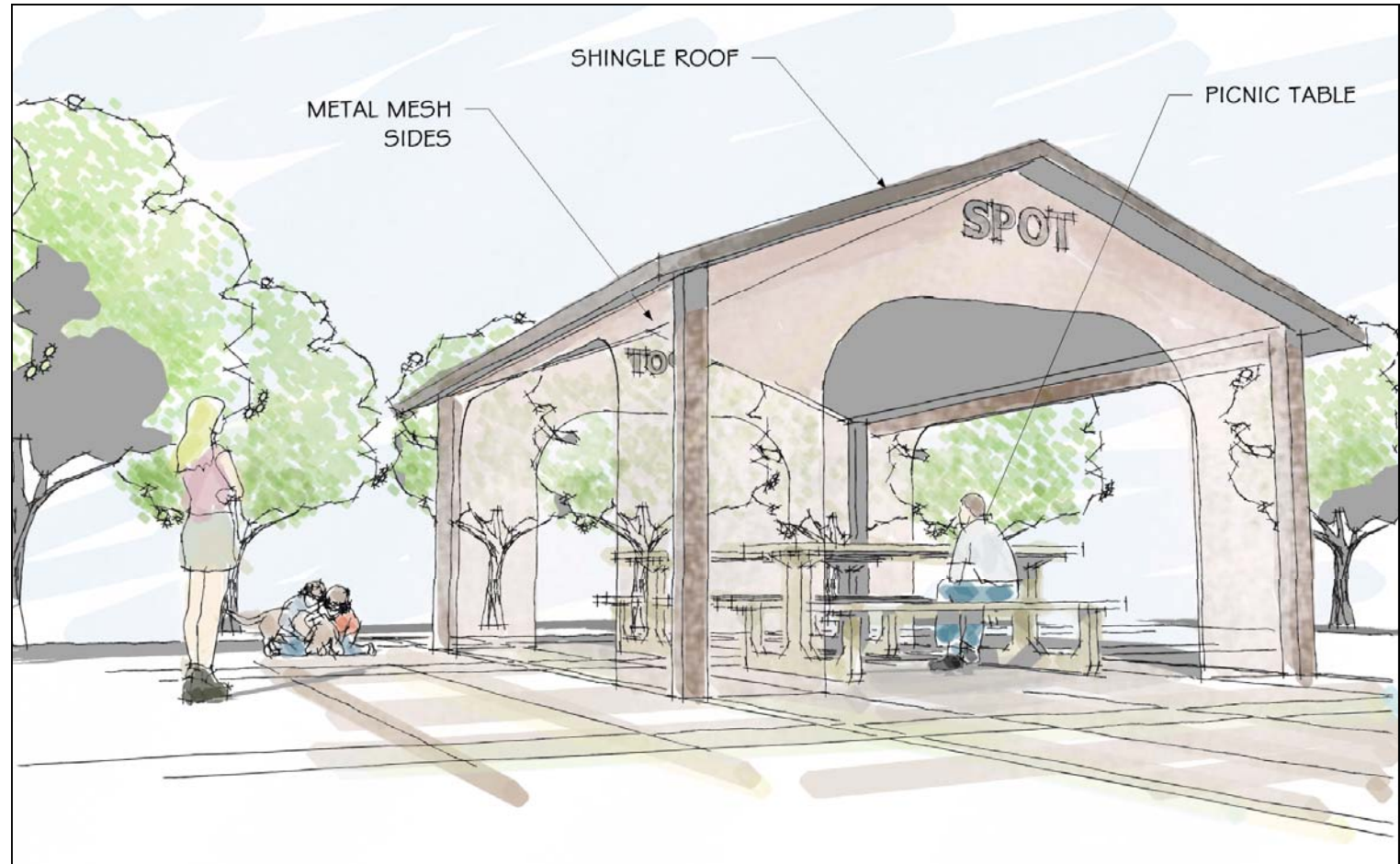
The park rules and dog waste dispensers are vital features in the park. It is important for park visitors to use these features, so special attention should be given to the signage and dog waste dispensers



Dog Fancier's Park Entry signage elevation. Park rules are highlighted with an attractive decorative feature.

The entry area will be rounded gravel chat, providing a dog friendly hardscape. Chat paving is an attractive alternative to concrete. The rounded edges provide comfort and protection for dog paws. Posts for signs and shade shelters should have a concrete base to prevent rusting. Dogs

tend to urinate on the metal posts which expedites the oxidation process.



Dog Fancier's Park shade shelter perspective. A themed shade shelter helps create a sense of place for Dog Fancier's Park.

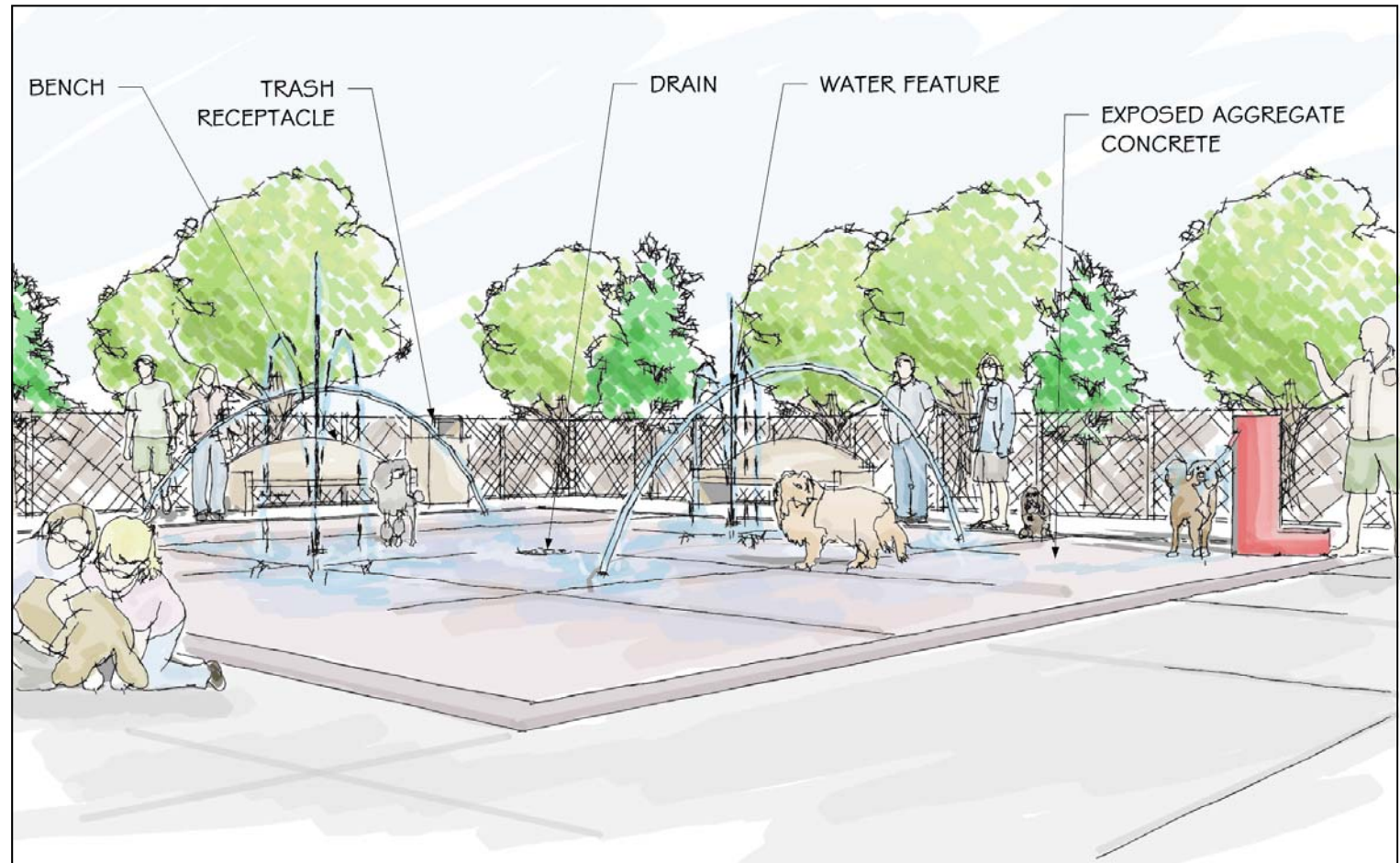


Programmed Play Area:

This area will provide a water play area. There will be no standing water at anytime in this area. It should be designed to have a textured hardscape surface that slopes to the center with an area drain for water collection. All of the water collected from the drinking fountains and water play should be used as part of the irrigation water for the park.

The textured hardscape surface will prevent slipping when surface is wet. Along two sides of the water play area should be turf. A concrete resting area with benches, trash receptacles, shade and dog waste dispensers are along the other two sides of the water play area.

Dog play elements are located in the turf section of the programmed dog play area. Dog play elements can include, jumping donuts, play tunnels, and planks. The jumping donuts should vary in heights to accommodate all sizes of dogs. For small dogs the jumping height should be between eight inches and twelve inches. Medium dog jumping height should range from sixteen inches to twenty inches. Large dog jumping height should range from twenty-four inches to thirty inches.



Dog Fancier's Park- Dog Water Play Area Perspective.



PHYSICAL PLAN

Parking:

The existing parking lot off Stephanie will remain as the primary parking for Dog Fancier's Park. However, upgrades need to be made to improve the grading, and lights should be added for security. The improved parking surface should remain as chat surfacing. Asphalt is to not be used under any circumstance. Directional parking islands with shade trees will be added to control misuse of parking lot open space. There are a total of 122 parking spaces in the primary parking lot.

An additional parking lot will be added to the west side of the events area. This parking lot will be for group and event organizers. It is located in close proximity to the events area to provide a user friendly loading area. Frequently, classes and events require heavy equipment in which the event coordinators and instructors bring specialized equipment. Therefore, it is important this parking lot be solely for them. The designated loading and parking area accommodates approximately 27 vehicles.

The third parking lot is shared by Horseman's Park and Dog Fancier's Park. It is just north of Dog Fancier's Park. It is used when large events are held. Stairs and ramps will provide universal access to Dog Fancier's Park from the parking lot

in two locations. This passageway is also referred to as the Dog Park Vista.

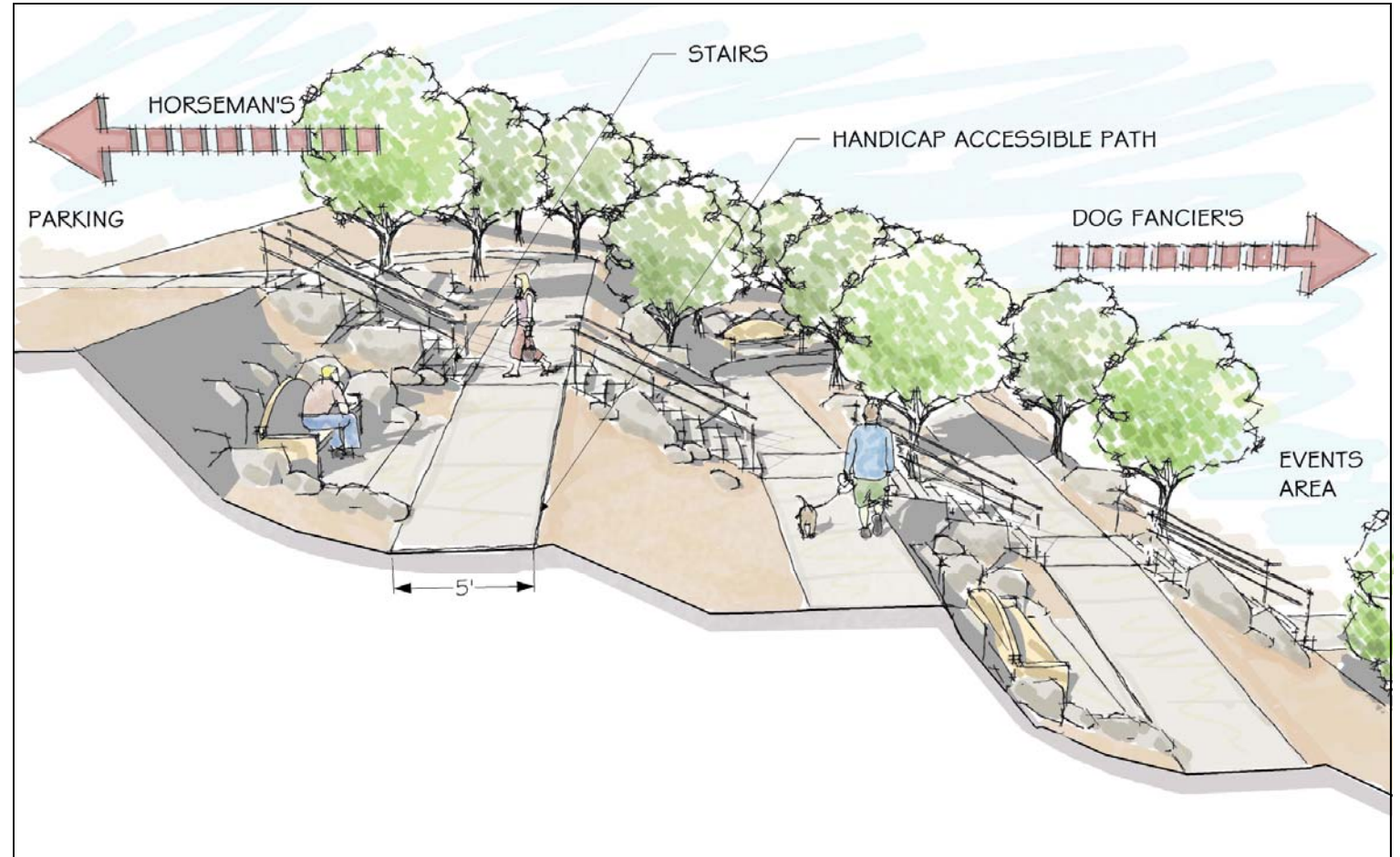


Dog Park Vista

Not only will this area provide access to Dog Fancier's Park from the north parking lot, it also captures the entire dog park in one spectacular view. Trees and benches will provide a shady resting place for park visitors to take advantage of the views. This shady elevated area will provide the optimal location to watch dog shows and events.

PHASING

This master plan is a long-term document that identifies uses and functions from one to twenty years. In order to implement the master plan over time it is important to prioritize the program elements. Through the design process a program was created and prioritization of park elements are shown in four phases. Prioritization is based off of research from public input meetings, interest groups, and design team feedback. The phases represent a conceptual idea of phasing. When funds become available phasing should be reevaluated based on the funding available at the time of design.



Dog Fancier's Park- Dog Vista Section/ Perspective. This sketch shows the access from the upper parking lot to the dog park. The path gradually leads to the park area while taking advantage of the views. Benches along the path will provide a resting place in the shade.



PHYSICAL PLAN

DOG FANCIER'S PARK—PHASE ONE



Realign Dog Runs one, two, and three

- New turf and irrigation
- Shade shelters with amenities
- Trees
- Chat ground cover

Security

- Fencing for north perimeter
- Vehicular gates

Park Signage

- Stephanie street entry signage



DOG FANCIER'S PARK—PHASE TWO



Events area

- New Enlarged turf area
- New irrigation
- New Parking lot
- Site furniture
- Chat ground cover
- Security fencing
- Planting

Park Vista

- Planting
- Parking
- Concrete walks
- Stairs
- Site furniture

Security

- Vehicular gate
- Fencing



PHYSICAL PLAN

DOG FANCIER'S PARK—PHASE THREE



Programmed Play

- New turf
- New irrigation
- Planting
- Site furniture
- Water play elements
- Turf play elements
- Security fencing
- Chat ground cover
- Concrete
- Shade structure

Entry Area

- Shade shelter
- Chat ground cover
- Site furniture
- Improvements to restroom

Security

- Fencing
- Pedestrian gate



DOG FANCIER'S PARK—PHASE FOUR



Parking Lot

- Stabilized chat parking surface
- Parking striping
- Landscape islands
- Lighting

Events Area

- Meeting room and restroom building

Buffer Landscaping

Entry

- Enhanced signage and rules



PHYSICAL PLAN

PARKING LOT



RV/Trailer Parking

- Power
- Water
- Striping
- Gates and fencing

Lighting

Landscape Islands

Pedestrian Walkway

- Landscaping
- Concrete sidewalk

Maintenance Yard

- Realign yard
- Enclosure fence with gates

Chat Surfacing



SHARED PARKING LOT

The shared parking lot consists of a maintenance yard, RV/Trailer parking, pedestrian walkway and vehicle parking

The maintenance yard is redesigned for better organization. However the overall square footage remained nearly the same. A gate perimeter encloses the new yard. There are two direct drive isles for north and south access as well as east and west access. It is designed to have a linear drive isle with parking and storage on both sides.

The RV/Trailer parking is similar to RV/Trailer parking in Horseman's Park. It is fully enclosed to easily regulate use. It is fully equipped with power and water hookups. The parking area accommodates approximately 28 trailer hookups while the layout encourages users to pull through a spot and drop their rig. Special attention needs to be taken when providing adequate amperage and wattage to the recreational vehicle hookups.

The pedestrian walkway connects the two parks. It runs along the eastern side of the RV/Trailer parking and has a landscape buffer with lighting on both sides.

Landscape islands on the north and south sides of the parking lot help direct traffic flow and parking patterns in the parking lot.

SECTION 3

MANAGEMENT PLAN

- Cost Estimates
- Existing Usage Fees
- Revenue Generating Opportunities





COST ESTIMATE
Park Summary

| Area of Park | Phase | Estimated Cost |
|--------------------------|--------------|-----------------------|
| Horseman's Park | 1 | \$10,461,967 |
| Horseman's Park | 2 | \$9,830,674 |
| Horseman's Park | 3 | \$2,937,415 |
| Horseman's Park | 4 | \$6,439,644 |
| Horseman's Park Total | | \$29,669,699 |
| | | |
| Dog Fancier's Park | 1 | \$1,682,465 |
| Dog Fancier's Park | 2 | \$2,648,343 |
| Dog Fancier's Park | 3 | \$1,396,355 |
| Dog Fancier's Park | 4 | \$1,971,472 |
| Dog Fancier's Park Total | | \$7,698,635 |
| | | |
| Shared Parking Lot | 1 | \$1,271,217 |
| Total | | \$38,639,551 |



MANAGEMENT PLAN

COST ESTIMATE

Horseman's Park—Phase One

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| HORSEMAN'S PARK - PHASE ONE | | |
| General Conditions and Overhead | LS | \$549,087 |
| Site Work | LS | \$1,583,363 |
| Masonry | LS | \$45,360 |
| Concrete | LS | \$25,570 |
| Metals | LS | \$22,988 |
| Finishes | LS | \$2,915 |
| Specialties | LS | \$5,325 |
| Equipment | LS | \$167,375 |
| Special Construction | LS | \$5,442,000 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$1,169,204 |
| Contractors Overhead and Production | 6.0% | \$541,136 |
| Design Contingency | 10.0% | \$901,894 |
| Total | | \$10,461,967 |



COST ESTIMATE
Horseman's Park—Phase Two

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| HORSEMAN'S PARK - PHASE TWO | | |
| General Conditions and Overhead | LS | \$541,034 |
| Site Work | LS | \$690,567 |
| Masonry | LS | \$0 |
| Concrete | LS | \$16,625 |
| Metals | LS | \$7,298 |
| Finishes | LS | \$2,365 |
| Specialties | LS | \$0 |
| Equipment | LS | \$34,275 |
| Special Construction | LS | \$6,228,810 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$947,995 |
| Contractors Overhead and Production | 6.0% | \$508,483 |
| Design Contingency | 10.0% | \$847,472 |
| Total | | \$9,830,674 |



MANAGEMENT PLAN

COST ESTIMATE

Horseman's Park—Phase Three

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| HORSEMAN'S PARK - PHASE THREE | | |
| General Conditions and Overhead | LS | \$300,641 |
| Site Work | LS | \$258,307 |
| Masonry | LS | \$0 |
| Concrete | LS | \$7,600 |
| Metals | LS | \$4,678 |
| Finishes | LS | \$1,910 |
| Specialties | LS | \$0 |
| Equipment | LS | \$6,400 |
| Special Construction | LS | \$1,547,995 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$398,973 |
| Contractors Overhead and Production | 6.0% | \$151,935 |
| Design Contingency | 10.0% | \$253,225 |
| Total | | \$2,937,415 |



COST ESTIMATE
Horseman's Park—Phase Four

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| HORSEMAN'S PARK - PHASE FOUR | | |
| General Conditions and Overhead | LS | \$377,231 |
| Site Work | LS | \$518,664 |
| Masonry | LS | \$0 |
| Concrete | LS | \$21,450 |
| Metals | LS | \$22,353 |
| Finishes | LS | \$5,575 |
| Specialties | LS | \$0 |
| Equipment | LS | \$12,250 |
| Special Construction | LS | \$3,986,078 |
| Mechanical | LS | \$0 |
| Electrical | LS | \$607,816 |
| Contractors Overhead and Production | 6.0% | \$333,085 |
| Design Contingency | 10.0% | \$555,142 |
| Total | | \$6,439,644 |



MANAGEMENT PLAN

COST ESTIMATE

Dog Fancier's Park—Phase One

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| DOG FANCIER'S PARK - PHASE ONE | | |
| General Conditions and Overhead | LS | \$305,840 |
| Site Work | LS | \$562,551 |
| Masonry | LS | \$0 |
| Concrete | LS | \$63,870 |
| Metals | LS | \$5,628 |
| Finishes | LS | \$2,060 |
| Specialties | LS | \$0 |
| Equipment | LS | \$24,210 |
| Special Construction | LS | \$34,110 |
| Mechanical | LS | \$6,250 |
| Electrical | LS | \$497,682 |
| Contractors Overhead and Production | 6.0% | \$90,132 |
| Design Contingency | 6.0% | \$90,132 |
| Total | | \$1,682,465 |



COST ESTIMATE

Dog Fancier's Park—Phase Two

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| DOG FANCIER'S PARK - PHASE TWO | | |
| General Conditions and Overhead | LS | \$316,707 |
| Site Work | LS | \$1,496,736 |
| Masonry | LS | \$0 |
| Concrete | LS | \$52,125 |
| Metals | LS | \$13,638 |
| Finishes | LS | \$3,635 |
| Specialties | LS | \$0 |
| Equipment | LS | \$42,015 |
| Special Construction | LS | \$555 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$351,893 |
| Contractors Overhead and Production | 6.0% | \$136,983 |
| Design Contingency | 10.0% | \$228,305 |
| Total | | \$2,648,343 |



MANAGEMENT PLAN

COST ESTIMATE

Dog Fancier's Park—Phase Three

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| DOG FANCIER'S PARK - PHASE THREE | | |
| General Conditions and Overhead | LS | \$192,222 |
| Site Work | LS | \$207,376 |
| Masonry | LS | \$0 |
| Concrete | LS | \$7,600 |
| Metals | LS | \$2,888 |
| Finishes | LS | \$695 |
| Specialties | LS | \$0 |
| Equipment | LS | \$10,375 |
| Special Construction | LS | \$614,443 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$162,405 |
| Contractors Overhead and Production | 6.0% | \$72,225 |
| Design Contingency | 10.0% | \$120,375 |
| Total | | \$1,396,355 |



COST ESTIMATE

Dog Fancier's Park—Phase Four

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| DOG FANCIER'S PARK - PHASE FOUR | | |
| General Conditions and Overhead | LS | \$191,488 |
| Site Work | LS | \$342,624 |
| Masonry | LS | \$0 |
| Concrete | LS | \$10,450 |
| Metals | LS | \$3,768 |
| Finishes | LS | \$885 |
| Specialties | LS | \$0 |
| Equipment | LS | \$87,500 |
| Special Construction | LS | \$867,165 |
| Mechanical | LS | \$0 |
| Electrical | LS | \$195,665 |
| Contractors Overhead and Production | 6.0% | \$101,973 |
| Design Contingency | 10.0% | \$169,955 |
| Total | | \$1,971,472 |



COST ESTIMATE
Shared Parking Lot—Phase One

| Item | Unit | Extended Cost |
|-------------------------------------|-------------|----------------------|
| SHARED PARKING LOT - PHASE ONE | | |
| General Conditions and Overhead | LS | \$208,707 |
| Site Work | LS | \$596,225 |
| Masonry | LS | \$0 |
| Concrete | LS | \$36,650 |
| Metals | LS | \$6,138 |
| Finishes | LS | \$750 |
| Specialties | LS | \$0 |
| Equipment | LS | \$0 |
| Special Construction | LS | \$5,030 |
| Mechanical | LS | \$5,750 |
| Electrical | LS | \$236,627 |
| Contractors Overhead and Production | 6.0% | \$65,753 |
| Design Contingency | 10.0% | \$109,588 |
| Total | | \$1,271,217 |



MANAGEMENT PLAN

EXISTING USAGE FEES

| HORSEMAN'S PARK - FACILITY USE FEES | | |
|--|---|---|
| Shows & event fee is defined as 12 continuous hours (between the hours of 6:00 a.m. – 11:00 p.m.) | | |
| *Includes P.A. system, tie-ups, plug-ins, lights, pens, portable stalls and up to 3 arena preps per day. | | |
| Sorry, no refunds for show/event reservations canceled within 48 hours of the reserved date. | | |
| SHOWS & EVENTS | COMMUNITY RATES | COMMERCIAL RATES |
| Main Arena | \$400 per day | (Please note specifics on page one concerning special service charge agreements) |
| Main Arena (Rodeo) | \$500 per day | |
| Flamingo Arena | \$300 per day | |
| Stalls | \$10 per stall per day | |
| Concession Stands | \$30 per stand per day | \$60 per stand per day |
| Dumpster | Groups will be charged at the current market rate. | |
| Early Move-in/Late Departure | For shows that move-in prior to the 2-day advance move-in or checkout beyond the 1-day departure. \$100 per day minimum. Use of arena and stalls will be at normal "day" rate, if available | |
| Late Check-Out | \$5/stall for each stall not vacated by 10 a.m. charged to show \$5/each for horse trailers, tents or other equipment not removed by Noon on checkout day, charged to show. | |
| GROUP PERMITS | | |
| Community Group Usage Permits Day & Night Use | \$120/annually (includes lights and up to a maximum of 12 events per year) | |
| SECURITY | | |
| Number in Group | Guards Required | |
| 01 – 200 | 0 | |
| 201 – 249 | 1 | |
| 250 – 349 | 2 | |
| 350 – 449 | 3 | |
| 450 & Over | 4 + 1 for each additional 150 persons | |
| Per hour security rate charged according to current contract for private security guard services. Additional fees may apply during period of high security alert. Additional security requirements may apply depending on the nature of activities, if alcoholic beverages are available at the event, and/or during periods of high security alert. | | |
| DOG FANCIERS' PARK - FACILITY USE FEES | | |
| Reserved Dog Matches and Sanctioned Events | \$.50 per dog entered, minimum \$10 | |
| Non-sanctioned Events | \$30 (4 hours event) \$60 (8 hour event) \$50/electrical power hook-up \$40 per concession booth | |
| Licensed Dog Shows | \$.25/dog entered, minimum \$10 | |

Information taken from Clark County Parks and Recreation Department online on October 23, 2007 <http://www.co.clark.nv.us/parks/PDF/Special_Facilities_fees.pdf>

**REVENUE GENERATING OPPORTUNITIES**

The following list of park elements are possible revenue generating items for both Horseman's and Dog Fancier's Parks.

Horseman's Park:

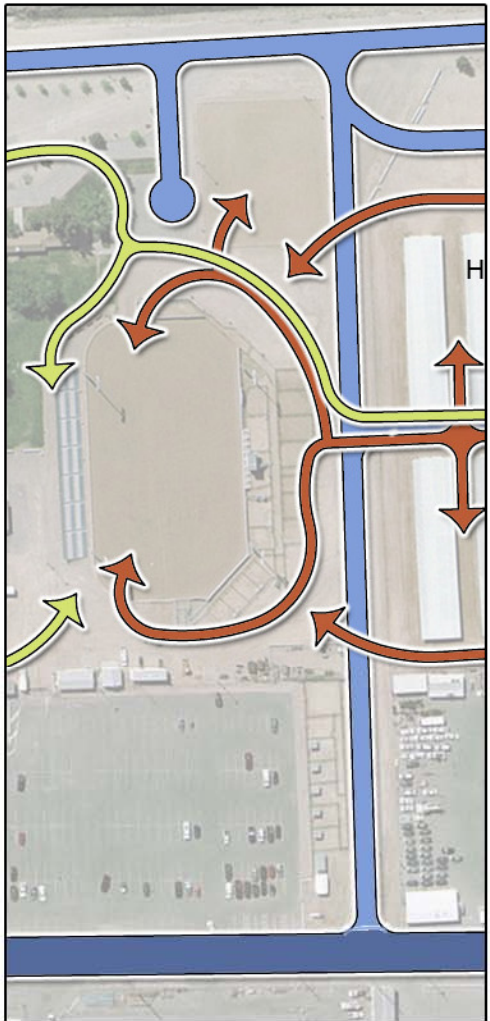
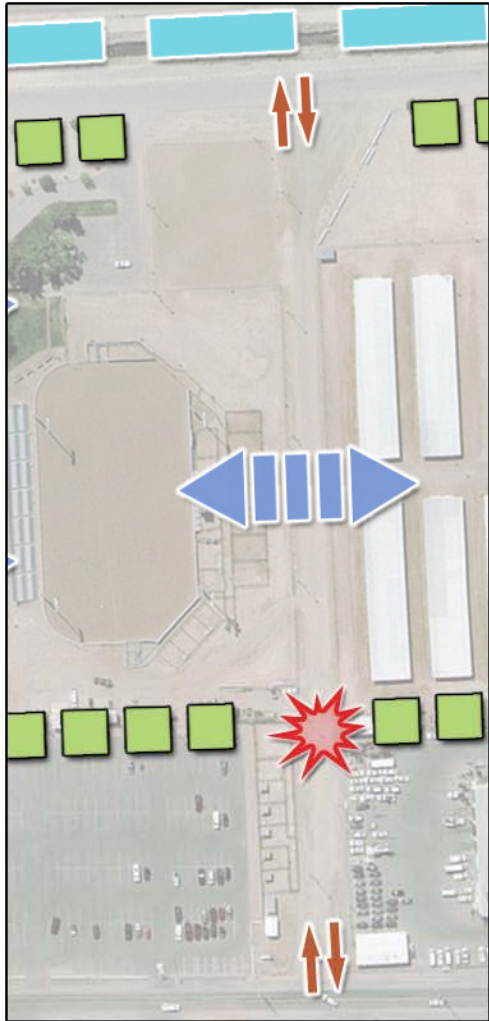
- North Arena
- South Arena
- Lights
- Barn Stalls
- RV/Trailer Parking
- Cattle Pens
- Security Deposit
- Extra Drag and Water preparation
- Unstalled Animals
- North Practice Arena
- South Practice Arena
- Shavings
- Concession Space

Dog Fancier's Park:

- Event Area
- Dog Run 1
- Dog Run 2
- Dog Run 3
- Programmed Play
- Meeting Room

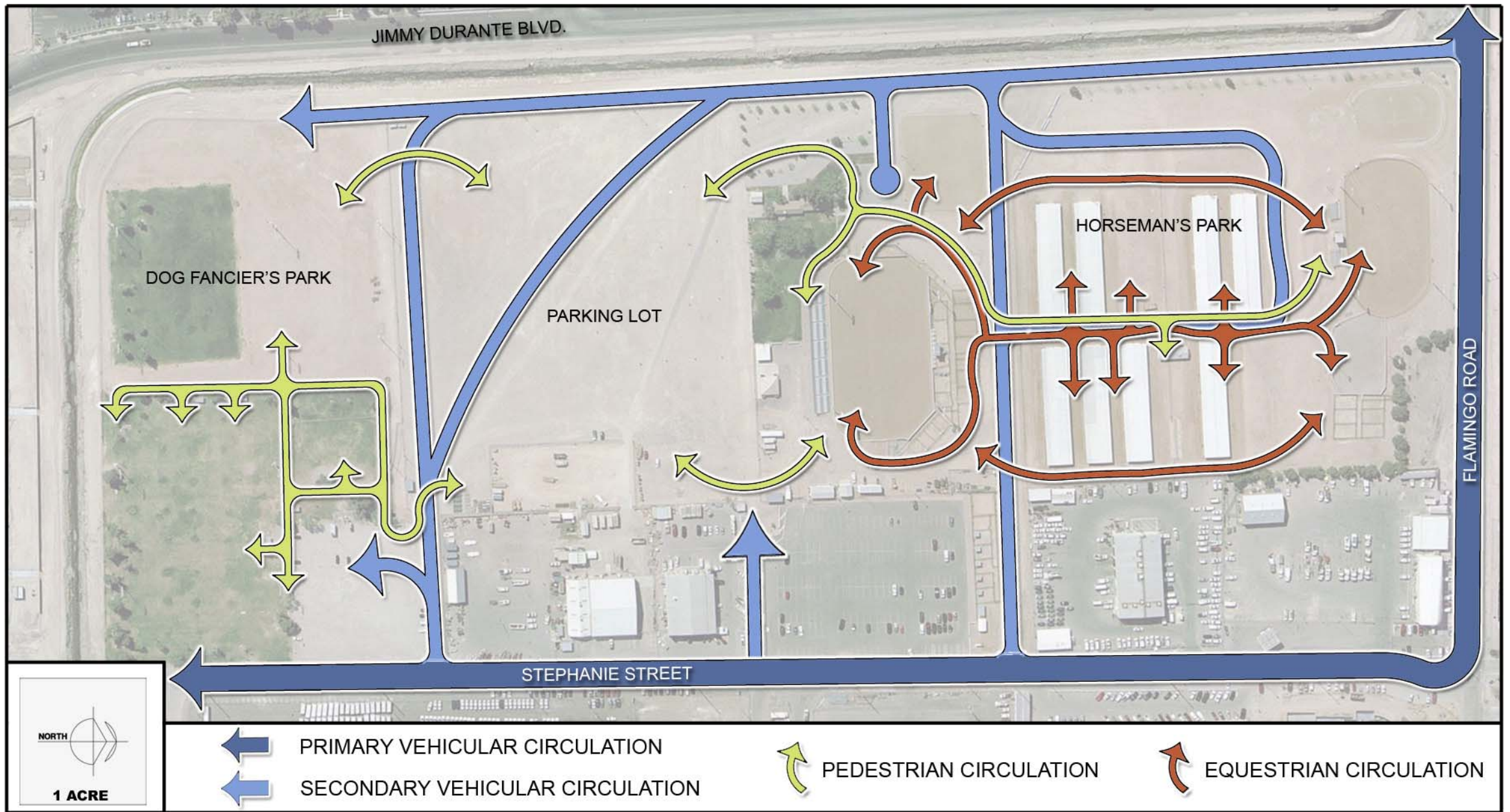
Park fees can be broken down by use (community and commercial) and by duration (hourly, half day, and daily), and should be considered when setting rates for the parks.

APPENDICES



- Appendix 1: Existing Site Circulation
- Appendix 2: Design Framework
- Appendix 3: Facilities Comparison
- Appendix 4: Plant Material
- Appendix 5: Public Meeting Response
 - A. Elements
 - B. Phasing
- Appendix 6: Conceptual Circulation Diagram

APPENDIX 1: EXISTING SITE CIRCULATION



APPENDIX X 2: DESIGN FRAMEWORK





APPENDIX 3: FACILITIES COMPARISON

FACILITY COMPARISON

| FACILITY | SIZE | PARKING | ARENAS | BARNS/STALLS | OTHER FACILITIES | OWNERSHIP |
|--|--|--|---|--|--|---|
| HORSEMAN'S PARK 5800 E. Flamingo Rd. Las Vegas, Nevada 89122 (existing park) | Approx. 23 acres (plus parking) | -11 Acres -Parking (approx. 750 unpaved stalls) -Trailer parking | -Main Arena -Amateur Arena -Cutting Arena -Practice Arena -Training Arena | -8 Barns (320 stalls) | -Wash racks -Offices | Public Clark County |
| Los Angeles Equestrian Center 480 Riverside Dr. Burbank CA 91506 818.840.9063 | Approx. 75 acres | -Parking (600 paved stalls, 1400 unpaved) -Trailer parking -RV parking -Boarder parking | -Equidome- 3,500 seats -4 Show rings -12 Trainer Rings -Hunt Field -Cricket Field | -5 Barns -12 Show Barns -10 Polo barns -500 Boarding stalls | -Wash racks -Offices -Banquet and Meeting facility -Maintenance building -Riding school | Public City of Los Angeles |
| West World 10690 East Sheena Drive Scottsdale, AZ 85259 480.312.6802 | Approx. 120 acres | -Parking (1855 stalls) -RV parking w/ electricity and water hook-ups, dump station on site | -Equidome- 6,340 seats -Wendell Arena 6,756 seats -7 Arenas 150' x 300' (2 covered) -1 Arena 150' x 250' -Polo Field | -14 Barns | -Wash racks -Offices -Banquet and Meeting facility -Maintenance building -120,000 sq. ft. tent for events | Public City of Scottsdale |
| Mesa County Fairgrounds 2785 U.S. Highway 50 Grand Junction, CO 970.255.1533 | Approx. 93 acres | -Parking (800 paved stalls, 900 unpaved) -10 RV posts w/ electricity and water hook-ups, | -Main Arena- 3,000-4,000 seats (Partially Covered) -Covered Arena 125' x 225' -6 Round show pens | -7 Barns (98 Stalls) -Covered pavilion (40-60 stalls) -Show barns (96 Stalls) | -Wash racks -Offices -Meeting room -Community building -Expo park -Baseball fields -BMX track -Arboretum | Public Mesa County |

Note: Facilities listed were recommended by interest groups in a meeting held on July 5, 2007

APPENDIX 4: PLANT MATERIAL



The following list of plants are proven to be animal friendly. Care should be taken in the design of the park to accommodate the user animals. Other plants may be used if they are horse and dog friendly.

HORSEMAN'S PARK

Callistemon citrinus
Cassia spp.
Cercidium spp.
Encelia farinosa
Ericameria laricifolia
Eriogonum spp.
Imperata cylindrica
Lagerstroemia indica
Muhlenbergia spp.
Penstemon spp.
Prosopis chilensis 'thornless'
Salvia spp.
Stipa tenuissima
Vauelinia californica

DOG FANCIER'S PARK

Abronia fragrans
Alcea rosea
Aptenia cordifolia
Bambusa oldhamii
Bambusa phyllostachys aurea
Buddleia spp.
Carpobrotus spp.
Callistemon citrinus
Ceratonia siliqua
Delosperma spp.
Echeveria elegans
Elaeagnus x ebbingei
Gleditsia triacanthos
Iris spp.
Jasminum mesnyi
Lonicera sempervirens
Lagerstroemia indica
Mahonia aquifolium
Muhlenbergia spp.
Phoenix canariensis
Pinus spp.
Rhaphiolepis indica
Rosmarinus spp.
Trachelospermum jasminoides

COMMON PLANTS TO AVOID

Acacia redolens
Baccharis spp.
Chilopsis linears
Cotinus spp.
Datura spp.
Ephedera spp.
Lantana spp.
Nerium oleander
Prosopis glandulosa
Sphaeralcea spp.
Sophora spp.

Reference books:

1. Horse Owner's Field Guide to Toxic Plants by Sandra M. Burger, 1996
2. Dog Friendly Gardens by Cheryl S. Smith, 2004



APPENDIX 5: PUBLIC MEETING RESPONSE

A. ELEMENTS

Horseman's Park and Dog Fancier's Park Master Plan
August 15, 2007 Public Meeting Questionnaire



A master plan describes existing conditions of the park, and outlines what the community wants the park to become in ten to twenty years. It is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the park.

In order to better serve the park users, it is important that we get your feedback. Answers from this questionnaire will help us obtain knowledge to best serve the park and its users.

1. How many times a week do you visit the park(s)?
Horseman's _____
Dog Fancier's _____
2. What type of transportation do you use to get to the park(s)?
 - Automobile
 - Bicycle
 - Walking
 - Other _____
3. How do you use the park? (Check all that apply)
 - Exercise/Walking
 - Walking Dog
 - Horse Riding
 - Attend Events
 - Other _____
4. Do you think the park has sufficient amenities?
 - Yes
 - No
5. What amenities should be added to the park?

6. What would encourage you to visit the parks more often?

7. Additional Comments:

12 commerce center drive . suite d44 . henderson . nv . 89014
phone . 702 . 597 . 3108 www . southwickla . com fax . 702 . 597 . 3177

Replica of public meeting questionnaire

Reason for Questionnaire

In order to better understand the park users and their needs the questionnaire to the left was created to get their feedback.

We wanted to identify who the park users are and how the master plan can accommodate the elements that are most important to the users by upgrading or adding new elements.

The results showed that the majority of the neighborhood meeting attendees were Dog Fancier's Park users. One returned questionnaire attended Horseman's Park once a week to walk their dog.

Questionnaire Results

39 Questionnaires Returned Number of responses
21 + 11 to 20 1 to 10

| VISITATIONS PER WEEK | | | |
|----------------------|----|----|----|
| 0 to 3 | | 11 | |
| 4 to 7 | 22 | | |
| 8+ | | | 6 |
| TRANSPORTATION | | | |
| Automobile | 36 | | |
| Bicycle | | | 2 |
| Walking | | | 1 |
| PARK USAGE* | | | |
| Exercise | 23 | | |
| Walking Dog | 39 | | |
| Events | | | 10 |
| SUFFICIENT AMENITIES | | | |
| Yes | 21 | | |
| No | | 18 | |

Questions 1 - 4

*check all that apply

APPENDIX 5: PUBLIC MEETING RESPONSE



Questionnaire Results

| 39 Questionnaires Returned | | Number of responses | |
|------------------------------|--|---------------------|----|
| ADDITIONAL AMENITIES | | | |
| Dog Water Play Area | | 13 | |
| Drinking Fountains | | 11 | |
| Shade | | | 10 |
| Benches | | | 6 |
| Visible Signs | | | 5 |
| Improved Gate System | | | 5 |
| Improved Parking | | | 2 |
| Lighting | | | 2 |
| More Restrooms | | | 2 |
| Better Access | | | 2 |
| Play Equipment For Dogs | | | 2 |
| Improved Turf | | | 2 |
| More Dog Waste Dispensers | | | 1 |
| Dog Designation Areas | | | 1 |
| Walking Trail | | | 1 |
| ADD TO INCREASE USAGE | | | |
| Shade | | | 5 |
| Water Play Area | | | 4 |
| Less Mud | | | 3 |
| Security | | | 3 |
| Benches | | | 2 |
| Dog Drinking Fountains | | | 1 |
| More Space For Dog Running | | | 1 |
| Improve Turf | | | 1 |
| Dog Breed Designation Areas | | | 1 |
| Mosquito Abatement | | | 1 |
| ADDITIONAL COMMENTS | | | |
| Prohibit Bike Riding | | | |
| Post Irrigation Times | | | |
| Encourage Personal Donations | | | |

Questions 5 - 7 (fill in the blank)

Summary

These results indicate the dog park is used daily by users to exercise and walk their dogs. The main means of transportation to the park is by automobile.

Questions five, six, and seven were fill in the blank to provide personal feedback on existing and additional amenities needed in the park.

Again, all responses are geared toward the dog park amenities.

The most popular response for additional amenities to the park was to provide a dog water play area. Users felt it important to have for cooling dogs off in the hot summer months, but also to provide the dogs with a play feature. However, there were concerns of standing water in the play area and the potential waste of water. Please refer to the programmed dog play section in the Physical Plan for specific guidelines for this area of the park.

The next important amenity was to provide adequate drinking fountains for dogs. The existing drinking amenities for the dogs do not have an adequate drinking water features for dogs. The drainage is poor at the water spigots and creates a pool of standing water and eventually mud which is a grading and drainage issue.


Providing more shade, benches, signs and an improved gate system were all important issues. Many park users said they would go to Dog Fancier’s Park more often if the park provided these amenities. Comments received regarding benches specified they be either under a tree or a shade structure. Comments about signage were to make them more visible and to reevaluate park rules. The gate comments received were to provide double gates for dog control.



APPENDIX 5: PUBLIC MEETING RESPONSE

B. PHASING

Horseman's Park and Dog Fancier's Park Master Plan
September 25, 2007 Interest Group Meeting Questionnaire



A master plan describes existing conditions of the park, and outlines what the community wants the park to become in ten to twenty years. It is a written document that identifies the goals, objectives, principles, guidelines, policies, standards, and strategies for the growth and development of the park.

In order to better serve the park users, it is important that we get your feedback. Answers from this questionnaire will help us prioritize amenities within the parks for construction phasing.

HORSEMAN'S PARK
Please number the following amenities in order of priority (1-22):

- Replace Footings
- New arena covers
- New practice arena covers
- Replace north arena (Flamingo)
- Replace south arena (Main)
- Replace announcer's booth & add a catwalk over pens
- Replace pens and chutes
- Add new screen wall along Flamingo Road
- Upgraded electrical services
- Add new concessions building
- Replace showers
- New spectator plaza
- Replace rest rooms
- Replace barns and add more stalls
- Renovate existing barns
- Replace RV parking
- Replace bleachers
- Add new spectator drop off area
- Replace dumpster
- Add new facility offices
- Add a third arena
- Enhance the entry areas, including new signage

DOG FANCIER'S PARK
Please number the following amenities in order of priority (1-13):

- Align dog runs (north to south)
- Enlarge turf in events area
- Additional perimeter fencing for security
- Renovate existing restroom
- Add new meeting room and restroom building
- Enhance main parking lot
- Add new stationary shade shelters
- Add new dog water play area
- Add new parking lot for events area
- Enhance entry areas including new signage
- Add new pedestrian connection to upper parking lot
- Additional trees
- Additional gates to separate events area

Additional comments:

12 commerce center drive . suite d44 . henderson . nv . 89014
phone . 702 . 597 . 3108 www . southwickla . com fax . 702 . 597 . 3177

Reason for Questionnaire

This master plan is a long-term document that identifies uses and functions from one to twenty years. In order to implement the master plan over time it is important to prioritize the program elements. The results from the questionnaire were used to create phases for Horseman's and Dog Fancier's Parks which also includes the shared parking lot.

Replica of public meeting questionnaire

APPENDIX 5: PUBLIC MEETING RESPONSE



| RANK (1-22) | HORSEMAN'S PARK ELEMENTS - 9 questionnaires returned | TALLY |
|-------------|--|-------|
| 1 | New arena covers | 171 |
| 2 | Replace Footings | 159 |
| 3 | Replace announcer's booth & add a catwalk over pens | 118 |
| 4 | Replace bleachers | 115 |
| 5 | Upgraded electrical services | 109 |
| 6 | New spectator plaza | 90 |
| 7 | Add new concessions building | 86 |
| 8 | Add new screen wall along Flamingo Road | 85 |
| 9 | New practice arena covers | 85 |
| 10 | Replace RV parking | 84 |
| 11 | Add a third arena | 82 |
| 12 | Renovate existing barns | 62 |
| 13 | Replace pens and chutes | 55 |
| 14 | Add new spectator drop off area | 54 |
| 15 | Replace barns and add more stalls | 49 |
| 16 | Add new facility offices | 48 |
| 17 | Replace north arena (Flamingo) | 45 |
| 18 | Enhance the entry areas, including new signage | 41 |
| 19 | Replace south arena (Main) | 36 |
| 20 | Replace showers | 25 |
| 21 | Replace rest rooms | 24 |
| 22 | New dumpster | 10 |

| RANK (1-13) | DOG FANCIER'S PARK - 15 questionnaires returned | TALLY |
|-------------|--|-------|
| 1 | Additional perimeter fencing for security | 157 |
| 2 | Enlarge turf in events area | 146 |
| 3 | Additional gates to separate events area | 143 |
| 4 | Additional trees | 143 |
| 5 | Align dog runs (north to south) | 134 |
| 6 | Add new pedestrian connection to upper parking lot | 94 |
| 7 | Add new parking lot for events area | 91 |
| 8 | Renovate existing restroom | 83 |
| 9 | Enhance entry areas including new signage | 81 |
| 10 | Enhance main parking lot | 78 |
| 11 | Add new meeting room and restroom building | 77 |
| 12 | Add new stationary shade shelters | 58 |
| 13 | Add new dog water play area | 39 |

Survey result ranking in order of importance.

Summary for Horseman's Park

The results for Horseman's Park are consistent with our research and feedback throughout the master planning process. The four most important program elements are:

1. Add arena covers to all arenas

This would allow Horseman's Park to be used all year. Covers will provide shade in the hot summer months which could also facilitate multiple uses for the park.

2. Replace footings

For all arenas within the park.

3. Replace announcer's booth and add a catwalk

The existing announcer's booth needs upgraded facilities to meet current standards. It is necessary to add a catwalk over the cattle pens in order for the announcer's to exit the booth safely.

4. Replace bleachers at both arena locations

The existing bleachers are not suitable for equestrian spectator use because they do not have noise deadening strips. The bleacher noise often scares participating horses.

Summary for Dog Fancier's Park

The results for Dog Fancier's Park are consistent with the research and feedback throughout the master planning process. However, it should be noted that the attendees for this meeting were primarily event users. The four most important elements are:

1. Adding perimeter fencing for security

The master plan concept implements a two gate security system. In order to access the dog runs the users will have to go through two gates.

2. Enlarged turf in events area

There is open space within the existing events area where turf can be added to accommodate larger events.

3. Adding gates to separate events area

Two gates are needed to separate the events area from the dog runs.

4. Adding trees

Trees should be placed to provide shade and screening while leaving the dog runs open to maximize usability for events such as flyball.

APPENDIX 6: CONCEPTUAL CIRCULATION DIAGRAM

