

# Fair Hill Special Event Zone Improvements



Public Information Meeting  
May 15, 2019

# Project Overview



- Public / private partnership for improving existing equestrian infrastructure at Fair Hill
- Project will address core needs for
  - 5-Star Level Three Day Eventing
  - Turf / steeplechase racing and training
  - Dressage and show jumping
- Improvements located in existing developed area of Fair Hill



# Sports Opportunities



- Fair Hill selected to host CCI 5-Star
- Improved turf course to enhance safety for horses and riders
- Potential to host more racing dates
- Enhanced spectator experience
- Better facilities for other recreational / sporting activities



# Goals for Special Event Zone Improvements



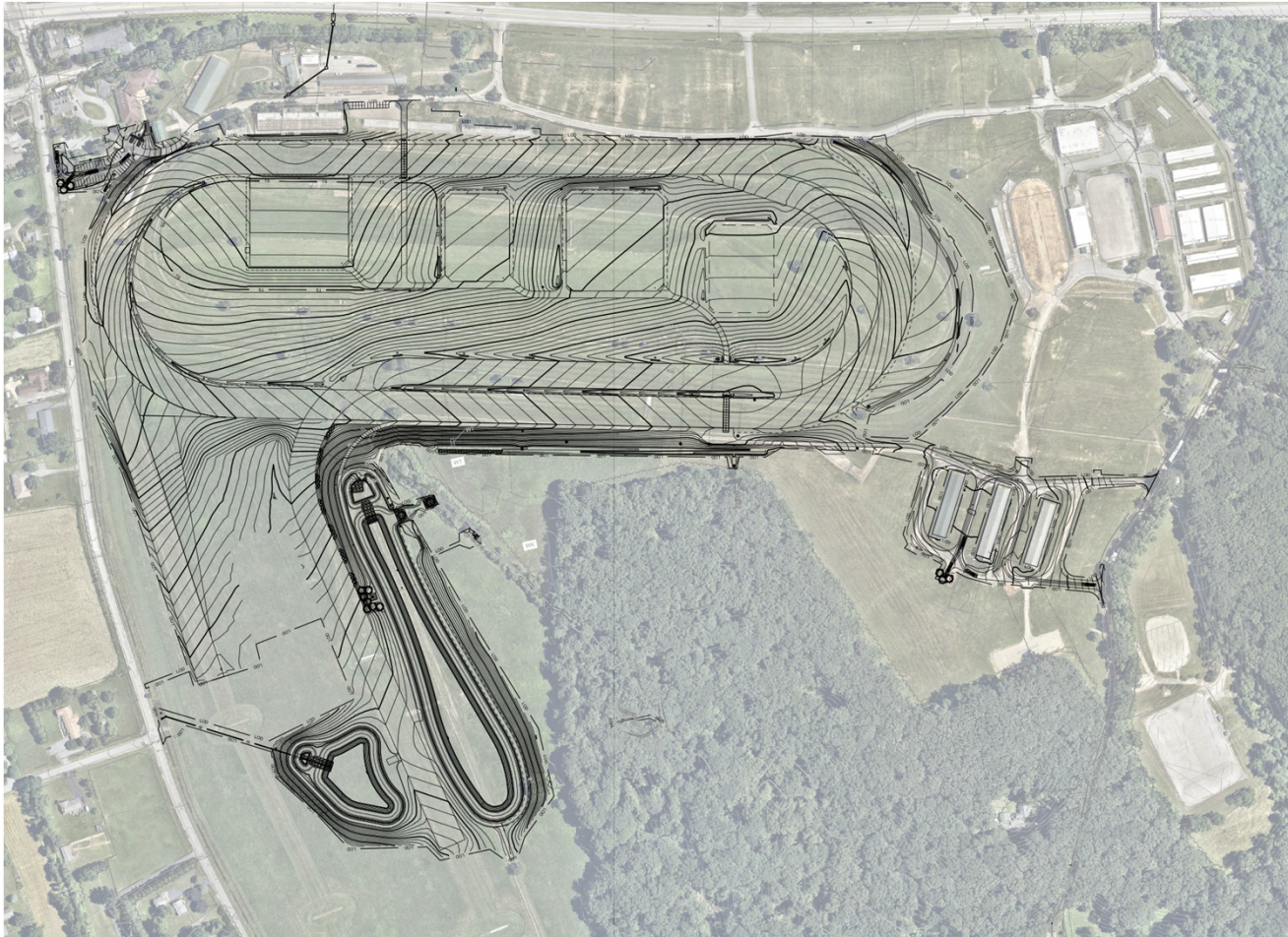
- Work collaboratively to design, build, and maintain improvements for equestrian and other events
- Preserve the natural resources and pastoral setting of Fair Hill
- Protect sensitive species and habitats
- Promote sensitive site design, low impact development and “green building” technologies
- Provide a year-round attraction for residents and visitors and maintain traditional park amenities and activities
- Develop and strengthen partnerships with equestrian groups to increase and diversify use of facilities and site revenue
- Use site improvements to support other recreation / sporting activities

# View of Concept Plan for Special Event Zone



Conceptual site rendering by Populous showing temporary grandstands, tents and “event overlay elements” prepared for Fair Hill International bid to the U.S. Equestrian Federation. Design refinements have relocated the arenas and seating to the infield area, and no arenas or seating will be located on the turf track or timber course.

# Plan View of Proposed Special Event Zone



Site grading plan by RK&K and MSA overlaid on aerial imagery showing the reconfigured tracks, infield arenas and stormwater / irrigation ponds.

# Proposed Improvements Turf Track and Timber Course



- Turf track to be widened and turns banked for safety
- Turf track configuration modified for infield arenas
- Irrigation system to be added to the turf track
- Timber course layout to be modified around new arenas, turf track and ponds
- Timber course to be extended beyond turf track between the new irrigation ponds



# Proposed Improvements Cross Country Course



- Course alignment to be determined by professional course designer
- Course will wind through special events zone
- Involves two stream crossings, located and designed to minimize impacts
- Varied topography, cover conditions, and views are important course design considerations



Photo Courtesy of Jean van der Muelen for [www.pexels.com](http://www.pexels.com)



# Proposed Improvements Grandstand and Arenas



- Grandstand work involves minor repairs and cosmetic improvements
- Farmers' stands will be razed; temporary and/or mobile grandstands will be used for events that require additional seating
- Three new arenas will be constructed within the track infield
- Arenas will be located and designed to enhance spectator views



Photo Courtesy of Maggie Kimmitt

# Proposed Improvements Circulation and Parking



- Internal roads to be widened and reconfigured for safety
- Loop road will be widened for larger vehicles
- Parking for large events will be off-site (with shuttle service) using various partnership agreements
- Pedestrian access throughout the special event zone will be improved



# Proposed Improvements Utilities



Photo of the water tower at the Equestrian Center in Upper Marlboro, Maryland.  
Courtesy of [www.radiojeep.ceureka.com](http://www.radiojeep.ceureka.com)

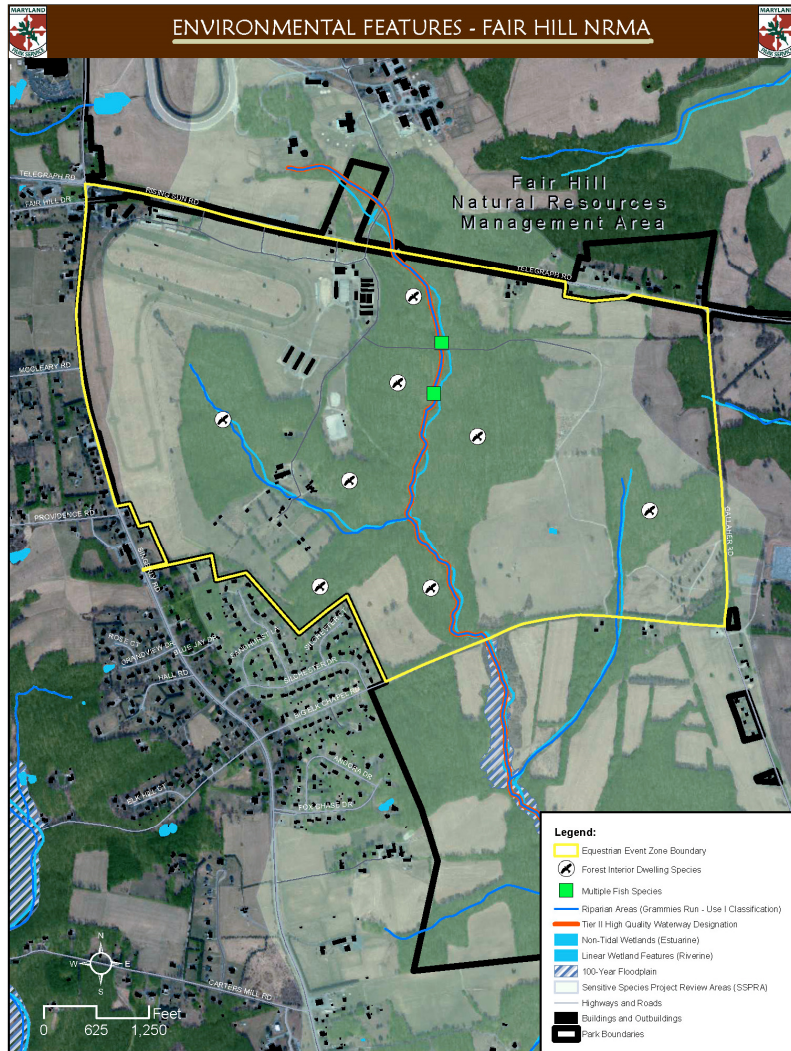
- Design for water system upgrade and improvements started in 2013
- Water supply evaluation is ongoing
- New water storage tank will be installed
- Wastewater flows will be handled by existing facilities, one or more new storage tanks, and temporary facilities; new facilities being evaluated for the future
- Electric service work involves minor improvements for safety

# Environmental Assessment Water Resources



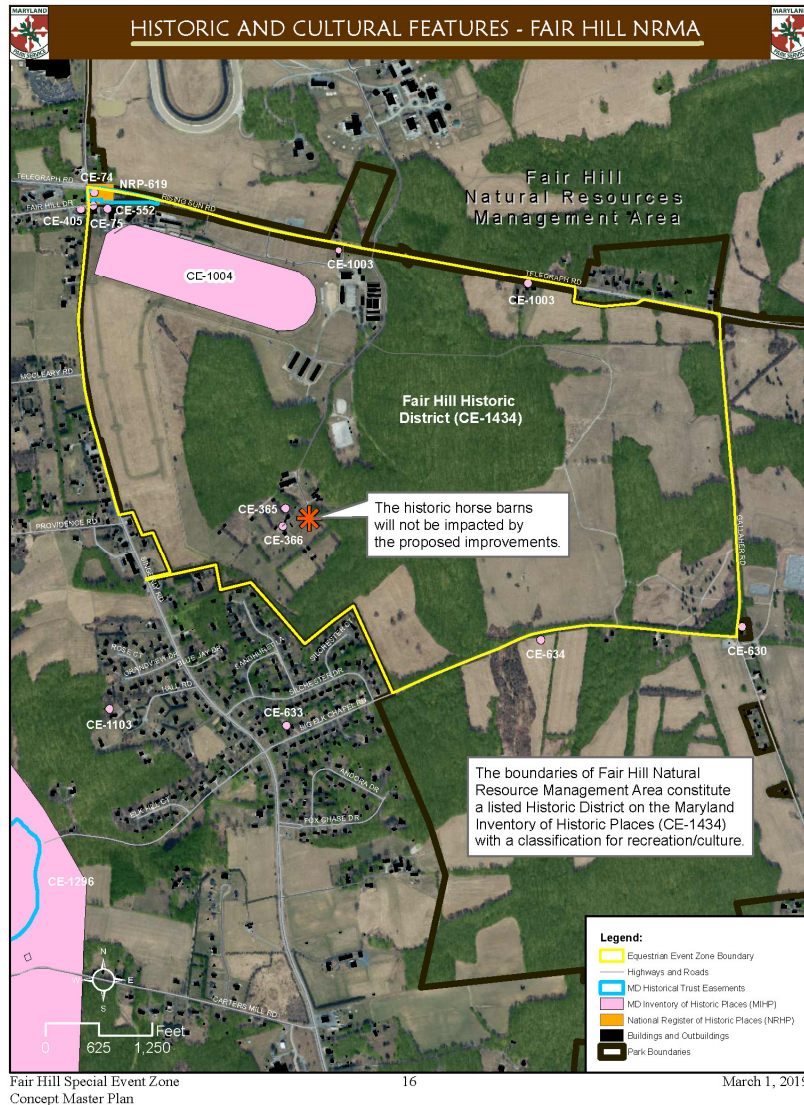
- Project involves temporary and permanent impacts to non-tidal wetlands, buffers and waterways
  - 5,988 SF of permanent wetland impacts
  - 97 SF of temporary wetland impacts
  - 46,836 SF of permanent wetland buffer impacts
  - 1,200 SF of temporary wetland buffer impacts
  - 12,174 SF (621 linear feet) of permanent stream impacts
  - 1,056 (53 linear feet) of temporary stream impacts
- Efforts were made to avoid and minimize impacts

# Environmental Assessment Forest and Wildlife



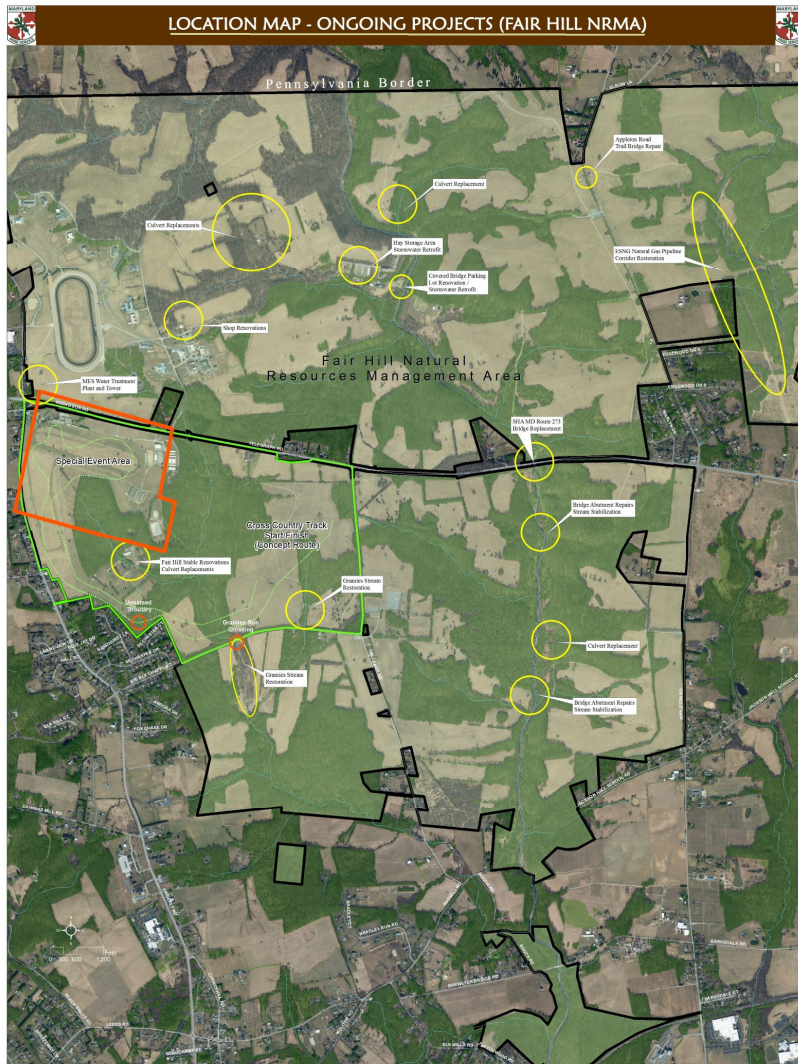
- Planned clearing is about 2.4 acres in three areas
  - Narrow strip on timber track
  - Two areas near Big Elk Chapel Road for cross country course
- Compliance with the Forest Conservation Act is required
- Forest clearing will be mitigated at Fair Hill
- Bog turtle habitat was assessed – no habitat found in project area
- Time of year restrictions (March 1 – June 15) will apply to protect fish

# Cultural Resources

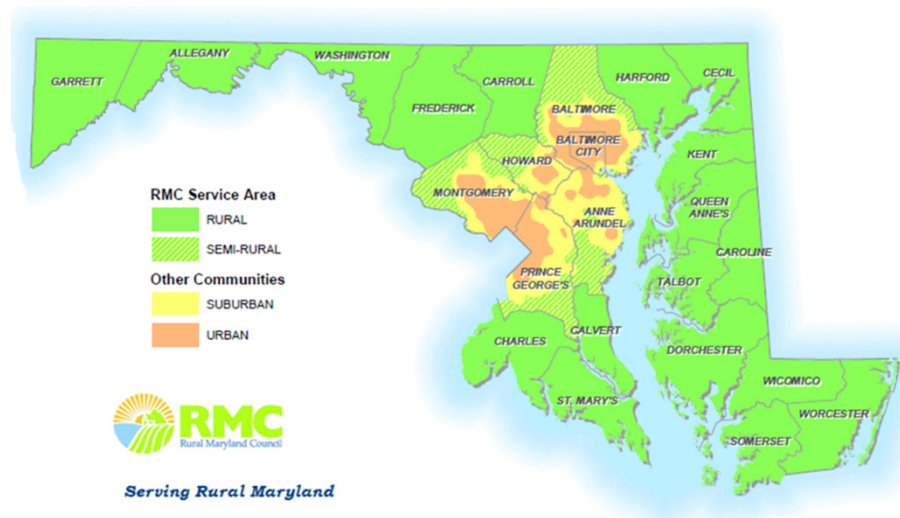


- Fair Hill is a Maryland Historic district
- Property has considerable history dating back to the 18<sup>th</sup> century
- District includes small crossroads village adjacent to Fair Hill and surrounding farms in the region
- MHT will review all improvements to ensure that archaeological resources and historic structures are protected

# Other Projects at Fair Hill



- Lots of projects underway at Fair Hill
  - Stream restoration projects
  - MD 273 Bridge replacement
  - Culvert replacements
  - Bridge repairs
  - New water treatment plant and tower
  - Fair Hill Stables renovations
- Coordination and communication emphasized to minimize conflicts and ensure safety



DNR, MSA and FHF collaborated to produce this presentation. Special thanks to Rural Maryland Council for supporting its production.