

# Massachusetts Horse Park



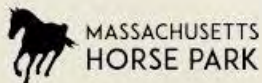
# Project Team

- New England Horseman's Benevolent and Protective Association
- Massachusetts Thoroughbred Breeders, Dr. Anthony Zizza
- UMass Center for Economic Development
- Bob Golledge, Former Secretary Environmental Affairs/ Former Massachusetts DEP Commissioner
- Francis X. Callahan, President, Massachusetts Building Trades Council
- Financial Advisors, Walter Downey, Downey Capital Investments
- Cummings School of Veterinary Medicine @ Tufts University, Advisory Committee
- 4H, Advisory Committee
- John Nicholson, Advisory Committee
- Laurie Bosio, New England Dressage Association
- CMW Architects, Engineers & Planners

# Projected Horse Park Economic Impact

- \$53.7 Million Per Year in New Spending from Out-Of-State Sources Resulting in \$99 Million in Added Output
- \$5 Million in Local/State Taxes Per Year
- 957 New Full-Time Jobs

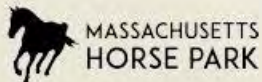
Source: Towards the Creation of a Horse Park in the Commonwealth of Massachusetts: A Feasibility Study : Final Report, Renski, H. and Mullin, J.R. and Cooper, J.G., 2016



# Kentucky Horse Park Economic Impact 2011

- \$179 Million in Revenue
- \$14.2 Million in Tax Revenue
- 800,000 Visitors Per Year
- 200 Events Per Year

Source: Kentucky Tourism, Arts and Heritage Cabinet



# KY Equine Industry's Economic Impact 2012

- **\$3 Billion - Goods & Service Output Effect**
  - \$1.2 Billion – Racing
  - \$710 Million – Breeding
  - \$635 Million – Competition
  - \$166 Million – Recreation
  - \$194 Million – Other
- **40,665 Jobs**
- **\$134 Million in Local/State Taxes**

Source: 2012 Kentucky Equine Survey. [equine.ca.uky.edu/kyequinesurvey](http://equine.ca.uky.edu/kyequinesurvey)



# Project Component Summary

## RACING COMPLEX *(RACE TRACKS / TRAINING)*

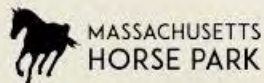
Paired Race Tracks:  
- 1 Mile Dirt Track  
- 7/8 Mile Turf Track  
Grand Stands (3,500 Seats)  
Practice Track (1/2 Mile)  
  
Training Barns (40 20-Stall Barns)  
Racing Barns (20 40-Stall Barns)  
Training Walkers  
Track Maintenance Building  
Stable Support Buildings  
- Maintenance  
- Track Kitchen  
- Dormitories  
- Security  
- Muck  
  
Veterinarian Clinic  
Quarantine Barns (2)  
  
Large Paddock Turnouts  
Medium Paddock Turnouts  
Small Paddock Turnouts  
  
Public Parking (2,500 Spaces)  
Trailer Parking  
Barn Parking

## AGRI-TOURISM VILLAGE *(TOURISM / EDUCATION)*

Ticketing/Information  
Administrative Offices  
Visitor Center + Museum  
  
Agri-Crafts Classroom Buildings (6)  
  
Agriculture Education Building  
Living History Farm Plots  
  
Artisan Market (20)  
  
Riding for the Handicapped  
- Barn & Paddocks  
  
Agricultural Exposition Center  
  
Retirement Facility  
Retirement Pastures  
  
Public Parking (1,800 spaces)

## EQUESTRIAN VENUES *(COMPETITION ARENAS)*

Main Outdoor Arena &  
Grand Stands (3,000 Seats)  
Main Schooling Ring  
Outdoor Show Rings (2)  
Outdoor Schooling Rings (2)  
Show Barns (5 160-Stall Barns)  
  
Main Indoor Arena (5,000 seats)  
Schooling Indoor Arena  
Show Indoor Arenas (2)  
  
Rentable Paddock Turnouts  
  
Retirement Facilities (2)  
Retirement Pastures  
  
Veterinarian Clinic  
Quarantine Barns (2)  
  
Public Parking (5,000 spaces)  
Trailer Parking



***“The Massachusetts Model”***



# Massachusetts Horse Park Master Plan





# Racing Complex



## Racing Complex

- E. Entry
- SE. Service Entrance
- 1. Grand Stands and Race Track
- 2. Practice Track
- 3. Vet Clinic and Farrier
- 4. Quarantine Barns
- 5. Trailer Parking
- 6. Large Pasture Turnout
- 7. Track Maintenance Building
- 8. Training Walker
- 9. Stable Maintenance Building
- 10. Training Barns
- 11. Race Barns
- 12. Small Paddock Turnouts
- 13. Medium Pasture Turnout
- 14. General Parking - 2,500 Spaces
- 15. Future Polo Field
- 16. Barn Parking



# Inspirational Facilities

Keeneland



Santa Anita



Saratoga



Del Mar



# Racing Complex

## COMPONENT

## ESTIMATED COST

Paired Race Tracks:		\$ 3,000,000
- 1 Mile Dirt Track		
- 7/8 Mile Turf Track + Infield		
Grand Stands (3,500 seats)	50,000 SF	\$10,500,000
Practice Track (1/2 Mile)		\$ 900,000
Track Maintenance Building	10,000 SF	\$ 600,000
Stable Support Buildings (8)		\$ 2,160,000
Training Walkers (2)		\$ 25,000
Training Barns (40 @ 20 Stall Barns)	40 x 5,000 SF	\$15,000,000
Race Barns (20 @ 40 Stall Barns)	20 x 10,700 SF	\$19,260,000
Veterinarian Clinic	9,000 SF	\$ 1,350,000
Quarantine Barns (2)	2 x 5,000 SF	\$ 1,000,000
Large Pasture Turnout (9 @ 7½ Acres)		\$ 435,600
Medium Pasture Turnout (6 @ 2 Acres)		\$ 145,200
Small Paddock Turnouts (16 @ ¼ Acres)		\$ 140,800
Public Parking (2,500 Spaces, 17 Acres)		\$ 3,000,000
Trailer Parking (800 Spaces, 10 Acres)		\$ 1,920,000
Barn Parking (1,500 Spaces, 9 ½ Acres)		\$ 1,500,000
Infrastructure		\$ 3,000,000

Subtotal = \$63,936,600



# Racing Complex

## COMPONENT

## ESTIMATED CONSTRUCTION SCHEDULE

Paired Race Tracks:	8 months
- 1 Mile Dirt Track	
- 7/8 Mile Turf Track + Infield	
Grand Stands (3,500 seats)	16 months
Practice Track (1/2 Mile)	4 months
Track Maintenance Building	8 months
Stable Support Buildings (8)	12 months
Training Walkers (2)	1 months
Training Barns (40 @ 20 Stall Barns)	12 months
Race Barns (20 @ 40 Stall Barns)	12 months
Veterinarian Clinic	6 months
Quarantine Barns (2)	4 months
Large Pasture Turnout (9 @ 7½ Acres)	3 months
Medium Pasture Turnout (6 @ 2 Acres)	3 months
Small Paddock Turnouts (16 @ ¼ Acres)	2 months
Public Parking (2,500 Spaces, 17 Acres)	3 months
Trailer Parking (800 Spaces, 10 Acres)	3 months
Barn Parking (1,500 Spaces, 9 ½ Acres)	3 months
Infrastructure	4 months



# Agri-Tourism Village



## Agri-Tourism Village

- E. Entry
- SE. Service Entrance
- 1. Ticket Entry
- 2. Visitor Center / Museum
- 3. Artisan Market
- 4. Riding for the Handicapped
- 5. 4-H Learning Center
- 6. 4-H Working Farm
- 7. Retirement Facility
- 8. Retirement Pastures
- 9. Agri-Crafts
- 10. Ag Expo Center
- 11. Public Parking - 1,800 Spaces
- 12. Ag Expo Public Parking



# Inspirational Facilities

**KHP Entrance / Gateway**



**KHP Museum(s)**



**Artisan Market**



**Farmer's Market**





# Inspirational Facilities

**Working / Living History Farm**



**KHP Riding for Hope**



**Agri-Crafts**





# Inspirational Facilities

## Agricultural Exposition Center





# Inspirational Facilities

## 4-H Learning Center



# Agri-Tourism Village

## COMPONENT

## ESTIMATED COST

Ticketing/Info + Administrative Offices	9,000 SF	\$ 810,000
Visitor Center + Museum	45,000 SF	\$ 5,400,000
Agri-Crafts Classroom Buildings (6)	6 x 2,400 SF	\$ 1,944,000
Agricultural Education Building	18,800 SF	\$ 2,350,000
Living History Farm		\$ 126,000
Artisan Market (20)	20 x 625 SF	\$ 1,125,500
Riding for the Handicapped:		
- Barn	11,800 SF	\$ 1,076,000
- Paddocks / Rings		\$ 254,760
Agricultural Exposition Center	165,000 SF	\$16,500,000
Retirement Facility	24,000 SF	\$ 1,920,000
Retirement Pastures (45 Acres)		\$ 204,600
Public Parking (1,800 spaces, 15 Acres)		\$ 2,160,000
Infrastructure		\$ 2,500,000
Subtotal =		\$36,370,860



# Agri-Tourism Village

## COMPONENT

## ESTIMATED CONSTRUCTION SCHEDULE

**Ticketing/Info + Administrative Offices**  
**Visitor Center + Museum**

**6 months**  
**8 months**

**Agri-Crafts Classroom Buildings (6)**  
**Agricultural Education Building**  
**Living History Farm**

**10 months**  
**8 months**  
**3 months**

**Artisan Market (20)**

**8 months**

**Riding for the Handicapped:**

- Barn
- Paddocks / Rings

**5 months**  
**4 months**

**Agricultural Exposition Center**

**18 months**

**Retirement Facility**  
**Retirement Pastures (45 Acres)**

**6 months**  
**2 months**

**Public Parking (1,800 spaces, 15 Acres)**

**3 months**

**Infrastructure**

**3 months**

# Equestrian Venues



## Equestrian Venues

- E. Entry
- SE. Service Entrance
- 1. Main Outdoor Arena
- 2. Grandstands
- 3. Main Schooling Ring
- 4. Two Outdoor Show Rings
- 5. Two Outdoor Schooling Rings
- 6. Show Barns - 160 Stalls Per Barn
- 7. Main Indoor Arena - 5,000 Seats
- 8. Schooling Indoor Arenas
- 9. Second Show Indoor Arena
- 10. Third Show Indoor Arena
- 11. Rented Paddock Turnouts
- 12. Retirement Center
- 13. Retirement Pastures
- 14. Public Parking - 4,500 Spaces
- 15. Trailer Parking
- 16. Competitor Parking
- 17. Vet Clinic and Farrier



# Inspirational Facilities

## Kentucky Horse Park





# Inspirational Facilities

## Kentucky Horse Park – Indoor & Outdoor Arenas





# Inspirational Facilities

**World Equestrian Center**



**Tryon International Equestrian Center**



**Palm Beach International Equestrian Center**



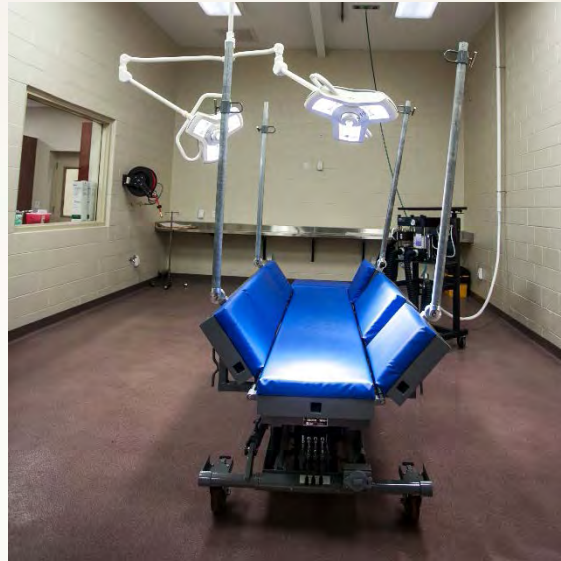
**Jacksonville Equestrian Center**





# Comparable Facilities

## *Veterinarian Clinic*





# Comparable Facilities

*Retirement Center*



# Equestrian Disciplines - USEF

■ Show Jumping

■ Dressage

■ Eventing

■ Vaulting

■ Combined Driving

■ Reining

■ Endurance

■ Para Equestrian

■ English Pleasure

■ Carriage Pleasure Driving

■ Hunter

■ Hunter Seat Equitation

■ Parade Horse

■ Roadster

■ Saddle Seat

■ Western

■ Western Dressage

■ Western / Reining Seat  
Equitation



# Equestrian Venues

## COMPONENT

## ESTIMATED COST

	Area	
Main Outdoor Arena	200,000 SF	\$ 650,000
Grand Stands (3,000 Seats)	42,000 SF	\$ 4,830,000
Outdoor Show Ring	50,600 SF	\$ 450,000
Main Outdoor Schooling Ring	38,500 SF	\$ 210,000
Outdoor Schooling Rings (2)	2 x 27,100 SF	\$ 300,000
Show Barns (5)	5 x 43,250 SF	\$12,975,000
Main Indoor Arena	157,500 SF	\$15,750,000
Indoor Show (2)	2 x 37,400 SF	\$ 5,984,000
Indoor Schooling Arena (dividable)	112,500 SF	\$ 9,000,000
Veterinarian Clinic	9,000 SF	\$ 1,350,000
Quarantine Barns (2)	2 x 5,000 SF	\$ 1,000,000
Rentable 3 Acres Paddock Turnouts (4)		\$ 114,400
Rentable 1 Acre Paddock Turnouts (17)		\$ 205,700
Retirement Facilities (2)	2 x 24,000 SF	\$ 3,840,000
Retirement Pastures (115 Acres)		\$ 508,200
Public Parking (4,500 spaces, 15 Acres)		\$ 5,400,000
Trailer Parking (680 spaces, 8.5 Acres)		\$ 1,632,000
Infrastructure		\$ 3,500,000

Subtotal = \$67,699,300

# Equestrian Venues

## COMPONENT

## ESTIMATED CONSTRUCTION SCHEDULE

Main Outdoor Arena	6 months
Grand Stands (3,000 Seats)	12 months
Outdoor Show Ring	8 months
Main Outdoor Schooling Ring	6 months
Outdoor Schooling Rings (2)	6 months
Show Barns (5)	8 months
Main Indoor Arena	12 months
Indoor Show (2)	8 months
Indoor Schooling Arena (dividable)	8 months
Veterinarian Clinic	6 months
Quarantine Barns (2)	4 months
Rentable 3 Acres Paddock Turnouts (4)	4 months
Rentable 1 Acre Paddock Turnouts (17)	4 months
Retirement Facilities (2)	6 months
Retirement Pastures (115 Acres)	3 months
Public Parking (4,500 spaces, 15 Acres)	3 months
Trailer Parking (680 spaces, 8.5 Acres)	2 months
Infrastructure	3 months



# Inspirational Images - Scenery & Details





# Inspiration Images - Regional Barns





# Concept Design

## Barns / Stables



# Concept Design

## Visitor Center & Museum





# Massachusetts Horse Park Master Plan

